CITY COUNCIL REGULAR MEETING AGENDA

REGULAR COUNCIL MEETING
TUESDAY
MAY 2, 2023

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
3:00 P.M.

All City Council Meetings are live streamed on the city's website (https://www.flagstaff.az.gov/1461/Streaming-City-Council-Meetings)

PUBLIC COMMENT

Verbal public comments may be given through a virtual public comment platform or in-person

If you want to provide a verbal comment during the Council Meeting, use the link below to join the virtual public comment room.

VIRTUAL PUBLIC COMMENT WAITING ROOM

Written comments may be submitted to publiccomment@flagstaffaz.gov. All comments submitted via email will be considered written comments and will be documented into the record as such.

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1. CALL TO ORDER

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance through other technological means.

MAYOR DAGGETT
VICE MAYOR ASLAN
COUNCILMEMBER HARRIS
COUNCILMEMBER HOUSE
COUNCILMEMBER MATTHEWS
COUNCILMEMBER MCCARTHY
COUNCILMEMBER SWEET

3. PLEDGE OF ALLEGIANCE, MISSION STATEMENT, AND LAND ACKNOWLEDGEMENT

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

LAND ACKNOWLEDGEMENT

The Flagstaff City Council humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

A. **Consideration and Approval of Minutes**: City Council Special Work Session of March 22, 2022, Regular Meeting of April 5, 2022, Regular Meeting of March 21, 2023, Special Meeting (Executive Session) of April 11, 2023, Special Meeting (Executive Session) of April 14, 2023, and Special Meeting (Executive Session) of April 25, 2023.

STAFF RECOMMENDED ACTION:

Approve the minutes of the City Council Special Work Session of March 22, 2022, Regular Meeting of April 5, 2022, Regular Meeting of March 21, 2023, Special Meeting (Executive Session) of April 11, 2023, Special Meeting (Executive Session) of April 14, 2023, and Special Meeting (Executive Session) of April 25, 2023.

5. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

6. PROCLAMATIONS AND RECOGNITIONS

A. **Proclamation:** Asian American and Native Hawaiian/Pacific Islander Heritage Month

B. **Proclamation:** Bike Month

C. **Proclamation:** Municipal Clerk Week

7. COUNCIL LIAISON REPORTS

8. APPOINTMENTS

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that the City Council may vote to go into executive session, which will not be open to the public, for the purpose of discussing or considering employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or

resignation of a public officer, appointee, or employee of any public body...., pursuant to A.R.S. §38-431.03(A)(1).

A. **Consideration of Appointments:** Open Spaces Commission.

STAFF RECOMMENDED ACTION:

Make three appointments to terms expiring April 2026.

B. **Consideration of Appointments:** Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA) Transit Advisory Committee (TAC) Citizen Representative Alternate.

STAFF RECOMMENDED ACTION:

Make one appointment to a term expiring May 2026.

9. CONSENT ITEMS

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

A. **Consideration of Appointment and Reappointment:** On-Call Magistrates for the Flagstaff Municipal Court.

STAFF RECOMMENDED ACTION:

Approve the appointment of Hector Figueroa and the reappointment of Michael Araujo and Howard Grodman as On-Call Magistrates to the Flagstaff Municipal Court.

B. **Consideration and Approval of Contract:** Approve the Construction Contract with Hylan-West, Inc. for the Soliere Water Transmission Main ("Project") in the amount of $2,986,530.11 (which is the sum of the bid amount of $2,900,913.00 and a Contract Allowance of $85,617.11).

STAFF RECOMMENDED ACTION:

1. Approve the Construction Contract with Hylan-West, Inc. (“Contractor”) in the amount of $2,986,530.11 (which is the sum of the Contractor’s bid amount of $2,900,913.00 and a Contract Allowance of $85,617.11) and a contract time of 180 calendar days;
2. Approve a Contract Allowance of $85,617.11, which is 5% of the Engineer’s Estimate;
3. Approve Change Order Authority to the City Manager in the amount of $290,091.30 (10% of the contract amount, less allowances); and
4. Authorize the City Manager to execute the necessary documents.

C. **Consideration and Approval of Contract:** Approve a Contract for Materials and Services with Vulcan Materials Company in an amount not to exceed $118,000 for hot mix asphalt for the Street Section.

STAFF RECOMMENDED ACTION:

1. Approve a Contract for Materials and Services with Vulcan Materials Company in an amount not to exceed $118,000 for hot mix asphalt for the Street Section; and
2. Authorize the City Manager to execute the necessary documents.

10. ROUTINE ITEMS

A. **Consideration and Approval of Contract:** Approval of First Amendment for GMP 2 for Construction Phase I Maintenance Repair Services with Hunter Contracting Co. for a Guaranteed Maximum Price (GMP) in the amount of $3,220.380.87 for the Inner Basin Waterline Restoration Project.

STAFF RECOMMENDED ACTION:

1. Approve First Amendment 1 for GMP 2 for Construction Phase I Maintenance Repair Services with Hunter Contracting Co. for a GMP of $3,220,380.87 and a contract duration of 130-calendar days for a total Agreement amount of $3,410,074.87; and
2. Authorize the City Manager to execute the necessary documents.

11. REGULAR AGENDA

A. **Consideration and Adoption of Ordinance No. 2023-05:** An Ordinance of the City Council of the City of Flagstaff, amending Flagstaff City Code, Title 14 Human Relations, Chapter 14-02 Civil Rights, Section 14-02-001-0006 Complaint Procedures, to allow a verified charge to be filed within one hundred and eighty (180) calendar days after the alleged violation occurred; providing for repeal of conflicting ordinances, severability, authority for clerical corrections, and establishing an effective date.

STAFF RECOMMENDED ACTION:

At the May 2, 2023 Council Meeting:
1) Read Ordinance No. 2023-05 by title only for the first time
2) City Clerk reads Ordinance No. 2023-05
At the May 16, 2023 Council Meeting:
4) Read Ordinance No. 2023-05 by title only for the final time
5) City Clerk reads Ordinance No. 2023-05
6) Adopt Ordinance No. 2023-05

B. **Consideration and Adoption of Resolution No. 2023-19**: A resolution approving the City of Flagstaff's 2023 Annual Action Plan and authorizing its submission to the U.S. Department of Housing and Urban Development (HUD)

STAFF RECOMMENDED ACTION:

1) Read Resolution No. 2023-19 by title only
2) City Clerk reads Resolution No. 2023-19 (if approved above)
3) Adopt Resolution No. 2023-19

C. **Consideration and Adoption of Resolution No. 2023-22:** A resolution approving Binding Waivers of Enforcement for twelve parcels of land located in the City of Flagstaff.

STAFF RECOMMENDED ACTION:

1) Read Resolution No. 2023-22 by title only
2) City Clerk reads Resolution No. 2023-22 by title only (if approved above)
3) Adopt Resolution No. 2023-22

D. **Consideration and Adoption of Resolution No. 2023-17:** A resolution of the Flagstaff City Council, approving the First Amendment to the Transit Service Intergovernmental Agreement by and between the City of Flagstaff and the Northern Arizona Intergovernmental Public Transportation Authority

STAFF RECOMMENDED ACTION:

1) Read Resolution No. 2023-17 by title only
2) City Clerk reads Resolution No. 2023-17 by title only (if approved above)
3) Adopt Resolution No.2023-17

12. PUBLIC HEARING ITEMS

A. Northern Arizona Healthcare Public Hearings

i. **Consideration and Adoption of Resolution No. 2023-20 and Ordinance No. 2023-12:** A Resolution of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain document filed with the City Clerk entitled "NAH Health Village Phase 1 Specific Plan" and an Ordinance of the City Council of the City of Flagstaff, Coconino County adopting the NAH Health Village Phase 1 Specific Plan to guide the development of 172.62 acre of real property and to provided specific development requirements for 93.39 acres generally located at 1120 W Purple Sage Trail.

STAFF RECOMMENDED ACTION:

At the May 2, 2023, Council Meeting:
1) Hold Public Hearing
2) Read Resolution No. 2023-20 by title only
3) City Clerk reads Resolution No. 2023-20 by title only (if approved above)
4) Read Ordinance No. 2023-12 by title only for the first time
5) City Clerk reads Ordinance No. 2023-12 by title only (if approved above)

At the May 16, 2023, Council Meeting:
6) Adopt Resolution No. 2023-20
7) Read Ordinance No. 2023-12 by title only for the final time
8) City Clerk reads Ordinance No. 2023-12 by title only (if approved above)
9) Adopt Ordinance No. 2023-12

ii. **Consideration and Adoption of Ordinance No. 2023-11:** An Ordinance of the City Council of Flagstaff, amending the Flagstaff Zoning Map to rezone approximately 98.39 acres of real property from Rural Residential (40.47 acres) and Estate Residential (57.92 acres) to Highway Commercial (63.18 acres) and Public Facilities (35.21 acres) and adding the Resource Protection Overlay to APN 112-10-036, 112-10-037, and 112-05-125 generally located at 1120 W Purple Sage Trail.

STAFF RECOMMENDED ACTION:

At the May 2, 2023, Council Meeting:
1) Hold Public Hearing
2) Read Ordinance No. 2023-11 by title only for the first time
3) City Clerk reads Ordinance No. 2023-11 by title only (if approved above)

At the May 16, 2023, Council Meeting:
4) Read Ordinance No. 2023-11 for the final time
5) City Clerk reads Ordinance No. 2023-11 by title only (if approved above)
6) Adopt Ordinance No. 2023-11

13. PUBLIC PARTICIPATION

14. INFORMATIONAL ITEMS TO/FROM MAYOR, COUNCIL, AND STAFF, AND FUTURE AGENDA ITEM REQUESTS

15. ADJOURNMENT

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2023.

_____
Stacy Saltzburg, MMC, City Clerk

4. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Stacy Saltzburg, City Clerk
Date:	04/27/2023
Meeting Date:	05/02/2023

TITLE:

Consideration and Approval of Minutes: City Council Special Work Session of March 22, 2022, Regular Meeting of April 5, 2022, Regular Meeting of March 21, 2023, Special Meeting (Executive Session) of April 11, 2023, Special Meeting (Executive Session) of April 14, 2023, and Special Meeting (Executive Session) of April 25, 2023.

STAFF RECOMMENDED ACTION:

Approve the minutes of the City Council Special Work Session of March 22, 2022, Regular Meeting of April 5, 2022, Regular Meeting of March 21, 2023, Special Meeting (Executive Session) of April 11, 2023, Special Meeting (Executive Session) of April 14, 2023, and Special Meeting (Executive Session) of April 25, 2023.

Executive Summary:

Minutes of City Council meetings are a requirement of Arizona Revised Statutes and, additionally, provide a method of informing the public of discussions and actions being taken by the City Council.

Financial Impact:

None

Policy Impact:

None

Connection to PBB Key Community Priorities/Objectives & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Effective Governance

Previous Council Decision on This:

None

Attachments:

03.22.2022 CCSWS
04.05.2022 CCRM
03.21.2023 CCRM
04.11.2023 CCSMES

04.14.2023 CCSMES
04.25.2023 CCSMES

CITY COUNCIL SPECIAL WORK SESSION
TUESDAY, MARCH 22, 2022
CITY HALL COUNCIL CHAMBERS
211 WEST ASPEN
3:00 P.M.

MINUTES

1. Call to Order

Mayor Deasy called the meeting of the Flagstaff City Council held March 22, 2022, to order at 3:02 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR DEASY	
VICE MAYOR DAGGETT	
COUNCILMEMBER ASLAN	
COUNCILMEMBER MCCARTHY	
COUNCILMEMBER SALAS	
COUNCILMEMBER SHIMONI	
COUNCILMEMBER SWEET	

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. Pledge of Allegiance, Mission Statement, and Land Acknowledgement

The Council and audience recited the pledge of allegiance, Councilmember McCarthy read the Mission Statement of the City of Flagstaff, and Councilmember Shimoni read the Land Acknowledgement.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

LAND ACKNOWLEDGEMENT

The Flagstaff City Council humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. Public Participation

Public Participation enables the public to address the council about items that are not on the prepared agenda. Public Participation appears on the agenda twice, at the beginning and at the end of the work session. You may speak at one or the other, but not both. Anyone wishing to comment at the meeting is asked to fill out a speaker card and submit it to the recording clerk. When the item comes up on the agenda, your name will be called. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone to have an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

Climate Energy Coordinator Ramone Alatorre addressed Council to provide information about an upcoming workshop titled Wake Up to Heat Pumps on March 31, 2022.

5. City Manager Report

Mr. Clifton briefly reviewed his report.

6. Introduction of CARE (Community Alliance, Response, & Engagement) Unit

Fire Chief Mark Gaillard addressed Council and introduced Brian Gest from Terros and Captain Mike Felts who provided a PowerPoint presentation that covered the following:

CARE
STAFFING THE UNIT
BUILDING A SUCCESSFUL MODEL
PARTNERSHIPS
COLLABORATIONS
COMMUNITY INPUT
TRAINING
START DATE!
OMEGA RESPONSE
MISSION OF THE CARE UNIT
GOALS
OUTLOOK
WHAT IS SUCCESS?

Vice Mayor Daggett asked about the training and requirements for the staff responding to calls. Mr. Gest stated that staff are certified as behavioral health technicians or behavioral health professionals. It is a diverse team that includes all levels of experience and education. Everyone is trained through mobile crisis platforms and are fully competent to handle a wide range of situations. For every situation there is a flow chart they work from. The initial approach is to make public contact and as they go through the contact there are trigger points where

Terros responds or if there is a need for medical response.

Councilmember McCarthy asked what happens during off hours. Captain Felts stated that if Terros is not on staff at the time, the EMS staff will respond in the same way; respond, assessment, attempt alternative means of treatment or implement a medical response.

Councilmember Shimoni stated that he would like to see the addition of a Peer Specialist to the response team.

Mayor Deasy asked about the process used to differentiate calls from the dispatch units. Captain Felts explained that there are a series of questions and parameters assessed to determine the appropriate response dispatched. They used the existing CART protocol as a starting point. There will be daily modifications and tweaks on how to respond and interact as the program gets started. They anticipate a lot of findings in the early periods and they stand ready to adjust as necessary.

Council expressed gratitude and excitement for the program. They appreciate the coordination with other agencies within the community and they are eager to see an easing of the burden on police and fire.

7. Parks and Recreation Commission Update

Parks, Recreation, Open Space, and Events Director Rebecca Sayers provided a PowerPoint presentation that covered the following:

PARKS AND RECREATION COMMISSION UPDATE
COMMISSION MEMBERS

Ms. Sayers introduced the Parks and Recreation Commission Chairperson Richard Conway and Co-Chair Stephen Parsons who continued the presentation.

COMMISSION AUTHORITY
FUNCTIONS OF THE COMMISSION
RECENT P&R COMMISSION AGENDA ITEMS
UPCOMING P&R COMMISSION AGENDA ITEMS
UNFUNDED CAPITAL IMPROVEMENTS

Council thanked Chairperson Conway and Co-Chair Parsons for the presentation and they thanked the commission for their work.

8. Discussion and Direction Regarding Filling a Council Vacancy

City Clerk Stacy Saltzburg provided a PowerPoint presentation that covered the following:

FILLING A COUNCIL VACANCY
VACANCY
APPOINTMENT PROCESS
POSSIBLE TIMELINE
DECISION POINTS

Council discussed the appointment process and provided the following direction:

- Formal application process that includes an application, letter of interest, resume, and completed questionnaire.
- Responses to the questions will be limited to 250 words or less.
- Official candidates for the November 2022 election will not be permitted to apply.
- Applicants will participate in a series of presentations and interviews.
- An appointment will be made on or before May 3, 2022.

9. Public Participation

None

10. Informational Items To/From Mayor, Council, and City Manager; future agenda item requests

Councilmember Salas reported that she would be attending a number of federal lobbying meetings that week.

Councilmember Sweet reported that she will be attending the Flagstaff to Ukraine benefit at the Orpheum; she encouraged others to attend.

Vice Mayor Daggett reported that the Sustainability Commission and the Housing Commission will be meeting together on Thursday, March 24, 2022.

Councilmember Shimoni reported that he attended the Children Funding Institute Conference. He also reported that the Mountain Line Board meeting is later in the week.

11. Adjournment

The Special Work Session of the Flagstaff City Council held March 22, 2022, adjourned at 5:15 p.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CITY COUNCIL REGULAR MEETING
TUESDAY, APRIL 5, 2022
CITY HALL COUNCIL CHAMBERS
211 WEST ASPEN
3:00 P.M.

MINUTES

1. CALL TO ORDER

Mayor Deasy called the meeting of the Flagstaff City Council held April 5, 2022, to order at 3:01 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT: ABSENT:

MAYOR DEASY
VICE MAYOR DAGGETT
COUNCILMEMBER ASLAN (virtually)
COUNCILMEMBER MCCARTHY
COUNCILMEMBER SALAS
COUNCILMEMBER SHIMONI (virtually)
COUNCILMEMBER SWEET

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. PLEDGE OF ALLEGIANCE, MISSION STATEMENT, AND LAND ACKNOWLEDGEMENT

The Council and audience recited the pledge of allegiance, Councilmember Shimoni read the Mission Statement of the City of Flagstaff, and Councilmember Salas read the Land Acknowledgement.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

LAND ACKNOWLEDGEMENT

The Flagstaff City Council humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

Sustainability Specialist Kaeli Wells addressed Council about recycling QR code stickers.

Elson Miles addressed Council and spoke about concerns with traffic congestion in Flagstaff. He encouraged Council to focus more on other modes of transportation and restrict the addition of any four lane roads.

5. Consideration and Acceptance: Resignation of Vice Mayor Becky Daggett effective April 4, 2022.

Vice Mayor Daggett offered a prepared statement. She thanked the City Council and staff for their outstanding service and commitment. She expressed appreciation for the different perspectives offered and what they have taught her through discussion and deliberation. She has been so impressed with staff's professionalism in the face of significant pressure and she is fortunate to have had the opportunity to work with them. She thanked the public for being engaged in the future of the community and she thanked those who took the time to write, call, and attend meetings. She also thanked all the volunteers who give countless hours to the commissions. She closed by stating that it was an honor to be elected to the City Council and it has been her privilege to serve the community as Vice Mayor.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Adam Shimoni to accept the resignation of Vice Mayor Becky Daggett effective April 4, 2022.

Vote: 6 - 0 - Unanimously

At this time Becky Daggett left the dais.

6. Selection of Vice Mayor

Moved by Councilmember Regina Salas, **seconded by** Mayor Paul Deasy to appoint Councilmember Miranda Sweet as Vice Mayor.

Vote: 6 - 0 - Unanimously

7. PROCLAMATIONS AND RECOGNITIONS

A. Proclamation: Coconino Community College 30th Anniversary

Mayor Deasy read and presented the proclamation to Dr. Colleen Smith with Coconino Community College.

B. Proclamation: Flagstaff Kite Day

Mayor Deasy read and presented the proclamation to Convention and Visitor's Bureau Director Trace Ward.

C. Proclamation: NAEYC Week of the Young Child

Mayor Deasy read and presented the proclamation to NAEYC.

8. COVID-19 UPDATE

A. COVID-19 Update

Senior Deputy City Manager Shannon Anderson provided a PowerPoint presentation that covered the following:

COVID-19 UPDATE
AGENDA
CCHHS: COVID-19 WEEKLY CASES
CCHHS: HOSPITAL ADMISSIONS
CCHHS: COVID-19 RELATED DEATHS
CCHHS: COMMUNITY TRANSMISSION & LEVEL
CCHHS: COMMUNITY VACCINATION
CCHHS: VARIANTS
NAH: HOSPITAL CENSUS

Coordinator for Indigenous Initiatives Rose Toehe continued the presentation.

INDIGENOUS NATIONS DATA
NAVAJO NATION
HOPI TRIBE

Ms. Anderson concluded the presentation.

RE-OPENING CITY FACILITIES

Council briefly discussed variants of concern and continued testing.

9. COUNCIL LIAISON REPORTS

Councilmember McCarthy reported that MetroPlan will be meeting on the first Thursday of the month at 1:00 p.m.

Councilmember Salas reported that the Flagstaff Sister Cities Board had its first ever in-person meeting after incorporating and they had a great guest speaker from Belgium. She

also reported that the Parks and Recreation Commission met last week where Comprehensive Planning Manager Sara Dechter presented on the Regional Planning process. Lastly, she reported that HB2396 which asks for one time funding of $60 Million to 36 projects in Rural Arizona has been revived and Flagstaff may receive funding for the Lone Tree Overpass.

Councilmember Shimoni reported that he attended the 911 diversion meeting and received a presentation on call volume data. He also reported that the Indigenous Commission, the Transportation Commission, and the Bicycle Advisory Committee will be holding meetings in the next week.

10. LIQUOR LICENSE PUBLIC HEARINGS

Mayor Deasy opened the public hearing.

Police Sergeant Ryan Turley introduced the three applications noting no concerns.

There being no public comment, Mayor Deasy closed the public hearing.

Moved by Mayor Paul Deasy, **seconded by** Vice Mayor Miranda Sweet to forward all three applications to the state with a recommendation of approval.

Vote: 6 - 0 - Unanimously

A. **Consideration and Action on Liquor License Application:** Christian Sheffield Day, "Sky Island Kombucha," 1515 N. Main Street, Series 03, New License.

B. **Consideration and Action on Liquor License Application:** Andrea Lewkowitz "Hyatt Place Flagstaff," 397 S. Malpais Lane, Series 11 (Hotel/Motel), New License.

C. **Consideration and Action on Liquor License Application:** Javier Magallanes Melendez, "Bow Wow Street Dogs and Grill," 1000 N. Humphreys #243, Series 12, New Application.

11. CONSENT ITEMS

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to approve the Consent Agenda as presented.

Vote: 6 - 0 - Unanimously

A. **Consideration and Approval of Final Plat:** PZ-21-00193-02 Craig and Christina Clark request Final Plat approval of a 2-lot subdivision titled Final Modified Clark Subdivision, at 6275 N Rain Valley Rd (APN 113-05-019) on an existing 10-acre parcel in the Rural Residential (RR) zone.

Approve the Final Plat and authorize the Mayor to sign the plat when notified by staff that the documents are ready for recording

B. **Consideration and Approval of Contract:** Approve the Cooperative Purchase Contract with Empire Southwest, LLC, for the purchase of one (1) 2022 CAT 950GC Wheel Loader in the amount of $289,719.74 to be reimbursed 100% by the Arizona Department of Forestry and Fire Management.

1. Approve the Cooperative Purchase Contract with Empire Southwest, LLC for the purchase of one (1) 2022 CAT 950GC Wheel Loader in the amount of $289,719.74 to be reimbursed 100% by the Arizona Department of Forestry and Fire Management; and
2. Authorize the City Manager to execute the necessary documents.

C. **Consideration and Approval of Contract:** Cooperative Purchase Contract for Real Estate Appraisal Valuations with Appraisal Technology, LLC in the amount of $61,500.00 in addition to other fees and taxes for property acquisitions necessary for the Milton Road and University Avenue Right of Way Capital Project.

1. Approve the Cooperative Purchase Contract for Real Estate Appraisal Valuation Services with Appraisal Tenchology, LLC in the amount of $61,500.00, in addition to other fees and taxes for appraisals of property acquisitions necessary for the Milton Road and University Avenue Right of Way Project; and
2. Authorize the City Manager to execute the necessary documents.

12. REGULAR AGENDA

A. **Consideration and Adoption of Resolution No. 2022-09:** A resolution of the Flagstaff City Council, approving an Intergovernmental Agreement between Coconino County and the City of Flagstaff for Prescribed Fire Operations

Forest Health Supervisor Neil Chapman addressed Council stating that the resolution is to approve an Intergovernmental Agreement that would renew a prescribed fire agreement with Coconino County.

Moved by Mayor Paul Deasy, **seconded by** Vice Mayor Miranda Sweet to read Resolution No. 2022-09 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN COCONINO COUNTY AND THE CITY OF FLAGSTAFF FOR PRESCRIBED FIRE OPERATIONS

Moved by Mayor Paul Deasy, **seconded by** Vice Mayor Miranda Sweet to adopt Resolution No. 2022-09.

Vote: 6 - 0 - Unanimously

B. **Consideration and Adoption of Resolution No. 2022-11:** A resolution of the Flagstaff City Council, authorizing the grant agreement for an Arizona State Parks Heritage Fund - Environmental Education grant.

Open Space Specialist Robert Wallace provided a PowerPoint presentation that covered the following:

OPEN SPACE GRANT RESOLUTION AND AGREEMENT CONSIDERATION

OPEN SPACE BACKGROUND – WHO, WHAT, HOW
WHAT WILL THIS GRANT ACHIEVE
WHAT IS THE CITY AGREEING TO?
HOW GRANT ACCEPTANCE MEETS CITY GOALS
OPTIONS

Moved by Mayor Paul Deasy, **seconded by** Councilmember Adam Shimoni to read Resolution No. 2022-11 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING THE GRANT AGREEMENT FOR AN ARIZONA STATE PARKS HERITAGE FUND – ENVIRONMENTAL EDUCATION GRANT

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to adopt Resolution No. 2022-11.

Vote: 6 - 0 - Unanimously

C. **Consideration and Adoption of Resolution No 2022-13:** Approval of an Intergovernmental Agreement between Mountain Line and the City of Flagstaff for project management of the First Mile Last Mile grant

Multi-Modal Transportation Planner Martin Ince addressed Council stating that the agreement with Mountain Line will define roles and responsibilities for the First Mile Last Mile grant. The grant is secured by Mountain Line and supports bike and pedestrian projects that support transit. The city will deliver pedestrian and bike improvements as part of its CIP projects.

Mountain Line Mobility Planner Astelle Hollander addressed Council and expressed excitement and support for the partnership to leverage the Proposition 419 funds to build more bike and pedestrian infrastructure.

Councilmember Shimoni and Mayor Deasy expressed appreciation for the work of staff and Mountain Line.

Moved by Councilmember Adam Shimoni, **seconded by** Mayor Paul Deasy to read Resolution No. 2022-13 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN MOUNTAIN LINE AND THE CITY OF FLAGSTAFF FOR PROJECT MANAGEMENT OF THE FIRST MILE LAST MILE GRANT

Moved by Councilmember Adam Shimoni, **seconded by** Mayor Paul Deasy to adopt Resolution No. 2022-13.

Vote: 6 - 0 - Unanimously

D. **Consideration and Adoption of Resolution No. 2022-12:** A resolution approving an Intergovernmental Agreement between the City of Phoenix Police Department and the City of Flagstaff Police Department for the receipt of funding for the investigation of Internet crimes against children.

Police Chief Dan Musselman addressed Council stating that the Intergovernmental Agreement allows Flagstaff Police Officers to receive training and coordination on the investigation of sex crimes involving the exploitation of children. The agreement also provides funding for outreach and education regarding the prevention of internet crimes against children.

Councilmember Shimoni asked if the Police Department will be working with the Flagstaff Initiative Against Trafficking (FIAT). Chief Musselman stated that the funding helps them be more efficient and effective with follow up and investigations; there is a training and education component that they do partner with FIAT on.

Moved by Councilmember Jim McCarthy, **seconded by** Mayor Paul Deasy to read Resolution No. 2022-12 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PHOENIX POLICE DEPARTMENT AND THE CITY OF FLAGSTAFF POLICE DEPARTMENT FOR THE RECEIPT OF FUNDING FOR THE INVESTIGATION OF INTERNET CRIMES AGAINST CHILDREN

Moved by Councilmember Jim McCarthy, **seconded by** Mayor Paul Deasy to adopt Resolution No. 2022-12.

Vote: 6 - 0 - Unanimously

E. **Consideration and Adoption of Ordinance No. 2022-07:** An ordinance of the Council of the City of Flagstaff, Arizona approving the form and authorizing the execution and delivery of a loan agreement with the Water Infrastructure Financing Authority of Arizona from its Clean Water Revolving Fund program; delegating the determination of certain matters relating thereto to the Mayor, the City Manager and the Management Services Director of the City; providing the transfer of certain moneys and making certain covenants and agreements with respect thereto; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by such loan agreement and this ordinance and establishing an effective date.

Management Services Director Rick Tadder introduced representatives from Stifel and bond counsel Michael Cafiso who have been working with staff to determine the best ways to issue the City's debt. The resolution provides authorization to enter into a loan agreement with the Water Infrastructure Finance Authority of Arizona. They are a state agency that helps support communities in Arizona with low-cost financing for water, wastewater, and stormwater projects. He is looking to issue $20 million specifically for the Rio de Flag project which would be paid back by stormwater fees.

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to read Ordinance No. 2022-07 by title only for the first time.

Vote: 6 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT WITH THE WATER INFRASTRUCTURE FINANCE AUTHORITY OF ARIZONA FROM ITS CLEAN WATER REVOLVING FUND PROGRAM; DELEGATING THE DETERMINATION OF CERTAIN MATTERS RELATING THERETO TO THE MAYOR, THE CITY MANAGER AND THE MANAGEMENT SERVICES DIRECTOR OF THE CITY; PROVIDING FOR THE TRANSFER OF CERTAIN MONEYS AND MAKING CERTAIN COVENANTS AND AGREEMENTS WITH RESPECT THERETO; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY SUCH LOAN AGREEMENT AND THIS ORDINANCE AND ESTABLISHING AN EFFECTIVE DATE

F. **Consideration and Adoption of Ordinance No. 2022-08:** An ordinance of the Council of the City of Flagstaff, Coconino County, Arizona (1) providing for the sale and execution and delivery pursuant to a Series 2019 Utility System Revenue Trust Agreement of utility system revenue obligations, in one or more series evidencing proportionate interests of the owners thereof in installment payments of the purchase price to be paid by the City of Flagstaff, Arizona, pursuant to a Series 2019 Utility System Revenue Purchase Agreement to finance costs of certain improvements to the water and sewer utility system of the City; (2) authorizing the completion, execution and delivery with respect thereto of agreements necessary or appropriate as part of financing the costs of such improvements and paying related financing costs; (3) delegating to the Mayor, the City Manager, and the Management Services Director certain authority with respect to the purposes hereof; (4) authorizing the Management Services Director to expend all necessary funds therefor and (5) authorizing the Management Services Director or his designees to take all other actions necessary to the consummation of the transaction contemplated by this ordinance and establishing an effective date.

Mr. Tadder stated that the resolution authorizes two potential financings, one for $4.1 million of new debt in the stormwater fund and the second is approximately $5.8 million in refinancing debt related to existing loans that are outstanding with the Water Infrastructure Financing Authority. The new debt of $4.1 million will help fund the City's share of the detention basins that are being built at Killip School. They are looking to refinance the other $5.8 million with a lower interest rate.

Moved by Councilmember Jim McCarthy, **seconded by** Mayor Paul Deasy to read Ordinance No. 2022-08 by title only for the first time.

Vote: 6 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, COCONINO COUNTY, ARIZONA (1) PROVIDING FOR THE SALE AND EXECUTION AND DELIVERY PURSUANT TO ONE OR MORE UTILITY SYSTEM REVENUE TRUST AGREEMENTS OF UTILITY SYSTEM REVENUE AND REVENUE REFUNDING OBLIGATIONS, IN ONE OR MORE SERIES, EVIDENCING PROPORTIONATE INTERESTS OF THE OWNERS THEREOF IN INSTALLMENT PAYMENTS OF THE PURCHASE PRICE TO BE PAID BY THE CITY OF FLAGSTAFF, ARIZONA, PURSUANT TO ONE OR MORE UTILITY SYSTEM REVENUE PURCHASE AGREEMENTS TO FINANCE AND/OR REFINANCE COSTS OF CERTAIN IMPROVEMENTS TO THE WATER, WASTEWATER AND STORMWATER UTILITY SYSTEM OF THE CITY; (2) AUTHORIZING THE COMPLETION, EXECUTION AND DELIVERY WITH RESPECT THERETO OF AGREEMENTS NECESSARY OR APPROPRIATE AS PART OF FINANCING AND/OR REFINANCING THE COSTS OF SUCH IMPROVEMENTS AND PAYING RELATED FINANCING COSTS; (3) DELEGATING TO THE MAYOR, THE CITY MANAGER AND THE MANAGEMENT SERVICES DIRECTOR

CERTAIN AUTHORITY WITH RESPECT TO THE PURPOSES HEREOF; (4) AUTHORIZING THE MANAGEMENT SERVICES DIRECTOR TO EXPEND ALL NECESSARY FUNDS THEREFOR; AND (5) AUTHORIZING THE MANAGEMENT SERVICE DIRECTOR OR HIS DESIGNEES TO TAKE ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS ORDINANCE AND ESTABLISHING AN EFFECTIVE DATE

G. **Consideration and Adoption of Resolution No. 2022-14:** A resolution of the Flagstaff City Council, declaring, for the purposes of Section 1.150-2 of the Federal Treasury Regulations, official intent to be reimbursed in connection with certain capital expenditures relating to the Wastewater Projects, Reclaimed Water Projects, Stormwater Projects and Transportation Projects, and establishing an effective date.

Mr. Tadder stated that the resolution is related to reimbursement of future issuance of debt. It is a procedural step to reimburse the city for capital expenses incurred and it allows staff to determine the most appropriate time to issue debt based on the projects.

Moved by Mayor Paul Deasy, **seconded by** Councilmember Adam Shimoni to read Resolution No. 2022-14 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, DECLARING, FOR PURPOSES OF SECTION 1.150 2 OF THE FEDERAL TREASURY REGULATIONS, OFFICIAL INTENT TO BE REIMBURSED IN CONNECTION WITH CERTAIN CAPITAL EXPENDITURES RELATING TO THE WASTEWATER PROJECTS, RECLAIMED WATER PROJECTS, STORMWATER PROJECTS AND TRANSPORTATION PROJECTS, AND ESTABLISHING AN EFFECTIVE DATE

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to adopt Resolution No. 2022-14.

Vote: 6 - 0 - Unanimously

H. **Consideration and Adoption of Resolution No. 2022-15:** A resolution of the City of Flagstaff City Council, authorizing Amendment No. One to an Intergovernmental Agreement between the State of Arizona and the City of Flagstaff for the design and construction of a roundabout at the signalized intersection of Fourth Street and Cedar Avenue/Lockett Road.

Capital Improvements Project Manager Jeremy DeGeyter provided a PowerPoint presentation that covered the following:

FOURTH STREET/CEDAR AVENUE/LOCKETT ROAD ROUNDABOUT
CONSIDERATION AND ADOPTION OF RESOLUTION NO. 2022-15
PROJECT LOCATION
DESIGN RENDERINGS
IGA AMENDMENT OVERVIEW
FINANCIAL IMPACTS
NEXT STEPS

Councilmember McCarthy asked how much the project will cost and what a traditional intersection would cost. Mr. DeGeyter stated that the total cost is estimated at over $4 million with $2.2 million being the city share. City Engineer Rick Barrett stated that roundabouts

generally cost two to three times the cost of a signalized intersection not including property acquisition. It is very site specific but there are benefits from a roundabout with crash severity reduction, no complicated control boxes, and no transportation pre-emptions.

Mayor Deasy stated that there is some concern about the safety of kids due to the proximity to the schools, he asked staff to speak to pedestrian safety. Traffic Engineer Jeff Bauman stated that the reason for the project was because there had been serious injury crashes and a fatality at the intersection. Roundabouts are extremely safe and tend to never have fatalities which is why the city is receiving federal funding for the project. It also adds a fourth leg to the crossings which is a great improvement.

Councilmember Shimoni asked how the design compares to a protected intersection with conflict points and crash data. Mr. Bauman stated that conflict points are where vehicle paths cross each other. There are a lot of conflict points with a signalized intersection and roundabouts reduce that significantly. There is one leg eastbound to southbound that have a dedicated right lane. Small roundabouts are safer than any signalized intersection setup.

Councilmember Shimoni stated that a protected intersection is his preference but would support removing the slip lanes of the roundabout.

Councilmember Aslan expressed his support for the project and is ready to move forward. He is not interested in revisiting the design. Councilmember McCarthy agreed but indicated he would be supportive of a later discussion about the design of future intersections.

Mayor Deasy stated that the roundabout is a much safer option than what exists currently.

Moved by Councilmember Regina Salas, **seconded by** Mayor Paul Deasy to read Resolution No. 2022-15 by title only.

Vote: 6 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AMENDMENT NO. ONE TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE ARIZONA DEPARTMENT OF TRANSPORTATION AND THE CITY OF FLAGSTAFF FOR THE DESIGN AND CONSTRUCTION OF A ROUNDABOUT AT THE SIGNALIZED INTERSECTION OF FOURTH STREET AND CEDAR AVENUE/LOCKETT ROAD

Moved by Councilmember Regina Salas, **seconded by** Mayor Paul Deasy to adopt Resolution No. 2022-15.

Vote: 6 - 0 - Unanimously

A break was held from 4:56 p.m. through 5:13 p.m.

I. <u>Consideration and Approval of Modifications to the Property Development Standards:</u>
Request by Foundation for Senior Living to approve modifications to property development standards for an affordable housing development located at 320 N Humphreys Street.

Current Planning Manager Alaxandra Pucciarelli provided a PowerPoint presentation that covered the following:

FOUNDATION FOR SENIOR LIVING

SAN FRANCISCO SQUARE AND ASPEN LOFTS
AFFORDABLE HOUSING PROJECT
SITE PLAN
PROCESS
SITE PLAN APPLICATION
ADJUSTMENT OF PROPERTY DEVELOPMENT STANDARDS
REQUESTS
APPROVAL CRITERIA
ELEVATIONS OF PROPOSED BUILDING

Lindsey Schube, Attorney with Gammage and Burnham, Steve Hastings, Director of Real Estate for Foundation for Senior Living, Doug McCord, Architect, and Julie Leid, with Peak Engineering continued the presentation.

FOUNDATION FOR SENIOR LIVING (FSL)
FSL MISSION
FSL VISION
THE FOCUS
OUR IMPACT
SAFE AFFORDABLE HOUSING
AERIAL MAP
CONTEXT PHOTOS
ZONING MAP – T5-OPEN
REQUEST
PROPOSAL
PERSPECTIVE RENDERINGS
ADJUSTMENT OF PROPERTY AND DEVELOPMENT STANDARDS & PARKING FOR AFFORDABLE HOUSING
REQUESTS – UNIQUE TOPOGRAPHY & SIZE
REQUESTS – RESIDENTIAL USE
REQUESTS – ARCHITECTURAL MODIFICATIONS
REQUESTS – PARKING INCENTIVE
APPROVAL CRITERIA
CONCLUSION

David Hayward addressed Council and offered support for the project and urged Council to support the modifications being presented.

Councilmember Sweet asked how the waitlist works. Mr. Hastings stated that as they break ground, people will be able to sign up online to receive information and those who have shown interest will be forwarded an application. It will be on a first come first serve basis.

Councilmember Sweet also asked how long the units will be affordable. Mr. Hastings stated that the primary affordability is 30 years and they have no expectations that the project will move away from affordability. While there is no guarantee beyond the initial 30 year period, he noted that there are communities they developed back in the 1980's that are still affordable.

Councilmember McCarthy expressed his support for the project and the proposed modifications.

Mayor Deasy asked about parking and what would happen if they discover that there is a higher need for residents and if that would affect the public parking. Ms. Schube stated that an agreement has been reached and documented on the parking. Typically, there have not

been parking issues and the feeling is that they will be over parked for this project. Mr. Hastings added that the project also includes transportation vans and bus passes for residents.

Councilmember Shimoni asked Council to consider reducing parking for the project in support of the Carbon Neutrality Plan and making downtown more walkable. Mayor Deasy stated that a promise was made to the downtown businesses for parking; reducing the parking would put that promise in jeopardy. Ms. Schube also noted that they are asking for a parking reduction beyond the minimum as part of the request.

Councilmember Salas asked what the city will be paying for the parking spaces. Mr. Clifton stated that the purchase of spaces is the next phase of the project. There have been a lot of negotiations and they have been very fruitful. The cost will be for constructed spaces so the city will own them in perpetuity and will meet the needs of the courthouse and then some. Public parking will be available beyond business hours and on weekends. The Downtown Business Alliance has been involved in conversations and there has been a favorable response from them as well. He thanked the applicant and team for providing the city the opportunity to lease surface parking in the interim.

Moved by Mayor Paul Deasy, **seconded by** Councilmember Jim McCarthy to approve the modifications requested as presented.

Vote: 6 - 0 - Unanimously

13. FUTURE AGENDA ITEM REQUESTS

After discussion and upon agreement by three members of the Council, an item will be moved to a regularly-scheduled Council meeting.

A. **Future Agenda Item Request (F.A.I.R.):** A request by Councilmember Salas to place on a future agenda a discussion about bringing back the city-owned parcel at Shultz Pass to the list of properties to be developed for workforce housing.

Councilmember Salas stated that her intent with the request is to bring the Schultz parcel back to the table for consideration to develop work force housing. The FAIR would allow for a discussion about the property and possible uses.

David Hayward addressed Council with concerns about how the placement of affordable housing is considered. He urged the Council to make a decision within the context of the entire community.

Staci Foulks submitted a written comment in opposition of advancing the FAIR item.

Council briefly discussed the Scattered Site project that was proposed a few years back that included the Schultz parcel. At the direction of Council, staff removed the parcel from consideration as part of that project. The parcel was initially purchased for the purpose of affordable housing and there were shared costs to bring in utilities and other infrastructure.

The requisite number of Councilmembers provided support to move the item forward for a future discussion.

14. PUBLIC PARTICIPATION

None

15. INFORMATIONAL ITEMS TO/FROM MAYOR, COUNCIL, AND STAFF, AND FUTURE AGENDA ITEM REQUESTS

Councilmember Salas reported that she will be attending the next Council meeting virtually as she will be attending the National Association of Workforce Board Conference in Washington DC.

Mayor Deasy reported that he had a great meeting with the Army Corp and BNSF regarding the Rio de Flag project and that it is great to see things moving forward in a positive way.

Councilmember Sweet reported that she will be presenting a proclamation at the State Capital the following week for Water Awareness Month. She stated that she was able to take a great tour of the Wildcat Hill Wastewater Treatment Plant. She also reported that she attended a virtual meeting with the Portland City Traffic Engineer where they discussed streets and human design.

Councilmember Shimoni offered an apology to the engineering team, staff, and Council for responding poorly at the Council Retreat the week prior. He had gotten frustrated and did not respond appropriately and wanted to publicly apologize. He reported that he also met with the Portland Traffic Engineer and it was great to meet and discuss how they focus so heavily on the pedestrian first. They focus on person delay rather than car delay and provide people options to how they travel; this has resulted in people choosing not to drive. He encouraged the Council and staff to consider shifting to a similar focus.

Councilmember McCarthy reported that he also attended the meeting with the Portland transportation team.

16. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held April 5, 2022, adjourned at 6:38 p.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFICATION

I, STACY SALTZBURG, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Flagstaff held on April 5, 2022. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 2nd day of May, 2023.

_____

CITY CLERK

CITY COUNCIL REGULAR MEETING
TUESDAY, MARCH 21, 2023
CITY HALL COUNCIL CHAMBERS
211 WEST ASPEN
3:00 P.M.

MINUTES

1. CALL TO ORDER

Mayor Daggett called the meeting of the Flagstaff City Council held March 21, 2023, to order at 3:04 p.m.

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this regular meeting, the City Council may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR DAGGETT	
VICE MAYOR ASLAN	
COUNCILMEMBER HARRIS	
COUNCILMEMBER HOUSE	
COUNCILMEMBER MATTHEWS	
COUNCILMEMBER MCCARTHY	
COUNCILMEMBER SWEET	

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. PLEDGE OF ALLEGIANCE, MISSION STATEMENT, AND LAND ACKNOWLEDGEMENT

The Council and audience recited the pledge of allegiance, Councilmember Sweet read the Mission Statement of the City of Flagstaff, and Councilmember Matthews read the Land Acknowledgement.

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

LAND ACKNOWLEDGEMENT

The Flagstaff City Council humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

A. **Consideration and Approval of Minutes**: City Council Regular Meeting of February 1, 2022, Regular Meeting of February 15, 2022, Regular Meeting of February 14, 2023, Special Meeting (Executive Session) of March 6, 2023, Special Meeting (Executive Session) of March 7, 2023, and Special Meeting (Executive Session) of March 14, 2023.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Miranda Sweet to approve the minutes of the City Council Regular Meeting of February 1, 2022, Regular Meeting of February 15, 2022, Regular Meeting of February 14, 2023, Special Meeting (Executive Session) of March 6, 2023, Special Meeting (Executive Session) of March 7, 2023, and Special Meeting (Executive Session) of March 14, 2023.

Vote: 7 - 0 - Unanimously

5. PUBLIC PARTICIPATION

Public Participation enables the public to address the Council about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. If you wish to address the Council at tonight's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Public Participation. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

Comprehensive and Neighborhood Planning Manager Sara Dechter addressed Council to invite them and the public to participate in one of four workshops on the Regional Plan.

Tyler Denham addressed Council to invite them to a webinar on parking reform that he is hosting on April 17, 2023.

Marcus Ford addressed Council and expressed disappointment with the outcome of the Wells Fargo Bank matter.

Jill Stephenson addressed Council with concerns about bike lanes and sidewalks being blocked with snow throughout the winter months. She spoke about needing safer ways for people to get around without cars.

Stefan Sommer addressed Council and urged them to divest from Wells Fargo Bank to lead the way and stay on the path to carbon neutrality.

Olivia Dunn addressed Council to express disappointment that they chose not to divest from Wells Fargo Bank.

Adam Shimoni addressed Council with concerns about cars parked on the west side of Beaver Street in the bike lanes. He also called for more attention to removing cinders from bike lanes, especially in high priority travel routes. He also urged the Council to divest from Wells Fargo Bank.

Teo Melis submitted a written comment regarding the state of city streets and crosswalks and pedestrian and cyclist safety. He urged the Council support implementation of the Active Transportation Master Plan.

6. COUNCIL LIAISON REPORTS

Councilmember McCarthy reported that he, Mayor Daggett, and Councilmember Matthews recently met with the Army Corp of Engineers to get an update on the Rio de Flag project. It was a positive meeting and things are moving along nicely.

Councilmember Sweet reported that she attended the Water Commission meeting and that April is Water Awareness Month. She also reported that she will be attending the upcoming Mountain Line Board meeting and is excited about the electric bus launch later in the week.

Councilmember House reported that she will be attending the Commission on Diversity Awareness meeting later in the week.

Councilmember Harris reported that she attended the Parks and Recreation and Open Space Commission meetings. Things are going along well with lots of programs and activities coming up in the summer.

Councilmember Matthews reported that she recently met with the new Coconino Community College President Eric Heiser and it was great to hear that they are getting ready to roll out some great partnerships to provide educational opportunities for lower-income individuals and families as well as those in transitional housing facilities. She also reported that she met with Housing staff to discuss the housing crisis and implementing the housing bond. She also attended the CJCC meeting, and it was great to see representatives from across the law enforcement and legal sector come together to share information and ideas to address issues in the community. She reported that she will also be attending the Mountain Line meeting and the launch of the new electric bus.

7. APPOINTMENTS

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that the City Council may vote to go into executive session, which will not be open to the public, for the purpose of discussing or considering employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee, or employee of any public body...., pursuant to A.R.S. §38-431.03(A)(1).

A. Consideration of Appointments: Tourism Commission.

Regina Salas addressed Council and expressed that she would like to serve on the Tourism Commission.

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Jim McCarthy to appoint Regina Salas to a term expiring January 2025.

Vote: 7 - 0 - Unanimously

B. **Consideration of Appointments:** Heritage Preservation Commission.

Moved by Mayor Becky Daggett, **seconded by** Councilmember Khara House to appoint Alycia Hayes to an At-Large position with a term expiring December 2025.

Vote: 7 - 0 - Unanimously

C. **Consideration of Appointments:** Indigenous Commission

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Khara House to appoint Mariah Zavala to a term expiring December 2025.

Vote: 7 - 0 - Unanimously

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Jim McCarthy to appoint Darren Lance to a term expiring December 2025.

Vote: 7 - 0 - Unanimously

8. **CONSENT ITEMS**

All matters under Consent Agenda are considered by the City Council to be routine and will be enacted by one motion approving the recommendations listed on the agenda. Unless otherwise indicated, expenditures approved by Council are budgeted items.

Mayor Daggett pulled Item 8I for public comment.

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Miranda Sweet to approve Consent Items A, B, C, D, E, F, G, H, J as presented.

Vote: 7 - 0 - Unanimously

A. **Consideration and Approval of License Agreement:** Enterprise License Agreement with Azteca Systems, LLC in the amount of $147,836.25, plus additional fees, for the Cityworks Software.

1. Approve the Enterprise License Agreement with Azteca Systems, LLC in the amount of $147,836.25, plus additional fees, for the Cityworks Software; and
2. Authorize the City Manager to execute all necessary documents.

B. **Consideration and Approval of Contract:** Emergency Operations Plan Development Contract between the City of Flagstaff and Emergency Management Partners, LLC (EM Partners)

1. Approve the contract with EM Partner to develop a City Emergency Operations Plan (EOP) in the amount of $71,348.50.
2. Authorize the City Manager to execute all necessary documents.

C. **Consideration and Approval of Grant Agreement:** Grant Agreement between the City of Flagstaff and AZ Department of Transportation for Airport Land Protection (Safety Areas) Acquire.

Approve the Grant Agreement for grant funds in the amount of $1,800,000 with a match of $200,000 for a total project cost of $2,000,000.

D. **Consideration and Approval of Ratification:** Letter of Support for the National League of Cities to encourage Congress to improve rail safety in the U.S.

STAFF RECOMMENDED ACTION:
Approve ratification of letter of support.

E. **Consideration and Approval of Contract:** Artist Services Contract with Haddad/Drugan LLC for $530,451 for two artworks for the Downtown Connection Center. Art Glass Fabrication & Delivery; and Southside Grove Sculpture Fabrication, Delivery & Installation.

1. Approve artist services contract for the Art Glass and the Southside Grove Sculpture at the Downtown Connection Center (DCC) with Haddad|Drugan LLC for $530,451.
2. Authorize the City Manager to execute all necessary documents.

F. **Consideration and Approval of Contract:** Approve a Cooperative Purchase Contract with Drake Equipment in the amount of $146,238.48, plus additional fees, for the purchase and installation of utility equipment on two water service trucks.

1. Approve the Cooperative Purchase Contract from Drake Equipment in the amount of $146,238.48, plus additional fees, for the purchase and installation of utility equipment on two water service trucks; and
2. Authorize the City Manager to execute all necessary documents.

G. **Consideration and Approval of Contract:** Approve a Cooperative Purchase Contract with Balar Equipment in the amount of $329,050.56, plus applicable fees, for a Solid Waste collection truck.

1. Approve a Cooperative Purchase Contract with Balar Equipment in the amount of $329,050.56, plus applicable fees, for a Solid Waste collection truck; and
2. Authorize the City manager to execute the necessary documents.

H. **Consideration and Approval of Grant Agreement:** Grant agreement between the U.S. Department of Housing and Urban Development and the City of Flagstaff for the Flagstaff Home Energy Retrofit Program for low-income and vulnerable families.

Approve the U.S. Department of Housing and Urban Development grant for FY2022 Economic Development Initiative, Community Project Funding Grant (B-22-CP-AZ-0018), in the amount of $750,000 for the Flagstaff Home Energy Retrofit Program for low-income and vulnerable families.

I. **Consideration and Approval of Contract:** Cooperative Purchase Contract with Motorola Solutions, Inc. in the amount of $2,111,544.29 for radio equipment, setup, accessories, and service for numerous City departments.

The following individuals addressed Council in opposition to the contract with Motorola:
- Dave Sanders
- John Lindsey
- Kelly Cullen
- Michael Paz

The following comments were received:

- The purchase contract includes excessive and unnecessary equipment that are not needed by the city.

- There have been no Fire Department radios that have failed, the existing radios were purchased in 2011 and are still good.
- Other departments were not consulted on the contract.
- The item should be tabled and more consideration given.
- There has been no analysis of capabilities or needs of other departments.
- The radios will not be able to communicate with Coconino County.
- The contract is an example of why it is so difficult to earn and pay a living wage in Flagstaff.
- The city did not allow a local company to bid on the contract.
- There are no associated labor costs included in the quotes.
- When there is a sole source to a company out of the city, the money is removed from the community.
- There will be no installation conducted locally they will be shipped down to Phoenix adding to the cost.
- Please do not approve the contract.
- Put this out to RFP to add competition and get the radios you need.
- Stay local, buy local.

Deputy Fire Chief Mark Wilson addressed Council stating that the city has trusted Niles Radio for decades. It came down to two competitive radios the L3 Harris and the Motorola 8000. A study was conducted for a few months to test both radios within the department and get feedback from fire personnel; they were not considering cost at the time, just evaluating the operation and functionality. There was an overwhelming response in favor of the Motorola radio. That feedback was included in the purchasing process where collectively all departments got together and discussed the options and ultimately the decision was to seek out the Motorola radios at the best price. The overall package that was put together gave the city the best radio that was interchangeable through the departments.

Councilmember Matthews asked about the installation costs. Deputy Chief Wilson stated that there is no cost for installation included in the contract. Niles Radio has always installed the truck units and they plan to continue utilizing them for that service.

Procurement Specialist Emily Markel addressed Council stating that she was tasked with procuring the radios with the specifications that were provided by staff. She was able to secure a cooperative contract to obtain the radios requested.

Vice Mayor Aslan expressed concern with what had been expressed by the speakers and stated that taking a step back may be the appropriate path forward.

Fire Chief Mark Gaillard stated that taking a step back and slowing things down may not change the outcome. The contract is a result of a recommendation from those on the front line. Staff can dig into the procurement process, but it is highly regular to take advantage of cooperative agreements.

Councilmember Matthews stated that she is aware that the radio needs have been discussed but she also shares the concerns of Vice Mayor Aslan. She would like to get to a place that she feels comfortable with a decision and have all the information to make that decision.

Councilmember McCarthy stated that it feels like the contract is a one size fits all when there are some departments that have different needs. A purchase price of over $2 million requires more oversight.

Councilmember Harris expressed a desire to postpone the decision so staff can provide more information on how the procurement process was done.

Councilmember Sweet stated that she trusts that staff knows the most appropriate radio to obtain but as a small business owner she would like to support local business when possible. She too would support postponing the decision to a future date to allow time to get more information about the procurement process.

Moved by Councilmember Jim McCarthy, **seconded by** Vice Mayor Austin Aslan to postpone the item until staff can get back to Council and give more thorough discussion on the matter.

Vote: 7 - 0 - Unanimously

J. **Consideration and Approval of Council Meeting Schedule Adjustments:** Reschedule the July 4, 2023 Council Meeting to July 3, 2023; Reschedule the August 29, 2023 meeting to August 28, 2023; Cancel the meeting of December 26, 2023 and January 2, 2024.

STAFF RECOMMENDED ACTION:

1. Reschedule the July 4, 2023 Council Meeting to July 3, 2023
2. Reschedule the August 29, 2023 meeting to August 28, 2023
3. Cancel the meetings of December 26, 2023 and January 2, 2024

9. ROUTINE ITEMS

A. **Consideration and Approval of Contract:** An Energy Efficiency Services Job Order Contract with NORESCO, LLC; and Construction Work Order No. 1 with NORESCO, LLC, in an amount not to exceed $4,423,547, for Phase One of Project Implementation.

Sustainability Director Nicole Antonopoulos introduced Kathy Krasenics, Aaron Hart, and Richard Seifert with NORESCO and provided a PowerPoint presentation that covered the following:

CONSIDERATION OF ENERGY EFFICIENCY SERVICES JOB ORDER CONTRACT WITH NORESCO, LLC AND CONSTRUCTION WORK ORDER NO. 1
DISCUSSION
BACKGROUND
WORK ORDER NO. 1 – PROJECT HIGHLIGHTS
WORK ORDER NO. 1 – ECMS
WORK ORDER NO. 1
FINANCIAL SUMMARY

Councilmember Matthews asked if rate increases are factored in with the utility savings. She also asked if NORESCO would guarantee the savings and if there was any research into their capacity to honor those paybacks if the savings is not realized. Ms. Krasenics stated that there is a conservative escalator for rate increases and they try to be more conservative with their numbers. She stated that they are a division of Carrier Corporation, a national corporation based out of Florida, and they have the financial foundation to backstop all of their guarantees. Mr. Seifert added that they have been in business over 40 years and they currently have over $5 billion in energy guarantees.

Ms. Antonopoulos continued the presentation.

WORK ORDER NO. 1 TIMELINE
CONSTRUCTION TIMELINE – 20 MONTHS
PROJECT MICROSITE – INTERACTIVE MAP

Councilmember Matthews asked about the replacement of commercial heat pumps and if they would be replaced with air to air pumps or water to air pumps. Mr. Hart stated that the intent is to replace with air to air pumps. Councilmember Matthews stated that the life expectancy of air to air heat pumps is 15 years and the proposal shows a realized savings over 25 years. She also noted concerns about APS infrastructure being able to handle the increase in electricity usage. She then asked about the water meter test pilot.

Ms. Antonopoulos stated that she has reached out to APS to set up a Work Session presentation where they can talk about their infrastructure. She then explained that the city has had updates to residential water meters on its to do list for many years. It is a huge undertaking and building it into Phase 2 of the contract will provide the assistance needed to replace the meters. The testing that will be done in Phase 1 will inform the guaranteed savings, workload expectations, and delivery time for Phase 2.

Councilmember House stated that she has some concerns with the shift to electric and automated water meters. Other communities have had major issues with them. She asked what the plan is to ensure there are not similar issues in Flagstaff. Ms. Krasenics stated that they have worked with staff on delving into the issues that could come up and the pilot will provide an opportunity to test things before full implementation. There is benefit to the customer in that they can see their readings in real time and city can ping a customer when anomalies arise.

Councilmembers Matthews stated that NORESCO has done a great job and she is trying to balance the $4.4 million cost to do things that will take time to realize a benefit while also looking at housing and how that has caused many people to commute into the community to work which is a big emission issue. She is struggling with balancing the needs associated with both of the declared crises.

Travis Smith addressed Council and urged them to put a pause on moving forward with the contract. $4.4 million is a lot to invest in a project that may or may not pay off.

Vice Mayor Aslan stated that he appreciates the time invested and that it is a phased approach with a step-wise pilot process. He believes that it is an example of how multiple things can be accomplished together in addressing the climate and housing crisis. The urgency is real and it is important to take action now.

Moved by Vice Mayor Austin Aslan, **seconded by** Councilmember Miranda Sweet to award an Energy Efficiency Services Job Order Contract with NORESCO, LLC, award Construction Work Order No. 1 with NORESCO, LLC, in an amount not to exceed $4,423,547, for Phase One of Project Implementation, and authorize the City Manager to execute all necessary documents.

Vote: 7 - 0 - Unanimously

B. **Consideration and approval of Preliminary Plat:** A request by Presidio Tract M, LLC for approval of the Preliminary Plat for Miramonte at Presidio in the Pines VI Condominiums (City of Flagstaff project number PZ-19-00204-05), a 39-unit multi-family residential condominium subdivision. The 2.77-acre site is located at 2950 W. Presidio Dr. in the Highway Commercial (HC) zone with a Resource Protection Overlay (RPO). The site will develop as a Planned Residential Development (PRD) under the T4N.2 (Transect) Zone standards.

Current Planning Manager Alaxandra Pucciarelli provided a PowerPoint presentation that

covered the following:

MIRAMONTE AT PRESIDIO IN THE PINES VI CONDOMINIUMS PRELIMINARY PLAT
REQUEST OVERVIEW
CONDOMINIUM PLAT
FINDING #1: ZONING CODE
FINDING #2: MEETS SUBDIVISION CODE
FINDING #3: MEETS ENGINEERING STANDARDS
FINDINGS AND RECOMMENDATION

Councilmember McCarthy noted that the project has already started and that it was already approved as an apartment building that is now looking to convert to condos. Ms. Pucciarelli stated that it is very typical for a developer to construct the building approved as a multi-family unit that ccould be rented and then convert to condominiums that could be sold.

Vice Mayor Aslan noted his concerns with traffic at Woody Way. He requested that the developer help address those concerns through the use of signage or a statement during the purchasing phase to encourage people to use Woody Mountain Road rather than go through the residential streets. He also stated that it is an appropriate infill development and a great way to create more housing units in the community.

Moved by Councilmember Khara House, **seconded by** Councilmember Lori Matthews to approve the Preliminary Plat in accordance with the findings presented in this report and the Planning and Zoning Commission recommendation of approval (5-0 vote on February 8, 2023).

Vote: 7 - 0 - Unanimously

10. PUBLIC HEARING ITEMS

A. **Public Hearing and Consideration and Adoption of Ordinance No. 2023-06:** An ordinance of the City Council of the City of Flagstaff, amending the Flagstaff Zoning Map to rezone approximately 17.02 acres of real property generally located at 2950 East Butler Avenue, from the Rural Residential (RR) and Medium-Density Residential (MR) zones with a Resource Protection Overlay (RPO) to the Highway Commercial (HC) zone with an RPO, providing for severability, authority for clerical corrections, and establishing an effective date.

Mayor Daggett opened the public hearing.

Planning Development Manager Patrick St. Clair provided a PowerPoint presentation that covered the following:

BUTLER AVE LOFTS DIRECT TO ORDINANCE ZONING MAP AMENDMENT
LOCATION & SURROUNDING USES
REQUEST: ZONING MAP AMENDMENT
DEVELOPMENT PROPOSAL
COMMERCIAL/CLUBHOUSE BUILDING
FLOOR PLAN: COMMERCIAL BLDG.
COMMERCIAL BUILDING ELEVATIONS
DEVELOPMENT PROPOSAL
RESIDENTIAL BUILDINGS
FLOOR PLANS – RESIDENTIAL 4-PLEX
RESIDENTIAL 4-PLEX ELEVATIONS
PROPOSED RESIDENTIAL UNIT MIX

MIXED-USE DEVELOPMENT
SITE PLAN REVIEW
RESOURCE PROTECTION
CIVIC/OPEN SPACE AND CIRCULATION
LANDSCAPING
OUTDOOR LIGHTING
PARKING
PUBLIC SYSTEMS IMPACT ANALYSIS
REGIONAL PLAN ANALYSIS
FINDINGS
DEVELOPMENT AGREEMENT
CITIZEN PARTICIPATION
RECOMMENDATION

Charity Lee on behalf of Miramonte Homes provided a PowerPoint presentation that covered the following:

BUTLER LOFTS
OBJECTIVE
FLAGSTAFF REGIONAL PLAN
ELEVATION RENDERING
FLOOR PLAN
TRAIL NETWORK MAP
COMMERCIAL BUILDING FLOOR PLAN
BENEFITS TO THE COMMUNITY

Tyler Denham addressed Council questioning the proposed density of 11 units per acre when it could be 22 units per acre. He asked why the affordability incentives were not utilized and noted that incentives only work if utilized.

Margrit Novack submitted a written comment with concerns about future traffic on Butler.

Ms. Lee offered that they were encouraged to try and maximize the site. They looked at a variety of options but the parking requirements, setback requirements, along with a few other things would not allow them to go to a higher density. Chris Kemmerly, on behalf of Miramonte Homes, added that they were constrained by the code with the slope ordinance, tree ordinance, parking ordinance, and the Regional Plan. With all the slopes on the property, it made it difficult to get more units.

With regard to the affordability and sustainability incentives, Ms. Lee explained that the incentives provide for more density and they were not able to add more units because they had already maxed the site out.

Councilmember Matthews expressed her appreciation for the thought put into providing a quality development for the community.

There being no further comment, Mayor Daggett closed the public hearing.

Moved by Councilmember Lori Matthews, **seconded by** Councilmember Miranda Sweet to read Ordinance No. 2023-06 by title only for the first time.

Vote: 7 - 0 - Unanimously

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF ZONING MAP TO REZONE APPROXIMATELY 17.12 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 2950 EAST BUTLER AVE FROM THE RURAL RESIDENTIAL (RR) AND MEDIUM-DENSITY RESIDENTIAL (MR) ZONES TO THE HIGHWAY COMMERCIAL (HC) ZONE WITH CONDITIONS; PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

11. REGULAR AGENDA

A. **Consideration and Adoption of Resolution No. 2023-13:** A resolution authorizing the City of Flagstaff to loan one-hundred thousand dollars ($100,000) to Foundation for Senior Living, or its successor, as gap financing for a Low-Income Housing Tax Credit application under the Arizona Department of Housing's 2022-2023 Qualified Allocation Plan

Housing Analyst Jennifer Mikelson provided a PowerPoint presentation that covered the following:

FOUNDATION FOR SENIOR LIVING LOAN REQUEST
LOW INCOME HOUSING TAX CREDIT PROGRAM
FOUNDATION FOR SENIOR LIVING
LOAN TERMS

Director of Real Estate Services Steve Hastings, on behalf of Foundation for Senior Living, thanked staff and Council for their work and consideration.

Councilmember House thanked staff for the presentation and stated that it is an exciting project that is an example of the advancement of the 10-Year Housing Plan and is an opportunity to meet so many of the community's goals.

Moved by Councilmember Khara House, **seconded by** Councilmember Miranda Sweet to read Resolution No. 2023-13 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, AUTHORIZING THE CITY OF FLAGSTAFF TO PROVIDE ONE HUNDRED THOUSAND DOLLARS ($100,000.00) TO FOUNDATION FOR SENIOR LIVING AS STANDBY LOCAL GAP FINANCING FOR A LOW-INCOME HOUSING TAX CREDIT PROJECT UNDER THE ARIZONA DEPARTMENT OF HOUSING'S ("ADOH") 2023 QUALIFIED ALLOCATION PLAN (QAP)

Moved by Councilmember Khara House, **seconded by** Councilmember Miranda Sweet to adopt Resolution No. 2023-13.

Vote: 7 - 0 - Unanimously

B. **Consideration and Adoption of Resolution No. 2023-15:** A resolution approving the First Amendment to the Intergovernmental Agreement between the Northern Arizona Intergovernmental Public Transportation Authority (Mountain Line) and the City of Flagstaff for the Downtown Connection Center (DCC).

City Attorney Sterling Solomon addressed Council stating that in June last year Council approved an Intergovernmental Agreement with Mountain Line for the construction of the

Downtown Connection Center on Phoenix Avenue. The funding for the project is in part from the Federal Transit Administration. When they reviewed the agreement they requested a couple of minor amendments to indicate that the Rio de Flag project would not interfere with the Downtown Connection Center and vice versa. He has worked with legal counsel from Mountain Line and there is mutual agreement that the amendments are needed.

Vice Mayor Aslan expressed excitement to see the project continue to move forward. He noted concern about the level of snow and ice on the north side of the site and hopes that a solution to that is in the works in the general planning of the project.

Moved by Vice Mayor Austin Aslan, **seconded by** Councilmember Lori Matthews to read Resolution No. 2023-15 by title only.

Vote: 7 - 0 - Unanimously

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE NORTHERN ARIZONA INTERGOVERNMENTAL PUBLIC TRANSPORTATION AUTHORITY (MOUNTAIN LINE) AND THE CITY OF FLAGSTAFF (CITY) FOR THE DOWNTOWN CONNECTION CENTER

Moved by Vice Mayor Austin Aslan, **seconded by** Councilmember Lori Matthews to adopt Resolution No. 2023-15.

Vote: 7 - 0 - Unanimously

12. PUBLIC PARTICIPATION

None

13. INFORMATIONAL ITEMS TO/FROM MAYOR, COUNCIL, AND STAFF, AND FUTURE AGENDA ITEM REQUESTS

Councilmember Harris stated that there was an unfortunate incident on the NAU campus with people being insensitive and there is now a whole group of students who are feeling less than welcome in the community. As they work to make the city more inclusive of all people, she hopes there might be room to extend an extra hand to those students affected.

Councilmember House reported that she met with the Coconino Community College President where they discussed the work he is looking to bring to the college and the opportunity for partnerships within the community. She attended an event with Dr. Felicia Frizzell in honor of Women’s History Month. Dr. Frizzell spoke about the unique challenges of oral health and native populations and shared guidance on leading and living change in the community. She thanked Coordinator for Indigenous Initiatives Rose Toehe and the Indigenous Commission for bringing the event to the community. She reported that it is World Down Syndrome Day and also the International Day for the Elimination of Racial Discrimination.

Mayor Daggett reported that she, along with Councilmembers Sweet and Matthews testified at the legislature in support of an $8.9 million budget allocation for flood mitigation projects. The bill passed committee and appropriations and the next step is the budget. She is hopeful that Flagstaff will see that funding come through.

14. ADJOURNMENT

The Regular Meeting of the Flagstaff City Council held March 21, 2023, adjourned at 6:10 p.m.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFICATION

I, STACY SALTZBURG, do hereby certify that I am the City Clerk of the City of Flagstaff, County of Coconino, State of Arizona, and that the above Minutes are a true and correct summary of the Meeting of the Council of the City of Flagstaff held on March 21, 2023. I further certify that the Meeting was duly called and held and that a quorum was present.

DATED this 2nd day of May, 2023.

_____
CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)
TUESDAY, APRIL 11, 2023
STAFF CONFERENCE ROOM - SECOND FLOOR
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
1:00 P.M.

1. Call to Order

Mayor Daggett called the Special Meeting (Executive Session) to order at 1:00 p.m.

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR DAGGETT	
VICE MAYOR ASLAN (virtually)	
COUNCILMEMBER HARRIS	
COUNCILMEMBER HOUSE	
COUNCILMEMBER MATTHEWS	
COUNCILMEMBER MCCARTHY	
COUNCILMEMBER SWEET	

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. Recess into Executive Session

4. Executive Session Confidentiality Statement

Discussions made during Executive Session are confidential by law. All persons present in Executive Session or who receive Executive Session information or materials shall keep the discussion, information and materials confidential and shall not disclose them, except as allowed by law.

5. Executive Session:

A. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting, pursuant to A.R.S. §38-431.03(A)(1).

i. Appointment and Reappointment of On-Call Magistrates

B. Discussion or consultation for legal advice with the attorney or attorneys of the public body; and discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property, pursuant to A.R.S. §38-431.03(A)(3) and (7), respectively.

i. Legal advice and receive direction for contract and property negotiations related to possible lease and development of 31.45 acres adjacent to Flagstaff Pulliam Airport

REMOVED FROM AGENDA

ii. Litigation Update

6. Adjournment

The Special Meeting (Executive Session) of the Flagstaff City Council held April 11, 2023, reconvened into Open Session at 2:36 p.m. at which time the meeting adjourned.

_____
MAYOR

ATTEST:

_____
CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)
FRIDAY, APRIL 14, 2023
STAFF CONFERENCE ROOM - SECOND FLOOR
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
10:30 A.M.

1. Call to Order

Mayor Daggett called the Special Meeting (Executive Session) to order at 10:34 a.m.

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR DAGGETT (virtually) VICE MAYOR ASLAN (virtually) COUNCILMEMBER HOUSE (virtually) COUNCILMEMBER MATTHEWS (virtually) COUNCILMEMBER MCCARTHY (virtually) COUNCILMEMBER SWEET (virtually)	COUNCILMEMBER HARRIS

Others present: Presiding Magistrate Tom Chotena; Court Administrator Jessica Cortes.

3. Recess into Executive Session

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Miranda Sweet to recess into Executive Session.

Vote: 6 - 0 - Unanimously

4. Executive Session Confidentiality Statement

Discussions made during Executive Session are confidential by law. All persons present in Executive Session or who receive Executive Session information or materials shall keep the discussion, information and materials confidential and shall not disclose them, except as allowed by law.

5. Executive Session:

A. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting, pursuant to A.R.S. §38-431.03(A)(1).

i. Appointment and Reappointment of On-Call Magistrates

6. Adjournment

The Special Meeting (Executive Session) of the Flagstaff City Council held April 14, 2023, reconvened into Open Session at 11:26 a.m. at which time the meeting adjourned.

_____
MAYOR

ATTEST:

_____
CITY CLERK

SPECIAL MEETING (EXECUTIVE SESSION)
TUESDAY, APRIL 25, 2023
STAFF CONFERENCE ROOM - SECOND FLOOR
FLAGSTAFF CITY HALL
211 WEST ASPEN AVENUE
11:00 A.M.

1. Call to Order

Mayor Daggett called the Special Meeting (Executive Session) to order at 11:09 a.m.

2. ROLL CALL

NOTE: One or more Councilmembers may be in attendance telephonically or by other technological means.

PRESENT:	ABSENT:
MAYOR DAGGETT	
VICE MAYOR ASLAN	
COUNCILMEMBER HARRIS	
COUNCILMEMBER HOUSE (arrived at 11:36 a.m.)	
COUNCILMEMBER MATTHEWS	
COUNCILMEMBER MCCARTHY	
COUNCILMEMBER SWEET	

Others present: City Manager Greg Clifton; City Attorney Sterling Solomon.

3. Recess into Executive Session

Moved by Councilmember Jim McCarthy, **seconded by** Councilmember Miranda Sweet to recess into Executive Session.

Vote: 6 - 0 - Unanimously

4. Executive Session Confidentiality Statement

Discussions made during Executive Session are confidential by law. All persons present in Executive Session or who receive Executive Session information or materials shall keep the discussion, information and materials confidential and shall not disclose them, except as allowed by law.

5. Executive Session:

A. Discussion or consultation for legal advice with the attorney or attorneys of the public body and discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, pursuant to A.R.S. §38-431.03(A)(3) and (4), respectively.

i. Legal Advice and Settlement Discussions on ARS 12-1134 Claims

ii. Legal advice and contract negotiations related to proposed contract with Motorola Solutions, Inc.

iii. Legal Advice and Negotiations re Proposed Northern Arizona Healthcare Development Agreement

6. Adjournment

The Special Meeting (Executive Session) of the Flagstaff City Council held April 25, 2023, reconvened into Open Session at 2:36 p.m. at which time the meeting adjourned.

_____
MAYOR

ATTEST:

_____
CITY CLERK

8. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Stacy Fobar, Deputy City Clerk
Date:	04/26/2023
Meeting Date:	05/02/2023

TITLE:

Consideration of Appointments: Open Spaces Commission.

STAFF RECOMMENDED ACTION:

Make three appointments to terms expiring April 2026.

Executive Summary:

The Open Spaces Commission consists of six at-large members whom shall be appointed by the City Council and one designee from the Planning and Zoning Commission. There are three vacancies due to term expirations. The commission serves as an advisory body on the acquisition, management, use, restoration, enhancement, protection, and conservation of open space land. It is important to fill vacancies on Boards and Commissions quickly so as to allow the Commission to continue meeting on a regular basis.

There are four (4) applications on file for consideration by the Council, they are as follows:

- Bruce Fox (current commissioner)
- Bre Powers (new applicant)
- Jacqueline Thomas (new applicant)
- Nat White (current commissioner)

In an effort to reduce exposure to personal information the applicant roster and applications will be submitted to the City Council separately.

COUNCIL APPOINTMENT ASSIGNMENT: Councilmember Sweet, Councilmember Matthews, Mayor Daggett

Financial Impact:

These are voluntary positions and there is no budgetary impact to the City of Flagstaff.

Policy Impact:

None.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

- Foster community pride & civic engagement by increasing opportunities for public involvement, in line with best practices & legal requirements
- Enhance community involvement, education & regional partnerships to strengthen the level of public trust

Has There Been Previous Council Decision on This:

None.

Options and Alternatives:

1. Appoint three Commissioners: By appointing three members at this time, the Open Spaces Commission will be at full membership, allowing the group to meet and provide recommendations to the City Council.
2. Postpone the action to allow for further discussion or expand the list of candidates.

Community Benefits and Considerations:

The City's boards, commissions, and committees were created to foster public participation and input and to encourage Flagstaff citizens to take an active role in city government.

Community Involvement:

INFORM: The vacancies are posted on the City's website and individual recruitment and mention of the opening by Commission members and City staff has occurred, informing others of this vacancy through word of mouth.

Attachments: Open Space Commission Authority

CHAPTER 2-20
OPEN SPACES COMMISSION

SECTIONS:

2-20-001-0001 CREATION OF THE COMMISSION:
2-20-001-0002 TERMS OF OFFICE:
2-20-001-0003 DUTIES:
2-20-001-0004 OPEN SPACES LONG RANGE MANAGEMENT PLAN COMPONENTS:
2-20-001-0005 MEETINGS; ATTENDANCE:

2-20-001-0001 CREATION OF THE COMMISSION:

There is hereby created an advisory body to be called the "Open Spaces Commission" ("Commission") consisting of the following seven (7) regular members all of whom shall be appointed by the City Council, except for designee from the Planning and Zoning Commission: one (1) member from the Planning and Zoning Commission; and six (6) public at-large members. All Commission members shall be voting members. A Chairperson shall be selected by a majority vote of those members at a meeting called for that purpose. (Ord. No. 2007-08, Amended, 02/06/2007; Ord. 2014-28, Amended, 11/18/2014; Ord. 2015-22, Amended, 01/05/2016)

2-20-001-0002 TERMS OF OFFICE:

Appointments from the Planning and Zoning Commission and the Parks and Recreation Commission to the Open Spaces Commission shall be for no longer than the remaining term of the appointing Commission’s designee. Terms of all other appointees shall be for three years except for the first appointments creating staggered terms as follows: The City Council shall appoint two members for three year (3) terms, two members for two (2) year terms, and two members for one (1) year terms. After the initial appointment all terms thereafter will be three (3) year terms.

2-20-001-0003 DUTIES:

A. It shall be the Commission’s duty to advise the City Council on acquisition, preservation, and alternatives for open space land management.

B. The duties of the Commission shall also include, but not be limited to: Reviewing and advising the City Council on the development of an Open Spaces Long Range Management Plan and policies to provide broad, long-term direction for planning and decision making for the lands designated as Urban Open Space Management Area in

the Urban Open Spaces Plan of the Flagstaff Area Regional Land Use and Transportation Plan.

C. Advising and assisting the Mayor and City Council on ways to educate and involve the community on the value, protection, and stewardship of open space lands.

D. Advising and assisting the Mayor and City Council on ways to work collaboratively with other governmental entities, organizations, and departments to advance and ensure the implementation of the Open Spaces Long Range Management Plan and the Flagstaff Area Regional Land Use and Transportation Plan.

E. Advising and assisting the Mayor and City Council regarding regional open space issues as well as to any regional open spaces coalition that may be formed in the future relative to lands designated as open space in the Greater Flagstaff Area Open Spaces and Greenways Plan.

F. Obtaining public input and participation in various programs such as environmental education and interpretation on the use, operation, and management of open space and providing information concerning the goals, projects, and operations of the open space program.

2-20-001-0004 OPEN SPACES LONG RANGE MANAGEMENT PLAN COMPONENTS:

A. The components of the Open Spaces Long Range Management Plan shall include, but not be limited to:

1. Program goals, management decision-making processes, and implementation techniques for resource preservation.

2. Policies to provide the framework for more issue- or site-specific planning and implementation.

3. Criteria for the acquisition of lands that are consistent with open space goals and policies set forth in the Open Spaces Long Range Management Plan.

4. Plans for the management of the open spaces to achieve the goals of the Open Spaces Long Range Management Plan using such studies and data as property inventories, the nature and significance of the natural and cultural resources, plant and animal species ecosystems, existing uses and conditions, and interactions and connections between natural areas and between developed and undeveloped areas.

5. Developing, identifying, and recommending the use of various methods, such as intergovernmental agreements, rights-of-way for access, and grants, to assure protection of critical open space lands.

6. Policies to monitor, maintain, enhance, and restore, where necessary, natural and cultural resources, uses, accesses, trails, and facilities.

7. Public participation, education, and interpretive programs.

2-20-001-0005 MEETINGS; ATTENDANCE:

The Commission shall meet on a quarterly basis, at a minimum, at such times, dates and locations as determined by the members, except that the chairperson may call a special meeting with not less than twenty-four (24) hours' notice. All other rules or procedures shall be established by the members so long as the rules are consistent with state law, including the Open Meetings Law, the City Charter and this chapter.

A quorum shall consist of four (4) voting members of the Commission.

A regular Commission member who is absent for three (3) consecutive regular meetings may be removed from the Commission by a vote of the City Council. (Ord. 2003-03, Enacted, 02/04/03; Ord. 2007-08, Amended 02/06/2007; Ord. 2016-30, Amended, 07/05/2016)

8. B.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Stacy Fobar, Deputy City Clerk
Date:	04/26/2023
Meeting Date:	05/02/2023

TITLE:

Consideration of Appointments: Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA) Transit Advisory Committee (TAC) Citizen Representative Alternate.

STAFF RECOMMENDED ACTION:

Make one appointment to a term expiring May 2026.

Executive Summary:

The NAIPTA TAC currently consists of five voting members: Coconino County Manager or designee, Yavapai County Manager or designee, Flagstaff City Manager or designee, Northern Arizona University Vice President of Administration or designee, and a Flagstaff Citizen Representative. A Flagstaff Citizen Alternate is also appointed to serve when the Citizen Representative may not be available to attend or participate in meetings. The NAIPTA TAC reviews the draft Board of Directors' agenda and offers recommendations on transit-related issues within the NAIPTA boundary. The Citizen Representative and Alternate each serves a three year term and is appointed by the City Council. There is currently a vacant seat for the Citizen Representative Alternate.

There is one application on file for consideration by the Council:

Carlton Johnson (new applicant)

In an effort to reduce exposure to personal information the applicant roster and applications will be submitted to the City Council separately.

COUNCIL APPOINTMENT ASSIGNMENT: Mayor Daggett

Financial Impact:

These are voluntary positions and there is no budgetary impact to the City of Flagstaff.

Policy Impact:

None.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

- Foster community pride & civic engagement by increasing opportunities for public involvement, in line with best practices & legal requirements
- Enhance community involvement, education & regional partnerships to strengthen the level of public trust

Has There Been Previous Council Decision on This:

None.

Options and Alternatives:

1. Appoint the Citizen Representative Alternate Member: By appointing at this time, the committee will be at full membership and able to continue to meet and provide recommendations.
2. Table the action to allow for further discussion or expand the list of candidates.

Community Benefits and Considerations:

The City's boards, commissions, and committees were created to foster public participation and input and to encourage Flagstaff citizens to take an active role in city government.

Community Involvement:

INFORM: Board members and City staff have informed the community of these vacancies though word of mouth in addition to the vacancies being posted on the City's website.

Attachments: NAIPTA Rules of Procedure

RULES OF PROCEDURE

OF

NORTHERN ARIZONA INTERGOVERNMENTAL PUBLIC TRANSPORTATION AUTHORITY ("NAIPTA")

(A corporate body and political subdivision
of the State of Arizona)

ARTICLE I – STATEMENT OF PURPOSE

Section 1.1 General Purposes. The Authority is a corporate body and political subdivision of the State of Arizona, established pursuant to state law for the purpose of designing, operating, and maintaining a public transportation system in the authority.

ARTICLES II – DEFINITIONS

Authority. Authority means the Northern Arizona Intergovernmental Public Transportation Authority, also known as "NAIPTA."

Board of Directors ("BOD"). Board of Directors means the Board of Directors of NAIPTA, consisting of representatives of member agencies, appointed by the agency's governing body.

Transit Advisory Committee ("TAC"). Transit Advisory Committee means the Committee consisting of the administrative head of each member agency, or the administrator's designee.

ARTICLE III – POWERS AND DUTIES OF THE BOARD OF DIRECTORS

The powers and duties of the Board of Directors include, but are not limited to:

(a) Conduct a periodic survey of public transportation needs in the authority and determine an appropriate transportation system to meet those needs and the means to finance the system and produce a five-year public transportation program that is consistent with the regional transportation plan approved by the regional council(s) of governments.

(b) Coordinate and implement the establishment and development of the public transportation system within the authority and among the participating governmental entities.

(c) Adopt rules that are proper and necessary to regulate the use, operation and maintenance of the public transportation systems, property, facilities and services.

(d) Employ a general manager and other employees as may be necessary and prescribe the duties, terms and conditions of employment.

(e) Appoint an authority treasurer or may enter into an intergovernmental agreement with the county treasurer to provide financial services for the authority.

(f) Manage, set policy and conduct the business of the Authority. Determine its organizational and procedural structure; adopt, amend and repeal bylaws and rules consistent with the requirements of state law, and prescribe an accounting system for the Authority.

(g) Provide for payment of all debts and appropriate claims from the appropriate funds.

(h) Issue an annual report on or before December 1 of each year, containing a full account of its transactions, activities and finances for the preceding fiscal year and other facts and recommendations, and transmit copies of the report to each member municipality, university and county, to the secretary of state, to the Arizona state library, archives and records, and, on request, to any member of the public.

(i) Cause an annual audit to be conducted of the public transportation authority fund by an independent certified public accountant within 120 days after the end of the fiscal year.

ARTICLE IV – MEMBERS

Section 4.1 Initial Members. The initial Members of the Authority are Coconino County, Yavapai County, the City of Flagstaff, the City of Sedona, the City of Cottonwood, and the Arizona Board of Regents acting for and on behalf of Northern Arizona University ("Northern Arizona University"). Coconino County, Yavapai County, the City of Sedona, the City of Cottonwood and Northern Arizona University each have one representative on the initial BOD, appointed by its governing body; the City of Flagstaff has two representatives on the initial BOD, appointed by its governing body.

Section 4.2 New Members. Incorporated cities and towns within Coconino and/or Yavapai County may join the authority by petitioning the board of supervisors of the county or counties in which they are located and entering into the Master IGA by and between the Initial Members and dated on or about March 15, 2006, as the same may be amended (the "Master IGA"), provided that membership is to be apportioned among the participating municipalities according to their respective populations.

Section 4.3 Voting Rights of Members. Each member of the BOD and the TAC shall have one (1) vote. Other elected officials, staff members and citizens may attend public meetings and participate as provided by law, but may not vote.

Section 4.4 Voting Rights of the Chair. The Chair has the same voting rights as any other member.

Section 4.5 Dues, Fees, and Assessments. Each Member must pay, within the time and on the conditions approved by the Members, the dues, fees, and assessments in amounts to be fixed from time to time by a majority of all the Members.

Section 4.6 Resignation of Members. In the event that one or more Members resigns from the Authority, the resigning Member(s) shall no longer be represented on the Board. Vacancies on the Board shall be filled by the remaining Members as provided by the Master IGA and these Rules of Procedure.

ARTICLE V – OFFICERS

Section 5.1 Officers of the Authority. The officers of the Authority, who must also be Members of the BOD, shall be a Chair, a Vice Chair, and a Secretary.

(a) A person may only hold one office at a time.

(b) In the event of a vacancy in an office, a new officer shall be appointed as provided in Section 9.3 of these Rules.

Section 5.2 Duties of Officers.

(a) *Chair*. The Chair shall: 1) preside at all meetings of the BOD; 2) sign all documents on behalf of the Authority; 3) be an ex-officio member of all committees.

(b) *Vice Chair*. The Vice Chair shall have all the powers and assume all of the duties of the Chair in the Chair's absence.

(c) *Secretary*. The Secretary shall keep or cause to be kept, at the Authority's Principal Office or such other place as the Board may direct, a book of minutes of all meetings, proceedings, and actions of the Board, of committees of the Board, and of members' meetings. The minutes of meetings shall comply with the requirements of the Arizona open meeting law. The Secretary shall keep or cause to be kept, at the Principal Office, a copy of the articles of the Rules of Procedure, as amended to date.

Section 5.3 Election and Re-election of Officers. Officers shall be elected each year at the first BOD meeting held after July 1. An officer who has served in the same office for two consecutive terms shall be ineligible for nomination or election to that office for the term immediately following the completion of the said consecutive terms. The said officer shall, however, become eligible for nomination and election to the same office for later terms, subject always to the aforementioned limit of two consecutive terms.

Section 5.4 Absence or Disability of Chair. In the absence or disability of the Chair, (1) the Vice Chair of the Board, (2) the officers in order of their rank as fixed by the members or, if not ranked, (3) an officer designated by the members, shall perform all duties of the Chair. When so acting, the Vice Chair of the Board or officer shall have all powers of, and be subject to all restrictions on, the Chair. The said Vice Chair or officer shall have such other powers and perform such other duties as the members or the bylaws may prescribe.

ARTICLE VI - **MEETINGS OF MEMBERS.**

Section 6.1 Regular Meetings of Board of Directors and TAC. Regular meetings of the BOD shall be held at least once each quarter, at a place and time designated by the Board in the notice of meeting. Regular meetings of the TAC shall be held at least six (6) times per calendar year, at a place and time designated by the TAC in the notice of meeting.

Section 6.2 Special Meetings. The Chair of the body may call a special meeting of the BOD or the TAC for any lawful purpose at any time.

Section 6.3 Notice Requirements for Meetings. Notice of meetings shall be provided to the members of the body and the public as provided in the Arizona Open Meeting Law, A.R.S. §38-501 *et seq*. Additional notice may be provided as the BOD deems advisable.

Section6.4 Quorum. A majority of members of the BOD or the TAC shall constitute a quorum for the transaction of business at any meeting of Members.

Section6.5 Conduct of Meetings. In all matters not addressed by these Rules or Arizona law, meetings of the BOD and the TAC shall be governed by Robert's Rules of Order.

ARTICLE VII – TRANSIT ADVISORY COMMITTEE

Section 7.1 Members. The Transit Advisory Committee ("TAC") shall consist of the Manager of each Member county, city or town or the Manager's designee; the Vice President of Administration of each Member university or college or designee; and one citizen from each Service Area to be appointed by its governing body. The corporate

boundaries of each of the Member municipalities and counties constitutes a Service Area for the purpose of this Section 7.1.

Section 7.2 Term of Office of Citizen Members. Citizen members shall serve for terms of three years each.

Section 7.3 Responsibilities. The TAC shall: have the duties and responsibilities provided in the Master IGA and in such position descriptions and policy handbooks as are reviewed by the TAC and approved by the BOD.

Section 7.4 Officers. The officers of the TAC shall consist of a Chair, Vice Chair, and Secretary. The Chair and Vice Chair must be members of the TAC. The Clerk of the Board shall serve as Secretary.

Section 7.5 Duties of Officers.

(a) Chair. The Chair shall: 1) preside at all meetings of the TAC; 2) sign such documents as may be necessary on behalf of the TAC.

(b) Vice Chair. The Vice Chair shall have all the powers and assume all of the duties of the Chair in the Chair's absence.

(c) Secretary. The Secretary shall keep or cause to be kept, at the Authority's Principal Office or such other place as the Board may direct, a book of minutes of all meetings, proceedings, and actions of the TAC. The minutes of meetings shall comply with the requirements of the Arizona open meeting law.

Section 7.6 Election and Re-election of Officers. Officers shall be elected each year at the first TAC meeting held after July 1. An officer who has served in the same office for two consecutive terms shall be ineligible for nomination or election to that office for the term immediately following the completion of the said consecutive terms. The said officer shall, however, become eligible for nomination and election to the same office for later terms, subject always to the aforementioned limit of two consecutive terms.

ARTICLE VIII – VOTING PROCEDURES FOR THE BOARD OF DIRECTORS AND THE TRANSIT ADVISORY COMMITTEE

Section 8.1 Manner of Casting Votes. Voting may be by voice or ballot at the discretion of the chair.

Section 8.2 Voting. Each member appointed pursuant to Article 4 of these Rules shall be entitled to cast one vote on each matter submitted to a vote of the Members.

Section 8.3 Approval by Majority Vote. If a quorum is present, the affirmative vote of the majority of the voting power represented at the meeting, entitled to vote and voting on any matter, shall be the act of the members, unless the vote of a greater number is required by Arizona law of or these rules of procedure.

Section 8.4 Alternate Members of BOD and TAC. The governing body of each Member shall designate an alternate representative to both the BOD and TAC. The alternate representatives shall be authorized to attend BOD or TAC meetings and vote on all issues coming before the body, in the event that the regular representative is unable to attend a meeting. Members of the BOD or TAC may participate in a meeting by technological means, provided that the member can hear and participate in all discussions and the public can hear all statements made by the member so participating.

ARTICLE IX – AMENDMENTS

New bylaws may be adopted or these bylaws may be amended or repealed by the approval of a majority of all the appointed members of the BOD, provided, however, that any provision of these bylaws that requires the vote of a larger proportion of the Members than otherwise is required by law may not be altered, amended, or repealed except by vote of that greater number. No amendment may extend a director's term beyond that for which the director was elected.

DATED this 19th day of March, 2012.

Chair of the Authority

ATTEST:

Rhonda Cashman
Clerk of the Authority

9. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Jessica Cortes, Court Administrator
Date:	04/26/2023
Meeting Date:	05/02/2023

TITLE:

Consideration of Appointment and Reappointment: On-Call Magistrates for the Flagstaff Municipal Court.

STAFF RECOMMENDED ACTION:

Approve the appointment of Hector Figueroa and the reappointment of Michael Araujo and Howard Grodman as On-Call Magistrates to the Flagstaff Municipal Court.

Executive Summary:

Appointment of all magistrates is required to be completed by the Flagstaff City Council for a two-year term under both the City Charter and FCC Section 1-15-001-0002(A). Appointment of Magistrates for the Municipal Court allows for ongoing operations of the court without interruption.

Magistrates hear criminal, civil, traffic and local code violations that are filed in the Flagstaff Municipal Court. They conduct trials, both jury and non-jury, and sentence individuals within the parameters set by law. Magistrates are required for the ongoing operational needs of the Municipal Court. Magistrates are critical to the criminal and civil processes of the judicial branch.

Financial Impact:

Funding for all judicial positions is included in the approved budget of the Flagstaff Municipal Court. No additional budgetary impact is anticipated.

Policy Impact:

On-Call Magistrates are critical to the criminal and civil processes of the judicial branch. These appointments help maintain an independent judiciary that is necessary for the ongoing operations of our local government. A strong, independent, and fair judicial branch provides balance to criminal and civil matters that require resolution within our municipality.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Personnel - Attract and retain quality staff.

Has There Been Previous Council Decision on This:

Yes, Michael Araujo, Hector Figueroa and Howard Grodman have been appointed by previous City Councils and have served in the Flagstaff Municipal Court for two years in this capacity.

Options and Alternatives:

Approve the appointments.
Do not approve the appointments and request alternative candidates for Council consideration.

Attachments:

9. B.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Mac McNamara, Capital Improvements Project Manager

Co-Submitter: Paul Mood

Date: 04/26/2023

Meeting Date: 05/02/2023

TITLE:

Consideration and Approval of Contract: Approve the Construction Contract with Hylan-West, Inc. for the Soliere Water Transmission Main ("Project") in the amount of $2,986,530.11 (which is the sum of the bid amount of $2,900,913.00 and a Contract Allowance of $85,617.11).

STAFF RECOMMENDED ACTION:

1. Approve the Construction Contract with Hylan-West, Inc. ("Contractor") in the amount of $2,986,530.11 (which is the sum of the Contractor's bid amount of $2,900,913.00 and a Contract Allowance of $85,617.11) and a contract time of 180 calendar days;
2. Approve a Contract Allowance of $85,617.11, which is 5% of the Engineer's Estimate;
3. Approve Change Order Authority to the City Manager in the amount of $290,091.30 (10% of the contract amount, less allowances); and
4. Authorize the City Manager to execute the necessary documents.

Executive Summary:

The Construction Contract award of $2,986,530.11 to the Contractor is proposed to complete the Project that includes installing 5,265 linear feet of 12" PCV for one new water transmission main, that will provide the needed secondary water source for new developments on Butler Ave. Installation will start from the intersection of Elk Run St. and Soliere Ave., and running west to the intersection of 4 th St. and Soliere Ave. Pending City Council's approval, construction is anticipated to begin in June of 2023 and is anticipated to be complete by October of 2023.

Financial Impact:

The Project is funded by $1,306,176.00 from the FY23 Drinking Water Fund, Soliere Waterline 12" Upsizing and by $2,100,000.00 from the proposed FY24 Drinking Water Fund, Soliere Waterline 12" Upsizing (Account # 202-08-370-3374-0).

Policy Impact:

An award of this Construction Contract supports Water Services Strategic Plan Objective 5: Accelerate Infrastructure Maintenance and Replacement.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Safe & Healthy Community

Ensure the built environment is safe through the use of consistent standards, rules and regulations, and land use practices.

Sustainable, Innovative Infrastructure: Deliver outstanding services to residents through a healthy, well maintained infrastructure system.

Carbon Neutrality Plan

Improve water infrastructure and expand water reuse.

Regional Plan

Disturbed areas for improvements and landscaping for new development shall emphasize the use of native, drought-tolerant, or edible species appropriate to the area.

Maintain and develop facilities to provide reliable, safe, and cost-effective water, wastewater, and reclaimed water services.

Has There Been Previous Council Decision on This:

Yes. The City Council approved the City of Flagstaff's on-call consultant contract, through which a consultant services contract for the design of the Project was executed with Turner Engineering, Inc.

The Project's FY-23 budget was approved in the FY-23 Capital Improvements 5-Year Pan. The Project's FY-24 proposed funding is being requested in the upcoming FY-24 Capital Improvement 5-Year Plan which will be presented to City Council.

Options and Alternatives:

1. Approve the contract award as recommended. Approval will allow work on the Project to move forward in the summer of 2023; or
2. Reject all bids. This action would delay the Project. If rejection occurs, possible options include:
    a. Re-solicit the Project at a later date; or
    b. Suspend or cancel the Project.

Background/History:

The Purchasing section posted an Invitation for Bids (IFB) solicitation for construction on February 10, 2023, on the PlanetBids website, and advertised it in the Arizona Daily Sun newspaper on February 19 and 26, 2023. There were 3 bids received on the opening date of March 10, 2023 (bid summaries are identified in the Expanded Financial Considerations section below). After reviewing all bids received, Staff determined that Hylan-West, Inc. is the lowest responsive and responsible bidder.

Key Considerations:

The City's overall water system will benefit from the installation of the new transmission main. Increased reliability and reduced service interruptions from failures are the benefits of the transmission main.

Expanded Financial Considerations:

Below is a summary of the bids received.

Engineer's Estimate	***$1,712,342.10***
Hylan-West, Inc.	$2,900,913.00
Kinney Construction Services., LLC	$3,213,278.00
Action Direct, LLC	$3,890,595.00

Included in the contract amount will be an allowance of $85,617.11. The Contract Allowance will be used for unforeseen items of work. The Project Manager, Section Head and Division Head will have the authority to approve the use of the allowance in accordance with Flagstaff Procurement Code Manual.

Change Order Authority establishes a dollar amount (10% of the contract amount, less allowance) and provides the City Manager, on behalf of the Council, authority to amend the Contract Amount in response to unforeseen costs that are more than the contracted amount and in excess of the Contract Allowance.

Community Benefits and Considerations:

The Community benefits of this project include more reliable water service from the new infrastructure. This Project will provide a secondary water source for the 4th Street and Butler Ave area. Several proposed developments have contributed to the cost of this project to satisfy secondary water source requirements in the area. Additional Project information and traffic restriction advisories will be provided as necessary through local media releases and other communication methods.

Attachments:

Hylan-West Construction Contract
Exhibit A - Special Provisions
Exhibit B - Revisions to MAG
Context Map
Vicinity Map
Allowance Justification Form

CONSTRUCTION CONTRACT #2023-85

City of Flagstaff, Arizona
and
Hylan-West, Inc.

This Construction Contract ("Contract") is made and entered into this _____ day of _____ _____ 2023, by and between the City of Flagstaff, an Arizona municipal corporation with offices at 211 West Aspen Avenue, Flagstaff, Arizona ("Owner") and Hylan-West, Inc., a Delaware C Corporation Company ("Contractor") with offices at 8825 N 23rd Avenue, Suite 100, Phoenix, AZ 85021. Contractor and the Owner may be referred to each individually as a "Party" and collectively as the "Parties."

RECITALS

A. Owner desires to obtain construction services; and

B. Contractor has available and offers to provide personnel and materials necessary to accomplish the work and complete the Project as described in the Scope of Work within the required time in accordance with the calendar days included in this Contract.

NOW, THEREFORE, the Owner and Contractor agree as follows:

1. Scope of Work. Contractor shall furnish any and all labor, materials, equipment, transportation, utilities, services and facilities for the **Soliere Avenue Water Transmission Main Project** ("Project"). The Project scope is specific to the attached Special Provisions ("Exhibit A"). Contractor shall construct the Project for the Owner in a good, workmanlike and substantial manner and to the satisfaction of the Owner through its engineers and under the direction and supervision of the City Engineer, or his properly authorized agents including but not limited to project managers and project engineers. Contractor's work shall be strictly pursuant to and in conformity with the Contract.

1.1 A Pre-Construction Conference will be held with the successful Contractor after the Notice of Award is issued. The date and time of the Conference will be agreed upon between the Contractor and the Engineer at a location identified by the Owner. The meeting will be held at a location identified by the Owner. The purpose of the meeting is to outline specific construction items and procedures that the Owner feels require special attention on the part of Contractor. Contractor may also present any variations in procedures to improve the workability of the Project, reduce the cost, or reduce inconvenience to the public. Contractor shall submit a written proposal at this conference outlining intended plans for pavement replacement, maintaining continuous access to residences and businesses along the construction site, and traffic control.

2. Contract; Ownership of Work. Contractor shall furnish and deliver all of the materials and perform all of the work in accordance with this Contract; Construction Plans ("Plans"); Special Provisions; the City of Flagstaff Engineering Design and Construction Standards and Specifications; the latest version of the Maricopa Association of Governments ("MAG")

Specifications for Public Works Construction and City revisions to the MAG Specifications for Public Works Construction ("Exhibit B"); and any Arizona Department of Transportation ("ADOT") Standards that may be referenced on the Plans or in the specifications, incorporated in this Contract by reference, plans and associated documents. All provisions of the Invitation for Construction Bids, Performance Bond, Payment Bond, Certificates of Insurance, Addenda, Change Orders and Field Orders, if any, are hereby incorporated into this Contract. All materials, work, specifications and Plans shall be the property of the Owner.

The following exhibits are incorporated by reference and are expressly made a part of this Contract:

2.1.1 Special Provisions Exhibit A

2.1.2 Revisions of MAG Standard Specifications for Public Works Construction ("Flagstaff Addendum to MAG") Exhibit B

3. Payments. In consideration of the faithful performance of the work described in this Contract, the Owner shall pay an amount not to exceed Total Contract Amount of **two million nine hundred eighty-six five hundred thirty dollars and eleven cents ($2,986,530.11**), which is the sum of the Contractor's bid amount of $2,900,913.00 and a Contract Allowance of $85,617.11, to the Contractor for work and materials provided in accordance with the bid schedule, which amount includes all federal, state, and local taxes, as applicable. This amount shall be payable through monthly progress payments, subject to the following conditions:

3.1 Contractor shall promptly submit to the Owner all proper invoices necessary for the determination of the prices of labor and materials;

3.2 Progress payments shall be made in the amount of ninety percent (90%) of the value of labor and materials incorporated in the work, based on the sum of the Contract prices of labor and material, and of materials stored at the worksite, on the basis of substantiating paid invoices, as estimated by the Owner, less the aggregate of all previous payments, until the work performed under this Contract is fifty percent (50%) complete. When and after such work is fifty (50%) complete, the ten percent (10%) of value previously retained may be reduced to five percent (5%) of value completed if Contractor is making satisfactory progress as determined by the Owner, and providing that there is no specific cause or claim requiring a greater amount to be retained. If at any time the Owner determines that satisfactory progress is not being made, the ten percent (10%) retention shall be reinstated for all subsequent progress payments made under this Contract;

3.3 The City Engineer shall have the right to finally determine the amount due to Contractor;

3.4 Monthly progress payments shall be made by the Owner, on or before fourteen (14) calendar days after the receipt by the Owner of an approved estimate of the work completed;

3.5 Contractor agrees that title to materials incorporated in the work, and stored at the site, shall vest with the Owner upon receipt of the corresponding progress payment; and

3.6 The remainder of the Contract price, after deducting all such monthly payments and any retention, shall be paid within sixty (60) days after final acceptance of completed work by the Owner. The release of retention or alternate surety shall be made following the Owner's receipt and acceptance of: Contractor's Affidavit Regarding Settlement of Claims, Affidavit of Payment, Consent of Surety for Final Payment, and Unconditional Full and Final lien waivers from all subcontractors and suppliers who have filed an Arizona Preliminary 20 Day Lien Notice in accordance with A.R.S. §§ 33-992.01 and 33-992.02.

4. Time of Completion. Contractor agrees to complete all work as described in this Contract within **one hundred ninety (190) calendar days** from the date of the Owner's Notice to Proceed, **anticipated to be May 19, 2023**, free of all liens, claims and demands of any kind for materials, equipment, supplies, services, labor, taxes and damages to property or persons, in the manner and under the conditions specified within the time or times specified in this Contract.

5. Performance of Work. All work covered by this Contract shall be done in accordance with the latest and best accepted practices of the trades involved. Contractor shall use only skilled craftsmen experienced in their respective trades to prepare the materials and to perform the work.

6. Acceptance of Work; Non-Waiver. No failure of the Owner during the progress of the work to discover or reject materials or work not in accordance with this Contract shall be deemed an acceptance of, or a waiver of, defects in work or materials. No payment shall be construed to be an acceptance of work or materials which are not strictly in accordance with the Contract.

7. Delay of Work. Any delay in the performance of this Contract due to strikes, lockouts, fires, or other unavoidable casualties beyond the control of the Contractor and not caused by any wrongful act or negligence of the Contractor shall entitle the Contractor to an extension of time equal to the delay so caused. The Contractor shall notify the Owner in writing specifying such cause within twenty-four (24) hours after its occurrence. In the event such delay is caused by strikes, lockouts, or inability to obtain workmen for any other cause, the Owner shall have the right but shall not be obligated to complete the work on the same basis as is provided for in this Contract.

8. Failure to Complete Project in Timely Manner. If Contractor fails or refuses to execute this Contract within the time specified within this Contract, or such additional time as may be allowed, the proceeds of Contractor's performance guaranty shall become subject to deposit into the Treasury of the municipality as monies available to compensate the Owner for damages as provided by A.R.S. § 34-201 for the delay in the performance of work under this Contract, and the necessity of accepting a higher or less desirable bid from such failure or refusal to perform this Contract as required. If Contractor has submitted a certified check or cashier's check as a performance guaranty, the check shall be returned after the completion of this Contract.

9. Labor Demonstration. It is understood that the work covered by this Contract is for the Owner's business purposes and that any unfavorable publicity or demonstrations in connection with the work will have a negative effect upon the Owner. If Contractor's actions in performance of the Contract result in any public demonstration on behalf of the laborers or organized labor in the vicinity of the Owner's premises, whether such demonstration is in the form of picketing, posting of placards or signs, violence, threats of violence or in any other form, which in the Owner's judgment, might convey to the public the impression that the Owner or Contractor or any subcontractor is

unfair to laborers or to organized labor, the Owner shall have the right to terminate this Contract immediately, unless Contractor shall have caused such demonstration to be discontinued within two (2) days after request of the Owner to do so. In the event any such demonstration is attended by violence, the Owner may fix lesser time within which a discontinuance shall be accomplished. In the event of Contract termination, Contractor agrees to remove from the Premises within twenty-four (24) hours of termination, all machinery, tools, and equipment belonging to it or to its subcontractors. All obligations or liabilities of the Owner to Contractor shall be discharged by such termination, except the obligation to pay to Contractor a portion of the Contract price representing the value based upon the Contract prices of labor and materials incorporated in the work as established by the Owner, less the aggregate of all previous payments, but subject to all of the conditions pertaining to payments generally.

10. Material Storage. During the progress of the work, Contractor shall arrange for office facilities and for the orderly storage of materials and equipment. Contractor shall erect any temporary structures required for the work at his or her own expense. Contractor shall at all times keep the premises reasonably free from debris and in a condition which will not increase fire hazards. Upon completion of the work, Contractor shall remove all temporary buildings and facilities and all equipment, surplus materials and supplies belonging to Contractor. Contractor shall leave the Premises in good order, clean, and ready to use by the Owner. The establishment of any temporary construction yard, material storage area or staging area to be located within City of Flagstaff limits and outside the public right-of-way or Project limits generally requires a Temporary Use Permit. (See Exhibit B, Section 107.2.1.)

11. Maintenance During Winter Suspension of Work. A "Winter Shutdown" is the period of time typically including December through March during which no Work will be performed by any person or entity (including but not limited to Contractor) on the Project and Contractor shall shutdown, properly insulate and shelter the Project in a safe and workmanlike manner pursuant to local, state and federal laws. Although December through March is typically the time frame, the Owner reserves the right to initiate and terminate a Winter Shutdown at the Owner's sole discretion in the event of adverse weather conditions. A Winter Shutdown may be declared by the Owner despite delays, *for any reason*, on the Project. The Owner retains the right to declare a Winter Shutdown. If work has been suspended due to winter weather, Contractor shall be responsible for maintenance and protection of the improvements and of partially completed portions of the work until final acceptance of the project. A Winter Shutdown shall be by field order, change order or original Contract. If repairs and/or maintenance are needed during the Winter Shutdown, Contractor is required to perform the repairs and/or maintenance within twenty-four (24) hours of notification from the Owner. If the needed repairs and/or maintenance are not addressed within the timeframe, the Owner will accomplish the work and deduct the cost from monies due or become due to Contractor.

The Owner shall provide snow removal operations on active traffic lanes only during the Winter Shutdown. All other snow removal and maintenance operations shall be the responsibility of the Contractor during the Winter Shutdown. All cost associated with snow removal and proper disposal shall be considered incidental to the work including repair of temporary surface improvements due to normal wear and snow removal operations during the Winter Shutdown.

12. Assignment. No right or interest in this Contract shall be assigned, in whole or in part, by Contractor without prior written permission of the Owner, and no delegation of any duty of Contractor shall be made without prior written permission of the Owner. The Owner shall not unreasonably withhold consent to such assignment. Contractor agrees that any assignment agreement between Contractor and the Assignee shall include and subject to the assignee to all obligations, terms and conditions of this Contract and that Contractor shall also remain liable under all obligations, terms and conditions of this Contract.

13. Notices. Many notices or demands required to be given, pursuant to the terms of this Contract, may be given to the other Party in writing, delivered in person, sent by facsimile transmission, emailed, deposited in the United States mail, postage prepaid, or deposited with any commercial air courier or express service at the addresses set forth below, or to such other address as the Parties may substitute by written notice, given in the manner prescribed in this paragraph. However, notices of termination, notices of default and any notice regarding warranties shall be sent via registered or certified mail, return receipt requested at the address set forth below ***and*** to legal counsel for the party to whom the notice is being given.

If to Owner:	**If to Contractor:**
Emily Markel	Calvin Yetter
Acting Purchasing Manager	Vice President
City of Flagstaff	Hylan-West, Inc.
211 W. Aspen Ave,	6350 Sossman Rd
Flagstaff, AZ 86001	Mesa, Arizona 85212
EMarkel@flagstaffaz.gov	cyetter@hylanwest.com

14. Contract Violations. In the event of any of the provisions of this Contract are violated by Contractor or by any of Contractor's subcontractors, the Owner may serve written notice upon Contractor and the Surety of its intention to terminate such Contract (the "Notice to Terminate"). The Contract shall terminate within five (5) days of the date Contractor receives the Notice to Terminate, unless the violation ceases and Contractor makes arrangements for correction satisfactory to the Owner. In the event of any such termination, the Owner shall immediately serve notice of the termination upon the Surety by registered mail, return receipt requested. The Surety shall have the right to take over and perform the Contract. If the Surety does not commence performance within ten (10) days from the date of receipt of the Owner's notice of termination, the Owner may complete the work at the expense of the Contractor, and the Contractor and his or her Surety shall be liable to the Owner for any excess cost incurred by the Owner to complete the work. If the Owner completes the work, the Owner may take possession of and utilize such materials, appliances and plants as may be on the worksite site and necessary for completion of the work.

15. Termination for Convenience. The Owner may terminate this Contract at any time for any reason by giving at least **thirty (30) days** written notice to the Contractor. If termination occurs under this Section, Contractor shall be paid fair market value for work completed by Contractor as of the date of termination. The parties agree that fair market value shall be determined based on Contractor's original bid price, less any work not yet completed by Contractor as of the date the written notice of termination is given to Contractor.

16. Contractor's Liability and Indemnification. To the fullest extent permitted by law, Contractor shall indemnify, save and hold harmless the City of Flagstaff and its officers, officials, agents, and employees (hereinafter referred to as "Indemnitee") from and against liabilities, damages, losses and costs, including reasonable attorney fees, but only to the extent caused by the, recklessness or intentional wrongful conduct of the Contractor, subcontractor or design professional or other persons employed or used by the Contractor, subcontractor or design professional in the performance of the Contract. The amount and type of insurance coverage requirements set forth in the Contract (Exhibit B, Section 103.6) will in no way be construed as limiting the scope of the indemnity in this paragraph.

17. Non-Appropriation. In the event that no funds or insufficient funds are appropriated and budgeted in any fiscal period of the Owner to meet the Owner's obligations under this Contract, the Owner will notify Contractor in writing of such occurrence, and this Contract will terminate on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for payment under this Contract are exhausted. No payments shall be made or due to the other party under this Contract beyond these amounts appropriated and budgeted by the Owner to fund the Owner's obligations under this Contract.

18. Amendment of Contract. This Contract may not be modified or altered except in writing and signed by duly authorized representatives of the parties.

19. Subcontracts. Contractor shall not enter into any subcontract, or issue any purchase order for the completed work, or any substantial part of the work, unless in each instance, prior written approval shall have been given by the Owner. Contractor shall be fully responsible to the Owner for acts and omissions of Contractor's subcontractors and all persons either directly or indirectly employed by them.

20. Cancellation for Conflict of Interest. This Contract is subject to the cancellation provisions of A.R.S. § 38-511.

21. Compliance with All Laws. Contractor shall comply with all applicable laws, statutes, ordinances, regulations and governmental requirements in the performance of this Contract.

22. Employment of Aliens. Contractor shall comply with A.R.S. § 34-301, which provides that a person who is not a citizen or ward of the United States shall not be employed upon or in connection with any state, county or municipal public works project.

23. Compliance with Federal Immigration Laws and Regulations. Contractor warrants that it complies with all Federal Immigration laws and regulations that relate to its employees and complies with A.R.S. § 23-214.A. Contractor acknowledges that pursuant to A.R.S. § 41-4401 a breach of this warranty is a material breach of this Contract subject to penalties up to and including termination of this Contract, and that the Owner retains the legal right to inspect the papers of any employee who works on the contract to ensure compliance with this warranty.

24. Contractor's Warranty. Contractor warrants that it complies with all Federal Immigration laws and regulations that relate to its employees and complies with A.R.S. § 23-214.A, Verification of Employment Eligibility. Contractor shall not employ aliens in accordance with A.R.S. § 34-301, Employment of Aliens on Public Works Prohibited. Contractor

acknowledges that pursuant to A.R.S. § 41-4401, Government Procurement; E-Verify Requirement; Definitions, a breach of this warranty is a material breach of this contract subject to penalties up to and including termination of this Contract, and that the Owner retains the legal right to inspect the papers of any employee who works on the Contract to ensure compliance with this warranty.

25. Jurisdiction and Venue. This Contract shall be administered and interpreted under the laws of the State of Arizona. Contractor hereby submits itself to the original jurisdiction of those courts located within Coconino County, Arizona.

26. Attorneys' Fees. If suit or action is initiated in connection with any controversy arising out of this Contract, the prevailing party shall be entitled to recover in addition to costs such sum as the court may adjudge reasonable as attorney fees, or in event of appeal as allowed by the appellate court.

27. Time is of the Essence. Contractor acknowledges that the completion of the Contract by the dates specified final completion is critical to the Owner, time being of the essence of this Contract.

28. No Third-Party Beneficiaries. The Parties acknowledge and agree that the terms, provisions, conditions, and obligations of this Contract are for the sole benefit of, and may be enforceable solely by, the Parties to this Contract, and none of the terms, provisions, conditions, and obligations of this Contract are for the benefit of, or may be enforced by, any person or entity not a party to this Contract.

29. Headings. The article and section headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of this Contract.

30. Severability. If any part of this Contract is determined by a court to be in conflict with any statute or constitution or to be unlawful for any reason, the parties intend that the remaining provisions of this Contract shall remain in full force and effect unless the stricken provision leaves the remaining Contract unenforceable.

31. Records. The Owner and its employees, agents, and authorized representatives shall have the right at all reasonable times and during all business hours to inspect and examine Contractor's records related to this Contract. Contractor shall retain all records related to this Contract for a period consistent with the Owner's records retention policy. This record retention requirement shall remain in effect following termination of the Contract.

32. Force Majeure:

32.1 There may be events that occur during the term of the Contract that are beyond the control of both the Owner and Contractor, including events of war, floods, labor, disputes, earthquakes, epidemics, pandemics, adverse weather conditions not reasonably anticipated, forest fires, and other acts of God ("Events"). These Events may result in a temporary delay of contractual deliverables, or the permanent inability to provide the contractual deliverables that are the subject of the Contract.

32.2 There shall be no claims arising from a temporary delay of contractual deliverables, or the permanent inability to provide the contractual deliverables caused by the Events and the Owner shall not pay additional costs incurred by Contractor as a result of such Events.

32.3 The Parties shall act in good faith to extend the Contract completion date without any penalty to Contractor and that the extension will be in an amount of time equal to any temporary delay. This provision of the Contract supersedes all other terms regarding temporary delay, permanent shut down, or increased costs.

33. No Boycott of Israel: Pursuant to A.R.S. §§ 35-393 and 35-393.01, if Contractor has over ten (10) employees and the Contract is worth at least one-hundred thousand dollars and no cents ($100,000), Contractor shall certify that it is not currently engaged in, and agrees, for the duration of the Contract, will not engage in a boycott of Israel.

34. Contract to Contract: The Contract shall not be modified within the first year after Contract award where: (a) an amendment may result in a competitive advantage that was not made available to other proposers/bidders; or (b) requests for changes may delay commencement of performance.

35. Forced Labor of Ethnic Uyghurs: If Contractor engages in for-profit activity and has ten (10) or more employees, pursuant to A.R.S. §35-394, Contractor certifies that it does not currently, and agrees for the duration of the contract that it will not, use: 1) the forced labor of ethnic Uyghurs in the People's Republic of China; 2) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; and 3) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China. If Contractor becomes aware during the term of the contract that the company is not in compliance with the written certification, the company shall notify the Owner within five (5) business days after becoming aware of the noncompliance. If Contractor does not provide the Owner with a written certification that Contractor has remedied the noncompliance within 180 days after notifying the Owner of the noncompliance, this Contract terminates, except that if the contract termination date occurs before the end of the remedy period the Contract terminations on the Contract termination date.

(REMAINDER OF PAGE INTENTIONALLY BLANK)

IN WITNESS WHEREOF, the Owner and Contractor, by their duly authorized representatives, have executed this Contract as of the date written above.

(Please sign in blue ink. Submit original signatures – photocopies not accepted)

Owner, City of Flagstaff	**Contractor**
Greg Clifton, City Manager	Signature
Attest:	Printed Name
City Clerk	Title
Approved as to form:	
City Attorney	

Last Updated February 3, 2023

CITY OF FLAGSTAFF, ARIZONA
PAYMENT BOND

PROJECT NAME: Soliere Avenue Water Transmission Main Project
PROJECT NUMBER: WA3374/03-22001 **BID NUMBER:** 2023-85

STATUTORY PAYMENT BOND PURSUANT TO TITLE 34
CHAPTER 2, ARTICLE 2, OF THE ARIZONA REVISED STATUTES
(Penalty of this Bond must be 100% of the Contract Amount)

KNOW ALL MEN BY THESE PRESENTS:

That, _____
(Hereinafter called the Principal), as Principal, and, _____
_____, a corporation organized and existing under the laws of the State of _____, with its principal office in the City of _____ ("Surety"), as Surety, are held and firmly bound unto the City of Flagstaff, Arizona ("Obligee"), in the amount of _____
_____Dollars ($_____) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Contract with the Obligee, dated this _____ day of_____, 20___, to the City of Flagstaff which Contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

Now, therefore, the condition of this obligation is such, that if the principal promptly pays all monies due to all persons supplying labor or materials to the principal or the principal's subcontractors in the prosecution of the work provided for in the contract, this obligation is void. Otherwise it remains in full force and effect.

Provided, however, that this bond is executed pursuant to the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, and all liabilities on this bond shall be determined in accordance with the provisions, conditions and limitations of said Title and Chapter, to the same extent as if it were copied at length in this Contract.

The prevailing party in a suit on this bond shall recover as a part of the judgment reasonable attorney fees that may be fixed by a judge of the court.

Witness our hands this _____ day of _____ 20___.

_____	_____
Principal (Seal)	Surety (Seal)
By: _____	By: _____
_____	_____
Agency of Record	Agency Address

CITY OF FLAGSTAFF, ARIZONA
PERFORMANCE BOND

PROJECT NAME: Soliere Avenue Water Transmission Main Project
PROJECT NUMBER: WA3374/03-22001 **BID NUMBER:** 2023-85

STATUTORY PERFORMANCE BOND PURSUANT TO TITLE 34
CHAPTER 2, ARTICLE 2, OF THE ARIZONA REVISED STATUTES
(Penalty of this Bond must be 100% of the Contract Amount)

KNOW ALL MEN BY THESE PRESENTS:

That, _____
(hereinafter called the Principal), as Principal, and, _____
_____, a corporation organized and existing under the laws of the State of _____
_____, with its principal office in the City of _____
("Surety"), as Surety, are held and firmly bound unto the City of Flagstaff, Arizona ("Obligee"), in the amount of _____Dollars ($_____
_____) for the payment whereof, the said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a certain written Contract with the Obligee, dated this ____day of _____ 20__ in the City of Flagstaff which Contract is hereby referred to and made a part hereof as fully and to the same extent as if copied at length herein.

Now, therefore, the condition of this obligation is such, that if the principal faithfully performs and fulfills all of the undertakings, covenants, terms, conditions and agreements of contract during the original term of the contract and any extension of the contract, with or without notice to the surety, and during the life of any guaranty required under the contract, and also performs and fulfills all of the undertakings, covenants, terms, conditions and agreements of all duly authorized modifications of the contract that may hereafter be made, notice of which modifications to the surety being hereby waived, the above obligation is void. Otherwise it remains in full force and effect.

Provided, however, that this bond is executed pursuant to the provisions of Title 34, Chapter 2, Article 2, Arizona Revised Statutes, and all liabilities on this bond shall be determined

in accordance with the provisions of said Title and Chapter, to the extent as if it were copied at length in this Contract.

The prevailing party in a suit on this bond shall recover as part of the judgment reasonable attorney fees that may be fixed by a judge of the court.

Witness our hands this _____ day of _____20__.

_____	_____
Principal (Seal)	Surety (Seal)
By: _____	By: _____
_____	_____
Agency of Record	Agency Address

Last Updated February 3, 2023

EXHIBIT A

SPECIAL PROVISIONS

CITY OF FLAGSTAFF

SOLIERE AVENUE WATER TRANSMISSION MAIN

CITY OF FLAGSTAFF PROJECT NO. WA-3374/03-22001

PREPARED BY

TURNER ENGINEERING INC.
CONSULTING CIVIL ENGINEERING

528 West Aspen Avenue
Flagstaff, Arizona 86001
Ph: (928) 779-1814
email pturner@teiaz.com

Project Number 10622
November 16, 2022



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NEW PART 000
INTRODUCTION

Modifications to the MAG Specifications, Arizona Department of Transportation Specifications (A.D.O.T.), and the preceding City of Flagstaff's Amendments to MAG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION – Amended February 2022 EDITION (Hereinafter known as Exhibit A) are made in these Special Provisions and take precedence over aforementioned Specifications for Public Works Construction. Where there is no conflict between MAG Specifications, A.D.O.T. Specifications and the City of Flagstaff's Revisions of MAG Standard Specifications for Public Works Construction these Special Provisions are to be construed as being additions to the Specifications. In cases of conflict between the other Specifications and the Special Provisions, the Special Provisions are to be construed as supplanting only the conflicting portions of the other Specifications.

MAG UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) AND EXHIBIT A ARE HEREBY AMENDED TO INCLUDE THE FOLLOWING:

PART 100
GENERAL CONDITIONS

BIDDING REQUIREMENTS AND CONDITIONS
SECTION 103
AWARD AND EXECUTION OF CONTRACT

103.6 CONTRACTOR'S INSURANCE:

103.6.1 General: (add the following after the first sentence)

No additional payment shall be made for compliance with insurance requirements and certificates.

SECTION 104
SCOPE OF WORK

104.1: WORK TO BE DONE:

104.1.2 Maintenance of Traffic: (add the following)

The Contractor is responsible for preparing, submitting and obtaining approval of a complete traffic control plan satisfactory to the Transportation Engineer. A permit shall not be issued until approval is granted from the City of Flagstaff, Transportation Department. Detailed traffic control plans shall include provisions for access to all adjacent properties within the project area. If absolutely necessary, and by approval of the Engineer, the Contractor may temporarily limit vehicular and pedestrian traffic to properties through advance written notice and verbal confirmation of the affected property owner, and occupant(s). Any temporary limit to access shall be as short as possible. Traffic Control Plan & Implementation are pursuant to Exhibit A. Finalization of the traffic control plan(s) will be done prior to issuance of the Right-of-Way Permit through the City's Transportation Engineering Section.

104.2 ALTERATION OF WORK:

104.2.3 Due to Extra Work: (add the following)

In addition to the Contract Allowance in Exhibit A in 104.2.3, this adds a second Contract Allowance. Due to the fact the water transition main does cross several franchise utilities. An effort has be made to avoid conflict with those utilities. However, not all potential conflicts have been potholed. The potential for vertical and/or horizontal adjustments may be required to avoid conflicts with other utilities. The Pipe Relocation Contingency shall be used to compensate the Contractor for efforts required to make the vertical and/or horizontal connections or adding other appurtenances (such as an air/vac relief valve assembly) if not already shown on the Plans. The Pipe Relocation Contingency Bid Item is a fixed amount in the Bid Schedule and has the same stipulations as 104.2.3 in Exhibit A.

SECTION 105
CONTROL OF WORK

105.12 MAINTENANCE DURING CONSRUCTION: (add the following)

Maintenance shall also include dust control and abatement both during working hours and off hours (weekends). This may include watering, sweeping and general cleanup. The cost of this maintenance work during the construction duration shall be per the Bid Schedule.

SECTION 107
LEGAL REGULATIONS AND RESPONSIBILITY TO PUBLIC

107.9 PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE: (add the following)

Survey monuments and property corners shall be identified, protected and not disturbed except as noted on the Plans. All costs associated with protecting or re-establishing disturbed survey monuments and property corners shall be the sole responsibility of the Contractor. Re-establishing all monuments and property corners shall be performed by a current Licensed Arizona Surveyor pursuant to the Arizona State Board of Technical Registration and all applicable State Statutes. Monuments and property corners shall be in place and visible prior to final acceptance of the Project.

107.9.1 Coordination of Service Interruption and Hours of Operation: (add new sub section) The work affecting adjacent properties services including emergency services, trash and recycling pick-up and mail delivery shall be coordinated with those property owners, occupants, renters, lessees (herein after called owners) being affected. The Contractor shall notify those owners two weeks prior to any interruption in service. Service interruptions shall be coordinated with the affected owners. This may mean that the Contractor will have to do their work during the night or on a weekend or both. This effort and cost shall be included in work of those items that require service interruption.

107.9.2 Erosion and Sediment Control and SWPPP: (new subsection added)

An erosion and sediment control plan sheet is contained within the Plans. The Contractor is required to follow the instructions for obtaining authorization to discharge stormwater from construction activities under the AZPDES Construction General Permit --- AZG2013-001 or the most current revision thereto. For specific information about the program or the permit, visit their website at http://www.azdeq.gov/environ/water/permits/cgp.html. This effort will include, but not be limited to, a Notice of Intent (NOI), preparation and maintenance of the SWPPP and a Notice of Termination (NOT). The cost of this effort shall be paid Lump Sum per the Bid Schedule.

107.11 CONTRACTOR'S RESPONSIBILITY FOR UTILITY PROPERTY AND SERVICES: (add the following)

All franchise utilities will be asked to attend the preconstruction meeting. The Contractor shall perform required utility potholes. It shall be the Contractor's responsibility to determine the exact location of the utilities prior to any construction operations and to notify the respective utility and

the city's project manager at least two (2) working days prior to commencing any work on the project. Note: To assist the Contractor's investigation of existing utilities we have a preliminary layout of what was determined in the field. This is not to construed as ALL of the utilities. Adams Trenching, Inc. provided the information to us. See attached Appendix D.

The Contractor shall protect existing water, sewer, electric, gas, telephone, cable TV, and fiber optic lines where construction crosses lines. Main line and electric, telephone, cable TV, other components and service lines may not be shown on the plans or may not be accurately shown on the plans. It is the Contractor's responsibility to determine their location in the field. (Call Blue Stake, 1 (800) STAKE-IT). Protection or repair of existing main or service lines damaged by the Contractor is incidental to the work causing such damage. In the event that there is a physical conflict between an existing main or service line and the work, the Contractor shall immediately notify the Engineer of the conflict. The Engineer will make a determination as to how the conflict will be resolved. Any Extra Work required as a result of an unforeseen main or service conflict will be ordered and paid for in accordance with Section 104.2.3. Locations of underground utilities shown on the plans are to be regarded as approximately only. The Contractor shall perform utility potholes in advance of the trenching or excavation operations to determine the actual locations of underground utilities which may affect the proposed work as called out on the plans. The Contractor shall contact all utility companies prior to commencing any work and shall be responsible for scheduling and coordinating his work activities accordingly to avoid conflicts and delays with utilities. Delays due to the lack of early coordination with utilities shall not warrant an increase in contract time.

107.11.1 Payment: (new subsection)

No additional payment shall be made for the utility pothole work. This cost shall be included in the price bid for the construction or installation of items to which such measures are incidental or appurtenant.

SECTION 108
COMMENCEMENT, PROSECUTION AND PROGRESS

108.4.1 Weekly Construction Meetings: (new subsection added)

The Contractor's Responsible Person-in-Charge shall attend weekly construction meetings and be knowledgeable about daily operations. The Contractor shall update the current schedule to include the past work and the worked planned for the next two weeks. In addition to the schedule, the Contractor shall keep a log of problems, issues, complaints, safety, traffic or pedestrian issues, delays, material testing results, inspection results and notes, any service disruptions and duration, access disruptions and duration, field orders or changes, or any items related to Project that the Engineer considers necessary. This log shall be updated weekly and be available for review by the Engineer at the weekly construction meetings. The Contractor shall prepare meeting agendas and meeting minutes. Meeting agendas shall be distributed to the Engineer two working days prior to the meeting. Minutes shall be distributed within four working days of the meeting. No separate measurement or payment shall be made for weekly construction meetings. Weekly construction meetings shall be considered incidental to the work.

108.5 LIMITATION OF OPERATIONS: (add the following)

Notwithstanding anything to contrary, the Contractor shall be prepared to perform some work during nights, weekends and/or both. This applies to connecting mains to mains and services and associated work. It also applies to work in and around roadway intersections. Night time work is to be considered incidental to those bid items requiring night time work and no additional compensation will be paid to the Contractor. The Contractor is hereby made aware of the additional inspection and testing cost and should include such costs in the bid items requiring night time, weekends and/or both (See Exhibit A, 108.5). Night time or weekend work shall be done at the request of the Engineer and requires the approval of the Engineer.

The project limits are within and near a residential neighborhood. The contractor will take careful consideration to the residents and owners and their personal property while performing the project work. The contractor will have a designated public relations person on staff that will speak and interact with the residents and owners when necessary. This person will conduct themselves in a professional manner and will not be compensated by the City's contract. It will be considered incidental to the project work and included in the overall project bid amount. No separate payment will be made by the City of Flagstaff.

SECTION 109
MEASUREMENTS AND PAYMENTS

109.2 SCOPE OF PAYMENT: (add the following)

The form for submitting pay requests shall be NSPE form C620. The successful Bidder shall be provided this form in Excel© electronic version upon request at no cost. No additional payment will be made to the contractor for using this form An Adobe© copy is attached as Appendix C for reference.

PART 300
STREETS AND RELATED WORK

SECTION 301
SUB-GRADE PREPARATION

301.1 DESCRIPTION: (add the following)

Sub-grade preparation shall be, in addition to the above, per the Analysis and Recommendations to include, but not be limited to: Site preparation, earthwork factors, fill and backfill, utility installation, slabs-on-grade, corrosion protection, and permanent Cut/Fill Slope Limitations shall all be per the Geotechnical Evaluation prepared by Western Technologies, Inc. Project number 2529JW101 dated November 06, 2019 and Addendum No. 1 dated December 12, 2019. The Geotechnical Evaluation and Addendum No. 1 are attached as Appendix B.

301.3 RELATIVE COMPACTION: (add the following paragraph)

Additional compaction requirements and soil treatment shall be per the Geotechnical Evaluation prepared by Western Technologies, Inc. Project number 2529JW101 dated November 06, 2019 and Addendum No. 1 dated December 12, 2019. The Geotechnical Evaluation and Addendum No. 1 are attached as Appendix A.

SECTION 336
PAVEMENT MATCHING AND SURFACING REPLACEMENT

336.2 MATERIALS AND CONSTRUCTION METHODS:

336.2.3 Temporary Pavement Replacement: (Add the following paragraphs)

All pavement cuts are to be paved with temporary or final permanent pavement within two (2) working days of backfilling the excavation. Temporary surfaces shall be maintained so that a

smooth surface is available at all times for all traffic and is maintained to be free from ruts, depressions, holes, mounds and loose material.

Except as otherwise provided, pavement shall be maintained in a safe and reasonably smooth condition until final pavement replacement is completed or ordered by the Engineer. Temporary paving removed shall be hauled from the job site and disposed of legally by the Contractor at no additional cost to the project. All costs for temporary paving installation, maintenance, and removal shall be included in the contract unit prices for that respective bid item of construction, and no extra compensation will be made to the Contractor.

336.2.4 Permanent Pavement Replacement and Adjustments:

336.2.4.2 Adjustments: (add the following to the first paragraph)

In addition to adjustments in the new pavement, above, the Contractor shall adjust all other construction related components to final grade pursuant to the City of Flagstaff's applicable Engineering Standards and Details. This work shall be considered incidental to the bid item requiring the adjustment or replacement.

336.4 MEASUREMENT: (replace first sentence to read)

No measurement for pavement and surface replacement shall be made. This shall include, but not be limited to, asphalt, concrete, pads, driveways, alleys, ramps or any other hard or soft permanent surface. The quantity of surface replacement in this SECTION shall be included in the bid item requiring replacement. Furthermore, delete (A), (B), (C), (D), (F) and (G).

336.5 PAYMENT: (replace first sentence to read)

No direct payment for quantity of pavement or surfacing replacement will be made for replacement over pipes, valves, blow-offs, air-relief components, services, water meters, thrust blocks or any other component of the water, sewer, or storm drain system, including irrigation systems replacement, or reconstruction. This shall include traffic signal controls, wires, and appurtenances. The cost for pavement or surface replacement shall be included in the bid item requiring pavement or surface replacement. Payment for replacements over other work shall be included in the cost of constructing that work, in accordance with the applicable standard details and specifications.

336.5 PAYMENT: (add the following)

-Revise the 5th sentence

Furthermore, no direct payment shall be made for pavement and surface replacement to repair or replace any existing pavement outside of the trench neat line that was damaged by the Contractor's or Subcontractor's work to install the water mains and associated appurtenances.

(replace the third sentence to read)

Since no direct payment for pavement or surface replacement will be made, the replacement cost of any existing pavement markings that have been obscured, obliterated or removed by construction activities shall be included in the bid item requiring pavement or surface replacement except as provided in the plans. This shall include obliteration or damage of pavement markings due to construction activities and construction traffic.

SECTION 340
CONCRETE CURB, GUTTER, SIDEWALK, SIDEWALK RAMPS, DRIVEWAY AND ALLEY ENTRANCE

340.3 CONSTRUCTION METHODS:

(add the following paragraph)

Curb, gutter, sidewalk, FUTS, driveway aprons, driveways, and handicapped sidewalk ramps shall be constructed on 3" of A.B.C. or as shown on the plans, placed in accordance with M.A.G. Section 310. The cost for the A.B.C. and placement as specified shall be included in the respective bid item.

PART 600
WATER AND SEWER

SECTION 601
TRENCH EXCAVATION, BACKFILLING AND COMPACTION

601.1 DESCRIPTION: (add the following)

Storm drain pipes shall be included in this PART 600.

602.2 EXCAVATION:

601.2.3 Trench Grade: (add the following)

Elevation stakes are required for all water pipes that have grades shown on the Plans.

601.2.11 Dewatering: (add a new subsection)

Any water encountered during the operation shall be disposed of by the Contractor in a manner that will not damage public or private property or create a nuisance or health problem. The cost of furnishing pumps, pipes, disposal and equipment for dewatering shall be considered incidental to the work and not additional payment shall be made. If water is encountered notify the Engineer immediately.

601.6 PAVEMENT REPLACEMENT AND SURFACE RESTORATION: (add a new subsection)

601.6.5 Permanent Pavement Replacement:

Permanent pavement replacement shall be included in the cost of the items requiring pavement removal, including pavement damaged by construction as determined by the Engineer.

601.7 PAYMENT: (add the following to the first sentence after temporary pavement)

and permanent pavement. (See **336.2.4 Permanent Pavement Replacement and Adjustments** above in these Special Provisions also.)

SECTION 611
WATER, SEWER AND STORM DRAIN TESTING

611.1 HYDROSTATIC TESTING: (amend as follows)

Hydrostatic Testing: (modify (A) and (B) as follows)

(A) **Pressure Testing:** Minimum prescribed test pressure shall be at least 200 psi for ALL pipes.

(B) **Testing Allowance/Makeup Water:** Allowable leakage for ALL pipes shall be per TABLE 9-6 on Page 133 and 134 of the "Engineering Design and Construction Standards & Specifications for New Infrastructure" 2022 Edition.

SECTION 630
TAPPING SLEEVES, VALVES AND VALVE BOXES ON WATER LINES

630.3 GATE VALVES: (amend as follows)

630.3.1 General: (replace the 4th sentence with the following)

All valves shall be class 250 or higher as necessary to withstand the required test pressure of 200 psi.

(add as follows) Valves shall be class 250, epoxy coated resilient seat.

630.4 TAPPING SLEEVES AND VALVES:

630.4.2 Tapping Sleeves: (amend as follows)

Replace the time for testing at 200 psi from 30 minutes to two hours.

(add as follows) All tapping sleeves shall be City of Flagstaff stainless steel.

630.5 BUTTERFLY VALVES: (amend as follows)

Section (A) subsection (2) replace with (2) Valves shall be Class 250B or higher to withstand the required test pressure of 200 psi.

PART 700
MATERIALS

SECTION 750
IRON WATER PIPE AND FITTINGS

750.2 DUCTILE IRON WATER PIPE: (add the following)

All ductile iron water pipe 6” to 12” in diameter shall be Class 350. All ductile iron water pipe larger than 12” diameter shall be Class 250. All pipe shall be Polyethylene coated or cement mortar lined. Test pressure shall be 200 psi for two hours for all pipe.

APPENDIX B

Western Technologies Inc.

GEOTECHNCIAL EVALUATION REPORT

COF SOLIERE AVENUE WATER TRANSMISSION MAIN
Falcon Road to Elk Run Street
Flagstaff, Arizona
WT Reference No. 2529JW101

PREPARED FOR:
Turner Engineering, Inc.
528 West Aspen Avenue
Flagstaff, Arizona 86001
Attn: Mr. Paul Turner, P.E., C.F.M.
Attn: Mr. Duke MacArthur, P.E.
November 6, 2019



Gregory L. E. Burr, R.G.
Geotechnical Project Manager



Craig P. Wiedeman, P.E.
Senior Geotechnical Engineer

Western Technologies Inc.
The Quality People
Since 1955

2400 East Huntington Drive
Flagstaff, Arizona 86004-8934
(928) 774-8700 • fax 774-6469

November 6, 2019

Turner Engineering, Inc.
528 West Aspen Avenue
Flagstaff, Arizona 86001

Attn: Mr. Paul Turner, P.E., C.F.M.
Mr. Duke MacArthur, P.E.

Re: Geotechnical Evaluation
COF Soliere Avenue Water Transmission Main
Falcon Road to Elk Run Street
Flagstaff, Arizona

Job No. 2529JW101

Western Technologies Inc. has completed the geotechnical evaluation for the proposed water transmission main to be located in Flagstaff, Arizona. This study was performed in general accordance with our proposal number 2528PW209R dated September 9, 2019. The results of our study, including the boring location diagram, laboratory test results, boring logs, and the geotechnical recommendations are attached.

We have appreciated being of service to you in the geotechnical engineering phase of this project and are prepared to assist you during the construction phases as well. If design conditions change, or if you have any questions concerning this report or any of our testing, inspection, design and consulting services, please do not hesitate to contact us. We look forward to working with you on future projects.

Sincerely,
WESTERN TECHNOLOGIES, INC.
Geotechnical Engineering Services

Gregory L. E. Burr, R.G.
Geotechnical Project Manager

Copies to: Addressee (emailed)

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GEOTECHNICAL EVALUATION
COF SOLIERE WATER TRANSMISSION MAIN
FALCON ROAD TO ELK RUN STREET
FLAGSTAFF, ARIZONA
JOB NO. 2529JW101

1.0 PURPOSE

This report contains the results of our geotechnical evaluation for the proposed water transmission main. The alignment runs along the northern side of Soliere Avenue from directly west of Falcon Road to directly east of Elk Run Street. The purpose of these services is to evaluate the subsurface soil conditions along the alignment, and provide information and recommendations for the water transmission main, including:

- anticipated excavation conditions
- earthwork, including backfill placement, and suitability of existing soils for backfill materials
- lateral earth pressures
- corrosivity
- existing pavement thickness

Results of the field exploration, field tests, and laboratory testing program are presented in the Appendices.

2.0 PROJECT DESCRIPTION

Based on the information provided by Mr. Duke MacArthur, P.E., the proposed project will consist of approximately 5,340 linear feet of water transmission main to be installed. The project will consist of a 12-inch diameter line located along the northern side of Soliere Avenue. We understand that the pipe invert will be about 4 feet below the existing site grades. Borings were located in the general areas requested, and adjusted for existing utilities. Should any of our information or assumptions not be correct, we request that the Client notify WT immediately.

3.0 SCOPE OF SERVICES

3.1 Field Exploration

Ten borings were drilled to depths ranging from about 5 to 15 feet below existing site grades at the approximate locations shown on the attached boring location diagram. Logs of the borings are presented in Appendix A. Subsoils encountered during drilling were examined visually and sampled at selected depth intervals.

A field log was prepared for each boring. These logs contain visual classifications of the materials encountered during drilling as well as interpolation of the subsurface conditions between samples. Final logs, included in Appendix A, represent our interpretation of the field logs and include modifications based on laboratory observations and tests of the field samples. The final logs describe the materials encountered, their thicknesses, and the locations where samples were obtained. The Unified Soil Classification System was used to classify soils. The soil classification symbols appear on the boring logs and are briefly described in Appendix A.

3.2 Laboratory Analyses

Laboratory analyses were performed on representative soil samples to aid in material classification and to estimate pertinent engineering properties of the on-site soils for preparation of this report. Testing was performed in general accordance with applicable ASTM and Arizona methods. The following tests were performed and the results are presented in Appendix B.

- Water content
- Dry density
- Remolded expansion potential
- Gradation
- Plasticity
- Soluble salts/sulfates/chlorides
- Corrosivity (ASTM A674)

Test results were utilized in the development of the recommendations contained in this report.

3.3 Analyses and Report

This geotechnical evaluation report includes a description of the project, a discussion of the field and laboratory testing programs, a discussion of the subsurface conditions, and design recommendations as required to satisfy the purpose previously described.

This report is for the exclusive purpose of providing geotechnical engineering and/or testing information and recommendations. The scope of services for this project does not include, either specifically or by implication, any environmental assessment of the Site or identification of contaminated or hazardous materials or conditions. If the owner is concerned about the potential for such contamination, other studies should be undertaken. We are available to discuss the scope of such studies with you.

4.0 SITE CONDITIONS

4.1 Surface

Soliere Avenue is a two-lane, asphalt paved collector-type street with concrete vertical curb, gutter and sidewalk located along the southern side of the alignment. The northern side of the alignment is mostly a gravel covered shoulder, except for the western end starting at the western intersection with Fox Lair Drive, where it changes to a concrete vertical curb and gutter with guard rail along the area where the street climbs a hill up to the Fourth Street intersection. The asphalt pavement and concrete curbs, gutters and sidewalks were all in fair to good condition. Residences and two churches are located along the southern side of the street, and the Interstate 40 right-of-way is located along the northern side of the street. Surface drainage along the roadway appears to be generally fair to good.

4.2 Subsurface

As presented on the boring logs, subgrade soils varied in soil type and condition along the alignment. In general, the soils were more fine-grained and softer in the lower elevations along the middle portions of the alignment, and more granular and dense in the higher elevations along the eastern and western ends of the alignment. Subgrade soils included medium dense to dense Silty SANDS and GRAVELS with non-plastic fines; loose Clayey SANDS with low plasticity fines; and firm to stiff, low plasticity Sandy CLAYS with variable amounts of gravel. Refusal to auger penetration occurred on LIMESTONE in all but three

of the borings at depths of about 5 to 9 feet below the existing site grades. Refusal may result from hard cemented and/or welded material, soft weathered rock, coarse gravel or boulders, thin rock seams, or the upper surface of sound continuous rock. Special drilling procedures are needed to determine the character, integrity and continuity of the refusal materials. However, based on our previous experience on several other projects in the vicinity of the alignment, we consider it likely that refusal occurred on differentially weathered LIMESTONE that can change quickly, both horizontally and vertically, from soil-like consistencies to hard rock conditions. Groundwater was not encountered in any boring at the time of exploration. The following existing pavement section thicknesses and depth to rock were measured at the locations explored:

Boring No.	Asphalt Thickness (in.)	Base Course Thickness (in.)	Depth to Rock (ft.)
1	7	27	5
2	7	27	6
3	6.25	28	8
4	7	27	9
5	5.5	30	7
6	6.5	29	not encountered
7	7	29	not encountered
8	7	29	not encountered
9	8	28	5
10	7	29	7

The logs in Appendix A show details of the subsurface conditions encountered during the field exploration. The boring logs included in this report are indicators of subsurface conditions only at the specific location and date noted. Variations from the field conditions represented by the borings may become evident during construction. If variations appear, we should be contacted to re-evaluate our recommendations.

5.0 GEOTECHNICAL PROPERTIES

5.1 Laboratory Tests

Laboratory test results (Appendix B) indicate that the soils tested exhibit low to no plasticity, and low to no expansion potential when recompacted, confined by loads approximating pavement loads, and saturated in accordance with standard Arizona test methods.

5.2 Field Tests

Site soils and subsurface rock conditions were variable, and exhibited low to high resistance to penetration using the standard penetration test method (ASTM D1586) and test method ASTM D3550. Plate A-2 in Appendix A, as well as the boring logs, describe soil consistency and relative density based on the blow counts recorded during sampling. The soil consistency and relative density give an indication of the drilling effort required to advance a hollow-stem auger through the soils, as well as providing a relative indicator of excavation effort required.

6.0 RECOMMENDATIONS

6.1 General

Recommendations contained in this report are based on our understanding of the project criteria described in Section 2.0, **PROJECT DESCRIPTION**, and the assumption that the soil and subsurface conditions are those disclosed by the explorations. Others may change the plans, final elevations, and pipeline alignment during design or construction. Substantially different subsurface conditions from those described herein may be encountered or become known between our explorations. Any changes in the project criteria or subsurface conditions shall be brought to our attention in writing.

Based on our explorations, the subsurface conditions should be expected to be variable along the pipeline alignment, with differentially weathered limestone and variable weathered to hard rock conditions. Additional excavation effort and use of heavy duty equipment should be anticipated for these conditions.

6.2 Soil Corrosivity

The chemical test results indicate that the site soils are negligibly corrosive to concrete. However, in order to be consistent with standard local practice and for reasons of material availability, we recommend that Type II portland cement be used for all concrete on and below grade.

The laboratory test results indicate that the on-site soils exhibit low to moderate corrosive potential to ductile iron pipe. This information should be used as an aid in choosing the construction materials that will be in contact with these soils and corrosion protection

methods. Pipe and material manufacturers' representatives should be contacted regarding the specific corrosivity resistance for their particular product.

6.3 Lateral Design Criteria for Thrust Blocks

For thrust block design, lateral loads may be resisted using a soil bearing pressure of 2000 pounds per square foot (psf). Any fill against or around thrust blocks should be compacted to densities specified herein under **Placement and Compaction**.

6.4 Materials

All trench backfill, aggregate base course and pavement materials should meet the current City of Flagstaff specifications. Frozen soils should not be used as fill or backfill.

6.5 Placement and Compaction

All trench backfill should be placed and compacted in accordance with the current City of Flagstaff specifications for trench backfill. Fill soils should not be placed over frozen ground. All fill soils placed around and below thrust blocks, where applicable, should be compacted to a minimum of 95 percent of the maximum density as determined by ASTM D698. On-site and imported soils with low expansive potential and aggregate base course materials should be compacted with a moisture content in the range of 3 percent below to 3 percent above optimum.

7.0 ADDITIONAL SERVICES

The recommendations provided in this report are based on the assumption that a sufficient schedule of tests and observations will be performed during construction to verify compliance. Retaining the geotechnical engineer who developed your report to provide construction observation is the best way to verify compliance, and to help you manage the risks associated with unanticipated conditions.

8.0 LIMITATIONS

This report has been prepared assuming the project criteria described in Section 2.0. If changes in the project criteria occur, or if different subsurface conditions are encountered or become

known, the conclusions and recommendations presented herein shall become invalid. In any such event, contact WT to assess the effect that such variations may have on our conclusions and recommendations. If WT is not retained for the construction observation and testing services to determine compliance with this report, our professional responsibility is accordingly limited.

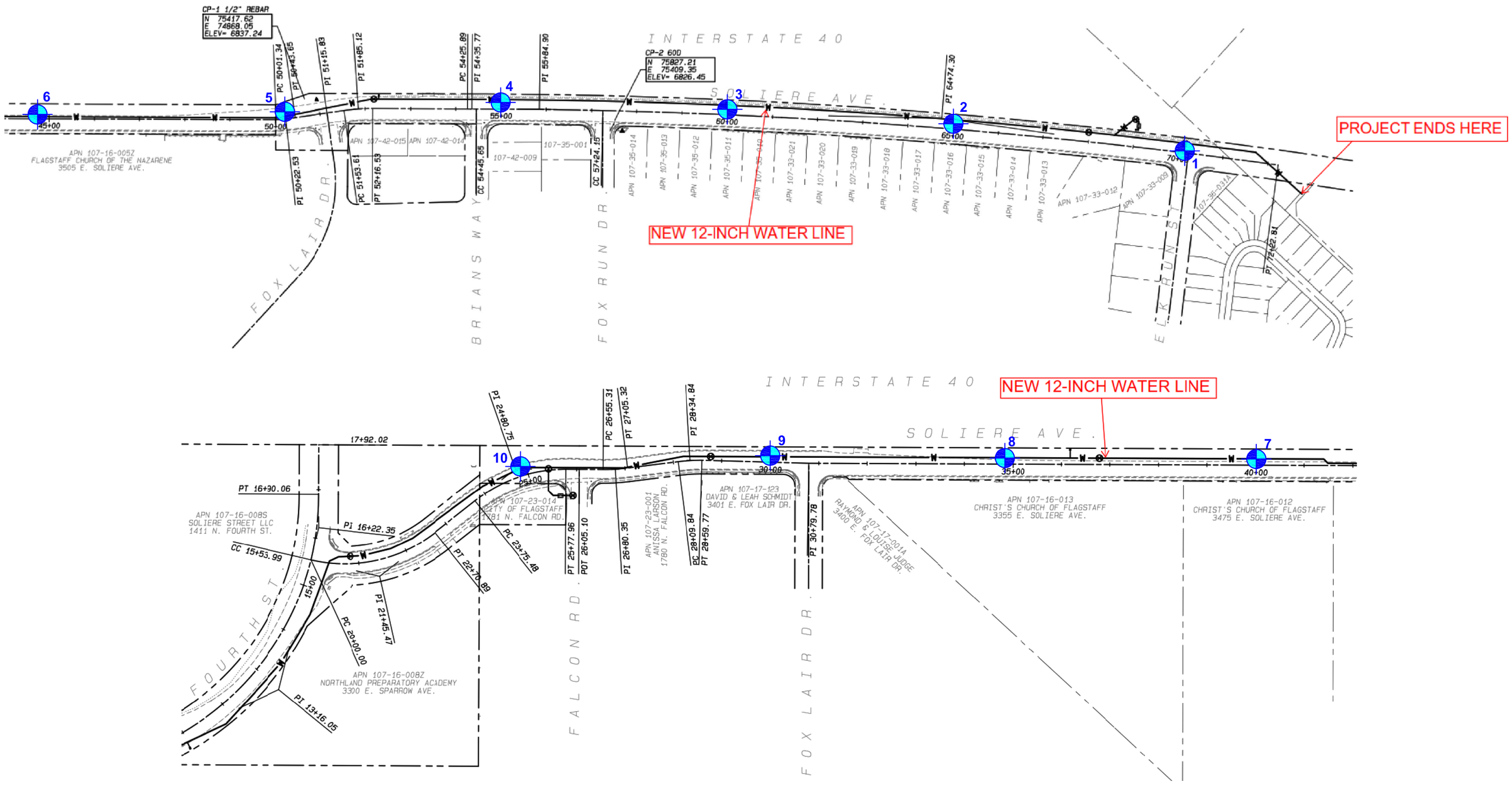
The recommendations presented are based entirely upon data derived from a limited number of samples obtained from widely spaced borings. The attached logs are indicators of subsurface conditions only at the specific locations and times noted. This report assumes the uniformity of the geology and soil structure between borings, however variations can and often do exist. Whenever any deviation, difference or change is encountered or becomes known, WT should be contacted.

This report is for the exclusive benefit of our client alone. There are no intended third-party beneficiaries of our contract with the client or this report, and nothing contained in the contract or this report shall create any express or implied contractual or any other relationship with, or claim or cause of action for, any third party against WT.

This report is valid until the earlier of one year from the date of issuance, a change in circumstances, or discovered variations. After expiration, no person or entity shall have any right to rely on this report without the express written authorization of WT.

9.0 CLOSURE

We prepared this report as an aid to the designers of the proposed project. The comments, statements, recommendations and conclusions set forth in this report reflect the opinions of the authors. These opinions are based upon data obtained at the location of the borings, and from laboratory tests. Work on your project was performed in accordance with generally accepted standards and practices utilized by professionals providing similar services in this locality. No warranty, express or implied, is made.



Not to Scale

Approximate Test Boring Location

Geotechnical Environmental Inspections Materials

Western Technologies Inc.
The Quality People
Since 1955

COF SOLIERE AVENUE WATER TRANSMISSION MAIN

Boring Location Diagram

Western Technologies Inc.

Job No.: 2529JW101 | Plate: 1

Allowable Soil Bearing Capacity	The recommended maximum contact stress developed at the interface of the foundation element and the supporting material.
Backfill	A specified material placed and compacted in a confined area.
Base Course	A layer of specified aggregate material placed on a subgrade or subbase.
Base Course Grade	Top of base course.
Bench	A horizontal surface in a sloped deposit.
Caisson/Drilled Shaft	A concrete foundation element cast in a circular excavation which may have an enlarged base (or belled caisson).
Concrete Slabs-On-Grade	A concrete surface layer cast directly upon base course, subbase or subgrade.
Crushed Rock Base Course	A base course composed of crushed rock of a specified gradation.
Differential Settlement	Unequal settlement between or within foundation elements of a structure.
Engineered Fill	Specified soil or aggregate material placed and compacted to specified density and/or moisture conditions under observations of a representative of a soil engineer.
Existing Fill	Materials deposited through the action of man prior to exploration of the site.
Existing Grade	The ground surface at the time of field exploration.
Expansive Potential	The potential of a soil to expand (increase in volume) due to absorption of moisture.
Fill	Materials deposited by the actions of man.
Finished Grade	The final grade created as a part of the project.
Gravel Base Course	A base course composed of naturally occurring gravel with a specified gradation.
Heave	Upward movement.
Native Grade	The naturally occurring ground surface.
Native Soil	Naturally occurring on-site soil.
Rock	A natural aggregate of mineral grains connected by strong and permanent cohesive forces. Usually requires drilling, wedging, blasting or other methods of extraordinary force for excavation.
Sand and Gravel Base Course	A base course of sand and gravel of a specified gradation.
Sand Base Course	A base course composed primarily of sand of a specified gradation.
Scarify	To mechanically loosen soil or break down existing soil structure.
Settlement	Downward movement.
Soil	Any unconsolidated material composed of discrete solid particles, derived from the physical and/or chemical disintegration of vegetable or mineral matter, which can be separated by gentle mechanical means such as agitation in water.
Strip	To remove from present location.
Subbase	A layer of specified material placed to form a layer between the subgrade and base course.
Subbase Grade	Top of subbase.
Subgrade	Prepared native soil surface.

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COARSE-GRAINED SOILS

LESS THAN 50% FINES

GROUP SYMBOLS	DESCRIPTION	MAJOR DIVISIONS
GW	WELL-GRADED GRAVEL OR WELL-GRADED GRAVEL WITH SAND, LESS THAN 5% FINES	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE
GP	POORLY-GRADED GRAVEL OR POORLY-GRADED GRAVEL WITH SAND, LESS THAN 5% FINES	
GM	SILTY GRAVEL OR SILTY GRAVEL WITH SAND, MORE THAN 12% FINES	
GC	CLAYEY GRAVEL OR CLAYEY GRAVEL WITH SAND, MORE THAN 12% FINES	
SW	WELL-GRADED SAND OR WELL-GRADED SAND WITH GRAVEL, LESS THAN 5% FINES	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE
SP	POORLY-GRADED SAND OR POORLY-GRADED SAND WITH GRAVEL, LESS THAN 5% FINES	
SM	SILTY SAND OR SILTY SAND WITH GRAVEL, MORE THAN 12% FINES	
SC	CLAYEY SAND OR CLAYEY SAND WITH GRAVEL, MORE THAN 12% FINES	

NOTE: Coarse-grained soils receive dual symbols if they contain 5% to 12% fines (e.g., SW-SM, GP-GC).

FINE-GRAINED SOILS

MORE THAN 50% FINES

GROUP SYMBOLS	DESCRIPTION	MAJOR DIVISIONS
ML	SILT, SILT WITH SAND OR GRAVEL, SANDY SILT, OR GRAVELLY SILT	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50
CL	LEAN CLAY OF LOW TO MEDIUM PLASTICITY, SANDY CLAY, OR GRAVELLY CLAY	
OL	ORGANIC SILT OR ORGANIC CLAY OF LOW TO MEDIUM PLASTICITY	
MH	ELASTIC SILT, SANDY ELASTIC SILT, OR GRAVELLY ELASTIC SILT	SILTS AND CLAYS LIQUID LIMIT MORE THAN 50
CH	FAT CLAY OF HIGH PLASTICITY, SANDY FAT CLAY, OR GRAVELLY FAT CLAY	
OH	ORGANIC SILT OR ORGANIC CLAY OF HIGH PLASTICITY	
PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	HIGHLY ORGANIC SOILS

NOTE: Fine-grained soils may receive dual classification based upon plasticity characteristics (e.g. CL-ML).

SOIL SIZES

COMPONENT	SIZE RANGE
BOULDERS	Above 12 in.
COBBLES	3 in. – 12 in.
GRAVEL	No. 4 – 3 in.
Coarse	¾ in. – 3 in.
Fine	No. 4 – ¾ in.
SAND	No. 200 – No. 4
Coarse	No. 10 – No. 4
Medium	No. 40 – No. 10
Fine	No. 200 – No. 40
Fines (Silt or Clay)	Below No. 200

NOTE: Only sizes smaller than three inches are used to classify soils

CONSISTENCY

CLAYS & SILTS	BLOWS PER FOOT
VERY SOFT	0 – 2
SOFT	3 – 4
FIRM	5 – 8
STIFF	9 – 15
VERY STIFF	16 – 30
HARD	OVER 30

RELATIVE DENSITY

SANDS & GRAVELS	BLOWS PER FOOT
VERY LOOSE	0 – 4
LOOSE	5 – 10
MEDIUM DENSE	11 – 30
DENSE	31 – 50
VERY DENSE	OVER 50

NOTE: Number of blows using 140-pound hammer falling 30 inches to drive a 2-inch-OD (1⅜-inch ID) split-barrel sampler (ASTM D1586).

PLASTICITY OF FINE GRAINED SOILS

PLASTICITY INDEX	TERM
0	NON-PLASTIC
1 – 7	LOW
8 – 20	MEDIUM
Over 20	HIGH

DEFINITION OF WATER CONTENT

DRY
SLIGHTLY DAMP
DAMP
MOIST
WET
SATURATED

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090414

The number shown in **"BORING NO."** refers to the approximate location of the same number indicated on the "Boring Location Diagram" as positioned in the field by pacing or measurement from property lines and/or existing features.

"DRILLING TYPE" refers to the exploratory equipment used in the boring wherein **HSA = hollow stem auger**, and the dimension presented is the outside diameter of the HSA used.

"N" in "BLOW COUNTS" refers to a 2-inch outside diameter split-barrel sampler driven into the ground with a 140 pound drop-hammer dropped 30 inches repeatedly until a penetration of 18 inches is achieved or until refusal. The number of blows, or "blow count", of the hammer is recorded for each of three 6-inch increments totaling 18 inches. The number of blows required for advancing the sampler for the last 12 inches (2nd and 3rd increments) is defined as the Standard Penetration Test (SPT) "**N**"-Value. Refusal to penetration is considered more than 50 blows per 6 inches. (Ref. ASTM D1586). A double vertical line within the symbol indicates no sample recovery.

"R" in "BLOW COUNTS" refers to a 3-inch outside diameter ring-lined split barrel sampler driven into the ground with a 140 pound drop-hammer dropped 30 inches repeatedly until a penetration of 12 inches is achieved or until refusal. The number of blows required to advance the sampler 12 inches is defined as the "**R**" blow count. The "**R**" blow count requires an engineered conversion to an equivalent SPT N-Value. Refusal to penetration is considered more than 50 blows per foot. A double vertical line within the symbol indicates no sample recovery. A circle within the symbol indicates sample disturbance.

"SAMPLE TYPE" refers to the form of sample recovery, in which **N** = Split-barrel sample, **R** = Ring-lined sample, **G** = Grab sample.

"DRY DENSITY (LBS/CU FT)" refers to the laboratory-determined dry density in pounds per cubic foot.

"WATER (MOISTURE) CONTENT" (% of Dry Wt.) refers to the laboratory-determined water content in percent using the standard test method ASTM D2216.

"USCS" refers to the "Unified Soil Classification System" Group Symbol for the soil type as defined by ASTM D2487 and D2488. The soils were classified visually in the field, and where appropriate, classifications were modified by visual examination of samples in the laboratory and/or by appropriate tests.

These notes and boring logs are intended for use in conjunction with the purposes of our services defined in the text. Boring log data should not be construed as part of the construction plans nor as defining construction conditions.

Boring logs depict our interpretations of subsurface conditions at the locations and on the date(s) noted. Variations in subsurface conditions and characteristics may occur between borings. Groundwater levels may fluctuate due to seasonal variations and other factors.

The stratification lines shown on the boring logs represent our interpretation of the approximate boundary between soil or rock types based upon visual field classification at the boring location. The transition between materials is approximate and may be more or less gradual than indicated.

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DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 1

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								BASE COURSE (27 inches thick)
		G				GM		Silty GRAVEL; with sand, tan, very dense, damp
		N		50/3"	5			**Auger Refusal at 5 Feet on LIMESTONE**
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-4**

BORING LOG

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 2

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								BASE COURSE (27 inches thick)
13.7	101	R		22		GM		Silty GRAVEL; with sand, tan, medium dense to very dense, damp
		G			5			
		N		50/6"				
								Auger Refusal at 6 Feet on LIMESTONE
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-5**

BORING LOG

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 3

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (6.25 inches thick)
								BASE COURSE (28 inches thick)
11.4	118	R		12		SM		Silty SAND; with gravel, tan/yellow, medium dense to very dense, damp to slightly damp
		G						
7.9	113	R		50/5"	5			
								Auger Refusal at 8 Feet on LIMESTONE
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-6**

BORING LOG

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 4

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								BASE COURSE (27 inches thick)
18.3	105	R		14		CL-ML		Sandy Silty CLAY; trace to some gravel, dark brown, stiff to hard, moist to damp
		G			5			
12.1	113	R		33				color change to tan/pink
		N		refusal				**Auger Refusal at 9 Feet on LIMESTONE**
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-7**

BORING LOG

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 5

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (5.5 inches thick)
								BASE COURSE (30 inches thick)
		G				CL		Sandy Lean CLAY; some gravel, brown/tan, stiff, slightly damp
8.7	119	R		14	5			
								Auger Refusal at 7 Feet on LIMESTONE
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-8**

BORING LOG

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 6

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (6.5 inches thick)
								BASE COURSE (29 inches thick)
		G				CL		Sandy Lean CLAY; some gravel, dark brown, firm, damp to moist
		R		8	5			
10.7	101	R		7	10			
21.1	90	R		5				
					15			**Boring Stopped at 15 Feet**

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-9**

BORING LOG

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 7

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								BASE COURSE (29 inches thick)
		G				CL		Sandy Lean CLAY; some gravel, dark brown, soft to firm, moist
18.5	91	R		4	5			
21.1	90	R		5	10			**Boring Stopped at 10 Feet**
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-10**

BORING LOG

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 8

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								BASE COURSE (29 inches thick)
		G				SC		Clayey SAND; with gravel, brown, loose, damp to moist
15.7	96	R		5	5			
14.8	93	R		3	10			
23.2	86	R		9	15			
								Boring Stopped at 15 Feet

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE
A-11

BORING LOG

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 9

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (8 inches thick)
								BASE COURSE (28 inches thick)
		G				SM		Silty SAND; with gravel, yellow/tan, very dense, damp
		N		refusal	5			**Auger Refusal at 5 Feet on LIMESTONE**
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-12**

BORING LOG

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 10

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								BASE COURSE (29 inches thick)
		G				SM		Silty SAND; with gravel, yellow/tan, very dense, damp
11.2	125	R		40	5			
								Auger Refusal at 7 Feet on LIMESTONE
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE
A-13

BORING LOG

Boring No.	Depth (ft)	USCS Class.	Particle Size Distribution (%) Passing by Weight							Atterberg Limits		Laboratory Compaction Characteristics			Remarks
			3"	¾"	#4	#10	#40	#200	2μ	LL	PI	Dry Density (pcf)	Optimum Moisture (%)	Method	
1	3-5	GM	100	94	61	49	37	25.8			NP				2
4	3-9	CL-ML		100	96	91	84	58.9		22	6				2
7	3-5	CL	100	99	89	81	71	60.0		28	8				2
10	3-5	SM	100	99	83	72	58	43.5			NP				2

NOTE: NP = Non-plastic
μ = microns (2μ = 0.002mm)

REMARKS

Classification / Particle Size / Moisture-Density Relationship

1. Visual
2. Laboratory Tested
3. Minus #200 Only
4. Test Method ASTM D698/AASHTO T99
5. Test Method ASTM D1557/AASHTO T180
6. From the ADOT Family of Curves

Geotechnical
Environmental
Inspections
Materials
Western Technologies Inc.
The Quality People
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wt-us.com

PROJECT: SOLIERE AVENUE WATER TRANSMISSION MAIN

JOB NO.: 2529JW101

PLATE

B-1

SOIL PROPERTIES

Boring No.	Depth (ft.)	USCS Class.	Initial Dry Density (pcf)	Initial Water Content (%)	Compression Properties			Expansion Properties		Plasticity		Percent Passing #200	Soluble		Remarks
					Surcharge (ksf)	Total Compression (%)		Surcharge (ksf)	Expansion (%)	LL	PI		Salts (ppm)	Sulfate (ppm)	
						In-Situ	After Saturation								
1	3-5	GM	120.3	10.5				0.1	0						1,2
4	3-9	CL-ML	120.3	10.5				0.1	0						1,2
7	3-5	CL	116.1	11.5				0.1	1.1						1,2
10	3-5	SM	120.3	10.5				0.1	0						1,2

Notes: Initial Dry Density and Initial Water Content are in-situ values unless otherwise noted.
NP = Non-Plastic

Remarks

1. Compacted density (approx. 95% of ASTM D698 max. density at moisture content slightly below optimum.)
2. Submerged to approximate saturation.
3. Slight rebound after saturation.
4. Sulfate testing performed by an approved vendor (test reports attached).

Geotechnical Environmental Inspections Materials
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The Quality People
Since 1955
wt-us.com

PROJECT: SOLIERE WATER TRANSMISSION MAIN
JOB NO.: 2529JW101

SOIL PROPERTIES

PLATE
B-2

CORROSIVITY TEST RESULTS

The procedures for soil survey tests and observations can be found in Appendix X1.1 of ASTM A674-18 and includes five soil properties: earth resistivity • pH • redox potential • sulfides • moisture.

Boring 1 (3-5 feet):

Analysis	Results		Points
Resistivity (ohm-cm)	5912		0
pH	8.71		3
Redox Potential (mV)	+32		4
Sulfides	trace		2
Moisture	fair		1
		Total Points	10

Boring 7 (3-5 feet):

Analysis	Results		Points
Resistivity (ohm-cm)	3146		0
pH	8.24		0
Redox Potential (mV)	+14		4
Sulfides	trace		2
Moisture	fair		1
		Total Points	7

The test procedure states that if the sum of the points is less than 10, the soil is considered non-corrosive to ductile iron pipe and special protection against exterior corrosion is not necessary. This conclusion is limited to soil corrosion and does not include consideration of stray direct current.

CORROSIVITY TEST RESULTS

The procedures for soil survey tests and observations can be found in Appendix X1.1 of ASTM A674-18 and includes five soil properties: earth resistivity • pH • redox potential • sulfides • moisture.

Boring 10 (3-5 feet):

Analysis	Results		Points
Resistivity (ohm-cm)	5912		0
pH	8.50		0
Redox Potential (mV)	+20		4
Sulfides	trace		2
Moisture	fair		1
		Total Points	7

The test procedure states that if the sum of the points is less than 10, the soil is considered non-corrosive to ductile iron pipe and special protection against exterior corrosion is not necessary. This conclusion is limited to soil corrosion and does not include consideration of stray direct current.

MOTZZ LABORATORY, INC.

Soil Analysis Report

Western Technologies - Flagstaff
Crockett Saline
2400 East Huntington
Flagstaff, AZ 86004-8934

Project: 2529JW101
Date Received: 10/31/2019
Date Reported: 11/4/2019
PO Number: 2529P032

Lab Number: 930528-1 **1 (3-5)**

Soluble Salts, Sulfate & Chloride	Method	Result	Units	Levels
Soluble Salts	ARIZ 237b SS	391	ppm	
Sulfate, SO4	ARIZ 733a	14	ppm	
Chloride, Cl	ARIZ 736b	<3	ppm	

Lab Number: 930528-2 **4 (3-5)**

Soluble Salts, Sulfate & Chloride	Method	Result	Units	Levels
Soluble Salts	ARIZ 237b SS	405	ppm	
Sulfate, SO4	ARIZ 733a	75	ppm	
Chloride, Cl	ARIZ 736b	<3	ppm	

Plate B-5

Western Technologies Inc.
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2400 East Huntington Drive
Flagstaff, Arizona 86004-8934
(928) 774-8700 • fax 774-6469

December 12, 2019

Turner Engineering, Inc.
528 West Aspen Avenue
Flagstaff, Arizona 86005

Attn: Mr. Paul Turner, P.E., C.F.M.
Attn: Mr. Duke MacArthur

Re: COF Soliere Avenue Water Transmission Main
Falcon Road to Elk Run Street
Flagstaff, Arizona

Job No. 2529JW101
Addendum No.1

In accordance with the request of Mr. Paul Turner, P.E., C.F.M. and Mr. Duke MacArthur, P.E. with Turner Engineering, Inc., we have reviewed our geotechnical evaluation report for the above referenced project. The purpose of the review was to provide corrected aggregate base course thickness based on additional field observations. Listed below are the corrected aggregate base course thicknesses and boring logs that have been revised to reflect the corrected aggregate base course thickness:

Boring No.	Asphalt Thickness (in.)	Base Course Thickness (in.)	Depth to Rock (ft.)
1	7	10	5
2	7	10	6
3	6.25	11	8
4	7	10	9
5	5.5	13	7
6	6.5	12	not encountered
7	7	12	not encountered
8	7	12	not encountered
9	8	11	5
10	7	12	7

This addendum should be attached to and become part of the original report. If you have any questions concerning this information, or require additional consultation, design, observation, or testing services, please contact us. We look forward to working with you on this and future projects.

Sincerely,
WESTERN TECHNOLOGIES INC.
Geotechnical Engineering Services

REGISTERED GEOLOGIST
CERTIFICATE NO.
67873
GREGORY L. E. BURR
DATE SIGNED 12/12/19
ARIZONA U.S.A

Gregory L. E. Burr, R.G.
Geotechnical Project Manager

Registered Professional Engineer (Civil)
CERTIFICATE NO.
11860
CRAIG P. WIEDEMAN
Date Signed 12/12/19
ARIZONA U.S.A

Craig P. Wiedeman, P.E.
Senior Geotechnical Engineer

Copies to: Addressee (emailed)

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 1

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								AGGREGATE BASE COURSE (10 inches thick)
						GM		Silty GRAVEL; with sand, tan, very dense, damp
		G						
		N		50/3"	5			**Auger Refusal at 5 Feet on LIMESTONE**
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-4**

BORING LOG

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 2

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								AGGREGATE BASE COURSE (10 inches thick)
						GM		Silty GRAVEL; with sand, tan, medium dense to very dense, damp
13.7	101	R		22				
		G			5			
		N		50/6"				
								Auger Refusal at 6 Feet on LIMESTONE
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-5**

BORING LOG

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 3

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (6.25 inches thick)
								AGGREGATE BASE COURSE (11 inches thick)
						SM		Silty SAND; with gravel, tan/yellow, medium dense to very dense, damp to slightly damp
11.4	118	R		12				
		G						
7.9	113	R		50/5"	5			
								Auger Refusal at 8 Feet on LIMESTONE
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-6**

BORING LOG

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 4

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								AGGREGATE BASE COURSE (10 inches thick)
						CL-ML		Sandy Silty CLAY; trace to some gravel, dark brown, stiff to hard, moist to damp
18.3	105	R		14				
		G			5			
12.1	113	R		33				color change to tan/pink
		N		refusal				**Auger Refusal at 9 Feet on LIMESTONE**
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-7**

BORING LOG

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 5

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (5.5 inches thick)
								AGGREGATE BASE COURSE (13 inches thick)
		G				CL		Sandy Lean CLAY; some gravel, brown/tan, stiff, slightly damp
8.7	119	R		14	5			
					10			**Auger Refusal at 7 Feet on LIMESTONE**
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-8**

BORING LOG

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 6

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
					0			ASPHALT (6.5 inches thick)
								AGGREGATE BASE COURSE (12 inches thick)
						CL		Sandy Lean CLAY; some gravel, dark brown, firm, damp to moist
		G						
		R		8	5			
10.7	101	R		7	10			
21.1	90	R		5				
					15			**Boring Stopped at 15 Feet**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-9**

BORING LOG

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 7

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								AGGREGATE BASE COURSE (12 inches thick)
						CL		Sandy Lean CLAY; some gravel, dark brown, soft to firm, moist
		G						
18.5	91	R		4	5			
21.1	90	R		5				
					10			**Boring Stopped at 10 Feet**
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE **A-10**

BORING LOG

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 8

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								AGGREGATE BASE COURSE (12 inches thick)
						SC		Clayey SAND; with gravel, brown, loose, damp to moist
		G						
15.7	96	R		5	5			
14.8	93	R		3	10			
23.2	86	R		9				
					15			**Boring Stopped at 15 Feet**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE
A-11

BORING LOG

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 9

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (8 inches thick)
								AGGREGATE BASE COURSE (11 inches thick)
		G				SM		Silty SAND; with gravel, yellow/tan, very dense, damp
		N		refusal	5			**Auger Refusal at 5 Feet on LIMESTONE**
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE
A-12

BORING LOG

DATE DRILLED: **10-21-19**
LOCATION: **See Location Diagram**
ELEVATION: **Not Determined**

BORING NO. 10

EQUIPMENT TYPE: **CME-75**
DRILLING TYPE: **7"HSA**
FIELD ENGINEER: **J. Quinlan**

MOISTURE CONTENT (% OF DRY WT.)	DRY DENSITY (LBS/CU FT)	SAMPLE TYPE	SAMPLE	BLOWS/FT.	DEPTH (FEET)	USCS	GRAPHIC	SOIL DESCRIPTION
								ASPHALT (7 inches thick)
								AGGREGATE BASE COURSE (12 inches thick)
						SM		Silty SAND; with gravel, yellow/tan, very dense, damp
		G						
11.2	125	R		40	5			
								Auger Refusal at 7 Feet on LIMESTONE
					10			
					15			

N- STANDARD PENETRATION TEST
R- RING SAMPLE
CA- CALIFORNIA MODIFIED SAMPLER
G- GRAB SAMPLE
B- BUCKET SAMPLE

NOTES: **Groundwater Not Encountered**

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

WESTERN TECHNOLOGIES INC.
2400 Huntington Drive
Flagstaff, AZ 86004-8934

PROJECT: **SOLIERE AVENUE WATER MAIN**
PROJECT NO.: **2529JW101**

PLATE
A-13

BORING LOG

APPENDIX C

Contractor's Application for Payment

Owner:		**Owner's Project No.:**	
Engineer:		**Engineer's Project No.:**	
Contractor:		**Contractor's Project No.:**	
Project:			
Contract:			
Application No.:		**Application Date:**	
Application Period:	**From**	**to**	

1. Original Contract Price					$ -
2. Net change by Change Orders					$ -
3. Current Contract Price (Line 1 + Line 2)					$ -
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)					$ -
5. Retainage					
a.		X	$ -	Work Completed	$ -
b.		X	$ -	Stored Materials	$ -
c. Total Retainage (Line 5.a + Line 5.b)					$ -
6. Amount eligible to date (Line 4 - Line 5.c)					$ -
7. Less previous payments (Line 6 from prior application)					
8. Amount due this application					$ -
9. Balance to finish, including retainage (Line 3 - Line 4)					$ -

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor:			
Signature:		**Date:**	

Recommended by Engineer		**Approved by Owner**	
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

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Progress Estimate - Unit Price Work **Contractor's Application for Payment**

Owner:		**Owner's Project No.:**	
Engineer:		**Engineer's Project No.:**	
Contractor:		**Contractor's Project No.:**	
Project:			
Contract:			

Application No.: _____ **Application Period:** **From** _____ **to** _____ **Application Date:** _____

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
Original Contract											
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
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					-		-		-		-
					-		-		-		-
				Original Contract Totals	$ -		$ -	$ -	$ -		$ -

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: _____ **Owner's Project No.:** _____
Engineer: _____ **Engineer's Project No.:** _____
Contractor: _____ **Contractor's Project No.:** _____
Project: _____
Contract: _____

Application No.: _____ **Application Period:** From _____ to _____ **Application Date:** _____

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
Change Orders											
					-		-		-		-
					-		-		-		-
					-		-		-		-
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					-		-		-		-
					-		-		-		-
					-		-		-		-
				Change Order Totals	$ -		$ -	$ -	$ -		$ -
Original Contract and Change Orders											
				Project Totals	$ -		$ -	$ -	$ -		$ -

EJCDC C-620 Contractor's Application for Payment
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Stored Materials Summary

Contractor's Application for Payment

Owner:		**Owner's Project No.:**	
Engineer:		**Engineer's Project No.:**	
Contractor:		**Contractor's Project No.:**	
Project:			
Contract:			

Application No.: _____ **Application Period:** **From** _____ **to** _____ **Application Date:** _____

A	B	C	D	E	F	G	H	I	J	K	L	M
						Materials Stored			Incorporated in Work			
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Previous Amount Stored ($)	Amount Stored this Period ($)	Amount Stored to Date (G+H) ($)	Amount Previously Incorporated in the Work ($)	Amount Incorporated in the Work this Period ($)	Total Amount Incorporated in the Work (J+K) ($)	Materials Remaining in Storage (I-L) ($)
								-			-	-
								-			-	-
								-			-	-
								-			-	-
								-			-	-
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								-			-	-
								-			-	-
								-			-	-
					Totals	$ -	$ -	$ -	$ -	$ -	$ -	$ -

EJCDC C-620 Contractor's Application for Payment
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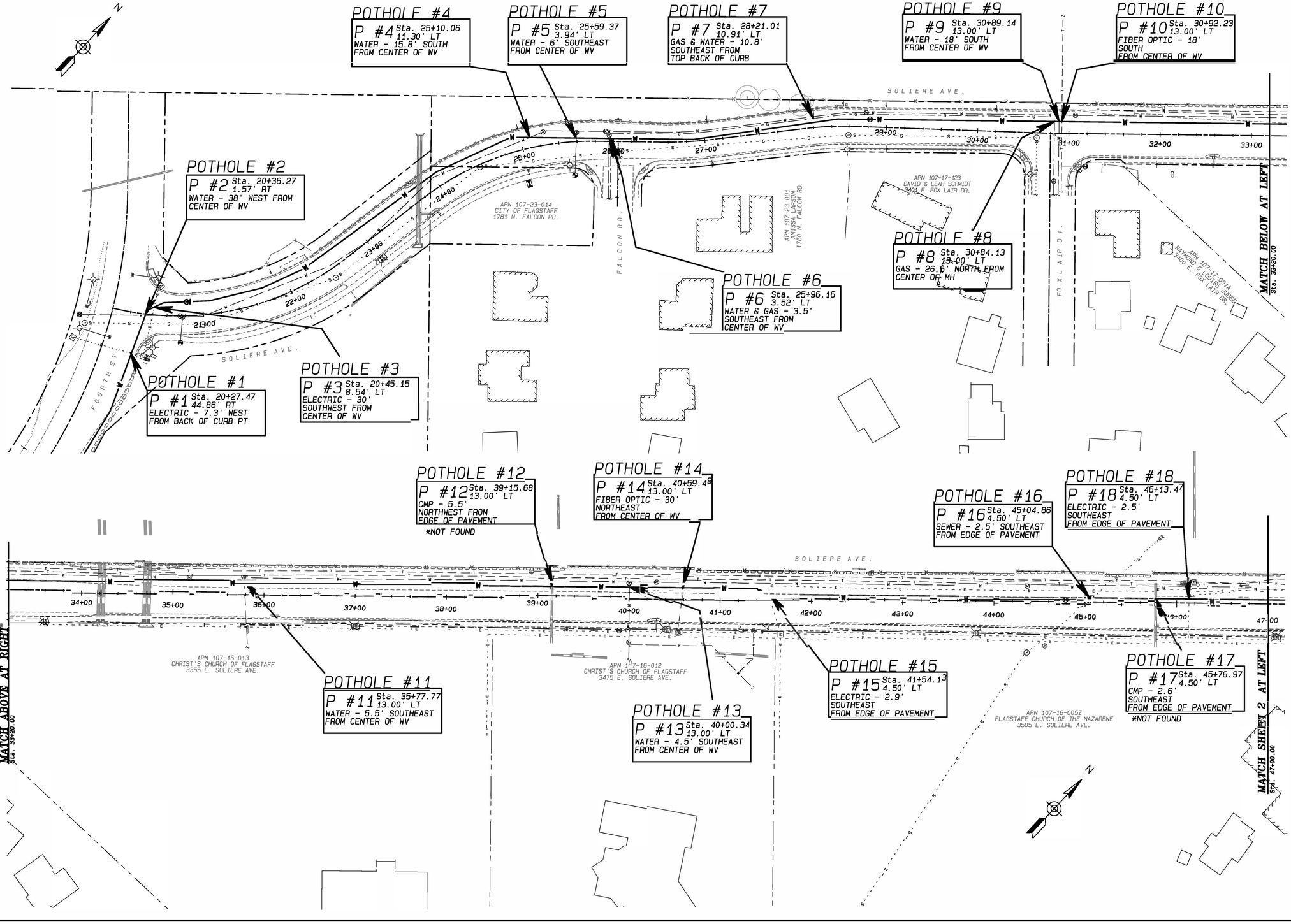
APPENDIX D

FOR INFORMATION ONLY, CONTRACTOR TO RELY ON THEIR OWN INVESTIGATION



TURNER ENGINEERING INC.
528 W. ASH (MAIL: FLAGSTAFF, ARIZONA 86001
(928) 779-1814

TEI PRO J. No :	10319	SCALE:	
DESIGN: DM	CHECKED:	HORZ:	1"= 50'
DRAWN: DM	DATE: 11/14/2019	VERT:	N/A

PRELIMINARY NOT FOR CONSTRUCTION (60% PLANS)

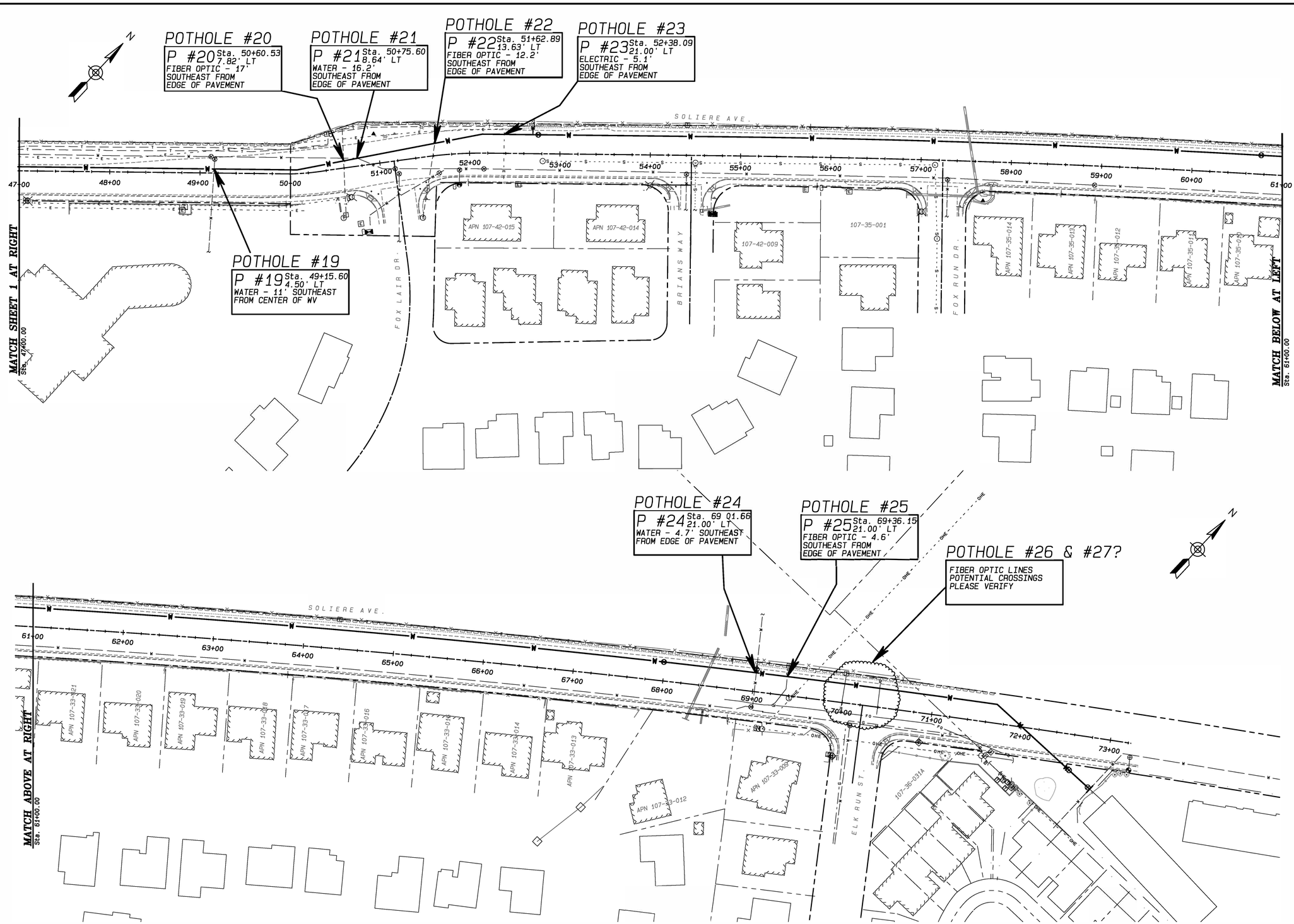
CITY OF FLAGSTAFF
SOLIERE AVENUE WATER TRANSMISSION MAIN

POTHOLING OVERVIEW MAP

SHEET: 1 OF 2

C:\Projects\10319\Civil\Plan\Sheets\10319 SHEET 01 POTHOLE OVERVIEW MAP.dwg, 11/13/2019 8:52:31 AM, DM, 1:1, 1:1

FOR INFORMATION ONLY, CONTRACTOR TO RELY ON THEIR OWN INVESTIGATION



TURNER ENGINEERING INC.
528 W. ASPEN AVE., FLAGSTAFF, ARIZONA 86001
(928) 779-1814

TEI PROJ. No.:	10319	SCALE:	
DESIGN: DM	CHECKED:	HORZ:	1"= 50'
DRAWN: DM	DATE: 11/14/2019	VERT:	N/A

PRELIMINARY
NOT FOR
CONSTRUCTION
(60% PLAN)

CITY OF FLAGSTAFF
SOLIERE AVENUE WATER TRANSMISSION MAIN

POTHOLING OVERVIEW MAP

SHEET: 2 OF 2

EXHIBIT B
REVISIONS TO MAG

CITY OF FLAGSTAFF
AMENDMENTS
to
MAG STANDARD SPECIFICATIONS
FOR PUBLIC WORKS CONSTRUCTION
(General Provisions)

Amended February 2022

The
MAG UNIFORM STANDARD SPECIFICATIONS
for
PUBLIC WORKS CONSTRUCTION
is hereby amended to include the following:

PART 100 - GENERAL CONDITIONS

SECTION 102 - BIDDING REQUIREMENTS AND CONDITIONS

102.1 ELIGIBILITY AND PREFERENCE:
(revise to include the following)

If requested by the City, a Bidder shall furnish satisfactory evidence of the Bidder's competency to perform the proposed work. Such evidence of competency, unless otherwise specified, shall consist of statements covering the Bidder's experience on similar work, a list of equipment that would be available for the work and a list of key personnel that would be available.

In addition, if requested, a Bidder shall furnish the City of Flagstaff with satisfactory evidence of the Bidder's financial responsibility. Such evidence of financial responsibility, unless otherwise specified, shall consist of a confidential statement or report of the Bidder's financial resources and liabilities as of the last calendar year or the contractor's last fiscal year. Such statements or reports shall be certified by a public accountant. At the time of submitting such financial statements or reports, the Bidder shall further certify whether the Bidder's financial responsibility is approximately the same as stated or reported by the public accountant. If the Bidder's financial responsibility has changed, the Bidder shall qualify the public accountant's statement or report to reflect the Bidder's true financial condition at the time such qualified statement or report is submitted to the City of Flagstaff.

The Bidder shall submit such "evidence of competency" and "evidence of financial responsibility" to the City of Flagstaff no later than five (5) working days after receipt of a written request by the City of Flagstaff.

Each bidder, contractor and subcontractor shall possess and maintain the appropriate contractor's license for the work included in this contract. The appropriate license shall be as required by the Arizona State Registrar of Contractors and as required by Arizona Revised Statutes Chapter 10, Title 32.

102.2 CONTENTS OF PROPOSAL PAMPHLET:
(revise to include the following)

The Plans, Specifications and other Documents designated in the Contract Documents shall be considered a part of the Contract whether attached or not.
The City of Flagstaff reserves the right to refuse to issue a proposal form or accept a proposal form from a prospective Bidder if they are in default for any of the following reasons:

(A) Failure to comply with any prequalification regulations of the City of Flagstaff, if such regulations are cited or otherwise included in the Proposal as a requirement for bidding;

(B) Failure to pay or satisfactorily settle all bills due for labor and materials on former contracts in force (with the City of Flagstaff) at the time the City of Flagstaff issues the Proposal to a prospective Bidder;

(C) Contractor, as a company owner, has defaulted under previous contract(s) with the City of Flagstaff in the prior five calendar years;

(D) Record of unsatisfactory work on previous contract(s) with the City of Flagstaff in the prior five calendar years.

102.2 CONTENTS OF PROPOSAL PAMPHLET:
(third paragraph, revise last sentence to read as follows)

The work embraced herein shall be done in accordance with the requirements of:

City of Flagstaff Amendments to MAG Standard Specifications for Public Works Construction (General Provisions).

City of Flagstaff (City) Engineering Standards (Current Version and adopted revisions).

Maricopa Association of Governments (MAG), *Uniform Standard Specifications for Public Works Construction*, Current Version (MAG Specifications).

MAG *Standard Details for Public Works Construction,* Current Version and adopted revisions (MAG Details).

Arizona Department of Transportation (ADOT) Standard Specifications for Road and Bridge Construction, Current Version and adopted revisions.

In the case of conflict, the following order of precedence shall govern:

1. Special Provisions
2. Construction Plans and Addenda
3. General Provisions and MAG Revisions
4. City of Flagstaff Standards and Specifications
5. MAG Standards and Specifications
6. ADOT Standards and Specifications
7. FHWA Manual of Uniform Traffic Control Devices

102.4 EXAMINATION OF PLANS, SPECIAL PROVISIONS AND SITE OF WORK:
(revise to include the following)

Before submitting a bid, each bidder shall examine the site and obtain information that pertains to the physical conditions of the site that may affect the cost, progress or performance of the work. Any restrictions or difficulties relating to the completion of the work shall be considered in accordance with the terms and conditions of the contract documents.

102.7 IRREGULAR PROPOSALS:
(revise to include the following)

The City of Flagstaff reserves the right to reject any irregular Proposal and the right to waive technicalities for acceptance of Proposals, if such waiver is in the best interest of the City of Flagstaff and conforms to local laws and ordinances pertaining to the letting of construction contracts.
Proposals shall be considered irregular for the following additional reasons:

(A) If the Proposal contains unit prices that are obviously unbalanced.

(B) If the Proposal is not accompanied by the proposal guaranty specified by the City.

102.12 DISQUALIFICATION OF BIDDERS:
(revise to include the following)

A Bidder shall also be considered disqualified if the Bidder is considered in default for any reason specified in Subsection 102.2 as amended by this MAG Amendment.

102.13 SUCCESSFUL BIDDERS:
(revise paragraph to read as follows)

The City of Flagstaff shall provide six (6) sets of plans and Contract Documents at no cost. A direct expense fee shall be charged for any additional copies.

SECTION 103 - AWARD AND EXECUTION OF CONTRACT

103.6 CONTRACTOR'S INSURANCE:

103.6.1 GENERAL:

(revise subsection to read as follows)

The Contractor and its Subcontractors, at Contractor's and Subcontractors' own expense, shall purchase and maintain the herein stipulated minimum insurance with companies duly licensed, possessing a current A.M. Best, Inc. Rating of A-, 7, or approved by the City. The insurance company shall be licensed in the State of Arizona. Policies and forms shall be satisfactory to the City.

All insurance required herein shall be maintained in full force and effect until all work and/or services required to be performed, under the terms of the Contract, are satisfactorily completed and formally accepted. At the sole discretion of the City, failure to do so may constitute a material breach of this Contract.

The Contractor's insurance shall be primary insurance as respects the City. Any insurance or self-insurance maintained by the City shall not contribute to it.

Contractor shall not fail to comply with the claim reporting provisions of the insurance policies or cause a breach of any insurance policy warranty that would affect coverage afforded under insurance policies to protect the City.

The insurance policies (except Worker's Compensation) shall contain a waiver of transfer of rights of recovery (subrogation) against the City, its agents, representatives, directors, officers, and employees for any claims arising out of the Contractor's acts, errors, mistakes, omissions, work or service.

The insurance policies may provide coverage, which contains deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall not be applicable with respect to the coverage provided to the City under such policies. The Contractor shall be solely responsible for the deductible and/or self-insured retentions, and the City, at its option, may require the Contractor to secure payment of such deductibles or self-insured retentions by a Surety Bond or an irrevocable and unconditional letter of credit.

The City reserves the right to request and to receive, within 10 working days, certified copies of any or all of the herein required insurance policies and/or endorsements. The City shall not be obligated, however, to review same or to advise Contractor of any deficiencies in such policies and endorsements, and such receipt shall not relieve Contractor from, or be deemed a waiver of the City's right to insist on, strict fulfillment of Contractor's obligations under this Contract.

Except for Worker's Compensation, the insurance policies, required by this Contract shall name the City, its agents, representatives, officers, directors, officials and employees as additional insureds.

Required Coverage

A. COMMERCIAL GENERAL LIABILITY

The Contractor shall maintain Commercial General Liability insurance with a limit of not less than $1,000,000 for each occurrence with a $2,000,000 Products/Completed Operations Aggregate and a $2,000,000 General Aggregate Limit. The Policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage. Coverage will be at least as broad as Insurance Service Office, Inc. Policy Form CG 00011093 or any replacements thereof. The coverage shall not exclude X, C, U.

Such policy shall contain a severability of interest provision and shall not contain a sunset provision or commutation clause, nor any provision, which would serve to limit third party action over claims. The Commercial General Liability additional insured endorsement shall be at least as broad as the Insurance Service Office, Inc. Additional Insured, Form B, CG 20101185, and shall include coverage for Contractor's operations and products and completed operations.

B. OWNERS AND CONTRACTOR'S PROTECTIVE LIABILITY

The Contractor shall purchase and maintain, at all times during prosecution of the work, services or operations under this Contract, an Owner's and Contractor's Protective Liability insurance policy for bodily injury and property damage, including death, which may arise in the prosecution of the Work or Contractor's operations under this Contract. Coverage shall be on an occurrence basis with a limit not less than $1,000,000 per occurrence, and the policy shall be issued by the same insurance company that issues the Contractor's Commercial General Liability insurance.

C. AUTOMOBILE LIABILITY

Contractor shall maintain Commercial/Business Automobile Liability insurance with a combined single limit for bodily injury and property damage of not less than $1,000,000 each occurrence with respect to the Contractor's any auto, all owned autos, scheduled autos, hired autos, non-owned autos assigned to or used in performance of the Contractor's work. Coverage will be at least as broad as coverage code 1, "any auto", (Insurance Service Office, Inc. Policy CA 00011293, or any replacements thereof). Such insurance shall include coverage for loading and off-loading hazards. If hazardous substances, materials or wastes are to be transported, MCS 90 endorsement shall be included and $5,000,000 per accident limits for bodily injury and property damage shall apply.

D. WORKER'S COMPENSATION

The Contractor shall carry Worker's Compensation insurance to cover obligations imposed by federal and state statues having jurisdiction of Consultant's employees engaged in the performance of the work or services; and Employer's Liability insurance of not less than $100,000 for each accident, $100,000 disease for each employee, and $500,000 disease policy limit.

In case any work is subcontracted, the Contractor will require the Subcontractor to provide Worker's Compensation and Employer's Liability to at least the same extent as required of the Contractor.

E. BUILDER'S RISK (PROPERTY) INSURANCE (AS REQUIRED)

When the project includes construction of a new building, an addition to an existing building, modifications to an existing building, or as otherwise may be required by the contracting agency, the Contractor shall purchase and maintain, on a replacement cost basis, Builder's Risk insurance in the amount of the initial Contract Amount as well as subsequent modifications thereto for the entire work at the site. At a minimum, the policy limits of such insurance shall be equal in face amount to the full Contract Amount. Such Builder's Risk insurance shall be maintained until final payment has been made or until no person or entity other than the City has an insurable interest in the property required to be covered, whichever is earlier. This insurance shall include interests of the City, the Contractor, and all Subcontractors and Sub-Subcontractors in the work during the life of the Contract and course of construction, and shall continue until the work is completed and accepted by the City. For new construction projects, the Contractor agrees to assume full responsibility for loss or damage to the work being performed and to the buildings under construction. For renovation construction projects, the Contractor agrees to assume responsibility for loss or damage to the work being performed at least up to the full Contract Amount, unless otherwise required by the Contract Documents or amendments thereto.

Builder's Risk insurance shall be on an all-risk policy form and shall cover false work and temporary buildings. Builder's Risk insurance shall insure against risk of direct physical loss or damage from external causes including debris removal, demolition occasioned by enforcement of any applicable legal requirements and shall cover reasonable compensation for Architect's service and expenses required as a result of such insured loss and other "soft costs" as required by the Contract.

Builder's Risk insurance must provide coverage from the time any covered property becomes Contractor's control and/or responsibility, and continue without interruption during construction

or renovation or installation, including any time during which the covered property is being transported to the construction installation site, and while on the construction or installation site awaiting installation. The policy will provide coverage while the covered premises or any part thereof is occupied. Builder's Risk insurance shall be primary and not contributory.
If the Contract requires testing of equipment or other similar operations, at the option of the City, the Contractor will be responsible for providing property insurance for these exposures under a Boiler Machinery insurance policy.

Required coverage may be modified by an amendment to the Contract Documents.

CERTIFICATES OF INSURANCE

Prior to commencing work or services under this Contract, Contractor shall furnish the City with Certificates of Insurance, or formal endorsements as required by the Contract, issued by Contractor's insurer(s), as evidence that policies providing the required coverage, conditions and limits required by this Contract are in full force and effect.

In the event any insurance policies required by this contract are written on a "claims made" basis, coverage shall extend for two years past completion and acceptance of the Contractor's work or services and as evidenced by annual Certificates of Insurance.
If a policy does expire during the life of the Contract, a renewal certificate must be sent to the City fifteen (15) days prior to the expiration date.

All Certificates of Insurance shall be identified with bid/project number and project name. A $25.00 administrative fee will be assessed for all certificates received without the appropriate bid serial number and title.

CANCELLATION AND EXPIRATION NOTICE

Insurance required herein shall not expire, be canceled, or materially changed without thirty (30) days written notice to the City.

SECTION 104 - SCOPE OF WORK

104.1.3 WATER SUPPLY:
(revise to include the following)

Potable water may not be used for major construction activity, such as dust control, soil compaction, or street cleaning. Reclaimed water is available at the Wildcat Hill Wastewater Treatment plant on East Highway 66 and at the south end of Babbitt Drive at the Rio De Flag Water Reclamation Plant. Additional reclaimed water bulk loading sites are located in other areas of the city. The contractor

should obtain current locations from the Water Services Department. **Current rates for the reclaimed water shall apply**. The Contractor is responsible for the cost of construction water and it is considered incidental to the cost of the contract.

Prior to loading, hauling and applying reclaimed water, the Contractor shall be required to obtain the necessary no fee permit at the Wildcat Hill Wastewater Treatment Plant or from the Rio De Flag plant and shall be responsible for complying with all permit and ADEQ requirements regarding the use of reclaimed water.

104.1.4 SPECIAL ACCESS REQUIREMENTS:
(revise to include the following)

The Contractor shall maintain access to all side streets, access roads, driveways, alleys, parking lots and to adjacent properties during their hours of operation. The Contractor shall coordinate with residents and ensure access to all driveways be provided during all non-working hours. Where a property has more than one driveway, no more than one access will be restricted or closed at one time. Should it be necessary to close access to private property, driveways or alley entrances, the closure must be for as short a time as possible and be restored at the end of the work shift. If primary business access cannot be restored, the Contractor shall provide an alternate access, which will be coordinated with the business and pre-approved by the Owner prior to any restrictions being implemented.

104.1.5 SANITATION PICKUP:
When construction activity interferes with pickup, the contractor shall provide for sanitation and recycling vehicle access to the affected properties or relocate the containers where access is acceptable.

104.1.6 EMERGENCY ACCESS:
Street closure information shall be submitted to the City's Project Representative who will forward the information to the Fire Department and Police Department. All notices shall be submitted at least 72 hours in advance of the closures.

104.1.7 POSTAL SERVICE ACCESS:
The contractor shall be responsible for maintaining access for Postal Service within the project area at all times.

104.1.8 SCHOOL BUS ACCESS:
The contractor shall be responsible for maintaining access for bus access within the project area.

104.2 ALTERATION OF THE WORK:

104.2.3 DUE TO EXTRA WORK:
(revise to include the following)

When Allowance and/or Contingency items are provided for in the contract, the funds are encumbered for use at the discretion of the Project Manager. The funds are to cover unanticipated costs to complete items of work not included in the Contract Documents or may be applied to any work deemed necessary by the Owner. Work would include, but not limited to, unanticipated conditions, scope changes, addressing errors or omissions, and/or construction changes that are warranted for project completion consistent with the purpose of the work.

The amount of the allowance item is determined by the City and is not subject to individual bid pricing. The allowance is not part of the bidding process and per the City of Flagstaff Procurement Manual, will be added to the contract amount, if approved by the City Council.

The allowance item provides an estimated funding to cover unforeseen changes that may be encountered and corresponding extra work needed to complete the contract. Any work which is to be paid out of this allowance shall be authorized in writing and approved by Field Order prior to proceeding with the work. Extra work shall be paid for in the following order of precedence:
1.) by extension of unit bid prices, 2.) by negotiated price or 3.) by a time and materials basis in accordance with MAG Section 109.5.

It shall be understood that the amount for this item in the proposal is an estimate only and no guarantee is given that the full amount or any portion thereof will be utilized. It shall not be utilized without first obtaining an approved Field Order signed by the Contractor and the Project Manager.

105.2.1 RECORD DRAWING PREPARATION AND COORDINATION
(revise to include new subsection as follows)

Record drawing preparation shall be the obligation of the Contractor whose purpose is to accurately record and depict the as-built conditions. During the construction phase and prior to backfilling or covering of improvements, the Contractor shall have the work surveyed and recorded for record drawing preparation.

The Contractor shall maintain a redline working copy of the project plans which shall include changes made in construction of the project. The redline copy of the plans shall be updated weekly.

105.2.2 RECORD DRAWING (As-Built Plans)
(revise to include new subsection as follows)

The Contractor shall retain an Arizona licensed civil engineer to record as-built information per Arizona Revised Statute § 32-152. Water and sewer record drawing certification shall comply with ADEQ R18-5-508 (drinking water) and ADEQ R18-9-E301 (sewage collection) requirements for as-built drawings. Unless otherwise noted, the City will complete and submit the Engineer's Certificate of Completion to ADEQ.

Prior to the City's final approval and acceptance of public improvements (sanitary sewer, water, storm sewer, streets) record drawings (as-built plans) must be submitted to the City for review and acceptance per Engineering Standard Specifications.

A redline submittal shall be a .pdf and/or two sets of blue or black line paper sets, copied from the originally approved plan set. Redline submittal will be reviewed by the City and returned with applicable comments. Comments are to be addressed and resubmitted for the City's final approval. A reference checklist is available from the Office of the City Engineer.

Upon City and ADEQ (when applicable) review and approval of the submittal, an electronic .pdf of the plans shall be submitted to the City as a permanent record. All record drawing plan sets shall contain a statement by a licensed professional engineer, currently registered to practice in Arizona, certifying that the drawings are per the as-built condition. The record set requires the seal and signature of the registrant per Arizona Revised Statutes § 32-152. All survey data given by the record drawings shall be performed by a land surveyor who is currently registered in the State of Arizona. Plans must show seal and signature of registrant.

Payment shall be lump sum for all work required to develop the necessary documents, including but not limited to coordination, field inspection, survey, drafting, printing and engineer's seal. The fee shall include as-built information for all record changes within the project area.

SECTION 105 - CONTROL OF WORK

105.8 CONSTRUCTION STAKES, LINES AND GRADES:
(revise entire subsection to read as follows)

The Contractor shall be responsible for all required construction staking, including preconstruction staking for relocation of existing utilities. All construction staking is to be done under the direct supervision of a Registered Land Surveyor or Civil Engineer. All costs associated with this work are

to be included in the amount bid for the items of work to which it is incidental or appurtenant. No separate payment will be made for construction staking.

105.10 INSPECTION OF THE WORK
(revise to include the following)

The Contractor is responsible for Quality Control of the work. The City will perform Quality Assurance; frequency of testing will be determined by the City. The Contractor shall be responsible for coordinating and scheduling all inspections of the work and shall confirm that the required inspections and material testing are completed and accepted prior to proceeding with additional work. The Contractor is required to perform the work to a confidence level that the City's Quality Assurance will validate that the work meets specification(s).

105.11 REMOVAL OF UNACCEPTABLE AND UNAUTHORIZED WORK:
(revise to include the following)

Any work and/or materials condemned by the Project Manager as inferior or not in compliance with the Contract, Specifications and Plans shall be immediately removed by the Contractor. Materials and/or work so condemned shall be removed and promptly replaced and executed in accordance with the Contract, Specifications and Plans without any expense to the Owner. The Contractor shall bear the expense of making good on all work of other contractors destroyed or damaged by such removal and replacement.

105.12 MAINTENANCE DURING CONSTRUCTION:
(revise to include the following)

The Contractor is responsible to provide adequate drainage for the construction area at all times. Damage to any portion of the work caused by the Contractor's failure to provide adequate drainage of the construction area shall be repaired at the Contractor's expense. A contract time extension will not be granted for any additional time required to make such repairs.

The Contractor shall control open excavations and stockpiling in a manner to prevent water from running into excavations. Obstructions of surface drainage shall be avoided and means shall be provided whereby storm water and wastewater can flow uninterrupted in existing or established pipes, flow courses, other surface drains, temporary drains or channels.

Material for backfill or for protection of excavations within public roads or easements shall be placed and shaped to cause the least possible interference to public travel. In no event shall any flows be allowed to enter private property.

The City shall provide snow removal operations on active traffic lanes, outside of Contractor traffic control, only. All other snow removal and maintenance operations shall be the responsibility of the

Contractor, including snow removal on adjacent, open and active streets that are only accessible by travel through project-related street closures, even when outside of project limits. All costs associated with snow removal and proper disposal shall be considered incidental to the work including the repair of temporary and permanent surface improvements due to damage by any snow removal operations. Snow removed from public roads or easements shall be placed and shaped to cause the least possible interference to public travel, parcel access, drainage, and parking. In no event shall snow be stored on private property.

105.16 MAINTENANCE DURING WINTER SUSPENSION OF WORK
(revise to include new subsection as follows)

The City retains the right to declare a winter shutdown, *for any reason*, on the Project including but not limited to adverse weather conditions. A winter shutdown period is typically December through March during which no work will be performed on the Project.

The Contractor shall shutdown, properly insulate and shelter the Project in a safe and workmanlike manner pursuant to local, state and federal laws.

If work has been suspended due to winter weather, the Contractor shall be responsible for maintenance and protection of the improvements and of partially completed portions of the work until final acceptance of the project. Winter suspension shall be by field order, change order or original contract. If repairs and/or maintenance are needed during the suspension, the Contractor is required to perform the repairs and/or maintenance within twenty-four (24) hours of notification from the City. If the needed repairs and/or maintenance are not addressed within the timeframe, the City will accomplish the work and deduct the cost from monies due or become due to the Contractor.

The City shall provide snow removal operations on active traffic lanes, outside of Contractor traffic control, only. All other snow removal and maintenance operations shall be the responsibility of the Contractor, including snow removal on adjacent, open and active streets that are only accessible by travel through project-related street closures, even when outside of project limits. All cost associated with snow removal and proper disposal shall be considered incidental to the work including the repair of temporary and permanent surface improvements due to damage from normal wear by any snow removal operations during the Winter Shutdown. Snow removed from public roads or easements shall be placed and shaped to cause the least possible interference to public travel, parcel access, drainage, and parking. In no event shall snow be stored on private property.

SECTION 107 - LEGAL REGULATIONS AND RESPONSIBILITY TO THE PUBLIC

107.1 LAWS TO BE OBSERVED:
(revise to include the following)

(G) TAX EXEMPTION: Certain material, machinery and equipment to be installed in this project is exempt from sales tax or use tax as allowed in Arizona Revised Statutes Section 42-5061, 42-5009 and Section 42-5159 and by the Administrative Rules and Regulations of the Arizona Department of Revenue; ACC R15-5-608, R15-5-120 and R15-5-2314.

The City wishes to rely upon the expertise of the contractor in the purchase of items that qualify for the tax exemption. With respect to purchase of the qualifying items, the Contractor is authorized to act as an agent for the City. This agency agreement is strictly limited to the purchase of the qualifying items to be used in the construction of the project and will not otherwise affect or alter the respective rights, responsibilities and remedies of the parties as specified under this contract. The contractor shall furnish the City a list of suppliers and the material, machinery and equipment to be furnished by each. The City will then issue the materials and equipment exemption certificate to each supplier pursuant to A.R.S. §42-5009 (A) (2). The contractor's applicable unit bid prices for items qualifying for this tax exemption should not include sales or use tax. The materials, machinery and equipment that are a part of this project and to which the exemption applies are listed below:

1. Pipes, valves and appurtenances four (4) inches in diameter or larger used to transport potable water,
2. Any additional material, machinery or equipment identified in the Special Provisions.

107.2.1 TEMPORARY USE PERMITS:
(revise to include new subsection as follows)

A Temporary Use Permit (and Above Ground Fuel Storage Permit if applicable) is required prior to the establishment of any temporary construction yard, material storage area or staging area located within City limits and outside the public right-of-way or project limits. The Contractor is responsible for obtaining the necessary Temporary Use Permit from the agency with jurisdictional authority.

The time required to process the Temporary Use Permit is approximately twelve (12) calendar days. The Contractor shall submit the necessary permit application no later than ten (10) calendar days following the Notice of Award. Any delays experienced by the Contractor in acquiring the Temporary Use Permit shall not necessarily be grounds for delaying the project Notice to Proceed.

107.2.2 DISPOSAL OF WASTE AND SURPLUS MATERIAL:
(revise to include the following)

All disposal costs, regardless of disposal site, shall be included in the bid unit price for the related item of work and no direct payment will be made for disposal of waste or surplus materials. This right of disposal does not apply to any substance or items that are regarded as toxic and/or hazardous by the City, the State of Arizona or the United States Government.

Alternate disposal sites may be proposed by the Contractor but are subject to all applicable local ordinances and codes. In addition to the property owner's written authorization, all disposal sites within the city limits are subject to review and approval by the Temporary Use Permit process. The disposal of material at alternate disposal sites will not be allowed without written authorization of the owner, approval of the appropriate jurisdictional authority, and the issuance of all necessary permits.

107.2.3 ABOVE GROUND FUEL STORAGE PERMIT:
(revise to include new subsection as follows)

If required, Above Ground Fuel Storage Permits may be obtained from the City of Flagstaff Fire Department, located at 211 West Aspen Avenue, Flagstaff, AZ. The Contractor is responsible for obtaining the permit.

107.5 SAFETY, HEALTH, AND SANITATION PROVISIONS:

107.5.4 HANDLING, REMOVAL AND DISPOSAL OF SURPLUS MATERIAL AND ASBESTOS CONTAINING MATERIALS (ACM)
(revise to include new subsection as follows)

The Contractor is responsible for handling, removal and disposal of all soil material generated by the project as described in the General Provisions.

The City requires compliance with Environmental Protection Agency (EPA), Arizona Department of Environmental Quality (ADEQ) and Occupational Safety and Health Administration (OSHA) asbestos regulations for all City projects.

Utility pipes constructed of materials other than metal or polyvinyl chloride (PVC) require testing prior to any disturbance of the pipes to determine if regulated levels of asbestos are present in the pipe material. Suspect pipe materials requiring testing typically include vitrified clay and cement pipe (transite). Asbestos testing is not required for metal pipes.

City Public Works/Sustainability & Environmental Management staff are available to collect samples and submit the samples for analyses. The City of Flagstaff will provide testing free of charge. If the pipe does not contain regulated levels of asbestos, the contractor may disturb and remove the piping. If utility piping contains regulated levels of asbestos, an asbestos abatement contractor must perform any disturbance/removal of the pipe materials. This is required to ensure workers are not exposed to any asbestos fibers.

Work may require the proper handling, removal and disposal of regulated asbestos piping and materials generated by cutting or breaking the pipe to remove it from the ground. If asbestos containing materials (ACM) removal is necessary on the project, the City of Flagstaff requirements for handling, removal and disposal are as follows:

- If an infrastructure or building material that is not either wood, glass or metal is encountered during the project and has not yet been either assumed or positively identified to be ACM then the material(s) must be sampled in accordance with regulations generated by the EPA Asbestos Hazard and Emergency Response Act (AHERA) 40 CFR 763 as well as OSHA 29 CFR 1910.1101, by a certified AHERA Building Inspector and sent to a National Voluntary Laboratory Accreditation Program (NVLAP) certified laboratory for analysis.

- Once materials of concern are assumed or properly identified to be ACM then material removal is required according to OSHA 29 CFR 1910-1926.1101 by a certified asbestos abatement worker, and NOT a general contractor (GC). However, if the GC holds the appropriate asbestos certifications (AHERA Asbestos Operations and Maintenance), which the City would need to verify is current, then the GC could perform the asbestos abatement.

The City requires the General Contractor arrange for abatement of assumed and/or identified ACM by a certified asbestos abatement contractor and to arrange area and/or clearance air monitoring by a third party certified asbestos consultant. If applicable to the project, copies of abatement activities and air monitoring shall be provided to City of Flagstaff Environmental Management staff.

In the event of large disturbances to ACM, compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR 61, Subpart M shall be followed. Notification would be required the Arizona Department of Environmental Quality 10 working days in advance of the start of a large project. This notification is not typically required for utility pipe work, but could be required for a very large project involving numerous saw cuts of utility pipes. http://www.azdeq.gov/environ/air/asbestos/

If ACM removal is necessary on the project, the City of Flagstaff requirements for ACM disposal at the City's Cinder Lake Landfill are as follows:

Only non-friable asbestos waste is accepted for disposal at Cinder Lake Landfill. PRIOR to disposal of non-friable ACM, obtain the necessary forms, which are:

- Non-Friable Asbestos Waste Acceptance Application and accompanying instructions
- Non-Friable Asbestos Waste Shipment Record (WSR)

The Asbestos Waste Acceptance Application is available at the City of Flagstaff's website or by contacting the City of Flagstaff Environmental Management staff. A Waste Shipment Record is required to accompany each load of non-friable asbestos waste taken to the Cinder Lake Landfill.

Assure the non-friable ACM is properly handled and wrapped. Non-friable ACM must be thoroughly wetted using amended water PRIOR to being wrapped in 6-millimeter poly and be tightly sealed with duct tape. If the material is heavy (such as transite pipe), has sharp edges, or may easily puncture the poly wrap, a double layer of poly will be necessary. The Cinder Lake Landfill scale house attendant will inspect the load to ensure it is properly wrapped. Containers holding non-friable ACM shall be carefully unloaded and placed in a designated location. Dumping using a hydraulically lifted bed of a truck is not permitted (dump truck), as the poly wrap may be torn open.

If using a large bin for disposal, attach a copy of the Waste Shipment Record to the disposal bin. If not using a City of Flagstaff disposal bin, make sure the delivery driver takes a copy of the SIGNED Non-Friable Asbestos Waste Acceptance Application and the Waste Shipment Record to the Cinder Lakes Landfill with the waste delivery.

If using a City of Flagstaff disposal bin call City Environmental Services at (928) 774-0668 to schedule a pick-up for the disposal bin. Please be sure to provide the driver with the SIGNED Non-Friable Asbestos Waste Acceptance Application and the Waste Shipment Record and be sure to clarify if you would like the disposal bin emptied and removed, or emptied and returned to the work site. When disposal is completed, the Landfill Manager will sign the Waste Shipment Record and landfill staff will provide or mail a copy of the Waste Shipment Record.

Cutting of utility pipes generates Regulated Asbestos Containing Material (RACM). RACM requires disposal at the Joseph City Landfill or at other landfills located in southern Arizona.

All work relating to the removal and disposal of unknown and unanticipated hazardous materials as described above shall be paid per MAG 109.4.3.

107.8 107 USE OF EXPLOSIVES:
(first paragraph, revise second sentence to read as follows)

The Contractor shall submit a blasting plan for approval and obtain a Blasting Permit from the City of Flagstaff Fire Department, located at 211 W. Aspen Avenue, Flagstaff, Arizona.

(revise to include the following)

The Contractor shall submit a copy of the approved blasting plan to the Project Manager. The plan shall include as a minimum; safety layout, drilling pattern, size and depth of bore, weight and type of charge, delay sequence, contractor's anticipated peak particle velocity at the right-of-way line or nearest structure, and the proposed seismograph locations.

A record of each blast shall be kept and all records including seismograph reports shall be available for inspection. Each record shall provide as a minimum; location, date and time of blast, name of person in charge, number of holes burdened, spacing, diameter and depth of holes, boring logs to determine top of rock, type and total amount of explosives used, direction and distance to nearest building, type of detonators and delay periods used, and exact locations of seismographs.

When blasting operations are to be conducted within 200 feet of a water line, sewer line or other underground utility, the Contractor shall take additional precautionary measures. The Contractor shall also coordinate with Franchise Utilities prior to blasting operations. The Contractor shall notify the owner of the facility a minimum of two weeks in advance that such blasting operations are intended. At their discretion, the Owner may perform pre-blast, post-blast pressure tests or other inspection of the facility. If any damage occurs because of blasting operations, the Contractor shall be responsible for the restoration of the facility to pre-blast conditions.

107.9 PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE:
(revise to include the following)

The Contractor is responsible for replacing and/or restoring the site, landscaping and owner's improvements associated with the project to the pre-existing condition using in-kind materials. All cost shall be included in the bid as incidental to the work, unless otherwise specified in the bid schedule or plans.

Within easements, the Contractor is responsible for removing existing improvements and salvaging items (not identified for removal) for relocation after the public improvements are completed. Close coordination between the Contractor and property owners and/or residents is required.

107.11 CONTRACTOR'S RESPONSIBILITY FOR UTILITY PROPERTY AND SERVICES:
(revise to include the following)

All power poles, pedestals, guy wires and underground facilities shall be removed and/or relocated by the respective owners of the facilities. The contractor is responsible for the notification and coordination with the utility companies to ensure that this work is accomplished in a manner

consistent with the construction schedule. Payment for Franchise Utility coordination and location is incidental to the cost of the work.

The Contractor shall perform utility potholes and identify potential conflicts prior to trenching. The utility pothole information and identification of potential conflicts shall be provided to the Project Manager at least two weeks prior to performing trenching or pipeline construction.

SECTION 108 - COMMENCEMENT, PROSECUTION AND PROGRESS

108.1 NOTICE TO PROCEED:

(revise to include the following)

Time is of the essence in submitting the initial and revised construction schedule and traffic control plan. Each is a requirement that precedes the Contractor's right and the City's obligation to proceed with the agreement.

The Notice to Proceed shall be issued for a start date no later than twenty-seven (27) calendar days following receipt of the Notice of Award. The Contractor shall be required to submit a construction schedule and traffic control plan in accordance with the Contract Documents and the following:

The Contractor shall within seven (7) calendar days of receiving the Notice of Award, submit a construction schedule and traffic control plan to the Project Manager. The Project Manager shall promptly review the construction schedule and traffic control plan and either approve them, or provide a written list of the items that will require revision. The Contractor shall submit the revised construction schedule and traffic control plan within five (5) calendar days of receiving the Project Manager's list of required revisions. The corrected construction schedule and traffic control plan submittal shall address all comments from the Project Manager's list of required revisions.

108.3 CORRESPONDENCE TO THE CONTRACTOR:

(revise to include the following)

In addition to written communication to the Project Manager, the Contractor shall provide and maintain a contact located within ten miles of the job site at all times throughout the duration of the Contract. The designated contact shall be accessible by telephone at all times to respond to agency requirements and emergencies. The local location and phone number(s) shall be provided to the Project Manager prior to issuance of the Notice to Proceed. Any changes of the location or phone number(s) shall be reported immediately to the Project Manager.

If a response is needed, the Contractor is required to respond and perform the repairs and/or maintenance within two (2) hours of notification from the City. If the needed repairs and/or

maintenance are not addressed within the timeframe, the City will accomplish the work and deduct the cost from monies due or become due to the Contractor.

108.4 CONTRACTOR'S CONSTRUCTION SCHEDULE:
(revise to include the following)

The Contractor's schedule shall include, as a minimum, the following:

- Identification of project tasks with assigned dates and durations, which reflect anticipated sequencing of construction activities on scheduled working days;
- All anticipated subcontractors that will be used during the course of the work;
- The anticipated number of crews to expedite the progress and ensure prompt completion of the work;

  Definition of a crew;
  - personnel *(e.g. operator, laborer)*
  - equipment *(e.g. Cat 325 Excavator, 950 Loader)*
  - workdays anticipated or scheduled per week (*e.g. Monday through Friday)*
  - work hours anticipated or scheduled per day *(e.g. 7:00 am to 3:30 pm)*
- Anticipated adverse weather days for weather dependent activities, weekends and holidays.
- Specific long lead times for delivery of equipment and materials;
- Critical path project schedules may be required as provided for by the Special Provisions or Project Addenda.

108.5 LIMITATION OF OPERATIONS:
(third paragraph, revise to read as follows)

Except in emergencies endangering life or property, written permission shall be obtained from the City prior to performing any work on weekends, legal holidays or after regular work hours (hereinafter defined as 7:00 a.m. to 5:00 p.m. - Monday through Friday). Work on Saturdays will be permitted with prior approval by the City's Engineering Inspection Supervisor. 72 hours advance notice will be required. Work on Sundays and legal City Holidays will not be permitted except in emergencies or as approved by the owner. Inspection and testing will not be provided on Sundays or City legal holidays without prior approval from the Project Manager (72-hour advance notice) and full compensation by the Contractor for any necessary personnel, equipment and services.

Overtime compensation for City personnel shall be as follows:

Construction Supervisor @ $ 43.00/hour
Inspector II @ $ 35.00/hour
Inspector I @ $30.00/hour
Lab Tech I @ $ 25.00/hour

Vehicle @ $1.80/hour

108.7 DETERMINATION AND EXTENSION OF CONTRACT TIME:
(revise to include the following)

The contract time, including final clean-up of the project site and storage areas, may be extended because of weather conditions that cannot be reasonably anticipated. The number of actual days that the scheduled work is impacted by adverse weather shall be recorded weekly during the construction period.

The Contractor will be entitled to a contract time extension if the actual adverse weather days experienced during the work exceed the anticipated adverse weather days shown. The following is the monthly schedule of adverse weather days that shall be anticipated by the Contractor in scheduling the work:

TABLE 108.7 MONTHLY CALENDAR DAYS for ANTICIPATED ADVERSE WEATHER

MONTH	*JANUARY*	*FEBRUARY*	*MARCH*	*APRIL*	*MAY*	*JUNE*
Monthly Calendar Days for Anticipated Adverse Weather	7 Days	7 Days	8 Days	6 Days	4 Days	3 Days
Average Monthly Precipitation	1.98”	1.96”	2.05”	1.34”	0.68”	0.51”
MONTH	*JULY*	*AUGUST*	*SEPTEMBER*	*OCTOBER*	*NOVEMEBER*	*DECEMBER*
Monthly Calendar Days for Anticipated Adverse Weather	12 Days	11 Days	7 Days	5 Days	5 Days	6 Days
Average Monthly Precipitation	2.78”	2.68”	1.82”	1.52”	1.49”	1.90”

The above schedule of anticipated adverse weather days establishes the base line for the project's monthly weather impacts based on historical records, as recorded by the National Weather Service at Pulliam Airport, for precipitation in excess of 0.01 of an inch per calendar day.
The number of actual days that scheduled work is impacted by adverse weather as defined above shall be recorded weekly during the contract period. It is the Contractor's responsibility to request in writing any adverse weather delays experienced during the prior week no later than the normally scheduled weekly project meeting. Any adverse weather day requests that are not received, as stated above, shall neither be considered nor approved. Once the number of approved actual adverse weather days exceeds the number of anticipated adverse weather days in the schedule above, the Contractor is entitled to a contract time extension.

Actual adverse weather days must also prevent work for fifty (50) percent or more of the Contractor's work day and delay scheduled work critical to the timely completion of the project. The

City will convert any delays meeting the above requirements to calendar days and extend the contract period as necessary. No additional compensation will be allowed for direct and indirect overhead expenses associated with any such contract time extensions. The Contractor's schedule must include the above anticipated adverse weather delays for all weather dependent activities and shall show all weekends and holidays.

108.8 GUARANTEE AND WARRANTY PROVISIONS:
(revise to include the following)

If requested by the City, the Contractor shall return to the project site eleven months after acceptance of the project and visually inspect, in the presence of the Owner's Representative, all accessible construction items and appurtenances. All defective materials and/or workmanship shall be satisfactorily repaired or replaced at the sole expense of the Contractor.

All costs for the 11-month inspection and repair shall be borne by the Contractor and in figuring his or her bid, the Contractor shall include an appropriate amount for such inspection and possible required repair, and no additional payment will be allowed.

108.10 FORFEITURE AND DEFAULT OF CONTRACT:
(revise to include new section)

Due to Failure to Prosecute the Work

If the Contractor fails to prosecute the work in accordance with the contract, including requirements of the progress schedule, the City may correct these deficiencies after three days after providing written notice to the Contractor. The cost of these remedies shall be charged against the Contractor. A change order may be issued to make the necessary changes in the contract and to make an appropriate reduction in the contract price. Such a change order shall not require the signature or approval of the Contractor. The remedy shall not prejudice the City's use of any other remedy, which the City may be entitled to use.

108.12 AUTHORIZED SIGNATURES:
(revise to include new section)

The Contractor shall provide a notarized list of all authorized signatures for project related documents. Only those individuals listed by the Contractor on the project Authorized Signature form shall be authorized to sign the contract, contract change orders, time extensions, bonds, securities, pay requests, certifications or other documents that affect the execution of the Contract.

108.13 SUBSTANTIAL COMPLETION:
(revise to include new section)

The project is substantially complete within the contract time and liquidated damages will no longer be assessed when the following have occurred:

(A) All contract items of work have been substantially completed and pedestrian and vehicular traffic can move unimpeded through the project;

(B) The only work left for completion is incidental, causes no disruption to pedestrian and vehicular traffic, and does not affect the safety and convenience of the public;

The decision whether the project is substantially complete is within the sole discretion of the Project Manager. At that time, a *Substantial Completion* letter will be issued by the City to the Contractor.

The remaining incidental work shall be completed within 15 calendar days from the issuance of the *Substantial Completion* letter. Failure to prosecute the remaining work within this time-period will result in the resumption of time charges and the application of liquidated damages from the date scheduled for final acceptance and start of warranty.

The start of the project warranty period will be established in the *Notice of Final Acceptance* and does not begin with substantial completion.

The Contractor is responsible for correction and repair of any project deficiencies until the end of the warranty period established in the *Notice of Final Acceptance* at which time the City will accept the improvements for operation and maintenance.

108.14 SUSPENSION and TERMINATION:
(revise to include new section)

CITY'S RIGHT TO STOP WORK

The City may, at its discretion and without cause, order the Contractor in writing to stop and suspend the Work. Such suspension shall not exceed one hundred and eighty (180) consecutive days.

The Contractor may seek an adjustment of the Contract Price and/or Contract Time if its cost or time to perform the Work has been adversely impacted by any suspension or stoppage of Work by the City.

TERMINATION FOR CONVENIENCE

Upon receipt of written notice to the Contractor, the City may, at its discretion and without cause, elect to terminate this Agreement. In such event, the City shall pay the Contractor only the direct value of its completed Work and materials supplied as of the date of termination. The Contractor shall be entitled to profit and overhead on completed Work only but shall not be entitled to anticipated profit or anticipated overhead.

If the City suspends the Work for one hundred eighty-one (181) consecutive days or more, such suspension shall be deemed a termination for convenience.

Upon such termination, the Contractor shall proceed with the following obligations.

1. Stop Work as specified in the notice.
2. Place no further subcontracts or orders.
3. Terminate all subcontracts to the extent they relate to the work terminated. The Contractor shall ensure that all subcontracts contain this same termination for convenience provision.
4. At the City's sole discretion and if requested in writing by the City, assign to the City all right, title and interest of the Contractor under the subcontracts subject to termination.
5. Take any action that may be necessary for the protection and preservation of the property related to this Agreement that is in the possession of the Contractor and in which the City has or may acquire an interest.
6. The Contractor shall submit complete termination inventory schedules no later than one hundred twenty (120) days from the date of the notice of termination.

The City shall pay the Contractor the following:

1. The direct value of its completed Work and materials supplied as of the date of termination.
2. The reasonable and direct, actual costs and expenses attributable to such termination. Reasonable costs and expenses shall not include, among other things, anticipated profit, anticipated overhead, or costs arising from the Contractor's failure to perform as required under this Agreement.
3. The Contractor shall be entitled to profit and overhead on completed Work only but shall not be entitled to anticipated profit or anticipated overhead. If it is determined that the Contractor would have sustained a loss on the entire Work had they been completed, the Contractor shall not be allowed profit and the City shall reduce the settlement to reflect the indicated rate of loss.

The Contractor shall maintain all records and documents for three (3) years after final settlement. These records shall be maintained and subject to auditing as prescribed in Section 7.7.

THE CITY'S RIGHT TO PERFORM AND TERMINATE FOR CAUSE

If the City provides the Contractor with a written order to provide adequate maintenance of traffic, adequate cleanup, adequate dust control or to correct deficiencies or damage resulting from abnormal weather conditions and the Contractor fails to comply in a time frame specified, the City may have work accomplished by other sources at Contractor's sole expense.

If the Contractor persistently fails to

1. provide a sufficient number of skilled workers,
2. supply the materials required by the Contract Documents,
3. comply with applicable Legal Requirements,
4. timely pay, without cause, sub-consultants and/or subcontractors,
5. prosecute the Work with promptness and diligence to ensure that the Work is completed by the Contract Time, as such times may be adjusted, or
6. perform material obligations under the Contract Documents, then the City, in addition to any other rights and remedies provided in the Contract Documents or by law, shall have the rights set forth below.

Upon the occurrence of an event set forth above, the City may provide written notice to the Contractor that it intends to terminate this Agreement unless the problem cited is cured, or commenced to be cured, within seven (7) days of the Contractor's receipt of such notice.

If the Contractor fails to cure, or reasonably commence to cure, such problem, then the City may give a second written notice to the Contractor of its intent to terminate within an additional seven (7) day period.

If the Contractor, within such second seven (7) day period, fails to cure, or reasonably commence to cure, such problem, then the City may declare this Agreement terminated for default by providing written notice to the Contractor of such declaration.

Upon declaring this Agreement terminated and for the purpose of completing the Work, the City may enter upon the premises and take possession of all materials, equipment, scaffolds, tools, appliances and other items thereon, which have been purchased or provided for the performance of the Work. The Contractor hereby transfers, assigns and conveys all items, which have been purchased or provided for the performance of the Work to the City for such purpose and to employ any person or persons to complete the Work and provide all of the required labor, services, materials, equipment and other items.

In the event of such termination, the Contractor shall not be entitled to receive any further payments under the Contract Documents until the Work shall be finally completed in accordance with the Contract Documents. At such time, the Contractor shall be entitled to be paid only for Work performed and accepted by the City prior to its default.

If the City's cost and expense of completing the Work exceeds the unpaid balance of the Contract Price, then the Contractor shall be obligated to pay the difference to the City. Such costs and expenses shall include not only the cost of completing the Work, but also losses, damages, costs and expense, including attorneys' fees and expenses, incurred by the City in connection with the re-procurement and defense of claims arising from the Contractor's default.

If the City improperly terminates the Agreement for cause, the termination for cause shall be converted to a termination for convenience in accordance with the provisions of 108.14

SECTION 109 - MEASUREMENTS AND PAYMENTS

109.1 MEASUREMENT OF QUANTITIES:
(revise to include the following)

It is the responsibility of the Contractor to conform to the Contract Documents, including plans, typical sections and specifications including but not be limited to dimensions, materials, application rates and densities. The Contractor shall take all actions necessary to ensure that the work conforms to the contract documents. The Contractor shall cooperate fully with the Project Manager or Project Manager's representative to correct any known nonconformity to the contract documents.

109.1 MEASUREMENT OF QUANTITIES:
(delete the second paragraph)

Unless otherwise specified, longitudinal and surface (plane) measurements will be made in a horizontal plane.

PART 200 - EARTHWORK

SECTION 201 - CLEARING AND GRUBBING

201.3 CONSTRUCTION METHODS:
(revise to include the following)

The Contractor shall make every effort possible to avoid damaging existing trees. In the event that any trees suffer limb damage, the Contractor shall cut branches to the nearest branch crotch or to the branch collar at the trunk.

No separate payment will be made for trimming trees. The cost shall be considered incidental to the work.

SECTION 205 – ROADWAY EXCAVATION

205.1 DESCRIPTION
(revise to include the following)

The bid schedule unit cost for excavation, backfill and embankment work shall include the cost of rock excavation, handling rock or disposing of rock and no separate measurement or payment shall be made. Rock shall be defined as any highly cemented or hard material that may require additional efforts for removal, handling or disposal.

205.2 UNSUITABLE MATERIAL:
(third paragraph, revise to read as follows)

Should unsuitable material be encountered at subgrade elevation in cut areas or at existing grade in fill areas, the unsuitable material shall be removed and replaced with suitable fill material in accordance with MAG Section 210 and MAG Section 211.

Determination of unsuitable material and the limits and depths of required removal and replacement shall be at the sole discretion of the Project Manager. In no case shall any unsuitable material be removed without prior written consent of the Project Manager.

Measurement and payment for removal and replacement of unsuitable material will be by the cubic yard as shown in the proposal. Payment shall be compensation in full for the work complete and in-place including any borrow, permits, pit royalties, all excavation, hauling, placing, compacting, conditioning, watering and proper disposal, together with all appurtenant costs.

205.3 MEASUREMENT
(revise to include the following)
Earthwork is incidental to the roadway construction and no additional payment will be made for roadway excavation. The Contractor shall be responsible for estimating and accounting for earthwork import and haul off. It is recommended that the Contractor review the report on geotechnical investigation and sampling results.

PART 300 -- STREETS AND RELATED WORK

SECTION 301 - SUB-GRADE PREPARATION

301.1 DESCRIPTION:

(revise to include the following)

The untreated base or prepared subgrade shall be test rolled in the presence of the Project Manager prior to the placement of asphalt paving materials. The equipment used to perform the test roll shall be approved by the Project Manager. The Contractor shall be responsible for scheduling this test roll with the Inspector during regularly scheduled work. All costs associated with the test roll shall be considered incidental to and included in the cost of sub-grade preparation.

SECTION 336 - PAVEMENT MATCHING AND SURFACING REPLACEMENT

336.1 DESCRIPTION:

(first paragraph, revise to include the following)

The exact points of pavement matching shall be determined in the field by the Project Manager.

336.2 MATERIALS AND CONSTRUCTION METHODS:

336.2.1 PAVEMENT WIDENING OR EXTENSIONS:

(first paragraph, revise second sentence to read as follows)

The minimum depth of cut shall be four (4) inches or Depth/4, whichever is greater.

PART 400 -- RIGHT-OF-WAY AND TRAFFIC CONTROL

SECTION 401 - TRAFFIC CONTROL

401.5 GENERAL TRAFFIC REGULATIONS:

(revise to include the following)

Within seven (7) calendar days following receipt of the Notice of Award and in accordance with Section 108.1 of these General Provisions, the Contractor shall submit to the Project Manager a traffic control plan that shows the control of traffic in accordance with Part VI of the FHWA Manual on Uniform Traffic Control Devices for all phases of the work. The plan should include nights, weekends, shut down periods and an approximate schedule of street closures and detours.

The Traffic Control Plan is to detail the Contractor's proposal for routing traffic and pedestrians around the areas of construction. The Plan shall be coordinated with the proposed construction schedule and show how the locations of the various traffic and pedestrian control devices will

change as construction progresses. The Plan shall allow for complete detours around the work areas.

Private and commercial driveways shall not be closed for any period exceeding eight hours during any twenty-four-hour period. The affected resident and the City shall be notified 48 hours in advance of any closure. Convenient access to driveways, houses and buildings along the line of work shall be maintained and temporary crossings or alternate access shall be provided and maintained in good condition, except during that period mentioned above. **Business access shall be maintained at all times by at least one driveway.**

(eleventh paragraph, revise to read as follows)

The Contractor will reinstall all permanent traffic control devices as required by the approved construction plans and specifications.

(twelfth paragraph, delete the last sentence)

Delete - The Traffic Engineering Department will reinstall all traffic signs.

401.7 PAYMENT:
(revise paragraph to read as follows)

Payment for all work and materials required to prepare a traffic control plan and provide traffic control during construction shall be made at the lump sum price shown on the Bid Schedule. Full compensation for any required traffic control devices, flaggers, uniformed off-duty law enforcement officers, pilot cars and drivers shall be included in the lump sum contract price and no additional payment shall be allowed. Progress payments shall be made based on the Contractor's estimate for percent complete as approved by the Owner.

SECTION 425 TOPSOIL

425.2 MATERIALS:
(revise to read as follows)

Overburden topsoil shall be salvaged and reused when possible. All topsoil, whether overburden or imported, shall be free of roots, heavy clay, clods, noxious weed seeds, coarse sand, large rocks, sticks, brush, litter and other deleterious material and meet the requirements of MAG Section 795. The Project Manager's approval of the proposed topsoil shall be obtained before delivery to the project.

425.4 MEASUREMENT:
(revise paragraph to read as follows)

Topsoil shall be measured lump sum, complete and in place unless indicated otherwise by the bid schedule.

425.5 PAYMENT:
(revise to read as follows)

Topsoil will be paid for in accordance with the contracted price for furnishing and placing topsoil, as described and specified. Progress payment shall be made based on the Contractor's estimate for percent complete as approved by the Owner.

SECTION 430 – LANDSCAPING AND PLANTING
(revise to include section as follows)

430.3 LAWN AREAS

430.3.1 Preparation of In Place Soil
(delete the second paragraph and revise to read as follows)

After clearing, grubbing and initial cultivation has been completed, a slow release chemical fertilizer shall be mechanically spread over the turfgrass area at an average rate of 1 pound of actual nitrogen per 1000 square feet. After spreading, the fertilizer shall be cultivated into the top four inches of soil using suitable equipment. The resulting soil shall be in a friable condition suitable for planting. (Actual nitrogen is determined by using the nitrogen ratio number x weight of the bag/100).

430.3.2 Seeding
(delete the first and second paragraph revise to read as follows)

The rate of seeding shall be three pounds of seed per 1000 square feet using the following seed mixture;

Poa pratensis	Kentucky Bluegrass (mix of three varieties)	70%
Lolium perenne	Perennial Rye Grass	10%
Festuca rubra	Creeping Red Fescue	20%

Alternative species may be acceptable but are subject to prior approval from the City Project Manager or duly authorized representative.

SECTION 431 – EROSION CONTROL

(revise to include new section as follows)

431.1 DESCRIPTION

Erosion control applies to improvements within the city and as part of the erosion control section of a Storm Water Pollution Prevention Plan (SWPPP). Materials, means and methods for erosion control and stabilization, Best Management Practices (BMPs), Erosion Control Plans (ECPs) and SWPPPs are described in the City of Flagstaff Stormwater Design Manual.

The Contractor shall stabilize all disturbed areas within the project site and as shown on the plans. Work shall be performed according to the provisions of this Section and shall include but not be limited to the furnishing, hauling, placement and application of erosion control materials.

The Contractor is responsible for complying with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit program. This generally includes submittal of a Notice of Intent to the Arizona Department of Environmental Quality (ADEQ) and Notice of Termination to ADEQ for the project. Preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) for the site is required per ADEQ and City of Flagstaff standards.

The cost for complying with the NPDES permit and the SWPPP, including the erosion control devices, shall be included in the NPDES & SWPPP Requirements portion of the Contractor's bid. It is recommended that contractors see the ADEQ Smart NOI (Notice of Intent) program website (http://az.gov/webapp/noi/main.do) for information and processes.

Progress payment shall be made based on the Contractor's estimate for percent complete as approved by the Owner.

432.1 NATIVE SEEDING

All areas to be seeded that are accessible to machinery shall be tilled to a minimum depth of four (4) inches. Areas inaccessible to machinery shall be hand tilled and prepared to a minimum depth of two (2) inches. Cut slopes of 2:1 or steeper do not require tilling. Cultivation on sloping terrain shall run perpendicular to the direction to the slope. If weeds or herbaceous plant material interferes with proper seedbed preparation, the contractor shall remove them from the seedbed.

Contractor shall remove and dispose of all debris and other objectionable material that may interfere with seeding operations.

The area to be seeded shall be relatively smooth and all surface irregularities (e.g. rills, tire marks) shall be filled and firmed to conform to the desired cross sections. The seedbed shall be rolled both before and after the seeding operation with a minimum of one pass of a cultipacker or drag harrow.

Seed shall be sown when conditions will promote germination and growth. Normal non-irrigated permanent native seed application dates are between April 1 and June 15, between August 15 and September 20 and after the first frost (recurring overnight temperature of 28 degrees F) until snowfall. Seeding work shall be performed only after planting and other work affecting ground surface is complete.

To assist in establishment of the permanent seed mix, a nurse crop shall be used for this work. Preapproved nurse crop seed shall be one of the following, incorporated with the specified permanent seed mix;

Annual ryegrass	*(Lolium multiflorum)*	30 lbs/acre
Oats	(*Avena sativa)*	60 lbs/acre
Regreen©	(*Triticum aestivum x Elytrigia elongata)*	30 lbs/acre

Alternative species may be acceptable but are subject to prior approval from the City Project Manager or duly authorized representative.

When cut or fill slopes are greater than six (6) feet in height and steeper than 3H:1V, the seeded area shall be covered with American Excelsior Company straw/coconut blanket or an approved equal. Installation shall be per the manufacturer's written directions.

440.10. (D) SEQUENCING
(add the following section)

The irrigation system shall be installed, inspected, approved and operable prior to the installation of plant materials, landscape fabric and ground plane treatments (*decomposed granite, landscape rock, mulch, etc.)*

PART 600 - WATER AND SEWER

SECTION 601 - TRENCH EXCAVATION, BACKFILLING AND COMPACTION

601.2 EXCAVATION:

601.2.1 GENERAL:
(revise to include the following)

All excavation, including trench excavation, shall be performed in any substance and material encountered. The cost is considered incidental to and is to be included in the price for the bid item to be constructed or installed. No special payment shall be made for trench excavation other than rock excavation as specified under Trench Rock Excavation.

Trench Rock Excavation

Trench rock is defined as consolidated igneous, metamorphic and/or sedimentary material in the original bed and/or in well-defined ledges that cannot be removed by a mechanical method and therefore requires pneumatic hammering, drilling or blasting for removal. Example of mechanical methods include hand tools, trenching machine, backhoe, ≥195 horsepower hydraulic excavator with ripping teeth or equivalent.

Boulders and pieces of rock having a volume of more than 27 cubic feet (1 cubic yard) shall be considered rock.

For projects where trench rock excavation is anticipated, the estimated contingent quantity is shown in the proposal under the applicable bid item. The contingency quantity is an estimate only and no guaranty is given that any portion will be utilized. Trench rock excavation will be paid for separately at the unit price bid per cubic yard for Trench Rock Excavation.

Measurement of Trench Rock Excavation shall be per cubic yard in place. This volume of rock will be measured by the City representative, using the maximum trench width allowed in accordance with MAG Table 601-1, the lineal footage of actual rock excavation required and the actual depth of rock as determined by inspection of the trench after rock excavation and before backfilling.

SECTION 611 – WATER, SEWER AND STORM DRAIN TESTING

611.2 DISINFECTING WATER MAINS:

611.2.13 Fire Flow Testing:

(revise to include the following new section)

All water lines that have new fire hydrants shall require a fire flow test per CoF Engineering Standard 13-09-006-0006.1.

Fire flow testing shall be performed by a certified tester. Results shall be sealed by an Arizona Professional Engineer.

The City Water Services Section requires a 72-hour notice via e-mail to schedule hydrant operation and testing observation. A digital copy of the test results shall be submitted to the City Project Manager.

SECTION 631 WATER TAPS AND METER SERVICE CONNECTIONS

(revise to add the following)

631.3 INSTALLATION:

New water service lines shall be installed to replace the existing water service lines. Construction includes replacement of all water services to COF Engineering Standards, including the service saddle at the main, corporation stop, pipe and curb stop to the meter and adjust the customers' service to the new outlet meter coupling elevation. The lines shall be extended to the new polymer meter box location and a new meter box shall be installed and shall connect to the existing meter. If the existing meter is not at the City's standard depth; the contractor shall adjust the elevation of the meter. In cases where the meter box moves, the contractor shall salvage the existing meter and shift it to the proposed location. At each of these locations the contractor is required to connect the existing water services on the private side of the meter. The Contractor shall coordinate with each homeowner where private construction is required to verify the water line rerouting and to restore landscaping to its original condition.

The City will provide the contractor with Temporary Rights of Entry for the water service connection, replacement/adjustment of water meter boxes and associated work. If the contractor needs to go outside the Temporary Right of Entry limits they will have to provide the City with written permission from the property owner prior to conducting the work.

A residential plumber's license will be required for all work that is done on the private service side of the meter.

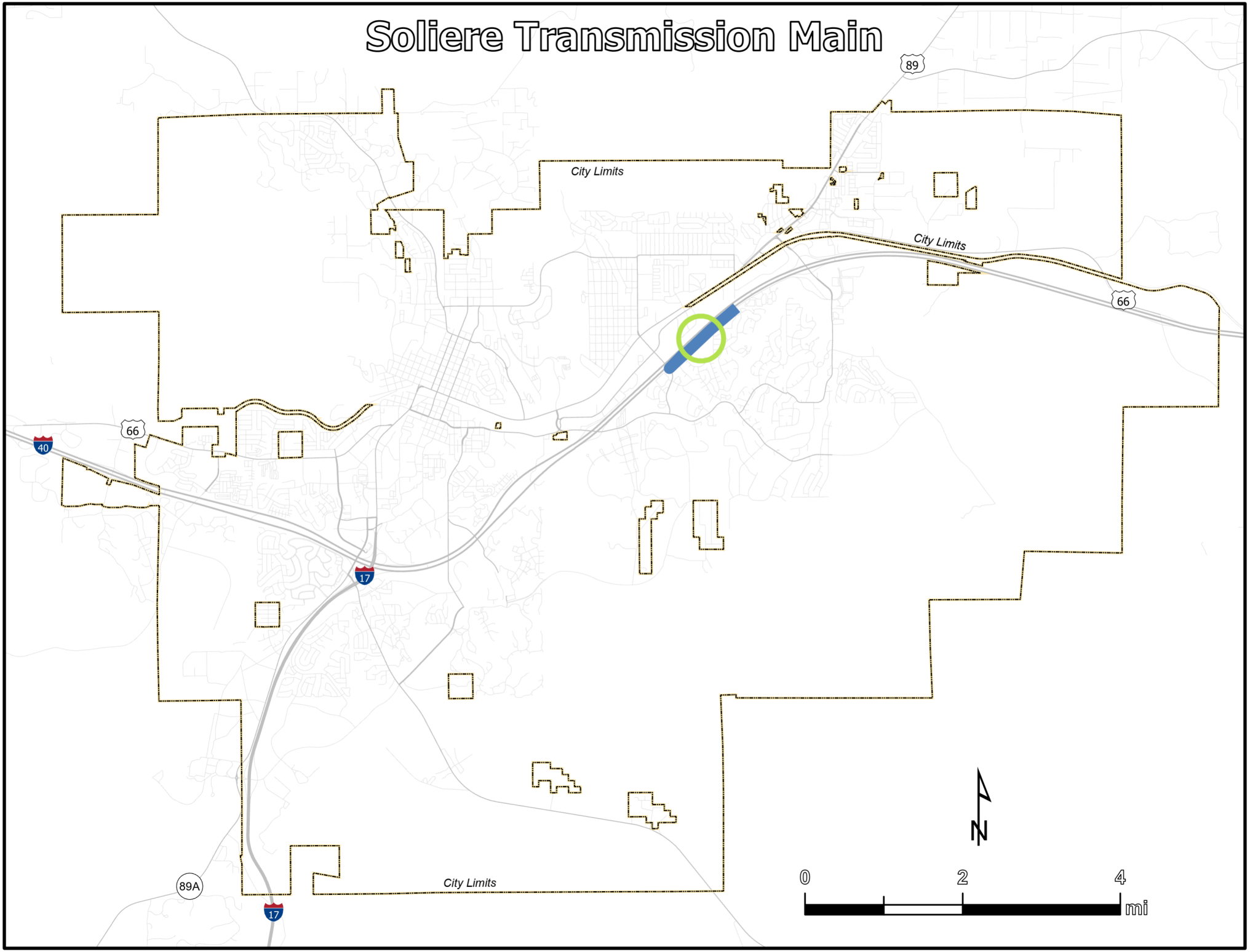
City of Flagstaff utility tapping fees are the responsibility of the contractor. The contractor shall perform all work and coordinate payment directly with the City Water Services Department. All costs for utility tap work and fees shall be included in the line item for installation of the new service, including but not limited to all labor and materials for complete installation. Repair associated within any abandoned or new tap shall be included in the contract bid item.

SECTION 710 - ASPHALT CONCRETE

710.1 GENERAL:
(revise to include the following)

The asphaltic concrete designation shall be 3/4 inch, except as required by the project plans or Special Provisions.

End of Document


Soliere Transmission Main
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Soliere Transmission Main
Vicinity Map

Legend:
Approximate Waterline Alignment



CITY OF FLAGSTAFF

CONTRACT SUPPLEMENTARY JUSTIFICATION

☒ **CONTRACT ALLOWANCE**

☒ **ADMINISTRATIVE CHANGE ORDER**

PROJECT NO.	WA 3374	**PROJECT NAME**	Soliere Water Transmission Main
FILE NO.	03-22001	**PROJECT MANAGER**	Mac McNamara
CONTRACTOR / CONSULTANT	Hylan-West, Inc.		

PROJECT DESCRIPTON

The Project generally consists of installing 5,265 linear feet of 12" PCV for one new water transmission main, that will provide the needed secondary water source for new developments on Butler Ave. Installation will start from the intersection of Elk Run St. and Soliere Ave. St, and running west to the intersection of 4th St. and Soliere Ave.

JUSTIFICATION FOR USE & AMOUNT

Contract Allowance Amount	$ 85,617.11 (5% of Eng. Estimate)	**Administrative Change Order Amount**	$ 290,091.30 (10%)

Justification

Request is to provide an allowance to accommodate unanticipated and/or unforeseen issues and for quantity adjustments. Plan quantities are considered accurate but final quantities are measured during construction. The contractor must be compensated for actual quantities of work (MAG 102.3). Quantities often change because of unknown and/or necessary field changes. Without an allowance, project work may need to be suspended until an agenda item can be brought before Council for consideration and approval. An allowance will provide needed flexibility in delivery of improvements, minimizing negative impacts to the community during construction. Any additional quantities needed do become an asset of the City and any unused fund allocation is returned to the program fund.

COST / BUDGET / FUNDING SOURCE ANALYSIS

Contract Allowance Amount	$ 85,617.11 (5%)	**Administrative Change Order Amount**	$ 290,091.30(10%)

Justification

Allowance request is 5% of the Engineer's Cost Estimate of $1,712,342.10 from Turner Engineering, Inc.and Change Order Amount is 10% of the $2,900,913.00 amount from Hylan-West. Adequate funding is in the FY23 and FY24 authorized budget total of $3,406,176.00. The budget accommodates design, construction estimated costs, permitting, testing and inspection, soft costs, and Capital Improvements project management costs.

APPROVALS

Project Manager		Mac McNamara	4/11/2023
Section Head		Trevor Henry	4/14/23
Division Head		Paul Mood	4/14/2023
	Signature		Date

9. C.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Sam Beckett, Public Works Streets Section Director
Co-Submitter:	Julian Milligan
Date:	04/26/2023
Meeting Date:	05/02/2023

TITLE:

Consideration and Approval of Contract: Approve a Contract for Materials and Services with Vulcan Materials Company in an amount not to exceed $118,000 for hot mix asphalt for the Street Section.

STAFF RECOMMENDED ACTION:

1. Approve a Contract for Materials and Services with Vulcan Materials Company in an amount not to exceed $118,000 for hot mix asphalt for the Street Section; and
2. Authorize the City Manager to execute the necessary documents.

Executive Summary:

The City of Flagstaff Street Section uses approximately 1,140 tons of hot mix asphalt per year on routine maintenance consisting of skim patching, utility cuts, and road repairs. These processes take place in both cold and warm weather. Vulcan Materials Company has provided the City with asphalt for the last several years. They have provided the appropriate gradations, mix specifications, and tonnage needed for the various street maintenance needs within an acceptable time frame. This Spring, an Invitation for Bids was put out for a hot mix asphalt vendor as the contract with Vulcan Materials Company was at an end. One bid was received from Vulcan Materials Company. A Contract for Materials and Services is needed to ensure that the City Street Section can adequately perform the necessary maintenance and have access year-round to the materials to do so.

Vulcan Materials Company for the following gradations of hot mix asphalt and applicable sales tax:

- 3/8" Asphalt Mix Gradation contracted for $120.00 per ton.
- 1/2" Asphalt Mix Gradation contracted for $117.00 per ton.
- 3/4" Asphalt Mix Gradation contracted for $115.00 per ton.
- Cold Patch at $150.00 lump sum

Financial Impact:

The purchase of hot mix asphalt is budgeted within the Street Section budget in account 040-06-161-0614-6-4357 with a total annual budget of $118,000. These mixes are used by the Street Section for routine maintenance.

Policy Impact:

N/A

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Regional Plan

COUNCIL GOAL: Transportation and Other Public Infrastructure - Deliver quality community assets and continue to advocate and implement a highly performing multi-modal transportation system.

Has There Been Previous Council Decision on This:

There has been no previous decision on the present Contract for Materials and Services. However, the same necessary request was approved by the City Council five (5) years ago for the same produces and solicitation. This is a desired contract for materials used this year by the Streets Section.

Options and Alternatives:

1. Award the Contract for Materials and Services to Vulcan Materials Company in an amount not to exceed $118,000 to allow the City to continue purchasing asphalt as needed for necessary projects; or
2. Reject the Contract with Vulcan Materials Company, and direct staff to conduct a second formal solicitation. This is not a recommended option as it would delay the ability of the Street Section to repair streets.

Background/History:

The City of Flagstaff Streets Section uses approximately 342 tons of 3/8" asphalt mix, 684 tons of 1/2" asphalt mix and 114 tons of 3/4" asphalt mix annually. In order to maintain the current needs for repairs in the City of Flagstaff, a contract for the various gradations of asphalt is needed.

On January 15 and 22, 2023, an Invitation for Bid (IFB) was advertised by the City Procurement Department in the Arizona Daily Sun for the purchase of various gradations of asphaltic material to be used by the Public Works - Streets department for annual maintenance activities. The IFB was also posted on the Purchasing PlanetBids website on January 3, 2023. This Contract for Materials and Services will provide the City of Flagstaff the avenue to purchase asphalt on an as needed basis for maintenance that arises throughout the year. The IFB was closed as of January 26, 2023, at 12:00 p.m. at which time the City of Flagstaff received one bid from Vulcan Materials Company. Their bid was responsible and responsive to the requirements set forth in the IFB and the City of Flagstaff selected this vendor to provide the services described herein.

3/8" Asphalt Mix Gradation at $120.00 per ton
1/2" Asphalt Mix Gradation at $117.00 per ton
3/4" Asphalt Mix Gradation at $115.00 per ton
Cold Patch at $150.00 lump sum/ton

Key Considerations:

- The City of Flagstaff Street Section uses approximately 1,140 tons of asphalt to maintain city roads.
- An Invitation for Bid went out and only one bid was received from Vulcan Materials Company.
- A contract for hot mix asphalt is necessary for Street Section function.
- The City of Flagstaff Street Section has previously worked with Vulcan Materials Company and has established a good, professional working relationship.

Community Benefits and Considerations:

The community of Flagstaff will benefit from this contract as the Street Section will have access to hot mix asphalt for maintenance of City roads.

Attachments: 2023-55 Contract with Vulcan

CONTRACT FOR MATERIALS AND SERVICES
FOR THE CITY OF FLAGSTAFF
Contract No. 2023-55

This Contract is entered into this _____ day of _____, 2023 by and between the City of Flagstaff, a political subdivision of the State or Arizona ("City"), and Vulcan Materials Company, a Delaware C Corporation Company ("Contractor").

WHEREAS, the City desires to receive, and Contractor is able to provide materials and services; and

NOW THEREFORE, in consideration for the mutual promises contained herein, the parties agree as follows:

1. Scope of Work: Contractor shall provide the materials generally described as follows:

   Asphalt for In-House Maintenance

   and as more specifically described in the Scope of Work attached hereto as *Exhibit A*.

2. Compensation: Contractor shall be compensated the budgeted amount of not to exceed **one hundred eighteen thousand dollars and no cents** ($118,000) for the materials and services provided pursuant to the Bid schedule identified in the Scope of Work attached hereto as *Exhibit A*. Payment shall be compensation in full for all terms necessary to provide each Bid item or purchase order.

3. Standard Terms and Conditions: The City of Flagstaff Standard Terms and Conditions, attached hereto as *Exhibit B* are hereby incorporated in this Contract by reference and shall apply to performance of this Contract, except to the extent modified in *Exhibit A*.

4. Insurance: Contractor shall meet Insurance Requirements of the City set forth in *Exhibit C*.

5. Contract Term: The Contract term is for a period of three (3) years unless terminated pursuant to the Standard Terms and Conditions. This Contract will be effective as of the date signed by both parties. Performance shall commence within ten (10) days from City's issuance of the Notice to Proceed.

6. Extension or Renewal: This Contract may be renewed for up to two (2) additional one (1) year terms by mutual written consent of the parties. The City Manager or his designee (the Purchasing Director) shall have authority to approve renewal on behalf of the City.

7. Extension or Renewal for Procurement: The City may unilaterally extend or renew this Contract for up to four (4) additional ninety-day terms to allow for procurement processes upon the completion of the term of the Contract. The City Manager or his designee (the Purchasing Director) shall have authority to approve extension on behalf of the City.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

8. Notice: Any formal notice required under this Contract shall be in writing and sent by certified mail and email as follows:

To the City:
Emily Markel
Senior procurement Specialist
City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001
emarkel@flagstaffaz.gov

To Contractor:
Andrew V Ruckman III
Sales Manager
Vulcan Materials Company
3051 W. Shamrell Ste 101
Flagstaff, AZ 86005
ruckmana@vmcmail.com

With a copy to:
Julian Milligan
Public Works Supervisor
City of Flagstaff
3200 W. Route 66
Flagstaff, AZ 86001
jmilligan@flagstaffaz.gov

With a copy to:

9. Authority. Each party warrants that it has authority to enter into this Contract and perform its obligations hereunder, and that it has taken all actions necessary to enter into this Contract.

CONTRACTOR:

By:_____

Title:_____

CITY OF FLAGSTAFF

By:_____

Title:_____

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney's Office

Notice to Proceed issued:_____, 20___

EXHIBIT A

SCOPE OF WORK

BACKGROUND: The City of Flagstaff uses approximately 1,140 tons of asphalt per year, where 30% is 3/8" (342 tons), 60% is ½" (684 tons), and 10% is ¾" (114 tons). Asphalt maintenance throughout the year consists mainly of skim patching (3/8"), utility cuts (1/2"), and road rebuild (3/4"). While the majority of work is done during the spring and summer months, there are some projects that take place in fall and winter.

MATERIALS: The City seeks to purchase various gradations of asphalt to be used for large- and small-scale projects on a per ton basis. Contractor must be able to provide 3/8", ½" and ¾" gradation with mix specifications per Maricopa Associates of Governments (MAG) Section 710. All gradations of asphalt must be available for pickup by City of Flagstaff Streets Department Staff at any time of the year. The City will pay a Fire-Up Fee for any orders that come in when the plant is not running, for example, during winter months.

SCHEDULE: The City will order asphalt on an as needed basis. The City will contact the chosen Contractor as the need for asphalt arises. The City will then schedule a time to pick up the asphalt. The need for asphalt may arise at any time of the year, including winter months.

SPECIFICATIONS: The materials shall meet the Maricopa Association of Governments (MAG) Section 710 specifications (See Attachment A).

BID SCHEDULE:

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
Section 1							$2,514.1810		
1			3/8" Asphalt Mix Gradation	per ton	1	$120.0000	$120.0000	Yes	FOB FLAGSTAFF PLANT
2			1/2" Asphalt Mix Gradation	per ton	1	$117.0000	$117.0000	Yes	FOB FLAGSTAFF PLANT
3			3/4" Asphalt Mix Gradation	per ton	1	$115.0000	$115.0000	Yes	FOB FLAGSTAFF PLANT
4			Cold Patch	lump	1	$150.0000	$150.0000	Yes	PER TON FOB PRICE
5			Fire Up Plant Opening	lump	1	$2,000.0000	$2,000.0000	Yes	ONLY BILLED IF WE ARE NOT ALREADY RUNNING
6			Taxes	lump	1	$9.1810	$9.1810	Yes	
7			Miscellaneous	lump	1	$3.0000	$3.0000	Yes	$3/LOAD ENVIRONMENTAL FEE
8			Miscellaneous	lump	1		$0.0000	No	

EXHIBIT B

STANDARD TERMS AND CONDITIONS

(Last Updated January 19, 2023)

*The term “Contractor” may substitute for the term “vendors,” “consultants,” or “firms,” depending on the purpose of the underlying Contract.

IN GENERAL

1. **PARTIES:** The City of Flagstaff (“City”) and the contractor identified in the Contract (“Contractor”) may be referred to individually as “Party” or collectively as “Parties”.

2. **NOTICE TO PROCEED:** Contractor shall not commence performance until after the City has issued a Notice to Proceed.

3. **LICENSES AND PERMITS:** Contractor its expense shall maintain current federal, state, and local licenses, permits and approvals required for performance of the Contract and provide copies to City upon request.

4. **COMPLIANCE WITH LAWS:** Contractor shall comply with all applicable federal, state and local laws, regulations, standards, codes and ordinances in performance of the Contract.

5. **NON-EXCLUSIVE:** Unless expressly provided otherwise in the Contract, the Contract is non-exclusive and the City reserves the right to contract with others for materials or services.

6. **SAMPLES:** Any sample submitted to the City by the Contractor and relied upon by City as representative of quality and conformity, shall constitute an express warranty that all materials and/or service to be provided to City shall be of the same quality and conformity.

MATERIALS

7. **PURCHASE ORDERS:** The City will issue a purchase order for the materials covered by the Contract, and such order will reference the Contract number.

8. **QUALITY:** Contractor warrants that all materials supplied under the Contract will be new and free from defects in material or workmanship. The materials will conform to any statements made on the containers or labels or advertisements for the materials and will be safe and appropriate for use as normally used. The City’s inspection, testing, acceptance or use of materials shall not serve to waive these quality requirements. This warranty shall survive termination or expiration of the Contract.

9. **ACCEPTANCE:** All materials and services provided by Contract are subject to final inspection and acceptance by the City. Materials and services failing to conform to the Contract specifications may be rejected in whole or part. If rejected, Contractor is responsible for all costs associated arising from rejection.

10. **MANUFACTURER’S WARRANTIES:** Contractor shall deliver all Manufacturer’s Warranties to the City upon the City’s acceptance of the materials.

11. **PACKING AND SHIPPING:** Contractor shall be responsible for industry standard packing which conforms to requirements of carrier's tariff and ICC regulations. Containers shall be clearly marked as to lot number, destination, address and purchase order number. All shipments shall be F.O.B. Destination, City of Flagstaff, 211 West Aspen Avenue, Flagstaff, Arizona 86001, unless otherwise specified by the City. C.O.D. shipments will not be accepted.

12. **TITLE AND RISK OF LOSS:** The title and risk of loss of material shall not pass to the City until the City actually receives the material at the point of delivery and the City has completed inspection and has accepted the material, unless the City has expressly provided otherwise in the Contract.

13. **NO REPLACEMENT OF DEFECTIVE TENDER:** Every tender of materials shall fully comply with all provisions of the Contract. If a tender is made which does not fully conform, this shall constitute a breach and Contractor shall not have the right to substitute a conforming tender without prior written approval from the City.

14. **DEFAULT IN ONE INSTALLMENT TO CONSTITUTE TOTAL BREACH:** Contractor may not substitute nonconforming materials and/or services. Delivery of nonconforming materials and/or services, or a default of any nature, shall constitute a breach of the Contract as a whole.

15. **SHIPMENT UNDER RESERVATION PROHIBITED:** Contractor is not authorized to ship materials under reservation and no tender of a bill of lading shall operate as a tender of the materials.

16. **LIENS:** All materials and other deliverables supplied to the City shall be free of all liens, other than the security interest held by Contractor, until payment in full is made by the City. Upon request of the City, Contractor shall provide a formal release of all liens.

17. **CHANGES IN ORDERS:** The City reserves the right at any time to make changes in any one or more of the following: (a) methods of shipment or packing; (b) place of delivery; and (c) quantities. If any change causes an increase or decrease in the cost of or the time required for performance, an equitable adjustment may be made in the price or delivery schedule, or both. Any claim for adjustment shall be evidenced in writing and approved by the City Purchasing Director prior to the institution of the change.

PAYMENT

18. **INVOICES:** A separate invoice shall be issued for each shipment and each job completed. Invoices shall include the Contract and/or Purchase Order number and dates when goods had been shipped or work performed. Invoices shall be sent within thirty (30) days following performance. Payment will only be made for satisfactory materials and/or services received and accepted by City.

19. **LATE INVOICES:** The City may deduct up to 10% of the payment price for late invoices. The City operates on a fiscal year budget, from July 1 through the following June 30. Except in unusual circumstances, which are not due to the fault of Contractor, the City will not honor any invoices or claims submitted after August 15 for materials or services supplied in the prior fiscal year.

20. TAXES: Contractor shall be responsible for payment of all taxes including federal, state, and local taxes related to or arising out of Contractor's performance of the Contract. Such taxes include but are not limited to federal and state income tax, social security tax, unemployment insurance taxes, transaction privilege taxes, use taxes, and any other taxes or business license fees as required.

Exception: The City will pay any taxes which are specifically identified as a line-item dollar amount in the Contractor's bid, proposal, or quote, and which were considered and approved by the City as part of the Contract award process. In this event, taxes shall be identified as a separate line item in Contractor's invoices.

21. FEDERAL EXCISE TAXES: The City is exempt from paying certain Federal Excise Taxes and will furnish an exemption certificate upon request.

22. FUEL CHARGES: Contractor at its own expense is liable for all fuel costs related to performance. No fuel surcharges will be accepted or paid by the City.

23. DISCOUNTS: If the Contract provides for payment discounts, payment discounts will be computed from the later date of the following: (a) when correct invoice is received by the City; or (b) when acceptable materials and/or materials were received by the City.

24. AMOUNTS DUE TO THE CITY: Contractor must be current and remain current in all obligations due to the City during performance. Payments to Contractor may be offset by any delinquent amounts due to the City or fees and charges owed to the City under the Contract.

25. OFAC: No payments may be made to any person in violation of Office of Foreign Assets Control regulations. 31 C.F.R. Part 501.

SERVICES

26. INDEPENDENT CONTRACTOR: Contractor shall be an independent contractor for purposes of all laws, including but not limited to the Fair Labor Standards Act, Federal Insurance Contribution Act, Social Security Act, Federal Unemployment Tax Act, Internal Revenue Code, Immigration and Naturalization Act; Arizona revenue and taxation, workers' compensation, and unemployment insurance laws.

27. CONTROL: Contractor shall be responsible for the control of the work.

28. WORK SITE: Contractor shall inspect the work site and notify the City in writing of any deficiencies or needs prior to commencing work.

29. SAFEGUARDING PROPERTY: Contractor shall responsible for any damage to real property of the City or adjacent property in performance of the work and safeguard the worksite.

30. QUALITY: All work shall be of good quality and free of defects, performed in a diligent and professional manner.

31. ACCEPTANCE: If the City rejects Contractor's work due to noncompliance with the Contract, the City, after notifying Contractor in writing, may require Contractor to correct the

deficiencies at Contractor's expense, or cancel the work order and pay Contractor only for work properly performed.

32. WARRANTY: Contractor warrants all work for a period of one year following final acceptance by the City. Upon receipt of written notice from the City, Contractor at its own expense shall promptly correct work rejected as defective or as failing to conform to the Contract, whether observed before or after acceptance, and whether or not fabricated, installed or completed by Contractor, and shall bear all costs of correction. If Contractor does not correct deficiencies within a reasonable time specified in the written notice from the City, the City may perform the work and Contractor shall be liable for the costs. This one year warranty is in addition to and does not limit Contractor's other obligations herein. This warranty shall survive termination or expiration of the Contract.

INSPECTION, RECORDS, ADMINISTRATION

33. RECORDS: The City shall have the right to inspect and audit all Contractor books and records related to the Contract for up to five years after completion of the Contract.

34. RIGHT TO INSPECT BUSINESS: The City shall have the right to inspect the place of business of the Contractor or its subcontractor during regular business hours at reasonable times, to the extent necessary to confirm Contract performance.

35. PUBLIC RECORDS: The Contract and any related materials are a matter of public record and subject to disclosure pursuant to Arizona Public Records Law. A.R.S. § 39-121 et seq. If Contractor has clearly marked its proprietary information as "confidential", the City will endeavor to notify Contractor prior to release of such information.

36. CONTRACT ADMINISTRATION: Contractor will be required to participate in the City's contract administration process. Contractor will be closely monitored for Contract compliance and will be required to promptly correct any deficiencies.

INDEMNIFICATION

37. GENERAL INDEMNIFICATION: Contractor shall indemnify and hold the City, and its officers, agents, employees, and subcontractors, harmless from and against any third-party claims, actions, liabilities, costs, including reasonable attorneys' fees and other costs of defense, arising out of the acts, errors, or omissions of Contractor, its officers, agents, employees, and subcontractors, in performing or failing to perform the responsibilities identified in the Contract. In the event any such action or claim is brought against the City, Contractor shall, if the City so elects, and upon tender by the City: (a) defend the same at Contractor's sole cost and expense; and/or (b) promptly satisfy any judgment adverse to the City; or (c) reimburse the City for any loss, cost, damage, or expense, including attorneys' fees, suffered or incurred by the City. The City shall notify Contractor, within a reasonable time, of any claim, threat of claim, or legal action as it relates to the responsibilities identified in the Contract. This indemnification shall survive termination or expiration of the Contract.

38. INTELLECTUAL PROPERTY INDEMNIFICATION: Contractor shall indemnify and hold the City, and its officers, agents, employees, and subcontractors, harmless from and against any third-party claims, actions, liabilities, costs, including reasonable attorneys' fees and other costs of defense arising out of the alleged infringement of any patent, trademark or copyright or other proprietary rights of any third-parties arising out of Contract performance

or use by the City of materials furnished or work performed under the Contract. In the event any such action or claim is brought against the City, Contractor shall, if the City so elects and upon tender by the City: (a) defend the same at Contractor's sole cost and expense; and/or (b) promptly satisfy any judgment adverse to the City; or (c) reimburse the City for any loss, cost, damage, or expense, including attorneys' fees, suffered or incurred by the City. The City shall notify Contractor, within a reasonable time, of any claim, threat of claim, or legal action as it relates to the responsibilities identified in the Contract. This indemnification shall survive termination or expiration of the Contract.

39. NETWORK SECURITY AND PRIVACY LIABILITY: Contractor shall indemnify and hold the City, and its officers, agents, employees, and subcontractors, harmless from an against any third-party claims, actions, liabilities, costs, including reasonable attorneys' fees and other costs of defense arising out of all acts, errors, omissions, negligence, infringement of intellectual property (except patent and trade secret); network security and privacy risks, including but not limited to unauthorized access, failure of security, breach of privacy perils, wrongful disclosure, collection, or other negligence in the handling of confidential information, privacy perils, and including coverage for related regulatory defense and penalties; data breach expenses, including but not limited to, consumer notification, whether or not required by law, computer forensic investigations, public relations and crisis management firm fees, credit file or identity monitoring or remediation services in the performance of services for the City. In the event any such action or claim is brought against the City, Contractor shall, if the City so elects and upon tender by the City: (a) defend the same at Contractor's sole cost and expense; and/or (b) promptly satisfy any judgment adverse to the City; or (c) reimburse the City for any loss, cost, damage, or expense, including attorneys' fees, suffered or incurred by the City. The City shall notify Contractor, within a reasonable time, of any claim, threat of claim, or legal action as it relates to the responsibilities identified in the Contract. This indemnification shall survive termination or expiration of the Contract.

CONTRACT CHANGES

40. PRICE INCREASES: Except as expressly provided for in the Contract, no price increases will be approved.

41. COMPLETE AGREEMENT: The Contract is intended to be the complete and final agreement of the Parties.

42. AMENDMENTS: The Contract may be amended by written agreement of the Parties.

43. SEVERABILITY: If any term or provision of the Contract is found by a court of competent jurisdiction to be illegal or unenforceable, then such term or provision is deemed deleted and the remainder of the Contract shall remain in full force and effect.

44. NO WAIVER: Both Parties have the right insist upon strict performance of the Contract, and the prior failure of a Party to insist upon strict performance, or a delay in any exercise of any right or remedy, or acceptance of materials or services, shall not be deemed a waiver of any right to insist upon strict performance.

45. ASSIGNMENT: Contractor was selected for its special knowledge, skills, and expertise, and shall not assign the services/materials required in the Contract, in whole or in part, without the City's prior written consent, which may be withheld for any reason. Any

assignment without such consent shall be null and void. No assignment shall relieve Contractor (Assignor) from any of its obligations and liabilities under the Contract with respect to the City. The Purchasing Director shall have authority to consent to an assignment on behalf of the City.

46. BINDING EFFECT: The Contract shall be binding upon and inure to the benefit of the Parties and their successors and assigns.

EMPLOYEES AND SUBCONTRACTORS

47. SUBCONTRACTING: Contractor was selected for its special knowledge, skills, and expertise, and shall not assign the services/materials required in the Contract, in whole or in part, without the City's prior written consent, which may be withheld for any reason. The City reserves the right to withhold consent if the subcontractor is deemed irresponsible and/or subcontracting may negatively affect performance. All subcontracts shall comply with the underlying Contract. Contractor is responsible for Contract performance whether or not subcontractors are used.

48. NONDISCRIMINATION: Contractor shall not discriminate against any employee or applicant for employment or person to whom it provides services because of race, color, religion, sex, national origin, disability, genetic information, veteran's status, pregnancy, familial status and represents and warrants that it complies with all applicable federal, state and local laws and executive orders regarding employment. In addition, any Contractor whose business is located within City of Flagstaff limits shall comply with the City Code, Chapter 14-02, *Civil Rights*, which also prohibits discrimination based on sexual orientation, or gender identity or expression.

49. DRUG FREE WORKPLACE: The City has adopted a Drug Free Workplace policy for itself and those doing business with the City to ensure the safety and health of all persons working on City contracts and projects. Contractor's personnel shall abstain from use or possession of illegal drugs while engaged in performance of the Contract.

50. IMMIGRATION LAWS: Pursuant to A.R.S. § 41-4401, Contractor hereby warrants to the City that Contractor and each of its subcontractors shall comply with all state and federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). A breach of state and federal immigration laws and regulations shall constitute a material breach of the Contract and shall subject Contractor to penalties up to and including termination of the Contract. The City may, at its sole discretion, conduct random verification of the employment records of the employees of the Contractor and any subcontractors to ensure compliance with all state and federal immigration laws and regulations. Neither Contractor nor any subcontractor shall be deemed to have materially breached the Contract if Contractor or subcontractor establishes that it has complied with the employment verification provisions prescribed by sections 274A and 274B of the Federal Immigration and Nationality Act and the E-verify requirements prescribed by A.R.S. § 23-214(A).

DEFAULT AND TERMINATION

51. TERMINATION FOR DEFAULT: Prior to terminating the Contract for a material breach, the non-defaulting Party shall give the defaulting Party written notice and reasonable opportunity to cure the default, not to exceed thirty (30) days unless a longer period of time is granted by the non-defaulting Party in writing. In the event the breach is not timely cured,

or in the event of a series of repeated breaches the non-defaulting Party may elect to terminate Contract by written notice to Contractor, which shall be effective upon receipt. In the event of default, the Parties may execute all remedies available at law in addition to the Contract remedies provided for herein.

52. CITY REMEDIES: In the event of Contractor's default, the City may obtain required materials and/or services from a substitute contractor, and Contractor shall be liable to the City to pay for the costs of such substitute service. The City may deduct or offset the cost of substitute service from any balance due to Contractor, and/or seek recovery of the costs of substitute service against any performance security, and/or collect any liquidated damages provided for in the Contract. Remedies herein are not exclusive.

53. CONTRACTOR REMEDIES: In the event of the City's default, Contractor may pursue all remedies available at law, except as provided for herein.

54. TERMINATION FOR NONAPPROPRIATION OF FUNDS: The City may terminate all or a portion of the Contract due to budget constraints and non-appropriation of funds for the following fiscal year, without penalty or liability to Contractor.

55. TERMINATION FOR CONVENIENCE: Unless expressly provided for otherwise in the Contract, the Contract may be terminated in whole or part by the City for convenience upon thirty (30) days written notice, without further penalty or liability to Contractor. If the Contract is terminated, City shall be liable only for payment for satisfactory materials and/or services received and accepted by the City before the effective date of termination.

56. TERMINATION DUE TO INSOLVENCY: If Contractor becomes a debtor in a bankruptcy proceeding, or a reorganization, dissolution or liquidation proceeding, or if a trustee or receiver is appointed over all or a substantial portion of the property of Contractor under federal bankruptcy law or any state insolvency law, Contractor shall immediately provide the City with a written notice thereof. The City may terminate the Contract, and Contractor is deemed in default, at any time if the Contractor becomes insolvent, or is a party to any voluntary bankruptcy or receivership proceeding, makes an assignment for a creditor, or there is any similar action that affects Contractor's ability to perform under the Contract.

57. PAYMENT UPON TERMINATION: Upon termination of the Contract, the City will pay Contractor for satisfactory performance up until the effective date of termination. The City shall make final payment within thirty (30) days from receipt of the Contractor's final invoice.

58. CANCELLATION FOR GRATUITIES: The City may cancel the Contract at any time, without penalty or further liability to Contractor, if City determines that Contractor has given or offered to give any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with award or performance of the Contract.

59. CANCELLATION FOR CONFLICT OF INTEREST: Pursuant to A.R.S. § 38-511, if the City identifies a conflict of interest in the award or performance of the Contract, the City may cancel the Contract within three years after its execution, without penalty or further liability to Contractor.

MISCELLANEOUS

60. COOPERATIVE PURCHASE CONTRACTS: Presuming that Contractor agreed to such during the procurement process, Contractor will enter into cooperative purchase arrangements, as sanctioned by state and federal law, to allow Contractor to sell materials and services to any member of a cooperative group under the same pricing, terms and conditions of the contract awarded to the Contractor by the public procurement unit, following a competitive procurement process.

61. ADVERTISING: Contractor shall not advertise or publish information concerning its Contract with the City without the prior written consent of the City.

62. NOTICES: All notices given pursuant to the Contract shall be delivered at the addresses as specified in the Contract or updated by Notice to the other Party. Notices may be: (a) personally delivered, with receipt effective upon personal delivery; (b) sent via certified mail, postage prepaid, with receipt deemed effective four days after being sent; or (c) sent by overnight courier, with receipt deemed effective two days after being sent. Notice may be sent by email as a secondary form of notice.

63. THIRD PARTY BENEFICIARIES: The Contract is intended for the exclusive benefit of the parties. Nothing herein is intended to create any rights or responsibilities to third parties.

64. GOVERNING LAW: The Contract shall be construed in accordance with the laws of Arizona.

65. FORUM: In the event of litigation relating to the Contract, any action at law or in equity shall be filed in Coconino County, Arizona.

66. ATTORNEYS' FEES: If any action at law or in equity is necessary to enforce the terms of the Contract, the prevailing party shall be entitled to recover its reasonable attorneys' fees, costs, professional fees and expenses.

67. FORCE MAJUERE:

a. There may be events that occur during the term of the Contract that are beyond the control of both the City and Contractor, including events of war, floods, labor, disputes, earthquakes, epidemics, pandemics, adverse weather conditions not reasonably anticipated, forest fires, and other acts of God ("Events"). These Events may result in a temporary delay of contractual deliverables, or the permanent inability to provide the contractual deliverables that are the subject of the Contract.

b. There shall be no claims arising from a temporary delay of contractual deliverables, or the permanent inability to provide the contractual deliverables caused by the Events and the City shall not pay additional costs incurred by Contractor as a result of such Events.

c. The Parties shall act in good faith to extend the Contract completion date without any penalty to Contractor and that the extension will be in an amount of time equal to any temporary delay. This provision of the Contract supersedes all other terms regarding temporary delay, permanent shut down, or increased costs.

68. NO BOYCOTT OF ISRAEL: Pursuant to A.R.S. §§ 35-393 and 35-393.01, if a Party has over ten (10) employees and the Contract is worth at least one-hundred thousand dollars and no cents ($100,000), the Party shall certify that it is not currently engaged in, and agrees, for the duration of the Contract, will not engage in a boycott of Israel.

69. CHANGES TO CONTRACT: The Contract shall not be modified within the first year after Contract award where: (a) an amendment may result in a competitive advantage that was not made available to other proposers/bidders; or (b) requests for changes may delay commencement of performance.

70. FORCED LABOR OF ETHNIC UYGHURS: If Contractor engages in for-profit activity and has ten (10) or more employees, pursuant to A.R.S. §35-394, the Contractor certifies that it does not currently, and agrees for the duration of the contract that it will not, use: 1) the forced labor of ethnic Uyghurs in the People's Republic of China; 2) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; and 3) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China. If the Contractor becomes aware during the term of the contract that the company is not in compliance with the written certification, the Contractor shall notify the City within five (5) business days after becoming aware of the noncompliance. If the Contractor does not provide the City with a written certification that the Contractor has remedied the noncompliance within 180 days after notifying the City of the noncompliance, this Contract terminates, except that if the contract termination date occurs before the end of the remedy period the Contract terminations on the Contract termination date.

EXHIBIT C

STANDARD INSURANCE REQUIREMENTS

(Last Updated January 19, 2023)

*The term "Contractor" may substitute for the term "vendors," "consultants," or "firms," depending on the purpose of the underlying Contract.

1. IN GENERAL: Contractor shall maintain insurance against claims for injury to persons or damage to property, arising from performance of or in connection with the Contract by Contractor, its agents, representatives, employees, and/or subcontractors.

2. REQUIREMENT TO PROCURE AND MAINTAIN: Each insurance policy required by the Contract shall be in effect at, or before, commencement of work under the Contract and shall remain in effect until all of Contractor's obligations under the Contract have been met, including any warranty periods. Contractor's failure to maintain the insurance policies as required by the Contract, or to provide timely evidence of renewal, will be considered a material breach of the Contract.

3. MINIMUM SCOPE AND LIMITS OF INSURANCE: The following insurance requirements are minimum requirements for the Contract and in no way limit the indemnity covenants contained in the Contract. The City does not represent or warrant that the minimum limits set forth in the Contract are sufficient to protect Contractor from liabilities that might arise out of the Contract, and Contractor is free to purchase such additional insurance as Contractor may determine is necessary.

Where applicable, as related to the Scope of Work, Contractor shall provide coverage at least as broad and with limits not less than those stated below.

a. Commercial General Liability - Occurrence Form

General Aggregate	$2,000,000
Products/Completed Operations	$1,000,000
Each Occurrence	$1,000,000

b. Umbrella Coverage $2,000,000

c. Automobile Liability

Any Automobile or Owned, Hired, and Non-owned Vehicles Combined Single Limit Per Accident for Bodily Injury & Property Damage	$1,000,000

d. Workers' Compensation and Employer's Liability

Workers' Compensation	Statutory
Employer's Liability: Each Accident	$1,000,000
Disease - Each Employee	$1,000,000
Disease - Policy Limit	$1,000,000

e. Professional Liability $2,000,000

f. Network Security and Privacy Liability

Per claim	$2,000,000
Annual Aggregate	$2,000,000

4. **NETWORK SECURITY AND PRIVACY LIABILITY:** Contractor shall maintain the requisite insurance requirements covering all acts, errors, omissions, negligence, infringement of intellectual property (except patent and trade secret); network security and privacy risks, including but not limited to unauthorized access, failure of security, breach of privacy perils, wrongful disclosure, collection, or other negligence in the handling of confidential information, privacy perils, and including coverage for related regulatory defense and penalties; data breach expenses, including but not limited to, consumer notification, whether or not required by law, computer forensic investigations, public relations and crisis management firm fees, credit file or identity monitoring or remediation services in the performance of services for the City. The insurance policy shall include coverage for third-party claims. The insurance policy shall contain an affirmative coverage grant for contingent bodily injury and property damage emanating from the failure of the technology services or an error or omission in the content/information provided.

5. **SELF-INSURED RETENTION:** Any self-insured retentions must be declared to and approved by the City. If not approved, the City may require that Contractor reduce or eliminate such self-insured retentions with respect to the City, its officers, agents, employees, and/or subcontractors. Contractor shall be solely responsible for any self-insured retention amounts. The City at its option may require Contractor to secure payment of such self-insured retention by a surety bond or irrevocable and unconditional letter of credit.

6. **OTHER INSURANCE REQUIREMENTS:** The insurance policies shall contain, or be endorsed to contain, the following provisions:

   a. Additional Insured: In Commercial General Liability and Automobile Liability Coverages, the City of Flagstaff, its officers, officials, agents, employees, and/or subcontractors shall be named and endorsed as additional insureds with respect to liability arising out of the Contract and activities performed by or on behalf of Contractor, including products and completed operations of Contractor, and automobiles owned, leased, hired, or borrowed by Contractor.

   b. Broad Form: Contractor's insurance policy shall contain broad form contractual liability coverage.

   c. Primary Insurance: Contractor's insurance coverage shall be primary insurance with respect to the City, its officers, officials, agents, employees, and/or subcontractors. Any insurance or self-insurance maintained by the City, its officers, officials, agents, employees, and/or subcontractors shall be in excess of the coverage of Contractor's insurance and shall not contribute to it.

   d. Each Insured: Contractor's insurance policies shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.

   e. Not Limited: Coverage provided by Contractor shall not be limited to the liability assumed under the indemnification provisions of the Contract.

f. Waiver of Subrogation: The insurance policies shall contain a waiver of subrogation against the City, its officers, officials, agents, employees, and/or subcontractors for losses arising from work performed by Contractor for the City.

7. NOTICE OF CANCELLATION: Each insurance policy required by the insurance provisions of the Contract shall provide the required coverage and shall not be suspended, voided, cancelled, and/or reduced in coverage or in limits unless prior written notice has been given to the City. Notices required by this section shall be sent directly to the Procurement Agent and shall reference the Contract Number.

8. ACCEPTABILITY OF INSURERS: Contractor shall place insurance hereunder with insurers duly licensed or approved unlicensed companies in the State of Arizona and with a "Best's" rating of not less than A-: VII. The City does not represent or warrant that the above required minimum insurer rating is sufficient to protect Contractor from potential insurer insolvency.

9. CERTIFICATES OF INSURANCE: Contractor shall furnish the City with certificates of insurance (ACORD form) as required by the Contract. The certificates for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. Any policy endorsements that restrict or limit coverage shall be clearly noted on the certificate of insurance. The City Contract number shall be noted on the certificates of insurance. If requested by the City, all certificates of insurance and endorsements must be received and approved by the City before the Contractor commences work.

10. POLICIES: The City reserves the right to require, and receive within ten (10) days, complete, certified copies of all insurance policies and endorsements required by the Contract. The City shall not be obligated, however, to review any insurance policies or to advise Contractor of any deficiencies in such policies and endorsements. The City's receipt of Contractor's policies or endorsements shall not relieve Contractor from, or be deemed a waiver of, the City's right to insist on strict fulfillment of Contractor's obligations under the Contract.

11. MODIFICATIONS: Any modification or variation from the insurance requirements in the Contract must have the prior approval of the City's Attorney's Office in consultation with the City's Risk Manager, whose decision shall be final. Such action will not require a formal Contract amendment but may be made by their handwritten revision and notation to the foregoing insurance requirements.

10. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: David Pedersen, Capital Improvements Project Manager

Co-Submitter: Stacey Brechler-Knaggs

Date: 04/26/2023

Meeting Date: 05/02/2023

TITLE:

Consideration and Approval of Contract: Approval of First Amendment for GMP 2 for Construction Phase I Maintenance Repair Services with Hunter Contracting Co. for a Guaranteed Maximum Price (GMP) in the amount of $3,220.380.87 for the Inner Basin Waterline Restoration Project.

STAFF RECOMMENDED ACTION:

1. Approve First Amendment 1 for GMP 2 for Construction Phase I Maintenance Repair Services with Hunter Contracting Co. for a GMP of $3,220,380.87 and a contract duration of 130-calendar days for a total Agreement amount of $3,410,074.87; and
2. Authorize the City Manager to execute the necessary documents.

Executive Summary:

The Pipeline Fire (June 2022) burned 26,532 acres, including portions of the Schultz Creek and Chimney watersheds. The post-fire flooding impacted the City of Flagstaff during the 2022 monsoon season, and caused catastrophic damage, including damage to the City's Inner Basin pipeline and Waterline Road. The City needs to repair the waterline and corresponding roadway and are aiming to have maintenance repairs underway by fall of 2023. This design work will allow the project to move forward to construction to mitigate the immediate threat to the health of citizens resulting from the instability of water supply from the Inner Basin. Overall, Inner Basin water can account for 20% of Flagstaff's daily potable water demand during peak consumption weeks of summer. This critical water supply also provides water for fire-fighting operations. Repair and reinforcement of the Inner Basin pipeline, along with repair of both Waterline and Schultz Pass roads, are urgently needed to ensure the health and safety of the community.

GMP 2 will allow the contractor to complete 90% design and begin the Construction Phase with the maintenance repairs of Waterline Road and pipeline for the Inner Basin Waterline Restoration Project. GMP 3 is anticipated to come before Council for consideration in early July 2023. GMP 3 will provide funding to finalize the design and begin the bulk of the construction. Additionally, the team will come back to City Council for contract approval for Inspection Services to compliment construction.

Financial Impact:

The funding for the Inner Basin Waterline Restoration Project is being funding initially by account 202-08-370-3519-0-4421 in Water Services. The City has been approved for 100% reimbursement for design and construction of this project from the Arizona Department of Forestry and Fire Management (DFFM). The value of this Disaster Recovery Project reimbursement is not to exceed $16.1 million.

Policy Impact:

No policy impact.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Carbon Neutrality Strategies

Water Security (WS-1) – Improve water infrastructure and expand water reuse.
Water Security (WS-2) – Improve ecosystem management for protection of water resources.
Healthy Forests and Open Spaces (HF-2) – Restore and maintain the natural fire-adapted structure and pattern of the forests of the greater Flagstaff region through collaboration with partners.
Health and Safety (HS-4) – Improve the resilience of public infrastructure and City facilities.

Priority-Based Budgeting Priorities and Objectives

Safe and Healthy Community – Ensure the built environment is safe through the use of consistent standards, rules and regulations, and land use practices
Sustainable, Innovative Infrastructure – Deliver outstanding services to residents through a healthy, well-maintained infrastructure system

Regional Plan – Goal E&C.7 – Environmentally Sensitive Lands Goals and Policies

Give special consideration to environmentally sensitive lands in the development design and review process

Regional Plan – Goal WR.5 – Stormwater and Watershed Management Goals and Policies

Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.

Regional Plan – Goal WR.3 – Water Demand Goals and Policies

Satisfy current and future human water demands and the needs of the natural environment through sustainable and renewable water resources and strategic conservation measures.

Team Flagstaff Strategic Plan – Priority 3

Deliver outstanding services through a healthy environment, resources, and infrastructure.

Has There Been Previous Council Decision on This:

This is the fourth time this item has been discussed before City Council.

10 January 2023 - A presentation with project details was presented by City Staff and USFS personnel.
17 January 2023 - Contract and GMP 1 were approved by City Council.
7 April 2023 - Project mentioned at the Council Capital Projects Budget Retreat

Options and Alternatives:

1. Approve the award for the Firsts Amendment for GMP 2 as recommended. Approval will allow design work and maintenance repairs to water and road infrastructure to proceed; or,
2. Reject approval of the award as recommended. This action would delay or cancel the project.

Background/History:

The Pipeline Fire was reported on June 12, 2022, approximately 6 miles north of Flagstaff within the Coconino National Forest. The fire burned 26,532 acres, including portions of the Schultz Creek and Chimney watersheds. A burn scar assessment and flood modeling subsequently showed potential post-wildfire flood risk to neighborhoods on the west side of Flagstaff. Both the City of Flagstaff and the Coconino County Flood Control District are collaborating with public and private partners and taking extensive measures and precautions to mitigate damage from future potential flood events.

The post-fire flooding impacted the City of Flagstaff during the 2022 monsoon season, and caused catastrophic damage, including damage to the City's Inner Basin pipeline and Waterline Road. The City is aiming to repair the waterline and corresponding roadway to have the waterline operational by fall of 2023. City Staff and partnering stakeholders feel there is an immediate threat to the health of citizens resulting from the instability of water supply. Spring water from the Inner Basin can peak as high as 2 million gallons per day (MGD) in summer months. Well water from the three wells (IB9, IB11 & IB14) in the Inner Basin has a similar peak capacity of about 2MGD. The design capacity of the North Reservoir Filtration Plant (NRFP), where Inner Basin water is treated, is 4MGD. Overall, Inner Basin water can account for at least 20% of Flagstaff's daily potable water demand during peak consumption weeks of summer. In summary, spring and well water from the Inner Basin, flowing through the Inner Basin waterline and within both the Waterline and Schultz Pass roads is a significant supply of both potable water to the residents in and around Flagstaff, as well as fire-fighting purposes. Repair and reinforcement of the Inner Basin pipeline, along with repair of both Waterline and Schultz Pass roads, are urgently needed to ensure the health and safety of the community.

The City of Flagstaff has a contract with the Design-Build team of Hunter Contracting Co and Jacobs Engineering to design and repair the Inner Basin pipeline and roadway and will issue several Guaranteed Maximum Price (GMPs) for the cost of design and construction. The request today is for GMP2 with GMP 3 anticipated to come before Council on 3 July.

Key Considerations:

The scope of this proposed project includes the engineering design, project management, contracting, and environmental work necessary to prepare for construction. The work will focus on repair and rebuilding both Waterline Road and Inner Basin pipeline at flood-impacted points where drainages cross Waterline Road.

Several points have been mapped where drainage channels cross Waterline Road (see attached map). Mitigation measures have been prioritized for these points. Points 1 through 28 were initially impacted by the Schultz Fire (2010) and were addressed by earlier mitigation measures. Some of these points were further impacted by the Pipeline Fire (2022). Points A through L were affected by the Pipeline Fire. Proposed mitigation sites include points 7, 9, 17A, 32, and I. Point I is the most heavily impacted site and includes a break in the ductile iron pipe. Additionally, there is also a break in the pipeline at Point 32, where the road is also impassable.

The intention of the proposed design work is to stabilize the drainages and Waterline Road cross-sections to reduce incision, erosion, and sediment deposition. By stabilizing the drainage crossings and roadway and strengthening the pipeline, the team will protect the reliability of both a significant portion of the City of Flagstaff's water supply and a critical interagency roadway used to service this infrastructure and to access the Inner Basin of the San Francisco Peaks. Much of the roadway and pipeline infrastructure that was damaged by post-Schultz Fire flooding has been repaired and remains greatly intact. However, some of these previous repairs must be modified to accommodate the larger burn-impacted drainage areas caused the Pipeline Fire. The proposed project will right-size and improve the integrity of the existing flood mitigation infrastructure (at points 7, 9, and 17A). The project will also add mitigation structures north and south of the existing post-Schultz Fire structures (at points 32 and I) to include impacted drainages from the Pipeline Fire.

The level of protection will be calculated by design engineers to encompass the newly burned watersheds and a determined storm event. The design will ensure critical protection of Waterline Road and the Inner Basin water pipeline.

The desired outcome is to ensure a reliable conveyance of well and spring water to the City of Flagstaff without any compromise to our water supply. Outcomes would also include a passable, stable road with drainage crossings that can safely and effectively pass water and debris while not compromising infrastructure integrity. Although the roadway will require some ongoing maintenance in terms of clearing debris from the road surface, this maintenance would not involve more construction or repairs.

The mitigation methods for the infrastructure system repair would be the creation of structures that are anchored and secured to protect the integrity of the road and waterline. Improvements will not stop the passage of water or debris, but rather they will allow the passage of water and debris while the watershed is in the process of being restored. By creating sound structures and systems, the road and new waterline will be able to function effectively and reliably even during flood events.

Expanded Financial Considerations:

The funding for the design and construction of this project will come from the AZ Department of Forestry and Fire Management (DFFM) via Arizona House Bill 2001. This funding will provide 100% reimbursement for the project up to $16.1 million.

Community Benefits and Considerations:

- Repairs to allow for continued use of critical, summertime, water supply
- Repairs to allow for water supply for fire-fighting operations
- When USFS forest closure restrictions lift, use of Waterline Road for recreational, non-vehicular, use

Community Involvement:

Inform, Involve, Empower:

- Project plans were shared on 10 January 2023 City Council meeting
- Contract and GMP 1 was approved by City Council on 17 January 2023
- City Staff has worked with US Forest Service, AZ DEMA, Coconino County to share project details and obtain permits and clearances during the pre-design phase
- Time-sensitive, emergency project

Expanded Options and Alternatives:

1. Approve the First Amendment to the Agreement for GMP 2 for 90% Design to begin the Construction Phase for Maintenance Repair Services with Hunter Contracting Co for a Guaranteed Maximum Price of $3,220,380.87 and a contract duration of 130-calendar days. Approval will allow work to proceed; or,
2. Reject approval of the award as recommended. This action would delay or cancel the Project.
    a. If rejection occurs, possible options include:
        i. Ask staff to re-evaluate the recommendation; or
        ii. Suspend or cancel the Project completely

Attachments: Presentation
First Amendment - GMP 2
Exhibit A - GMP2
Project Extent Map



Inner Basin Waterline Restoration Project

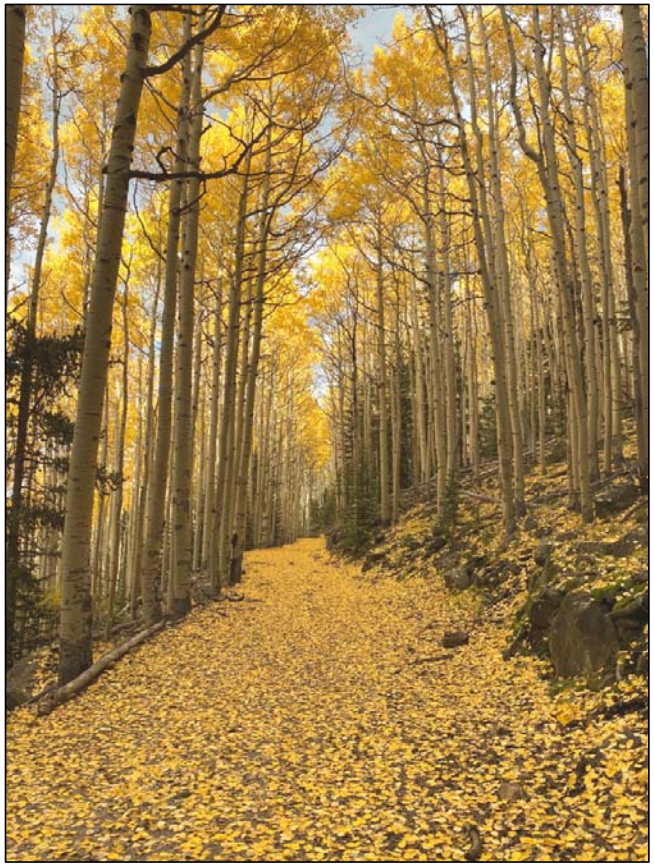
2 May 2023

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

Project Stakeholders

- US Forest Service
- AZ Dept Forestry and Fire Management (DFFM)
- Hunter Contracting
- Jacobs Engineering
- Coconino County
- City Staff



Waterline Road – Inner Basin

Exciting News

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

100% FUNDED!

AZ Dept of Forestry and Fire Management

- Reimbursement Funding
- Not to Exceed $16.1M *(Design & Construction)*

Guaranteed Maximum Price

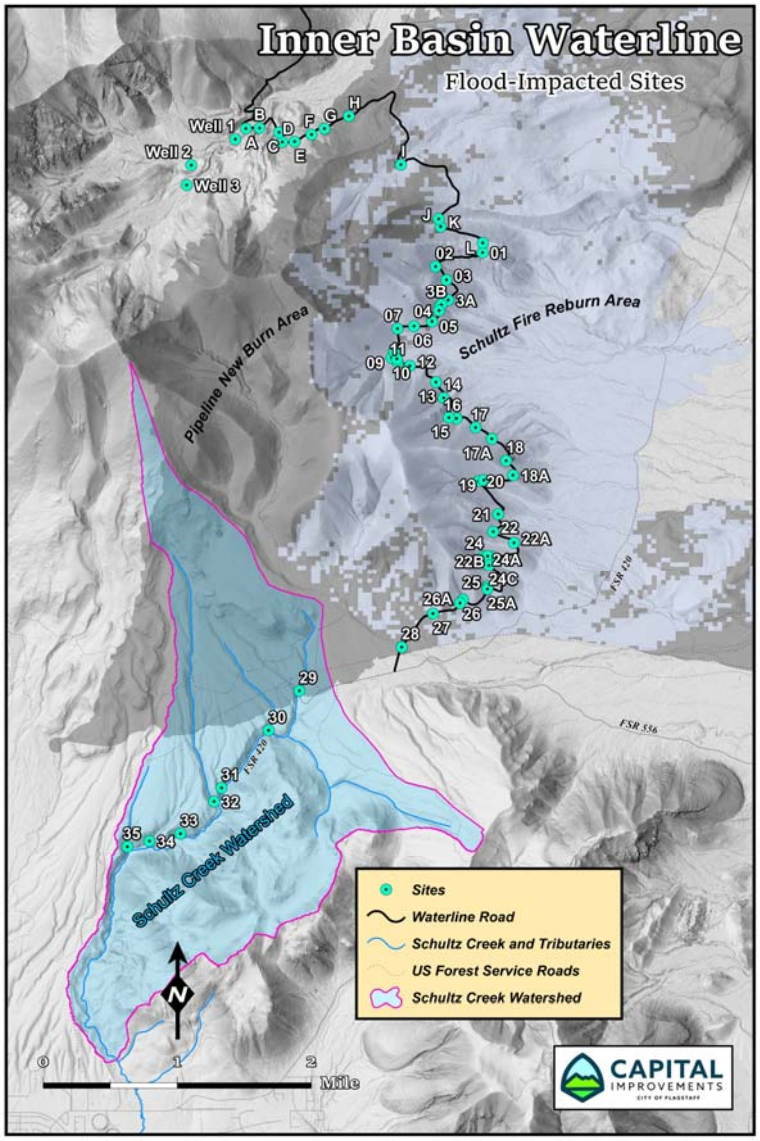
GMP - 2

Contractor

- Hunter Contracting Company
  - ➢ Jacobs Engineering

Details

- $3,220,380.87
- Contract Period of 130 Calendar Days
- 90% Plan Design for 45 Impacted Sites
- Maintenance Repair of Road and Waterline
- Aerotech Mapping (*LiDAR and Imagery*)
- EnviroSytems (*Cultural and Environmental*)

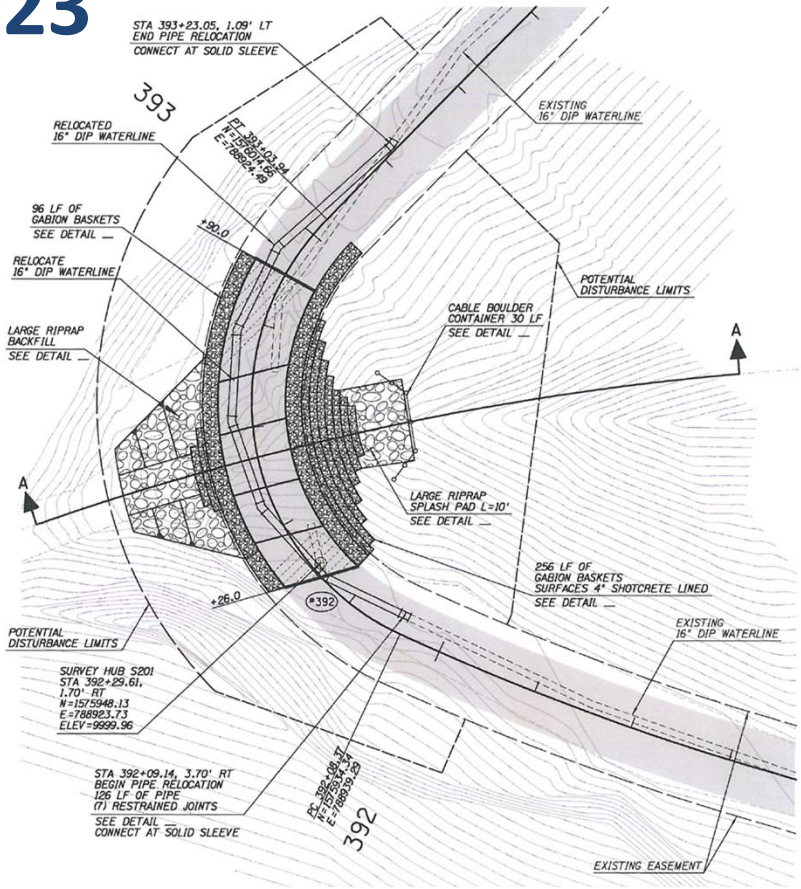


Project Map

Contract & Project Timeline

Construction Contract(s) – July 2023

- **Construction Services** (*GMP-3*)
  - Installation of New Infrastructure
  - Late Summer/Fall 2023
- **Inspection Services Contract**
  - Necessary to Ensure Construction and Material Integrity
  - Implemented Post Schultz Fire
  - Selected by RSOQ Committee



Project Sites – Good, Bad, Ugly



Point I



Point I





Point I



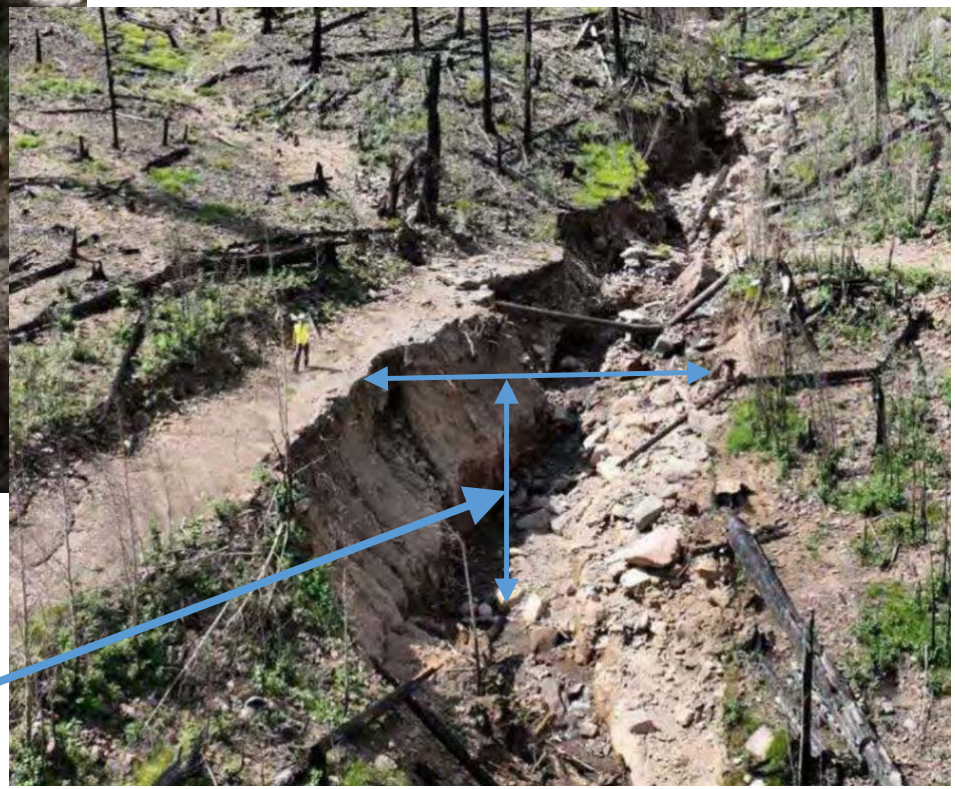
Pre-2022 || Post-2022



Total Failure
-Pipe ruptured

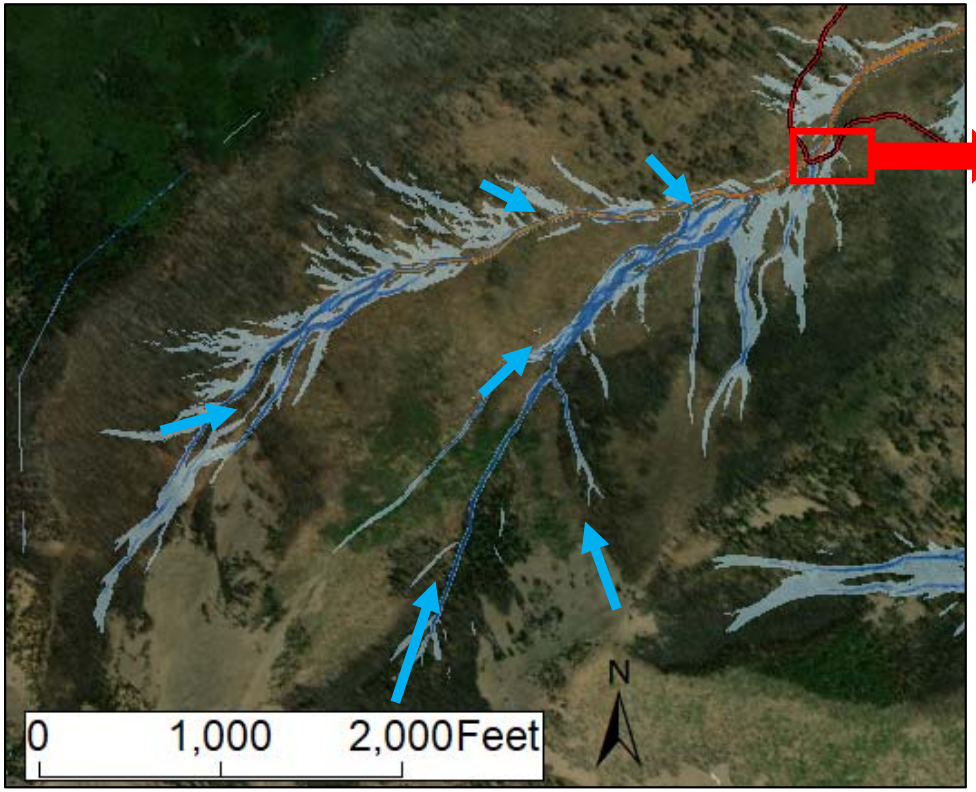
-Carved new channel

-25'-depth
~50'-width

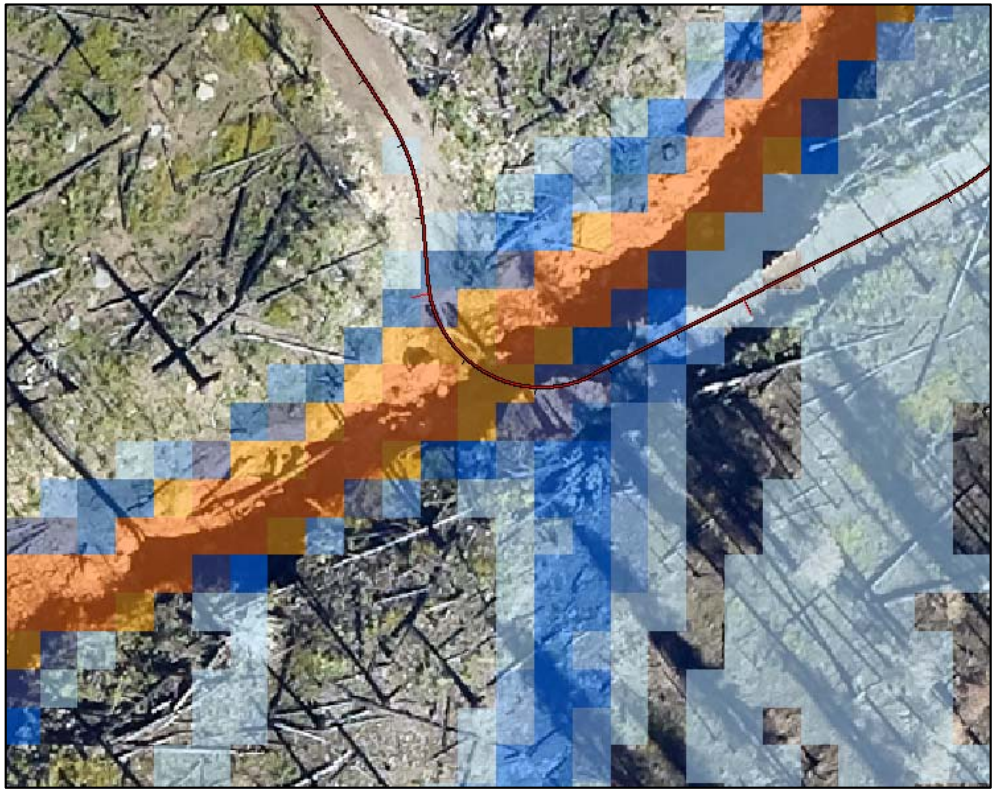


Point I

Drainage - Watershed



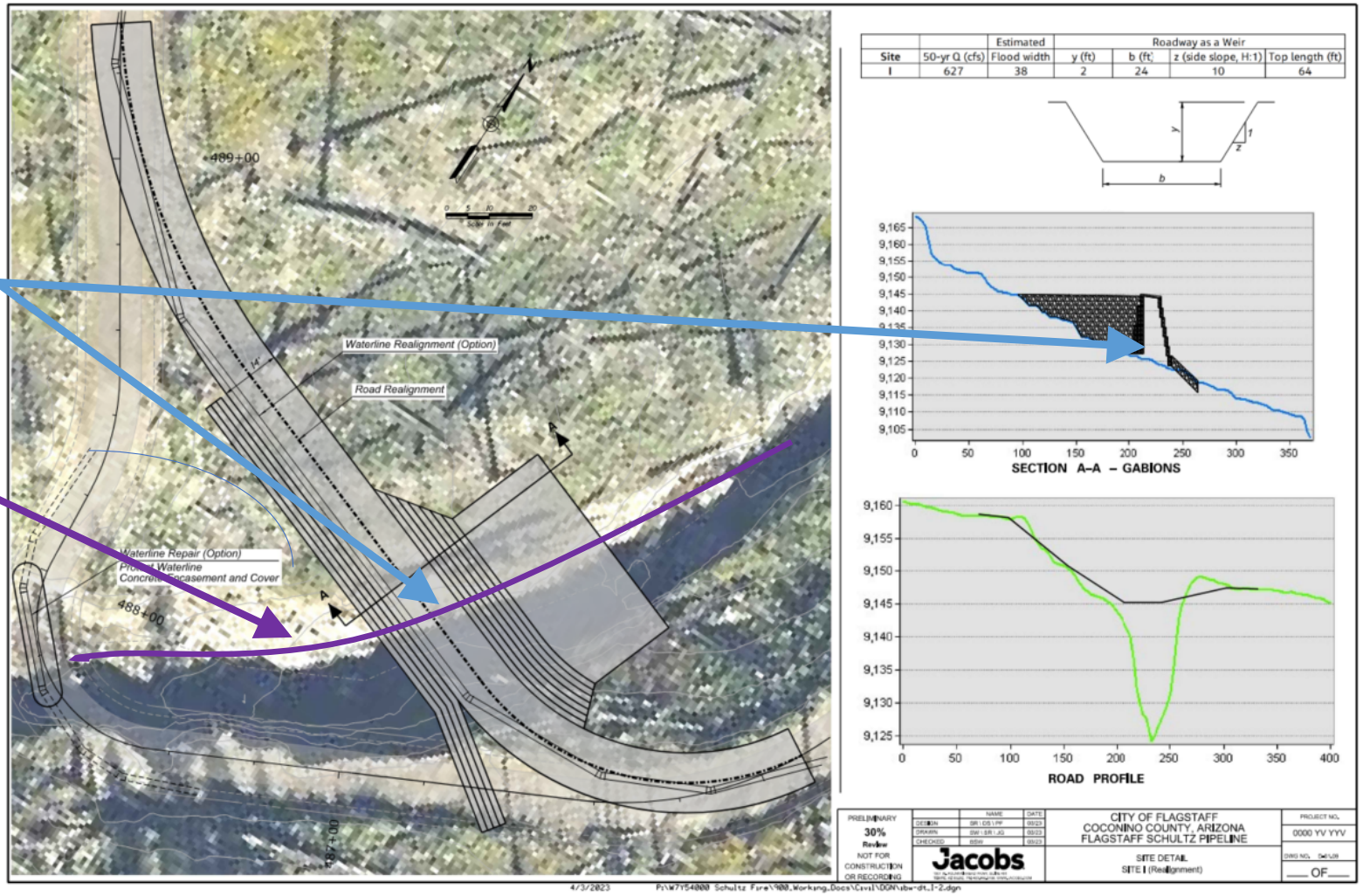
Drainage – Zoomed In



Conceptual

New structure
-Control grade

Realignment
-Protects road from scour



Site	50-yr Q (cfs)	Estimated Flood width	Roadway as a Weir y (ft)	b (ft)	z (side slope, H:1)	Top length (ft)
I	627	38	2	24	10	64

Point I

Questions & Comments



FIRST AMENDMENT

Pipeline West Post-Fire Flooding
Inner Basin Waterline Project

Design-Build Services Agreement

Construction Services Phase I – GMP 2

Project No. 3519/PSPipline
AZDEMA Declaration #SD2302
Contract No. 2023-74

This First Amendment ("First Amendment") to the fully executed Design-Build Services Agreement No. 2023-74 dated January 30, 2023 (the "Agreement") for the City of Flagstaff Pipeline West Post-Fire Flooding: Inner Basin Waterline Project (the "Project") is made and entered into this ____ day of _____, 2023, by and between the City of Flagstaff, an Arizona municipal corporation ("City"), and Hunter Contracting Co., an Arizona corporation ("Design-Builder").

The parties to the Agreement, hereby agree to the following First Amendment:

A. Pursuant to Article 5 – Contract Price, Section 5.3, **Exhibit C – Fee Schedule** is amended to include GMP 2 – EXHIBIT A – Design-Builder's GMP 2 Summary Sheet, dated April 14, 2023, 25 pages.

B. Design-Builder's GMP 2 is for the Construction Phase I Services portion of work of the Project and shall total **three million, two hundred twenty thousand, three hundred eighty dollars and eighty-seven cents ($3,220,380.87).**

C. The total Contract Price for the complete performance of work under the Agreement, as amended by this First Amendment, shall be **three million, four hundred ten thousand, seven-four dollars and eighty-seven cents ($3,410,074.87)**.

D. All other provisions of the Agreement shall remain unchanged in full force and effect.

(Signatures on Following Page)

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed by their duly authorized representatives as of the date first written above. This Firsts Amendment will be in full force and effect only when it has been approved and executed by the duly authorized City officials.

City of Flagstaff

By:_____
Greg Clifton, City Manager

Dated:_____

Attest:

_____
City Clerk

Approved as to form:

_____
City Attorney

Hunter Contracting Co

By:_____

Title:_____

Dated:_____

EXHIBIT A

Hunter CONTRACTING CO.

701 N. Cooper Rd. Gilbert AZ 85233
6930 N. Camino Martin, Tucson AZ 85741
3580 W. Ina Rd., Ste. 170, Tucson AZ 85741

PH: 480.892.0521 FX: 480.892.4932
www.huntercontracting.com

April 14, 2023

David Pedersen
Project Manager - Capital Improvements
211W Aspen Avenue
Flagstaff, AZ 86001
Office :: 928.213.2677 || Cell :: 928.607.2515

RE: Pipeline West Post-Fire Flooding – INNER BASIN WATERLINE
City of Flagstaff Project No.: 3519 / PS Pipeline
AZDEMA Declaration #SD2302

Subject: Design-Build Services DS-2 Cost Proposal (GMP-2)

Dear Mr. Pederson,

Included is the Hunter Contracting Co. / Jacobs Design-Build Team's Cost Proposal and Guaranteed Maximum Price (GMP-2) of **$3,220,380.87** for the Schultz Flooding Inner Basin Road & Pipeline Reconstruction project. This GMP-2 will deliver to the City of Flagstaff 90% Design documents and will have a term through August of 2023.

Design documents provided will include drawings for each of the 45 sites. Plan and Profile designs will be provided for each defined site. These designs will be based on initial assessments and will provide potential approaches and solutions at each location.

Also included are cost allocation allowances for proposed construction activities scheduled for summer 2023 including mobilization, road grading, clearing, site construction and water line repairs. Please note that proposed construction cost allocations are presented as allowances due to the unknowns at each site due to remaining snow cover. It is Hunter's intent to perform a cost reconciliation on proposed construction activities once each site is fully accessible and a complete design and detailed plan can be finalized.

Also included are estimated hours for personnel from Hunter Contracting Co. and Jacobs Engineering for continued preconstruction efforts and project engagement. Additionally, Jacobs has included funds for sub-consultants Aerotech Mapping and EnviroSystems.

The following summary sheet breaks down costs for items listed above.

If you have questions or comments, please do not hesitate to contact me at 520-954-3016 (cell) or at my direct office line 480-632-4954.

Thank you for your time and consideration.

Chuck English
President
Hunter Contracting Co.

SUMMARY of TOTAL COST THROUGH 90% DESIGN PHASE & INITIAL CONSTRUCTION (GMP 2)

ESTIMATED PROJECT COSTS, BY FIRM

Firm	Estimated Labor-Hours				
Hunter Contracting Co.	755	39%		$	111,931.50
Jacobs	1,179	61%		$	195,897.00
Estimated Direct Labor Hours	1,934		**Total Estimated Costs**	$	307,828.50
			Total Cost	$	307,828.50

OTHER ESTIMATED OUTSIDE SERVICES & CONSULTANTS

EnvironSystems Management (Subconsultant to Jacobs)	$	25,847.85
Aerotech Mapping (Subconsultant to Jacobs)	$	77,800.00
Jacobs Engineering Contingency for Survey	$	15,000.00
Consultant Contingency for Additional Scope	$	25,000.00
	$	143,647.85
Total Estimated Outside Services	$	143,647.85
Total Estimated Cost, Combined	$	451,476.35
Design Services GMP 2	$	451,476.35
Construction Cost Allocation Allowances	$	2,768,904.52
Total GMP 2	$	3,220,380.87
Previous Contracts GMP 1	$	189,694.00
Total Contract to Date	$	3,410,074.87

Chuck English
President

4/14/2023
Date

Contract Time is April 1st through August 31.

SUMMARY SHEET

DERIVATION OF COST PROPOSAL FOR HUNTER CONTRACTING CO.

SUMMARY

ESTIMATED DIRECT LABOR

Classification	Estimated Labor-Hours		Average Hourly Rate	Labor Costs
Program Manager	37	5%	$ 166.30	$ 6,153.10
Project Manager	133	18%	$ 145.40	$ 19,338.20
Preconstruction Manager	231	31%	$ 145.40	$ 33,587.40
Superintendent	64	8%	$ 134.95	$ 8,636.80
Senior Estimator	135	18%	$ 134.95	$ 18,218.25
Project Engineer	135	18%	$ 94.05	$ 12,696.75
Administration	20	3%	$ 89.05	$ 1,781.00
Estimated Direct Labor Hours	755		**Total Estimated Direct Labor**	$ 100,411.50
			Total Labor Cost	$ 100,411.50

ESTIMATED DIRECT EXPENSES

Travel	$	4,000
Subsistence	$	7,520
Publications and Supplies	$	-
Reproductions	$	-
	$	11,520
Total Direct Expenses	$	11,520.00

ESTIMATED OUTSIDE SERVICES & CONSULTANTS

Sub 1	$	-
Sub 2	$	-
Sub 3	$	-
Sub 4	$	-
	$	-
Total Estimated Outside Services	$	-

Total Estimated Cost, Combined $ 111,931.50

Total Estimated Cost (Hunter Contracting Co.) **$ 111,931.50**

4/14/2023
Date

HUNTER SCOPE

DERIVATION OF ESTIMATED LABOR HOURS FOR HUNTER CONTRACTING CO.

Scope Ref.	MILESTONE SUBMITTAL	Sheet Count	Program Manager	Project Manager	Precon Manager	Project Supt.	Senior Estimator	Project Engineer	Admin	Total Hours
90% PRELIMINARY PLANS DEVELOPMENT										
	Site Visits		8	40	40	40				128
	Site Safety Plan/Logistics			8	4	8				20
	Constructabilty Reviews/Research/Workshops		4	16	16	16				52
	Project Schedule Development			24						24
	Sub/Vendor Outreach				40					40
	90% Cost Estimate (45 Sites @ 3 HR Per Site)		4		40		135	135	20	334
	Agency Coordination			8	8					16
90% PRELIMINARY PLANS DEVELOPMENT SUBTOTALS:			16	96	148	64	135	135	20	614
100% FINAL PLANS										
	Site Visits									
	Site Safety Plan/Logistics									
	Final Reviews for Construction									
	Project Schedule Development									
	100% Cost Estimate (45 Sites @ 2 HR Per Site)									
	GMP 3 Development									
	GMP 4 Development									
100% FINAL PLANS SUBTOTALS:										
PROJECT COORDINATION / ADMINISTRATIVE										
NOTE:	See Mtg. Summary for detailed breakdowns									
	Kick-Off / Scoping Meeting	1 Mtgs								
	Site Reviews	1 Mtgs		8	8					16
	Progress Meetings (Flagstaff)	21 Mtgs	21	8	42					71
	Progress Meetings (Contractor)	3 Mtgs		9	9					18
	Team Meetings	2 Mtgs		12	24					36
	Project Workshops	2 Mtgs								
	Public Meeting	None								
	Project Administation									
PROJECT COORDINATION / ADMINISTRATIVE SUBTOTALS:			21	37	83					141
TOTAL HOURS ()Hunter Contracting Co.)			**37**	**133**	**231**	**64**	**135**	**135**	**20**	**755**

HUNTER SCOPE

MEETING ACTIVITIES FOR HUNTER CONTRACTING CO.

Scope Ref.	MILESTONE SUBMITTAL	Sheet Count (If Applicable)	Program Manager	Project Manager	Precon Manager	Project Engineer	Project Superintendent				Clerical	Total Hours
PROJECT COORDINATION / ADMINISTRATIVE												
	Kick-Off / Scoping Meeting											
	Preparation (Special Plots, Exhibits)											
	Meeting Participation											
	Minutes											
	Sub-Total for each Meeting											
	Total for projected Meetings	1 Mtgs										
	Council Workshop											
	Preparation (Special Plots, coordinates)			2	2							4
	Meeting (Including Travel)			6	6							12
	Sub-Total for each Field Review			8	8							16
	Total for projected Field Reviews	1 Mtgs		8	8							16
	Progress Meetings (Virtual)											
	Preparation				1							1
	Meeting		1	0.25	1							2
	Sub-Total for each Meeting		1	0	2							3
	Total for projected Progress Meetings	21 Mtgs	21	5	42							68
	Progress Meetings (Contractor)											
	Preparation			1	1							2
	Meeting			2	2							4
	Sub-Total for each Meeting			3	3							6
	Total for projected Progress Meetings	3 Mtgs		9	9							18
	Plan/Cost Reviews (Flagstaff)											
	Preparation			4	4							8
	Meeting			8	8							16
	Prepare Meeting Minutes											
	Sub-Total for each Meeting			12	12							24
	Total projected Team Meetings	2 Mtgs		24	24							48
	Project Workshops (Flagstaff)											
	Preparation											
	Meeting											
	Sub-Total for each Meeting											
	Total projected Workshop Meetings	2 Mtgs										
	Pulbic Meeting											
	Preparation											
	Meeting											
	Prepare Meeting Minutes											
	Total projected for Public Meetings:	None										
	PROJECT COORDINATION / ADMINISTRATIVE SUBTOTALS:		21	46	83							150

HUNTER SCOPE

DERIVATION OF ESTIMATED DIRECT EXPENSES FOR HUNTER CONTRACTING CO.

TRAVEL:

MILEAGE (Personal Vehicles)

Personal Mileage: Origin	Destination	Miles/ Trip	# of Trips	Cost/ Mile	
Meetings in Flagstaff		0	0	$ 0.500	0
Event 2		0	0	$ 0.500	0
Event 3		0	0	$ 0.500	0
Event 4		0	0	$ 0.500	0
Event 5		0	0	$ 0.500	0
			PERSONAL VEHICLE SUBTOTAL:		$ -

VEHICLE RENTAL (Large Vehicles from Rental Agencies):

SUV/UTV for Site Visits:	Days	Cost/day (Including Gas)		
Site Visits	20	$200.00	$	4,000
Event 2	0	$200.00	$	-
Event 3	0	$200.00	$	-
Event 4	0	$200.00	$	-
Event 5	0	$200.00	$	-
ATV for Site Investigations				
Event 1	0	$140.00	$	-
Event 2	0	$140.00	$	-
Event 3	0	$140.00	$	-
Event 4	0	$140.00	$	-
Event 5	0	$140.00	$	-
	VEHICLE RENTAL SUBTOTAL:		$	4,000

TRAVEL TOTAL: $ 4,000.00

SUBSISTENCE (Field Visits)

Lodging: Event	Number of People	Days	Cost/day	
Meetings in Flagstaff	2	3	$185.00	$ 1,110
Site Vistis	8	2	$185.00	$ 2,960
Estimating/Outreach	1	10	$185.00	$ 1,850
Event 4	2	0	$185.00	$ -
Event 5	2	0	$185.00	$ -
Event 6	2	0	$185.00	$ -
Event 7	2	0	$185.00	$ -
Event 8	2	0	$185.00	$ -
Event 9	2	0	$185.00	$ -

Meals: Event	Number of People	Days	Cost/day	
Meetings in Flagstaff	2	3	$50.00	$ 300
Site Vistis	8	2	$50.00	$ 800
Estimating/Outreach	1	10	$50.00	$ 500
Event 4	2	0	$50.00	$ -
Event 5	2	0	$50.00	$ -
Event 6	2	0	$50.00	$ -
Event 7	2	0	$50.00	$ -
Event 8	2	0	$50.00	$ -
Event 9	2	0	$50.00	$ -
				$ 7,520

SUBSISTENCE SUBTOTAL: $ 7,520.00

PUBLICATIONS AND SUPPLIES

Maps (USGS, County, FEMA, Etc.)		$	-
Exhibit Supplies, Duplicating Large Color Exhibits, Handouts		$	-
Postage for Flyers		$	-
Publications		$	-
Historical Society Publications / reproduction for Cultural		$	-
Surveying GPS Unit	(Basis for cost)	$	-
Surveying Lath and Supplies		$	-
		$	-

PUBLICATIONS AND SUPPLIES TOTAL: $ -

REPRODUCTION (BY VENDOR):

PLOTTING

Velumns	**# Dwgs**	**# Prints**	**Total**	**Cost/each**		Subtotal
Final II	0	1	0	$ 6.00	= $	-
1/2 Size Reduction of Final II	0	1	0	$ 3.50	= $	-
					$	-

Bond Originals (11 X 17) **Plans**	# Dwgs	# Prints	Total	Cost/each		
Pre-Initial	0	0	0	$ 0.15	= $	-
Initial	0	0	0	$ 0.15	= $	-
Preliminary	0	0	0	$ 0.15	= $	-
Final I	0	0	0	$ 0.15	= $	-
Final II	0	0	0	$ 0.15	= $	-
Binding	0	0	0	$ 3.00	= $	-
					$	-

Bond Originals (11 X 17) **Cross Sections**	# Dwgs	# Prints	Total	Cost/each		
Pre-Initial	0	0	0	$ 0.15	= $	-
Initial	0	0	0	$ 0.15	= $	-
Preliminary	0	0	0	$ 0.15	= $	-
Final I	0	0	0	$ 0.15	= $	-
Final II	0	0	0	$ 0.15	= $	-
Binding	0	0	0	$ 3.00	= $	-
					$	-

Bond Full Size (24x36) **Plans**	# Dwgs	# Prints	Total	Cost/each		
Initial	0	0	0	$ 0.75	= $	-
Preliminary	0	0	0	$ 0.75	= $	-
Final I	0	0	0	$ 0.75	= $	-
Binding	0	0	0	$ 5.00	= $	-
					$	-

Bond Full Size (24x36) **Cross Sections**	# Dwgs	# Prints	Total	Cost/each		
Initial	0	0	0	$ 0.75	= $	-
Preliminary	0	0	0	$ 0.75	= $	-
Final I	0	0	0	$ 0.75	= $	-
Final II	0	0	0	$ 0.75	= $	-
Binding	0	0	0	$ 5.00	= $	-
					$	-

PHOTOCOPYING (8.5 X 11) Combined Estimate	# Shts	# Copies	Total	Cost/each		
Initial	0	0	0	$ 0.05	= $	-
Preliminary	0	0	0	$ 0.05	= $	-
Final I	0	0	0	$ 0.05	= $	-
Final II	0	0	0	$ 0.05	= $	-
					$	-

Design Computations	# Shts	# Copies	Total	Cost/each

HUNTER SCOPE

Final II	0	0	0	$	0.05	= $	-
Report Binding	0	0	0	$	5.00	$	-
						$	-

Special Provisions & Stored Specifications

	# Shts	# Copies	Total	Cost/each			
Preliminary	0	0	0	$	0.05	= $	-
Final I	0	0	0	$	0.05	= $	-
Final II	0	0	0	$	0.05	= $	-
Report Binding	0	0	0	$	5.00	= $	-
						$	-

REPRODUCTION TOTAL: $ -

HUNTER SCOPE

City of Flagstaff
2022 Schultz Flooding Inner Basin Road
Pipeline West Post-Fire-Flooding-INNER BASIN WATERLINE

PRELIMINARY IMPLEMENTATION PLAN (DESIGN TO 30% PLANS)

Dates	Contracts	Approach	
Dec 22	Design Contract 1	Start Concept	Based on what we know - Drone Footage
			Update Drainage Study / Develop Flows for New Sites
			Complete Environmental
Jan 23		15% Plans	Based on Above and Drone Footage:
			Develop Existing Site Repairs
			Develop Alternative Site Repair Concept
			Initial Quantities
			Initial Costs
Feb 23			Share Concepts with Stakeholders
			Discuss Pros/Cons with Forest / DEMA
			Agree on Approach
			Review Environmental with Concepts
March 23		30% Plans	Jacobs Advance concepts with comments addressed
			Update Quantities based on comments
			Update Costs
			Identify Long-Lead Materials / Items
			Access Review
			Permit Review
	Develop Scoping and Proposal for Final Design Contract (Design Contract 2 & 3)		

FINAL IMPLEMENTATION PLAN (DESIGN TO FINAL PLANS)

April 23	Design Contract 2		Design Contract 2 Approval
May 23			Site Review/Investigations (Weather Permitting)
			Survey
			Final Concept Review / Final Design Kick-off Meeting
			Confirm Concept Plans / Assumptions
			Incorporate Environmental Constraints
July/August 23		90% Plans	Update Plans
			Develop Mitigation Toolbox — Revised Tool Kit for Repairs
			Prioritize / Develop Implementation Plan
			Initial Construction Schedule
			- Develop Quantities
			- Develop Cost Estimates
			Share Concepts with Stakeholders
			Discuss Pros/Cons with Forest / DEMA
			Agree on Approach
			Review Environmental with Concepts
			Final Design Review Meeting
July 23	Design Contract 3		Design Contract 3 Approval for Final 100% Plan Design
Sept 23	GMP's	100% Plans	Develop Final Drawings
			Design Documents
			Final Construction Schedule
			- Develop Quantities
			- Develop Cost Estimates
			Construction Documents

HUNTER SCOPE

Hunter CONTRACTING CO.

City of Flagstaff

Schultz Flooding Inner Basin Road and Pipeline Reconstruction

City of Flagstaff Contract No. 2022-XXX

JACOBS

DERIVATION OF COST PROPOSAL

SUMMARY

(Figures Rounded to Nearest $1.00)

ESTIMATED DIRECT LABOR

Classification	Estimated Labor-Hours		Average Hourly Rate	Labor Costs
Project Manager	178	15%	$ 260.00	$ 46,280.00
Sr. Project Engineer	70	6%	$ 200.00	$ 14,000.00
Project Engineer	329	28%	$ 170.00	$ 55,930.00
Sr. Environ. Planner	0	0%	$ 176.00	$ -
Environmental Planner	0	0%	$ 155.00	$ -
Design Engineer	317	27%	$ 145.00	$ 45,965.00
Technician/Drafter	244	21%	$ 110.00	$ 26,840.00
Clerical/Administration	41	3%	$ 85.00	$ 3,485.00
	1,179			

Total Labor Costs	$	192,500
Total Labor Cost	$	192,500

ESTIMATED DIRECT EXPENSES

Travel	$	1,081
Subsistence	$	2,316
Publications and Supplies	$	-
Reproductions	$	-
	$	3,397

Total Direct Expenses	$	3,397

ESTIMATED OUTSIDE SERVICES & CONSULTANTS

AeroTech Mapping	(Phase II)	$	77,800
EnvironSystems Management, Inc.	Class I Cultural Report	$	25,848
Site Survey Contingency:			
Ground Survey (5 Est) Individual Sites	(Contingency)	$	15,000
		$	118,648

Total Estimated Outside Services	$	118,648
Total Estimated Cost to Consultant	$	314,545
Total Estimated Cost	$	**314,545**

4/14/2023

Date

Operations and Office Manager

JACOBS SCOPE

Hunter CONTRACTING CO.

City of Flagstaff

Schultz Flooding Inner Basin Road and Pipeline Reconstruction

City of Flagstaff Contract No. 2011-25

JACOBS

DERIVATION OF ESTIMATED DIRECT EXPENSES

TRAVEL:

MILEAGE (Personal Vehicles)

Personal Mileage: Origin	Destination	Miles/ Trip	# of Trips	Cost/ Mile	
Client Meetings	Flagstaff	350	2	$ 0.650	455
Scoping / Kickoff	Flagstaff	350		$ 0.650	0
Site Reviews	Flagstaff	500		$ 0.650	0
Contractor Mtgs	Gilbert	20	2	$ 0.650	26

PERSONAL VEHICLE SUBTOTAL: $ 481.00

VEHICLE RENTAL (Large Vehicles from Rental Agencies):

SUV for Site Visits:	Days		
	3	$200.00	$ 600

VEHICLE RENTAL SUBTOTAL: $ 600

TRAVEL TOTAL: $ 1,081.00

SUBSISTENCE (Field Visits)

Lodging:	Event	Number of People	Days	Cost/day	
	Field Review	4	3	$138.00	$ 1,656

Meals:	Event	Number of People	Days	Cost/day	
	Field Review	4	3	$55.00	$ 660

$ 2,316

SUBSISTENCE SUBTOTAL: $ 2,316.00

PUBLICATIONS AND SUPPLIES

Maps (USGS, County, FEMA, Etc.)		
Exhibit Supplies, Duplicating Large Color Exhibits, Handouts		
Publications		$ -
Surveying GPS Unit	(Basis for cost)	$ -
Surveying Lath and Supplies		$ -
		$ -

JACOBS SCOPE

PUBLICATIONS AND SUPPLIES TOTAL: $ -

Hunter CONTRACTING CO.

City of Flagstaff

Schultz Flooding Inner Basin Road and Pipeline Reconstruction

City of Flagstaff Contract No.2022-xx

JACOBS

DERIVATION OF ESTIMATED LABOR HOURS

Scope Ref.	MILESTONE SUBMITTAL	Sheet Count (As Reqd.)	Project Principal	Project Manager	Senior Project Engineer	Project Engineer	Senior Environ. Planner	Environ. Planner	Engineer/ Designer	Tech. Drafter	Clerical	Total Hours
90% CONCEPT / DEVELOPMENT PLANS												
	Final Concept Development for 90%	Sites										
	Complex Site Development / Details	10 Sheets		20		70			70	60		220
	Modify / Ehance Existing Site / Details	15 Sheets		15		75			75	60		225
	Simple Site Improvements	24 Sheets		12		72			72	48		204
	Quantities / Estimate	49 Sheets		8		40			40	20		108
	Environmental Support			8		8						16
	Coordination with Coconino National Forest on CE			8		8						16
90% CONCEPT / DEVELOPMENT PLANS SUBTOTALS:				71		273			257	188		789
SURVEYING / SITE INVESTIGATION												
	Merge Models from Concept with Final LiDar								16			16
	Merge Models with Survey								16			16
	Update Mapping / Sites									24		24
SURVEYING / SITE INVESTIGATION SUBTOTALS:									32	24		56

JACOBS SCOPE

Scope Ref.	MILESTONE SUBMITTAL	Sheet Count (As Reqd.)	Project Principal	Project Manager	Senior Project Engineer	Project Engineer	Senior Environ. Planner	Environ. Planner	Engineer/ Designer	Tech. Drafter	Clerical	Total Hours
PROJECT REPORTS AND DOCUMENTS												
	Construction Schedule	(Final)										
	Earthwork Summary	(Final)										
	Quantities	(Final)										
	Cost Estimates	(Final)										
	Special Provisions	(Final)										
PROJECT REPORTS AND DOCUMENTS SUBTOTALS:												
PROJECT COORDINATION / ADMINISTRATIVE												
NOTE:	**See Mtg. Summary for detailed breakdowns**											
	Kick-Off / Scoping Meeting	1 Mtgs										
	City Council Working Session	1 Mtgs		8								
	Progress Meetings (Virtual)	16 Mtgs		32		16						48
	Progress Meetings (Contractor)	2 Mtgs		6	6							12
	20% Concept Review (Flagstaff)	2 Mtgs										
	Project Workshops	Mtgs										
	Site Reviews			28		28			24	24		104
	Project Administation			33	64	12			4	8	41	162
PROJECT COORDINATION / ADMINISTRATIVE SUBTOTALS:				107	70	56			28	32	41	334
TOTAL HOURS				**178**	**70**	**329**			**317**	**244**	**41**	**1,179**

JACOBS SCOPE

Hunter CONTRACTING CO.

City of Flagstaff

Schultz Flooding Inner Basin Road and Pipeline Reconstruction

City of Flagstaff Contract No. 2011-25

JACOBS

Scope Ref.	MILESTONE SUBMITTAL	Sheet Count (If Applicable)	Project Principal (Berwyn)	Sr. Project Manager (Pat)	Senior Project Engineer	Project Engineer (Dan)	Senior Environ. Planner (Nancy)	Environ. Planner (Kay)	Engineer/ Designer (Sam)	Tech. Drafter	Clerical	Total Hours
PROJECT COORDINATION / ADMINISTRATIVE												
	Kick-Off / Scoping Meeting											
	Preparation (Special Plots, Exhibits)											
	Meeting (Including Travel)											
	Sub-Total for each Meeting											
	Total for projected Meetings	1 Mtgs										
	City Council Working Meeting											
	Preparation			2								2
	Meeting (Including Travel)			6								6
	Total projected for City Council Working Meeting:	1 Mtgs		8								8
	Progress Meetings (Virtual)											
	Preparation			1								1
	Meeting			1		1						2
	Sub-Total for each Meeting			2		1						3
	Total for projected Progress Meetings	16 Mtgs		32		16						48
	Progress Meetings (Contractor-Construction Details / Pricing)											
	Preparation			1	1							2
	Meeting			2	2							4
	Sub-Total for each Meeting			3	3							6
	Total for projected Progress Meetings	2 Mtgs		6	6							12
	20% Concept Review (Flagstaff)											
	Preparation											
	Meeting											
	Sub-Total for each Meeting											
	Total projected Team Meetings	2 Mtgs										
	Project Workshops (Flagstaff)											
	Preparation											
	Meeting											
	Sub-Total for each Meeting											
	Total projected Workshop Meetings	Mtgs										
	Site Visits											
	Preparation (Special Plots, coordinates)			4		4						8
	Site Visit			24		24			24	24		96
	Sub-Total for each Field Review			28		28			24	24		104
	Total for projected Field Reviews	1 Mtgs		28		28			24	24		104

JACOBS SCOPE

Scope Ref.	MILESTONE SUBMITTAL	Sheet Count (If Applicable)	Project Principal	Sr. Project Manager	Senior Project Engineer	Project Engineer	Senior Environ. Planner	Environ. Planner	Engineer/ Designer	Tech. Drafter	Clerical	Total Hours
	Administration/Project Management/Sub Coordination	(Jan - April)										
	Project General Administration			16							28	
	Monthly invoicing	5 Months		5							5	
	Coordination of Sub-Consultants			4							8	12
	Review QA/QC of Sub Consultant Reports / Plans											
	Final Environmental Reports				8							8
	QA of Plans Packages											
	Initial Concept Submittal											
	Final Concept Submittal				16							16
	Final Plans Submittal				32							32
	Assemble plans for print / Distirbution											
	Initial Concept Submittal											
	Final Concept Submittal					4			4	8		16
	Final Plans Submittal											
	Review Mtg & Respond to Comments											
	Initial Concept Submittal											
	Final Concept Submittal			8	8	8						24
	Final Plans Submittal											
	Total for Admin / Project Management			33	64	12			4	8	41	162
	PROJECT COORDINATION / ADMINISTRATIVE SUBTOTALS:			107	70	56			28	32	41	334

JACOBS SCOPE

PRELIMINARY IMPLEMENTATION PLAN (DESIGN TO 30% PLANS)

Dates	Contracts	Approach	
Dec 22	Design Conti	Start Concepts	Based on what we know - Drone Footage Update Drainage Study / Develop Flows for New Sites Complete Environmental
Jan 23		15% Plans	Based on Above and Drone Footage: Develop Existing Site Repairs Develop Alternative Site Repair Concept Initial Quantities Initial Costs
Feb 23			Share Concepts with Stakeholders Discuss Pros/Cons with Forest / DEMA Agree on Approach Review Environmental with Concepts
March 23		30% Plans	Jacobs Advance concepts with comments addressed Update Quantities based on comments Update Costs Identify Long-Lead Materials / Items Access Review Permit Review Develop Scoping and Proposal for Final Design Contract (Design Contract 2)

INITIAL IMPLEMENTATION PLAN (DESIGN TO FINAL PLANS)

April 23	Design Contract 2		Design Contract 2 Approval
May 23			Site Review/Investigations (Weather Permitting) Survey Final Concept Review / Final Design Kick-off Meeting Confirm Concept Plans / Assumptions Incorporate Environmental Constraints
August 23		90% Plans	Update Plans Develop Mitigation Toolbox Revised Tool Kit for Repairs Prioritize / Develop Implementation Plan Initial Construction Schedule - Develop Quantities - Develop Cost Estimates Share Concepts with Stakeholders Discuss Pros/Cons with Forest / DEMA Agree on Approach Review Environmental with Concepts Final Design Review Meeting

JACOBS SCOPE

8433 North Black Canyon Highway
Suite 120
Phoenix, Arizona 85021
(623) 242-7656

April 14, 2023

Mr. Berwyn Wilbrink, PE
Jacobs Engineering Group
1501 West Fountainhead Parkway, Suite 401
Tempe, Arizona 85282

Proposal: Schultz Pass Road

AeroTech Mapping Technologies, LLC (ATMT) is pleased to present the following proposal for aerial photography, LiDAR and photogrammetric services for the above-mentioned project.

Photogrammetric & LiDAR Scope of Work

Our services will consist of the production of 1" = 100', 2' topographical information, planimetric detail and digital orthophoto covering Schultz Pass Road as indicated in the attached KMZ file. The roadway centerline is approximate.

The photography will consist of 6 flight lines and 50 exposures utilizing 10cm digital imagery. Additionally, LiDAR acquisition at approximately 15-20 points per square meter (ppsm) will be captured. Accuracies of plus or minus 0.656' can be expected as it relates to the topographical information generated from the Digital Terrain Modeling (DTM) information. Accuracies of plus or minus 0.44' can be expected as it relates to the DTM information itself.

Project accuracy to conform to generally accepted photogrammetric standards established by the American Society of Photogrammetry and Remote Sensing (ASPRS).

Aerial Ground Control

Arizona Surveying, Inc. will be responsible for the establishment of aerial ground control for the aerial survey. A total of 24 aerial targets are needed for this project and a layout showing their locations is attached. The aerial target sizes should be in the order of 12" wide and measure 10'-12' in total length.

Deliverables

Deliverables will consist of the DTM information used for the generation of topographical information, Bare Earth .las files, the contour information, planimetric detail, and digital orthophoto with a resolution of 0.50' pixel resolution and delivered in MrSID format.

Final delivery of the digital information will be supplied in ADOT Microstation (InRoads) or as directed by **Jacobs.**

JACOBS SCOPE

ARIZONA SURVEYING

Proposal

Arizona Surveying, Inc.
1843 West Heavenly Ct.
Flagstaff, AZ 86001
Mobile: (928) 607-7092
john.luckow@arizonasurveying.com
www.arizonasurveying.com

Client: Aerotech
C/O Lyle Slater

Project Name: Inner Basin Waterline – LiDAR Mapping Control

Date: April 14, 2023

Project Location: Schultz Pass Road to Inner Basin, Flagstaff, AZ

Thank you for the opportunity to present this Land Surveying proposal. Arizona Surveying, Inc. (Firm) is well suited to provide the required services. We employ the use of state-of-the-art RTK GPS and fully robotic total station survey instruments. We have over 50 years of quality experience with projects in Arizona. References will be provided upon request.

The Firm's understanding of the requested services is to provide Aerial Mapping Control for approximately 24 locations, per the attached exhibit. Access is critical along the mountainous ~13-mile route and a UTV will be used to transport personnel and equipment.
Ground elevations range from ~7,500' to nearly 10,000'. There is snow on the ground at this time and there may be washed out areas, both causing access blockage. Access may also be impeded due to other factors.
Since the work is planned to be executed as soon as possible, some areas may be inaccessible.
The terrain is difficult, and the conditions are underminable. Once our field crews start, and other access information is available through partners on this project we will provide an update to our estimates of the level of effort proposed.

Scope of Services:

1. Place survey control points and panels at each location. The accuracy expected +-0.15' horizontally and vertically.
2. Provide coordinates and elevations for each location, on an approved coordinate system.
3. Measure ground proofing points in various locations along the route.
4. Provide mapping verification, and certification as needed. Client will provide a surface model created using Aerial LiDAR mapping methods.

Fee: The Client shall pay a lump sum fee of $35,610.00 for the services defined above.
This fee is based on 12 field trips. We are estimating that an average of 2 control points and panels will be placed and measured per day. In the event the work is not completed due to access issues, and there is an excess amount remaining in the budget, the fee may be reduced, potentially commensurate with the reduction in services provided.

Fees – Additional Services:

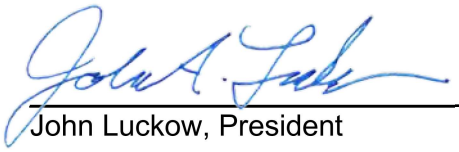
The Client shall pay the Firm on a time and expense basis per the rate schedule in the attached Terms and Conditions.

JACOBS SCOPE

Schedule:
The services will be provided as agreed to between the Client and the Firm.

Arizona Surveying, Inc. Terms and Conditions are a part of this agreement.

Offered By:



4-14-2023

John Luckow, President Date

This offer is valid for 30 days.

Accepted by:

Signature Date

Printed name/title

JACOBS SCOPE

TERMS AND CONDITIONS

Arizona Surveying, Inc., hereinafter referred to as the "Firm" shall perform services defined in the "Scope of Services" according to the following terms and conditions:

Access to Site: The Firm shall have access to the site for the performance of the contracted services. The Firm shall take reasonable precautions to minimize the effects of these activities; however, unless specifically stated, restoration costs have not been included in any fee agreement. In the event the Client schedules or causes to be scheduled field services to be performed during adverse weather conditions or other conditions which cause limited or lack of access, any resulting delays or other related lost time may be considered additional services, which will be charged per the Fee Schedule herein.

Dispute Resolution: Any claims or disputes made by either the Client or the Firm shall first be submitted to non-binding mediation. Client and Firm agree to include a similar mediation agreement with all contractors, consultants, suppliers, and fabricators hired by either party to work directly with, or under the supervision of, the Firm; thereby providing for mediation as the primary method for dispute resolution between all parties. In the event of any action under this agreement, the prevailing party shall be entitled to recover its cost, including reasonable attorney's fees.

Billings/Payments: Invoices for the Firm's services shall be submitted, at the Firm's option, either upon completion of such services or on a monthly basis. Invoices shall be due on receipt. If the invoice is not paid within 25 days, the Firm may, without formal notice and without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Work may not resume immediately upon receipt of payment but as the Firm's schedule permits. Retainers shall be credited on the final invoice.

Late Payments: Accounts unpaid 25 days after the invoice date will be subject to a monthly service charge of 1.5% on the then unpaid balance. In the event any portion of, or all of an account remains unpaid 60 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification: The Client shall, to the fullest extent permitted by law, indemnify and hold harmless the Firm, its officers, directors, employees, agents, and sub-consultants from and against all damage, liability, and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by Client under this agreement, excepting only those damages, liabilities, or costs attributable to the negligence or willful misconduct of the Firm.

Certifications, Guarantees and Warranties: The Firm shall not be required to execute any document that would result in its certifying, guaranteeing, or warranting the existence of conditions whose existence the Firm cannot ascertain.

Limitations of Liability: In consideration of the relative risks, rewards and benefits of the project to both the Client and the Firm, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Firm's total liability to the client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed the Firm's total fee for this project, or $50,000, whichever is lower.

Termination of Services: This agreement may be terminated by the Client or the Firm at any time upon 30 days prior written notice to the other. In the event of termination without cause, the Client shall pay the Firm for all services rendered to the date of termination, all reimbursable expenses, and termination expenses.

Ownership of Documents: All documents produced by the Firm under this agreement shall remain the exclusive property of the Firm and may not be used by the Client for any other endeavor without consent of the Firm. Client has the right to provide copies of the survey to the landowner, lender, Title Company, and use descriptions for applications, leases, etc.

Forum Selection Clause - The parties to this contract agree that any and all disputes arising from this contract will be subject to the jurisdiction of the state of Arizona.

Incorporation by Reference - All tables, addenda, drawings, and exhibits are incorporated herein by this reference.

Entire agreement - Absent any other agreements specifically related to the services offered by the Firm herein, this agreement constitutes the entire agreement and the intent of the services offered, between the Client and the Firm (parties). If the Client provides the Firm notice to proceed, or otherwise directs Firm to provide any services proposed herein, and no contract has been executed at that time, or thereafter, it is understood that a) all of the terms, conditions and scope of services herein offered constitute the entire agreement between the parties until and unless such agreement is superseded by said parties, and b) upon completion by the Firm of the services offered, the Client shall pay, or cause to pay, for all services rendered.

Inclusion with Client and/or Owner Agreements – Although other Agreements with differing terms and conditions may be executed by the Firm for this contract, any applicable and pertinent terms, conditions, inclusions, exclusions, clarifications, etc. contained herein, which are not in conflict are a part of any such Agreements.

Fee Schedule:

Principal	$ 200 per hour
Professional Land Surveyor	$ 150 per hour
Survey Crew Chief	$ 115 per hour
Technician	$ 82 per hour
Draftsperson	$ 98 per hour
Robotic Total Station	$ 34 per hour
RTK GPS Total Station	$ 34 per hour
Meals Daily Rate	$ 65 per person
Mileage, Govt.	Federal (GSA) Rate + 10%
Mileage, Other	$0.72 per mile

Note, a minimum daily trip charge of $42 will be charged for all field services, regardless of the actual trip mileage. All survey vehicles are equipped with 4-wheel drive.

Reimbursable expenses, such as lodging, long distance telephone, faxes, shipping, printing, copying, submittal, review, recording, application and permitting fees, and title reports will be billed with a 10% markup and are not included in our lump sum or hourly fees unless the contract specifically states that they are included.

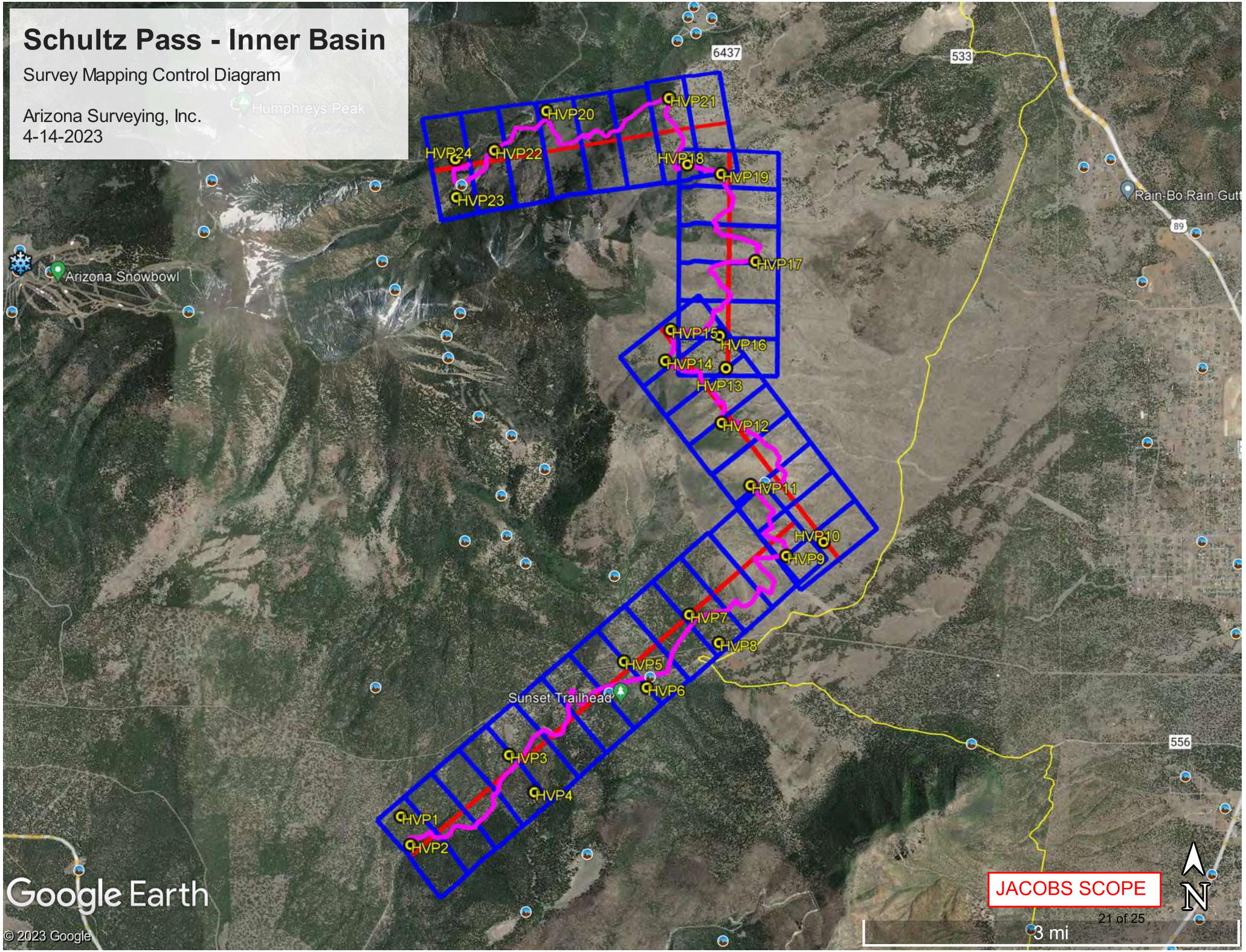
The rates listed herein are valid through June 30, after which time, the Firm may increase the listed rates, at the Firm's sole discretion, unless otherwise specifically agreed to between the Client and the Firm.

The current annual escalation rate is 6%.

Services related to project litigation including preparation will be charged at 2.0 times our regular rates.

Revised January 1, 2023

JACOBS SCOPE


Schultz Pass - Inner Basin
Survey Mapping Control Diagram
Arizona Surveying, Inc.
4-14-2023
HVP1
HVP2
HVP3
HVP4
HVP5
HVP6
HVP7
HVP8
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HVP10
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HVP19
HVP20
HVP21
HVP22
HVP23
HVP24
Sunset Trailhead
Arizona Snowbowl
Humphreys Peak
Rain-Bo Rain Gut
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JACOBS SCOPE
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Google Earth
© 2023 Google

AEROTECH MAPPING

8433 North Black Canyon Highway
Suite 120
Phoenix, Arizona 85021
(623) 242-7656

Estimated Project Schedule

ATMT anticipates completing this project 50-55 consecutive working days after acquisition of aerial imagery and LiDAR, or receipt of control, whichever is later. Please note certain delays may exist, i.e. weather and/or air flight restrictions that are beyond our control. Total delivery time includes land survey services.

Summary & Terms

Summary for Photogrammetric & LiDAR Services		
Service	**Description**	**Schedule**
Aerial Photography / LiDAR	10cm Digital Imagery / LiDAR 15ppsm	50-55 Working Days
Overlap	60%	
Aerial Ground Control	24 Aerial Targets (10" x 10'-12')	
Contour Interval	2 Foot	
Mapping Scale	1" = 100'	
Stereo Model Count	44	
Planimetric	Major Detail	
Plot	N/A	
Format	Microstation InRoads	
Levels	ADOT	
Digital Orthophoto	Color, MrSID, 0.50' Pixel Resolution	
Total Fee (Mapping): **Total Fee (Land Surveying):** **Total Fee:**		**$ 42,190.00** **$ 35,610.00** **$ 77,800.00**

Payment Schedule Net 30 Days

This proposal will remain effective for 60 days after the date of this letter. If you have any questions, please do not hesitate to contact us at any time. ATMT appreciates the opportunity of submitting this proposal and we look forward to working with **Jacobs Engineering Group.**

Your signature in the space provided below indicates your acceptance of the scope and terms of the proposal and serves as our Notice to Proceed.

Sincerely,

Lyle Slater
General Manager

Accepted by:
Jacobs Engineering Group

_____
Berwyn Wilbrink, PE

_____
Client Project Number Date

ENVIROSYSTEMS
COMPLIANCE · CULTURAL · BIOLOGICAL · GEOSPATIAL

23 East Fine Avenue
Flagstaff, Arizona 86001
www.esmaz.com
Ph: 928.226.0236
800.370.6060
Fax: 928.226.0237

February 13, 2023

Berwyn Wilbrink, PE
Vice President & Transportation Group Manager
Jacobs
1501 W Fountainhead Pkwy #401
Tempe, AZ 85282
Office: (602) 530-1661
Mobile: (480) 363-6328
Berwyn.Wilbrink@jacobs.com

Re: Cost modification request for the Inner Basin Waterline to transform the Class I records review report into a Historic Resource Evaluation and Survey Plan.

Mr. Wilbrink,

EnviroSystems Management, Inc. (EnviroSystems) respectfully requests a modification for the Inner Basin Waterline Class I records review for Jacobs Engineering and the City of Flagstaff. EnviroSystems initially prepared a Class I cultural resources overview as a baseline data set and report and submitted this information to the Coconino National Forest (CNF) for feedback. Due to concerns with the project schedule, the CNF has requested that EnviroSystems prepare a Historic Resource Evaluation and Survey Plan in lieu of the Class I report. The Historic Resource Evaluation is a much more detailed and complex compliance document that will be submitted to the Arizona State Historic Preservation Office (SHPO) and will allow road and pipeline repair work to proceed in those areas that have already been sufficiently documented. In addition, the report will also include a plan of work for conducting pedestrian surveys of portions of the project area that have not been subject to Class III level archaeological investigation or areas that require resurvey based on old or inaccurate data. The survey plan will include proposed methods and a schedule that provide a path forward to survey ahead of proposed repairs. It is also anticipated that some areas may require archaeological monitoring as well. However, the full extent of monitoring can not be determined until after pedestrian surveys of select portions of the project area are complete.

A summary breakdown of additional costs is provided below for your review and consideration.

Previous Costs for Class I (incorporated into Historic Evaluation)	**$7,050.00**
Task 1 Project Development and Additional Records Search:	
An estimated 23 additional hours will be expended over initial cost estimate	$5,717.86
Task 3. Reporting:	
An estimated 177 additional hours will be expended (GIS/mapping, reporting)	$20,129.99
Additional Costs (Subtotal):	**$25,847.85**

JACOBS SCOPE

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23 East Fine Avenue
Flagstaff, Arizona 86001
www.esmaz.com
Ph: 928.226.0236
800.370.6060
Fax: 928.226.0237

Total Costs (excluding survey and monitoring): **$32,897.85**

EnviroSystems works diligently and efficiently to avoid cost modifications. However, when the current reporting needs far exceed the initial expectations of the original scope of work, a cost modification can become necessary. Should you have any questions, please do not hesitate to contact me directly at dhart@esmaz.com or (928) 266-6651.

Sincerely,



_____

David R. Hart, M.A., RPA
Vice President / Cultural Resources Division Director

JACOBS SCOPE

Project: Inter Basin Waterline
Owner: City Of Flagstaff, Arizona
Designer: Jacobs Engineering
Location: Flagstaff, Arizona
Contractor: Hunter Contracting Co. ROC070961A

4/14/2022

GMP 2 Cost Allocation Allowances

Line	Description	GMP 2 Cost Allocation Allowance	Scope of Work Observed from Photos
1			
2	Point I	$ 400,000.00	Rebuild Pipeline, Encase Pipe, Gabion Struct, Clean, Regrade, ABC
3	Point I Temp Water Repair	$ 75,000.00	Temporary Repair of Broken Waterline
4	Site 32	$ 250,000.00	Repair of Pipeline, SD Pipe, Water Line, Clean Up Silt Logs Debris, Dig Out, Re Grade, Stabilize, Re Compact Dirt, Rip Rap, ABC, Compact
5	Site 32 Temp Water Repair	$ 50,000.00	Temporary Repair of Broken Waterline
6			
7	**Site Subtotal**	**$ 775,000.00**	
8			
9	Waterline Road Initial Cleanup	$ 182,000.00	Establish Access to and throughout site
10	Timber/Chip Removal	$ 125,000.00	Remove/Chip Timber within Roadway and Corridor
11	Timber Retaining Walls	$ 150,000.00	Misc. Repairs Not At Site
12	Haul Road Maintenance	$ 75,376.22	Maintain Hauls Roads
13	Roadway Surfacing		
14	Construction Water	$ 260,312.92	This Is Water And Trucking
15	Construction Survey	$ 20,460.83	Site Survey for Construction
16	Mobilization - Subs		
17	Construction Engineering Services	$ 6,800.00	Construction Services for Jacobs Engineering
18	General Conditions	$ 441,842.78	Construction Staffing and Overhead for June, July, August
19	Owner/Contractor Contingency Total	$ 300,000.00	Held In GMP For Unforeseen Circumstances
20			
21	**Subtotal Direct Cost**	**$ 2,336,792.75**	
22			
23	Payment and Performance Bonds	$ 21,031.13	0.90%
24	Insurance	$ 23,367.93	1.0%
25	Construction Fee	$ 268,731.17	11.5%
26			
27	**Subtotal**	**$ 2,649,922.98**	
28			
29	Sales Tax	$ 118,981.54	
30			
31	**Construction Cost Total**	**$ 2,768,904.52**	Total Cost Allocation to establish allowance budget for construction
32			

HUNTER SCOPE - GMP2 COST ALLOCATION ALLOWANCES

Inner Basin Waterline

Flood-Impacted Sites

Well 1
Well 2
Well 3
A
B
C
D
E
F
G
H
I
J
K
L
01
02
03
3A
3B
04
05
06
07
09
10
11
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17A
18
18A
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22A
22B
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24A
24C
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25A
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26A
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Pipeline New Burn Area

Schultz Fire Reburn Area

FSR 420

FSR 556

Schultz Creek Watershed

N

0 1 2 Mile

Sites
Waterline Road
Schultz Creek and Tributaries
US Forest Service Roads
Schultz Creek Watershed

CAPITAL IMPROVEMENTS
CITY OF FLAGSTAFF

11. A.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Chris Rhode, Management Analyst
Date:	04/26/2023
Meeting Date:	05/02/2023

TITLE:

Consideration and Adoption of Ordinance No. 2023-05: An Ordinance of the City Council of the City of Flagstaff, amending Flagstaff City Code, Title 14 Human Relations, Chapter 14-02 Civil Rights, Section 14-02-001-0006 Complaint Procedures, to allow a verified charge to be filed within one hundred and eighty (180) calendar days after the alleged violation occurred; providing for repeal of conflicting ordinances, severability, authority for clerical corrections, and establishing an effective date.

STAFF RECOMMENDED ACTION:

At the May 2, 2023 Council Meeting:

1) Read Ordinance No. 2023-05 by title only for the first time
2) City Clerk reads Ordinance No. 2023-05

At the May 16, 2023 Council Meeting:

4) Read Ordinance No. 2023-05 by title only for the final time
5) City Clerk reads Ordinance No. 2023-05
6) Adopt Ordinance No. 2023-05

Executive Summary:

Ordinance 2023-05 will amend the City's Civil Rights Ordinance to allow a complaint to be filed within 180 days after an alleged violation occurs. Currently, complaints must be filed within 90 days after the alleged violation occurs. This amendment will align the City's Ordinance with similar statutes in both Federal and Arizona law.

Financial Impact:

No Financial Impact

Policy Impact:

Enactment of Ordinance No. 2023-05 will amend the City's Civil Rights Ordinance, which provides protections to people based upon numerous classes in both employment and public accommodation, to allow a complaint to be filed within 180 days after an alleged violation occurs. This would align the City's Ordinance with similar statutes in both Federal and Arizona law.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities and Objectives

Inclusive & Engaged Community: Quartile 1 Program (Most Aligned)
Livable Community: Quartile 2 Program (More Aligned)

Carbon Neutrality Plan

N/A

Regional Plan

N/A

Has There Been Previous Council Decision on This:

On March 5, 2013, City Council adopted Ordinance No. 2013-08 establishing the Civil Rights Ordinance

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Attachments: Ord. 2023-05

ORDINANCE NO. 2023-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING FLAGSTAFF CITY CODE, TITLE 14 HUMAN RELATIONS, CHAPTER 14-02 CIVIL RIGHTS, SECTION 14-02-001-0006 COMPLAINT PROCEDURES, TO ALLOW A VERIFIED CHARGE TO BE FILED WITHIN ONE HUNDRED AND EIGHTY (180) CALENDAR DAYS AFTER THE ALLEGED VIOLATION OCCURRED; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City of Flagstaff is committed to nondiscrimination and fair treatment of its residents, visitors, and employees; and

WHEREAS, the City of Flagstaff ("City") is comprised of diverse and varied groups, communities, and individuals, and the practice of discrimination against these groups, communities, or individuals on the basis of race, color, religion, sex, age, disability, veteran's status, national origin, sexual orientation, and gender identity or expression, in places of public accommodation and in employment, adversely affects the general welfare of the City and the vitality of its neighborhoods; and

WHEREAS, discriminatory practices are detrimental because they impede the social and economic progress of the City by preventing all people from contributing to or fully participating in the cultural, spiritual, social, and commercial life of the community, which is essential to the growth and vitality of its neighborhoods and businesses; and

WHEREAS, the City of Flagstaff wishes to amend Title 14, Human Relations, of the Flagstaff City Code, to allow complaints pertaining to civil rights violations to be filed within one hundred and eighty (180) calendar days after the alleged violation occurred; and

WHEREAS, similar complaint procedures in federal and Arizona state statutes allow such complaints to be filed within one hundred and eighty (180) calendar days after the alleged violation occurred.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION #1. That Flagstaff City Code Title 14, Human Relations, Subsection 14-02-001-0006(A), Complaint Procedures, is hereby amended as follows:

Section 14-02-001-0006 Complaint Procedures.

- Any person claiming to be aggrieved by an alleged violation of this chapter (hereinafter the "~~C~~c~~c~~omplainant") may file with the City Manager's Office ("CMO")

a verified charge, in writing, within ~~ninety~~ ONE HUNDRED AND EIGHTY (~~90~~180) calendar days after the alleged violation occurred. The charge shall set forth the facts upon which it is based, shall identify the person charged (hereinafter the "~~R~~respondent"), and shall be signed by the ~~C~~complainant.

SECTION #2. Repeal of Conflicting Ordinances

All ordinances and parts of ordinances in conflict with the provisions of the code adopted herein are hereby repealed.

SECTION #3. Severability

If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION #4. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION #5. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 2nd day of May, 2023.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

11. B.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Kristine Pavlik, Housing and Grants Administrator
Date:	04/26/2023
Meeting Date:	05/02/2023

TITLE:

Consideration and Adoption of Resolution No. 2023-19: A resolution approving the City of Flagstaff's 2023 Annual Action Plan and authorizing its submission to the U.S. Department of Housing and Urban Development (HUD)

STAFF RECOMMENDED ACTION:

1) Read Resolution No. 2023-19 by title only
2) City Clerk reads Resolution No. 2023-19 (if approved above)
3) Adopt Resolution No. 2023-19

Executive Summary:

This staff summary is for the approval of the City of Flagstaff's 2023 Annual Action Plan that is a required submission to the U.S. Department of Housing and Urban Development (HUD) as part of the Community Development Block Grant (CDBG) program. This document identifies how the anticipated 2023 CDBG allocation will address Flagstaff's community needs identified in the 2021-2025 Consolidated Plan and how funding will be distributed within Flagstaff city limits.

The Annual Action Plan is due to HUD on May 15th, 2023. The City of Flagstaff CDBG entitlement allocation for 2023 is $541,191. Timely submission of the Annual Action Plan will enable the City to continue its annual entitlement allocation of CDBG funding.

Financial Impact:

Approval of the above resolution is critical to the City of Flagstaff receiving its annual CDBG entitlement allocation. The 2023 CDBG entitlement allocation is $541,191. In addition, the City of Flagstaff is able to include program income and prior year de-obligated funds to increase funding available for allocation. These additional funds equal $199,588.50. Therefore, a grand total of $740,779.50 is available for CDBG eligible projects for the 2023 program year, through the Annual Action Plan. The proposed allocation takes into consideration administrative costs and the City's financial impacts by including the estimated indirect rate of 10%.

Policy Impact:

The Flagstaff City Council's CDBG Priorities:

- Provide affordable housing (rental and ownership)
- Address homelessness
- Support neighborhood revitalization
- Workforce development (including job training and lifespan education)

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budgeting

- **High Performing Governance**
  - Encourage public trust through transparency, accessibility & use of the City's public participation policy
  - Implement innovative local government programs, new ideas & best practices; be recognized as a model for others to follow

- **Safe & Healthy Community**
  - Support social services, community partners & housing opportunities
  - Provide alternative responses, resources & programs, inclusive of mental health & other services

- **Inclusive & Engaged Community**
  - Foster community pride & civic engagement by increasing opportunities for public involvement, in line with best practices & legal requirements
  - Advance social equity & social justice in Flagstaff by supporting social services
  - Facilitate & foster diversity & inclusivity, including support of anti-racist policies & practices
  - Enhance community involvement, education & regional partnerships to strengthen the level of public trust
  - Ensure city facilities, services, & programs are accessible for all residents & representative of Flagstaff's diverse community

- **Sustainable, Innovative Infrastructure**
  - Support the community's social infrastructure needs; assist those partner organizations that provide services the City does not

- **Robust Resilient Economy**
  - Support & strengthen a more robust, diverse, & sustainable economy in ways that reflect community values & provides for affordable housing opportunities
  - Enhance understanding between the development community, the City & Flagstaff residents
  - Enhance the community's workforce development programs & improve partnerships with higher education institutions & the private & public sectors

- **Livable Community**
  - Support regional partners which provide equitable & inclusive educational opportunities for Flagstaff residents of all ages
  - Actively support attainable & affordable housing through City projects & opportunities with developers

- **Environmental Stewardship**
  - Implement, maintain & further the Climate Action & Adaptation Plan (CAAP) with awareness of social inequities

Regional Plan

- **Goal NH.1. Foster and maintain healthy and diverse urban, suburban, and rural**

neighborhoods in the Flagstaff region.
    - Policy NH.1.1. Preserve and enhance existing neighborhoods.

- **Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunities for all economic sectors.**
    - Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.
    - Policy NH.3.3. Increase the availability of affordable housing for very low-income persons, through innovative and effective funding mechanisms

- **Goal NH.4. All housing is safe and sanitary.**
    - Policy NH.4.1. Expand the availability of affordable housing throughout the region by preserving existing housing, including housing for very low-income persons. Policy NH.4.2. Reduce substandard housing units by conserving and rehabilitating existing housing stock to minimize impacts on existing residents.
    - Policy NH.4.3. Address accessibility issues and other housing barriers to persons with disabilities or special needs.
    - Policy NH.4.4. Encourage green practices in housing construction and rehabilitation that support durable, healthy, and energy efficient homes.
    - Policy NH.4.5. Renovate the existing housing stock to conserve energy and reduce utility and maintenance costs for owners and occupants.
    - Policy NH.4.6. Consider and integrate public transportation, when possible, in planning housing developments, to help reduce a household's transportation costs and minimize impact on the community's roads and transportation system.
    - Policy NH.4.7. Enforce compliance with fair housing laws.

- **Goal NH.5. Eliminate homelessness.**
    - Policy NH.5.1. Provide adequate resources for families with children experiencing homelessness.
    - Policy NH.5.2. Provide adequate resources for individuals experiencing homelessness.
    - Policy NH.5.3. Support and expand programs that prevent homelessness.
    - Policy NH.5.4. Make transitional housing resources available to populations experiencing homelessness

<u>Carbon Neutrality Plan</u>

- **Community resilience**
    - CR-1: Ensure all mitigation actions improve Flagstaff's ability to adapt to the future.
    - CR-2: Strengthen existing community systems to create resilience to both short-term shocks and long-term change.

- **Equitable systems**
    - ES-2: Proactively engage community members on an ongoing basis
    - ES-4: Actively seek to recognize past harms, repair trust, and build deeper relationships with community members.

<u>10 Year Housing Plan</u>

- **Connect people to equitable housing solutions.**
    - Connect 1: Reduce homelessness in the Flagstaff community and seek creative solutions to foster housing permanency for all.
        - Connect 1.3 Continue to support and develop Coordinated Entry as a meaningful process that provides linkages to healthcare, behavioral health, and housing
    - Connect 2: Implement a framework for centering equity in proposed and existing housing

practices, policies, and programs.
    - Connect 2.1 Evaluate housing policies and strategies in City of Flagstaff planning documents through an equity lens.
    - Connect 2.2 Encourage community organizations such as local Continuum of Care to continue to integrate equity into programs and policies.
- Connect 3: Integrate healthcare into housing programs, and housing into healthcare programs, as appropriate.
    - Connect 3.1 Raise awareness of housing security as a social determinate of health
    - Connect 3.2 Encourage neighborhoods, housing types and building practices that increase health.
    - Connect 3.3 Work in partnership with the community to develop and promote community health measurement data collection into housing services when viable

- **Preserve affordable housing**
    - Preserve 1: Encourage the adaptive reuse of buildings.
        - Preserve 2.2 Acquire and rehabilitate already built properties for affordable housing projects when financially feasible.

- **Protect people from housing discrimination and remove housing barriers.**
    - Protect 1: Continue Flagstaff's commitment to further Federal and Arizona Fair Housing laws in all housing-related services and programs, valuing the efforts of those who seek to reduce barriers to equitable housing opportunities, and providing Fair Housing education and resources to the community.

Has There Been Previous Council Decision on This:

Staff received Council direction on Council CDBG priorities during the January 23, 2023 Council meeting which are identified in Policy Impact above and Background/History below.

Housing Staff presented an overview of CDBG applications received and the ranking committees recommendations for CDBG funding allocations to the Housing Commission on March 23, 2023. The Housing Commission unanimously passed a motion to forward these recommendations to City Council with a recommendation for approval.

Housing Staff presented these recommendations to City Council during the April 11, 2023 City Council work session.

Options and Alternatives:

1. Approve Resolution No. 2023-19 and authorize the submission of the Annual Action Plan to HUD by May 15th, 2023.
2. Modify Resolution No. 2023-19 and authorize the submission to HUD.
3. Not approve Resolution No. 2023-19 and risk losing the 2023 CDBG allocation

Background/History:

In order to receive CDBG funding, the City must complete and submit to HUD the required 2023 Annual Action Plan by May 15th, 2023. This plan describes how CDBG funds will be used in the coming year and how the annual allocation will be used to meet community needs identified in the 2021-2025 Consolidated Plan.

Every two years, staff requests guidance from Council on CDBG Priorities for the coming two years. On January 23, 2023, Council received an overview of the CDBG program and established four priorities:

- Provide affordable housing (rental and ownership)

- Address homelessness
- Support neighborhood revitalization
- Workforce development (including job training and lifespan education

Through the 2023 CDBG process, the City of Flagstaff Housing Section received 6 external Community Development Block Grant and 1 internal request for CDBG funds for the 2023 Program Year.

Housing staff are responsible for determining whether a proposed activity is eligible, conducting a risk assessment of the project as well as the applying agency. Federal funds require administrative knowledge and capacity to ensure compliant and timely expenditure of funds. Additionally, a Ranking Committee comprised of three community representatives and three City staff met to review the external proposals and rank them by consensus. Rankings primarily serve as a risk and benefit assessment and are the guiding input for staff recommendations forwarded to City Council.

Below is a list of the proposals in ranking order. The proposals are divided between Housing and Public Service categories as HUD requires two separate funding limits and different criteria. Internal City of Flagstaff proposals are presented to meet City Council priorities or other unmet needs in the community and are not ranked (NR) competitively with the other proposals, since the City would administer these projects directly.

Housing Activities	Proposal/ Project	Request	Ranking
City of Flagstaff	La Plaza Vieja Phase II	$700,000.00	NR
Northland Family Help Center	Shelter Rehabilitation Project	$130,058.00	186
Housing Solutions of Northern Arizona	Acquisition of 2 Affordable Rental Units	$375,000.00	184
Flagstaff Shelter Services	The Lantern: A Hotel to Housing Project	$245,000.00	183
Roers Flagstaff Apartments LLC	LIHTC Woody Mountain Apartments	$600,000.00	119

Public Service Activities	Proposal/ Project	Request	Ranking
Housing Solutions of Northern Arizona	JoJo's Place - Operating Support	$100,000.00	193
Community Assistance Teams of Flagstaff	Mobile Shower and Outreach Bus	$20,800.00	128

Key Considerations:

In order to receive CDBG funding, the City must complete an AAP that describes how CDBG funds will be used in the coming year and how the activities will accomplish the goals outlined in the 2021-2025 Consolidated Plan.

The creation of the Consolidated Plan is an extensive process involving public and stakeholder input (gathered through surveys, public meetings, and a 45 day public comment period), community needs assessments and a housing market analysis. The data outlined in the Con Plan helps determine the relative priority of activities and the populations that will be served in the coming years with federal funds. HUD allows two priority designations – high and low. Assignment of priority does not reflect a lack of need for any particular population or activity; it merely identifies those conditions that are most likely to be addressed with limited CDBG funding.

- High (H) priority activities are likely to be funded with CDBG resources during the next five years.
- Low (L) priority activities may be funded as opportunities arise.

Special Populations are certain clientele that are presumed by HUD to be low/moderate income and are defined as senior citizens, severely disabled adults, persons living with AIDS, battered spouses, abused children, the homeless, illiterate adults, or migrant farm workers.

The table attached summarizes the 5 Year Con Plan Goals outlining associated CDBG activities, the

priority level and 5-year numeric goals for each. Activities that will be targeted to special populations are also indicated.

The table is designed to meet HUD requirements.

5 Year Consolidated Plan Goals			
Activities	**Special Population**	**Priority Level**	**5 Year Goa**
Priority Need: **Neighborhood Revitalization,** **Public Facilities & Infrastructure**			
Neighborhood Facility and Infrastructure Improvements *Includes Parks/ Playgrounds/ Streets/ Water Sewer Lines/ Energy Efficiency/ Broadband Infrastructure/ Etc.*		High	3,000 people
Public Facilities *Includes Acquisition/ Construction/ Reconstruction/ Rehab/ Installation/ Improvements/ Etc.*	**X**	High	100 people
Acquisition for Affordable Housing Development *Land/ Real Property/ Etc.*		Low	3 units
Priority Need: **Public Services & Economic Opportunities**			
Services to Meet Basic Needs *Includes Childcare/ Senior Services/ Services for Disabled Individuals/ Mental Health/ Etc.*	**X**	High	300 people
Workforce Development *Includes Employment/ Job Training/ Business mentorship/ support/ assistance*	**X**	Low	15 people
Housing Stabilization *Includes Rental Assistance/ Eviction and Foreclosure Prevention/ Legal Services/ Housing Counseling/ Etc.*		High	50 households
Priority Need: **Addressing Homelessness**			
Service and Facility Operating Support *Includes Outreach/ Shelter Managers / Case Managers/ Coordinated Entry/ Etc.*	**X**	High	1,500 people
Increase Shelter Beds/Units *Includes Emergency / Transitional Shelter/ Permanent Supportive Housing/ Etc.*		High	15 beds/units
Priority Need: **Decent Affordable Housing**			
Housing Rehabilitation *Includes Owner and Renter Housing*	**X**	High	20 housing units
Housing Development *Includes Owner and Renter Housing*		High	3 units
Housing Assistance *Includes Owner and Renter Housing*		High	50 households

Expanded Financial Considerations:

Through the 2023 CDBG process, the City of Flagstaff Housing Section received 6 external Community Development Block Grant proposals and 1 internal request for CDBG funds for the 2023 Program Year.

The City received it's official 2023 Entitlement allocation from HUD in March. This year's allocation is $541,191, slightly higher than the previous year. In addition, the City of Flagstaff is able to include program income and prior year de-obligated funds to increase funding available for allocation. These additional funds equal $199,588.50. Therefore, an estimated grand total of $740,779.50 is available for CDBG eligible projects for the 2023 program year, through the Annual Action Plan. The proposed allocation takes into consideration administrative costs and the City's financial impacts by including the estimated indirect rate of 10%.

2023 CDBG Funding Recommendations

Funding recommendations are made after an extensive risk assessment and based on eligibility of the project, adherence to CDBG regulations and alignment with Council CDBG goals and goals within the Consolidated Plan.

Below are the CDBG funding recommendations for the 2023 Annual Action Plan:

2023 Funding Available	
2023 Entitlement Allocation	**$541,191.00**
Program Income (PI) De-obligated funds (NACA Small Business Assistance Program)	$145,251.00 $54,337.50
Total Available Funding for Allocation	**$740,779.50**

Planning and Administration Funding Recommendation

Federal CDBG regulations do not allow more than 20% of funds to be spent on Planning and Administration activities; allowable administrative funding for Program Year 2023 equals $131,105.70. To ensure compliance with HUD funding caps, the recommended allocation is rounded down to $131,000.

Below are the 2022 funding recommendations for the Administration category:

Administration (20%)	
Grant Compliance and Administration	$69,921.68
Estimated City Indirect at 10%	$61,078.32
Total Administration	**$131,000.00***

**Rounded down to ensure compliance with 20% Administrative Cap*

Public Service Funding Recommendation

Federal CDBG regulations do not allow more than 15% of funds to be spent on Public Service Activities: $98,329.28 for Program Year 2023. Staff recommends funding the highest ranking application as close to the max allowable as possible, leaving a small amount of unallocated funds as a contingency. Therefore, staff recommends funding JoJo's Place Operating Support at $98,000. Funding for CAT's Mobile Shower and Outreach Bus is not recommended.

Below are the funding recommendations for the Public Service Category:

Public Service Activities	Proposal/Project	Request	Staff Recommendation	Ranking
Housing Solutions of Northern Arizona	JoJo's Place Operating Support	$100,000.00	$98,000.00	193
Community Assistance Teams of Flagstaff	Mobile Shower and Outreach Bus	$20,800.00	$0	128
Total Public Service Allocation		**$98,000.00***		

**Rounded down to ensure compliance with 15% Public Services Cap*

Housing Activity Funding Recommendation

Prior to the March Housing Commission meeting where CDBG funding recommendations were discussed, Staff from the Housing Section and Capital Improvements discussed the internal funding request for La Plaza Vieja Phase II. In order to make this project successful, Capital Improvements requested a funding allocation of $700,000. Due to the increasing costs of this project and in the absence of other identified funding it was determined that it would be best to fund this project when additional leverage funding is identified. If another funding source is identified in the future, Capital will request CDBG funding to match or fill funding gaps identified. The internal request was withdrawn at that time.

There is $512,779.50 in CDBG funding available for Housing Activities. Staff recommends fully funding the highest ranking application and allocating partial funding to the next highest ranking allocation. With this recommendation, Northland Family Help Center will receive the full requested funds. Housing Solutions of Northern Arizona will utilize funds to acquire 2 of the 3 proposed units and Flagstaff Shelter Services will update at least 35 of the 103 proposed emergency shelter rooms. Funding for Roers LIHTC Woody Mountain Apartments is not recommended.

Below are the funding recommendations for the Housing Category:

Housing Activities	Proposal/Project	Request	Staff Recommendation	Ranking
Northland Family Help Center	Shelter Rehabilitation Project	$130,058.00	$130,058.00	186
Housing Solutions of Northern Arizona	Acquisition of Affordable Rental Units	$375,000.00	$250,000.00	184
Flagstaff Shelter Services	The Lantern: A Hotel to Housing Project	$245,000.00	$132,721.50	183
Roers Flagstaff Apartments LLC	LIHTC Woody Mountain Apartments	$600,000.00	$0	119
Total Housing Activity Allocation		**$512,779.50**		

Community Benefits and Considerations:

The below chart compares each projects intended impact and the number of beneficiaries with the goals outlined in the 2021-2025 Consolidated Plan to demonstrate the Community Benefit of the CDBG funding recommendations.

The chart below details the 2023 CDBG funding and allocation recommendations:

2023 CDBG Funding Allocation Recommendations			
Housing and Public Service Activities	**Staff Recommended Funding**	**Individuals/ Households Served**	**Consolidated Plan 5-Year Goal**
Northland Family Help Center	$130,058.00	180 Individuals	100 individuals
Housing Solutions of Northern Arizona	$250,000.00	2 units – approx. 7 households	3 units
Flagstaff Shelter Services	$132,721.50	200 Individuals – 35 units	100 individuals
Housing Solutions of Northern Arizona	$98,000.00	100 Individuals – 44 units	1,500 individuals

Total Housing & Public Service Activities	**$608,837.50**
Total Administration (20% Cap)	**$131,000.00**
Total City of Flagstaff 2023 CDBG Allocation	**$740,779.50**
Total Individuals/ Households Proposed Served in 2023	**81 units** 480 individuals (184 households)

If funded as detailed in the chart above, these recommendations would create 2 permanently affordable rental units, 44 units of transitional housing and support the rehab of 35 emergency shelter motel rooms as well as a youth and domestic violence shelter. These projects will serve 480 individuals experiencing homelessness and approximately 7 low income households.

Community Involvement:

Public participation requirements for the Annual Action Plan offer extensive community involvement and collaboration ranging from public meetings and public comment periods to a ranking committee and are outlined in the Council adopted CDBG Citizen Participation Plan

In preparing the Annual Action Plan, the City encouraged public input by contacting public and private agencies that provide housing or human services, neighborhood organizations and citizens. The City held three meetings to solicit public input on the past year's project performance and recommendations for new project allocations for the upcoming program year. Public meetings included:

1. Discussion of the amount of CDBG funds expected to be available including program income and prior year's funds not yet allocated to project use;
2. The full range of HUD activities that may be undertaken with the funding being discussed;
3. The amount of resources that will be directed to low- and moderate-income households; and
4. The uses of funds in the prior years

Public Participation

Public Hearings: Neighborhood/Target Area

Flagstaff Target Neighborhoods Meetings

September 12, 2022
March 2, 2023

1. Discussed purpose and content of Consolidated/Annual Action Plan
2. Received public comment regarding community needs and priorities
3. Discussion of the type and amount of Federal funds anticipated to be available and eligible activities
4. Discussion with City of Flagstaff Capital Improvement, Water Services, Planning, or Parks and Rec departments as applicable regarding upcoming City projects in target area.

Public Hearings: Program Year 2023 Annual Action Plan

First Public Meeting – February 1, 2023

- Display advertisement (January 17, 18 and 25 2023 – AZ Daily Sun)
- Meeting to discuss the CDBG proposal process and the Annual Action Plan

1. Discussed purpose and content of Annual Action Plan
2. Received public comment regarding community needs and priorities
3. Discussion of the type and amount of Federal funds anticipated to be available and eligible activities
4. Discussion of the City's CDBG open proposal process (proposals are due in February) and dissemination of proposal packets

Public Hearing: Public Comment on Annual Action Plan Agenda

Second Public Meeting March 2, 2023

- Display advertisement (February 9 & 16, 2023 – AZ Daily Sun)
- Meeting to review the submitted proposals and allowed public comment in preparation for making funding recommendations to City Council

1. Presentation by City staff of activities proposed to be undertaken and funded
2. Open discussion of the proposed activities
3. Discussion of estimate of the low income benefit related to proposed activities
4. Discussion of displacement issues and City anti-displacement policy
5. Presentation by staff of draft Annual Action Plan

Open Grant Process

- NoFA (Notice of Funding Available) Released
- Proposal dues to the City of Flagstaff March 1, 2023
- Proposal Ranking Committee with Citizen Participation and Staff on March 22, 2023

Public Comment Period for Draft documents posted on City of Flagstaff Housing Section Website: Annual Action Plan - March 1 – April 1, 2022

- Display advertisement (December 17,18 and 25, 2023 – AZ Daily Sun)
- Display advertisement (February 9 and 16, 2023 – AZ Daily Sun)

April City Council Public Hearing-30 days after draft publication date Agenda

- Presentation by City staff of Annual Action Plan and recommendations for funding
- Open public hearing regarding activities proposed to be undertaken
- Approval by City Council

City Council Work Session – April 11, 2023

- Presentation and Discussion with City Council regarding 2022 Annual Action Plan – requesting Council input and direction
- Comments may be submitted by mail or email, or citizens could provide public comment at the

meeting

City Council Meeting – May 2, 2023

- Consideration and Approval of Resolutions No. 2023-XX and authorizing the submission of the Annual Action Plan to HUD.

With efforts to attract a diverse group of social service agencies, emails were distributed to all members of Coconino County's Continuum of Care (300 members). Additionally, agencies that had previously requested information and/or had been involved in the CDBG proposal process in prior years received personal invitations. The proposal format was provided at the first public meeting and placed on the City website with a submission deadline of March 1, 2023.

Expanded Options and Alternatives:

1. Approve Resolution No. 2023-19 and authorize the submission of the 2023 Annual Action Plan to HUD.
2. Modify any or all of the Resolution No. 2023-19.
3. Not approve Resolution No. 2023-19.

Attachments: Res. 2023-19
2023 Annual Action Plan DRAFT
May 2 CDBG Presentation

RESOLUTION NO. 2023-19

AA RESOLUTION OF THE FLAGSTAFF CITY COUNCIL APPROVING THE CITY OF FLAGSTAFF COMMUNITY DEVELOPMENT BLOCK GRANT 2023 ANNUAL ACTION PLAN AND AUTHORIZING ITS SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RECITALS:

WHEREAS, the Flagstaff City Council is committed to the welfare of its low and moderate income residents; and

WHEREAS, the Flagstaff City Council is committed to meeting the national objectives of the United States Department of Housing and Urban Development ("HUD") to: (1) benefit low and moderate income persons, (2) address slum and blight conditions, and (3) meet an urgent community need; and

WHEREAS, the City of Flagstaff has been designated as a Community Development Block Grant ("CDBG") Entitlement Community by HUD; and

WHEREAS, preparation of the Annual Action Plan is a federal requirement in order for local entitlement jurisdictions to continue to receive CDBG and other HUD grant funding; and

WHEREAS, the City of Flagstaff has prepared a 2023 Annual Action Plan in order to meet the federal requirement; and

WHEREAS, the Flagstaff City Council has reviewed and approved the 2023 Annual Action Plan.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. That the submission of 2023 Annual Action Plan be hereby authorized to reflect the following use of the 2023 CDBG funds, program income, and the reallocation of CDBG funds from previous program years:

CDBG Program Year 2023 Funds Available for Allocation

Total 2023 Entitlement Award	$541,191.00
Program Income (PI)	$145,251.00
De-obligated funds (NACA, Inc.)	$54,337.50
Total Estimated Available	**$740,779.50**

CDBG PROGRAM YEAR 2023 ENTITLEMENT FUNDS ALLOCATION

Administration and Planning			**$131,000.00**
Grant Compliance and Administration	*$69,921.68*		
Estimated City Indirect Rate of 10%	*$61,078.32*		
Housing and Economic Development Activities			**$512,779.50**
Northland Family Help Center *Shelter Rehabilitation Project*		*$130,058.00*	
Housing Solutions of Northern Arizona *Acquisition of Affordable Rental Units*		*$250,000.00*	
Flagstaff Shelter Services *The Lantern: A Hotel to Housing Project*		*$132,721.50*	
Public Service Activities			**$98,000.00**
Housing Solutions of Northern Arizona *JoJo's Place – Operational Support*		*$98,000.00*	
Total City of Flagstaff Fund Request			**$740,779.50**

SECTION 2. Should the City of Flagstaff receive notice of a post allocation adjustment to the CDGB allocation, each awarded project would receive an allocation increase or decrease, as applicable, by an equal percentage.

SECTION 3. That the Housing Section be authorized to submit this resolution and Annual Action Plan to HUD.

SECTION 4. That the City Manager be authorized to execute agreements for the allocations with the parties and in the amounts authorized by Council in this Resolution and that the Mayor and/or the City Manager be authorized to execute all associated certifications and grant acceptances.

SECTION 5. Effective Date.

This resolution shall be immediately effective upon adoption.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 2nd day of May, 2023.

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Exhibits:
2023 Annual Action Plan

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Annual Action Plan (Action Plan) is submitted to the U.S. Department of Housing and Urban Development (HUD) on an annual basis and serves as the formal application for the use of Community Development Block Grant (CDBG) entitlement funds received by the City of Flagstaff. The Annual Action Plan identifies available resources, annual goals, projects, and activities for the Program Year, beginning July 1, 2023, and ending June 30, 2024.

The City of Flagstaff Annual Action Plan describes allocations for the Community Development Block Grant program for the coming year – Program Year 2023, the third year of the 2021-2025 Consolidated Plan. The Consolidated Plan guides the allocation of funds over the five year period and addresses the goals and priorities identified by the Community. New activities selected for funding were determined through a Notice of Funding Available and application process and the Annual Action Plan was approved by the Flagstaff City Council. The CDBG program generally provides for a wide range of eligible activities, all for the benefit of low-and-moderate income City of Flagstaff residents, as outline in the sections below.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

The Community Development Block Grant program is provided through the US Department of Housing and Urban Development (HUD) Office of Community Planning and Development. Due to its size and composition, the City of Flagstaff is classified as an 'Entitlement community'. This means that Flagstaff does not apply for the CDBG program but is allocated CDBG funds at a level based on a HUD formula involving population and demographics.

To receive CDBG funds, every five years the City must complete a Consolidated Plan and an Annual Action Plan, based on the Consolidated Plan that details the uses of funds. The Housing and Community Development Act of 1974 created the CDBG program with three primary objectives against which HUD evaluates the Consolidated Plan and the City's performance. Congress' primary objective for CDBG is to improve communities, principally for low and moderate-income persons by:

- Providing Decent Housing,

- Providing a Suitable Living Environment, and
- Expanding Economic Opportunities.

The Annual Action Plan defines the one-year activities in relationship to the five-year goals and objectives of the Consolidated Plan covering Program Years 2021-2025, submitted to HUD on May 15, 2021. The Annual Action Plan provides a brief description of the programs and projects of the City of Flagstaff in Program Year 2023, as well as funding announcements for the CDBG program.

The City of Flagstaff's Five-Year Consolidated Plan for Program Years 2021-2025 outlines specific steps for the community as it works to meet the housing and community development needs of low-and moderate income and special needs households. As part of the consolidated planning process the City conducted a comprehensive housing and community development Needs Assessment and Market Analysis. With these assessments and additional community data along with public and stakeholder input collected the City identified four priority needs and established 11 activity goals for meeting these community needs in the five years covered by the Consolidated Plan.

Identified High Priority Needs and Activity Goals Established

- **Support neighborhood revitalization and public facilities and infrastructure improvements especially in established target areas including:**

1. Neighborhood revitalization including Neighborhood Facility and Infrastructure Improvements (3,000 people)
2. Public Facilities Improvements (100 people)
3. Acquisition for Affordable Housing (100 people)

- **Support public services and economic opportunities for low-and moderate income persons including:**

4. Services to Meet Basic Needs (300 people)
5. Workforce Development (15 people)
6. Housing Stabilization Services (50 households)

- **Support services and projects addressing homelessness including:**

1. Service and Facility Operating Support (1,500 people)
2. Increase Shelter Beds/Units (15 beds/units)

- **Support the development, accessibility, and preservation of decent affordable housing including:**

1. Rehabilitation of owner and/or renter households/units (20 units)

2. Development of owner and/or renter affordable housing units (3 units)
3. Housing Assistance for owner and/or renter households (50 households)

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In the context of limited CDBG and leverage funding, the City made significant progress towards investing in housing and public and supportive services for vulnerable populations. Since the COVID-19 global pandemic starting in 2020 and with impacts continuing to the present year, more households are desperately needing relief programs and the City and its partner agencies have stepped in to provide a variety of services, many aimed to serve people at risk of or experiencing homelessness. Significant progress was also made towards providing economic opportunities and a large number of individuals benefitted from non-congregate shelter, homeless services outreach, homeless youth educational services and the development and expansion of permanent supportive housing.

Moderate progress towards increasing the availability and affordability of housing for owners and renters was also made due to few opportunities to invest in additional housing. The City continued to make progress towards strengthening coordination and delivery or resources, operating the City of Flagstaff Public Housing Authority and City Housing Sections in one department, and maintaining a high level of involvement with the Coconino County Continuum of Care and Flagstaff Front Door for Coordinated Entry.

The past Program Year saw the completion of a number of construction related projects that had been delayed in 2020 and 2021 due to the Coronavirus pandemic including the completion of ADA improvements at the Flagstaff Family Food Center public facility, the full leasing of 12 renovated units of transitional housing for victims of domestic violence and experiencing homelessness at Sharon Manor and sidewalk, crosswalk, and drainage improvements in the La Plaza Vieja neighborhood.

The City continued to take advantage of public service cap waivers for projects responding to the Coronavirus. These projects provided coordinated entry, outreach and non-congregate shelter for thousands of individuals and families experiencing homelessness. Waivers allowing for substinence payments for up to 6 months for low-income households were used to provide funding for eviction prevention for 19 households, preventing 55 individuals from becoming homeless. Lastly, funds were used to provide paid apprenticeships for domestic violence victims experiencing homelessness, allowing them to gain skills in sewing production and obtain full time employment in the industry.

The City is proud of these accomplishments and will continue to utilize viable resources to improve the quality of life in the Flagstaff community. In all, a total of 1,970 individuals, 39 households, and an additional 2,784 low income households in target neighborhoods, were beneficiaries of CDBG services

during the 2021 Program Year. 100% of households benefited by CDBG funds were low-and-moderate income with the vast majority earning less than 30% of the Area Median Income.

The City strives to utilize CDBG funds in target neighborhoods; however, the actual distribution of funds to target areas depends on the number and type of proposals received. The target neighborhoods include Flagstaff's historic settlements and are characterized by the widespread need for housing rehabilitation; dilapidated structures and under-utilized sites; as well as water and sewer line replacement. Neighborhood Infill programs, revitalization efforts, and planning processes are now being implemented in all target neighborhoods, as the market and funding allows. CDBG allocations for Program Year 2022 included 44% of CDBG funding for public facility improvements in the Southside Target Neighborhood.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The consultation and public participation process for the development of this year's Annual Action Plan consisted of four public meetings and one-on-one technical assistance with multiple interested agencies.

A draft of the Annual Action Plan was available on-line at the City's website for a 30-day comment period beginning March 3, 2023, and ending April 4, 2023. A public hearing was held during the April 11, 2023, City Council work session to recommend activity allocations for the Program Year 2023 Entitlement. The public and stakeholders were encouraged to attend and offer comments or to submit written comments directly to Council. At the City Council Meeting held May 2, 2023, final decisions on the funding allocations for selected proposals were received and submission of the Annual Action Plan approved by City Council.

Notice of public meetings was published at one week prior to each meeting in the Arizona Daily Sun, a newspaper of general circulation and to members of the local Continuum of Care. The Continuum of Care has developed an extensive mailing and email list that includes over 300 people who represent organizations that serve homeless and at-risk households, mainstream service and housing agencies, community development organizations, civic leaders, etc. This list is used to regularly inform these agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that agencies may find useful. Notifications were also published on the City of Flagstaff Housing social media and web pages.

Emails and notices provided information about the topic of the forum or meeting, location, and how comments could be submitted if the person(s) was unable to attend. The forums and meetings were held in handicapped accessible locations with some held as hybrid offering both in person and in person attendance. Accommodations for those with hearing and special language needs were made on an as needed basis when at least twenty-four-hour notice was provided to the City.

The City of Flagstaff Housing Commission serves as an advisory board to City Council; makes recommendations with respect to housing policies, needs, and programs in Flagstaff; and furnishes the Council with information through the Housing Director. Two representative members of the Housing Commission took part in the official ranking of applications for the 2023 program year. Additional staff presented the recommendations at the March 23, 2023, Housing Commission meeting and the commission voted unanimously to forward the recommendations to City Council with a recommendation to approve.

With the 2021 Consolidated Plan, the City added additional public participation to its Citizen Participation Plan. This includes two meetings with target neighborhoods residents in partnership with A League of Neighborhoods (including Southside Community Association, La Plaza Vieja Neighborhood Association and Sunnyside Neighborhood Association).

In September 2022, A League of Neighborhoods (ALN) and City staff from Housing, Capital Improvements, Transportation, Code Enforcement, Planning, and Parks and Recreation held an open house for residents from target neighborhoods to provide an overview of the CDBG program, the 5 year Capital Improvement Plan and the internal process for identifying projects in target areas that may be eligible to be funded with CDBG dollars. The residents and neighborhood association members provided a wealth of feedback regarding area needs and priorities. Applicable City Commissions were also encouraged to attend. As part of the Annual Action Plan process, City staff also hosted a meeting for target neighborhood residents in March 2023 to discuss projects proposed by the City for potential CDBG funding for the upcoming program year.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were received.

7. Summary

The City of Flagstaff conducted public outreach and accepted applications and public comment related to funding recommendations/allocations that meet the priority needs and established 5-year goals and objectives in following priority areas:

- neighborhood revitalization, public facilities, and infrastructure,
- public services and economic opportunities,

- addressing homelessness, and
- decent affordable housing.

The table below summarizes planned CDBG activities and the priority level and 5-year numeric goal for each. Activities that might be targeted to special populations are indicated. The table is designed to meet HUD requirements.

5-year Consolidated Plan Goals				
Activity	**Special Population**	**Priority Level**	**1 Year Goal**	**5-year Goal**
Priority Need: Neighborhood Revitalization, Public Facilities & Infrastructure				
Neighborhood Facility and Infrastructure Improvements - *Includes Parks/ Playgrounds/ Streets/ Water Sewer Lines/ Energy Efficiency/ Broadband Infrastructure/ Etc.*		High	1,257 people	3,000 people
Public Facilities - *Includes Acquisition/ Construction/ Reconstruction/ Rehab/ Installation/ Improvements/ Etc.*	**X**	High	380 people	100 people
Acquisition for Affordable Housing Development - *Land/ Real Property*		Low		3 units
Priority Need: Public Services & Economic Opportunities				
Services to Meet Basic Needs - *Includes Childcare/ Senior Services/ Services for Disabled Individuals/ Mental Health/ Counseling/ Substance Abuse/ Etc.*	**X**	High		300 people
Workforce Development - *Includes Employment/ Job Training/ Business mentorship/ support/ assistance*	**X**	Low		15 people
Housing Stabilization - *Includes Rental Assistance/ Eviction and Foreclosure Prevention/ Legal Services/ Housing Counseling/ Etc.*		High		50 households
Priority Need: Addressing Homelessness				
Service and Facility Operating Support - *Includes Outreach/ Shelter Managers / Case Managers/ Coordinated Entry/ Etc.*	**X**	High	66 people	1,500 people
Increase Shelter Beds/Units - *Includes Emergency / Transitional Shelter/ Permanent Supportive Housing/ Etc.*	**X**	High		15 beds/units
Priority Need: Decent Affordable Housing – Owner & Renter				

Housing Rehabilitation - *Grants or Deferred Loan for Rehabilitation Costs*	**X**	High		20 units
Housing Development - *Includes Acquisition/ Demolition/ Preconstruction Costs/ Infrastructure*	**X**	High	2 units	3 units
Housing Assistance - *Includes Financial Assistance for Down-payment, Deposits/ Closing Costs*		High		50 households

5-year Consolidated Plan Goals - Year 2

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FLAGSTAFF	City of Flagstaff Housing Section

Table 1 – Responsible Agencies

Narrative (optional)

The City's Housing Section is the HUD "lead agency" for the CDBG Consolidated Plan and Annual Action Plan. The Housing Section is part of the City's Community Development Division. In addition to Housing, the Community Development Division includes the Planning and Development services sections.

The Housing Section works to address the shortage of affordable housing with a number of programs and tools. In addition to administration of the CDBG program, the Housing Section performs four primary functions.

1) Research and Planning. Key to this focus area is the identification and maintenance of data pertinent to housing in Flagstaff and nationally, the creation and implementation of plans, the location and review of best practices and additional tools being used in other communities, and project specific planning.

2) Policy. The development and subsequent implementation of policy initiatives is critical to the success of the City of Flagstaff's overall housing and economic development goals. In general, policy development and implementation are designed to enhance City program effectiveness, identify gaps or underserved groups, and enhance the private sector's ability to provide market based solutions.

3) Housing Programs and Development. This focus area encompasses programmatic areas, as well as the implementation of previous planning efforts, resulting in the creation of housing opportunities.

4) The Flagstaff Housing Authority owns and manages 265 units of low-income public housing, administers 342 Section 8 Housing Choice Vouchers, 106 VASH Vouchers for Veterans, 40 Mainstream vouchers for households with a disabled adult, 29 Emergency Housing Vouchers and 3 Foster Youth Initiative (FYI) Vouchers for youth aging out of the State foster care system. The Housing Authority also manages Clark Homes, a Section 8 new construction development with 80 units of low-income housing and provides twelve Section 8 Certificates for the seriously mentally ill, in partnership with the Guidance Center. There are currently more than 150 landlords participating in the City's Rental Voucher Programs.

Consolidated Plan Public Contact Information

Kristine Pavlik, Housing and Grants Administrator

City of Flagstaff

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Flagstaff, AZ 86001

928-213-2749

Kristine.Pavlik@flagstaffaz.gov

The City of Flagstaff DUNS Number is 08-830-2625

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

In developing the 2023 Annual Action Plan, the City consulted with agencies providing services related to housing, social services, elderly persons, disabled persons, persons with HIV/AIDS, children experiencing neglect, and individuals and families impacted by homelessness.

A draft of the Consolidated Plan was made available on-line at the City's website starting March 3, 2023. A public hearing was held on April 11, 2023, with City Council. The public and stakeholders were encouraged to attend and offer comments or to submit written comments.

Additional consultation took place with the Coconino County Continuum of Care, a group of organizations providing services to homeless individuals and families as well as with resident of CDBG identified target neighborhoods through two outreach meetings held in September 2022 and March 2023.

With the development of Flagstaff's Consolidated Plan in 2021, the Citizen Participation Plan was updated to include 2 public meetings specific to outreach in target neighborhoods. The first is held in the late summer/early fall and is used to gather citizen feedback on concerns citywide as well as provide information about City funding avenues and project selection processes. The second is held during the City's Annual Action Plan process and is specific to target neighborhoods identified in the CDBG Annual Action Plans and Consolidated Plan. City staff will provide information about possible internal projects that may request CDBG funding.

Many of the ongoing concerns of citizens in Flagstaff are related to wildfires and flooding. The City continues to work with United Way of Northern Arizona to provide resources for residents impacted by flooding and fire resources. City Staff regularly attends and participates in VOAD meetings (Volunteers and Organizations Active during Disasters) and continues to apply for grants for flood mitigation.

Lastly, the City of Flagstaff has created a Broadband Infrastructure Master Plan and meets regularly with community partners like Coconino County, Northern Arizona University, and the Flagstaff Unified School District. The City of Flagstaff has allocated approximately $3 million for fiber projects this year.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l))

The City has developed an extensive mailing and email list that includes over 150 people that represent organizations that serve homeless and at-risk households, mainstream service and housing agencies, community development organizations, civic leaders, etc. This list is used to regularly inform these agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that agencies may find useful.

The City of Flagstaff participates in the local Continuum of Care as a member organization and on the Executive Committee. The Continuum of Care has developed an extensive mailing and email list that includes over 300 people who represent organizations that serve homeless and at-risk households, mainstream service and housing agencies, community development organizations, civic leaders, etc. This list is used to regularly inform these agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that agencies may find useful. The City also encourages engagement through the City of Flagstaff – Housing Facebook Page.

In developing the 2023 Annual Action Plan, the City consulted with agencies providing services related to housing, social services, elderly persons, disabled persons, persons with HIV/AIDS, children experiencing neglect, and individuals and families impacted by homelessness. Agencies participating in the Annual Action Plan public meeting were:

1. Catholic Charities of Northern Arizona

2. Coconino County Health and Human Services

3. City of Flagstaff Housing Section

4. City of Flagstaff Water Services

5. Flagstaff Shelter Services

6. City of Flagstaff Capital Improvement and Engineering

7. Housing Solutions of Northern Arizona

8. Salvation Army

9. Threaded Together

10. Boys and Girls Club of Flagstaff

11. Community Assistance Teams of Flagstaff

12. DNA People's Legal

13. Habitat for Humanity

The City Housing Section works with coordinated entry, various agencies, committees along with City and County departments to coordinate resource delivery to eligible households. The City supports developers, when appropriate, that are seeking funding for Low Income Housing Tax Credits and provides support to other projects that will serve Flagstaff's low and moderate-income households.

Activities that serve a special population, including homeless populations, and projects located in target neighborhoods received additional points in the ranking process. The City also gives points to activities that evidence community collaborations including leverage, staffing partnerships, other formal agreements, and letters of support.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City participates with the Coconino County Continuum of Care (managed by the Arizona Department of Housing), including working groups, sub-committees, and advisory groups around specific homeless and at risk-populations. These meetings bring together shelter providers, prevention providers, housing providers and agencies that deliver prevention, rapid re-housing, emergency and transitional shelter services and permanent supportive housing opportunities. City of Flagstaff staff participate on the Executive Committee.

The City has participated on the Point-In-Time (PIT) steering committee for the seven years and worked with Northern Arizona University to assist in developing the survey instrument for the Balance of State Continuum of Care. In addition, City Staff leads the Flagstaff Project Homeless Connect steering committee and the System Design Steering committee.

City staff has been instrumental in the creation of Front Door Coordinated Entry. The System Design Steering committee has created a single point of entry for coordinated assessment in the Flagstaff area, known as Front Door. Since January 2017, accessing housing and services has been dramatically simplified for those in crisis. When members of the community identify themselves to be in a housing crisis, they can access community services by entering the Front Door Program.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Flagstaff is not an ESG grantee.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Flagstaff Shelter Services, Inc
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Flagstaff Shelter Services offers homeless individuals shelter and supportive services and is focused on chronically homeless individuals, many of whom have serious psychiatric or substance abuse issues. Flagstaff Shelter Services provides all individuals experiencing homelessness with coordinated entry know as Flagstaff's Front Door. The agency was consulted through public meetings, the public comment period and one on one technical assistance.
2	**Agency/Group/Organization**	CATHOLIC CHARITIES OF NORTHERN ARIZONA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities of Northern Arizona continued to monitor the needs of Northern Arizona communities and responded by providing life-changing services that protect and nurture children, help strengthen families and assist individuals in crisis. Catholic Charities delivers services in foster care, adoption and pregnancy counseling, North Star youth development and Westside Head Start early education. Over the years in response to community needs, Catholic Charities has grown to serve veterans and their families, sex-trafficked survivors, victims of domestic abuse, refugees and those experiencing homelessness. Catholic Charities of Northern Arizona is also a key partner of the Front Door of Coconino County.

3	**Agency/Group/Organization**	Coconino County Health and Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coconino County Health and Human Services Department (CCHHS) is the largest provider of emergency services in the community, specifically eviction/foreclosure prevention and move in assistance; it is the number one referral agency in both the County and the City of Flagstaff. Coconino County Health and Human Services is the recognized Community Action Agency for the County and covers a service area of 18,000 square miles. CCHHS has successfully administered an eviction and foreclosure prevention program for the last thirty-six (36) years. The agency was consulted through public meetings, the public comment period and one on one technical assistance.
4	**Agency/Group/Organization**	City of Flagstaff
	Agency/Group/Organization Type	Housing PHA Other government - Local Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City will continue to utilize CDBG funds in target neighborhoods. These programs serve low to moderate income residents of target neighborhoods. The programs improve infrastructure and revitalize low income neighborhoods

5	**Agency/Group/Organization**	Housing Solutions of Northern Arizona
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Solutions of Northern Arizona (HSNA) is a nonprofit housing organization, founded as the Affordable Housing Coalition in 1990 through the grassroots efforts of local citizens concerned about the lack of affordable housing in the Flagstaff community. HSNA expanded from an advocacy organization to one that focuses on programs designed to help residents identify and maintain safe, decent, and affordable housing. The agency's mission is "building opportunities for sustainable, affordable housing in northern Arizona." The agency was consulted through public meetings, the public comment period and one on one technical assistance.
6	**Agency/Group/Organization**	Threaded Together
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Threaded Together is a nonprofit organization devoted to inspiring creativity and connection through textile arts programs that empower participants, enrich community, and offer employment pathways for women and vulnerable populations. The agency was consulted through public meetings, the public comment period and one on one technical assistance.
7	**Agency/Group/Organization**	Habitat for Humanity of Flagstaff
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity believes that every man, woman, and child should have a decent, safe, and affordable place to live. The organization builds and repairs houses all over the world using volunteers and donations. Partner families purchase these houses through no-profit, no-interest mortgage loans and other innovative financing methods. The agency was consulted through public meetings, the public comment period and one on one technical assistance.
8	**Agency/Group/Organization**	A League of Neighborhoods
	Agency/Group/Organization Type	Coalition of Neighborhood Associations Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Target Neighborhood Outreach

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A League of Neighborhoods (ALN) began in the winter of 2005 when three neighborhood associations (the Plaza Vieja Neighborhood Association, Inc. (LPVNA), the Southside Community Association, Inc. (SSCA) and Sunnyside Neighborhood Association of Flagstaff, Inc. (SNA) partnered to prevent the sale and possible demolishment of the historic Murdoch Community Center (located in the Southside neighborhood).Since 2005 the organizations represented within the ALN continued to work together on other such projects and neighborhood initiatives (e.g. voter registration and food drives, neighborhood clean-ups and beautification projects, etc.) and in co-authoring letters to the City of Flagstaff regarding funding processes (CDBG funds, etc.), the lack of a City-wide PMO and the need for enhanced Community Policing Activities within the neighborhoods. It is important to note that the neighborhoods served by the organizations represented within the ALN are the three poorest neighborhoods in the City of Flagstaff. These neighborhoods and their constituents represent the most economically challenged and diverse citizens of the City of Flagstaff; the average income level for the residents of these three neighborhoods is $20,000 to $35,000 - lower than the average median income of the City overall.

Identify any Agency Types not consulted and provide rationale for not consulting

All major agencies providing a full range of public services in and around the Town of Gilbert were contacted to request comments. No specific agency or agency type was excluded. service, housing, and health agencies; other government agencies; planning organizations; and business and civic leaders. All agencies are offered the opportunity to have input into the Consolidated Plan and Action Plan through stakeholder meetings, public meetings, e-mail, and written input. No specific agency types were identified as not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Arizona Department of Housing	The City's Consolidated Plan identifies addressing homelessness as a priority need.
10 Year Housing Plan	City of Flagstaff	The City's Consolidated Plan and the 10 Year Housing Plan define the City's housing related needs and policy goals for overcoming barriers to affordable housing.
Coconino County Action Alliance	Coconino County Health and Human Services	The City's Consolidated Plan priority needs all overlap with the goals of the County Action Alliance
Housing Attainability Study	Housing Solutions of Northern Arizona	The City's Consolidated Plan and this study provide a thorough assessment of housing needs in Flagstaff
Coconino County Needs Assessment 2020	Coconino County Health and Human Services	The City's Consolidated Plan and this assessment both work to identify community needs.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City Housing Section works with Coconino County and various City and County departments to coordinate resource delivery to eligible households. The City works with the State's homeless and special needs staff and the local Continuum of Care to support as many targeted activities as CDBG funding will allow. The City supports developers, when appropriate, that are seeking funding for LIHTC and other projects that will serve Flagstaff's low and moderate income households. The City participates with the Coconino County Continuum of Care (managed by the Arizona Department of Housing), including working groups, sub-committees, and advisory groups around specific homeless and at risk-populations. These meetings bring together shelter providers, prevention providers, housing providers and agencies that deliver prevention, rapid re-housing, emergency, and transitional shelter services, as well as permanent supportive housing opportunities. Flagstaff City staff participate on the Executive Committee. City staff also lead the Point-in-Time steering committee, the Homeless Connect steering committee and sit on the systems design steering committee.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal setting

The City of Flagstaff makes funding allocations based on community priorities and input. Priorities are determined by City Council and through input provided by the public, both in the planning and application processes.

Investments are allocated based on City Council's determination. Proposals for eligible activities are solicited through a formal Request for Proposals (RFP) process, which is open to qualified external organizations and City sponsored projects. Submitted proposals are evaluated and ranked, and a summary of the evaluation is presented to City Council for its review and consideration in making final funding decisions. A review committee consisting of City staff and external members determines a score for each proposal and makes recommendations to City Council based on the following priorities: City Council annual CDBG priorities, 5-year Consolidated Plan and eligible CDBG funding. The need for funds and the demand for the project are demonstrated; Geographic areas designated as target neighborhoods due to a disproportionate concentration of low income and minority populations; Projects that meet the previous criteria and address the Primary, National and Consolidated Plan Objectives of the CDBG program; and Projects that demonstrate the capacity to provide timely, compliant, and sustainable benefits to the community.

Activities that will serve a special population, including homeless populations, and projects located in target neighborhoods receive additional points in the ranking process. The City also gives points to activities that evidence community collaborations including leverage, staffing partnerships, other formal agreements, and letters of support.

The consultation and public participation process for the development of this year’s Annual Action Plan consisted of five public meetings, a request for proposal process, and an invitation for written comment. Forums and meetings were conducted to solicit information on housing and community development needs and to elicit public comment on planned activities. The draft Annual Action Plan was made available for public comment from March 3, 2023, to April 4, 2023.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community Residents of Target Neighborhoods	September 12, 2022, 40+ Residents, Mayor, Councilmembers and City Staff	Comments and feedback received from neighborhoods residents centered around crime, code enforcement, housing, parks, public facilities, and neighborhood revitalization. City Staff answered questions about programs and funding availability from not just CDBG but other sources as well.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community Residents of Target Neighborhoods	March 2, 2023, Virtual Meeting - 5+ Residents, and City Staff	Comments and feedback received from neighborhoods residents centered around crime, code enforcement, housing, parks, public facilities, and neighborhood revitalization. City Staff answered questions and discussed potential Area Benefit projects for CDBG PY 2023.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Persons with disabilities Non-targeted/broad community	On February 1, 2023, Housing staff held a public hearing to start the CDBG grant cycle and public participation process. The overview of the City's CDBG program assisted the public in understanding the possible funding available, eligible activities under the grant, City Council CDBG priorities, and the format of this year's CDBG process. 13 representatives from agencies attended.	No Comments Received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Persons with disabilities Non-targeted/broad community	A public meeting was held by City staff on March 2, 2023, to review received proposals and to receive comments on the use of the City of Flagstaff CDBG funds.	N/A	N/A	
5	Internet Outreach	Non-targeted/broad community	Emails were sent to over 300 members of Coconino County's Continuum of Care, informing agencies and nonprofit organizations of important dates for the PY 2022 Community Development Block Grant schedule, public comment periods, the Notice of Fund Availability process, and deadlines for proposals.	No Comments Received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Persons with disabilities Non-targeted/broad community	Arizona Daily Sun AD published January 11, 18 and 25 - Invited the public to first Public Meeting regarding NoFA for CDBG funding on Feb 1, 2023	No Comments Received.	N/A	
7	Newspaper Ad	Persons with disabilities Non-targeted/broad community	Arizona Daily Sun AD published February 9 & 16 - Invited the public to second Public Meeting to discuss the use of CDBG funding on March 2, 2023.	No Comments Received.	N/A	
8	Public Hearing	Persons with disabilities Non-targeted/broad community	On Tuesday, April 11, 2023, City Council discussed the 2023 Annual Action Plan and use of the PY 2023 CDBG funds.	No Comments Received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Public Hearing	Persons with disabilities Non-targeted/broad community	March 23 – Housing Commission Presentation			
9	Public Hearing	Persons with disabilities Non-targeted/broad community	On May 2, 2023, City Council made final CDBG 2023 funding allocations and approved the submittal of the 2023 Annual Action Plan to HUD.			
10	Internet Outreach	Persons with disabilities Non-targeted/broad community	All meetings and public comment periods were advertised on the City's CDBG website, bimonthly newsletter, and on Facebook.	No Comments Received.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1,2)

Introduction

The City of Flagstaff Annual Action Plan describes allocations for the Community Development Block Grant program for the coming year – Program Year 2023, the third year of the 2021-2025 Consolidated Plan. These allocations fund activities to address goals from the primary Consolidated Plan areas: Affordable Housing, Homelessness, Community Development, Neighborhood Revitalization, Economic Opportunities, Public Services, Fair Housing and Citizen Participation.

The amount of CDBG funding received by the City of Flagstaff varies from year-to-year is based on the federal budget. The 2023 Program Year CDBG Entitlement for the City of Flagstaff is $541,191.00 and the City expects to see a similar allocation for Program Year 2023. In addition, the City is utilizing $145,251.00 in CDBG Program Income and $54,337.50 in de-obligated past years funds in combination with the 2023 Entitlement for a total of $740,779.50 available to allocate.

Additional federal funds to address goals were made available for public housing and programs addressing the needs of people experiencing homelessness. State government, local general funds and private resources are occasionally secured by the City or by local agencies for a variety of uses.

As of the date of submission of the Program Year 2023 Annual Action Plan, a portion of CDBG funds from previous program years is currently unspent. However, these funds have been allocated to projects in the corresponding Annual Action Plans and will not be reallocated to different activities. Previous years' funds are identified as de-obligated funds including $54,337.50 from Program Year 2021.

In Program Years 2019 and 2020 the City of Flagstaff received CDBG-CV funds provided by the CARES (Coronavirus, Aid, Relief and Economic Security) Act. These funds were allocated in the 2019 Annual Action Plan completing two substantial amendments. At the time of submission all

CDBG-CV funds allocated to the City of Flagstaff have been spent, supporting projects that prevent, respond to and/or prepare for Coronavirus.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	541,191	145,251	54,337.50	740,779.50	979,688.50	The 2023 Program Year CDBG Entitlement for the City of Flagstaff is $541,191. In addition, the City is utilizing $145,251 in CDBG Program Income and $54,337.50 in de-obligated past years funds in combination with the 2023 Entitlement for a total of $740,779.50 available to allocate.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

Federal funds will leverage possible additional resources to rehabilitate and/or develop affordable housing for renters or owners, to provide services to vulnerable populations including people experiencing homelessness, people living in poverty, and other people with special needs. When funding has matching requirements, match may be satisfied through local fundraising by nonprofit organizations, State Housing Trust Funds, and City General Funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Flagstaff utilizes CDBG funds to improve public facilities and infrastructure in low- and moderate-income neighborhoods, specifically the Sunnyside, Pine Knoll, La Plaza Vieja and Southside target neighborhoods. The City relies on the Council adopted and voter ratified Flagstaff Regional Plan 2030 as well as Neighborhood Specific Plans for La Plaza Vieja and Southside to guide area needs and project allocations for public facilities and infrastructure such as sidewalk improvements, recreation improvements and more. These Neighborhood Specific Plans were developed in partnership with the corresponding neighborhood associations and extensive public involvement.

Discussion

The City of Flagstaff continues to receive periodic Program Income from previous homebuyer assistance and owner occupied housing rehabilitation programs. During the 2020 and 2021 the City received an unprecedented amount of Program Income due to the favorable housing market and interest rates in the City of Flagstaff. Those funds were allocated in the Program Year 2022 Annual Action Plan. Should the City receive Program Income in excess of the estimated amounts accounted for in this Annual Action Plan and that could make it difficult for the City to remain timely, a mid-year allocation and amendment to the Annual Action Plan will be considered.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Activity Matrix Code	Goal Outcome Indicator
1	Provide Decent Affordable Housing	2021	2025	Affordable Housing Homeless	Citywide	Decent Affordable Housing	CDBG: $250,000	01	Rental units constructed: 2 Household Housing Unit
2	Support services and Projects that Address Homelessness	2021	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Addressing Homelessness	CDBG: $98,000	03T	Public service activities for Low/Moderate Income Housing Benefit: 66 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Activity Matrix Code	Goal Outcome Indicator
3	Improve Public Facilities	2021	2025	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Addressing Homelessness Public Facilities Improvements	CDBG: $260,834	03C	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 380 Households Assisted
4	Planning and Administration	2021	2025	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Administration and Planning	Citywide	Revitalization, Public Facilities & Infrastructure Public Services and Economic Opportunities Addressing Homelessness Decent Affordable Housing	CDBG: $130,000	**20 21A 21B 21C 21D 21E**	Other: 1

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Provide Decent Affordable Housing
	Goal Description	Develop affordable housing (renter and owner) – Including acquisition, demolition, preconstruction costs, infrastructure, etc. for the creation or preservation of affordable housing units CDBG funds will be used for the acquisition of real property for affordable housing. Matrix Code 01 Acquisition of Real Property 24 CFR 570.201(e) or 42 USC 5305(a)(1)
2	**Goal Name**	Support Services and Projects that Address Homelessness
	Goal Description	Address homelessness by supporting service and facility operating support – Including outreach, shelter managers, case managers, coordinated entry, operational expenses, etc. CDBG funds will be used for costs associated with the operation of programs for the homeless or for AIDS patients, such as staff costs, utilities, maintenance, and insurance. Matrix Code 03T Homeless/AIDS Patients Programs 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)
3	**Goal Name**	Improve Public Facilities
	Goal Description	Provide, preserve, or Improve public facilities – Including acquisition, construction, reconstruction, rehab, installation, and improvements CDBG funds will be used for the acquisition, construction, conversion of buildings, or rehabilitation of temporary shelters and transitional housing for the homeless, including victims of domestic violence, dating violence, sexual assault or stalking, disaster victims, runaway children, drug offenders, and parolees. Matrix Code 03C Homeless Facilities (not operating costs) 24 CFR 570.201(c) or 42 USC 5305(a)(2)

4	**Goal Name**	Planning and Administration
	Goal Description	Program planning activities, including the development of comprehensive plans (e.g., a consolidated plan), community development plans, energy strategies, capacity building, environmental studies, area neighborhood plans, and functional plans. CDBG funds will be used for expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses. Matrix Code 20 Planning 24 CFR 570.205 or 24 CFR 570.489(a)(3)

Projects

AP-35 Projects – 91.220(d)

Introduction

The strategies listed in this plan address the third-year allocation of the 2021-2025 Consolidated Plan for the City of Flagstaff in Program Year 2023. The City will be allocating funds to local agencies/ subrecipients to carry out projects and manage funds with City of Flagstaff oversight. Projects align with the priority needs of the community: Revitalization, Public Facilities and Infrastructure, Public Services & Economic Opportunities, Addressing Homelessness, Develop and Preserve existing Affordable Housing**.**

Through the 2023 CDBG process, the City of Flagstaff Housing Section received 6 external Community Development Block Grant proposals and 1 internal request for CDBG funds for the 2023 Program Year.

The City received its official Program Year 2023 Entitlement allocation from HUD in March 2023. This year's allocation is $541,191, slightly higher than the previous year. In addition, the City of Flagstaff is able to include program income and prior year de-obligated funds to increase funding available for allocation. These additional funds equal $199,588.50. Therefore, an estimated grand total of $740,779.50 is available for CDBG eligible projects for the 2023 program year, through the Annual Action Plan. The proposed allocation takes into consideration administrative costs and the City's financial impacts by including the estimated indirect rate of 10%.

Recommendations were discussed at a public hearing and City Council Work Session on April 11, 2023. Resolutions approving the allocations and submission of the Annual Action Plan were approved by the City Council at a public hearing and City Council Meeting on May 2, 2023. The following table identifies approved projects for2023 Program Year with a budget of $740,779.50

Projects

#	Project Name
1	Public Facility Improvements – Shelter Rehabilitation
2	Public Facility Improvements – Shelter Improvements
3	Service and Facility Operating Support – Transitional Housing
4	Acquisition of Affordable Rental Units
5	Planning and Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For Program Year 2023, the City issued a Notice of Funding Available (NOFA) and request for proposals for CDBG eligible activities. Proposals are evaluated based on CDBG eligibility and funding criteria (for example: benefit of ratio of dollars per person, percent of leverage funding, past successful CDBG

contract administration, location of the project in a target area, and evidence of community collaborations. At least 70% of CDBG funds must serve low and moderate-income people and not more than 15% may be used for public services. Up to 20% may be used to cover administrative costs, including indirect costs. The largest obstacle to addressing underserved needs is insufficient funding, particularly for public services projects. This City of Flagstaff evaluates past and present projects for efficient and effective use of funds in addressing the high priority needs identified in the Consolidated Plan as well as for the impact on low-and-moderate income City residents.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**Public Facility Improvements – Shelter Rehabilitation**
	Target Area	Citywide
	Goals Supported	**Improve Public Facilities**
	Needs Addressed	**Neighborhood Revitalization, Public Facilities & Infrastructure** **Addressing Homelessness**
	Funding	**CDBG $130,058.00**
	Description	The City of Flagstaff will utilize CDBG funds to support rehabilitation at the Northland Family Help Center family and youth shelter for individuals experiencing homelessness, victims of domestic violence and abused and neglected children.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	188 individuals experiencing homelessness per year
	Location Description	confidential

	Planned Activities **Activity Matrix: 03C** 24 CFR 570.201(c) or 42 USC 5305(a)(2)	CDBG Funds will be used for the reconstruction of the shelter's roof and parking lot, including ADA improvements for increased accessibility.
2	**Project Name**	**Public Facility Improvements - Shelter Improvements**
	Target Area	Citywide
	Goals Supported	**Improve Public Facilities**
	Needs Addressed	**Neighborhood Revitalization, Public Facilities & Infrastructure** **Addressing Homelessness**
	Funding	CDBG: $130,779.50
	Description	The City of Flagstaff will utilize CDBG funds to support improvements at The Lantern, a hotel-shelter owned and operated by Flagstaff Shelter Services. The Lantern provides emergency shelter and transitional housing to individuals experiencing homelessness.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	200 individuals experiencing homelessness per year
	Location Description	confidential
	Planned Activities **Activity Matrix: 03C** 24 CFR 570.201(c) or 42 USC 5305(a)(2)	CDBG funds will be used for costs associated with the purchase and installation of permanent kitchenettes (all in one units with 2 burner cooktop, refrigerator-freezer, sink and storage cabinets) in 30 shelter units.
	Project Name	**Service & Facility Operating Support – Transitional Housing**

3	**Target Area**	Citywide
	Goals Supported	Service & Facility Operating Support
	Needs Addressed	**Addressing Homelessness**
	Funding	CDBG: $98,000
	Description	The City of Flagstaff will utilize CDBG funds to support operations and housing case management for individual experiencing homelessness and staying in transitional housing. JoJo's Place, owned and operated by Housing Solutions of Northern Arizona, provides 44 units of transitional housing to individuals experiencing homelessness.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	66 individuals experiencing homelessness
	Location Description	Citywide
	Planned Activities **Activity Matrix: 03T** 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)	CDBG funds will be utilized to support operations including staff costs for housing case management.
6	**Project Name**	**Planning and Administration**
	Target Area	Citywide
	Goals Supported	**All**

	Needs Addressed	**Homelessness** **Affordable Housing** **Public Services & Economic Opportunities** **Revitalization, Public Facilities & Infrastructure**
	Funding	CDBG: $130,000
	Description	Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Planning and administration of HUD programs provides a benefit to all residents.
	Location Description	Citywide
	Planned Activities **Activity Matrix: 20, 21A, 21D, 21H** 24 CFR 570.206 or 24 CFR 570.489(a)(3) + 24 CFR 570.206 or 24 CFR 570.205 + 24 CFR 570.206(i)(2) or 42 USC 5305(a)(13)	Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category including City of Flagstaff Indirect.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Flagstaff has identified four target neighborhoods. Target neighborhoods are defined by HUD as those where more than 50% of households have low- to moderate-incomes (80% or less of Flagstaff's Area Median Income).

- Sunnyside - Census Tract 3, Block Group 2, 3, & 4
- Southside - Census Tract 8, Block Group 1 & 2
- Pine Knoll - Census Tract 8, Block Group 3
- La Plaza Vieja - Census Tract 11.02, Block Group 3.

Together the 8,565 people who live in the target neighborhoods have the following characteristics:

- 6,210 are considered low- and moderate-income.
- 33% are Hispanic or Latino.
- 27% are people of color.
- 50% live in family households.
- 21% have a head of household that is 24 years old or younger.
- 24% own the home they occupy.

Three of these neighborhoods have formed a coalition referred to as the "A League of Neighbors". The coalition includes the Sunnyside Neighborhood Association, La Plaza Vieja Neighborhood Association, and the Southside Community Association. Associations work hard to improve neighborhoods with grass-roots efforts in safety improvements, beautification, job development, and community spirit. These resident-driven 501(c)3 organizations work collectively and advocate for continual and necessary infrastructure improvements in historic neighborhoods, more local jobs, increasing voter registration, and unity among neighbors.

Geographic Distribution

Target Area	Percentage of Funds
Sunnyside	0
La Plaza Vieja	0
Southside	0
Pine Knoll	0
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Proposals are evaluated based on CDBG eligibility and funding criteria (for example: benefit of ratio of dollars per person, percent of leverage funding, past successful CDBG contract administration, location of the project in a target area, and evidence of community collaborations.

The City's four target areas encompass many of the areas of low-income and minority concentration and have been identified as high priority need in all categories. Research has shown that neighborhoods can be a good predictor of health. Therefore, it is imperative to invest funding in areas of opportunity such as, community spaces, open space, quality schools, food, and transportation.

Discussion

The City strives to utilize CDBG funds in target areas; however, the actual distribution of funds to target areas depends on the number and type of proposals that are received. The City of Flagstaff partners with A League of Neighborhoods to identify potential projects and resident-identified needs in target neighborhoods.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Annual Action Plan requirement is to provide information on the number of households that will benefit from affordable housing and the types of housing these households will be supported through. The following HUD tables define the City's goals for the number of households that will be provided housing by housing activity.

Beyond the goals listed below, the City of Flagstaff has created it's 10 year Housing Plan, adopted by Council in February 2022. A robust amount of data and public participation went into its formation, including a community housing survey that reached 3,000 respondents, a community forum survey that garnered 327 respondents, and roughly 16.4 hours of public comment, 600 written comments and more than 1,000 volunteer hours from the combined efforts of 80 volunteers in informal working groups.

One Year Goals for the Number of Households to be Supported	
Homeless	446
Non-Homeless	2
Special-Needs	0
Total	448

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	66
Rehab of Existing Units	380
Acquisition of Existing Units	2
Total	448

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Over the coming year a total of 448 households will benefit from PY 2023 CDBG funded projects included in the Annual Action Plan. Public facility improvements include rehabilitation of a domestic violence and youth shelter, supporting 180 individuals experiencing homeless in the first year as well as to improve 30 units of non-congregate, emergency shelter, serving 200 individuals per year. Acquisition of affordable housing units will create 2 new affordable rentals for LMI households and operational support will support 66 homeless individuals living in transitional housing.

In addition to goals related to CDBG funding, the City of Flagstaff has identified Affordable Housing goals

in its 10 year Housing Plan, adopted by Council in February 2022. A robust amount of data and public participation went into its formation, including a community housing survey that reached 3,000 respondents, a community forum survey that garnered 327 respondents, and roughly 16.4 hours of public comment, 600 written comments and more than 1,000 volunteer hours from the combined efforts of 80 volunteers in informal working groups.

The plan is broken into categories of action focused on creating housing options, connecting people to equitable housing solutions, preserving affordable housing, and protecting people from housing discrimination and barriers. Subsidies such as rental assistance and down-payment assistance are included in the plan, but so too are a variety of actionable policy initiative and strategies to be utilized over the next 10 years.

Among the strategies are motives such as “Incentivize the creation of new affordable units,” “Implement a framework for centering equity in proposed and existing housing practices,” “Encourage the adaptive reuse of buildings,” and “Integrate housing into healthcare programs.”

This Plan establishes one overarching goal, supported by two fundamental elements that together will significantly impact housing attainability. The goal will be achieved through the implementation of the policy initiatives and strategies in this document. Implementation of the policy initiatives and strategies will be accomplished by the City of Flagstaff through the budget process, collaboration with City staff, and private, public, and nonprofit partnerships.

Reduce the current affordable housing need in our community by half over the next ten years.

ï ° Element one: Impact at least 6,000 low-to-moderate income Flagstaff residents through a combination of unit creation or subsidy provision.

ï ° Element two: Create or preserve 7,976 housing units by 2031 with a minimum of 10% of them being affordable. This will increase the overall supply of market rate, workforce, and affordable housing occupied by local residents.

The final 10 year Housing Plan can be found at https://www.flagstaff.az.gov/DocumentCenter/View/72509/Flagstaff-10-Year-Housing-Plan---FINAL-6152022

AP-60 Public Housing – 91.220(h)

Introduction

The Flagstaff Housing Authority owns and manages 265 units of low-income public housing, administers 342 Section 8 Housing Choice Vouchers, 106 VASH Vouchers for Veterans, 40 Mainstream vouchers for households with a disabled adult, 29 Emergency Housing Vouchers and 3 Foster Youth Initiative (FYI) Vouchers for youth aging out of the State foster care system. We partner with the Veterans Administration (VA) on the VASH program and with the State Department of Child Safety on the FYI program. The Housing Authority also manages Clark Homes, a Section 8 new construction development with 80 units of low-income housing and provides twelve Section 8 Certificates for the seriously mentally ill, in partnership with the Guidance Center. Currently over 150 landlords participate in the City's Rental Voucher Programs.

While chronically underfunded by HUD for capital needs, the public housing units are in good repair. The Housing Authority follows a system of ensuring that all major systems are well maintained. The Housing Authority develops a 5-year Plan, updated, and submitted to HUD on an annual basis, to identify the capital needs of public housing developments and the methods by which living conditions will be improved for public housing residents.

The City intends to reposition and redevelop its public housing in order to increase the inventory of public and private affordable housing for renters and, potentially, homeowners throughout the City. The City's goals are to reposition its public housing portfolio, through RAD and other options allowed by HUD in order to stabilize funding, modernize properties, and increase the number of affordable housing units to create vibrant, attractive, and diverse mixed-income communities that include a mix of rental units to house families, as well as units specifically designed for the elderly and other groups with special needs.

Actions planned during the next year to address the needs to public housing

The City intends to reposition and redevelop its public housing in order to increase the inventory of public and private affordable housing for renters and, potentially, homeowners throughout the City. The City's goals are to reposition its public housing portfolio, through RAD and other options allowed by HUD in order to stabilize funding, modernize properties, and increase the number of affordable housing units to create vibrant, attractive, and diverse mixed-income communities that include a mix of rental units to house families, as well as units specifically designed for the elderly and other groups with special needs.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority has multiple goals and objectives created to increase resident involvement including providing maintenance and repair training prior to occupancy; continuing resident education; partnering with the Boys and Girls Club, Tynkertopia and the City Recreation Department to provide free

on-site programs; resident meetings, barbeques, and newsletters to help residents with education, employment, job training and youth services.

The City Housing Authority produces a monthly newsletter for public housing residents. Newsletter content includes food and utility assistance, library programming, free tax assistance information, healthcare marketplace information, regular deadlines for rent and recertification submission, public notice regarding policy changes, and countless other resources.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Flagstaff's Housing Authority is a high preforming PHA.

Discussion

The Flagstaff Housing Authority owns and manages 265 units of low-income public housing, administers 342 Section 8 Housing Choice Vouchers, 106 VASH Vouchers for Veterans, 40 Mainstream vouchers for households with a disabled adult, 29 Emergency Housing Vouchers and 3 Foster Youth Initiative (FYI) Vouchers for youth aging out of the State foster care system. We partner with the Veterans Administration (VA) on the VASH program and with the State Department of Child Safety on the FYI program. The Housing Authority also manages Clark Homes, a Section 8 new construction development with 80 units of low-income housing and provides twelve Section 8 Certificates for the seriously mentally ill, in partnership with the Guidance Center. Currently over 150 landlords participate in the City’s Rental Voucher Programs.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City is not a direct recipient of Emergency Solutions Grant funds from HUD yet invests a significant amount of financial and staff resources in addressing the needs of people experiencing homelessness and people with special needs in the City of Flagstaff. This section describes the City's one-year goals and actions for reducing and ending homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Continuum of Care (C of C) members and participants in the Front Door coordinated entry program may apply for CDBG funds to assist street outreach, but with limited public service dollars, local agencies choose to apply for support in prevention and diversion programs. There are currently three nonprofit organizations that conduct outreach services, two of which only serve veterans. Funded programs are highly encouraged to participate in coordinated entry through the Front Door and the C of C's individual assessment plan (VI-SPDAT) if not already involved.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City and Coconino County's Continuum of Care members recognize the critical nature of Housing First and permanent supportive housing. ***In the 2022 Point in Time Count 1,862 individuals, including children, were experiencing homelessness in Coconino County***. The high cost of housing throughout the county and state, combined with a 20% employment rate among individuals experiencing homelessness means that these individuals and families may require a longer stay in shelter or transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City will continue to support agencies that provide emergency and transitional housing to the extent allowable under the CDBG program. In the 2023 Program Year, agencies will receive funds to improve and rehab existing emergency and transitional shelters as well as provide housing case management and

services for homeless individuals. The City and Continuum of Care members recognize the critical nature of Housing First and permanent supportive housing, yet the large number of homeless individuals and families, the high cost of housing, and a 20% employment rate among homeless individuals means that homeless individuals and families may require a longer stay in transitional housing. The City will also continue its active participation in the Coconino County Continuum of Care.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The 2023 Program Year CDBG entitlement allocations include funds for the improvement and rehabilitation emergency shelters and transitional housing as well as housing case management services for individuals living in transitional housing.

Community leadership is committed to bringing a higher level of coordination of services to those experiencing homelessness in our community. The Front Door is a collaborative project serving as a "front door" to those experiencing homelessness. Front Door is a diversion program and provides a single point of entry into the shelter and housing system to streamline services, reduce shelter stay and length of time that individuals and families are homeless, increase program utilization and eliminate the need for households in crisis to "service hop."

The City will continue to support agencies that provide emergency and transitional housing to the extent allowed under the CDBG program. The City will also continue its active participation in the Coconino County Continuum of Care.

Discussion

The City is an active participant in the local Continuum of Care and staff members participate in multiple committees and lead the annual point-in-time count (conducted for the Arizona Rural Continuum of Care.) The City will continue to implement VASH Vouchers for Veterans experiencing homelessness as well as Foster Youth Initiative Vouchers.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Affordable housing barriers are regulatory, process, or financial systems that make it harder for developers to create affordable housing. Barriers to affordable housing development can occur at many levels – local, state, and federal government, as well as related industries, such as the real estate, insurance, and finance industries.

HUD defines a regulatory barrier as "a public regulatory requirement, payment, or process that significantly impedes the development or availability of affordable housing without providing a commensurate health and/or safety benefit." To identify potential local public barriers to affordable housing development, the City completed HUD's Regulatory Barriers checklist.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Limited land and the current shortage in housing supply, relative to demand, are the primary reasons housing costs are high in Flagstaff. A significant increase in housing supply is necessary to keep pace with current and projected housing demands. Strategies around affordable housing are incomplete when the focus is solely on increasing supply without giving attention to increasing density, establishing building innovation and cost saving practices, preserving affordable housing stock that already exists in the Flagstaff community and reviewing City codes, processes, and fees to determine whether modification, reductions, or elimination would facilitate cost saving housing development strategies.

Zoning has a profound impact on housing location and type, but it can also impact cost and affordability. In addition to regulating where housing can be built, the Flagstaff zoning codes regulate other elements such as lot sizes, number of bedrooms, lot coverage, parking, and setbacks, all of which can impact the cost of development and overall housing supply. Currently, 58% of land in Flagstaff is zoned for Single-family residential, which allows for single-family homes and accessory dwelling units on each property. R1N also allows duplexes. These are low-density zones generally capped between 1 and 7 dwelling units per acre. In addition, 5.6% of land is zoned industrial, 12% is Public Open Space and 10% is Public Facilities. Approximately 14% of the land within the city allows for medium or high-density housing to be constructed, either through the commercial zoning categories as mixed-use or as apartments, condos, etc.

According to Arizona Housing Coalition, Best Practices Toolkit for Municipalities, overregulation of land use can create barriers to affordable housing supply. Zoning regulations, parking requirements, height restrictions, lengthy permitting processes, City codes and community opposition can contribute to increased development costs. Overregulation can restrict the ability of the developer to offer affordable

rents and mortgages. Addressing overregulation and reform of land use policy is therefore a vital strategy to addressing housing affordability.

A prominent barrier to affordable housing development is the State law prohibition on mandatory inclusionary zoning policy. Inclusionary zoning policies are imposed at the local municipal level to require private developers to set aside a certain percentage of their units within new construction projects at an affordable rent. State law determines whether municipal inclusionary housing measures are mandatory or voluntary. In Arizona, as well as Colorado, Idaho, Indiana, Kansas, Texas, Tennessee, and Wisconsin—local governments are prohibited from adopting at least some form of mandatory inclusionary housing (for ownership housing, rental housing, or both). In some cases, courts have determined that statutes limiting rent control also preempt mandatory inclusionary measures for rental housing. Inclusionary housing is a complicated national issue that varies greatly by state, with litigation and new legislation continually shaping the issue. The City of Flagstaff has worked within the confines of state statutes to develop a voluntary program to incentivize the creation of both rental and ownership housing, yet, until such time as our State law is changed, mandatory inclusionary zoning is not a tool available to Arizona's local municipalities for increasing the supply of affordable rental housing. While municipalities cannot supersede this State law regulation, they may mitigate its effects through the creation of policies that incentivize the inclusion of affordable units. Land use policy reform can be critical to encouraging equitable development in response to the Flagstaff's affordable Housing Emergency.

Discussion:

Since the Great Recession, the City has steadily made efforts to increase its capacity for affordable housing development and programs. The development of an Incentive Policy for Affordable Housing (IPAH) in 2009 and the 2011 overhaul of the Flagstaff Zoning Code were two of the biggest efforts to remove barriers to the creation of affordable housing. The IPAH is designed to foster the production of affordable housing units and is intended to reduce the deficit of all types of housing for households earning under 150% of the Area Median Income (AMI). The document incentivizes developers that commit to permanently affordable housing units through the reimbursement of development-related fees. The Flagstaff Zoning Code also implements affordable housing incentives through various development standards like density bonuses and reductions to parking and natural resource protection.

Another zoning code amendment was approved in 2021 that allows for increased regulatory incentives for developers who deliver 100% affordable projects. This amendment was processed to accommodate the tight external timeline requirements of any current and future Low-Income Housing Tax Credit projects in the City.

In recent years, several zoning code amendments have implemented policies and recommendations from the High Occupancy Housing Specific Plan, which was adopted in 2018. The intent of that Plan was to identify areas of the city where high density residential projects are encouraged, and what development standards, features, and amenities are desired in those projects. An example of a recent

code amendment included an exemption from a use permit requirement for projects that meet certain affordable housing requirements.

Also in 2021, City staff led a stakeholder outreach effort to prepare for a comprehensive update to the existing IPAH document and associated zoning code incentives. Interviews with the development community and housing practitioners shaped new concepts and proposed revisions, which were reviewed with a working group made up of members from the Housing and Planning and Zoning Commissions. The intent of this update to the IPAH is to ensure the incentives offered are not only useful and effective, but flexible enough to be applied under varied market conditions. This work will continue in the coming years as an implementation strategy of the 10 Year Housing Plan. The City's recently approved 10 Year Housing Plan is the most current and comprehensive plan to address the growing number of barriers to affordable housing, a brief discussion of the Plan is below.

Throughout 2021 City staff led an extensive public outreach effort to create a community-focused housing plan, one that offers goals and implementation strategies to improve access to housing and to increase the supply of housing across the entire housing continuum. This effort originated as a response to the City's declared Housing Emergency in December 2020. City Council approved the Plan in February 2022 and over the next ten years, staff will work to advance housing opportunities for all Flagstaff residents. The Plan is a foundational framework for establishing work programs, prioritizing staff work and allocating the necessary funding for its implementation. The Plan establishes policy initiatives and strategies that will be accomplished through the budget process, collaboration with City staff, and private, public, and nonprofit partnerships.

A major policy initiative identified in the 10-Year Housing Plan was to explore regulatory efficiency and cost-saving practices by hiring an independent consultant to review City codes, processes, and fees to determine whether modifications, reductions, or eliminations would facilitate cost-saving housing development strategies. In Fall 2022 Housing staff started working to implement this strategy alongside Sustainability and Planning & Development Services staff. In March 2023, the City put out a Request for Statement of Qualifications for a consultant to conduct a thorough analysis of the City's codes and development processes for compatibility with the City's recently adopted 10-Year Housing and Carbon Neutrality Plans. Once selected, the consultant will work with staff to identify code and policy changes that will lead to more affordable development overall. One of the outcomes of this analysis will include a revised Incentive Policy for Affordable Housing.

Going forward, the City's Incentive Policy for Affordable Housing, Flagstaff Zoning Code, Regional Plan, and other planning documents will need to consider how to incorporate the policy initiatives and strategies identified in the 10 Year Housing Plan.

AP-85 Other Actions – 91.220(k)

Introduction:

On December 1st, 2020, Flagstaff City Council declared a Housing Emergency for the City of Flagstaff and resolved to prioritize affordable housing within City operations to create safe, decent, and affordable housing for all community members. Flagstaff City Council directed staff to create a single, comprehensive community-facing document to summarize the city's immediate and long-term needs and strategies to improve housing affordability. Flagstaff's 10-Year Housing Plan was presented to the Housing Commission on January 27. The Plan was approved unanimously by Housing Commissioners. Flagstaff City Council unanimously adopted the Plan on February 15, 2022.

This Plan defines the Housing Emergency in Flagstaff and provides policy initiatives and strategies that the City will implement to address the Housing Emergency. As the City implements the 10-Year Housing Plan, the goal is to substantially increase housing subsidies for our neighbors that are unable to afford housing in Flagstaff and to increase the number of available and affordable housing options for Flagstaff residents at all income levels.

The City continues to establish goals related to the use of CDBG funds and has also established HUD-required strategies to improve the delivery system, address lead-based paint hazards, reduce the incidence of poverty, and address barriers to affordable housing development. The City has continued to perform HUD-required program monitoring for all sub-recipients.

Actions planned to address obstacles to meeting underserved needs

The development and subsequent implementation of policy initiatives are critical to the success of the City of Flagstaff's overall housing and economic development goals. In general, policy development and implementation are designed to enhance City program effectiveness, identify gaps or underserved groups, and enhance the private sector's ability to provide market-based solutions. At present, the greatest obstacle to meeting underserved needs is insufficient funding. The City addresses this obstacle by prioritizing CDBG projects that provide leverage funding to meet the needs of a larger number of people.

Although the City has several Housing planning documents, when declaring the Housing Emergency, Flagstaff City Council directed staff to create a single, comprehensive community-facing document to summarize the city's immediate and long-term needs and strategies to improving housing affordability.

This Plan defines the Housing Emergency in Flagstaff and provides policy initiatives and strategies that the City will implement to address the Housing Emergency. As the City implements the 10-Year Housing Plan, the goal is to substantially to increase housing subsidies for residents that are unable to afford housing in Flagstaff and to increase the number of available and affordable housing options for Flagstaff

residents at all income levels.

Actions planned to foster and maintain affordable housing

The City of Flagstaff 10 Year Housing Plan establishes one overarching goal, supported by two fundamental elements that together will significantly impact housing attainability. The goal will be achieved through the implementation of the policy initiatives and strategies in this document. Implementation of the policy initiatives and strategies will be accomplished by the City of Flagstaff through the budget process, collaboration with City staff and private, public, and nonprofit partnerships.

The overarching goal of the 10 Year Housing Plan is to reduce the current affordable housing need in our community by half over the next ten years.

- Element one: Impact at least 6,000 low-to-moderate income Flagstaff residents through a combination of unit creation or subsidy provision.
- Element two: Create or preserve 7,976 housing units by 2031 with a minimum of 10% of them being affordable. This will increase the overall supply of market rate, workforce and affordable housing occupied by local residents.

The following are all policy initiatives and strategies intended to preserve and increase the supply of affordable housing in Flagstaff, as determined through the public engagement process for Flagstaff's 10 Year Housing Plan. This list will be updated annually based on current actions the City is taking to implement the Housing Plan.

- Incentivize the creation of affordable units through various programs and mechanisms.
- Update the Regional Plan policies to support increased density related to affordable housing.
- Create a dedicated funding source for affordable housing in Flagstaff.
- Amend the Flagstaff Zoning Code to facilitate the development of all housing types.

The City of Flagstaff continues to partner with and support developers of affordable housing:

In February 2023 one of the City's non-profit partners, Housing Solutions of Northern Arizona (HSNA), confirmed funding from the Arizona Department of Housing to construct an affordable rental project on City property in Sunnyside. The State grant requires that the rental units serve households experiencing homelessness, victims of domestic violence or households under 30% AMI for a period of 15 years. Last year HSNA and the City signed a 'lease option,' which offered City land toward the project and enabled HSNA to pursue funding. Staff has begun drafting a ground lease – which will allow HSNA to build on the property and manage the rental units.

In March 2023 City Council approved a resolution granting a standby loan of $100,000 to Foundation for Senior Living for their 2023 Low Income Housing Tax Credit application. The commitment of local funds earns developers points toward their tax credit applications, which are due to the Arizona Department of Housing in early April. Foundation for Senior Living is proposing a 70-unit affordable rental development for seniors on the site of the old St Mary's Catholic School in downtown Flagstaff.

In April 2023 City Council approved the allocation of $397,000 in American Rescue Plan Act Local Recovery Funds for gap funding for the construction of Lake Mary Villas, a 76 unit Low Income Housing Tax Credit project.

In April 2023, City Council approved $1,900,000 in American Rescue Plan Act Local Recovery Funds for projects that provide Housing Assistance in response to the negative economic impacts of the COVID-19 pandemic. All of the projects receiving funding provide housing assistance to low-and-moderate income households in the City of Flagstaff.

Actions planned to reduce lead-based paint hazards

Distribute lead poisoning and lead hazard information to participants in federally funded programs and to any interested resident.

The City follows a multi-pronged approach to reduce lead hazards, integrating the following actions into housing policies and procedures:

1. Rehabilitation Projects. The City follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances and requires compliance from its contractors and subcontractors. Any structure built before 1978 that is proposed for rehabilitation under federal programs, is tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint are provided to program participants, contractors, and project sponsors. The City has licensed contractors who are available to perform limited abatement and/or removal procedures if lead-based paint is present. Full abatement services are contracted with licensed contractors located outside of the City.
2. Section 8 Housing Choice Vouchers. The PHA inspects prospective dwellings constructed prior to 1978 that will have a child under the age of six residing therein, for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection includes visual inspections for chipped, peeling, chalking and deteriorated interior and exterior paint. Clearance testing may be performed after remediation by the property owner, to assure a lead-safe environment.
3. Public Education. Lead hazard information is distributed to participants in homeownership and rental programs.

Actions planned to reduce the number of poverty-level families

The City will reduce the number of poverty level households by providing CDBG public services

resources to local agencies that provide social supports, and eviction and foreclosure prevention. The City will also fund programs to rehabilitate housing units owner-occupied by households living at or below the poverty level to support these households in retaining quality, safe housing. Households living below the poverty level will also be made aware of the various local services available that provide an economic safety net and opportunities for increased earnings.

Actions planned to develop institutional structure

The City of Flagstaff has well-developed and experienced institutional infrastructure for the delivery of housing and community development programs. The Housing Section works closely with nonprofit organizations to ensure that CDBG funds reach the neediest Flagstaff residents and neighborhoods. Organizations must annually apply for CDBG funds for eligible activities. The City also works closely with and is a member of the Coconino County Continuum of Care.

In 2019, City Council added a new chapter to the Flagstaff City Code, creating a Housing Commission. The Housing Commission consists of thirteen citizens, with twelve members appointed by the City Council and one representative from the Flagstaff Housing Authority Board of Commissioners. It serves as an advisory board to City Council; makes recommendations with respect to housing policies, needs, and programs in Flagstaff; and furnishes the Council with information through the Housing Director.

The 10-Year Housing Plan was adopted by the Flagstaff City Council on February 15, 2022, after many months of community outreach and involvement. The Plan was created in response to the Council declared Housing Emergency and recognizing the need for a single, comprehensive community-facing document summarizing the City's immediate, short-term, and long-term needs and strategies to improve housing affordability. The Housing Section looks forward to continuing the invaluable work outlined in the 10-Year Housing Plan. A one-time 2022 Progress Report summarizing progress made since February 2022, as well as a one-time 18-Month Implementation Plan outlining strategies in progress from January 2023 through June 2024, were presented to City Council in February 2023. Implementation Plans and Progress Reports will continue to be produced and shared publicly on an annual basis.

Actions planned to enhance coordination between public and private housing and social service agencies

A Housing Navigator is a person who works intensively with high-need clients, often those with high housing barriers including mental health issues, homelessness, past evictions etc. The main responsibility of the position is assisting clients with obtaining and maintaining housing. This includes lots of one-on-one client and landlord interaction and, when necessary, mediation. The Housing Navigator also works on landlord recruitment for all voucher programs, a long-established need.

While one-time funding has been allocated by HUD related to the EHV program, on-going funded has

been requested to fund the Housing Navigator position on a permanent basis through the general fund. Funding through the GF will allow the position to not be bound to one program or another, allowing for the work to occur where the greatest need is and facilitate stronger partnerships with local agencies. This will also allow federal funds to be directed to direct client services were possible.

The City has developed an extensive mailing and email list that includes over 300 people who represent organizations that serve homeless and at-risk households, mainstream service and housing agencies, community development organizations, civic leaders, etc. This list is used to regularly inform these agencies of planning efforts, funding opportunities, changes in policy and practice or any other information that agencies may find useful.

The Flagstaff Community has implemented a Coordinated Entry System for those experiencing homelessness, known as the Front Door. The Front Door Specialist conducts an assessment using The Vulnerability Index – Service Prioritization and Decision Assistance Tool (VI-SPDAT). The Front Door collaboration has united the Flagstaff community and the local Continuum of Care to fast track those in crisis to the best program to end that crisis.

On a weekly basis, a cadre of service providers meet for the Case Conferencing Team Meeting. Each case manager is representing his or her own agency that has signed the Service Provider Memorandum of Understanding (MOU). The purpose of this meeting is to have a real-time discussion of each person or family on the community waitlist and to utilize scores from the VI-SPDAT to ensure fast and appropriate referrals to end homelessness for those on the list.

The Front Door is a cost-effective strategy; that prioritizes a community conversation about how the systems function together, where the gaps in services exist, and how to answer the need. No longer will those in crisis be forced to go from shelter to shelter to access services.

Discussion:

Affordable, accessible, and decent housing is of critical importance to a community's health and viability. The Housing Plan will consolidate existing housing documents and augment with an additional planning effort to create a 10-year plan that seeks to define the housing emergency in Flagstaff and to provide policies and strategies to reduce the emergency. The Housing Plan will help identify needs, create an existing list of affordable housing, identify the affordable housing units underway, engage partners, and compile research on best practices. Altogether, these components will help identify specific policies and educational and advocacy strategies that can be implemented within our community to substantially increase the number of affordable housing units. As the City implements Flagstaff's 2022 Housing Plan, the goal is to substantially increase the number of available and affordable housing options for all Flagstaff residents at all income levels.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l) (1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	145,251.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**145,251.00**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The City of Flagstaff has allocated $145,251 in current and previous year Program Income for use during the 2023 Program Year. The City of Flagstaff continues to receive periodic Program Income from previous homebuyer assistance and owner occupied housing rehabilitation programs. In PYs 2019, 2020 and 2021, the City received an unprecedented amount of Program Income due to the favorable housing market and interest rates in the City of Flagstaff. Should the City receive additional Program Income in excess of an amount that could make it difficult for the City to remain timely, a mid-year allocation and amendment to the Annual Action Plan will be considered.

City of Flagstaff

Community Development Block Grant

Program Year 2023

Annual Action Plan

May 2, 2023

Kristine Pavlik, Housing & Grants Administrator

2023 Funding Recommendations

Organization	Project/Program	Average Score	Funding Requested	Recommendation
Housing/Public Facility/ Infrastructure				
Northland Family Help Center	Shelter Rehabilitation Project	**186**	**$130,058.00**	**$130,058.00**
Housing Solutions of Northern Arizona	Acquisition of 2 Affordable Rental Units	**184**	**$375,000.00**	**$250,000.00**
Flagstaff Shelter Services	The Lantern: A Hotel to Housing Project	**183**	**$245,000.00**	**$130,779.50**
Public Services				
Housing Solutions of Northern Arizona	JoJo's Operating Support	**193**	**$100,000.00**	**$98,000.00**

Total Admin (20%) = $130,000.00

Total Public Service (15%) = $98,000.00

Total Allocation = $740,779.50

Kristine Pavlik

Housing &
Grants Administrator

City of Flagstaff

Kristine.Pavlik@flagstaffaz.gov

(928) 213-2749

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER







11. C.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	Christina Rubalcava, Senior Assistant City Attorney CR
Date:	04/26/2023
Meeting Date:	05/02/2023

TITLE:

Consideration and Adoption of Resolution No. 2023-22: A resolution approving Binding Waivers of Enforcement for twelve parcels of land located in the City of Flagstaff.

STAFF RECOMMENDED ACTION:

1) Read Resolution No. 2023-22 by title only
2) City Clerk reads Resolution No. 2023-22 by title only (if approved above)
3) Adopt Resolution No. 2023-22

Executive Summary:

On November 17, 2020, the Flagstaff City Council adopted a land use law, Ordinance 2020-28, generally referred to as the High Occupancy Housing amendments, which made various amendments to the Flagstaff Zoning Code.

Arizona Revised Statutes §12-1134 ("Prop 207") allows a property owner to seek just compensation when a city adopts a land use law that reduces the property owner's existing rights to use, divide, sell, or possess private real property and such action reduces the fair market value of the property.

The property owners listed in the attached Binding Waiver of Enforcement filed claims for just compensation under Prop 207, asserting that the amendments to the Flagstaff Zoning Code adopted by Ordinance 2020-28 reduced their rights to use their respective properties and thereby collectively reduced the fair market value of the twelve properties by approximately $20 million.

In response to a claim for just compensation under Prop 207, a city may reach an agreement with the property owner on the demanded compensation, deny the demanded compensation and defend such denial in litigation, amend the land use law, repeal the land use law, or issue to the property owner a binding waiver of enforcement of the land use law on the owner's specific parcels.

If the City Council approves and adopts the attached resolution approving the Binding Waiver of Enforcement for the twelve properties identified therein, these properties will not be subject to the High Occupancy Housing amendments adopted by Ordinance 2020-28.

Financial Impact:

Adoption of the resolution and approval of the Binding Waivers of Enforcement will moot the pending claims for just compensation.

Policy Impact:
None.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:
None.

Has There Been Previous Council Decision on This:
No.

Attachments:
Res. 2023-22
Ex. A Binding Waiver of Enforcement
Ord. 2020-28 (HOH)
Res. 2020-59 (HOH)
Presentation

RESOLUTION NO. 2023-22

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL APPROVING BINDING WAIVERS OF ENFORCEMENT FOR TWELVE PARCELS OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF FLAGSTAFF

RECITALS:

WHEREAS, on November 17, 2020, the Flagstaff City Council adopted Ordinance 2020-28, which made various amendments to the Flagstaff Zoning Code; and

WHEREAS, the owners identified in Exhibit A, attached hereto, owned their respective parcels of land ("Properties") on November 17, 2020; and

WHEREAS, Arizona Revised Statutes §12-1134 ("Prop 207") allows a property owner to seek just compensation when a city adopts a land use law that reduces the property owner's existing rights to use, divide, sell, or possess private real property and such action reduces the fair market value of the property; and

WHEREAS, the property owners identified in Exhibit A filed claims for just compensation under Prop 207, asserting that the amendments to the Flagstaff Zoning Code reduced their rights to use the twelve Properties and thereby reduced the fair market value of the Properties; and

WHEREAS, in response to a claim for just compensation under Prop 207, a city may issue to the property owner a binding waiver of enforcement of the land use law on the owner's specific parcels.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. That the Binding Waiver of Enforcement, which is attached hereto as Exhibit A, is hereby approved and the Mayor is authorized to execute the Binding Waiver of Enforcement, waiving enforcement of Ordinance 2020-28 as set forth therein.

SECTION 2. Effective Date.

This resolution shall be immediately effective upon adoption.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 2nd day of May, 2023.

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Exhibit:
Binding Waiver of Enforcement

WHEN RECORDED, MAIL TO:

Flagstaff City Clerk
Stacy Saltzburg
211 W. Aspen Avenue
Flagstaff, AZ 86001

BINDING WAIVER OF ENFORCEMENT

THIS BINDING WAIVER OF ENFORCEMENT (this "Waiver") is granted by the City of Flagstaff, an Arizona municipal corporation (the "City").

RECITALS:

A. On November 17, 2020, the Flagstaff City Council adopted a land use law, Ordinance 2020-28, which made various amendments to the Flagstaff Zoning Code.

B. The respective owners of the following parcels in Flagstaff (collectively "the HOH Properties") owned the Properties on the date of enactment listed above:

	APN	Property Owner	Address
1.	105-02-083	Jeremy Adams	3488 South Walapai Drive
2.	105-02-082B	Jeremy Adams	3472 South Walapai Drive
3.	105-05-001A	Bostwick Enterprises, LLC	4200 Lake Mary Road
4.	105-05-002B	Bostwick Enterprises, LLC	4200 Lake Mary Road
5.	105-05-002C	Bostwick Enterprises, LLC	4200 Lake Mary Road
6.	105-05-002D	Bostwick Enterprises, LLC	4200 Lake Mary Road
7.	113-17-003B	North 89 Property LLC	5900 North Highway 89
8.	113-17-001T	North 89 Property LLC	5950 North Highway 89
9.	113-17-001S	North 89 Property LLC	North Highway 89
10.	113-17-001V	North 89 Property LLC	North Highway 89
11.	110-05-074	Elizabeth Lincoln Hale	1906 North San Francisco Street
12.	100-19-004A	M2M2 Investments, LLC and Michael Mongini Revocable Living Trust u/t/d December 16, 1994	19 West Birch Street

C. Arizona Revised Statutes §12-1134 ("Prop 207") allows a property owner to seek just compensation when a city adopts a land use law that reduces the property owner's

existing rights to use, divide, sell, or possess private real property and such action reduces the fair market value of the property.

D. In February 2023, the owners of the HOH Properties filed with the City a request for just compensation pursuant to Prop 207.

E. In response to a claim for just compensation under Prop 207, a city may reach an agreement to issue to the property owner a binding waiver of enforcement of the land use law on the owner's specific parcels.

NOW, THEREFORE, the City of Flagstaff does hereby declare as follows:

1) Incorporation of Recitals. The recitals stated above are true and correct and are incorporated herein.

2) HOH Properties Binding Waiver of Enforcement. That the amendments to the Flagstaff Zoning Code adopted by Ordinance 2020-28 shall not be enforced nor applicable to the entirety, or any portion of the HOH Properties.

3) Recordation. This Binding Waiver of Enforcement shall be adopted by Resolution of the Flagstaff City Council and recorded in its entirety in the Official Records of Coconino County, Arizona, not later than ten (10) days after this Waiver takes effect.

4) Covenants Running with Land; Inurement. The covenants, conditions, terms, and provisions of this Waiver relating to use of the Properties shall run with the Properties.

5) Governing Law. This Waiver, and all rights and obligations created hereby, shall be determined and governed by the laws of the State of Arizona.

IN WITNESS WHEREOF, this Waiver is approved by the Flagstaff City Council through the adoption of Resolution 2023-____.

City of Flagstaff

_____

Mayor

Attest:

_____

City Clerk

Approved as to Form:

_____

City Attorney

STATE OF ARIZONA)
COUNTY OF COCONINO)

ACKNOWLEDGMENT

On this _____ day of _____, 202__, before me, a Notary Public, personally appeared Becky Daggett, Mayor of the City Flagstaff, known to be or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same on behalf of the City of Flagstaff, for the purposes therein contained.

_____

Notary Public

My Commission Expires: _____

ORDINANCE NO. 2020-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, FLAGSTAFF ZONING CODE, BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED *"CASE NO. PZ-19-00125 UPDATES TO ZONING CODE 2020 – HIGH OCCUPANCY HOUSING LAND USE"*; PROVIDING FOR PENALTIES, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, the City of Flagstaff wishes to amend Title 10 Flagstaff Zoning Code of the Flagstaff City Code, to implement the High Occupancy Housing Plan by adopting modifications to the land use and property development tables, specific to use standards, parking standards, definitions, and the appendixes; and

WHEREAS, a citizen review session was held at the Planning Commission work session on September 23, 2020, to discuss the proposed Zoning Code text amendment in accordance with Section 10-20.50.040 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission held public hearing on October 28, 2020, and provided a recommendation to City Council on proposed Zoning Code text amendment; and

WHEREAS, the Council has read and considered the staff report prepared by the Planning and Development Services section of the Community Development division and all attachments to those reports, and the Council finds that the proposed Zoning Code text amendment is in conformance with the General Plan, and the findings of Section 10- 20.50.040 of the Flagstaff Zoning Code have been met; and

WHEREAS, that certain document known as "*Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use*", one (1) paper copy and one (1) electronic copy of which are on file with the City Clerk in compliance with A.R.S. § 44-7041, was declared to be a public record by Resolution No. 2020-59.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. That certain document known as "*Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use*", one(1) paper copy and (1) electronic copy are on file in the office of the City Clerk of the City of Flagstaff, Arizona, which document is declared a public record by Resolution No. 2020-59 of the City of Flagstaff, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

SECTION 3. The Zoning Code text amendment is consistent with and conforms to the goals of the Regional Plan.

SECTION 4. The amendment requested in the application will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will add to the public good as described in the General Plan.

SECTION 5. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

SECTION 6. Repeal of Conflicting Ordinances

All ordinances and parts of ordinances in conflict with the provisions of the code adopted herein are hereby repealed.

SECTION 7. Severability

If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 8. Clerical Corrections

The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Flagstaff City Code.

SECTION 9. Effective Date

This resolution shall be effective on March 1, 2021.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 17th day of November, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION NO. 2020-59

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "*CASE NO. PZ-19-00125 UPDATES TO ZONING CODE 2020 – HIGH OCCUPANCY HOUSING LAND USE*"

RECITALS:

WHEREAS, pursuant to A.R.S. § 9-802 a municipality may enact or amend provisions of the City Code by reference to a public record, provided that the adopting ordinance is published in full;

WHEREAS, the City of Flagstaff wishes to incorporate by reference amendments to the Flagstaff Zoning Code, Ordinance No. 2020-59, by first declaring said amendments to be a public record.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

That certain document known as *"Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use"* attached hereto as Exhibit A is hereby declared to be a public record, and one (1) paper copy and one (1) electronic copy shall remain on file with the City Clerk in compliance with A.R.S. § 44-7041, and said copies shall remain on file with the City Clerk.

SECTION 2. Effective Date.

This resolution shall be effective on March 1, 2021.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 17th day of November, 2020.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibits:
A. Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use

Case No. PZ-19-00125 Updates to Zoning Code 2020 - High Occupancy Housing Land Use

Amendment for Adoption in Flagstaff Zoning Code

HOW TO READ THIS DOCUMENT

Unless otherwise stated, existing provisions that are being deleted are shown in bold red strikethrough text, like this: ~~**Provisions that are being deleted are shown with a bold red strikethrough text.**~~

Provisions that are being added are shown in bold blue text, like this: **Provisions that are being added are shown in bold blue text.**

Graphics/Figures that are being deleted are indicated with an "X" over the graphic/figure.

Graphics/Figures that are being added are indicated with a border  around the graphic/figure.

Tables that are being deleted are indicated with an "X" over the Tables.

Tables that are being added are indicated with a thick border  around the Tables.

Bold blue capitalized text, **BOLD BLUE CAPITALIZED TEXT LIKE THIS**, are additions that the City Council made at the November 17, 2020 City Council Meeting

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.030 Residential Zones, Subsection B. Residential Zones – Allowed Uses, as follows:

Section 10-40.30.030 Residential Zones

B. Residential Zones – Allowed Uses. The allowed land uses of each of the Residential Zones are shown in Table 10-40.30.030.B.

Table 10-40.30.030.B.
Residential Zones – Allowed Uses.

Primary Land Use[1]	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Ranching, Forestry and Animal Keeping								
Animal Keeping	10-40.60.070	P[6]	P[6]	--	--	--	--	--
Recreation, Education and Assembly								
Commercial Campgrounds	10-40.60.130	UP	--	--	--	--	--	--
Equestrian Recreational Facilities		UP	UP	UP	--	--	--	--
Golf Courses and Facilities		UP	UP	UP	--	--	--	--

Libraries, Museums		UP	UP	UP	UP	UP	UP	UP
Meeting Facilities, Public and Private	10-40.60.230							
Regional		--	--	--	--	--	--	--
Neighborhood		P/UP[2]	P/UP[2]	P/UP[2]	P/UP[2]	P/UP[2]	P/UP[2]	P/UP[2]
Outdoor Public Uses, General		P	P	P	--	P	P	P
Places of Worship		P/UP[5]	P/UP[5]	P/UP[5]	P/UP[5]	P/UP[5]	P/UP[5]	P/UP[5]
Schools – Private		P	P	P	P	P	P	P
Schools – Public and Charter		P[3]	P[3]	P[3]	P[3]	P	P	P[3]
Trade Schools		--	--	--	--	--	--	--
Residential								
Co-housing	10-40.60.120	P	P	PRD	--	P	P	--
Congregate Care Facilities		UP	UP	UP	UP	P	P	UP
Day Care, Centers	10-40.60.150.B	UP	UP	UP	UP	UP	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P	P
Development, Duplex		PRD	PRD	PRD	P	P	P	--
Development - Cluster, Single-Family	10-40.60.170	P	P	— PRD	--	--	--	--
Development, Multiple-Family		PRD	PRD	PRD	--	P	P	--
Development, Single-Family		P	P	P	P	PRD[4]	PRD[4]	P
Dormitories		--	--	--	--	UP	UP	--
Group Home		P	P	P	P	P	P	P
High Occupancy Housing Development, Single-Family	**10-40.60.175**	**UP**	**UP**	**UP**	**UP**	**UP/PRD**	**UP/PRD**	**UP**
High Occupancy Housing Development, Two-units	**10-40.60.175**	**UP/PRD**	**UP/PRD**	**UP/PRD**	**UP**	**UP**	**UP**	**--**
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP/PRD**	**UP/PRD**	**UP/PRD**	**--**	**UP**	**UP**	**--**

High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP/PRD**	**UP/PRD**	**UP/PRD**	**--**	**UP**	**UP**	**--**
Home Occupation	10-40.60.180	P	P	P	P	P	P	P
Institutional Residential								
Custodial Care Facilities		UP	UP	UP	UP	UP	UP	UP
Homeless Shelters	10-40.60.190							
Emergency Shelters		UP	UP	UP	UP	UP	UP	UP
Short Term Housing		UP	UP	UP	UP	UP	UP	UP
Transitional Housing		UP	UP	UP	UP	UP	UP	UP
Sheltered Care Homes		UP	UP	UP	UP	UP	UP	UP
Nursing Homes		--	UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	--	--	--	--	UP/PRD	UP/PRD	--
Manufactured Home	10-40.60.210	--	--	--	--	--	--	P
Manufactured Home Park	10-40.60.210.D	--	--	--	--	--	--	P
Manufactured Home Subdivision	10-40.60.210.C	--	--	--	--	--	--	P
Mobile Home		--	--	--	--	--	--	P
Planned Residential Development	10-40.60.280	P	P	P	P	P	P	--
~~**Rooming and Boarding Facilities**~~		~~--~~	~~**UP**~~	~~--~~	~~--~~	~~**UP**~~	~~**UP**~~	~~**UP**~~
Single Room Occupancy, Fraternities and Sororities		--	--	--	--	UP	UP	--
Retail Trade								
Neighborhood Market								
≤ 1,500 sf		--	--	UP	--	--	--	UP
≤ 2,500 sf		--	--	--	--	UP	--	--
≤ 5,000 sf		--	--	--	--	--	UP	--
Offices		--	--	--	--	--	UP	--

Services								
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P	P
Cemeteries		UP	UP	UP	--	UP	UP	UP
Hospitals		UP	UP	UP	UP	UP	UP	UP
Public Services								
Emergency Services		UP	UP	UP	UP	UP	UP	UP
Public Services Minor		P	P	P	P	P	P	P
Public Services Major		--	--	--	--	--	--	--
Telecommunications Facilities								
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Antenna-supporting Structure	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P	P
Colocation Facility	10-40.60.310	P	P	P	UP	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P	P
Transportation and Infrastructure								
Accessory Wind Energy Systems	10-40.60.040	P	P	P	--	P	P	P
Urban Agriculture								
Community Garden	10-40.60.140	P	P	P	P	P	P	P
Nurseries		UP	--	--	--	--	--	--

End Notes
1. A definition of each listed use type is in Chapter 10-80, Definitions.
2. A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.
3. Charter schools proposed in existing single-family residences shall be located on residential lots one acre or greater. Charter schools shall be subject to the review processes established in A.R.S. §15-189.01., as amended.

4.	Existing single-family uses and lots recorded in MR and HR, prior to the effective date of this Zoning Code, are considered legal, conforming uses.
5.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.
6.	Use is allowed only on a lot or parcel with a net lot area of five acres, or greater.

Key	
P	= Permitted Use
UP	= Conditional Use – Requires the Approval of a Conditional Use Permit
PRD	= Allowed Use only when part of a Planned Residential Development (see Section 10-40.60.280)
UP/PRD	= Conditional Use – Requires the Approval of a Conditional Use Permit, and the use shall be part of a Planned Residential Development (see Section 10-40.60.280)
- -	= Use Not Allowed

Section 2. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.030 Residential Zones, Subsection C. Residential Zones – Building Form Standards and Property Development Standards, as follows:

10-40.30.030 Residential Zones

C. Residential Zones – Building Form Standards and Property Development Standards. The building form and property development standards shown in Table 10-40.30.030.C. shall apply to all property within the corresponding residential zone.

Table 10-40.30.030.C.
Residential Zones – Building Form and Property Development Standards.

	Residential Zones						
	RR	**ER**	**R1**	**R1N**	**MR**	**HR**	**MH**
Residential development subdivided by a plat that was recorded before December 5, 2011							
Lot sizes	(1) Lot sizes and setbacks shall be provided in accordance with the requirements delineated on the final plat approved by the City Council and recorded. When a recorded plat does not have setbacks delineated, the Building Placement Requirements of this table shall govern. (2) Any lot(s) created or reconfigured in accordance with the subdivision code shall conform with the current requirements of						
Setbacks							

	the property's zone, unless alternate lot sizes and setbacks are approved by the City Council on a final plat that is recorded.						
Building Placement Requirements							
Setbacks							
Front (min.)							
2nd Floor and Below	75'	50'	15'	15'	10'	10'	15'
Above 2nd Floor	75'	50'	15'	15'	15'	15'	15'
For Parking	--	--	25'[1]	--	--	--	--
Side (min.)							
Side Yard	10'	20'min./ 45'total	8'	6'	5'	5'	8'
Street Side Yard	25'	20'	15'	6'	5'	5'	12'
Rear (min.)	10'	60'	25'[2]	15'	15'[3]	15'[3]	10'
Building Form Requirements							
Building Height (max.)[12,13, and 14]	35'	35'	35'	35'	35'	60'[4]	30'
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%
Density Requirements (See Division 10-30.20, Affordable Housing Incentives)							
Gross Density (units/acre)							
Min.	--	--	2	2	6	10	--
~~**Max. Outside the RPO**~~	~~**1**~~	~~**1**~~	~~**6**~~	~~**14**~~	~~**14**~~	~~**29**[5]~~	~~**11**~~
Maximum without the Resource Protection Overlay (RPO)	**1**	**1**	**6**	**14**	**14**	**29**[5]	**11**
Maximum with the RPO, inside of a pedestrian shed of an activity center[(18)]	**1**	**1**	**6**	**14**	**14**	**29**[5]	**11**
~~**Max. Within the RPO**~~ **Maximum with the RPO, outside of a pedestrian shed of an activity center**[(18)]	1	1	5	--	9	22	4
Multiple-Family Developments with four dwelling units or more, Bedrooms per Acre							
Maximum without the RPO	**---End note 15---**		**15**	**--**	**35**	**72.5**	**--**
Maximum without the RPO with a Conditional Use Permit for a High Occupancy Housing Development inside of a	**---End note 16---**		**21**	**--**	**49**[17]	**101.5**[17]	**--**

pedestrian shed of an activity center[18]							
Maximum with the RPO	**---End note 15---**	**12.5**	**--**	**22.5**	**55**	**--**
Maximum with the RPO and a Conditional Use Permit for a High Occupancy Housing Development inside of a pedestrian shed of an activity center[18]	**---End note 16---**	**17.5**	**--**	**31.5[17]**	**77[17]**	**--**
Lot Requirements							
Area							
Gross (min.)	1 ac[6]	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	5 ac
Per Unit (min.)	1 ac[6]	1 ac	6,000 sf	3,000 sf	End note 5	End note 5	4,000 sf
Width							
Interior Lots (min.)	100'[7]	149'[8]	60'[8,9]	50'	50'[8,9]	50'[8,10]	--
Corner Lots (min.)	100'[7]	149'[8]	60'[8,9]	50'	50'[8,9]	50'[8,10]	--
Depth (min.)	200'[7]	--	100'[8]	100'	100'[8]	75'[8,10]	--
Other Requirements							
Open Space (% of Development Site Area)[11]	--	--	--	--	See Table 10-40.30.030.A		
Fences and Screening	See Division 10-50.50						
Landscaping	See Division 10-50.60						
Lighting	See Division 10-50.70						
Parking	See Division 10-50.80						
Signs	See Division 10-50.100						

End Notes

1. 15' for side entrance garages, where the garage is designed as an integral element of the primary dwelling (i.e., doors and windows are consistent with the overall architectural character).
2. One or two story residential buildings and decks attached to those buildings may be built to 15' from the rear property line; provided, that any portion of the structure located closer than 25' to the rear property line does not exceed 50% of the lot width.
3. May be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard area per unit is provided, see Section 10-40.30.030(H).
4. Building height can be exceeded with approval of a Conditional Use Permit.
5. The maximum number of units for each lot is based on the following:

Area of Lot	Required Lot Area Per Dwelling Units
5,000 to 14,000 square feet	2,500 square feet
14,001 to 24,000 square feet	2,000 square feet
24,001 square feet and over	1,500 square feet

6. Five-acre minimum where public water supply and public streets are not available to serve the property.

7. Where public water supply and public streets are not available to serve the property a minimum lot width of 200' and lot depth of 250' are required.

8. Within a Planned Residential ~~Development~~ **Development,** the minimum 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).

9. Lot width measured at the setback line.

10. On lots greater than 9,000 sf: 70' minimum width on interior lots, 75' minimum width on corner lots and 100' minimum depth on all lots.

11. ~~Any required common~~ **Common** open space as required in Division 10-50.110, Specific to Building Types, and areas set aside for resource preservation such as floodplains, slopes and forests (Division 10-50.90, Resource Protection Standards) may be used to satisfy this standard. In this context, **"open space" includes active and passive recreation uses, landscape areas, and community gardens.**

12. 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.

13. 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.

14. 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.

15. Multiple-Family Developments are allowed 3 bedrooms for the first acre of a Development Site and 2.5 bedrooms per acre for each additional acre of a Development Site.

16. Multiple-Family Developments are allowed 4 bedrooms for the first acre of a Development Site and 3.5 bedrooms per acre for each additional acre of a Development Site.

17. Additional bedrooms per acre may be approved on a lot or parcel inside of a pedestrian shed of a Regional Activity Center delineated on the General Plan or applicable Specific Plan with an HOHD Conditional Use Permit.

18. Activity centers are delineated on the General Plan or applicable Specific Plan.

Key
- - Not Applicable

Section 3. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.040 Commercial Zones, Subsection B. Commercial Zones – Allowed Uses., as follows:

10-40.30.040 Commercial Zones

B. **Commercial Zones – Allowed Uses.** The allowed land uses of each of the Commercial zones are shown in Table 10-40.30.040.B.

Table 10-40.30.040.B.

Commercial Zones – Allowed Uses

Primary Land Use[1]	Specific Use Regulations	Commercial Zones				
		SC	CC	HC	CS	CB
Industrial, Manufacturing, Processing and Wholesaling						
Carpenter or Cabinet Shops		--	--	--	P	-
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sale		--	--	UP	--	
Machine or Metal Working Shops		--	--	--	P	--
Manufacturing and Processing – Incidental		--	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P	P	P	P
Mini-storage Warehousing	10-40.60.250	--	--	UP[2]	P	--
Research and Development Uses	10-40.60.300	--	--	UP	--	--
Transportation or Trucking Yards		--	--	--	P	--
Vehicle Towing/Impound Yard		--	--	P[4]	--	--
Warehousing	10-40.60.330	--	P[3]	P[3]	--	P[3]

Wholesaling and Distribution		--	--	--	P	P[3]
Recreation, Education and Assembly						
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	--	UP	UP	--	--
Commercial Campgrounds	10-40.60.130	--	--	P	--	--
Commercial Recreation Facilities, Indoor		P	P	P	--	P
Commercial Recreation Facilities, Outdoor	10-40.60.270	--	UP	UP	--	--
Libraries, Museums		P	P	P	P	P
Meeting Facilities, Public or Private	10-40.60.230					
Regional		--	P/UP[5]	P/UP[5]	P/UP[5]	P/UP[5]
Neighborhood		P[5]	P/UP[5]	--	--	--
Outdoor Public Uses, General		P	P	P	--	--
Places of Worship		P/UP[10]	P/UP[10]	P/UP[10]	P/UP[10]	P/UP[10]
Schools – Public and Charter		P	P	P	P	P
Schools – Private		P	P	P	P	P
Theaters		P	P	P	--	P
Trade Schools		--	UP	UP	UP	UP
Residential[7]						
Co-housing	10-40.60.120	P[6]	P[6]	P[6]	P[6]	P[6]
Congregate Care Facilities		UP	P	P	P	UP
Day Care, Centers	10-40.60.150.B	P	P	P	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P
Development, Duplex		P[6]	P[6,9]	P[6]	P[6]	P[6]
Development, Multiple-Family		P[6]	P[6]	P[6]	P[6]	P[6]
Development, Single-Family		--	P[9]	--	--	--

Dormitories		UP[6]	UP[6]	UP[6]	UP[6]	UP[6]
Fraternities and Sororities		UP[6]	UP[6]	UP[6]	UP[6]	UP[6]
Group Homes		P[6]	P[6]	P[6]	P[6]	P[6]
High Occupancy Housing Development, Single-Family	**10-40.60.175**	--	**UP**	--	--	--
High Occupancy Housing Development, Two-units	**10-40.60.175**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**	**UP[6]**
Home Occupation	10-40.60.180	P	P	P	P	P
Institutional Residential						
Custodial Care Facilities		P[8]	P[8]	P[8]	P[8]	P[8]
Homeless Shelters	10-40.60.190					
Emergency Shelters		P[8]	P[8]	P[8]	P[8]	P[8]
Short Term Housing		P[8]	P[8]	P[8]	P[8]	P[8]
Transitional Housing		P	P	P	P	P
Nursing Homes		UP	UP	UP	UP	UP
Sheltered Care Homes		P	P	P	P	P
Live/Work	10-40.60.200	P	P	P	P	P
Planned Residential Development	10-40.60.280	P/UP	P/UP[9]	UP	UP	UP
Residence for Owner, Caretaker or Manager		P[6]	P[6]	P[6]	P[6]	P[6]
~~**Rooming and Boarding Facilities**~~		~~**UP[6]**~~	~~**UP[6]**~~	~~**UP[6]**~~	~~**UP[6]**~~	~~**UP[6]**~~

Single Room Occupancy		UP	--	P	--	P
Retail Trade						
Bars/Taverns		P	P	P	P	P
Crematorium		P	P	P	P	--
Drive-through Retail	10-40.60.160	P	P	P	--	--
Drive-through Service		P	P	P	--	--
Farmers Markets and Flea Markets		--	P	P	P	P
General Retail Business		P	P	P	P	P
Mixed Use	10-40.60.260	P	P	P	P	P
Mixed-Use High Occupancy Housing Development	**10-40.60.175 and 10-40.60.260**	**UP**	**UP**	**UP**	**UP**	**UP**
Restaurant or Cafe		P	P	P	P	P
Services						
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P
Cemeteries		UP	UP	UP	UP	--
Dry-cleaning, Processing		P	P	P	--	--
Equipment Rental Yard		--	UP	P	P	--
Funeral Homes, Chapels and Mortuaries		--	P	P	--	UP
General Services		P	P	P	P	P
Hospital		UP	UP	UP	UP	UP
Kennel, Animal Boarding	10-40.50.195			UP [11]		
Medical Marijuana Dispensary	10-40.60.220	--	--	P	--	--
Office		P	P	P	P	P
Public Services						
Public Services Major		--	--	--	--	--

	Public Services Minor		P	P	P	P	P
	Emergency Services		UP	UP	UP	UP	UP
Travel Accommodations			UP	--	P	--	P
Veterinary Clinics			P	P	P	P	--
Veterinary Hospitals			--	--	UP	UP	--
Telecommunication Facilities							
AM Broadcasting Facilities		10-40.60.320	UP	UP	UP	UP	UP
Antenna-Supporting Structure		10-40.60.320	UP	UP	UP	UP	UP
Attached Telecommunication Facilities		10-40.60.320	P	P	P	P	P
Collocation Facility		10-40.60.320	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities		10-40.60.320	P	P	P	P	P
Stealth Telecommunication Facilities		10-40.60.320	P	P	P	P	P
Transportation and Infrastructure							
Accessory Wind Energy Systems		10-40.60.040	P	P	P	P	P
Garages, Off-Street			P	P	P	P	P
Parking Lots, Off-Street		10-50.80	P	P	P	P	P
Passenger Transportation Facilities			--	--	UP	UP	UP
Urban Agriculture							
Community Gardens		10-40.60.140	P	P	P	P	P
Food Production			--	--	UP[2]	UP[2]	--
Vehicle Sales and Services							
Automobile Service Station and Convenience Store		10-40.60.090	P	P	P	P	--

Automobile and Trailer Rental		--	--	P	P	--
Automobile/Vehicle Sales and Service, New and Used		--	UP	P	P	UP
Automobile/Vehicle Repair Garages – Minor	10-40.60.100	--	UP	P	P	--
Automobile/Vehicle Repair Garages – Major	10-40.60.100	--	--	P	P	--
Car Washes		P	P	P	--	--
Mobile Homes and Recreational Vehicles, Sales, and Service		--	--	P	--	--

End Notes

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 ~~(Section 10-40.60.280)~~.
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.
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.

Key

P = Permitted Use
UP = Conditional Use Permit Required
-- = Use Not Allowed

Section 4. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.040 Commercial Zones, Subsection C. Commercial Zones – Building Form Standards., as follows:

Section 10-40.30.040 Commercial Zones

C. Commercial Zones – Building Form and Property Development Standards. The building form and property development standards shown in Table 10-40.30.040.C. shall apply to all property with the corresponding commercial zones.

Table 10-40.30.040.C.
Commercial Zones – Building Form and Property Development Standards

	Commercial Zones				
	SC	**CC**	**HC**	**CS**	**CB**
Building Placement Requirements					
Setback from property line					
Front (Also see Section 10-50.60.040.B)	15'[1]	0'	0'[2]	0'	0'
Side					
Adjacent to Residential Use	---------- 15' min.[6] ----------				
Street Side (min.)	10'[3]	10'[3]	10'[3]	10'[3]	0'
All Other sides	---------- 0' ----------				
Rear					
Adjacent to Residential	---------- 15' min. ----------				
All Other rears	---------- 0' ----------				
Building Form Requirements					
Building Height (max.)[8, 9, 10]	35'	60'[4, 7]	60'[4]	60'[4]	60'[4]
Gross FAR (max.)	0.8	2.5	3.0	2.0	No max.
Density Requirements					
Gross Density (units/acre) ~~(max.) (Not Applicable to Mixed Use)~~					
~~Areas of the City without the Resource Protection Overlay (RPO)~~ **Maximum without the Resource Protection Overlay (RPO)**	~~13~~ **13[11]**	---------- ~~29~~ **29[11]** ----------			
~~Areas of the City inside of a pedestrian shed of an activity center delineated on the General Plan, with or without the RPO~~ **Maximum with the RPO, inside of a pedestrian shed of an activity center[(13)]**	~~13~~ **13[11]**	---------- ~~29~~ **29[11]** ----------			
~~Areas of the City with RPO, excluding areas of the City inside of a pedestrian shed of an activity center delineated on the General Plan~~	~~13~~ **13[11]**	---------- ~~22~~ **22[11]** ----------			

	Maximum with the RPO, outside of a pedestrian shed of an activity center[(13))]					
Maximum Bedroom Requirements						
Bedrooms per Acre on a Development Site with Four Dwelling Units or More						
	Maximum without the RPO for a development	**35[12]**	**---------- 72.5[12]----------**			
	Maximum with the RPO inside of a pedestrian shed of an activity center[(13)]	**35[12]**	**---------- 72.5[12]----------**			
	Maximum with the RPO inside of a pedestrian shed of an activity center[(13)]	**35[12]**	**---------- 55[12]----------**			
Lot Requirements						
Area (Gross sf) (min.)[5]		6,000	9,000	9,000	9,000	7,000
Width (min.)[5]		50'	60'	60'	60'	50'
Depth (min.)[5]		100'	100'	100'	100'	--
Open Space						
Developments with Two or More Dwelling Units		---------- 15 percent of the net lot area ----------				
Other Requirements						
Fences and Screening		See Division 10-50.50				
Landscaping		See Division 10-50.60				
Outdoor Lighting		See Division 10-50.70				
Parking		See Division 10-50.80				
Signs		See Division 10-50.100				

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.	

Section 5. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.050 T3 Neighborhood I (T3N.1) Standards, H. Allowed Uses, as follows:

10-40.40.050 T3 Neighborhood I (T3N.1) Standards

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.1**	**Land Use[1]**	**Specific Use Regulations**	**T3N.1**
Residential			Places of Worship		P/UP[6]
Accessory Buildings and Structures	10-40.60.020	P	Schools – Private		P
Accessory Dwelling Unit	10-40.60.040	P	Schools – Public and Charter		P[5]
Co-Housing	10-40.60.120	P	Retail Trade		
Congregate Care Facilities		UP	**Neighborhood Market ≤ 1,500 sf**		UP
Dormitories and Fraternities/Sororities		UP	Services		
Dwelling: Multiple-Family		P[2]	Bed and Breakfast	10-40.60.110	P
Dwelling: Single-Family		P	Cemeteries		UP
Duplex		P[2]	Daycare	10-40.60.150	
Group Home		P	Home		P
Home Occupation	10-40.60.180	P	Centers		UP
High Occupancy Housing Development, Single-Family	**10-40.60.175**	**UP**	Public Services		

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.1**	**Land Use[1]**	**Specific Use Regulations**	**T3N.1**
Institutional Residential	10-40.60.190	UP	Public Services Minor		P
~~**Rooming and Boarding Facilities**~~		~~**UP**~~	Emergency Services		UP
Recreation, Education and Public Assembly			Telecommunication Facilities		
Dance or Music Studio ≤ 650 sf		P[3]	Stealth Telecommunication Facilities	10-40.60.310	P
Libraries, Museums			Transportation and Infrastructure		
≤ 2,500 sf		P	Accessory Wind Energy Systems	10-40.60.040	P
> 2,500 sf		UP	Urban Agriculture		
Meeting Facilities, Public and Private	10-40.60.230	P/UP[4]	Community Gardens	10-40.60.140	P
Outdoor Public Use, General		P			

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Permitted only if the use exists at the effective date of this code.
3. Not allowed on the ground floor unless behind an allowed ground-floor use.
4. UP required if liquor is sold or if facilities exceed 250 seats.
5. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.
6. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key

P	Permitted Use
UP	Permitted Use

Section 6. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards, H. Allowed Uses, as follows:

10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.2**	**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
Residential			Services		
Accessory Buildings and Structures	10-40.60.020	P	Bed and Breakfast	10-40.60.110	P
Accessory Dwelling Unit	10-40.60.030	P	Cemeteries		UP
Co-Housing	10-40.60.120	P	Crematoriums		UP
Congregate Care Facilities		UP	Daycare	10-40.60.150	
Dormitories and Fraternities/Sororities		UP	Home		P
			Centers		UP
Dwelling: Multiple-Family		P	Public Services		
Dwelling: Single-Family		P	Public Services Minor		P
Duplex		P	Emergency Services		UP
Group Home		P	Telecommunication Facilities		
Home Occupation	10-40.60.180	P	Stealth Telecommunication Facilities	10-40.60.310	P
High Occupancy Housing Development, Single-Family	**10-40.60.175**	**UP**			
High Occupancy Housing Development, Two-units	**10-40.60.175**	**UP**			
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP**			
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP**			
Institutional Residential	10-40.60.190	UP			
Live/Work		P	Transportation and Infrastructure		
~~**Rooming and Boarding Facilities**~~		~~**UP**~~	Accessory Wind Energy Systems	10-40.60.040	P

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T3N.2**	**Land Use[1]**	**Specific Use Regulations**	**T3N.2**
Recreation, Education and Public Assembly Uses			Urban Agriculture		
Dance or Music Studio ≤ 650 sf		P[2]	Community Gardens	10-40.60.140	P
Libraries, Museums			End Notes		
≤ 2,500 sf		P	1. See Chapter 10-80, Definitions, for use type definitions. 2. Not allowed on the ground floor unless behind an allowed ground-floor use. 3. UP required if liquor is sold or if facilities exceed 250 seats. 4. Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater. 5. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.		
> 2,500 sf		UP			
Meeting Facilities, Public and Private	10-40.60.230	P/UP[3]			
Outdoor Public Use, General		P			
Places of Worship		P/UP[5]			
Schools – Private		P			
Schools – Public and Charter		P[4]			
Retail Trade					
Neighborhood Market ≤ 1,500 sf		P			
Key					
P	Permitted Use				
UP	Permitted Use				

Section 7. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.070 T4 Neighborhood 1 (T4N.1) Standards, I. Allowed Uses, as follows:

10-40.40.070 T4 Neighborhood 1 (T4N.1) Standards

I. Allowed Uses							
Land Use[1]	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**	**Land Use[1]**	**Specific Use Regulations**	**T4N.1**	**T4N.1-O**
Residential				Services			
Accessory Buildings and Structures	10-40.60.020	P[2]	P[2]	ATM		-	P
				Bed and Breakfast	10-40.60.110	P	p
Accessory Dwelling Unit	10-40.60.030	P	P	Cemeteries		UP	UP
Co-Housing	10-40.60.120	P	P	Crematorium		-	UP
Congregate Care Facilities		P	P	Daycare	10-40.60.150		
Dormitories, Fraternities/Sororities and SRO (≤15 rooms)		UP	UP	Home		P	P
				Centers		UP	UP
Dwelling: Multiple-Family		P	P	Funeral Homes, Chapels, Mortuaries		-	P
Dwelling: Single-Family		P	P	General Services		-	P
Duplex		P	P	Lodging			
Group Home		P	P	**≤ 15 rooms**		-	P
High Occupancy Housing Development, Single-Family	**10-40.60.175**	**UP**	**UP**	Offices		-	P
High Occupancy Housing Development, Two-units	**10-40.60.175**	**UP**	**UP**	Public Services			
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP**	**UP**	Public Services Minor		P	P
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP**	**UP**	Emergency Services		UP	UP

I. Allowed Uses

Land Use[1]	Specific Use Regulations	T4N.1	T4N.1-O
Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	P
~~Rooming and Boarding Facilities~~	-	~~UP~~	~~UP~~
Recreation, Education and Public Assembly			
Libraries, Museums			
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, Public and Private	10-40.60.230	P[3]	P[3]
Places of Worship		P/UP[4]	P/UP[4]
Schools – Private		P	P
Schools – Public and Charter		P	P
Retail Trade			
Bars/Taverns		-	P
General Retail Businesses, except with any of the following features		-	P
Drive-Through		-	-
Floor Area ≥ 3,500 sf		-	UP
Markets			
Neighborhood Market ≤ 2,500 sf		-	P

Land Use[1]	Specific Use Regulations	T4N.1	T4N.1-O
Veterinary Clinic		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.310	P	P
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Urban Agriculture			
Community Gardens	10-40.60.140	P	P

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.
3. UP required if liquor is sold or if facilities exceed 250 seats.
4. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
-	Use Not Allowed

I. Allowed Uses							
Land Use[1]	Specific Use Regulations	T4N.1	T4N.1-O	Land Use[1]	Specific Use Regulations	T4N.1	T4N.1-O
Micro-brewery/Micro-distillery	10-40.60.240	-	P				
Restaurant, or Cafes		-	P				

Section 8. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.070 T4 Neighborhood 2 (T4N.2) Standards, I. Allowed Uses, as follows:

10-40.40.080 T4 Neighborhood 2 (T4N.2) Standards

I. Allowed Uses							
Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O	Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Residential				Services			
Accessory Buildings and Structures	10-40.60.020	P[2]	P[2]	ATM		-	P
				Bed and Breakfast	10-40.60.110	P	p
Accessory Dwelling Unit	10-40.60.030	P	P	Cemeteries		UP	UP
Co-Housing	10-40.60.120	P	P	Crematorium		-	UP
Congregate Care Facilities		P	P	Daycare	10-40.60.150		
Dormitories, Fraternities/Sororities and SRO (≤15 rooms)		UP	UP	Home		P	P
				Centers		UP	UP
Dwelling: Multiple-Family		P	P	Funeral Homes, Chapels, Mortuaries		-	P
Dwelling: Single-Family		P	P	General Services		-	P
Duplex		P	P	Lodging		UP	UP
Group Home		P	P				

I. Allowed Uses			
Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
High Occupancy Housing Development, Single-Family	**10-40.60.175**	**UP**	**UP**
High Occupancy Housing Development, Two-units	**10-40.60.175**	**UP**	**UP**
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP**	**UP**
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP**	**UP**
Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	P
~~**Rooming and Boarding Facilities**~~	-	~~**UP**~~	~~**UP**~~
Recreation, Education and Public Assembly			
Libraries, Museums			
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, Public and Private	10-40.60.230	P[3]	P[3]
Places of Worship		P/UP[4]	P/UP[4]
Schools – Private		P	P
Schools – Public and Charter		P	P
Retail Trade			
Bars/Taverns		-	P

Land Use[1]	Specific Use Regulations	T4N.2	T4N.2-O
Offices		-	P
Public Services			
Public Services Minor		P	P
Emergency Services		UP	UP
Veterinary Clinic		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.310	P	P
Transportation and Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Urban Agriculture			
Community Gardens	10-40.60.140	P	P

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.

I. Allowed Uses			
Land Use[1]	**Specific Use Regulations**	**T4N.2**	**T4N.2-O**
General Retail Businesses, except with any of the following features		-	P
Drive-Through		-	-
Floor Area ≥ 3,500 sf		-	UP
Markets			
Neighborhood Market ≤ 2,500 sf		-	P
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurant, or Cafes		-	P

3. UP required if liquor is sold or if facilities exceed 250 seats.
4. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
-	Use Not Allowed

Section 9. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.090 T5 Main Street (T5) Standards, I. Allowed Uses, as follows:

10-40.40.090 T5 Main Street (T5) Standards

I. Allowed Uses							
Land Use[1]	**Specific Use Regulations**	**T5**	**T5-O**	**Land Use[1]**	**Specific Use Regulations**	**T5**	**T5-O**
Industrial, Manufacturing				Retail Trade			
Manufacturing and Processing, Incidental		P	P	Bars/Taverns		P	P
Residential				General Retail Businesses, except with any of the following features		P	P
Accessory Buildings and Structures	10-40.60.020	P[2]	P	Drive-Through		-	-
Accessory Dwelling Unit	10-40.60.030	P[2]	P	Floor Area ≥ 5,000 sf		UP	UP
				Mixed Use		P	P

I. Allowed Uses							
Land Use[1]	Specific Use Regulations	T5	T5-O	Land Use[1]	Specific Use Regulations	T5	T5-O
Co-Housing	10-40.60.120	P[2]	P	**Mixed-Use High Occupancy Housing Development**	**10-40.60.175**	**UP**	**UP**
Congregate Care Facilities		UP[2]	UP	Micro-brewery/Micro-distillery	10-40.60.240	P	P
Dormitories, Fraternities/Sororities and SROs		UP[2]	UP	Restaurants or Cafes		P	P
Dwelling: Multiple-Family		P[2]	P	Services			
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP[2]**	**UP**				
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP[2]**	**UP**	ATM		-	P
Group Home		P[2]	P	Bed and Breakfast	10-40.60.110	P	p
Home Occupation	10-40.60.180	P	P	Cemeteries		UP	UP
Institutional Residential				Crematoriums		UP	UP
Custodial Care Facilities		UP[2, 3]	UP	Daycare	10-40.60.150		
Nursing Homes		UP[2, 3]	UP	Home		P	P
Homeless Shelter	10-40.60.190	UP[2, 3]	UP	Centers		UP	UP
Sheltered Care Home		UP[2, 3]	UP	Funeral Homes, Chapels, Mortuaries		P	P
Live/Work		P	P	General Services		P	P
~~**Rooming and Boarding Facilities**~~		~~**UP**~~	~~**UP**~~	Lodging		P	P
Recreation, Education and Public Assembly Uses				Office		P[2]	P
Commercial Recreation Facility, Indoor				Public Services			
				Public Services Minor		P	P
≤ 5,000 sf		P	P	Emergency Services		UP	UP
> 5,000 sf		UP	UP	Veterinary Clinic		P[2]	P

I. Allowed Uses							
Land Use[1]	Specific Use Regulations	T5	T5-O	Land Use[1]	Specific Use Regulations	T5	T5-O
Libraries, Museums		P	P	Transportation and Infrastructure			
Meeting Facilities, Public and Private	10-40.60.230	P[3]	P[3]	Accessory Wind Energy Systems	10-40.60.040	P	P
Places of Worship		P/UP[6]	P/UP[6]	Garages, Off Street		P[2]	P[2]
Schools – Private		P	P				
Schools – Public and Charter		P	P	Parking Lots, Off Street		P[2]	P[2]
Theaters, Walk-in		P	P				
Telecommunication Facilities				Urban Agriculture			
AM Broadcasting Facilities	10-40.60.310	UP	UP	Community Gardens	10-40.60.140	P	P
Antenna-Supporting Structure	10-40.60.310	UP	UP	Vehicle Sales and Services			
				Automobile/Vehicle Sales, New and Used		P	P
Attached Telecommunication Facilities	10-40.60.310	P	P	Automobile/Vehicle Repair Garage	10-40.60.100		
Collocation Facility	10-40.60.310	P	P	Minor		P[2]	P[2]
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P	Major		UP[2]	UP[2]
Stealth Telecommunication Facilities	10-40.60.310	P	P				
End Notes							

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.
3. Conditional use permit is required if proximity between shelter facilities is less than 1/4 mile.
4. UP required if liquor is sold or if facilities exceed 250 seats.
5. Residential uses, and residential properties listed on the National Historic Registry or within the Landmarks overlay zone, in T5 and T5-O zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses.
6. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
-	Use Not Allowed

Section 10. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.100 T6 Downtown (T6) Standards, H. Allowed Uses, as follows:

10-40.40.100 T6 Downtown (T6) Standards

H. Allowed Uses					
Land Use[1]	**Specific Use Regulations**	**T6**	**Land Use[1]**	**Specific Use Regulations**	**T6**
Residential5			Services		
Accessory Buildings and Structures	10-40.60.020	P[2]	ATM		P
Accessory Dwelling Unit	10-40.60.030	P[2]	Bed and Breakfast	10-40.60.110	P
Co-Housing	10-40.60.120	P[2]	Cemeteries		UP
Congregate Care Facilities		UP[2]	Crematorium		UP
Dormitories, Fraternities/Sororities and SROs		UP[2]	Daycare	10-40.60.150	
			Home		P
Dwelling: Multiple-Family		P[2]	Centers		UP
High Occupancy Housing Development, Three-units	**10-40.60.175**	**UP[2]**	Dry-cleaning, Pick-up Only		P

H. Allowed Uses					
Land Use[1]	Specific Use Regulations	T6	Land Use[1]	Specific Use Regulations	T6
High Occupancy Housing Development, Four-units and Greater	**10-40.60.175**	**UP[2]**			
Group Home		P[2]	Funeral Homes, Mortuaries		UP
Home Occupation	10-40.60.180	P			
Homeless Shelter	10-40.60.190	UP	General Services		P
Institutional Residential			Hospitals		UP
Custodial Care Facilities		UP[2, 3]	Lodging		P
Nursing Homes		UP[2]	Office		P
Homeless Shelter		UP[2, 3]	Public Services		
Sheltered Care Home		UP[2, 3]	Public Services Minor		P
Live/Work		P	Emergency Services		UP
Mixed Use		P	Transportation and Infrastructure		
Mixed-Use High Occupancy Housing Development	**10-40.60.175**	**UP**	Accessory Wind Energy Systems	10-40.60.040	P
~~**Rooming and Boarding Facilities**~~		~~**UP**~~			
Recreation, Education and Public Assembly Uses			Garages, Off Street		P[2]
Commercial Recreation Facility, Indoor			Parking Lots, Off Street		P[2]
			Passenger Transportation Facilities		P6
≤ 5,000 sf		P	Industrial, Manufacturing, Processing and Wholesaling		
> 5,000 sf		UP	Manufacturing/Processing – Incidental		P
Libraries, Museums		P	Manufacturing/Processing – Incidental		P
Meeting Facilities, Public and Private	10-40.60.230	P[3, 4]	Telecommunication Facilities		
Places of Worship		P/UP[7]	AM Broadcasting Facilities	10-40.60.310	UP
Schools – Private		P	Antenna-Supporting Structure	10-40.60.310	UP

H. Allowed Uses

Land Use[1]	Specific Use Regulations	T6
Schools – Public and Charter		P
Theaters, Walk-in		P
Retail Trade		
Bars/Taverns		P
General Retail Businesses, except with any of the following features		P
Drive-Through		-
Floor Area ≥ 5,000 sf		UP
Micro-brewery/Micro-distillery	10-40.60.240	P
Restaurants or Cafes		P

Land Use[1]	Specific Use Regulations	T6
Attached Telecommunication Facilities	10-40.60.310	P
Collocation Facility	10-40.60.310	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P
Stealth Telecommunication Facilities	10-40.60.310	P
Vehicle Sales and Services		
Automobile/Vehicles Sales, new and used		UP
Urban Agriculture		
Community Gardens	10-40.60.140	P

End Notes

1. See Chapter 10-80, Definitions, for use type definitions.
2. Not allowed on the ground floor unless behind an allowed ground-floor use.
3. Conditional use permit is required if proximity between shelter facilities is less than 1/4 mile.
4. UP required if liquor is sold or if facilities exceed 250 seats.
5. Residential uses, and residential properties listed on the National Historic Registry or within the Landmarks overlay zone, in the T6 zone existing prior to the effective date of this Zoning Code are considered legal, conforming uses.
6. Passenger facilities shall be on the ground floor with access to a public street or a public space.
7. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
–	Use Not Allowed

Section 11. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, to add Section 10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments, to list of sections of the Division, in numerical order, as follows:

Division 10-40.60: Specific to Uses

10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

Section 12. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, to add Section 10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments, in numerical order, as follows:

Division 10-40.60: Specific to Uses

10-40.60.175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

A. General Requirements.

1. **The applicant of an HOHD or MHOHD with four dwelling units or more shall submit typical floor plans or a typical residential unit study that illustrates how the residential units of an HOHD or MHOHD could be converted to a residential unit that is no longer an HOHD or MHOHD with minimal structural or minimal plumbing modifications. The required study shall be designed and sealed by an Arizona Registrant.**
2. **An HOHD or MHOHD with four or more dwelling units shall be located inside of a pedestrian shed of an activity center delineated in the General Plan or applicable Specific Plan.**
3. **An HOHD or MHOHD with four dwelling units or more, and that has more than 29 dwelling units per acre or more than 72.5 bedrooms per acre shall have:**
   a. **A minimum of 20% of the bedrooms contained in studio and/or one-bedroom dwelling units; and**
   b. **A maximum of 30% of bedrooms contained in dwelling units with four bedrooms or more.**
4. **An HOHD or MHOHD with four dwelling units or more, and that has 29 dwelling units per acre or less or 72.5 bedrooms per acre or less shall not exceed a Bedroom-to-Dwelling Unit Ratio greater than 3.5.**
5. **The maximum number of bedrooms in a two-unit HOHD or MHOHD: 10.**
6. **The maximum number of bedrooms in a three-unit HOHD or MHOHD: 12.**
7. **Inside of a pedestrian shed of a Regional Activity Center, an HOHD or MHOHD in a commercial zone may contain more than 50 dwelling units per acre and/or 125 bedrooms per acre.**
8. **An HOHD in a Commercial Zone shall be:**

a. On a lot or parcel that is setback at least 300 feet from the centerline of a street classified as a Commercial Corridor identified on the General Plan; and

b. There shall be an existing primary mixed-use development or commercial use(s), excluding primary transportation and infrastructure uses, on the lot(s) or parcel(s) between the HOHD and the Commercial Corridor street.

9. An MHOHD shall comply with the mixed-use development standards of Section 10-40.60.260.

10. Prior to the final approval of a land division that creates one or more lots or parcels with a development that conforms to the definition of an HOHD or MHOHD, the property owner shall obtain approval of a Conditional Use Permit for the Development Site that will contain the HOHD or MHOHD.

11. An MHOHD shall be on a lot or parcel that:

a. Abuts a street classified as a commercial corridor shown on the General Plan; and

b. Is located inside of a pedestrian shed of an activity center delineated on the General Plan or applicable Specific Plan.

B. Building Footprint[(1)] Sizes and Separation Requirements.

1. Maximum building footprint[(1)] inside a pedestrian shed of a Historic Activity Center delineated in the General Plan or applicable Specific Plan, excluding properties zoned Commercial Business (CB): Equal to, or less than, 5,000 square feet.

2. Maximum building footprint[(1)] inside a pedestrian shed of a Historic Activity Center delineated in the General Plan or applicable Specific Plan, and on a property zoned Commercial Business (CB): Equal to, or less than, 22,000 square feet.

3. Maximum building footprint[(1)] inside a pedestrian shed of a Regional Activity Center delineated in the General Plan or applicable Specific Plan: No Maximum.

4. Maximum building footprint[(1)] inside a pedestrian shed of an activity center in all other areas not described in subsection B.1., B.2., and B.3. of this section: Equal to, or less than, 22,000 square feet.

5. Excluding the Commercial Business (CB) zone, the minimum separation between the building footprints of structures on the same lot or parcel, and structures on an abutting lot or parcel, shall be separated by a distance that is the greater of 10 feet, or 1/3 the height of the taller structure.

6. Where the area of a pedestrian shed of an activity center intersects with the area of a pedestrian shed of another activity center, the pedestrian shed with the more restrictive maximum building footprint requirement shall govern the intersecting area. The locations of the pedestrian sheds of the activity centers are identified in the General Plan, including any applicable Specific Plans.

Note 1. For the purpose of the requirements of subsection B of this section, the maximum allowable building footprint is equal to the largest floor plate of a structure, including interior courtyards, abutting and interior, or partial interior, podium and above ground parking structure(s), and structures connected with a continuous roof.

C. Waste Management Plan.

1. The property owner of an HOHD or MHOHD with four dwelling units or more shall obtain approval of a waste management plan from the City's Public Works Director, or designee, prior to the approval of the site plan.

2. Prior to the issuance of any building permit, the property owner shall incorporate into the construction documents the improvements required to comply with the approved waste management plan.

3. If a Certificate of Occupancy is not required, the property owner shall provide all necessary apparatus, equipment, and improvements within 182 days from the date of the approval of the CUP, or another date specified in the Conditions of Approval for the CUP.

   a. The Director may approve a one-time 91-day extension, for no-more than 273 days from the date of the CUP approval, to allow the property owner to complete the improvements. The property owner shall request an extension at least 14 days prior to the date indicated in subsection C.3. of this section.

4. The HOHD or MHOHD shall be maintained in compliance with the approved Waste Management Plan.

D. Crime Free Multi-Housing Program.

1. The property owner of an HOHD or MHOHD shall maintain compliance with the Flagstaff Police Department's Crime Free Multi-Housing Program, unless exempted by the Police Department's Crime Free Multi-Housing Program representative.

2. Prior to the issuance of the Conditional Certificate of Occupancy, or Certificate of Occupancy, whichever is first, or within 63 days of the approval of the Conditional Use Permit if a Certificate of Occupancy is not required, the property owner of a HOHD or MHOHD shall enter into an agreement with the City to comply with the Flagstaff Police Department's Crime Free Multi-Housing Program.

3. The property owner, or agent, shall:

   a. Utilize a Crime Free Lease Addendum, or an alternative approved by the Flagstaff Police Department's representative, as part of each tenant lease;

   b. Obtain written verification as part of a tenant lease that each tenant has received and agreed to the Crime Free Lease Addendum or the approved alternative; and

   c. Have completed the Flagstaff Police Department's Crime Free Multi-Housing Program required training within the Program's required time frames.

4. Within 182 days from the date of the agreement, the property owner, or managing agent, shall have completed the first phase requirements of the Flagstaff Police Department's Crime Free Multi-Housing Program.

5. **A new Flagstaff Police Department's Crime Free Multi-Housing Program first phase training and related requirements shall be completed within 182 days from the date of a change of ownership, management company, or a site manager of an existing HOHD or MHOHD.**

6. **Every two years from the date of the agreement, the property owner, or managing agent, shall complete the required training that complies with the Flagstaff Police Department's Crime Free Multi-Housing Program.**

E. Additional Conditional Use Permit Criteria. In addition to the criteria of Section 10-20.40.050.E., the Planning and Zoning Commission shall not approve a Conditional Use Permit unless:

1. **For the properties subject to Division 10-30.30 Heritage Preservation, the City's Historic Preservation Officer or the Heritage Preservation Commission has made a determination that the proposed HOHD or MHOHD has no adverse effect or has appropriately mitigated its effects on the historic cultural resource .**

2. **Adequate transit service is available to the Development Site containing four dwelling units or more. Adequate transit service from a Development Site to a permanent transit stop is:**

   a. **Less than or equal to 1,320 feet; or**

   b. **A distance greater than 1,320 feet when the Planning and Zoning Commission finds that the route to the permanent transit stop has adequate nighttime lighting and does not have a significant grade change, and the distance does not impede reasonable access to transit.**

   The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail.

Section 13. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, 10-40.60.260 Mixed Use, subsection D. Site Layout and Development Design Standards., to delete paragraph 2, as follows:

10-40.60.260 Mixed Use

D. **Site Layout and Development Design Standards.**

~~**2. There is no density limitation established for residential uses in mixed-use developments. Instead, applicable floor area ratio, building height, parking, landscaping, etc., standards will apply to provide a control on the bulk and mass of the development and the number of residential units permitted.**~~

Section 14. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, to add 10-50.80.061 Transit Pass Parking Reduction Pilot Program, to the list of sections in numerical order, as follows:

Division 10-50.80:

Parking Standards

Sections:

10-50.80.010 Purpose

10-50.80.020 Applicability

10-50.80.030 General Parking Standards

10-50.80.040 Number of Motor Vehicle Parking Spaces Required

10-50.80.050 Bicycle Parking

10-50.80.060 Parking Adjustments

10-50.80.061 Transit Pass Parking Reduction Pilot Program

10-50.80.070 Parking Alternatives

10-50.80.080 Parking Spaces, Parking Lot Design and Layout

10-50.80.090 Development and Maintenance

Section 15. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, Section 10-50.80.040 Number of Motor Vehicle Parking Spaces Required, subsection C. General to All Zones., Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required, as follows:

Section 10-50.80.040 Number of Motor Vehicle Parking Spaces Required

C. General to All Zones.

Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required

Use	Number of Required Spaces
Residential	
~~**Market Rate (all dwelling classifications)**~~	
Single-Family Dwelling ~~**(Attached and Detached)**~~[1] **(Attached and Detached)**[1]	2.0 **spaces, plus 1 space for each additional bedroom above four bedrooms. The maximum number of required parking spaces shall not exceed 8 spaces.**

~~Multifamily, Dwelling Duplex[1] and Triplex~~ **Multiple-Family Development and Duplex[1] Developments**	
Unit Type	
Studio **per unit**	1.25
1 Bedroom **per unit**	1.5
2 – 3 Bedrooms **per unit**	2.0
4 Bedrooms **per unit**	2.5
5+ Bedrooms **per unit**	~~2.5~~ **3.0** spaces for the first **4 5** bedrooms plus 0.5 space for each additional bedroom
Guest Spaces ~~for Multifamily Dwelling Duplex and Triplex~~ (Includes spaces for boats and RVs)	0.25 ~~per~~ **spaces for** each ~~2+ bedroom~~ unit **with two bedrooms and greater**
Affordable (All Dwelling Classifications)	
Studio	1.0
1 Bedroom	1.0
2 – 3 Bedrooms	1.5
4+ Bedrooms	2.0
Guest Spaces for Multifamily Dwelling (Includes Boats and RVs)	0.25 per each 2+ bedroom unit
High Occupancy Housing Development	
a. Single-Family - Attached and Detached, Duplex, and Development Sites with three units or less	**1 space per bedroom**
b. Developments Sites with four units or more	**The sum of:** **1 to 75 bedrooms = 1 space per bedroom, plus** **76 to 325 bedrooms = 0.90 spaces per bedroom, plus** **326 to 650 bedrooms = 0.80 spaces per bedroom, plus** **Greater than 650 bedrooms = 0.70 spaces per bedroom**
~~Rooming and Boarding Facilities~~	
~~Private Rooms~~	~~1 per bedroom or sleeping room plus 1 for owner or manager~~
~~No Private Rooms~~	~~1 per 100 gsf plus 1 for owner or manager~~
Mixed-Use Developments	
Mixed-Use	**1. 1 per 300 gsf of non-residential floor area, plus** **2. One dwelling unit: 2 spaces** **3. Two or more dwelling units: The spaces required for a Multiple-Family Development**
Mixed-Use High Occupancy Housing Development	**1. 1 per 300 gsf of non-residential floor area, plus** **2. The spaces required for a High Occupancy Housing Development**

End Notes
[1] Parking reductions allowed in Section 10-50.80.060, Parking Adjustments, shall not apply to single-family dwellings and duplexes.

Section 16. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, Section 10-50.80.050 Bicycle Parking., subsection B. Required Spaces., and add subsection C. Bicycle Parking Space Design., as follows:

10-50.80.050 Bicycle Parking

B. Required Bicycle Parking Spaces.

~~1. Two bicycle parking spaces, or five percent of required off-street parking spaces, whichever is greater, are required for all uses other than single-family uses.~~

~~2. Bicycle spaces shall be provided in accordance with the following requirements:~~

~~a. Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;~~

~~b. Lockers and racks shall be securely anchored to the pavement or a structure;~~

~~c. Racks shall be designed and installed to support the bicycle upright by its frame in two places in a manner that will not cause damage to the wheels and to permit the frame and one or both wheels to be secure;~~

~~Figure 10-50.80.050A~~

~~Correctly Designed Bicycle Rack~~



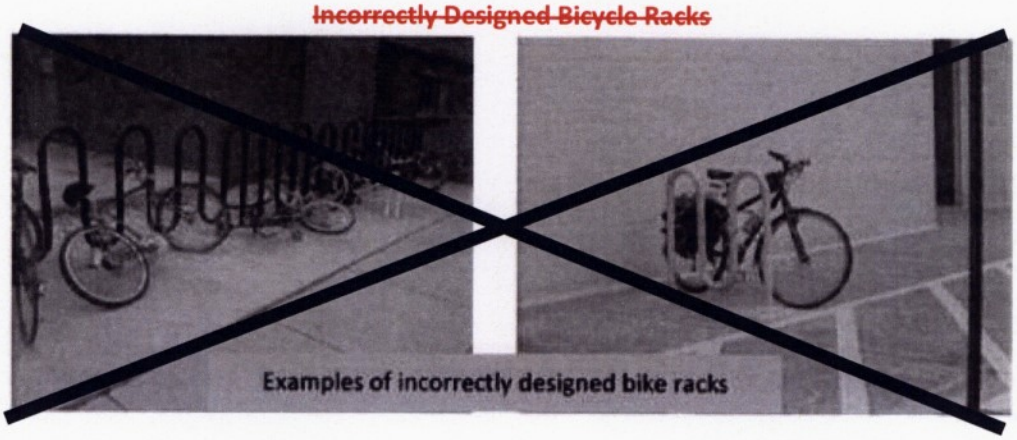
~~d. Areas containing bicycle spaces shall be surfaced with impervious surfaces such as concrete or pavers. Pervious pavements or gravel may be used where appropriate as determined by the Director;~~

~~e. When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles, and pedestrians, unless determined by the Director to be unnecessary; and~~

~~f. Bicycle parking shall be placed in a convenient, highly visible, active, and well-lit location not more than 100 feet walking distance from the main entrance, but shall not interfere with pedestrian movements.~~

~~Figure 10-50.80.050B~~

~~Incorrectly Designed Bicycle Racks~~



~~C. Motor Vehicle Reduction. The Director may allow a reduction of motor vehicle parking spaces as established in Section 10-50.80.060(F).~~

~~D. Bicycle Parking Space Dimensions. All bicycle parking shall meet the following minimum dimensions:~~

~~1. Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;~~

~~2. No part of the rack shall be located closer than 30 inches to a wall or other obstruction;~~

~~3. The front or back of the rack shall be located no less than 48 inches from a sidewalk or pedestrian way; and~~

~~4. A minimum of 30 inches shall be provided between adjoining racks.~~

1. All uses, excluding a High Occupancy Housing Development and a Mixed-Use High Occupancy Housing Development.
   a. Minimum standard bicycle parking spaces required: The greater of two bicycle spaces, or 5% of the required vehicle parking.
   b. Maximum standard bicycle parking spaces required: 100 bicycle spaces.
   c. Location: Within 50 feet of the primary pedestrian entrance to the development and in accordance with the provisions of Appendix 1.4. The bicycle parking spaces shall be distributed throughout a Development Site that has multiple primary pedestrian entrances.
   d. Exceptions. Attached and Detached Single-Family and Duplex Developments are not required to provide standard bicycle parking spaces .
2. High Occupancy Housing Developments.
   a. Standard bicycle parking spaces.
      i. Minimum spaces required: Two bicycle spaces, or equal to 5% of the total number of bedrooms, whichever is greater.

ii. **Maximum spaces required: 40 bicycle spaces.**

iii. **Location: Within 50 feet of the primary resident pedestrian entrance to the development and in accordance with the provisions of Appendix 1.4.**

b. **Secure bicycle parking spaces.**

i. **Minimum spaces required: Equal to 15% of the total number of bedrooms.**

ii. **Location: A maximum of 20 secure bicycle parking spaces may be provided outside in secure bicycle lockers. The remainder of the required secure bicycle parking spaces shall be provided in a bicycle storage room or cage within a building or parking structure.**

c. **Exceptions. Single-Family and duplex High Occupancy Housing Developments are not required to provide standard or secure bicycle parking spaces .**

3. **Mixed-Use High Occupancy Housing Developments.**

a. **Minimum outdoor non-residential standard bicycle parking spaces required: Two bicycle spaces, or 5% of the required non-residential vehicle parking spaces, whichever is greater.**

b. **Location of non-residential standard bicycle parking spaces: Within 50 feet of the primary pedestrian entrance to the non-residential development and in accordance with the provisions of Appendix 1.4. The bicycle parking spaces shall be distributed throughout a Development Site that has multiple primary pedestrian entrances.**

c. **Minimum residential bicycle parking spaces required: Compliance with the High Occupancy Housing Developments requirements, subsection B.2. of this section.**

C. Bicycle Parking Space Design.

1. **Secure Bicycle Parking Spaces.**

a. **All indoor required secure bicycle parking spaces provided in a building or parking structure shall be designed in accordance with the provisions of Appendix 1.4., except as allowed in subsections C.1.b. of this section.**

b. **Bicycle lockers shall be designed in accordance with the provisions of Appendix 1.4.**

2. **Standard Bicycle Rack Design.**

a. **All required bicycle racks shall be designed in accordance with the provisions of Appendix 1.4.**

Section 17. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, Section 10-50.80.060 Parking Adjustments, as follows:

10-50.80.060 Parking Adjustments

A. **Transit**. In all zones, a parking reduction of up to 10 percent may be approved by the Director for any use within ~~one-quarter of a mile~~ **1,320 feet** of a ~~bus stop~~ **permanent transit stop, except for a High Occupancy Housing Development (HOHD) or a Mixed-Use High Occupancy Housing Development (MHOHD). The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail.**

B. **Shared On-Site Parking.** Where two or more uses on the same site or adjacent parcels have distinct and differing peak parking usage periods (e.g., a theater and a bank), a reduction in the required number of parking spaces as determined by the Director may be allowed in the following manner:

1. The reduction in number of required parking spaces shall be based on a parking demand study. The parking demand study shall be in accordance with established professional practices.

2. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the uses served and remain for the duration of the use.

C. Parking Demand Study – Reduced Parking. ~~**Based on the completion and submittal of a parking demand study, the Director may approve a reduction in the amount of parking from that otherwise required by this division. The parking demand study shall be in accordance with established professional practices.**~~

1. **The property owner shall submit a study/plan prepared in accordance with the established professional traffic and parking practices by a registrant licensed to practice in the State of Arizona. The study/plan shall document how any reductions are calculated and the assumptions utilized in the calculations.**

2. **The Director may approve a reduction equal to, or less than, 30 percent of the total parking spaces required by this Division, except as required in subsection C.3. of this section. Any request greater than 30 percent requires the approval of the City Council.**

3. **Any request to use a Parking Demand Study to reduce the required parking for an HOHD or MHOHD shall be approved by the City Council.**

D. Traffic Management Plan Parking Reduction. The Director shall have the ability to reduce the parking requirements for office and other uses in Section 10-50.80.040, Number of Motor Vehicle Parking Spaces Required**, except for an HOHD or MHOHD**. A traffic management plan shall be submitted with an application for site plan review. A reduction may be granted if the following standards are met:

1. The amount of the reduction shall be no more than 90 percent of the proposed reduction in employee motor vehicle trips.

2. The buildings shall have a single user/owner who can effectively exercise control over compliance with the plan.

3. The traffic management plan shall be submitted by a registered traffic engineer and shall include data on the effectiveness of similar plans elsewhere.

4. The traffic management plan shall contain information on the strategies, designated parking, **incentives, company vehicles, staggered work hours, and information indicating the owner's** ability to provide and enforce these elements over time.

5. The Director may impose conditions that are needed to ensure the long-term compliance to the plan, including but not limited to a reserve parking area, phasing, or contributions to transit or other alternative means of transportation.

E. Parking Reduction for Forest Resources. The number of parking spaces required for a new development may be reduced by no more than five percent if existing native trees such as ponderosa pine trees are located within parking areas (but not circulation areas) and these trees are required to be preserved to satisfy the requirements for forest resource protection as defined in Division 10-50.90, Resource Protection Standards**, except for an HOHD or MHOHD**. An applicant shall demonstrate to the satisfaction of the Director that by incorporating these existing native trees

within the parking area, adequate measures are taken during construction to ensure that the trees are protected from construction activity.

F. Bicycle Parking Reduction. The Director may allow a reduction of one required motor vehicle parking space for each four bicycle parking spaces provided to a maximum of five percent of the required motor vehicle parking ~~spaces.~~ **spaces, except for an HOHD or MHOHD.**

G. Motorcycle Parking Reduction. A reduction of one parking space for multifamily residential and nonresidential uses may be allowed by the Director if one motorcycle parking space for every 25 required motor vehicle spaces is provided, subject to the following standards:

1. Each motorcycle space shall be easily accessible and have adequate space for a standard-size motorcycle, i.e., a minimum dimension of four feet by nine feet.
2. Motorcycle parking areas shall be clearly identified with appropriate striping.

Section 18. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, to add Section 10-50.80.061 Transit Pass Parking Reduction Pilot Program, as follows:

Division 10-50.80: Parking Standards

10-50.80.061 Transit Pass Parking Reduction Pilot Program

A. The purpose of the Transit Pass Parking Reduction Pilot Program (TPPR) is to allow:

1. Property owners the option to reduce a development's vehicle parking requirements by providing annual transit passes to tenants and employees; and

2. The City to determine the effectiveness of the program to reduce a development's parking demand, and to determine if the tenants and employees are utilizing transit.

B. Program Term. Unless otherwise extended by a separate ordinance approved by the City Council, the TPPR shall terminate at 11:59 p.m. on December 31, 2026.

C. Maximum Parking Reduction. The Director may approve up to a 20 percent reduction in the parking requirements of Section 10-50.80.040 in accordance with the minimum requirements of subsection D of this section, and the approval of a transit pass agreement specified in subsection E of this section.

1. This reduction shall not be approved on a site that utilizes any reduction specified in 10-50.80.060.

D. Minimum Requirements.

1. The TPPR is only available to HOHD and MHOHD developments.

2. This reduction may only be approved for an HOHD or MHOHD that has a vehicle parking requirement equal to, or greater than, 100 spaces.

3. The total residential parking requirement shall not be reduced to an amount less than 0.65 spaces per bedroom. The required parking for a development shall be calculated in accordance with Table 10-50.80.040.A. before any reduction is applied.

4. The TPPR is only available to a Development Site within 1,320 feet of a permanent transit stop. The distance between the permanent transit stop to the Development Site shall be measured following a continuously improved sidewalk and/or public paved trail..

5 The property owner shall make available annual transit passes to all tenants and employees of the HOHD or MHOHD. The transit pass(es) shall be provided at no cost to the tenants and employees. No tenant and employee shall be refused a transit pass.

6. The requirement to provide the transit passes shall be perpetual, unless the property owner provides the minimum number of parking spaces required (without any TPPR parking reduction) by the Zoning Code for the Development Site, and the Transit Pass Agreement of subsection E of this section is terminated.

7. The termination of the TPPR does not alleviate a property owner from providing the transit passes that are required for participation in the TPPR until the Transit Pass Agreement is terminated and the minimum parking spaces are provided as set forth herein.

E. Transit Pass Agreement.

1. The Director may enter into a Transit Pass Agreement with the property owner to allow a reduction in the required number of residential parking spaces in accordance with the provisions of this section. The agreement shall be in a form satisfactory to the City Attorney, or designee.

2. The agreement shall be perpetual unless terminated in accordance with the provisions of this section and the agreement.

3. The agreement shall include, but is not limited to:

   a. The type of transit passes to be provided;

   b. Notification requirements to tenants and employees of the availability of transit passes to them at no cost;

   c. A requirement to obtain, maintain, and provide the City with the following information:

      i. The number and types of transit passes requested and provided;

      ii. Utilization frequency reports from the transit provider;

      iii. Documentation of the annual transit pass proof of purchase;

      iv. Bedroom occupancy rates; and

      v. The number of tenant vehicles stored onsite and offsite within the city of Flagstaff.

   d. An agreement to assist the City of Flagstaff employee(s) and/or City contractor(s) in the collection of vehicle and/or transit usage data, and other City studies to determine the effectiveness of the TPPR;

   e. Reasonable access for City of Flagstaff employee(s) and/or City contractor(s) to study and count onsite parking utilization rates upon delivery of a written notice;

   f. Annual reporting requirements;

   g. Violations and remedies; and

   h. Any other provision necessary as determined by the City Attorney, Director, or designee to document the requirements and enforcement of this section and the agreement.

4. **The agreement shall be approved by the Director and property owner prior to the issuance of any building permit for the Development Site.**
5. **The City shall record the approved Transit Pass Agreement against the real property of the Development Site. Recordation fees shall be paid by the property owner prior to the issuance of any building permit for the Development Site.**

Section 19. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80: Parking Standards, 10-50.80.080 Parking Spaces, Parking Lot Design and Layout, subsection K, as follows:

10-50.80.080 Parking Spaces, Parking Lot Design and Layout

K. Tandem Parking. ~~**Tandem parking is permitted in all zones for single-family residences, accessory dwelling units, and duplexes as follows:**~~

1. **Tandem parking is allowed in all:**
   a. **Zones for single-family attached and detached dwelling units, and accessory dwelling units; and**
   b. **Non-Transect Residential Zones for duplex developments.**

~~**1.**~~**2.** Both tandem parking spaces satisfy the parking requirement of ~~**one**~~ **one-dwelling unit.** ~~**residential unit; and**~~

2. 3. Neither of the tandem parking spaces shall be for required accessible parking spaces.

Section 20. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.080 Bungalow Court, subsection F, as follows:

10-50.110.080 Bungalow Court

F. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.
Spaces may be individually accessible by the units and/or via a common parking area located at the rear or side of the lot.
~~**Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.**~~

Section 21. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.090 Duplex, Side-by-Side, subsection F, as follows:

10-50.110.090 Duplex, Side-by-Side

F. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.
~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 22. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.100 Duplex Stacked, subsection F, as follows:

10-50.110.100 Duplex, Stacked

F. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.
~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 23. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.110 Duplex, Front-and-Back, subsection F, as follows:

10-50.110.110 Duplex, Front-and-Back

F. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.
~~Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.~~

Section 24. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, Section 10-50.110.120 Stacked Triplex, subsection F, as follows:

10-50.110.120 Stacked Triplex

F. Vehicle Access and Parking
Where an alley is present, parking and services shall be accessed from the alley.
Parking spaces may be enclosed, covered or open.
~~**Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.**~~

Section 25. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.080 Definitions, "H", to add the term "High Occupancy Housing Development (HOHD)" and related terms, as follows:

Section 10-80.20.080 Definitions, "H"

High Occupancy Housing Development (HOHD): Means any of following: High Occupancy Housing Development, Single-Family; High Occupancy Housing Development, Two-units; High Occupancy Housing Development, Three-units; and High Occupancy Housing Development, Four-units and Greater (see definitions below). HOUSING DEVELOPMENT, EITHER FOR RENTAL OR PURCHASE, IN WHICH ALL DWELLING UNITS ARE PERMANENTLY AFFORDABLE AND OFFERED AT 60 PERCENT OF THE AREA MEDIAN INCOME (AMI) IN COMPLIANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS SHALL NOT BE CATEGORIZED AS HIGH OCCUPANCY HOUSING DEVELOPMENT, REGARDLESS OF THE NUMBER UNITS, BEDROOMS, OR ZONING.

High Occupancy Housing Development, Single-Family: A single-family attached or detached dwelling unit with:

a. **Seven or more bedrooms; or**
b. **Five or more sanitation facilities.**

High Occupancy Housing Development, Two-units: A lot or parcel containing two dwelling units, excluding an Accessory Dwelling Unit, with:

a. **More than a total of seven bedrooms; or**
b. **One or more dwelling unit(s) containing four or more sanitation facilities.**

High Occupancy Housing Development, Three-units: A lot or parcel containing three dwelling units with:

a. **More than a total of nine bedrooms; or**

b. **One or more dwelling unit(s) containing four or more sanitation facilities.**

High Occupancy Housing Development, Four-units and Greater: A Development Site containing four or more dwelling units where:

a. **More than 20 percent of the total dwelling units have four bedrooms or more;**

b. **One or more of the dwelling unit(s) containing four or more sanitation facilities; or**

c. **The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an HOHD in accordance with the building form and property development standards of the property's designated Non-Transect Zone; or, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**

Section 26. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.130 Definitions, "M", to add the term "Mixed-Use High Occupancy Housing Development (MHOHD)", as follows:

10-80.20.130 Definitions, "M"

Mixed-Use High Occupancy Housing Development (MHOHD):

1. **A mixed-use development with:**

   a. **More than 20 percent of the total dwelling units have four bedrooms or more;**

   b. **One or more dwelling unit(s) containing four or more sanitation facilities; or**

   c. **The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an MHOHD in accordance with the building form and property development standards of the property's designated Non-Transect Zone; or, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre.**

2. **MIXED-USE HOUSING DEVELOPMENT, EITHER FOR RENTAL OR PURCHASE, IN WHICH ALL DWELLING UNITS ARE PERMANENTLY AFFORDABLE AND OFFERED AT 60 PERCENT OF THE AREA MEDIAN INCOME (AMI) IN COMPLIANCE WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS SHALL NOT BE CATEGORIZED AS HIGH OCCUPANCY HOUSING DEVELOPMENT, REGARDLESS OF THE NUMBER OF UNITS, BEDROOMS, OR ZONING.**

Section 27. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.180 Definitions, "R", to add the terms "Ratio, Bedroom-to-Dwelling Unit," and "Ratio, Bedroom-to-Sanitation Facility" as follows:

Section 10-80.20.180 Definitions, "R

Ratio, Bedroom-to-Dwelling Unit: The total number of bedrooms divided by the total number of dwelling units.

Examples: An HOHD has a total number of 1160 bedrooms and 350 dwelling units. The Bedroom-to-Dwelling Unit Ratio is:

$$\frac{\text{1160 bedrooms}}{\text{350 dwelling units}} = 3.31$$

Section 28. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.190 Definitions, "S", to modify the term "Sanitation Facilities," as follows:

Section 10-80.20.190 Definitions, "S"

Sanitation ~~Facilities~~ **Facility:** A **delineated area for bathing** ~~bathroom~~ that contains ~~any combination of, or individually,~~ a toilet, ~~shower,~~ sink, and a shower or~~,~~ tub ~~or related bathing and sanitation fixtures~~. **The fixtures** (toilet, sink, **and a shower or** tub) **may be located in a room or in close proximity that functions as a** Sanitation **Facility as determined by the Zoning Administrator.**

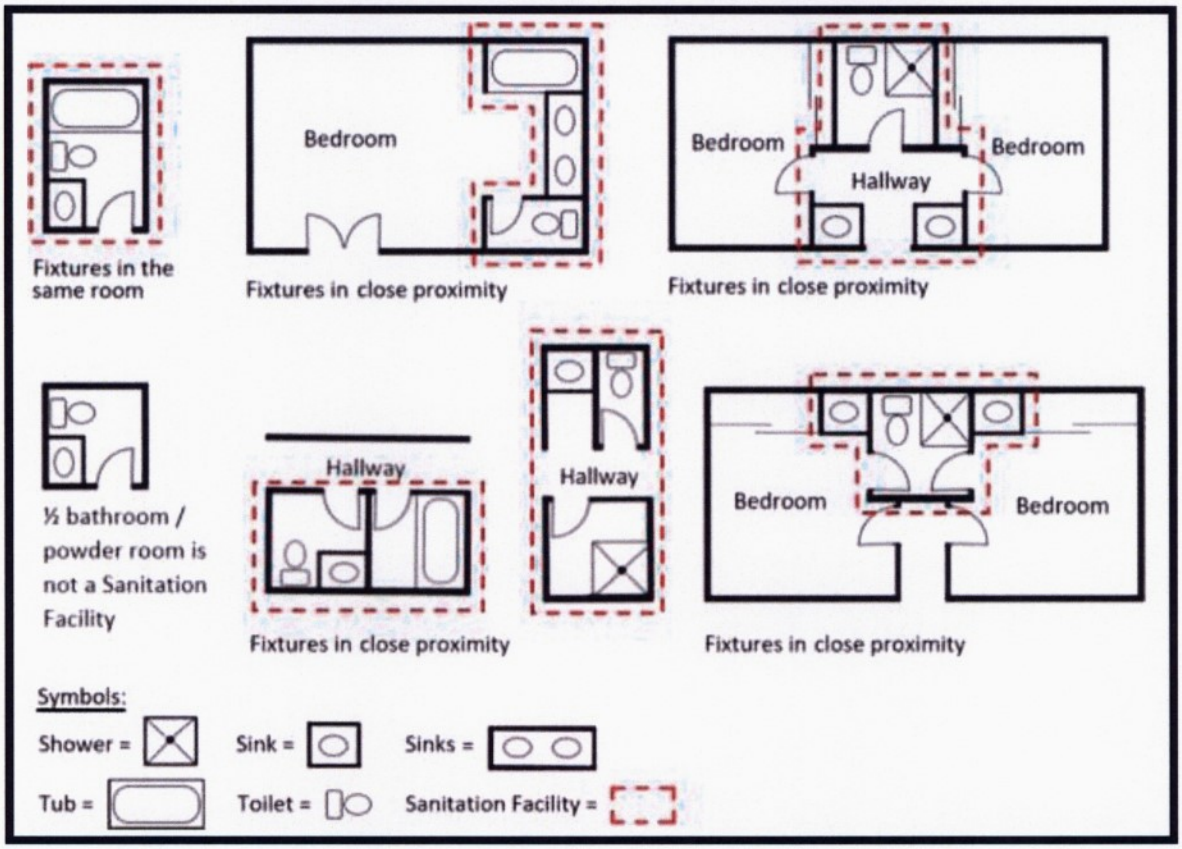


Figure 10-80.20.190 Sanitation Facility Examples

Section 29. Amend Title 10 FLAGSTAFF ZONING CODE, APPENDICES to add Appendix 1.4 Bicycle Parking Space Design Requirements, to the list, as follows:

APPENDICES

Appendix 1.1	Design Guidelines
Appendix 1.2	Additional Information on Smart Growth and Traditional Neighborhood Developments
Appendix 1.3	Sustainability Guidelines
Appendix 1.4	**Bicycle Parking Space Design Requirements**
Appendix 2	Planning Fee Schedule
Appendix 3	City of Flagstaff Landscape Plant List
Appendix 4	Outdoor Lighting Reference Material
Appendix 5	Additional Information Applicable to Division 10-50.90, Resource Protection Standards
Appendix 6	Additional Information on Affordable Housing
Appendix 7	List of Major Arterial Streets

Section 30. Amend Title 10 FLAGSTAFF ZONING CODE, APPENDICES, to add Appendix 1.4 Bicycle Space Design Requirements, as follows:

APPENDICES

Appendix 1.4
Bicycle Space Design Requirements

1.4.010 Purpose

A. It is the purpose of this Appendix to establish the minimum acceptable standards for bicycle parking spaces that are required by the Zoning Code.

1.4.020 Applicability

A. Requirements of this Appendix shall apply to all bicycle parking spaces provided on a Development Site within the Flagstaff city limits.

1.4.030 Standard Bicycle Rack Design Requirements

A. Rack Design.

1. Each rack shall be provided in accordance with one of the designs indicated in Figure 1.4.030.A., unless an alternative design is allowed in accordance with subsection C of this section.

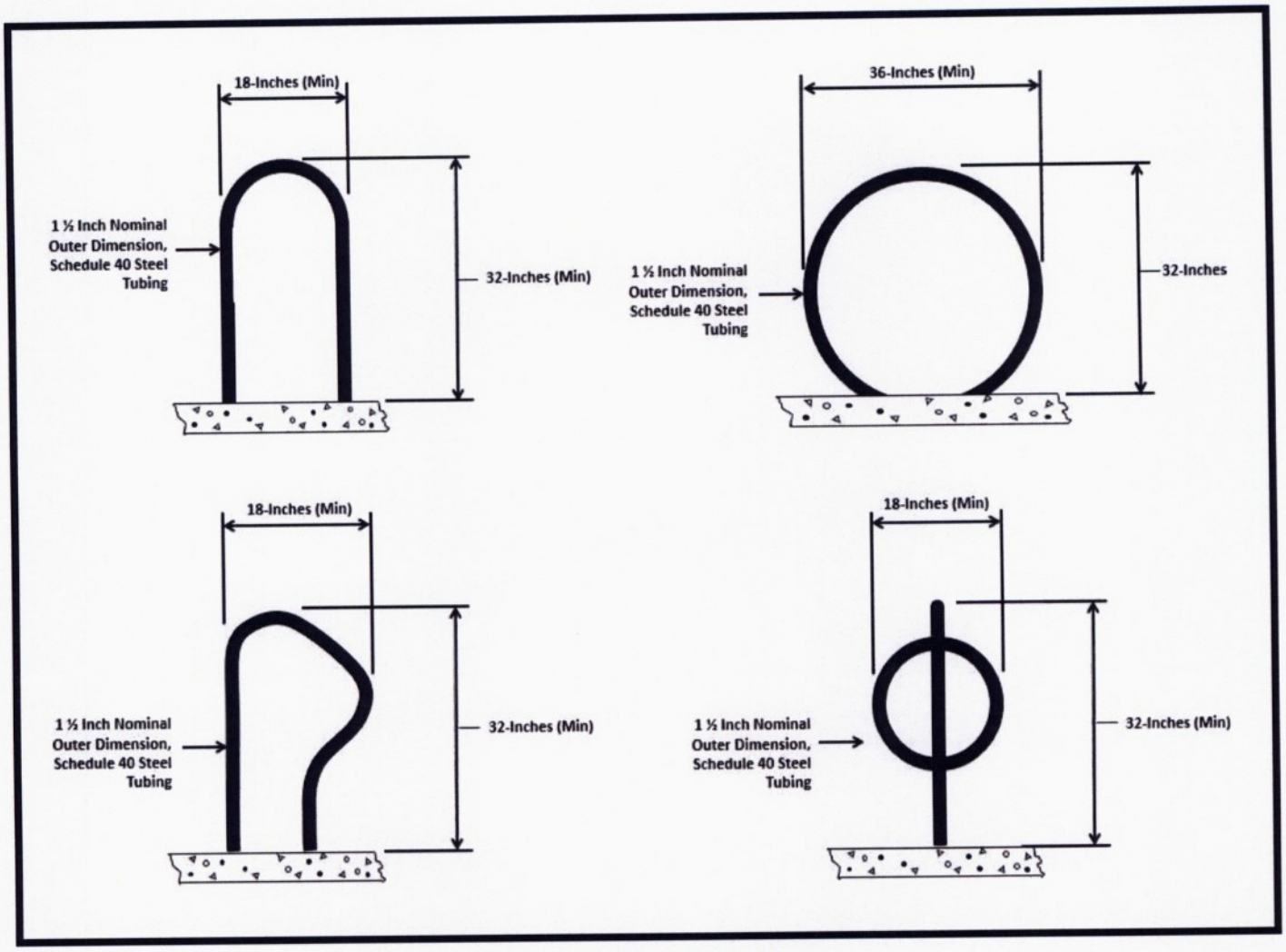


Figure 1.4.030.A. Rack Designs

B. Rack Placement.

1. The bicycle rack(s) shall be:

a. Placed in an area that complies with the location provisions of Section 10-50.80.050.B., is highly visible, well-illuminated, has frequent pedestrian activity, and is in accordance with Figure 1.4.030.B.1.;and

b. Securely mounted with a tamper-proof mounting technique to an impervious concrete, paver, or asphalt surface, unless an alternative surface is approved by the Director.

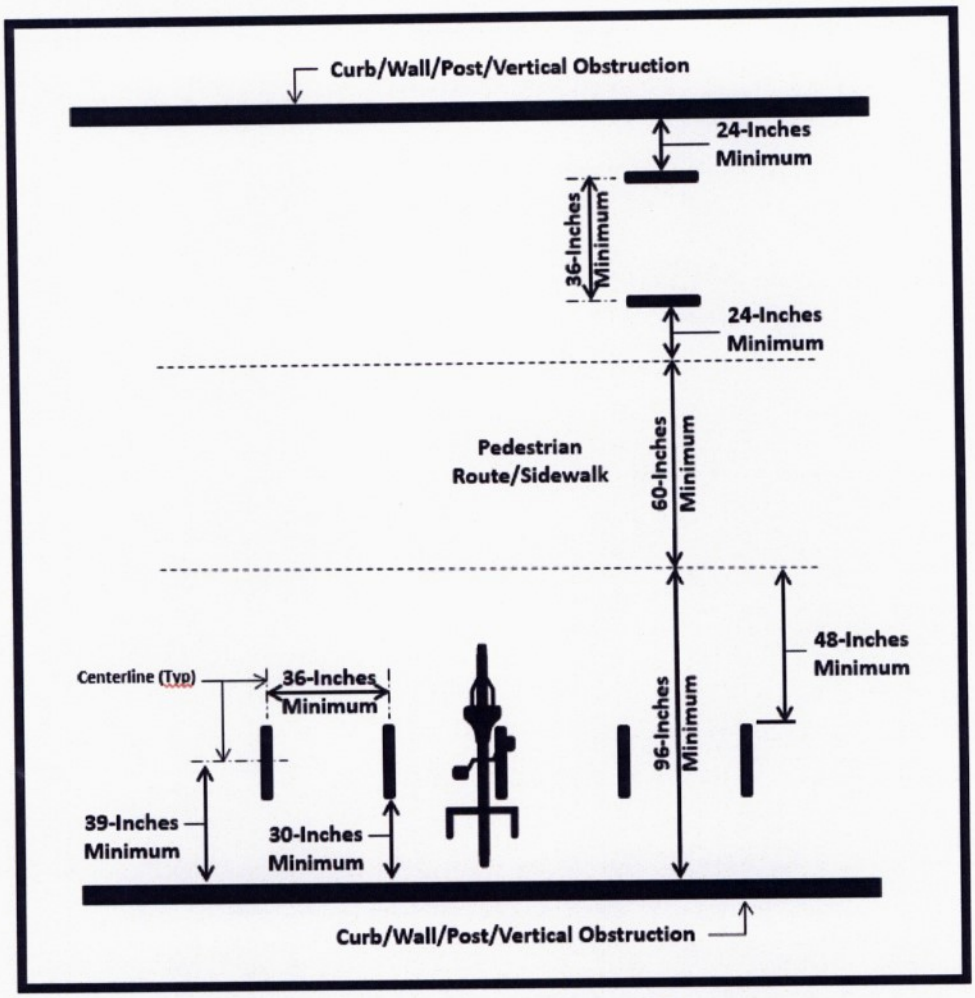


Figure 1.4.030.B.1. Bicycle Rack Placement

2. The placement of a bicycle rack shall not interfere with pedestrian movements.
3. Any bicycle rack(s) located within a parking area shall be within a barrier consisting of bollards, curbs, curb-bumpers, fences, planting areas, or a similar barrier approved by the Director.

C. Alternative Bicycle Rack Designs. The Director may approve an alternative rack design that complies with the following requirements:

1. The rack shall allow the bicycle frame and one or both wheels to be secured with a standard U-lock;
2. The rack shall be designed to support a bicycle frame in two places in a manner that does not cause damage to the wheels or allow the bicycle to tip over;
3. The rack shall be constructed of a material of sufficient strength that resists cutting, rust, bending, and deformation (Schedule 40 metal pipe is the minimum standard); and
4. The rack is not a design similar to types indicated in Figure 1.4.030.C.4.

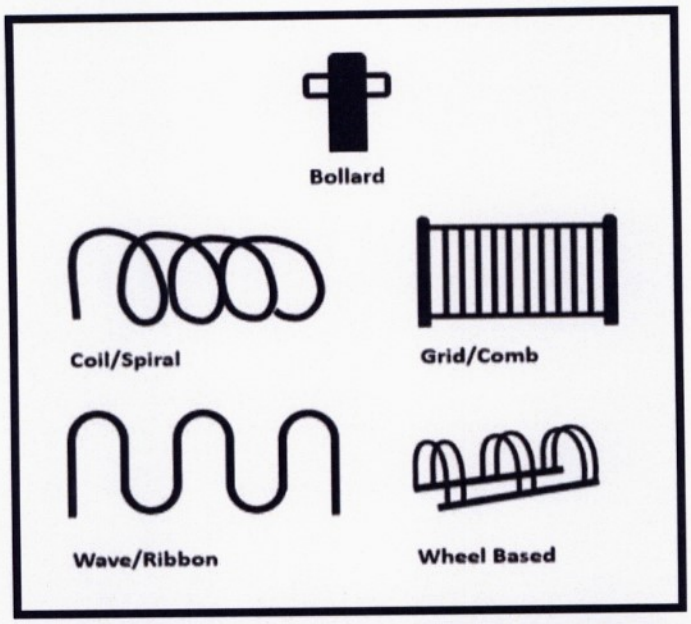


Figure 1.4.030.C.4. Unacceptable Bicycle Rack Designs

1.4.040 Standards for Indoor Secure Bicycle Parking Spaces

A. Secure Bicycle Parking Space Design.

1. The required secure bicycle parking spaces shall be in separate room(s) or cage(s) (the "Facilities") designed for bicycle storage within a building or parking structure.
2. The Facilities shall be:
    a. On the ground level, or another level that has elevator access, provided that the elevator has an interior width or depth of at least six feet;
    b. Accessed through a door or gate that utilizes an electronic keypad and code, security pass card, or a similar electronic system approved by the Director;
    c. In a location that is illuminated in accordance with the Illuminating Engineering Society (IES) of North America (IESNA) standards for security;
    d. Limited to the storage of bicycles; and
    e. Include bicycle racks or lockers.
3. The bicycle rack(s) shall:
    a. Conform with Section 1.4.030.A., unless an alternative design is allowed in accordance with Section 1.4.030.C.;
    b. Be securely mounted with a tamper-proof mounting technique to an impervious concrete, paver, or asphalt surface; and
    c. Be placed in accordance with Figure 1.4.040.A.3.c., unless an alternative configuration is approved by the Director.

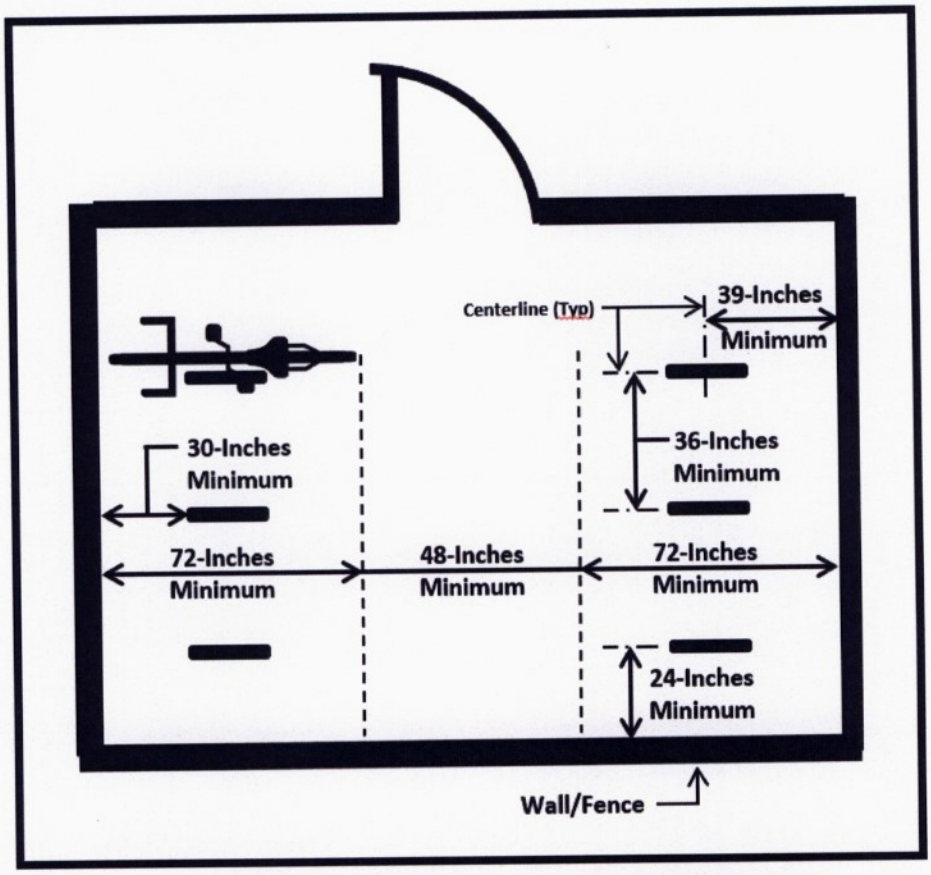


Figure 1.4.040.A.3.c. Bicycle Storage Room/Cage

1.4.050 Standards for Bicycle Lockers

A. Bicycle Locker Design and Location Requirements.

1. The lockers shall be constructed of metal. If windows are provided in the locker, the windows shall be constructed with unbreakable material. Plastic lockers are prohibited.
2. The lockers shall utilize an integral mechanical or digital ("smart") locking mechanism. Lockers that use hasp or mechanisms that allow the use of user locks is prohibited.
3. Stacked lockers shall have a wheel track to guide the bicycle into the locker.
4. Lockers located within a parking area shall be within a barrier consisting of bollards, curbs, curb-bumpers, fences, planting areas, or similar barriers approved by the Director.
5. Lockers placed outdoors shall be within 50 feet of a primary resident entry to a building. The locker(s) shall not be placed between a building and a street.
6. The lockers shall be in a location that is illuminated in accordance with the Illuminating Engineering Society (IES) of North America (IESNA) standards for security.
7. Lockers placed in a building or parking structure shall be on the ground level, or another level that has elevator access, provided that the elevator has an interior width or depth of at least six feet.
8. The placement of a locker shall not interfere with pedestrian movements.

9. The size and placement of the lockers shall conform with Figure 1.4.050.A.9., unless an alternative configuration is approved by the Director.

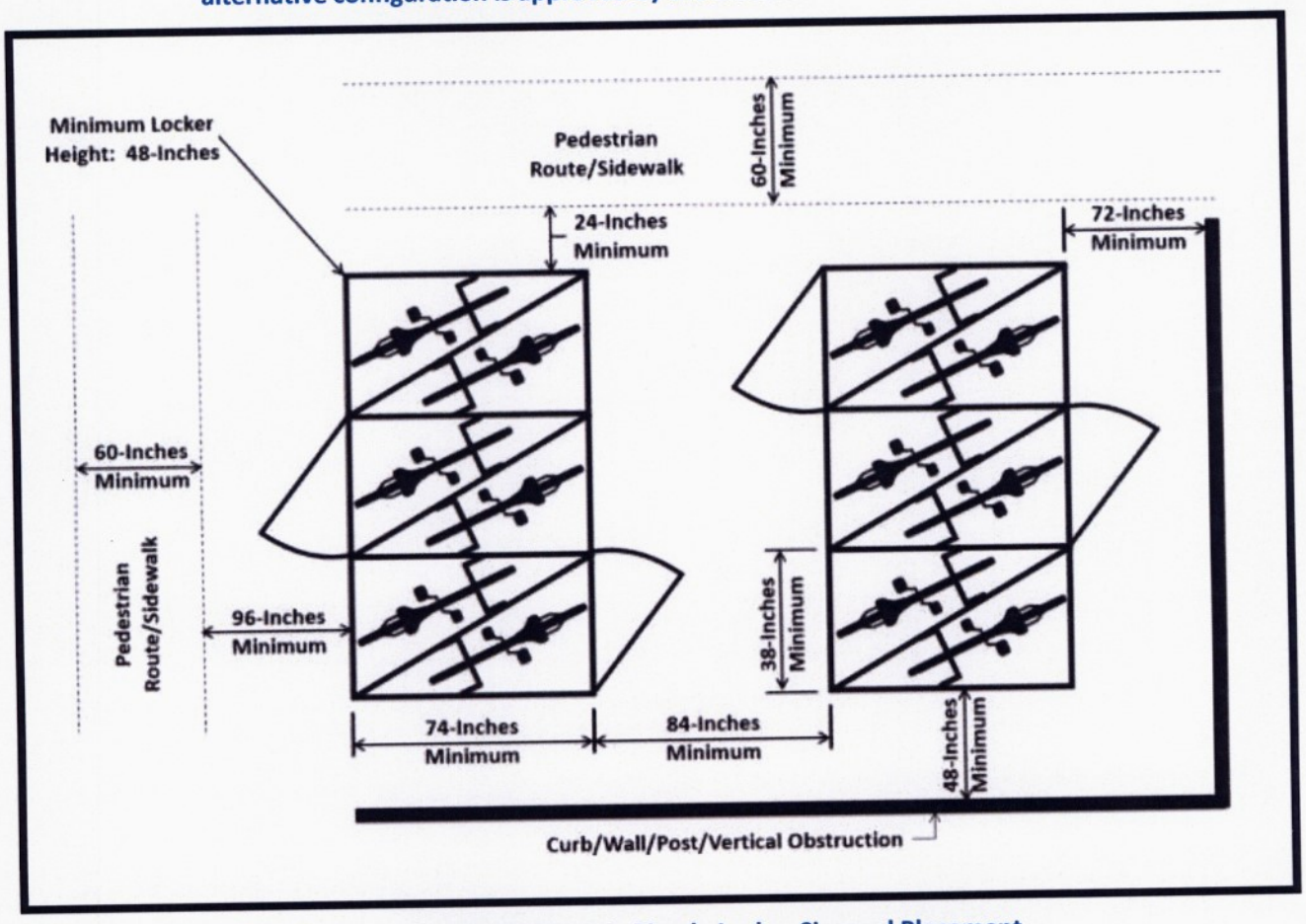


Figure 1.4.050.A.9. Bicycle Locker Size and Placement

Prop 207 Claims

Binding Waivers of Enforcement

Christina Rubalcava

Senior Assistant City Attorney

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

Background

Ordinance 2020-28

- On November 17, 2020, the Flagstaff City Council adopted Ordinance 2020-28, which made various amendments to the Flagstaff Zoning Code.
- The amendments made certain changes regulating High Occupancy Housing ("HOH"), including:
  - Requiring a Conditional Use Permit for HOH
  - Restricting HOH of 4 units or more to the pedestrian shed of an activity center
  - Adding parking, bedroom/bathroom, and other HOH regulations

Background

Prop 207 Claims

- In February 2023, the City received Prop 207 claims on behalf of 12 parcels of land.

- The owners claim that, as the result of the November 2020 code amendments, their properties lost a collective $20 million dollars.

Overview of Prop 207

- A.R.S. § 12-1134 (also known as Prop 207) provides that if "the existing rights to use, divide, sell or possess private real property are reduced by the enactment or applicability of any land use law enacted after the date the property is transferred to the owner and such action reduces the fair market value of the property the owner is entitled to just compensation from this state or the political subdivision of this state that enacted the land use law."
- The landowner must make a written demand for a specific amount of just compensation.
- The city has 90 days to pay, amend the law, or permanently waive enforcement of the new land use law on the landowner's parcel.

Overview of Prop 207

- If the city does not act, the landowner may file a claim for just compensation in superior court within three years of the date the land use law took effect.
- Just compensation for diminution in value is the reduction in fair market value for the property resulting from the land use law.
- Fair market value is the most likely price which the land would bring if exposed for sale in the open market by a purchaser who buys with knowledge of all the uses and purposes to which it is adapted and for which it is capable.

Binding Waiver of Enforcement

- If approved by Council, the City will agree and declare that the HOH Zoning Code amendments will not be enforced nor applicable to the entirety, or any portion of, the 12 properties identified in Binding Waiver of Enforcement, attached to the staff summary as Exhibit A to the Resolution.

Questions?

Any questions?

11. D.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To:	The Honorable Mayor and Council
From:	David Pedersen, Capital Improvements Project Manager
Co-Submitter:	Stacey Brechler-Knaggs
Date:	04/26/2023
Meeting Date:	05/02/2023

TITLE:

Consideration and Adoption of Resolution No. 2023-17: A resolution of the Flagstaff City Council, approving the First Amendment to the Transit Service Intergovernmental Agreement by and between the City of Flagstaff and the Northern Arizona Intergovernmental Public Transportation Authority

STAFF RECOMMENDED ACTION:

1) Read Resolution No. 2023-17 by title only
2) City Clerk reads Resolution No. 2023-17 by title only (if approved above)
3) Adopt Resolution No.2023-17

Executive Summary:

The approval of the First Amendment will allow the partnership between the City of Flagstaff and NAIPTA to provide cost-sharing benefits between to the two entities. The First Amendment to the Intergovernmental Agreement (IGA) will establish the joint development and construction of bus lanes on the new portion of Beulah Boulevard as part of the Beulah/University Realignment Project. The First Amendment also specifies roles and responsibilities of both the City of Flagstaff and NAIPTA through the construction of the Project.

Financial Impact:

The financial impact of this approval will result in the cost savings to the City of Flagstaff and NAIPTA for the joint development and construction of bus lanes and bus stops on the new portion of Beulah Boulevard. NAIPTA will be contributing an estimated $377,374 to the Project.

Policy Impact:

No impact.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Connection to Key Community Priorities, Objectives, Council Goal, Regional Plan and/or Team Flagstaff Strategic Plan:

Priority Based Budgeting Priorities and Objectives

Sustainable, Innovative Infrastructure

Utilize existing long-range plan(s) that identify the community's future infrastructure needs and all

associated costs.

Priority Based Budgeting Priorities and Objectives
Sustainable, Innovative Infrastructure
Provide effective management of and infrastructure for all modes of transportation.

Council Goal 2017 – 2019 - Transportation and Other Public Infrastructure
Deliver quality community assets and continue to advocate and implement a highly performing multi-modal transportation system.

Council Goal 2017 – 2019 - Environmental and Natural Resources
Actively manage and protect all environmental and natural resources

Region Plan Goal – Environmentally Sensitive Lands Goals and Policies
Goal E&C.7. Give special consideration to environmentally sensitive lands in the development design and review process.

Team Flagstaff Strategic Plan – Priority 3
Deliver outstanding services through a healthy environment, resources, and infrastructure.

Has There Been Previous Council Decision on This:
The Beulah/University Realignment Project has been before City Council numerous times in the past twenty years. Some of these meetings are shown below:

In 2005, the City purchased the 9.23-acre Fresquez property for the purpose of completing the University and Beulah roadway improvements.

On 2 December 2014, the City Council approved the P3 Pre-development Agreement between the City of Flagstaff, Arizona Department of Transportation and Vintage Partners, LLC, which is included with this staff summary. (Initial Agreement for the extension of Beulah Boulevard, realignment of University Avenue, and relocation of ADOT facilities).

On 21 August 2017, the City Council approved the Reinstatement of, and First Amendment to the P3 Pre-Development Agreement extending the term.

On 20 March 2018, the City Council approved the Third Amendment to P3 Pre-Development Agreement between the City of Flagstaff, Arizona Department of Transportation, and Vintage Partners, LLC.

On 17 April 2018, the City Council adopted a resolution (No. 2018-13) authorizing the execution of the Mill Town Development Agreement between Vintage Partners, LLC and the City (Mill Town Development Agreement)

On 19 October 2021, the City Council adopted a resolution (No. 2021-44) authorizing the execution of the First Amendment to the Mill Town Development Agreement between Vintage Partners, LLC and the City.

On 29 June 2021, where the 60% design plans were discussed.

On 14 June 2022, a City Council Report (CCR) was issued to update the City Council on the project.

On 6 December 2022, City Council approved the Guaranteed Maximum Price (GMP) to Eagle Mountain Construction for the construction of the project.

Options and Alternatives:

1. Approve the First Amendment to the Intergovernmental Agreement (IGA) between the City of Flagstaff and Northern Arizona Intergovernmental Public Transportation Authority (NAIPTA) for amending the Service IGA to provide the roles and responsibilities as related to the joint development of bus lanes on Beulah Boulevard.
2. Reject the IGA and forfeit this opportunity to partner on the joint development of bus lanes on Beulah Boulevard and the cost savings therein.

Background/History:

The Beulah/University Roadway Realignment Project ("Project") extends the present-day northern terminus of Beulah Boulevard to connect with University Avenue. Furthermore, University Avenue (west of Milton Road) will be realigned to match up with University Drive (east of Milton Road) via a new roundabout where Beulah Boulevard and University Avenue intersect, on the former Fresquez parcel. Additionally, this project will also be constructing a new pedestrian underpass beneath Milton Road, just south of Burger King across to Target. Moreover, the project will also include underground water, sewer, and stormwater infrastructure, several new sections of sidewalks and shared-use paths, as well as landscaping and hardscape throughout the extent of the project.

The engineering design of this Project began in June 2018 by Shephard-Wesnitzer, Inc. (SWI). The 60-percent design plans were presented to City Council on 29 June 2021 at which time City Council directed staff to modify the design with a focus on bike and pedestrian components. The modified design was presented to City Council on 5 October 2021. Since this time the plans are nearly finalized, with the only modifications being incorporating the value engineering items.

On 24 September 2021, the City procured Eagle Mountain Construction (EMC) as the Construction Manager at Risk (CMAR) for the Project. Since then, EMC has been able to assist the design team from the construction contractor perspective. By bringing EMC on board during the design process, they were able speak to constructability, phasing, availability of materials, and construction costs which helps to bring greater accuracy to Project timelines and budget.

The team conducted several value engineering workshops and meetings in the fall of 2022, which resulted in significant project savings, without reducing the scope of the Project. These savings were reflected in the Council-approved GMP on 6 December 2022.

Key Considerations:

This amendment will allow the partnership between the City of Flagstaff and NAIPTA to allow cost-sharing benefits between to the two entities. NAIPTA will contribute an estimated $377,374 to the Project for both the design and construction phases of the Project. The First Amendment also specifies roles and responsibilities of both the City of Flagstaff and NAIPTA through the construction of the Project.

Community Benefits and Considerations:

• New bike/pedestrian underpass under Milton Road
• New roadways and bike/ped-friendly roundabout and shared-use paths with greater connectivity to existing roadways and paths
• Realigning University Avenue (west of Milton) with University Drive (east of Milton)
• Replacing aged and undersized existing water and sewer infrastructure
• Improving intersection safety by reconfiguring the roadway geometry and removing surface crossings of Milton Road
• Streetlighting being brought up to City dark skies and engineering standards
• Improved roadway drainage throughout the extent of the project

• Coordinating and communicating with project stakeholders to reduce impact to businesses, NAU, community members, and visitors to our community

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Attachments: Res. 2023-17
First Amendment to Mountain Line IGA
Exhibit A - Project Overview
Exhibit B - Estimated Proportional Share
Resource Sharing Agreement

RESOLUTION NO. 2023-17

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING THE FIRST AMENDMENT TO TRANSIT SERVICE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF FLAGSTAFF AND THE NORTHERN ARIZONA INTERGOVERNMENTAL PUBLIC TRANSPORTATION AUTHORITY

RECITALS:

WHEREAS, the City of Flagstaff ("City") and the Northern Arizona Intergovernmental Public Transportation Authority ("NAIPTA" or "Mountain Line") entered into an Intergovernmental Agreement for Transit Services dated July 1, 2016 (the "Service IGA"); and

WHEREAS, the City and NAIPTA desire to amend the Service IGA.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

The First Amendment to Transit Intergovernmental Agreement by and between the City of Flagstaff and the Northern Arizona Intergovernmental Public Transportation Authority ("the First Amendment") attached hereto is hereby approved, and the Mayor is authorized to execute the same.

SECTION 2. Delegation of Authority.

The Mayor, City Engineer, Management Services Director, City Clerk, or their delegates or agents, are hereby authorized and directed to take all steps and execute all documents necessary to carry out the purpose and intent of said document.

SECTION 3. Effective Date.

This resolution shall be effective thirty (30) days after adoption.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 2nd day May, 2023.

_____

MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Attachment:
First Amendment to the Service IGA (including exhibits)

FIRST AMENDMENT TO TRANSIT SERVICE

INTERGOVERNMENTAL AGREEMENT

CITY OF FLAGSTAFF

AND

NORTHERN ARIZONA INTERGOVERNMENTAL PUBLIC

TRANSPORTATION AUTHORITY

THIS FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT (this "FIRST Amendment") is made and entered into effective as of the ___ day of _____, 2022 (the "Effective Date"), by and between the City of Flagstaff, an Arizona municipal corporation ("City"), and the Northern Arizona Intergovernmental Public Transportation Authority, a corporate body and political subdivision of the State of Arizona ("NAIPTA") City and NAIPTA are sometimes referred to in this First Amendment collectively as the "Parties" and each individually as a "Party."

RECITALS:

A. The Parties entered into an Intergovernmental Agreement for Transit Services dated July 1, 2016, (the "Service IGA").

B. The Parties now desire to amend the Service IGA to provide the roles and responsibilities as related to the joint development of bus lanes on Beulah Boulevard, Flagstaff, AZ 86001, as depicted in the attached Exhibit A.

AGREEMENTS:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby amend the Service IGA by adding a new Section 11 to read as follows:

11. **Beulah/University Project Bus Only Lanes and Bus Stops**

11.1 NAIPTA Obligations

11.1.1 NAIPTA shall pay for 100% of the actual City costs to design and construct the Bus Only Lanes and Bus Stops Pads on Beulah Boulevard in Flagstaff, which shall be determined as 1.6210% of the final Total Project Cost of Work as calculated by the City, plus $22,000 for design costs: ("the Final Cost"). The Final Cost is currently estimated to be $356,121, plus taxes of 5.968% ($21,253), for a total of $377,374, attached as Exhibit B.

11.1.2 NAIPTA shall provide the City with bus stop pad specifications and provide timely review, feedback, and approval of proposed improvements. NAIPTA shall be responsible for purchase and installation of all bus stop amenities (shelter, bench, trash receptacle, bike rack, etc.

11.1.3 NAIPTA shall be responsible for providing timely review, feedback, and approval of proposed final design layout and location of Beulah Bus Stops prior to construction. NAIPTA shall be responsible for review and acceptance of Bus Stop improvements upon completion of construction. NAIPTA shall own and maintain Bus Stops upon completion of construction.

11.1.4 NAIPTA shall be responsible for providing timely review, feedback, and approval of proposed relocation of existing bus stop improvements at the northeast corner of Milton Rd and University Ave, Flagstaff as necessary for related Beulah/University Project elements.

11.1.5 NAIPTA shall make a one-time, lump sum payment of the Final Cost to the City of Flagstaff within 30 days of receipt of an invoice from the City of Flagstaff, less the total amount that NAIPTA has paid to City for purchase of clean fill (dirt) under a separate Resource Use and Sharing Agreement entered into by and between the parties on _____, 202___ ("the Credit"). NAIPTA shall use local transportation tax dollars and not federal funds to pay the Final Cost.

11.2 City Obligations

11.2.1 The City shall be responsible for procuring services necessary to design and construct the Bus Only Lanes and Bus Stops Pads on Beulah Boulevard in Flagstaff.

11.2.2 The City shall be responsible for project management during design and construction phases of the project.

11.2.3 The City shall be responsible for cost of installation and maintenance of "Bus Only" markings.

11.2.4 The City shall be responsible for the design and construction of two bus stop pads along Beulah Boulevard, one on each side of roadway, to serve as NAIPTA bus stops. Beulah Bus Stops will be constructed to accommodate future transit service with the following schematic footprint: 7' 5" deep x 60' long on the east side of extended Beulah Boulevard and 10' 5" deep x 60' long on the west side. The City shall consult with NAIPTA on the final design layout and location prior to City's approval of final design and construction.

11.2.5 The City shall reimburse NAIPTA for a proportionate share of the Final Cost if the Bus Only lanes are reverted to general purpose lanes in less than seven (7) years, from the date of being placed in service. The proportionate share is

calculated as follows: (Final Cost)/84 = $/month. For example, if the Final Cost is $400,000, and the Bus Only lanes are reverted to general purpose lanes six (6) years and 2 months after being put into service, then the reimbursement amount is 10 months x $4,761.90 = $ 47,619.00.

11.2.6 The City shall be responsible for relocation of the existing bus stop improvements at the northeast corner of Milton Rd and University Ave (also known as the Target bus stop), as necessary. The City shall consult with NAIPTA on appropriate new location and be responsible for repayment of any residual federal investment in the stop if the new stop is not identical to current improvement, if any.

11.2.7 The City shall invoice NAIPTA for a one-time, lump sum, payment for the Final Cost within 60 days after Final Acceptance and accounting for final expenses.

Except as amended by this First Amendment, the Service IGA shall remain in full force and effect. In the event of any conflict between this First Amendment and the Service IGA the terms of this First Amendment shall prevail. The Service IGA defines some of the capitalized terms used in this Amendment.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have executed this First Amendment effective as of the Effective Date set forth above.

CITY OF FLAGSTAFF	NAIPTA
_____	_____
Becky Daggett Mayor	Heather Dalmolin, CEO & General Manager
Attest:	Attest:
_____	_____
City Clerk	Clerk of the Board

PROPER FORM AND AUTHORITY:

This First Amendment to the Service IGA has, prior to its execution, been submitted to the attorney for each Party, who has determined that the agreement is in the proper form and is within the powers of and authority granted under the laws of this state to such Party.

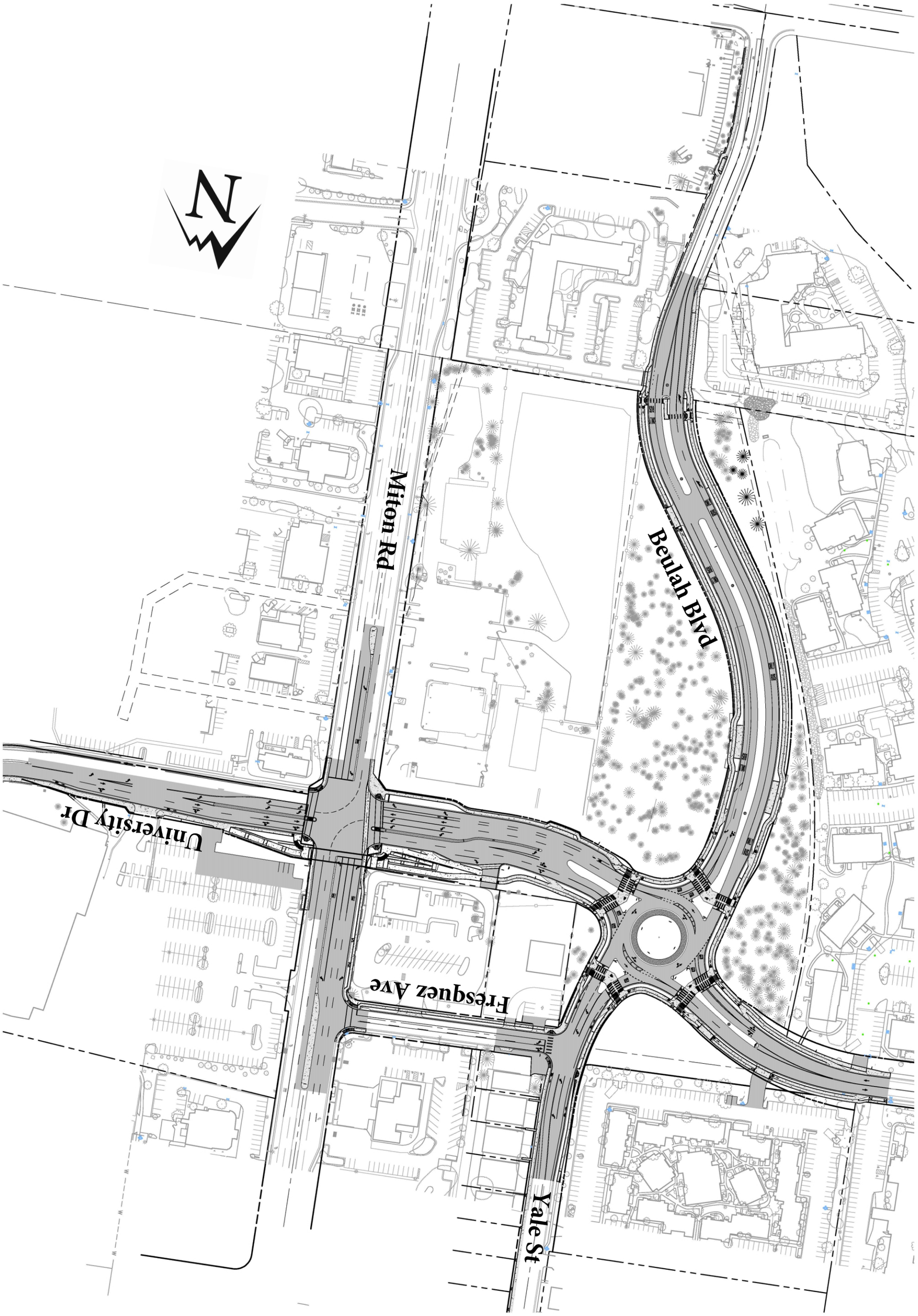
Dated this ___ of _____, 20__.	Dated this ___ of _____, 20__.
By: _____ Sterling Solomon City of Flagstaff Attorney	By: _____ Scott A. Holcomb NAIPTA General Counsel

Attachments:
Exhibit A: *Project Overview Plan*
Exhibit B: *Estimated Proportional Cost Share Breakdown*

Exhibit A - Project Overview Plan

FILE: P:\2018\18121\Drawings\PDF & DWF\Exhibits\2022-01-12 OVERALL SITE\EXHIBIT.dwg SWI-C3D-2021

PLOTTED: Jan 13, 2022-8:05am



SHT NO. 1 OF 1

DRAWING NO. EX01

Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

REVISIONS			
NO.	DESCRIPTION	DATE	BY

SWI Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO:	18121
DATE:	JAN 22
SCALE:	
DRAWN:	
DESIGN:	
CHECKED:	

BEULAH & UNIVERSITY IMPROVEMENT PLANS

FLAGSTAFF ARIZONA

OVERALL SITE

Exhibit B - Estimated Proportional Share Breakdown

Total Construction		
Project Cost of Work (COW)	$	14,941,335
*Mountain Line (ML) Cost of Work**	$	238,333
Project Cost of Work Less ML COW	$	14,703,002
ML COW as Percentage of Project COW		1.6210%

* Cost of Work has been updated to remove the Milton bus stop items.

Mountain Line Cost of Work	$	243,764
Cost of Milton Bus Stop Work	$	5,431
Updated Cost of Work	$	238,333

Construction Soft Costs		
Miscellaneous	$	1,541,250
General Conditions	$	1,169,600
Construction Fee	$	1,288,875
Performance & Payment Bond	$	139,198
Insurance	$	141,171
Sales Tax	$	1,055,154
CMAR Contingency	$	275,000
Owner's Contingency	$	299,000

Mountain Line Proportionate Share		
Calculated Percentage of COW		**1.6210%**
Miscellaneous	$	24,983
General Conditions	$	18,959
Construction Fee	$	20,892
Performance & Payment Bond	$	2,256
Insurance	$	2,288
Sales Tax	$	17,104
CMAR Contingency	$	4,458
Owner's Contingency	$	4,847
ML COW	$	238,333
Project Design Contribution	$	22,000
Subtotal	$	356,121
Taxes (5.968%)	$	21,253
Mountain Line Total Proportionate Share	**$**	**377,374**

RESOURCE USE AND SHARING AGREEMENT

THIS RESOURCE USE AND SHARING AGREEMENT (hereafter "Agreement") is made and entered into this ____ day of_____, 202___ by and between the CITY OF FLAGSTAFF, a political subdivision of the State of Arizona (hereafter "City") and NORTHERN ARIZONA INTERGOVERNMENTAL PUBLIC TRANSPORTATION AUTHORITY (hereafter "Mountain Line"), a political subdivision of the state of Arizona. City and Mountain Line may be referred to in this Agreement individually as "Party" or together as "Parties."

RECITALS

A. WHEREAS, the Parties are members of a cooperative procurement agreement known as the Flagstaff Alliance for the Second Century Intergovernmental Agreements dated November 19, 2020 (hereafter the "Alliance IGA"), formed to address area-wide issues in the greater Flagstaff area and to better leverage the resources of Alliance members for the benefit of the community; and

B. WHEREAS, through the Alliance IGA, the Parties are permitted to enter into additional agreements for the purpose of using and sharing resources in a manner consistent with the terms set forth within the Alliance IGA; and

C. WHEREAS, the Parties desire to enter into this Agreement in accordance with the Alliance IGA and therein define the resource, the purpose, and the responsibilities of the Parties in conjunction with the project or resource referred to as: clean fill and crushed rock; and

D. WHEREAS, the City has authority to enter into this Agreement pursuant to Arizona Revised Statutes ("A.R.S.") §§ 11-952 and 41-2632 and the Flagstaff City Charter, Article I, Section 3; and

E. WHEREAS, Mountain Line has authority to enter into this Agreement pursuant to A.R.S. §§ 11-952 and 28-9122(A)(4),; and

F. WHEREAS, City needs to dispose of up to 50,000 cubic yards of clean fill ("Dirt") as part of the Beulah/University Drive Realignment Project ("Road Project"); and

G. WHEREAS, Mountain Line needs to purchase dirt in amount of approximately 11,540 CYs for its Commercial Driving License course project ("the CDL Project") and approximately 18, 500 CYs for its Downtown Connection Center ("the DCC Project").

NOW THEREFORE, in consideration of the mutual obligations and covenants set forth herein, the Parties agree as follows:

AGREEMENT

A. TERM AND TERMINATION:

1. This Agreement shall become effective on the date it is adopted, approved, and fully executed by both the City and Mountain Line and shall continue in full force and effect for a period of five (5) years from the date of its execution unless otherwise terminated prior to that date by either Party pursuant to the terms and conditions of this Agreement so long as both Parties remain a Party to the Alliance IGA, and the Alliance IGA is not terminated. This Agreement may be renewed for one (1) additional five (5) year term through an addendum signed by both Parties so long as both Parties remain a Party to the Alliance IGA, and the Alliance IGA is not terminated.

2. Notwithstanding the foregoing, either Party may terminate this Agreement for convenience by providing the other Party ninety (90) days' prior written notice.

B. RESPONSIBILTIES:

1. Purchase Price. City agrees to sell, and Mountain Line agrees to purchase surplus dirt from City, at the negotiated price of $356,121, plus taxes of 5.968% ($21,253), for a total of $377,374 for 30,040 CYs to include applicable state and local transaction privilege taxes. City will determine the amount of surplus Dirt available for sale. The sale price includes all labor, equipment, and materials necessary for the City to load the dirt onto Mountain Line's contractor trucks at the City's worksite location. Mountain Line warrants that this purchase price is less than or equal to the price for cubic yard that it would otherwise pay if not purchasing from the City.

2. Dirt Source. The Dirt is sold "as is" and will be sourced from the Road Project construction in the proximity of the southwest corner of University Avenue and Milton Road. Mountain Line has had the opportunity to inspect and test the Dirt source if so desired.

3. Cubic Yards Purchased and Schedule. Mountain Line shall notify City's Project Manager of the total cubic yards of dirt desired and proposed time frame for pickup. City's Contractor and City's Project Manager shall approve the following in advance in writing: the cubic yardage to be sold; date(s) and time(s) for pickup ("Approval"). If the parties are unable to agree in advance upon the cubic yardage to be sold, and date(s) and time for pickup, then City shall have no obligation to sell, and Mountain Line shall have no obligation to purchase Dirt. The City anticipates the Dirt will begin being available late April of 2023.

4. Pickup Location. Mountain Line shall remove the dirt from the City's worksite location at the southwest corner of University Avenue and Milton Road, as agreed upon in the Approval.

5. Loading; Ownership. City's Contractor will load the Dirt onto Mountain Line's contractor trucks for transport. The Dirt shall be deemed to be the property of Mountain Line upon loading it onto Mountain Line's contractor trucks. City shall not be responsible for any events related to the Dirt after loading, including but not limited to transportation, storage, or use of the Dirt.

6. Invoicing. Within 10 days from the date of a Dirt pickup from the worksite location, City shall invoice Mountain Line for the Dirt removed. Mountain Line shall have 30 days to confirm or dispute the invoice amount, and to pay the invoiced amount or adjusted amount agreed upon by the Parties.

7. Crediting. Mountain Line's payments to the City for Dirt shall be credited and applied towards Mountain Line's financial obligation to help pay for additional improvements to University Avenue pursuant to the First Amendment to Intergovernmental Agreement for Transit Service between the parties dated January, 2021.

C. PERSONNEL:

Each Party's personnel will not for any purpose be considered employees or agents of the other Party. Each Party assumes full responsibility for the actions of its personnel while performing activities and services under this Agreement, and shall be solely responsible for their supervision, daily direction and control, payment of salary (including but not limited to withholding of income taxes and social security), workers' compensation, and disability benefits.

D. INSURANCE AND INDEMNIFICATION:

1. Mountain Line shall maintain adequate insurance to cover any liability arising from the acts and omissions of Mountain Line employees or agents participating in this Agreement. Mountain Line shall cause its contractors and subcontractors that will performing work under this Agreement to name the City of Flagstaff, its general contractor, Eagle Mountain Construction Co., Inc., an Arizona for profit corporation, and P3 Party and landowner VP Cinema, LLC, an Arizona limited liability company as "additional insureds" and provide a certificate(s) of insurance evidencing the same. Mountain Line shall not be responsible for maintaining insurance coverage for liability arising from the acts and omissions of City employees or agents.

2. City shall maintain adequate insurance (which may include a bona fide self-insurance program) to cover any liability arising from the acts and omissions of City employees or agents participating in this Agreement. City shall not be responsible for maintaining insurance coverage for liability arising from the acts and omissions of Mountain Line employees or agents.

3. Each Party (as "indemnitor") agrees to indemnify, defend, and hold harmless the other Party (as "indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "claims") arising out of bodily injury of any person (including death) or property damage but only to the extent that such claims which result in vicarious/derivative liability to the indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the indemnitor, indemnitor's officer, officials, agents, employees, or volunteers.

E. NONAPPROPRIATION:

If a Party's performance under this Agreement depends upon the appropriation of funds by its respective governing body, and funds necessary for performance are not so appropriated, then either Party may provide written notice to the other Party and immediately cancel this Agreement without further obligation of either Party.

F. RECORD INSPECTION AND RETENTION:

The Parties agree to retain all books, accounts, reports, files, and other records relating to the Agreement and to make such records available at all reasonable times for inspection and audit by the other Party or the Auditor General of the State of Arizona, or their agents, during the term of and for a period of five (5) years after completion of this Agreement.

G. CONFLICT OF INTEREST:

In accordance with A.RS. § 38-511, this Agreement may be cancelled for conflict of interest within three (3) years after its execution, without penalty or further liability.

H. NON-DISCRIMINATION:

The Parties agree to comply with all applicable state and federal laws, rules, regulations, and executive orders governing equal employment opportunity, immigration, non-discrimination, including the Americans with Disabilities Act, sexual orientation, or gender identity or expression.

I. THIRD-PARTY BENEFICIARIES:

This Agreement is intended for the exclusive benefit of the Parties hereto. Nothing herein is intended to create any rights or responsibilities to third parties.

J. ASSIGNMENT:

Neither Party shall have the right to assign this Agreement without prior written consent of the other Party.

K. MANNER OF FINANCING:

Each Party to this Agreement shall be responsible for its own costs and budgeting for performance of their respective obligations.

L. DISPUTES AND ARBITRATION:

In the event of a dispute between the Parties to this Agreement, the Parties shall attempt

to resolve the disagreement on an informal, good faith basis. If that fails, pursuant to A.R.S. § 12-1518, the Parties may agree to mandatory arbitration of any legal action that is filed in the Arizona Superior Court.

M. RELATIONSHIP AND USE OF MARKS:

Except as otherwise agreed in writing, the Parties acknowledge that the relationship created by this Agreement is limited to Dirt purchase and sale. Neither Party shall make any representations stating or implying the Parties engage in broader transactions or that a Party is otherwise associated with the other without first obtaining express written permission from the other Party. In addition, neither Party shall use any trade name, trademark, service mark, logo, domain name, nor any other distinctive brand feature owned or used by the other Party without its express written authorization.

N. NOTICES:

To City:

David Pedersen, Project Manager
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2677
Email: DPedersen@flagstaffaz.gov

with a copy to:

Christina Rubalcava
Senior Assistant City Attorney
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2046
Email: CRubalcava@flagstaffaz.gov

To Mountain Line:

Anne Dunno, PMP, Capital Project Manager
Mountain Line
3773 N. Kaspar Drive
Flagstaff, AZ86004
Phone: (928) 679-8942
Email: adunno@mountainline.az.gov

with a copy to:

Scott A. Holcomb
General Counsel
Dickinson Wright PLLC
1850 N. Central Avenue, #1400
Phoenix, AZ 85020
Phone: 602-285-5028
Email: SHolcomb@dickinsonwright.com

O. COUNTERPARTS:

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

P. AMENDMENTS AND RELATED AGREEMENTS:

This Agreement constitutes the entire agreement of the Parties relating to the subject matter hereof as of the date of execution. All amendments or modifications of this Agreement shall be in writing and approved by the Parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their undersigned authorized representatives.

[Signature page follows]

NORTHERN ARIZONA INTERGOVERNMENTAL PUBLIC TRANSPORTATION AUTHORITY (MOUNTAIN LINE)

_____

By:
Its:

This Agreement has, prior to its execution, been submitted to the attorney for Mountain Line, who has determined that the Agreement is in the proper form and is within the powers of and authority granted under the laws of this State to Mountain Line.

_____

Legal Counsel for Mountain Line

CITY OF FLAGSTAFF

_____

By:

Attest:

_____

By: Stacy Saltzburg, City Clerk

This Agreement has, prior to its execution, been submitted to the attorney for the City of Flagstaff, who has determined that the Agreement is in the proper form and is within the powers of and authority granted under the laws of this State to the City of Flagstaff.

_____

City Attorney

City Council Meeting - FINAL **12. A. i.**

Meeting Date: 05/02/2023

From: Tiffany Antol, Zoning Code Manager

Information

TITLE:

Consideration and Adoption of Resolution No. 2023-20 and Ordinance No. 2023-12: A Resolution of the City of Flagstaff, Coconino County, Arizona, declaring as a public record that certain document filed with the City Clerk entitled "NAH Health Village Phase 1 Specific Plan" and an Ordinance of the City Council of the City of Flagstaff, Coconino County adopting the NAH Health Village Phase 1 Specific Plan to guide the development of 172.62 acre of real property and to provided specific development requirements for 93.39 acres generally located at 1120 W Purple Sage Trail.

STAFF RECOMMENDED ACTION:

At the May 2, 2023, Council Meeting:

1) Hold Public Hearing
2) Read Resolution No. 2023-20 by title only
3) City Clerk reads Resolution No. 2023-20 by title only (if approved above)
4) Read Ordinance No. 2023-12 by title only for the first time
5) City Clerk reads Ordinance No. 2023-12 by title only (if approved above)

At the May 16, 2023, Council Meeting:

6) Adopt Resolution No. 2023-20
7) Read Ordinance No. 2023-12 by title only for the final time
8) City Clerk reads Ordinance No. 2023-12 by title only (if approved above)
9) Adopt Ordinance No. 2023-12

Executive Summary:

Specific Plan request, by Northern Arizona Healthcare (NAH) Corporation, of approximately 172.6 acres located at 1120 W Purple Sage Trail for the NAH Health Village currently zoned Rural Residential (RR – 74.62 acres), Estate Residential (ER – 97.76 acres), and Single Family Residential (R1 – 0.25 acres). Of the 17 parcels included in this request, all but three are currently within the Resource Protection Overlay (RPO). The remaining three parcels will be added to the RPO as the properties are rezoned in accordance with the Specific Plan, if adopted. This Specific Plan request is the first of two entitlement cases including a Concept Zoning Map Amendment. The Planning & Zoning Commission held a public hearing on March 22 and April 12 and on April 19 voted 4-2 to recommend denial of the NAH Health Village Phase 1 Specific Plan. The Commission could not find that the proposed specific plan was in conformance with the Flagstaff Regional Plan specifically in regard to the Carbon Neutrality goals, Transit goals, and Cost of Development goals.

Financial Impact:

Financial impact of this development will be considered with the Development Agreement.

Policy Impact:

There are no anticipated policy impacts affiliated with the proposed Specific Plan.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities & Objectives

Foster a safe, secure, and healthy community.
Deliver outstanding services to residents through a healthy, well maintained infrastructure system.
Grow and strengthen a more robust, diverse, and resilient economy.

Carbon Neutrality Plan

Ensure all mitigation actions improve Flagstaff's ability to adapt to the future.
Encourage vibrancy, appropriate density, and attainability in existing neighborhoods so that more residents can live within walking distance to their daily needs.
Create inclusive networks for walking and biking that are continuous, attractive, safe, comprehensive, and convenient people of all ages.
Encourage Flagstaff residents and visitors to walk, bike, roll and take the bus.
Invest in comprehensive and equitable transit.
Increase renewable energy installations and usage in new buildings
Support solar installations on existing residential and commercial buildings.
Encourage new buildings to rely on the electric grid as their main energy source.

Regional Plan

A complete analysis of the Regional Plan goals and policies can be found in the attached Planning & Zoning Commission report.

Has There Been Previous Council Decision on This:

There has not been a previous City Council decision on this resolution or ordinance.

Options and Alternatives:

The City Council may adopt, modify, or deny the proposed specific plan.

Background/History:

The applicant, NAH, is requesting adoption of the Northern Arizona Healthcare Health Village Specific Plan (the “Plan”) to support the future development of approximately 172.6 acres of land for a new regional hospital and ambulatory care facility, surrounded by a Health Village designed as a location for a full range of medical, health, and wellness services mixed with supporting commercial, retail, research, and housing opportunities. This new regional hospital is intended to replace the existing Flagstaff Medical Center (FMC) that has been operating in Flagstaff since 1936. NAH has owned and operated FMC for the past 35 years. FMC currently maintains a 242-bed patient facility and is an Arizona-certified Level 1 Trauma Center. FMC is the only Arizona Level 1 Trauma Center north of Phoenix.

FMC’s current campus consists of 40 acres of land that is divided by a primary transportation route (Beaver Street). NAH has struggled to maintain efficiencies on the existing site due to physical constraints and has worked continuously over the years on the existing site to enhance services to the Community. While NAH owns additional undeveloped land in the immediate vicinity of the existing hospital, those parcels are not contiguous and new development on those lots is likely to exacerbate existing issues with the current development. NAH has decided to pursue a new greenfield development to provide more efficient medical services as well as expand service offerings. In addition to the hospital, NAH has opted to plan for a larger development with supporting uses on an overall 172-acre site known as a “Health Village.” These supporting uses include complementary retail, commercial, research,

education, and residential units. The anchor of the Health Village will be a new regional hospital with up to 448 beds, outpatient care including surgical services, and medical and administrative offices. Open space and civic space are also incorporated to support the Health Village concept.

This Plan is proposed to be adopted in phases in conjunction with future zoning map amendments. This Plan is intended to be adopted by ordinance and provide development standards and phasing of infrastructure for the planning area. This Plan will also serve as official City policy providing direction on how to implement the Regional Plan regarding future rezoning applications. Within this Plan, there is language that describes which parts of the documents are aspirational, advisory, and strategy, and which are standards and guidelines. Specific Plans are processed as a minor amendment to the Flagstaff Regional Plan and follow the enhanced procedural requirements for public participation and notification required of major plan amendments.

Key Considerations:

Specific Plan – PolicyFramework

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

Specific Plan – Regulatory Framework

The Specific Plan divides the 172.6-acre site into seven land use areas, each with their own proposed zoning category and intended level of development. The Concept Land Use Area Program on pages 26 and 27 of the Plan provide all the details for each planning area.

Land Use areas 1a and 1b comprise 35.2 acres, which are intended as open space or as active or passive recreation areas. Area 1a includes open space areas on either side of the Sinclair Wash FUTS trail. Area 1b is a wellness retreat adjacent to the Hospital and ACC, which is intended to include features such as paths, trails, gathering areas and civic space. Both land use areas are included in the Phase 1 Concept Zoning Map Amendment.

Land Use Areas 2a, 2b, and 2c are all located within the S16 activity center. Area 2a is a 17.4 gross-acre site at the northern end of the planning area. It is intended for mixed-use, and it may include a combination of residential and commercial uses, including retail and lodging. Area 2b comprises 63.2 gross acres and will be the location of the Hospital and ACC. The Hospital is intended to be built out in phases. Initially, the Hospital and ACC will consist of 956,892 gross square feet (or almost 22 acres) of development with an estimated 276 patent beds. Future expansions include a surgery center expansion, additional patient bed tower, and an emergency department expansion. At full build out the hospital will consist of more than 1.1 million gross square feet (or 25.25 acres) of development with up to 448 patient beds. Area 2c is a 3.4 gross acre site within the same block as the Hospital and ACC. It will accommodate commercial use, most likely lodging with a restaurant and/or retail component. Only land use area 2b is included in the Phase 1 Concept Zoning Map Amendment. The remaining areas will be included in a future rezoning request.

Land Use Area 2d is located south of the realigned Purple Sage Trail just outside the activity center. This area is 25.7 gross acres and is intended for commercial uses, particularly clinical patterns, medical offices, retail, and service uses.

Land Use Area 3 is 27.8 gross acres intended for research and development uses including research, labs, training, and education as well as light manufacturing.

Specific Plan Zoning Modifications – City of Flagstaff Zoning Code

If this Specific Plan is adopted and approved in conjunction with the Concept Zoning Map Amendment, approximately 98.39 aces of the total 172.6 acres included in the Health Village will be rezoned from RR (40.47 acres) and ER (57.92 acres) to HC (63.18 acres) and PF (35.21 acres). Of the 14 parcels included in this rezoning request, all but three (APN 112-10-036, 112-10-037, and 112-05-125) are currently within the RPO. These remaining three parcels will be added to the RPO as part of this request. The Concept Zone Plan is included in the Specific Plan but is discussed in greater detail within the Concept Zoning Map Amendment staff summary.

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

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

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

Site Planning Design Standards

Site Planning Design Standards are intended to reinforce the character of the neighborhoods, districts and corridors of the City to promote more livable, sustainable communities. Site Planning Design Standards include provisions for natural features and site drainage; compatibility; building placement; parking lots, driveways, and service areas; pedestrian and bicycle circulation systems; open spaces, civic spaces, and outdoor public spaces; and private streets. The Plan proposes to modify the requirements for Building placement.

Building placement on a development site is important because it establishes the form and pattern for the development along a street, which in turn affects the human scale of a site layout, its economic vitality, and how well the site functions with the connections between buildings, parking areas, and adjacent development. Building-forward design solutions that ensure the building front is located at or near the sidewalk edge are required. Display windows and other architectural features that provide interest to pedestrians shall also be incorporated into the design.

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

Architectural Design Standards

The purpose of the Architectural Design Standards in the Zoning Code is to reinforce the unique character of Flagstaff's architectural history. It also promotes the use of indigenous, traditional building materials and a human scale to create an inviting pedestrian realm. The regulations encourage new development to be in character and scale with the existing fabric of Flagstaff. NAH has prepared unique architectural design standards for the Hospital site that fall within the category of "Mountain Modern" architecture which juxtaposes rustic elements of traditional vernacular architecture with the clean lines of contemporary architecture. The primary components of these standards including Building Materials and Building Massing and Scale.

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

The NAH guidelines modify the Building Massing and Scale requirements to remove the specific requirements for articulation as follows.

Current Code Requirement

For all buildings in non-transect zones, wall planes shall be divided into modules that express traditional dimensions such that a primary facade plane shall not exceed 75 feet in length. If a wall plane exceeds this dimension, then a jog shall be provided to divide it into subordinate elements each less than 75 feet in length. The depth of the jog shall be a minimum of 20 percent of the height of the wall plane. In addition, a combination of at least two of the following techniques shall be employed:

a. Change the height of a wall plane or building mass by providing vertical articulation. The change in height shall be at least 20 percent of the vertical height of an adjacent wall plane or building mass;
b. Change the roof form to express different modules of the building mass; and/or
c. Divide large wall planes into smaller components by changing the arrangement of windows and other facade articulation features, such as columns or strap work.

Proposed Standards

Articulate the facades and massing to break down large components. Specific attention is to be paid to the ground level/podium components as well as overall roof lines.

a. Change the roof form and roof lines to express different modules of the building mass;
b. Change the height of a wall plane or building mass by providing vertical articulation. The change in height shall be at least five percent of the vertical height of an adjacent wall plane or building mass;
c. Divide large wall planes into smaller components by the articulation of the systems and geometries; and
d. On primary street frontages, create street interest/interaction every 75 feet by physically articulating the building mass.

Bicycle Parking

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

Definitions

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

Public Facility Zone Specific Standards

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

development standards are modified by this Plan.

Highway Commercial Zone Development Standards

Land Use area 2b is proposed to be rezoned to the HC zone. While other land use areas (2a, 2c, and 2d) within the Planning Area are intended to be rezoned to HC, the following only applies to land use area 2b (Hospital and ACC.) The 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, however, 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.

NAH proposes to amend the uses of the HC zone by prohibiting most of the uses that are not compatible with the proposed Hospital and ACC uses. Hospital is modified from requiring a Conditional Use Permit to being a Permitted Use. Any other listed use is only permissible as an accessory use to the Hospital and ACC which include Manufacturing and Processing – Incidental, Research and Development Uses, Warehousing, Libraries, Museums, both Regional and Neighborhood Public or Private Meeting Facilities, Places of Worship, Schools, Theaters, Trade School, Universities and Colleges, Congregate Care Facilities, Day Care Centers, Nursing Homes, Farmers Markets and Flea Markets, Restaurant or Café, Funeral Homes, Chapels and Mortuaries, Medical Marijuana Dispensary Office, Public Services Minor, Emergency Services, Veterinary Clinics, Veterinary Hospitals, AM Broadcasting Facilities, Antenna Supporting Structure, Attached Telecommunication Facilities, Collocation Facility, FM/DTV/Low Wattage AM Broadcasting Facilities, Stealth Telecommunication Facilities, Accessory Wind Energy Systems, Airports/Landing Strips, Heliports, or Helistops, Off-Street Parking, Off-Street Parking Lots, Passenger Transportation Facilities, Community Gardens, and Food Production. Of these uses only Airports/Landing Strips, Heliports, or Helistops is not currently listed as Permitted or Conditional Use in the HC Zone. A footnote has been added to the use table that states “Any antenna supporting structure will be a maximum of fifty (50) feet in height, as measured from adjacent finished grade.”

A Helipad is proposed for the roof of the patient tower. The helipad will be designed in compliance with International Fire Code 2018, Section 2007 Helistops and Heliports, as well as with National Fire Protection Association (NFPA) Publication 418, Standard for Heliports, 2021. The helipad is intended to assist with emergency transportation of patients, medical teams, and/or medical cargo to and from the facility. This helipad will not include any service, maintenance, or refueling for flight training for helicopters on site. The placement of the helipad at the top of the patent tower provides the helicopters with a flight orientation that is close to parallel to the aircraft traffic at Flagstaff Pulliam Airport, thereby reducing potential conflicts with other air traffic. The primary helipad user will be Guardian Air, whose local helicopter is based at Pulliam Airport. Before the helipad can be constructed, it will need to undergo an “Airspace Study” by the Federal Aviation Administration (FAA).

The Building Form and Property Development Standards are modified to allow a maximum Building Height of 160 feet. A footnote is added stating “The 160’ building height is limited to patient towers. Other uses will conform to a 60’ height maximum.” Vertical orientation provides a greater efficiency than a horizontal layout for patient care. The patient tower will be located directly above the emergency operations and other clinical services. Building floors within a hospital are much taller than a typical commercial structure. The floor heights range between 14 and 20 feet based on their occupancy. The patient tower is anticipated to be six stories overall. The applicant has provided a viewshed analysis of what the proposed tower will look like from surrounding properties. These include scenes from Mountain Dell, Fort Tuthill, the Sinclair Wash FUTS trail, and Ponderosa Trails. The images indicate the building will not be visible from surrounding locations. Actual elevations of the proposed Hospital have not been included as part of this application. It is anticipated that the actual height of the patient tower will be less than 145 feet in height based on measurements as required by the Zoning Code.

Expanded Financial Considerations:

Community Services ImpactAnalysis

The Public Services Impact Analysis review, including Transportation, Water, Wastewater and Stormwater are included within the Concept Zoning Map Amendment. The Public Service Impact Analysis is also part of the Specific Plan requirements. The following analysis review is required as part of the Specific Plan review and analysis only.

Police and Fire

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

- In general, providing police support for the proposed new hospital will be the same type and scope of service provided currently to the existing hospital.
- If the new hospital expands in size beyond the current hospital, then we would expect the amount of service to increase as well. The project plans anticipate a hospital that eventually may have about one-third more capacity than the existing facility, so it is reasonable that FPD costs of service will also increase. FPD does not separately track its costs for servicing the existing hospital.
- The new hospital will be about 4.6 miles from FPD headquarters/CCSO Jail compared with a distance of 1.8 miles to the current medical center. This may result in response times a couple minutes slower than currently provided, and the extra distance will have a marginal cost impact to the department. This expanded distance will play more into effect with the jail refusals of our arrested persons pending a medical clearance. In 2019, the Coconino County Jail refused 346 of our arrestees, and in 2020, they refused 344 of our arrestees.
- Impact fees collected by the City on behalf of FPD may help to offset some of the costs listed above; however, it is currently unknown If the impact fees will be insufficient to cover all the costs.

Two separate analyzes were completed for the wildland fire impact of the proposed location and an analysis was completed regarding our existing Fire services.

Wildland Risk Assessment & Mitigation Report

The Wildland Fire Risk Assessment & Mitigation Report was prepared by Fire Management Group, LLC on November 21, 2021. This report addresses the possible wildland fire impacts of placing a 180-acre medical complex (NAH Health Village) near the local Wildland Urban Interface (WUI) area. This area is the far southwestern edge of the City of Flagstaff incorporated area. The proposed site is surrounded by a mix of private, state, county, and federal lands. This report addresses the impacts, both positive and negative, of this development and gives only recommendations and not requirements to reduce wildland fire impact.

The results of this study recommend the following mitigation measures for the proposed NAH Health Village development to minimize wildland fire impacting the parcel as well as slowing fire spread across the landscape.

Fuels

Under the current fuel and weather conditions, the undeveloped area that has been thinned in 2009 would be able to sustain a fast-moving low-severity grass fire. It is unlikely this area would experience a sustained crown fire and suppression efforts would likely be successful due to the low flame lengths. Mitigation recommendations for fuels include:

1. The bulk of the area was thinned in 2009 and the vegetation has grown over the last 12 years. The thinning and treatment in this area should be refreshed.
    a. Increase the ponderosa crown spacing - there should be open areas between individual tree crowns or between clumps of trees.
    b. Trim up all low-hanging branches to a height of 6 feet or more above the ground

c. Remove all ladder fuels, small trees, etc.
d. Minimize the height of the grasses throughout the area by mowing to a height of ± 6 inches where needed.

2. The 19 acres at the south end of the property have not been thinned and have an overabundance of small ponderosa that are not healthy. This area would sustain a fast moving high intensity crown fire that would impact area infrastructure and be difficult to suppress.
    a. This area is very heavily overgrown and will need a major thinning effort. Some general recommendations:
        i. Remove the majority of the smaller trees, these are not healthy and would die over time.
        ii. All ladder fuels should be removed.
        iii. The remaining larger healthy trees should be trimmed up to a minimum of 6 feet from the ground and the crowns should have open space between them.
        iv. Create clear space around the City well site and APS substation that are located to the south just off the property.
        v. If the fiber optic and electrical lines that run through the area are not going to be relocated there should be clear space along these easements.

Construction Materials

1. All construction material will need to meet or exceed both the IBC and the International Wildland Urban Interface (IWUI) codes for flammability.
2. All landscaping adjacent to buildings should be sprinklered and the FFD should have access to turn this on, thus minimizing any embers from an area fire. The recommendation for landscaping vegetation is to utilize the Arizona Cooperative Extension “Firewise Plant Materials for 3,000 ft. and Higher Elevations” (Appendix D) as much as possible for landscaping. These identified trees, shrubs, and plants will minimize the flammability of the landscaping on the property.

Other General Recommendations

1. Water supply should be established with hydrants in place throughout the property.
2. All the proposed main roads should be put in with an all-weather surface to allow suppression efforts as well as break up the grass fuel crop.
3. The first phase building pads (Hospital and ACC) should be established down to mineral soil.
4. The overhead fiber optic/electrical line to the east of the property should be put underground. This line is low hanging on wooden poles and has overhead transformers that may spark.
5. The NAH Wellness Area that is proposed to be left in a natural state should be mowed to reduce the grass crop. This area should also have all-weather established trails bisecting the area to minimize the fire spread possibility.

Fire Service Impact Assessment

The NAH Health Village Fire Impact Assessment was completed by FACETS Consulting on December 29, 2021. The purpose of this report is to provide a comprehensive fire service impact assessment for the proposed NAH Health Village. The best way to reduce the impact of this development on the Flagstaff Fire Department will be to design and construct the project according to the adopted building and fire codes in place for the City of Flagstaff. The development of this project at the far southern end of the city has longer-term impacts on the delivery of fire and emergency medical services.

Based on a review of the resources of the Flagstaff Fire Department and the demands created by the development of the NAH Health Village, the following actions and studies are recommended by the consultant of this report:

1. The Flagstaff Fire Marshal should utilize 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 Medical Center.
2. Assess the eventual impact of the relocation of the emergency room function on the fire and ambulance systems.

3. Given the expansion of the urban core to the south and possible follow-on development in the area, perform an analysis of Flagstaff Fire Department fire station locations, station capacity, and service delivery depth to determine if the existing station locations, apparatus housing capabilities, and emergency service capabilities are appropriate for the longer term. This work may be in conjunction with the development of the JWP corridor.
4. Follow the wildfire mitigation recommendations of the Wildland Fire Risk Assessment & Mitigation Report prepared by the Fire Management Group, LLC to reduce wildfire risks.

Standard of Cover Analysis

NAH contracted with the City's consultant already working on a John Wesley Powell Fire Station Siting study for a standards of cover analysis to include impacts from the proposed NAH Health Village as was recommended in item #3 above. Facets Consulting provided a final report to the City on November 22, 2022. The purpose of this analysis is to understand how Flagstaff Fire Department fire station locations, station capacity, and service delivery depth be completed to determine if the existing station locations, apparatus housing capabilities, and emergency service capabilities are appropriate for the longer term.

General findings of this report are identified below:

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

School

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

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

Economic DevelopmentAnalysis

An analysis of the economic impacts associated with the entire proposed Health Village development was provided in conjunction with this application. The analysis was completed by Applied Economics and is dated December 2022. The analysis does not break down the anticipated economic impacts by

phase. A summary of impacts is provided on page 5 of that report and highlighted below:

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

Construction Impacts
The report states on page 7, “The total increase in economic activity from new construction expenditures can be measured in terms of jobs, labor income and output. Although construction is a non-recurring impact, the construction activity for this project is anticipated to extend over a 23-year period.” Construction sales tax is estimated at $11.4 million to the City and $6.5 million to the County over 23 years which assumes that the materials portion of the construction cost for the hospital, ambulatory care and medical offices would be exempt from construction sales taxes, but the labor portion would still be taxable.

Operation Impacts
The report states on page 9, “Although the ambulatory and surgical facilities, medical office and hospital will be constructed in the next five years, there will be no new employment associated with this component of the development. Existing NAH employees will be transferred to the new campus where the more efficient design of the new hospital will result in a decrease in employment at the hospital and a shifting of employees to the new ambulatory and surgical facilities. However, when the expansion of the healthcare facilities is completed in 2045, there could be an estimated 569 new jobs created.”

Visitor Impacts
The hotels proposed to be developed within the Health Village could bring a significant number of additional visitors to Flagstaff who will spend money in the community. As stated on page 11 of the report, “Based on stabilized occupancy rate of 65 percent, the first hotel could attract approximately 51,000 guest per year from 2029 to 2035, increasing to 102,000 guest per year beginning in 2036 when the second hotel opens.” “In total, guests at the hotels could spend an estimated $16.2 million per year on-site (or within the development) on lodging, retail, and food beginning in 2035, and $9.8 million off-site (outside the development at other local business).”

Parks & RecreationAnalysis
The City of Flagstaff Parks and Recreation Master Plan identifies a deficiency of public parks, sports fields, and community recreation facilities (such as the Aquaplex) within the southwestern portion of the city. Parks, Recreation, Open Space and Events (PROSE) staff requested the applicant further the goals of the master plan by providing additional resources that would fulfill these community needs. The applicant has agreed to make the open space areas as designated within this rezoning request open to the public. Staff has requested specific easement language to understand how these areas would be available to the public, but the applicant has not been able to provide such. The applicant generally states in the draft development agreement that restrictions within the easement will include open hours, and prohibitive language regarding camping, possession of firearms, open fire, etc. Additionally, PROSE staff requested that some form of “active” recreation amenity (wellness gym) be added to the Wellness Retreat area operating and maintained by the applicant. The applicant has agreed to evaluate options for an amenity.

Community Benefits and Considerations:

General Plan/Flagstaff Regional Plan (FRP 2030) Process and AnalysisSummary

When staff performs a Regional Plan analysis, staff reviews all maps, text, and goals and policies to determine which are the most relevant in relation to the proposed application. The Plan's Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan provide supplemental information for the interpretation of goals and policies. In the case of any conflict between the Future Growth Illustration and the Plan's goals and policies, the goals and policies will prevail. The Future Growth Illustration has two types of land use designations: "Area Types" describe the place-making context of Urban, Suburban, Rural, or Employment, and "Place Types" such as activity centers, corridors, and neighborhoods which provide the framework for the density, intensities, and mix of uses within the area types.

A Minor Regional Plan amendment was approved for the Property in December 2022. The amendment included changing the place type designation of a Future Suburban Activity Center from Neighborhood to Regional scale. The Regional Plan located future activity centers where the future road networks intended to intersect, and future development has been proposed (LU.3 and LU.18). In this case, activity center S16 was located at the future intersection of Beulah Boulevard and Woody Mountain Road (both designated as minor arterials). Every activity center is intended to work at its own scale, serving the needs of the surrounding community. That scale is directly related to the road types serving the center and surrounding development. The proposed development of a new regional hospital requires a regional scale activity center to support a zoning map amendment request at this location because of the scale, intended mix of uses, and regional attraction of the proposal.

The amendment also included moving the center of a Future Suburban Activity Center to the north and east of its original location to realign with a modified road network. Instead of locating the center of the activity center over an intersection it places priority on the focal point of the proposed Health Village, the Hospital and ACC. The Road Network Illustration (Map 25) was modified to leave Beulah Boulevard in its current location with the assurance from the applicant that a future underpass under I-17 could be accommodated. This underpass is important for the future transportation network because it will help reduce trips at the airport traffic interchange as well as Lake Mary Road and Beulah Boulevard and will assist with lowering vehicle miles traveled within Flagstaff. While the applicant is not anticipating constructing this underpass as part of their development, the applicant will need to ensure that leaving Beulah Boulevard in its current location will not prohibit the future construction of the underpass. The intersection of Beulah Boulevard and Purple Sage Trail will be conditioned to be designed and constructed to accommodate a future underpass across I-17.

The property included in this Specific Plan is designated by the Regional Plan as being part of a Regional Suburban Activity Center with Existing Employment, Existing Rural, and Future Suburban area types. Regional Suburban Activity Centers include larger, mixed-use centers at intersections of Regional Travel and Circulation Corridors with access to large residential developments, entertainment and cultural amenities, and public spaces that serve both regional residents and visitors. Block sizes within a Regional Suburban Activity Center typically range from 600 feet to 1,000 feet by 600 feet to 1,000 feet with variable lot sizes. Bicycle and pedestrian connectivity are generally 300 x 300 to 600 feet. Floor Area Ratios are in the 0.5+ range. 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. The Regional Plan under Goal LU 4 and LU 10 calls for the development of specific plans in activity centers to support the balance of employment and housing needs and to foster desired scale and form as well as support distinctive identities. Activity centers may be balanced with open space resources. FUTS and open space areas should create connectivity to and from the activity center as well as buffer future and existing employment and housing uses.

The Employment Area Type can include mixed-use; research and development offices; medical offices;

office space; business park; retail, restaurant, and tourism centers; light-industrial; heavy-industrial; and live-work spaces. Employment Research and development parks, business parks, and associated services within the suburban context should provide context with surrounding neighborhoods in campus settings. The Employment Area Type is intended to provide locations for a variety of workplaces that develop as a business park setting or integrate into a commercial mixed-use project as part of an activity center. These projects are to be designed and developed as buildings with attractively landscaped outdoor spaces and continue the vitality and quality of life in adjacent residential neighborhoods. Other supporting uses can be included which complement the primary workplace uses, such as restaurants, hotels, childcare, and convenience shopping, if included as part of an overall planned development. Sites designated for this category should have good access to existing or planned transportation facilities and be compatible with adjacent land uses.

Applicable General Plan Goals and Policies

In general, the proposed specific plan creates a Regional Suburban Activity Center with a core use that will support a regional level of activity, a road network that is appropriate to the scale and type of activity center and a mix of compatible uses and architectural styles that creates a distinctive sense of place. The specific plan proposed ensures conformance with the following Community Character and Land Use goals and policies:

- Policy CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.
- Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.
- Policy LU.4.1. Develop neighborhood plans, specific plans, area plans, and master plans for all neighborhoods, activity centers, corridors, and gateways as necessary.
- Policy LU.5.5. Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.
- Policy LU.6.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.
- Policy LU.6.4. Provide appropriate recreational and cultural amenities to meet the needs of residents.
- Policy LU.13.6. Include a mix of uses and access to surrounding neighborhoods in new suburban commercial development.
- Policy LU.13.7. Include employment opportunities in all suburban activity centers.
- Policy LU.18.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.
- Policy LU.18.9. Plan activity centers and corridors appropriate to their respective regional or neighborhood scale.

Policies that conflict with this specific plan include:

- Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.

A more detailed review and analysis is included in the Concept Zoning Map Amendment staff summary.

Community Involvement:

Applications for Specific Plans are required to meet the Citizen Review requirements set forth in City Code Section 11-10.10.020.D. and are required to follow the procedures applicable to major amendments to the General Plan (Regional Plan). Major amendments are required to have two Planning & Zoning Commission Hearings, and the applicant is required to hold a neighborhood meeting and provide a record of proceedings. At least 60 days before notice of the first hearing of the Planning & Zoning Commission on a Specific Plan, the proposal shall be submitted for review and further comment to all government agencies listed in A.R.S. Section 9-461. The Specific Plan was transmitted for this 60-day review on June 3, 2022. To date, staff has only received formal 60-day review comments from Coconino County, FUSD, and Friends of Flagstaff's Future, all of which are attached to this report for the Commissions review.

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with the Regional Plan Amendment request. In accordance with Arizona Revised Statutes and Section 10-20.30.080 (p. 20.30-9) of the Zoning Code, notice of the public hearings were provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to all property owners and homeowner's associations within one half mile of the subject property, consisting of 900 property owners.

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

Attachments

COF Presentation
NAH Presentation
Staff Report
Application
Ord. 2023-12
Res. 2023-20
Legal Notice
Legal Description
Project Narrative
Specific Plan Narrative
Combined SP Images Part 1
Combined SP Images Part 2
Combined SP Images Part 3A
Combined SP Images Part 3B
Combine SP Images Part 4
Combined SP Images Part 5
Combined SP Images Part 6
Combined SP Images Part 7
Combined SP Images Part 8
Combined SP Images Part 9

Police Impact Analysis
Wildland Fire Risk Assessment & Mitigation Report
Fire Impact Assessment
Standards of Cover Analysis Part 1
Standards of Cover Analysis Part 2
Standards of Cover Analysis Part 3
FUSD Letter
Economic Impact Analysis
Citizen Participation Plan Part 1
Citizen Participation Plan Part 2
Citizen Participation Plan Part 3a
Citizen Participation Plan Part 3b
Citizen Participation Plan Part 4
Public Comments Part 1
Public Comments Part 2
Public Comments Part 3
Public Comments Part 4
Public Comments Part 5
Public Comments Part 6
Public Comments Part 7
Public Comments Part 8
Public Comments Part 9

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

1120 W Purple Sage Trail

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

It Takes A-Team

Sustainability
Jenny Neiman
Nicole Antonopoulos

PROSE
Rebecca Sayers
Amy Hagin

Fire
Chief Gaillard
Mark Wilson
Chris Jack
Jerry Bills

Legal
Christina Rubalcava
Kevin Fincel
Sterling Solomon
Vicki Baker

Engineering
Stephanie Santana
Jeff Bauman
Reid Miller
Martin Ince
David Millis
Paul Mood

Water Services
Gary Miller
Jackson Salazar
Doug Slover

Management Services
Rick Tadder
Brandi Suda
Stacey Brechler-Knaggs
Patrick Brown

Community Development
Michelle McNulty
Becky Cardiff
Alaxandra Pucciarelli
Ben Mejia
Wesley Welch
Sara Dechter
Mark Reavis
Amy Hagen
Jennifer Mickelson
Tammy Bishop
Dan Folke

City Manager
Greg Clifton
Heidi Hansen
Shannon Anderson

Economic Vitality
David McIntire
Jack Fitchett
John Saltonstall
Brian Gall

Public Works
Scott Overton
Samuel Beckett

City Clerk
Stacy Saltzburg

NAH Health Village

Property
1120 W Purple Sage Trail

Proposed Use

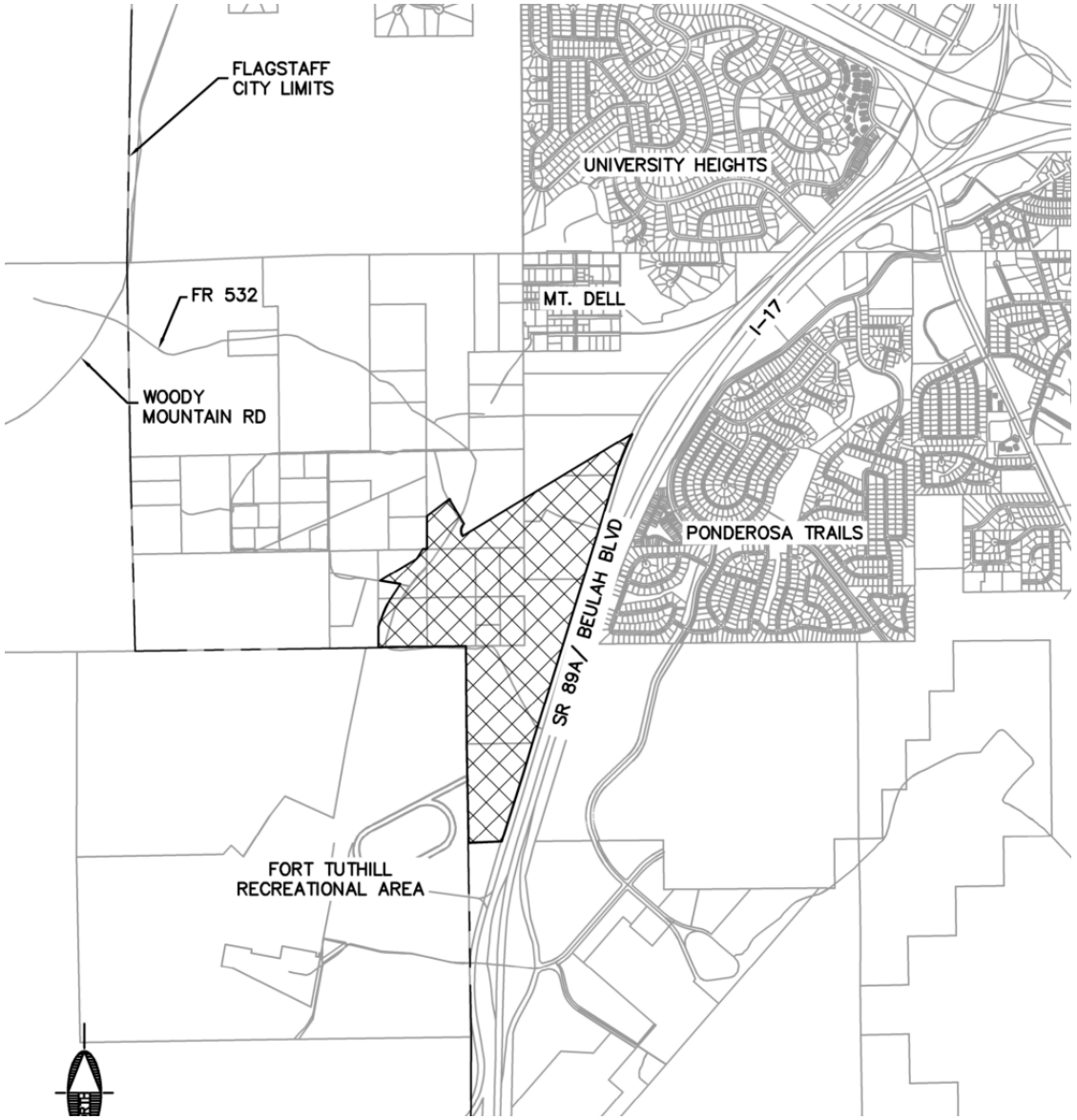
Phase 1: 1.15 million square feet of Hospital and Medical Offices and 31.2 acres of Open Space and Civic Space.

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

Request

1. Adoption of a new Specific Plan for approximately 172.6 acres located at 1120 W Purple Sage NAH Health Village currently zoned Rural Residential (RR – 74.62 acres), Estate Residential (ER – 97.76 acres), and Single Family Residential (R1 – 0.25 acres).

2. Concept Zoning Map Amendment of 98.39 acres from Rural Residential (RR – 40.47 acres) and Estate Residential (ER – 57.92 acres) to Highway Commercial (HC – 63.18 acres) and Public Facilities (PF – 35.21 acres). Adding three parcels into the Resource Protection Overlay (RPO).



NAH Health Village Property Context Map

North
Vacant land zoned Single Family Residential (R1) and the unincorporated community of Mountain Dell

South
Fort Tuthill County Park and COF owned utility parcel

West
Rural residential development in the Rural Residential or Estate Residential zones.

East
Beulah Boulevard; Interstate 17



NAH Health Village Specific Plan

Purpose of Specific Plan

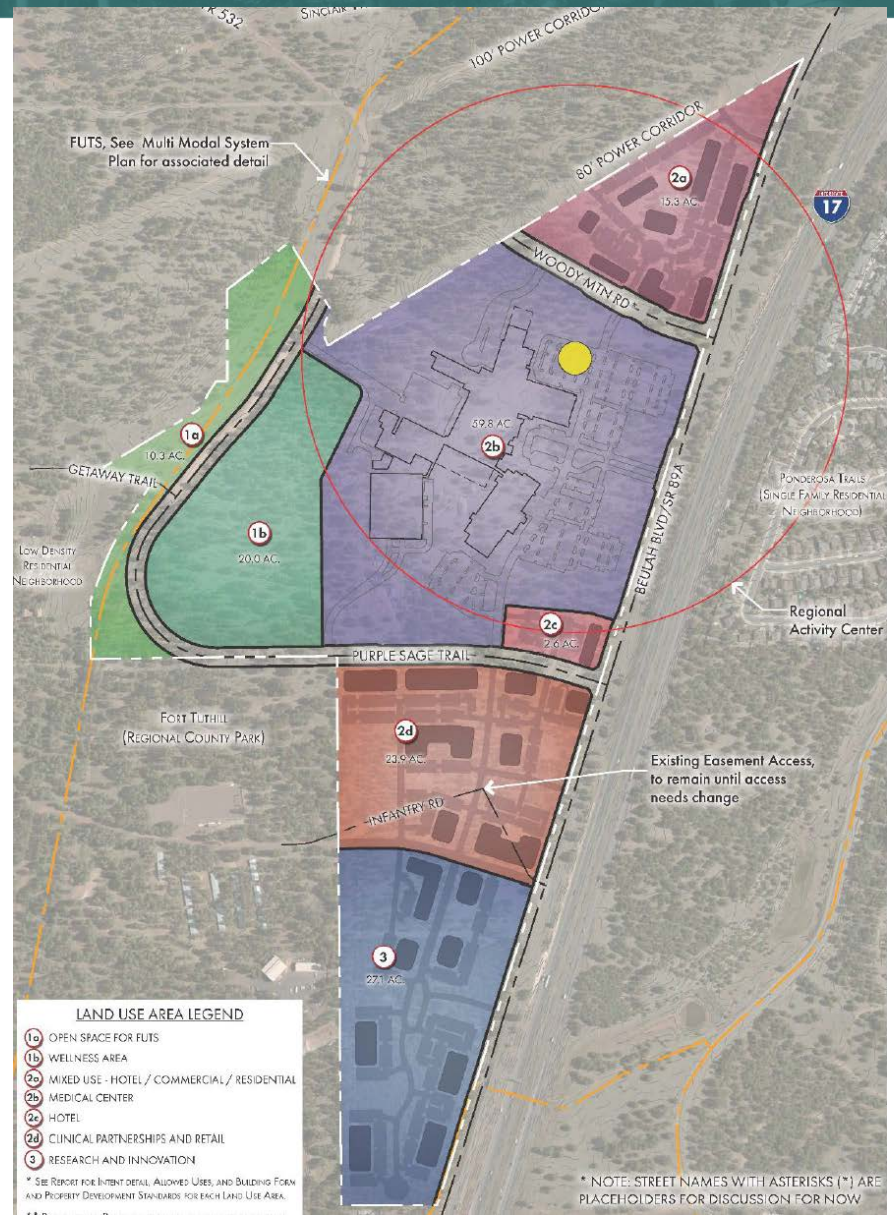
The purpose of a specific plan is to provide a greater level of detail for a geographic area or element of the Regional Plan, and to provide for the systematic implementation of the Regional Plan. Specific plans can also be adopted as master plans for development when they accompany a request for rezoning.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

NAH Health Village Specific Plan

Planning Framework

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

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



NAH Health Village Specific Plan

Zoning Code Modifications

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

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

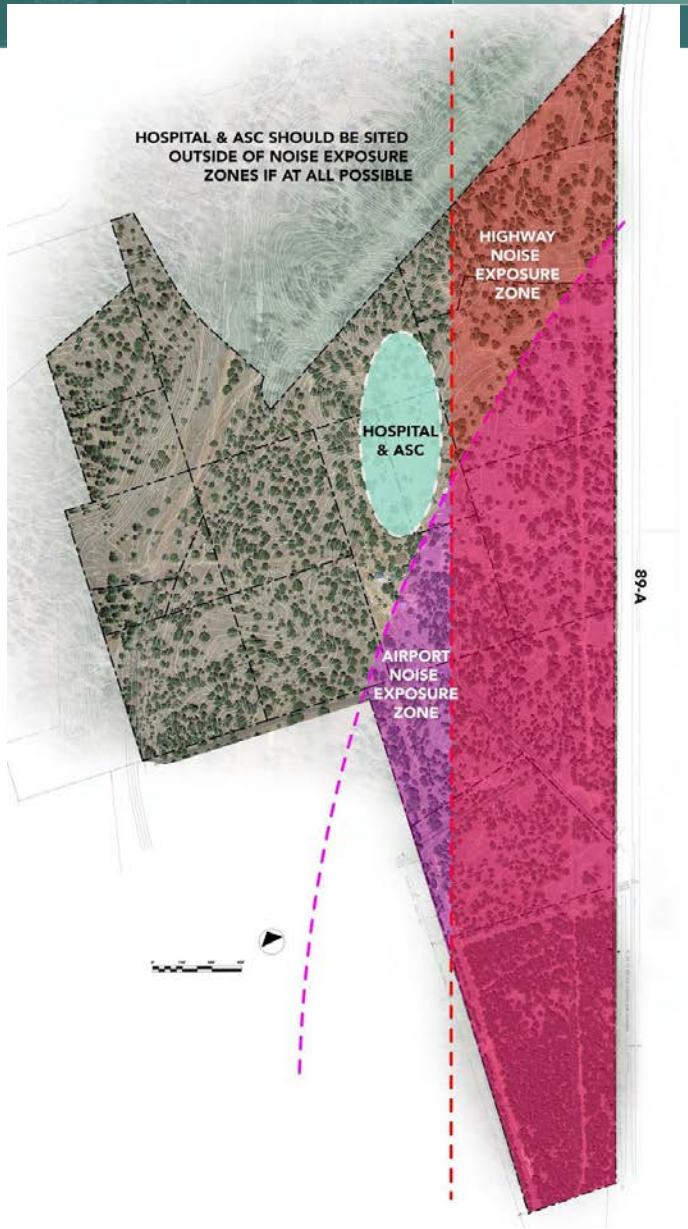
The proposed Specific Plan includes modified standards specific to the development of the NAH Health Village regarding building placement, allowed uses, building height, architectural design standards, and bicycle parking. Additionally, the plan modifies the definition of Meeting Facilities, Public or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

NAH Health Village Specific Plan

Zoning Code Modifications

Site Planning Design Standards

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



Zoning Code Modifications

Architectural Design Standards

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



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

Zoning Code Modifications

Bicycle Parking

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

Definitions

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

Zoning Code Modifications

Public Facility Zone Specific Standards

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

Zoning Code Modifications

Highway Commercial Zone Development Standards

NAH proposes to amend the uses of the HC zone by prohibiting most of the uses that are not compatible with the proposed Hospital and ACC uses.
Hospital is modified from requiring a Conditional Use Permit to being a Permitted Use.

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

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

Zoning Code Modifications

Highway Commercial Zone Development Standards

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

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

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


FUTURE TOWER EXTENTS



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

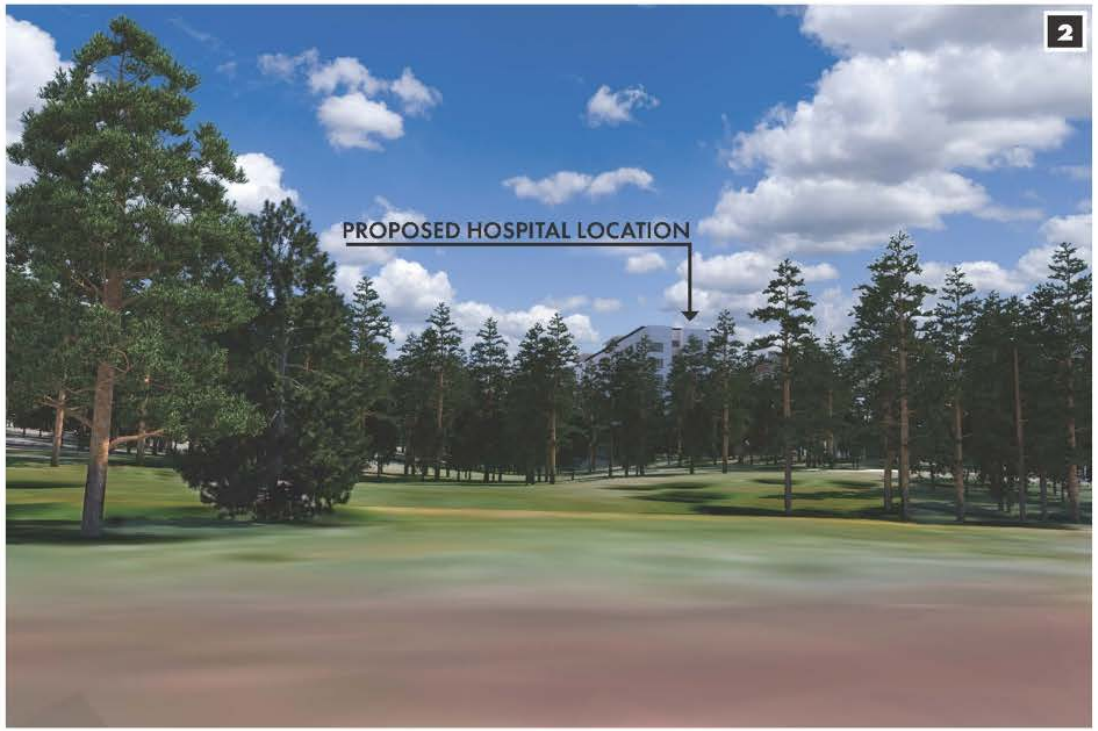


EXISTING CONDITION - VIEW FROM SINCLAIR WASH FUTS

PHOTO 8/23/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM SINCLAIR WASH FUTS

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

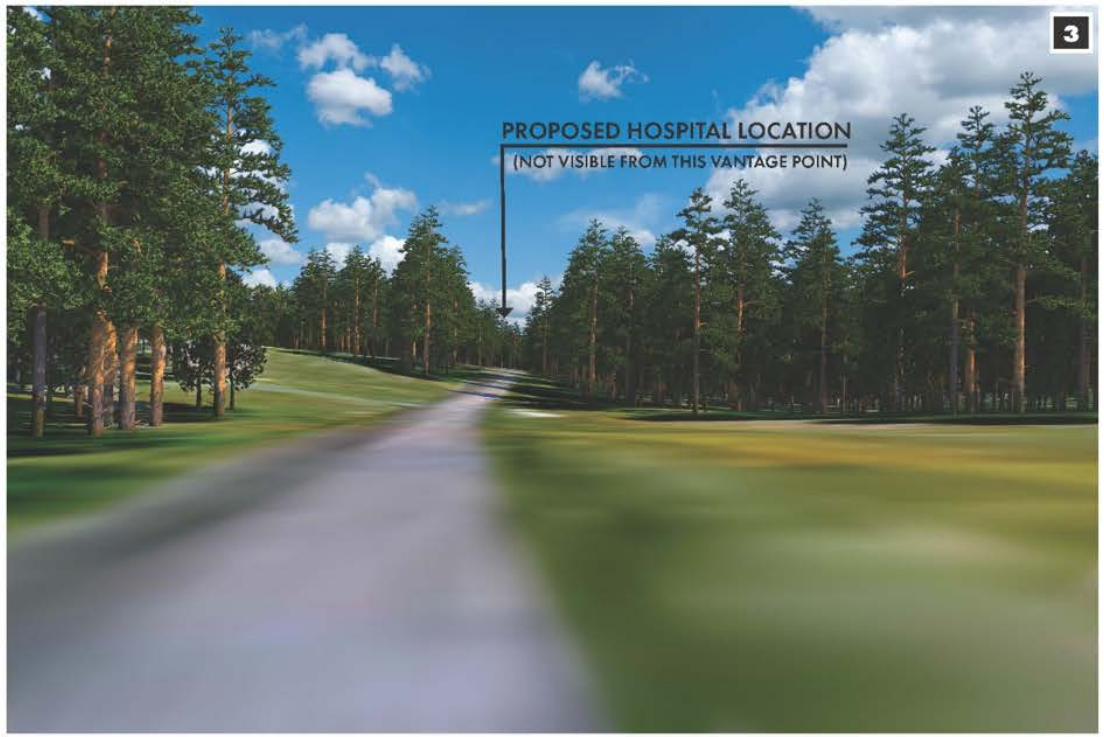


EXISTING CONDITION - VIEW FROM GETAWAY TRAIL

PHOTO 8/23/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM GETAWAY TRAIL

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



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



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



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



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

Community Services Impact Analysis - Police

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

- In general, providing police support for the proposed new hospital will be the same type and scope of service provided currently to the existing hospital.

- The project plans anticipate a hospital that eventually may have about one-third more capacity than the existing facility, so it is reasonable that FPD costs of service will also increase. FPD does not separately track its costs for servicing the existing hospital.

- The new hospital will be about 4.6 miles from FPD headquarters/CCSO Jail compared with a distance of 1.8 miles to the current medical center. This may result in response times a couple minutes slower than currently provided, and the extra distance will have a marginal cost impact to the department.

NAH Health Village Specific Plan

Community Services Impact Analysis -Fire

- The Wildland Fire Risk Assessment & Mitigation Report was prepared by Fire Management Group, LLC on November 21, 2021. This report addresses the possible wildland fire impacts of placing a medical complex (NAH Health Village) near the local Wildland Urban Interface (WUI) area.

    - The results of this study recommend mitigation measures for fuel management, building materials, as well as general recommendation for the proposed NAH Health Village development to minimize wildland fire impacting the parcel as well as slowing fire spread across the landscape. These measures have been incorporated into the Specific Plan.

Community Services Impact Analysis -Fire

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

General findings of this report are identified below:

- The Flagstaff Fire Department does not meet the minimum staffing requirements of relevant national standards and best practices; given the City of Flagstaff's risk profile, regional importance, and limited surrounding mutual-aid resources. The City of Flagstaff should work toward full compliance with the NFPA 1710 Standard.

- The high-rise tower affiliated with the NAH Health Village demands additional response units beyond what would be required for a lower-risk occupancy and accentuates the need for a fully staffed ladder company for the City.

- The closest fire station to the proposed NAH Health Village is Station #6. The report recommends that a second emergency response unit, staffed to national standards, be provided at Station #6. This station is not suitable for additional emergency response unit (too small,) so a new station will be necessary as close as possible to the current location.

Community Services Impact Analysis - Schools

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

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

Community Services Impact Analysis – Economic Impacts

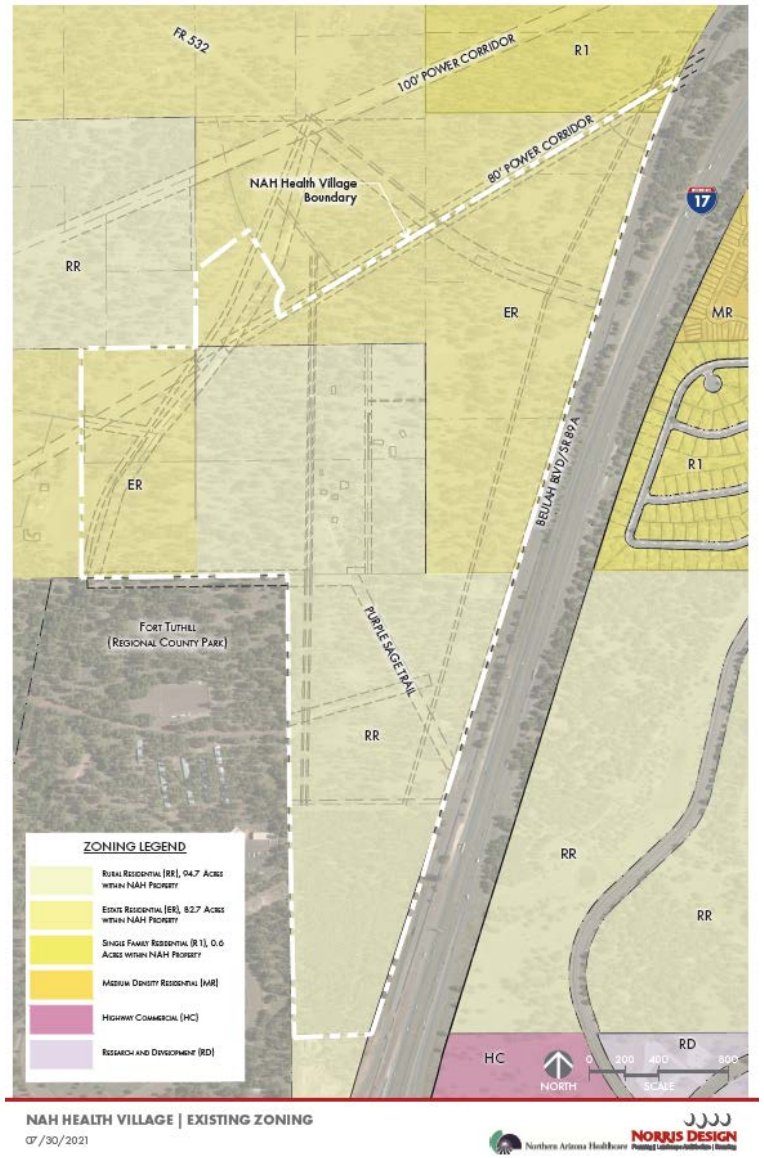
An analysis of the economic impacts associated with the entire proposed Health Village development was provided in conjunction with this application. The analysis was completed by Applied Economics and is dated December 2022. The analysis does not break down the anticipated economic impacts by phase.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

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

Community Services Impact Analysis – Parks

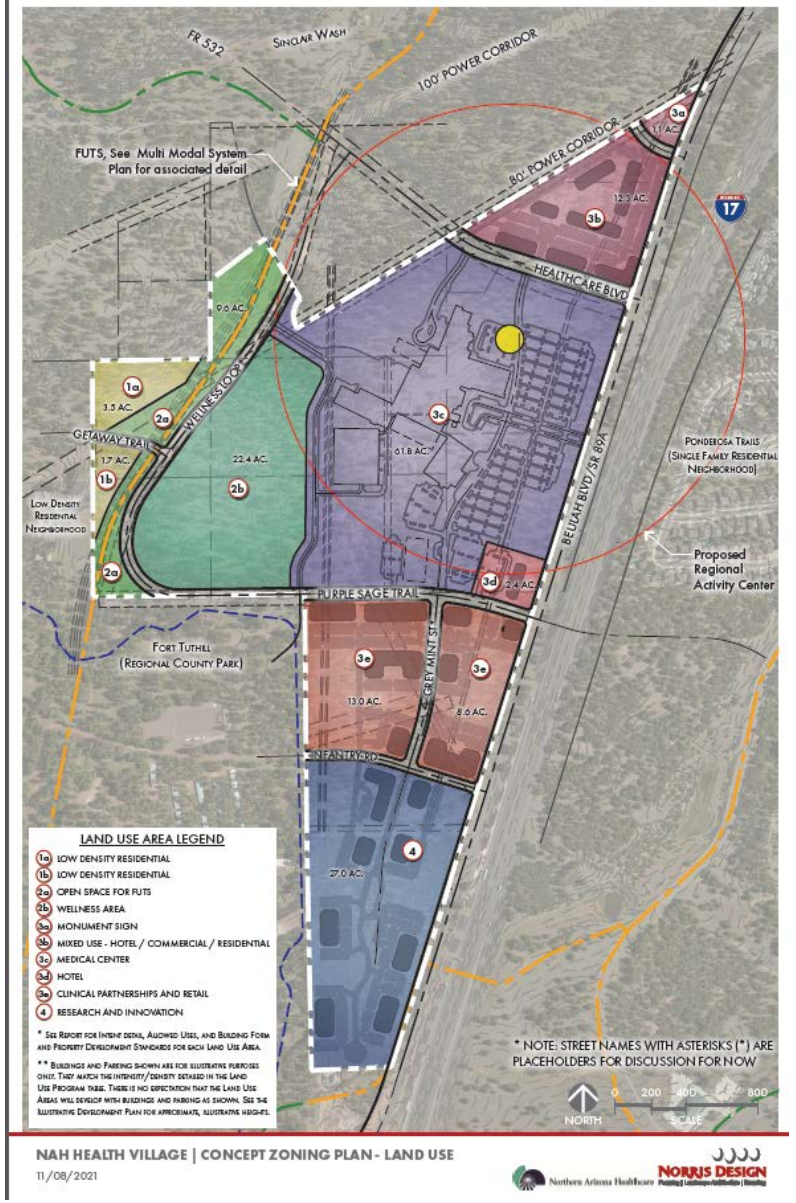
- The City of Flagstaff Parks and Recreation Master Plan identifies a deficiency of public parks, sports fields, and community recreation facilities (such as the Aquaplex) within the southwestern portion of the city.
- Parks, Recreation, Open Space and Events (PROSE) staff requested the applicant further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

NAH Phase 1 Concept Zone Plan



NAH HEALTH VILLAGE | EXISTING ZONING
07/30/2021

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



NAH HEALTH VILLAGE | CONCEPT ZONING PLAN - LAND USE
11/08/2021

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**

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

The first phase of development includes:

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

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

Resource Protection

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

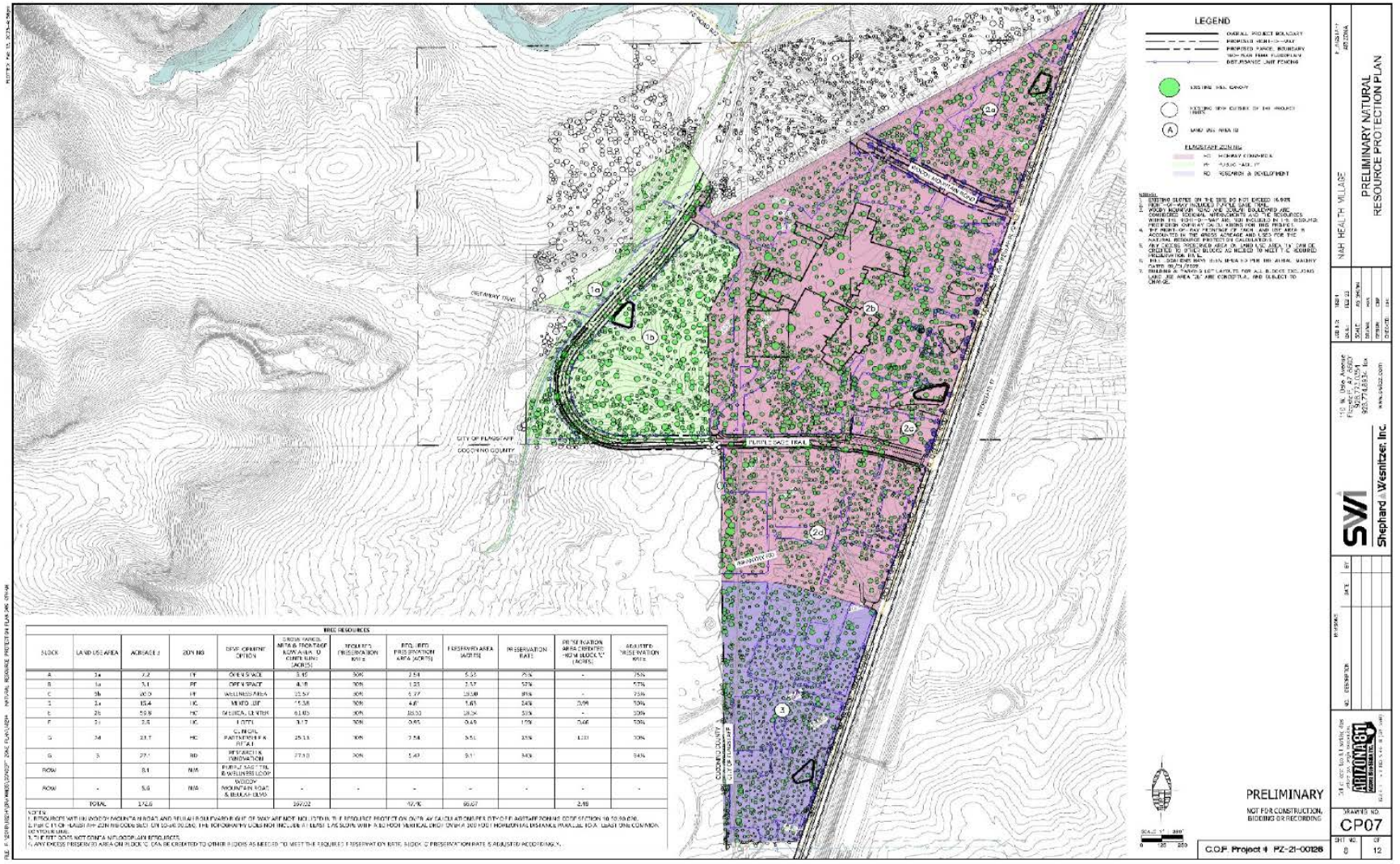
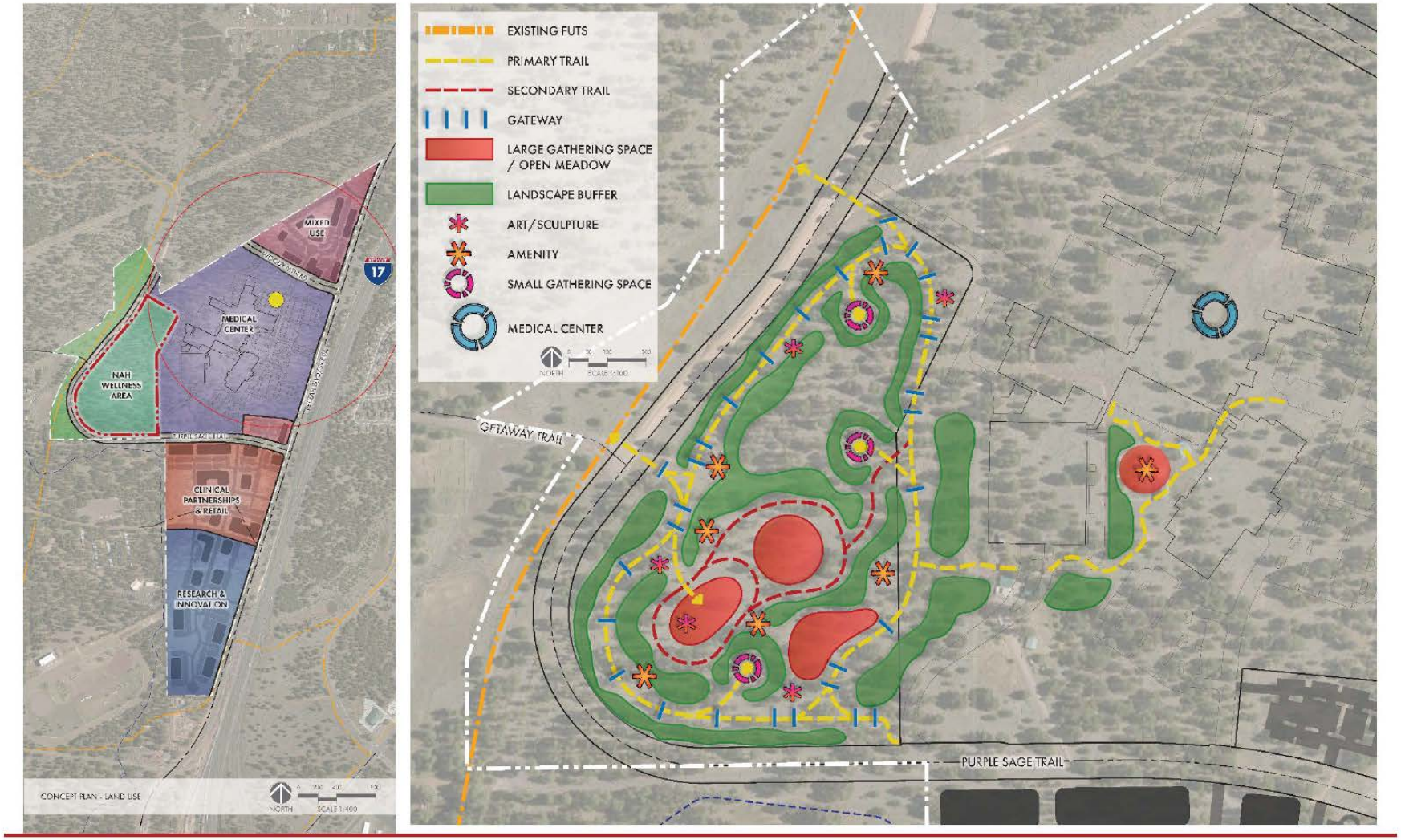


Image 21, Preliminary Natural Resource Protection Plan

Open Space & Civic Space

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



NAH HEALTH VILLAGE | CONCEPT PLAN - WELLNESS AREA
02/13/2023

Landscaping & Outdoor Lighting

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

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

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

Parking Calculations

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

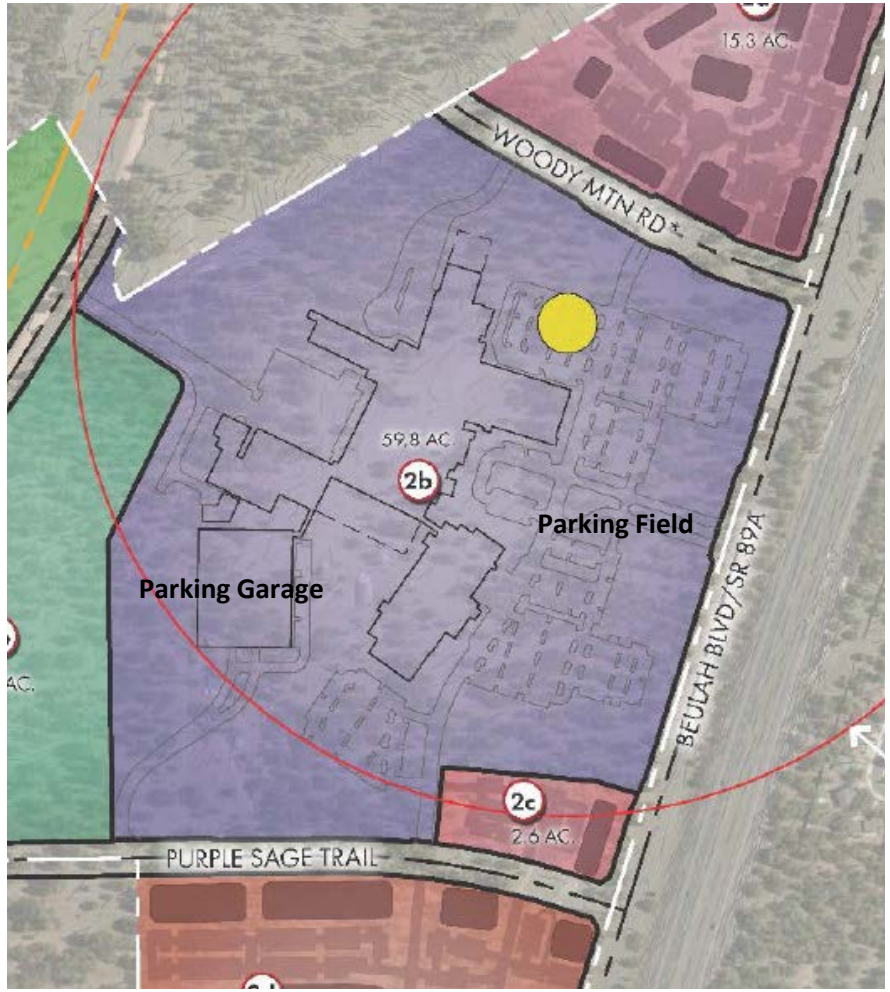
- NAH identifies a total of 898 employees at peak capacity and a total of 276 patient beds. This would require 483 parking spaces.

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

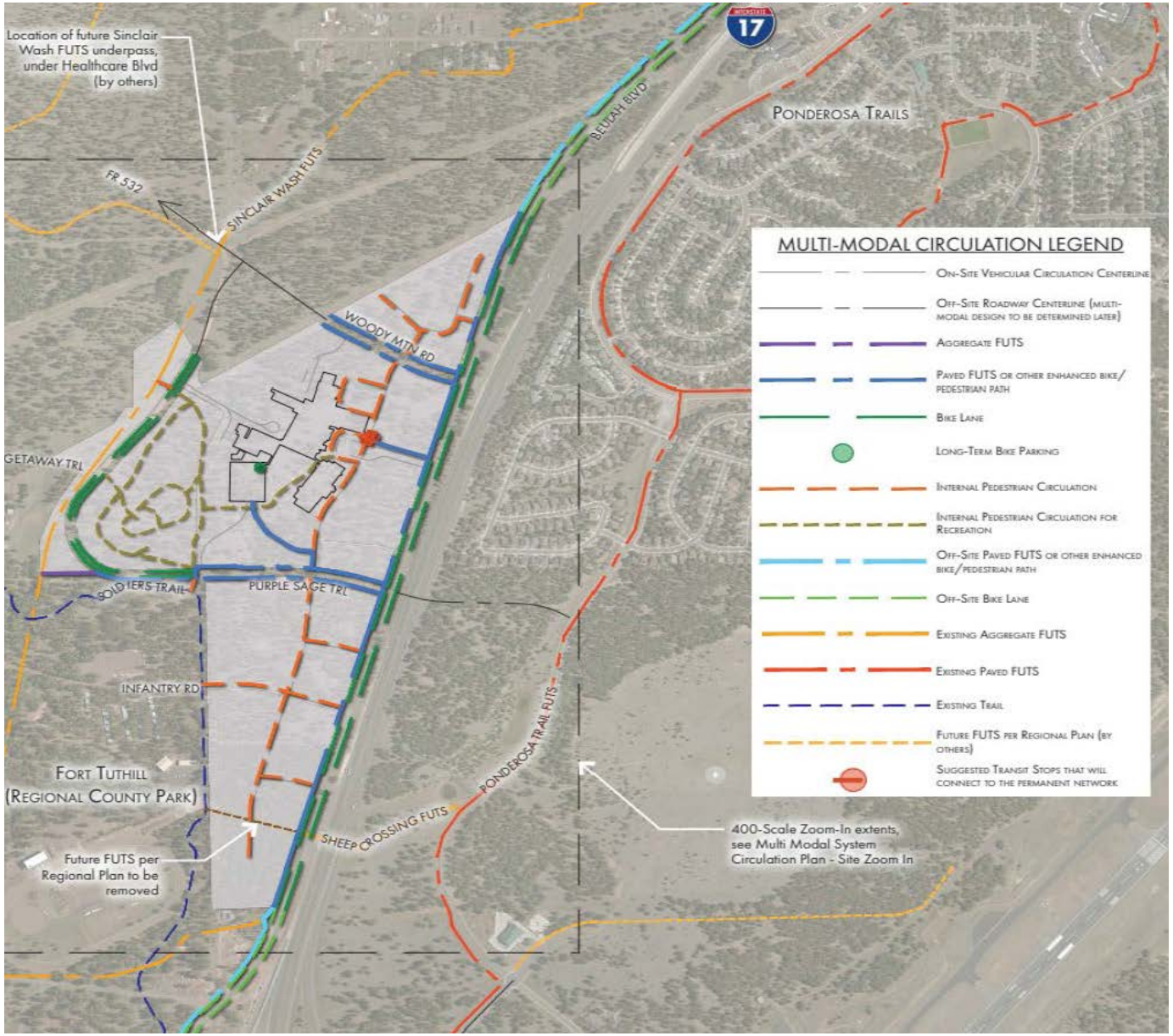
- There are 282 employees and 80 doctors which would require 682 parking spaces. The Hospital and the ACC together require a total of 1,165 parking spaces.

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

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

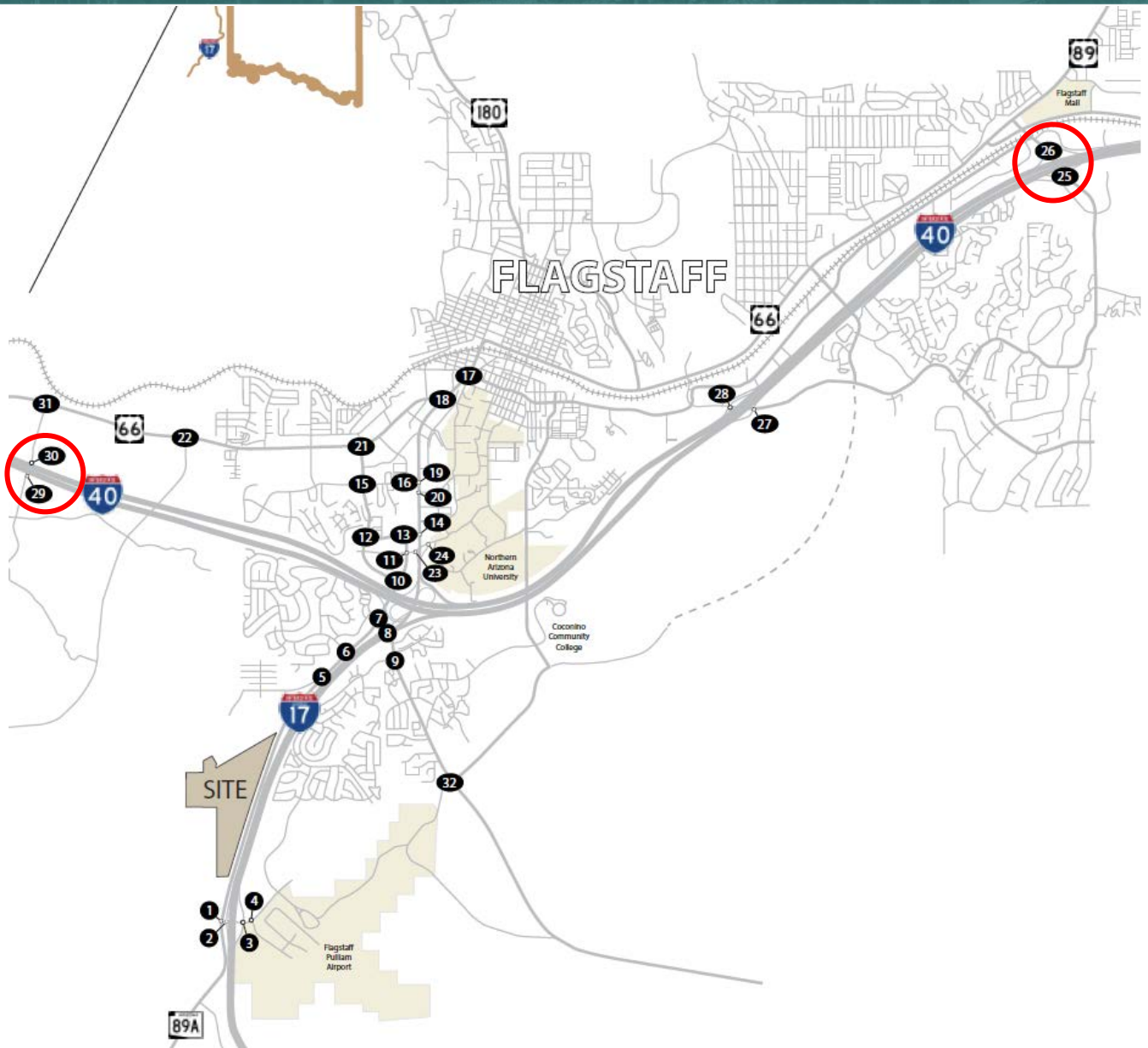


Ped & Bike Circulation System



Full-Buildout Pre-Scoping/TIA

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



Phased TIA Request

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

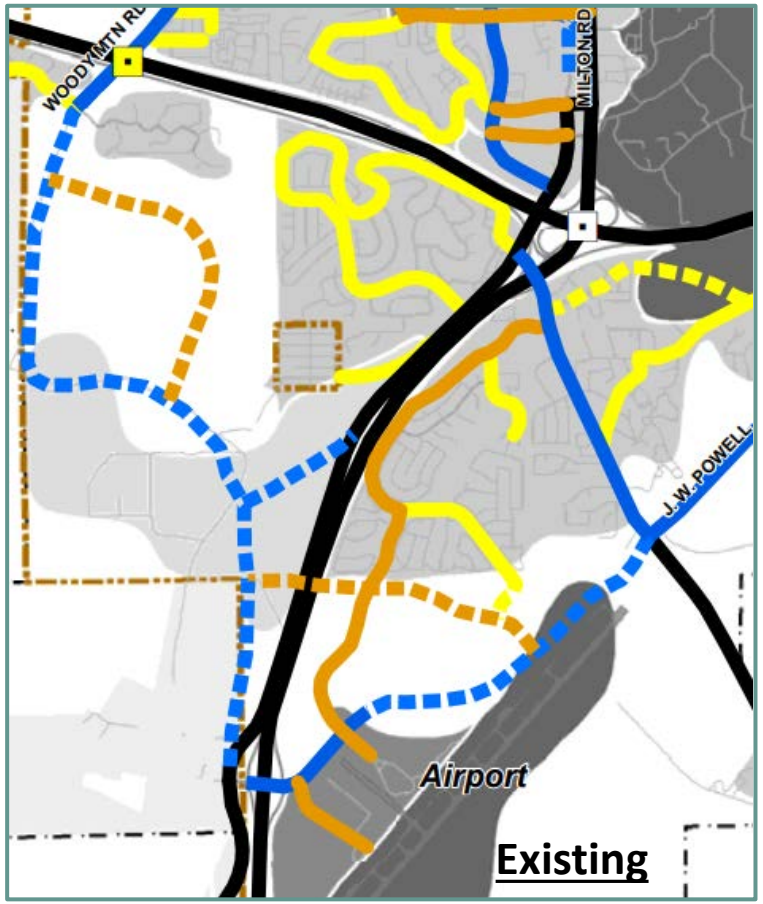
Phase 1 TIA

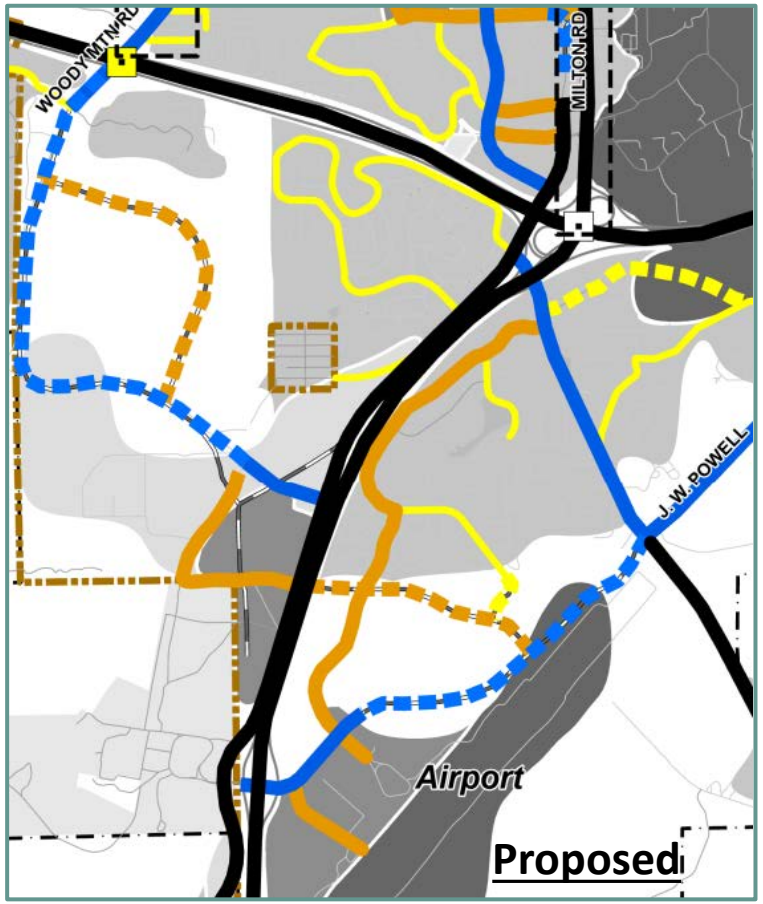
- The required Phase 1 improvements include:
  - The widening of the Beulah corridor to a 4-lane cross section from Woodlands Village Blvd to JWP
  - Specific intersection improvements along the Beulah & JWP corridors

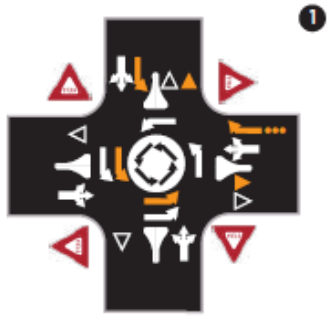


Regional Plan Roadway Network

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



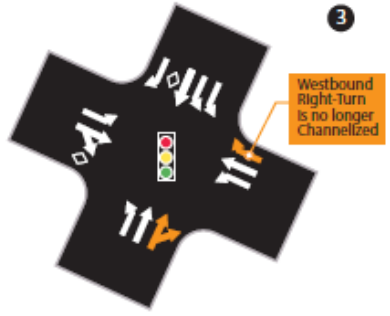




Beulah Blvd & Fairgrounds Rd/JW Powell Blvd



Beulah Blvd & University Heights Dr South



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



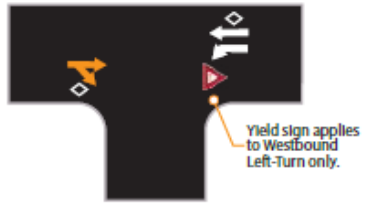
Beulah Blvd & Woodlands Village Blvd



Beulah Blvd & McConnell Dr



Beulah Blvd & Forest Meadows St



I-17 SB On-Ramp & McConnell Dr



Beulah Blvd & Fairgrounds Drwy.



I-17 SB Ramp & J.W. Powell Rd.



I-17 NB Ramp & J.W. Powell Rd.



Beulah Blvd & Mountain Dells Rd.



Beulah Blvd & Healthcare Blvd

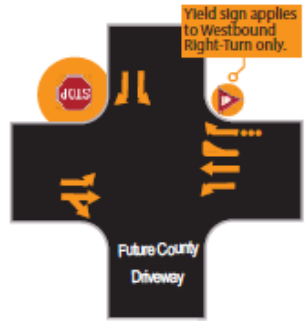


Beulah Blvd & Access B









Water Sewer Impact Analysis (WSIA)

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

Water

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

Waste Water

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

Stormwater Analysis

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

What is Staff's Role in this review

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

Regional Plan Conformance

Finding #1

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

Finding #1

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

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

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

Carbon Neutrality Goals & Policies

Carbon Neutrality Plan

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

Regional Plan

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

Zoning Map Amendment Findings

Finding #2

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

Zoning Map Amendment Findings

Finding #3

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

Draft Development Agreement Contents

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

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

Citizen Participation Plan

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

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

Specific Plan Recommendation

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

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

Concept Zoning Map Amendment Staff Recommendation

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

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

Thank you for your time and participation

Questions or Comments



Northern Arizona Healthcare

Health and Wellness Village

City Council

May 2, 2023

NAH as a non-profit

We are…

- A non-profit healthcare system that operates to serve a public interest, and provide a full spectrum of care (education, prevention, and treatment)
- The only Level-1 Trauma Center north of the greater Phoenix area, providing life- and limb-saving care to thousands each year
- An employer to approximately 4,000 people throughout the Flagstaff and Verde Valley region
- Care givers to more than 700,000 residents and millions of tourists to Northern Arizona each year
- An open emergency room to all, regardless of ability to pay

NAH is…

An independent,
non-profit corporation

100% of profits are re-invested into facilities, equipment, and employees

Governed by a volunteer,
unpaid Board of Directors

No officers of the company have financial interests in the company

Making health care available to all

We strive to combine the capability of providing world class care with providing care for those who cannot afford it.

25% of patients are considered financially disadvantaged

1/3 of FMC's patients are enrolled members of Native American tribes

Apache and Navajo counties are among the most impoverished counties in the country; disproportionately and historically underserved

NAH provided more than $125 million in care for patients who would not have been able to afford those services otherwise in FY2021

In partnership with government-assisted primary care and community health services, we provide a continuum of care not found elsewhere



Flagstaff is the regional hub of northern Arizona

Education

Northern Arizona University | Coconino Community College

Transportation

Regional Airport | I-17 & I-40 Interchange

Government

Coconino County | ADOT | State of Arizona | Federal Government

Tourism

Grand Canyon National Park | Arizona Snowbowl | Ft. Tuthill County Park

Health Care

Flagstaff Medical Center | North Country HealthCare | Sacred Peaks Health Center

	ACTUAL POPULATION*			PROJECTED POPULATION†		
	2000	2010	2020	2030	2040	2050
ARIZONA	5,130,632	6,392,017	7,151,502	10,152,000	12,745,000	16,000,000
Northern Arizona	**605,762**	**724,607**	**767,315**	**1,199,000**	**1,505,000**	**1,890,000**
Coconino Co.	116,320	134,421	145,101	230,000	289,000	363,000
Other N. AZ Counties‡	489,442	590,186	622,214	969,000	1,216,000	1,527,000

*U.S. Census Data
†Arizona Population Projections, Maricopa Association of Governments
‡ Apache County, Mohave County, Navajo County, Yavapai County

HEALTH AND WELLNESS VILLAGE

1200 N. Beaver isn't suited for the 21st century

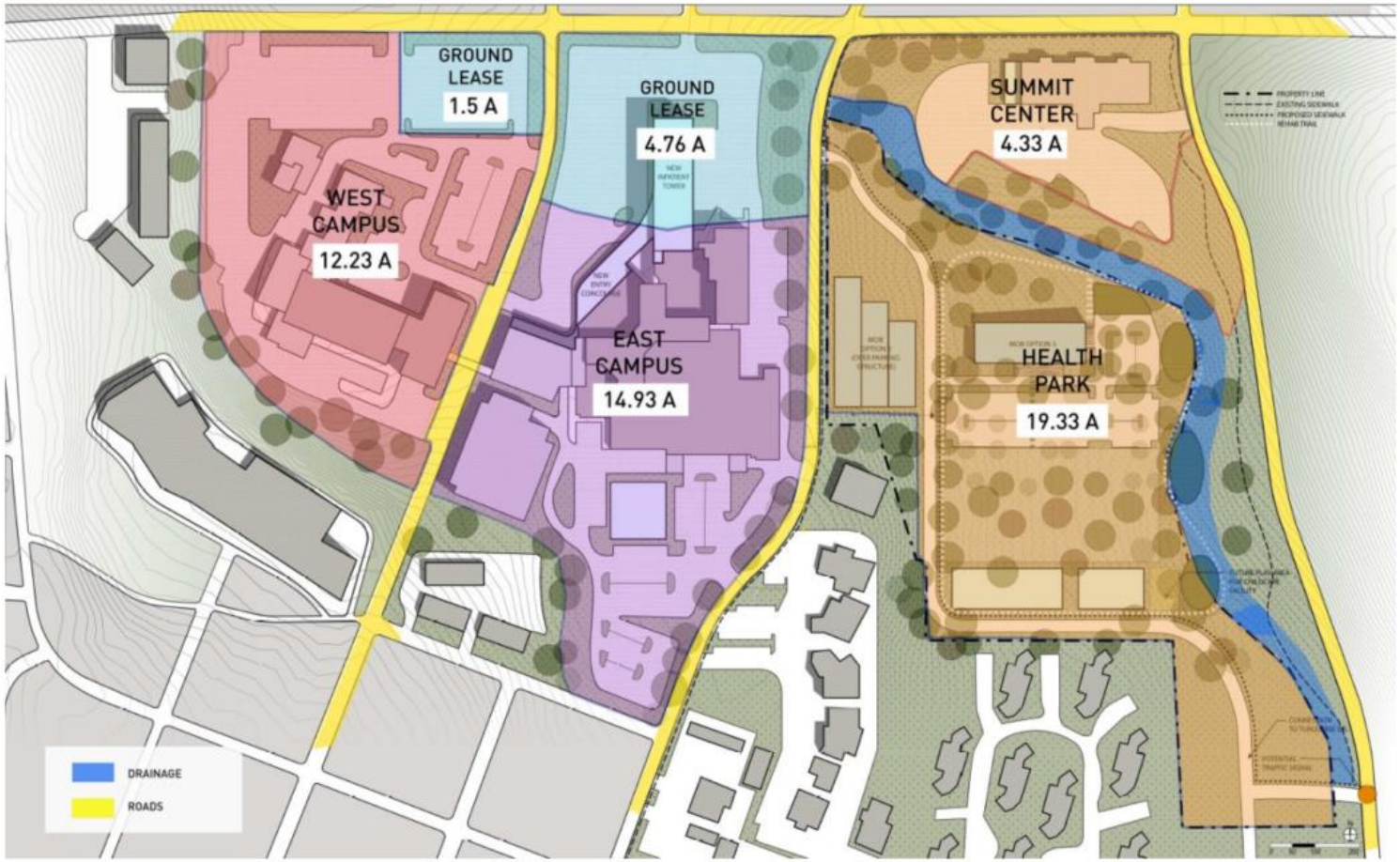
Insurmountable challenges: wash, public roads, and elevation differences

Bisected Campus

- Prevents true integration of inpatient and outpatient services
- Magnifies wayfinding confusion, particularly in times of stress

Limited Expansion Opportunities

- Does not improve operational efficiencies, further compounds existing challenges
- Multiple departments left unimproved and undersized for expansion of inpatient beds
- Campus would be fully built out, with no further expansion opportunities
- Untenable to modify while retaining all existing services – disruptions lasting several years



Current Flagstaff Medical Campus

Obstacles to expanding at 1200 N. Beaver

Geographic Challenges

- Multiple entrances, across 3 different roads
- Operational inefficiencies are magnified, staff and providers in 3 separate buildings
- No integration of inpatient and outpatient services
- Central Plan is decoupled, reducing energy efficiency, and preventing achievement of carbon neutrality

Future Obstacles

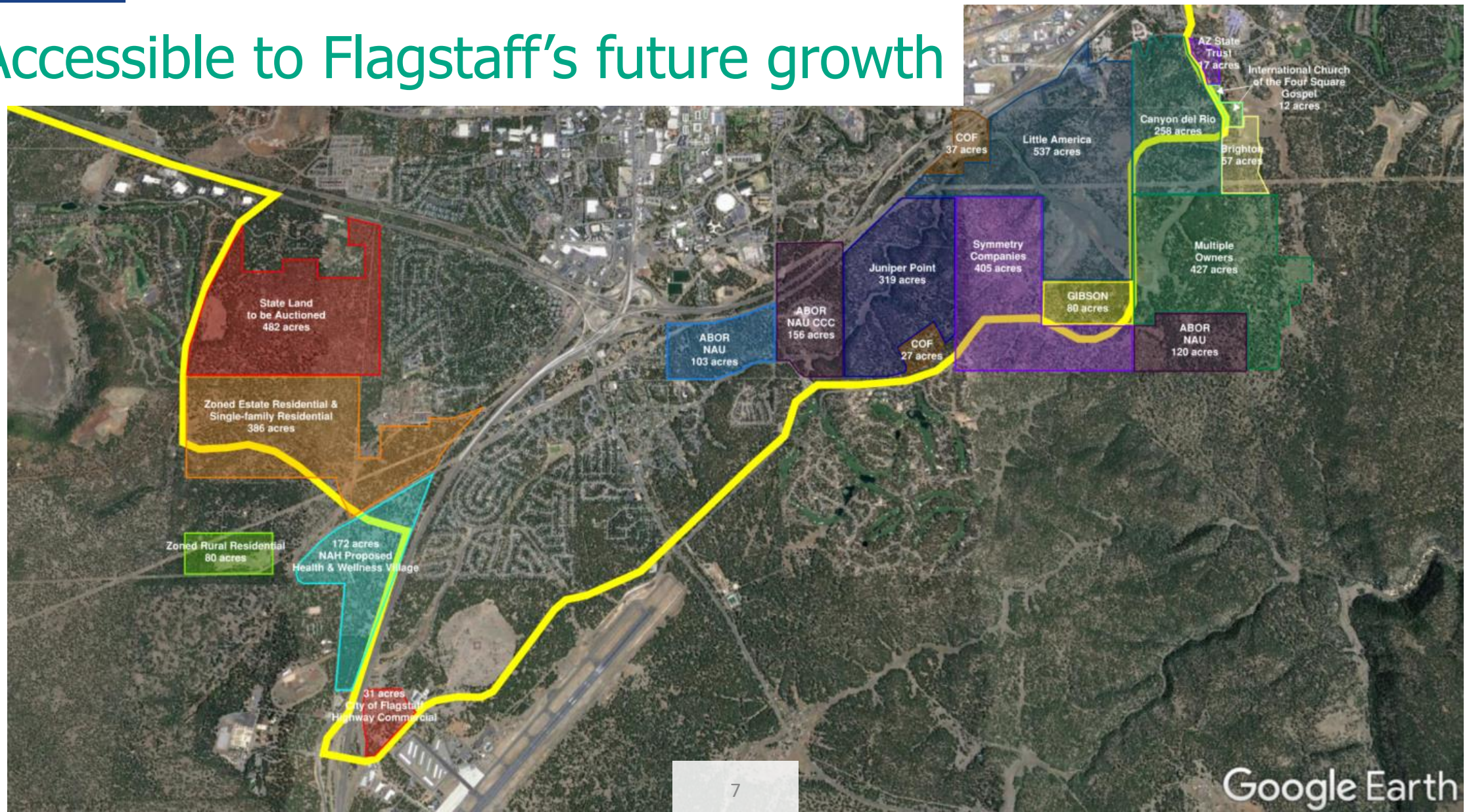
- Support departments left unimproved and undersized for expansion of inpatient beds
- ED remains as-is, with no expansion opportunity
- Additional tower would…
  - Allow for all private rooms
  - Limit net gain to just 8 additional beds
  - Provide no future expansion

	1200 N. Beaver St.	Split Campus	1120 Purple Sage Rd.
Timetable			
Cost Estimate			
Achievement of Focus Areas			
Enable Growth & Flexibility			
Physician Integration			
Affordability to Patients			
Operational Efficiencies			
Health Campuses			
Ambulatory Platform			

Ideal State
Some Benefits Realizes
Most Benefits Realized
Significant Drawbacks

HEALTH AND WELLNESS VILLAGE

Accessible to Flagstaff's future growth



HEALTH AND WELLNESS VILLAGE

Improving the Emergency Department experience

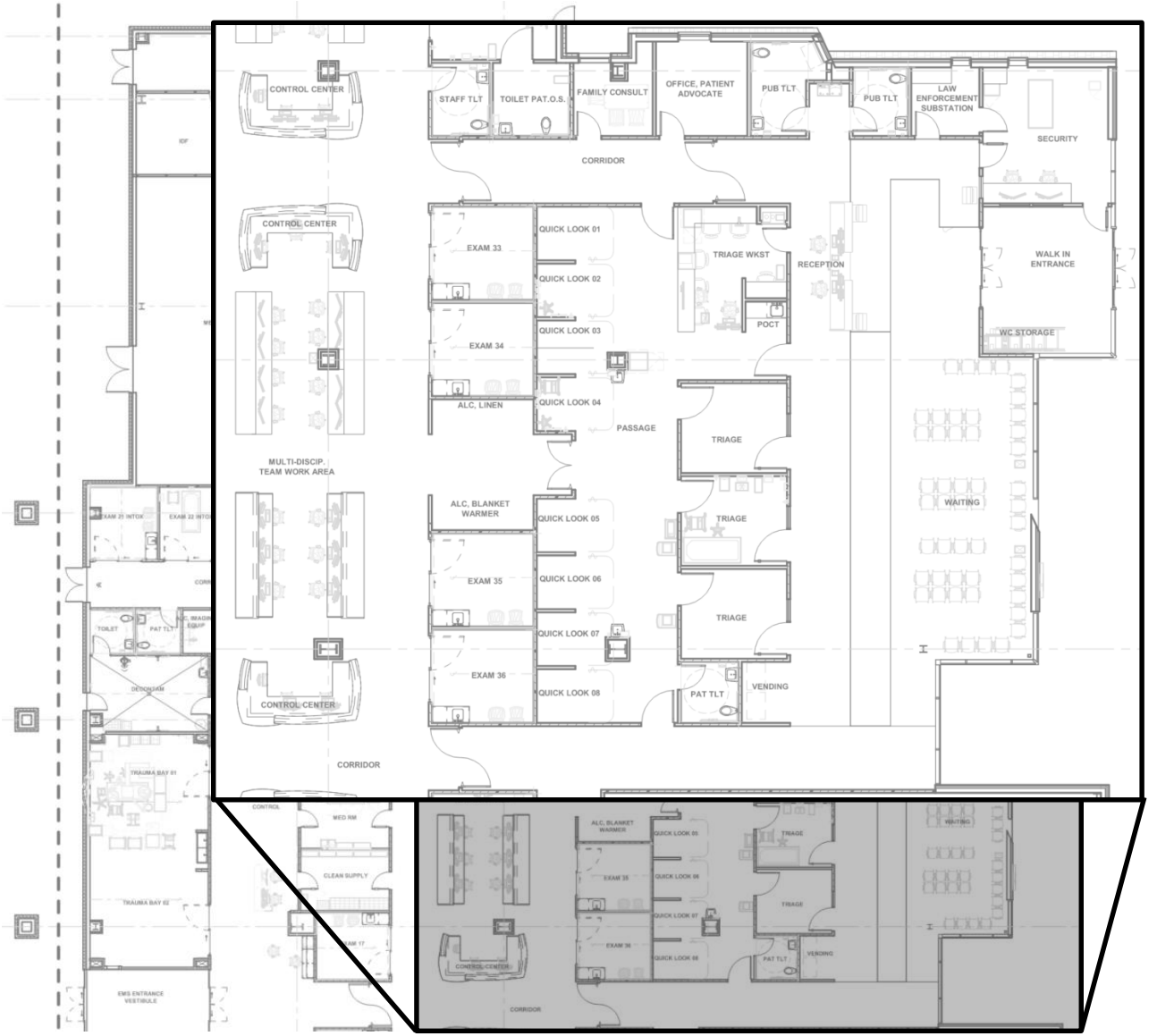
Optimal layout and design of an ED, based on the needs of patients

Linear Design

- Provides more direct observation of patients and access for care givers, without compromising the ability for the care team to collaborate
- Allows for flexing up/down of the overall department, as patient volumes and acuity change throughout the day
- Ideal for future growth/expansion, as the line can simply extend to the north

Patient Segmentation

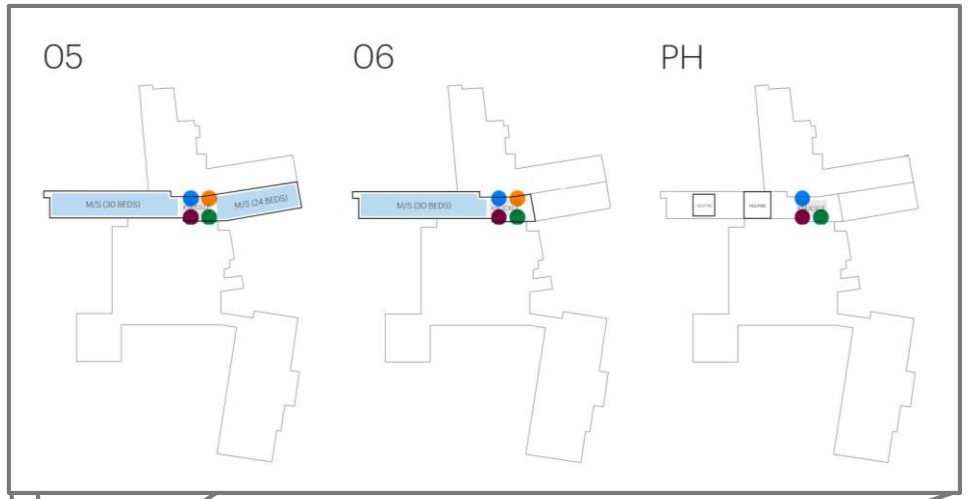
- More isolated exam rooms for intoxicated patients, reducing the risk of cross-patient incidents
- Introduction of quick-look bays, close to the entrance, to speed the triage and treatment of low-acuity visits

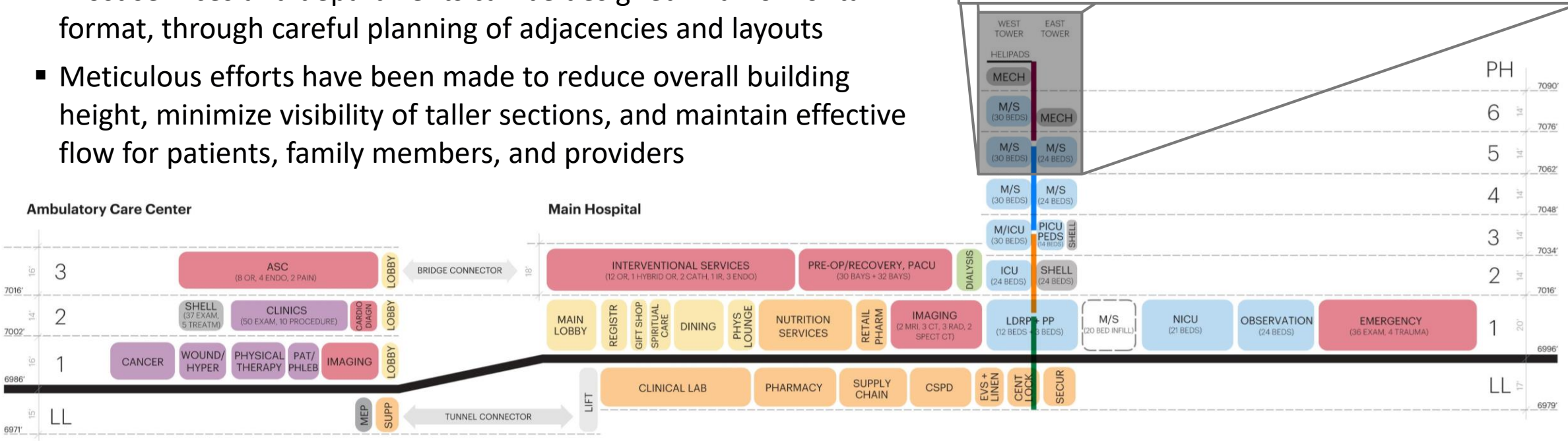


HEALTH AND WELLNESS VILLAGE

Building height

- Health care facilities are designed with the 'flow' of patients, family members, and providers in mind; with a focus on:
  - Eliminating waiting time
  - Minimizing walking distances
  - Decreasing and alleviating stress
  - Removing non-value adding activities
- Most services and departments can be designed in a horizontal format, through careful planning of adjacencies and layouts
- Meticulous efforts have been made to reduce overall building height, minimize visibility of taller sections, and maintain effective flow for patients, family members, and providers





Flagstaff Climate Acton & Adaptation Plan

Adopted Oct. 27, 2020

Preliminary Emission Reduction Targets

- **Solid Waste:** reduce materials sent to the landfill 80%
- **Travel Mode Shift:** reduce vehicle miles traveled an additional 50% by promoting biking, walking, and public transit
- **Clean Vehicles:** reduce fuel consumption by 75% through zero emission vehicles
- **Air Travel:** reduce fuel consumption 15%
  - Higher capacity hospital will reduce upwards of 50% of patients flow to Phoenix, Las Vegas, and Albuquerque
- **Industrial Energy:** 100% renewable electricity, reduce natural gas and electricity consumption by 50% and 5% respectively
- **Commercial Energy:** 100% renewable electricity, reduce natural gas and electricity consumption by 40% and 20% respectively
  - Hospital/ACC will reduce natural gas consumption by 78%, and overall energy by 45%
- **Commercial New Construction:** no natural gas*
- **Residential Energy:** 100% renewable electricity, reduce natural gas and electricity consumption by 70% and 40% respectively
- **Residential New Construction:** no natural gas*
- **Carbon Sequestration/Offsets:** 173,367 MTCO2e

**banning of natural gas is prohibited in Arizona*

Climate Emergency Declaration Update, Flagstaff City Council Work Session (10/27/20)

White House Climate Pledge

July 1, 2022: NAH among first to voluntarily sign on to HHS Health Care Sector Climate Pledge

Pledge signers committed to:

- Reduce organizational emissions by 50% by 2030 and achieve net-zero by 2050, publicly accounting for progress on this goal every year
- Designate an executive-level lead for their work on reducing emissions by 2023 and conduct an inventory of Scope 3 (supply chain) emissions by the end of 2024
- Develop and release a climate resilience plan for continuous operations by the end of 2023, anticipating the needs of groups in their community that experience disproportionate risk of climate-related harm



Sustainability | Commitment to solar

An expedited commitment…

- As part of our Climate Pledge, NAH is committed to the implementation of solar-generated electricity, across our entire health system
- We have always planned for the incorporation of photo-voltaic panels at the new campus, ensuring the structural elements can handle the additional weight
- Given the emphasis we heard at Planning & Zoning, NAH is willing to commit to installing photo voltaic panels on top of the parking garage by 2030
- Additionally, NAH will explore partnership opportunities with APS, to enhance the overall generation of renewable electricity to all NAH locations (including in the Verde Valley)



Ample footprint for photo voltaic panels on garage rooftop

Sustainability | Site development & water efficiency

Site development

- Only 40% of the overall land is being developed
- More than 30% of the site will be improved
  - 25% of that being vegetated
- 30% of the site will remain undisturbed forest
  - If developed by right (estate residential) no forest would be retained

Water efficiency

- Acorn Vacuum Sanitary System – 10 million gallons saved annually
- Heat Pump Chiller – 10 million gallons saved annually
- Medical Equipment and Analyzers – 2 million gallons saved annually

30% of site left undisturbed

Choosing efficient systems will reduce water use by 22 million gallons per year

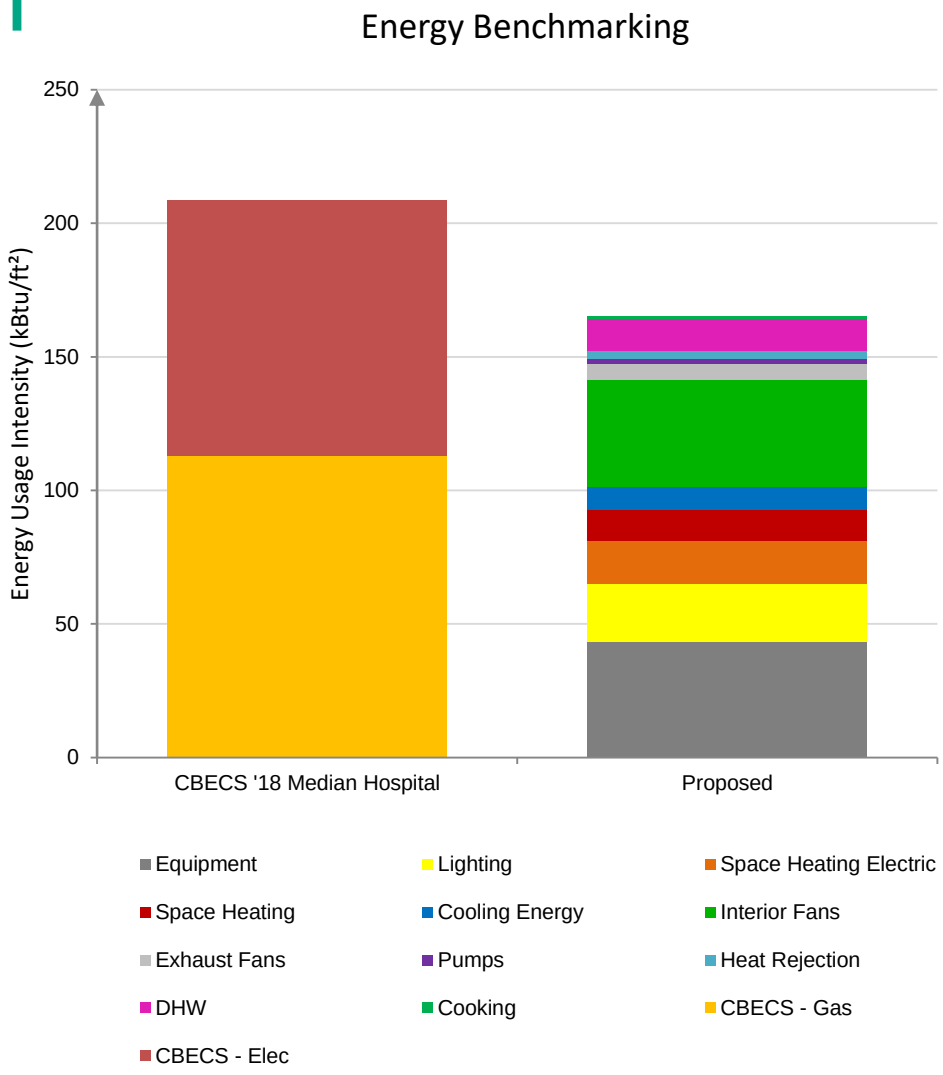
Sustainability | Energy reduction

Energy Use for the New Facility (↓)

- 12% below ASHRAE 189.1 standard (LEED baseline)
  - Heating Plant is 116% more efficient than 189.1
  - Cooling Plant is 3% more efficient than 189.1
- 18% below Energy Star 75
- 21% below CBECS national index for hospitals
- **45% below current hospital energy use**

Strategies to Reduce Energy Use Indicator (EUI)

- Optimized orientation and glass type for managing solar gain
- Heat pump/heat recovery chiller technology (electrified heating)



LEED rating potential

NAH is not pursuing LEED certification

- The project was reviewed according to the LEED Scorecard tool to understand how it meets sustainability and resiliency goals in-line with the mission and vision
- Based on the LEED Scorecard tool, the ACC and CUP have the potential to achieve **LEED Gold** certification
- LEED certification would take critical capital away from clinical programs, equipment, and capacity



Sustainability | Need for natural gas

Strategy: provide a resilient source of heat for patient safety, with the least consumption and emissions from natural gas

- FGI Guidelines and ASHRAE 170 require heating to have fully redundant sources, to reduce patient risk management for winter design temperatures
- Electric-based redundancy requires more diesel generators and fuel storage
- Fuel for generators must be trucked in, during a prolonged outage, and is a risk in heavy winter snow and ice

- Energy recovery/heat pump chillers use electricity as the primary heating source
- 96% efficient boilers are then used to trim heat up or ramp down, to accurately meet winter demand
- The ambulatory care center is 100% electric
- We are opting for electric kitchen equipment whenever feasible

Natural gas consumption will be reduced by 78%

Sustainability | Embodied carbon reductions

Steel construction

- Mass timber construction is not permitted in Type IA building construction
- Partnering with our steel supplier, the design of the buildings has been optimized, reducing the amount of steel by 19% (by weight) over code standard designs
- Side plate joining methods are being implemented, to provide adaptability, reduce the weight required, and reduce the amount of welding
- A large majority of the material for the project will be procured through EPD* certified manufacturers

**Environmental Produce Declarations (EPD) program: https://www.ul.com/resources/environmental-product-declarations-program*

NAH New Campus

Weight Reduction

	Nov-2021		Feb-2023		Delta	
Hospital	7,428.69	Tons	6,343.58	Tons	(1,085.11)	Tons
ACC	2,018.96	Tons	1,302.56	Tons	(716.40)	Tons
CUP	358.73	Tons	219.96	Tons	(138.77)	Tons
Total	**9,806.38**	**Tons**	**7,866.10**	**Tons**	**(1,940.28)**	**Tons**
					(19.8%)	

Reduced steel by ~40,000 lbs production and transportation

Sustainability | Carbon reduction strategy

Reductions via Water Reprocessing

- On-site and indoor water systems will reduce water consumption, saving nearly 12 metric tons of CO2 from being produced
- Outdoor water use reductions, by using native and adapted plants, and a smart irrigation system

Construction Steel Reduction

- The ~2,000 tons of steel eliminated from the buildings, equates to ~4,000 metric tons of CO2 emissions (not including diesel transportation emissions)

Helicopter Flight Savings

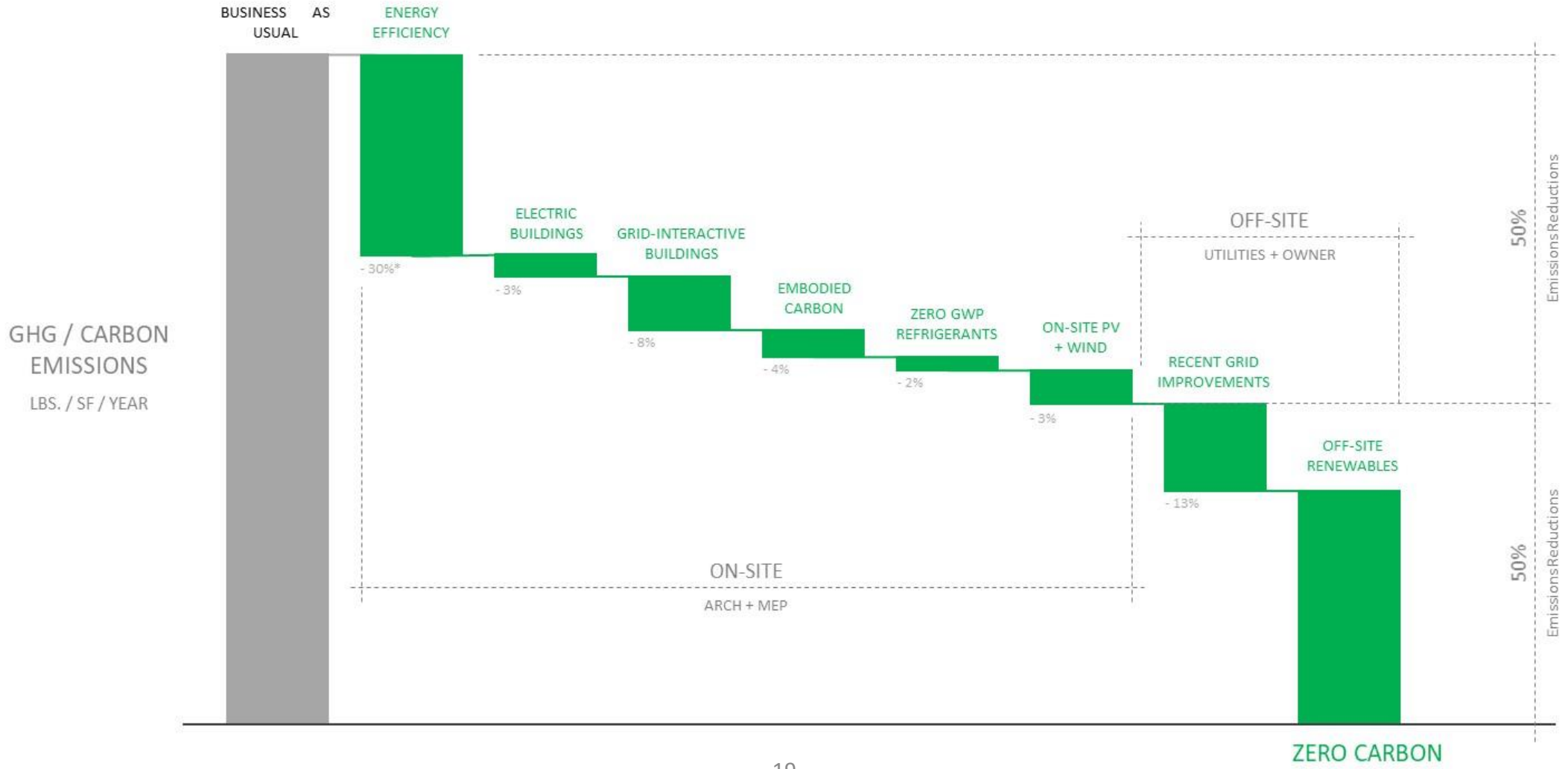
- We average ~1,000 flights to Phoenix, ~432 flights to Las Vegas, and ~102 flights to New Mexico, each year
- Each roundtrip produces between 1.4 and 2.4 metric tons of CO2
- Reducing the number of capacity-related flown deferrals by half would amount to approximately a 1,318 metric ton reduction in CO2

Over 1,330 metric tons of CO2 emissions eliminated, each year

1 metric ton = a cube that is 27 feet tall, wide, and long
How much is a ton of carbon dioxide? | MIT Climate Portal

HEALTH AND WELLNESS VILLAGE

Sustainability | Path to carbon neutrality



* Percentages vary depending on building type, systems, structure, grid, and more

Our combined sustainability efforts

Operation

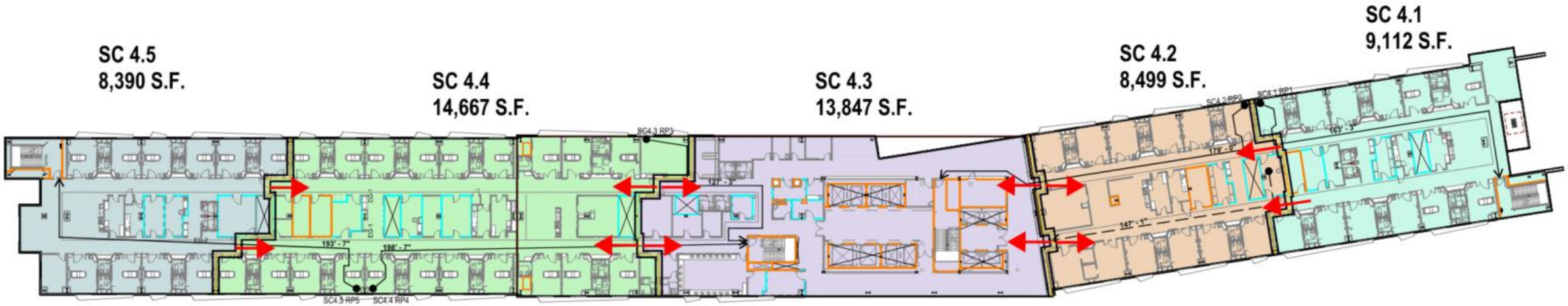
- **Site Development:** 30% of the site will remain undisturbed forest
- **Water Efficiency:** reduced consumption by 22 million gallons per year
- **Energy Consumption:** 45% reduction, compared to the current hospital
- **Natural Gas:** 78% reduction, compared to current hospital
- **CO2 Production:** over 1,330 metric ton reduction between water use reductions and avoided deferrals by helicopter

Built Environment

- **Steel:** ~40,000 lbs of steel, reducing CO2 generation by more than 4,000 metric tons (not including diesel transportation emissions)
- **Vegetation, rocks and soil reuse:** removed trees for benches, native limestone for retaining walls and natural, decorative landscaping
- **Renewable Electricity:** photo-voltaic panels on top of parking garage

Combating fires in hospitals

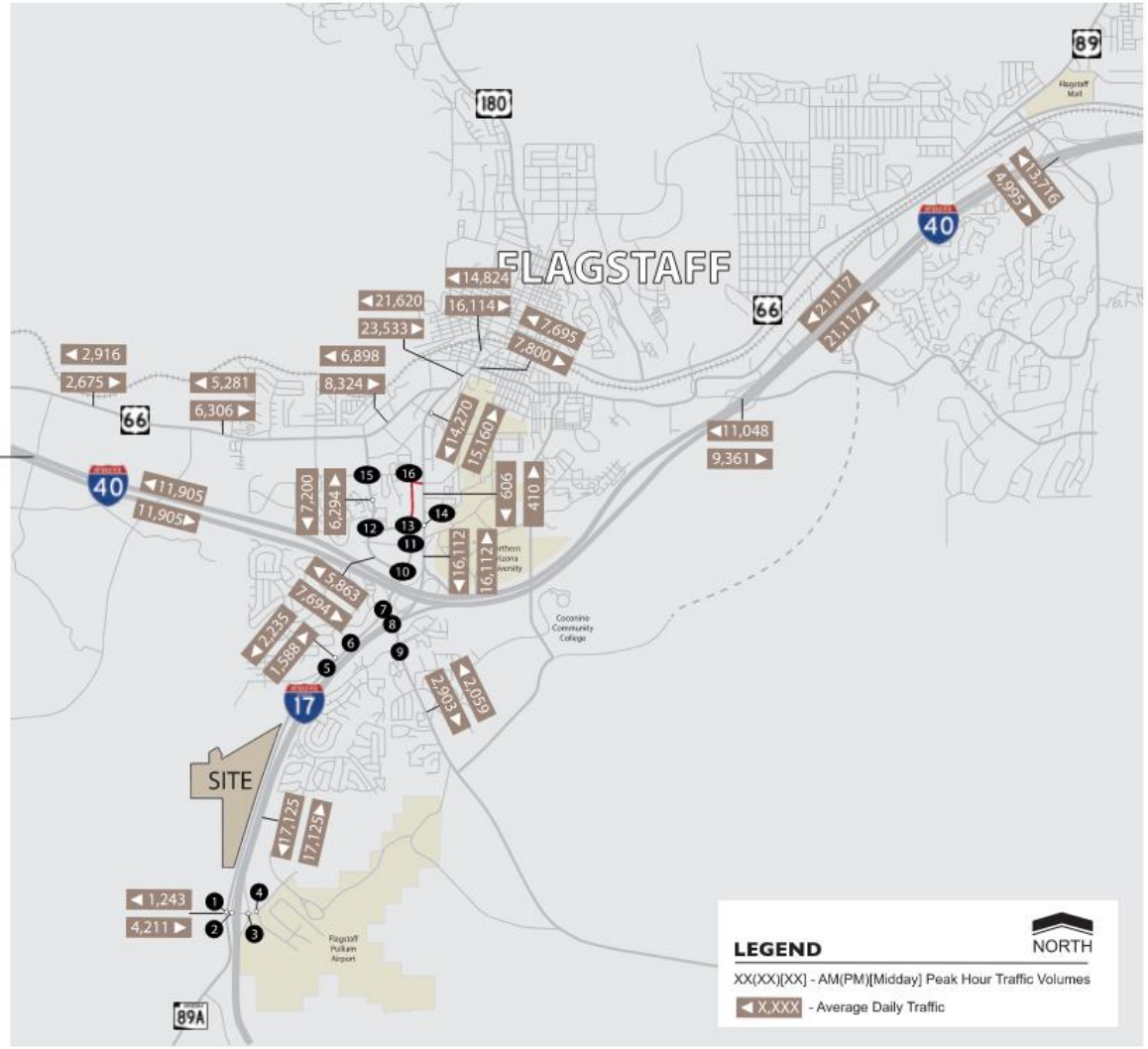
- Hospitals are unique, in that many occupants cannot evacuate the building in the event of a fire
- Unlike most other buildings, a comprehensive strategy to life safety is implemented, including things like:
  - Building design
  - Construction materials
  - Staff training
  - Detection systems and alarms
  - Fire suppression systems
- A hospital is divided into sections called ‘smoke compartments’ that cannot be more than 22,500 sq ft
- These ‘smoke compartments’ are protected on all sides, and allow for the containment of a fire
- In the event of a fire, all persons from the affected ‘smoke compartment’ are relocated to another area, and fire fighters can combat the contained fire



Travel impact analysis inputs

Scoping of the Traffic Impact Analysis was mutually agreed to, over a period of 2 years

- We have been partners with City Staff and MetroPlan since the beginning
- We have taken the current and future data that was given to us by MetroPlan and used it as our baseline for assumptions
- All forecasting of trip distribution were applied to the traffic models based on the future 2040 MetroPlan model, at the direction of City Traffic Staff



We care about transportation access and equity

- Whether it is for patients, families, or employees, NAH ensures the imperative that getting to the hospital is easy, affordable, and not a burden
  - Patients are currently provided bus passes if Mountain Line services a location near their residence
  - We coordinate and pay for Uber/Lyft rides for those not served by public transit (more than 1,700 rides per year)
  - For those coming from a far distance, we arrange and pay for Greyhound and/or Amtrak tickets
  - We offer bus passes to all Flagstaff Medical Center employees, at no cost
- NAH is committed to running a shuttle between the nearest Mountain Line stop and the new hospital/acc, at no cost to any riders
- Access to healthcare services has been identified as such a critical gap that AHCCCS (a.k.a., Medicaid) arranges and pays for transportation to and from any required care

UBER Health

MOUNTAIN LINE

Greyhound

AMTRAK®

lyft healthcare

Being good neighbors

On-going engagement with the County, including a formal response to their December letter last week

- **Traffic |** Widening of the JW Powell/I-17 bridge and Beulah Blvd will improve access and traffic flows to the park (particularly during special events), and improve safety with the re-alignment of Mountain Dell Rd (with a 90° intersection)
- **Partnership |** We have met with County leadership multiple times, and are committed to establishing a recurring meeting cadence with the County, to further drive synergistic outcomes
- **Protect the Park |** Careful attention has been given to FTCP's boundaries, and site design decisions have been expressly made to increase buffers between trails and roadways
- **Opportunities |** Just as we have partnered with the City for pursuit of grant funding, we are committed to collaborating with the County to further enhance park features and integration points with the Health and Wellness Village

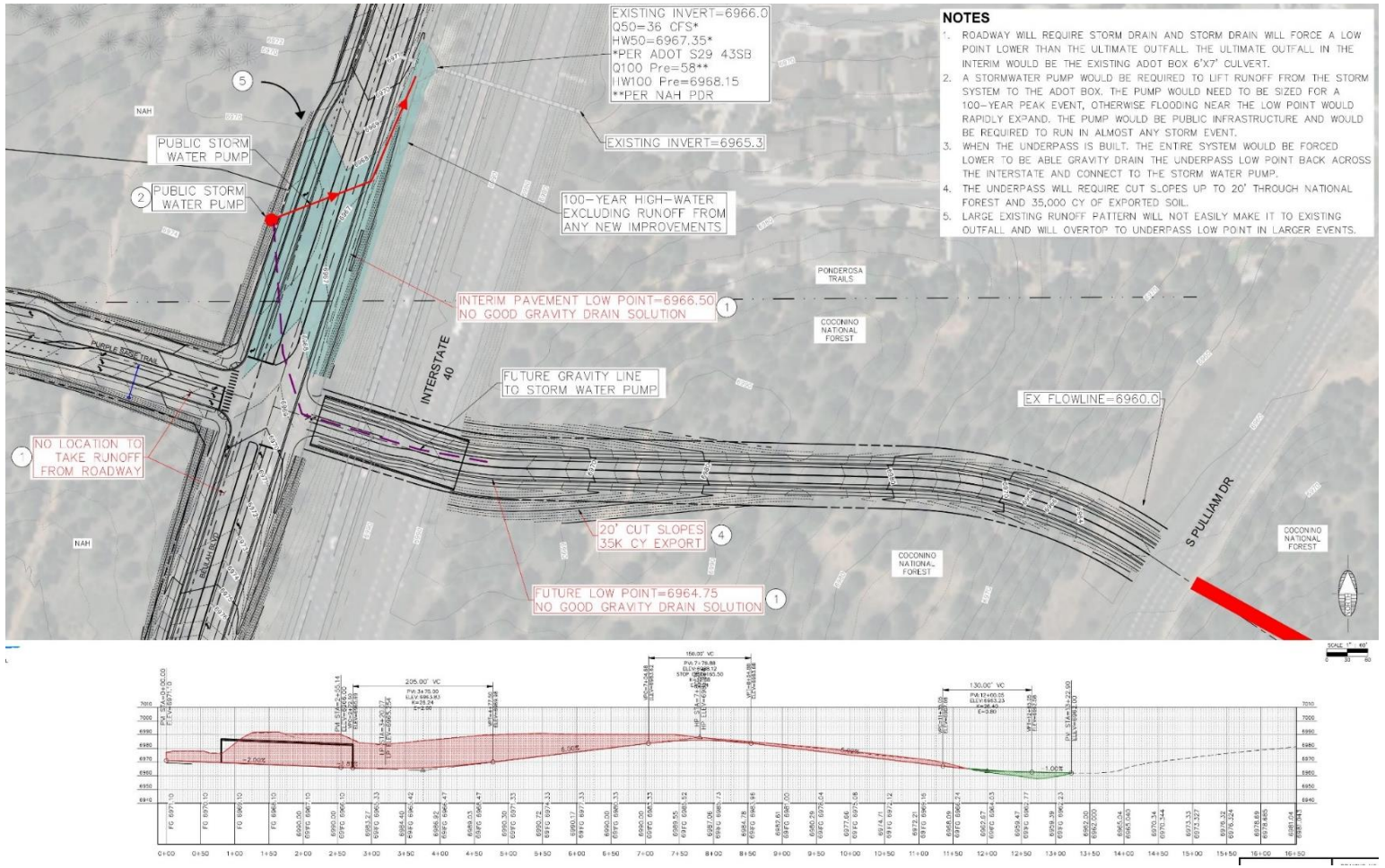


Fort Tuthill County Park, our southern neighbor

Grading down for potential underpass

We recommend to perform grading as part of an overall underpass project

- We've committed to widening Beulah Blvd, and improving Purple Sage Rd and Mountain Dell Rd
- The recorded development agreement assures NAH will follow through when the City is ready
- We do have concerns about grading down Beulah/Purple Sage before the underpass:
  - If graded down now, a new low point will be created, increasing the risk of flooding and adding to the City's general fund expenses
  - To construct the underpass will require approval from U.S. Dept. of Forestry, and the excavation of 35,000 cubic yards of earth
  - Once constructed, there will be two independent low points, further increasing the stormwater mitigation costs



HEALTH AND WELLNESS VILLAGE

Vision Planning for 1200 N. Beaver Campus

Q3 2023*
Existing Conditions and Market Assessment

- Complete a Community Engagement Plan that includes a combination of traditional and focused engagement
- Existing conditions mapping and analysis, including both the site and a study area that includes adjacent neighborhoods and the downtown business district
- Update the Downtown Vision Plan market assessment to incorporate medical center site considerations
- Create an existing conditions 3D model of the site

Q4 2023*
Visioning

- Conduct online survey to seek input on desired uses, design character, connectivity, community priorities, etc.
- Preparation for and facilitation of a three-day team charette to include multiple meetings with surrounding neighborhoods, public, under-represented groups, City Council work session, etc.

Q1 2024*
Develop Alternatives

- Generate two or three alternative reuse concept plans—bubble diagrams and 3D massing
- Test emerging concepts with market and financial feasibility screens
- Work with project management team and SAC to refine concepts
- Community meetings to view alternatives and obtain input of preferred concepts

Q2 2024*
Develop Vision Plan

- Check in with Regional Plan team to ensure alternatives meet regional vision
- Develop a succinct and professional document that outlines the process, community input, alternatives, and preferred direction for the site
- City Council work session to review draft vision plan
- Final revisions to plan document

* Schedule is based on a May 2023 approval

Economic benefits for Flagstaff

	By Hospital Opening	By Build-out of the Health & Wellness Village	20-year Horizon, Post Build-out	TOTAL 40-year Economic Benefit
Property Tax	$0.05 million	$3.0 million	$4.5 million	**$7.55 million**
General Fund Sales Tax	$3.3 million	$8.0 million	$10.4 million	**$21.7 million**
Transit Sales Tax	$1.0 million	$2.3 million	$3.1 million	**$6.4 million**
Roads & Transportation Sales Tax	$3.3 million	$8.0 million	$10.3 million	**$21.6 million**
Bed Board & Beverage Tax	$0.1 million	$5.6 million	$9.0 million	**$14.7 million**
State Shared Revenues	$0.2 million	$4.0 million	$4.2 million	**$8.4 million**
Schools (property tax)	$0.2 million	$10.4 million	$15.7 million	**$26.3 million**
TOTALS by PHASE	**$8.15 million**	**$41.3 million**	**$57.2 million**	**$106.65 million**

Does not account for indirect tax revenues
Does not include taxes associated with the ~2,000 net new jobs

NAH development agreement commitments

- **Fire & Police Impact Fees ($1.3M)**
  - **Required, standard impact fees, assessed to all new development**
    - Relocate Fire Station #6 (*DA § 4.6.1*)
  - NAH to pay 50% of capital costs (including land acquisition)
  - **Estimated $4.5 million contribution from NAH**
- On-Site Transportation Improvements (*DA § 8.1.1*)
  - **Current estimated cost to construct: $7+ million**
  - Re-align Purple Sage Rd, improving the road and access to Getaway Trl
  - Construct East portion of Woody Mountain Rd
  - Grade Beulah Blvd and Purple Sage Rd for a future I-17 underpass
- Off-Site Transportation Improvements (*DA § 8.1.2*)*
  - **Estimated cost to construct: $45 million**
  - Widen Beulah Blvd to 4-lane, raised median complete street (for a stretch of 3 miles)
  - Re-align Mountain Dell Rd, forming a safe and protected intersection with Beulah Blvd
  - Improve 8 additional intersections along Beulah Blvd
  - Construct a roundabout on the East side of the I-17 and JW Powell bridge

* Obtain right-of-way necessary for all required improvements

NAH development agreement commitments

- Install photo-voltaic panels on top of the parking garage by 2030 (*DA § 4.4.3*)
  - **Estimated cost to construct: $7 million**
- Pay for a third-party consultant to guide a public visioning process for the redevelopment of FMC (*DA § 4.9*)
  - **Estimated cost: $200,000**
- Provide private shuttle service from nearby Mountain Line stop(s) to the hospital, until public transit is extended to the new campus (*DA § 4.5*)
  - **Annual estimated cost to operate: $250,000**
- Construct a water storage tank, minimum net volume of 685,000 gallons, including any required site development improvements (*DA § 6.3*)
  - **Estimated cost to construct: $2 million**
- Extend a 16-inch waterline loop approximately 9,125 linear feet (*DA § 6.4*)
  - **Estimated cost to construct: $2 million**

Development fee comparison

NAH is committed to partnering with the City of Flagstaff to financially support associated development, well in excess of any recent developer

- In comparison to other recent developments of size, NAH is paying a fair share and acting in earnest as a fair developer
- Financial contributions above and beyond standard impact fees:
  - Off-site Transportation Improvements $45 million
  - On-site Transportation Improvements $7 million
  - Fire Protection ~$4.5 million
  - Transit ~$250,000/yr
  - Photo-Voltaic Panels $7 million
  - Water Storage Tank $2 million
  - Extend 16” Water Line $2 million

	Fire Protection*	Transit
The Hub	$0	New Bus Stop (~$130,000)
The Standard	$0	$0
Mill Town	$0	$0
Canyon Del Rio	$0	New Bus Stop (~$130,000)
Timbersky	$0	$0

**in excess of required impact fees*

Engaging the community since 2021

Neighborhoods
- University Heights
- Mountain Dell
- Ponderosa Trails
- Forest Highlands HOA
- Townsite Homes
- Sterling Real Estate
- Vision Communities

Education Organizations
- Northern Arizona University
- Coconino Community College

State & Regional Government
- Coconino County Representatives
- ADOT
- Navajo Nation
- City of Cottonwood
- Verde Valley Mayors, Managers, Supervisors, Tribe and Nation Bi-Weekly Meeting

Community Groups
- Downtown Business Alliance
- Assistance League of Flagstaff
- Friends of Flagstaff's Future
- Continuum of Care Flagstaff
- Northern Arizona Leadership Alliance
- Northern Arizona Building Association
- Economic Collaborative of Northern Arizona (ECoNA)
- Flagstaff Chamber of Commerce
- Northern Arizona Association of Realtors

Public Services
- Airport Commission
- Mountain Line/NAIPTA
- Arizona Department of Health Services
- MetroPlan

Local Government
- Flagstaff City Manager
- City of Flagstaff Development
- City of Flagstaff Comprehensive Planning
- City of Flagstaff Traffic
- City of Flagstaff Support Divisions
- City of Flagstaff Sustainability Commission
- City of Flagstaff Parks and Recreation Commission

National Government
- Sen. Mark Kelly
- Sen. Kyrsten Sinema
- Rep. Tom O'Halleran
- Rep. Eli Crane

Official Public Meetings
- January 4, 2022
- January 18, 2022
- October 10, 2022

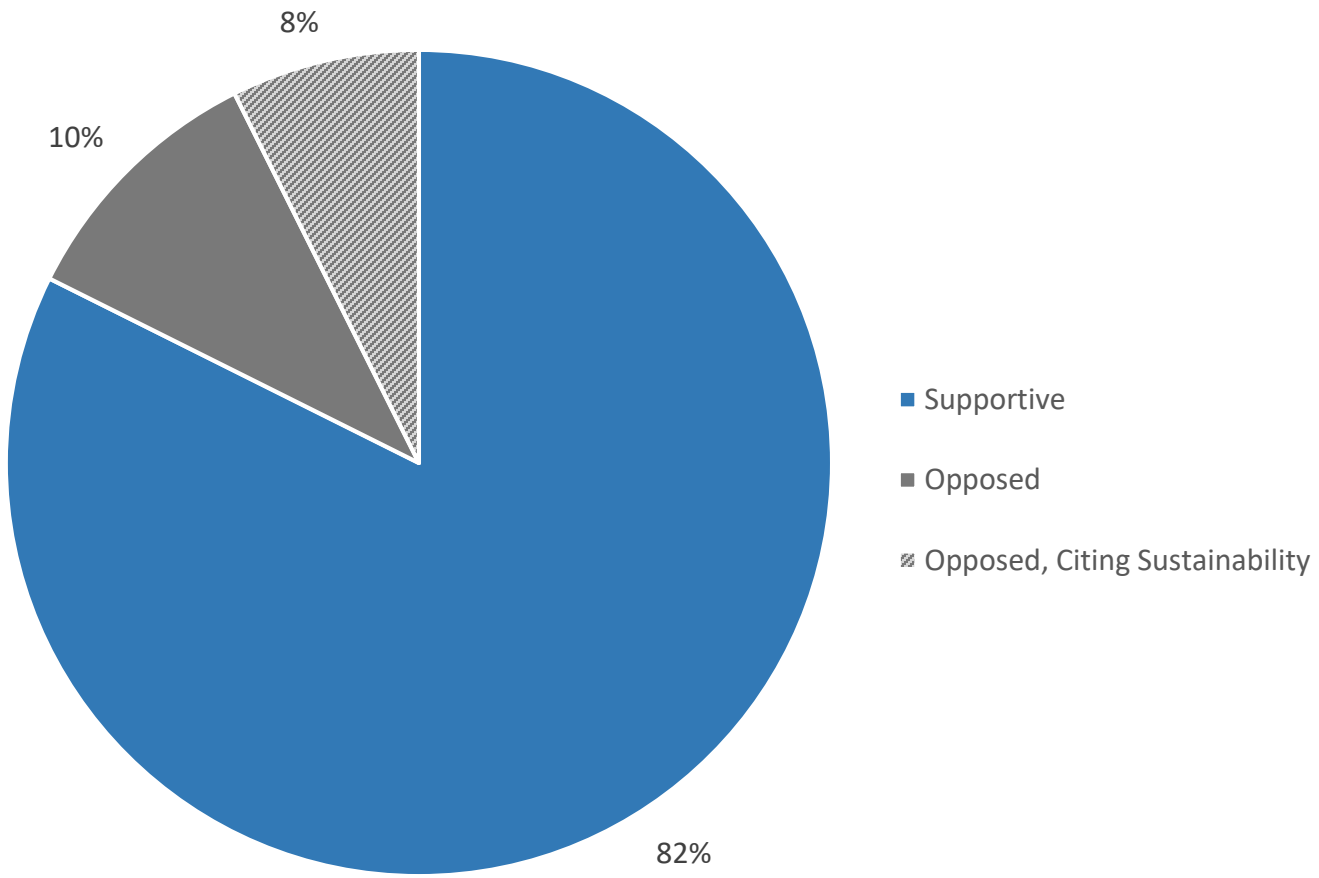
Modifications from community feedback:

- Extended West patient tower to 30-bed unit, reducing from 7 floors to 6 floors
- Shifted higher density and more intense development to the north
- Adjusted building placement, to allow for a 2nd medical office building on the hospital parcel
- Incorporating a partnership cafeteria model, showcasing local restaurants
- Modifying our plan for outpatient services, expanding our future presence in central Flagstaff

Written comments

The feedback and comments that we've received have been overwhelmingly supportive

- Themes of support include: economic development, better access to care, new clinical services, and the overall health and wellness vision
- Themes of concern include:
  - Transit and bus services — DA § 4.5
  - Access to the new campus — DA § 4.5
  - Traffic — DA §§ 8.1.1 & 8.1.2
  - Re-use of the existing campus — DA § 4.9
  - Building height — Specific Plan



HEALTH AND WELLNESS VILLAGE

Responding to public comment

We request the opportunity to respond to public comments and questions during today's meeting

Our formal ask of City Council

Approve the adoption of the NAH Health Village Specific Plan and amendment to the Zoning Map



Exterior Facade Design

HEALTH AND WELLNESS VILLAGE

Mission

Improving health, healing people.

Vision

Always better care.
Every person, every time...**together.**

Values



PLANNING AND DEVELOPMENT SERVICES REPORT
SPECIFIC PLAN

PUBLIC HEARING
PZ-21-00126-01

DATE: **March 1, 2023**
MEETING DATE: **March 22, 2023**
REPORT BY: **Tiffany Antol, AICP**

REQUEST:
Specific Plan request, by Northern Arizona Healthcare (NAH) Corporation, of approximately 172.6 acres located at 1120 W Purple Sage Trail for the NAH Health Village currently zoned Rural Residential (RR – 74.62 acres), Estate Residential (ER – 97.76 acres), and Single Family Residential (R1 – 0.25 acres). Of the 17 parcels included in this request, all but three are currently within the Resource Protection Overlay (RPO). The remaining three parcels will be added to the RPO as the properties are rezoned in accordance with the Specific Plan, if adopted. This Specific Plan request is the first of two entitlement cases including a Concept Zoning Map Amendment.

PRESENT LAND USE:
The subject property ("Property") is approximately 172.6 acres consisting of 17 separate parcels of land. Most of the site is vacant with a few residential structures. All existing development will be removed when the site is redeveloped as the NAH Health Village. The site has a natural ridge that divides it in half with slopes from the west to the northeast that range from 5-11 percent. There are no floodplains on the Property and the entire site maintains a significant stand of Ponderosa Pines.

PROPOSED LAND USE:
The applicant proposes to develop the Property as the NAH Health Village centered around approximately 1.15 million square feet of Hospital and Medical Offices, with supporting uses including approximately 315 residential dwelling units as part of a mixed-use development, approximately 230,000 square feet of non-residential uses (retail and lodging), approximately 250,000 square feet of Research and Development uses (light manufacturing), and approximately 31.2 acres of designated Open Space and Civic Space reserved for a wellness retreat and Flagstaff Urban Trail System (FUTS) preservation.

NEIGHBORHOOD DEVELOPMENT:

North:	Vacant land zoned Single Family Residential (R1) and the unincorporated community of Mountain Dell
East:	Beulah Boulevard; Interstate 17
South:	Fort Tuthill County Park and City of Flagstaff (COF) owned utility parcel
West:	Rural residential development in the Rural Residential or Estate Residential zones.

I. Project Introduction

A. Background/Introduction

The applicant, NAH, is requesting adoption of the Northern Arizona Healthcare Health Village Specific Plan (the "Plan") to support the future development of approximately 172.6 acres of land for a new regional hospital and ambulatory care facility, surrounded by a Health Village designed as a location for a full range of medical, health, and wellness services mixed with supporting commercial, retail, research, and housing opportunities. This new regional hospital is intended to replace the existing Flagstaff Medical Center (FMC) that has been operating in Flagstaff since 1936. NAH has owned and operated FMC for the past 35 years. FMC currently maintains a 242-bed patient facility and is an Arizona-certified Level 1 Trauma Center. FMC is the only Arizona Level 1 Trauma Center north of Phoenix.

FMC's current campus consists of 40 acres of land that is divided by a primary transportation route (Beaver Street). NAH has struggled to maintain efficiencies on the existing site due to physical constraints and has worked continuously over the years on the existing site to enhance services to the Community. While NAH owns additional undeveloped land in the immediate vicinity of the existing hospital, those parcels are not contiguous and new development on those lots is likely to exacerbate existing issues with the current development. NAH has decided to pursue a new greenfield development to provide more efficient medical services as well as expand service offerings. In addition to

the hospital, NAH has opted to plan for a larger development with supporting uses on an overall 172-acre site known as a "Health Village." These supporting uses include complementary retail, commercial, research, education, and residential units. The anchor of the Health Village will be a new regional hospital with up to 448-beds, outpatient care including surgical services, and medical and administrative offices. Open space and civic space are also incorporated to support the Health Village concept.

This Plan is proposed to be adopted in phases in conjunction with future zoning map amendments. This Plan is intended to be adopted by ordinance and provide development standards and phasing of infrastructure for the planning area. This Plan will also serve as official City policy providing direction on how to implement the Regional Plan regarding future rezoning applications. Within this Plan, there is language that describes which parts of the documents are aspirational, advisory, and strategy, and which are standards and guidelines. Specific Plans are processed as a minor amendment to the Flagstaff Regional Plan and follow the enhanced procedural requirements for public participation and notification required of major plan amendments.

B. Proposed Zoning Plan

The applicant, Northern Arizona Healthcare Corporation, is requesting rezoning approval to permit the development of a new regional Hospital, ACC, and associated medical offices. The rezoning request includes over 30 acres of open space intended to function as a wellness retreat affiliated with the proposed Health Village. The first phase of development includes a 751,850 square-foot hospital with room for future expansion, a 205,042 square-foot Ambulatory Care Center (ACC), a 472,800 square-foot parking garage, and an affiliated central utility plan. The first phase of the Hospital will include 276 patient beds which is 35 more beds than the current Hospital. Proposed future development is intended to include approximately 315 dwelling units as part of mixed-use development, approximately 290,000 square feet of nonresidential uses comprised of general commercial, retail, and lodging, and approximately 250,000 square feet of research and development uses including light manufacturing. Development of the Health Village requires that all the Planning Area be rezoned, approximately 172 acres, which will be rezoned in phases. The entire Planning Area is comprised of 17 parcels which are all residentially zoned (either RR, ERR or R1). The base zones proposed for the Health Village are Highway Commercia (HC)l, Public Facilities (PF), and Research and Development (RD).

The Property is bounded by Beulah Boulevard (an existing 2-lane arterial roadway) to the east and is partially bisected by Purple Sage Trail which is a private roadway easement that has been improved with asphalt millings. Purple Sage Trail provides access to Fort Tuthill County Park as well as the surrounding residential properties. The Health Village proposes a new circulation system for the planning area including a new arterial roadway that will connect with Woody Mountain Road and two new collector roads. Other internal roadways will be phased as development occurs withing the planning area. Development in the planning area is intended to be phased with the Hospital and affiliated medical uses identified as the priority for development of the site. Most of the required infrastructure improvements are triggered by this first phase of development.

II. Specific Plan

A. Specific Plan – Policy Framework

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

B. Specific Plan – Regulatory Framework

The Specific Plan divides the 172.6-acre site into seven land use areas, each with their own proposed zoning category and intended level of development. The Concept Land Use Area Program on pages 26 and 27 of the Plan provide all the details for each planning area.

Land Use areas 1a and 1b comprise 35.2 acres, which are intended as open space or as active or passive recreation areas. Area 1a includes open space areas on either side of the Sinclair Wash FUTS trail. Area 1b is a wellness retreat adjacent to the Hospital and ACC, which is intended to include features such as paths, trails, gathering areas and civic space. Both land use areas are included in the Phase 1 Concept Zoning Map Amendment.

Land Use Areas 2a, 2b, and 2c are all located within the S16 activity center. Area 2a is a 17.4 gross-acre site at the northern end of the planning area. It is intended for mixed-use, and it may include a combination of residential and commercial uses, including retail and lodging. Area 2b comprises 63.2 gross acres and will be the location of the Hospital and ACC. The Hospital is intended to be built out in phases. Initially, the Hospital and ACC will consist of 956,892 gross square feet (or almost 22 acres) of development with an estimated 276 patent beds. Future expansions include a surgery center expansion, additional patient bed tower, and an emergency department expansion. At full build out the hospital will consist of more than 1.1 million gross square feet (or 25.25 acres) of development with up to 448 patient beds. Area 2c is a 3.4 gross acre site within the same block as the Hospital and ACC. It will accommodate commercial use, most likely lodging with a restaurant and/or retail component. Only land use area 2b is included in the Phase 1 Concept Zoning Map Amendment. The remaining areas will be included in a future rezoning request.

Land Use Area 2d is located south of the realigned Purple Sage Trail just outside of the activity center. This area is 25.7 gross acres and is intended for commercial uses, particularly clinical patterns, medical offices, retail, and service uses.

Land Use Area 3 is 27.8 gross acres intended for research and development uses including research, labs, training, and education as well as light manufacturing.

C. Specific Plan Zoning Modifications – City of Flagstaff Zoning Code

If this Specific Plan is adopted and approved in conjunction with the Concept Zoning Map Amendment, approximately 98.39 aces of the total 172.6 acres included in the Health Village will be rezoned from RR (40.47 acres) and ER (57.92 acres) to HC (63.18 acres) and PF –(35.21 acres). Of the 14 parcels included in this rezoning request, all but three (APN 112-10-036, 112-10-037, and 112-05-125) are currently within the RPO. These remaining three parcels will be added to the RPO as part of this request. The Concept Zone Plan is included in the Specific Plan but is discussed in greater detail within the Concept Zoning Map Amendment staff summary.

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

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

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

i. Site Planning Design Standards

Site Planning Design Standards are intended to reinforce the character of the neighborhoods, districts and corridors of the City to promote more livable, sustainable communities. Site Planning Design Standards include provisions for natural features and site drainage; compatibility; building placement; parking lots, driveways, and service areas; pedestrian and bicycle circulation systems; open spaces, civic spaces, and outdoor public spaces; and private streets. The Plan proposes to modify the requirements for Building placement.

Building placement on a development site is important because it establishes the form and pattern for the development along a street, which in turn affects the human scale of a site layout, its economic vitality, and how well the site functions with the connections between buildings, parking areas, and adjacent development. Building-forward design solutions that ensure the building front is located at or near the sidewalk edge are required. Display windows and other architectural features that provide interest to pedestrians shall also be incorporated into the design.

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

ii. <u>Architectural Design Standards</u>

The purpose of the Architectural Design Standards in the Zoning Code is to reinforce the unique character of Flagstaff's architectural history. It also promotes the use of indigenous, traditional building materials and a human scale to create an inviting pedestrian realm. The regulations encourage new development to be in character and scale with the existing fabric of Flagstaff. NAH has prepared unique architectural design standards for the Hospital site that fall within the category of "Mountain Modern" architecture which juxtaposes rustic elements of traditional vernacular architecture with the clean lines of contemporary architecture. The primary components of these standards including Building Materials and Building Massing and Scale.

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

The NAH guidelines modify the Building Massing and Scale requirements to remove the specific requirements for articulation as follows.

<u>Current Code Requirement</u>

For all buildings in non-transect zones, wall planes shall be divided into modules that express traditional dimensions such that a primary facade plane shall not exceed 75 feet in length. If a wall plane exceeds this dimension, then a jog shall be provided to divide it into subordinate elements each less than 75 feet in length. The depth of the jog shall be a minimum of 20 percent of the height of the wall plane. In addition, a combination of at least two of the following techniques shall be employed:

a. Change the height of a wall plane or building mass by providing vertical articulation. The change in height shall be at least 20 percent of the vertical height of an adjacent wall plane or building mass;
b. Change the roof form to express different modules of the building mass; and/or
c. Divide large wall planes into smaller components by changing the arrangement of windows and other facade articulation features, such as columns or strap work.

<u>Proposed Standards</u>

Articulate the facades and massing to break down large components. Specific attention is to be paid to the ground level/podium components as well as overall roof lines.

a. Change the roof form and roof lines to express different modules of the building mass;
b. Change the height of a wall plane or building mass by providing vertical articulation. The change in height shall be at least five percent of the vertical height of an adjacent wall plane or building mass;
c. Divide large wall planes into smaller components by the articulation of the systems and geometries; and
d. On primary street frontages, create street interest/interaction every 75 feet by physically articulating the building mass.

iii. Bicycle Parking

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

iv. Definitions

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

v. Public Facility Zone Specific Standards

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

vi. Highway Commercial Zone Development Standards

Land Use area 2b is proposed to be rezoned to the HC zone. While other land use areas (2a, 2c, and 2d) within the Planning Area are intended to be rezoned to HC, the following only applies to land use area 2b (Hospital and ACC.) The 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, however, 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.

NAH proposes to amend the uses of the HC zone by prohibiting most of the uses that are not compatible with the proposed Hospital and ACC uses. Hospital is modified from requiring a Conditional Use Permit to being a Permitted Use. Any other listed use is only permissible as an accessory use to the Hospital and ACC which include Manufacturing and Processing – Incidental, Research and Development Uses, Warehousing, Libraries, Museums, both Regional and Neighborhood Public or Private Meeting Facilities, Places of Worship, Schools, Theaters, Trade School, Universities and Colleges, Congregate Care Facilities, Day Care Centers, Nursing

Homes, Farmers Markets and Flea Markets, Restaurant or Café, Funeral Homes, Chapels and Mortuaries, Medical Marijuana Dispensary Office, Public Services Minor, Emergency Services, Veterinary Clinics, Veterinary Hospitals, AM Broadcasting Facilities, Antenna Supporting Structure, Attached Telecommunication Facilities, Collocation Facility, FM/DTV/Low Wattage AM Broadcasting Facilities, Stealth Telecommunication Facilities, Accessory Wind Energy Systems, Airports/Landing Strips, Heliports, or Helistops, Off-Street Parking, Off-Street Parking Lots, Passenger Transportation Facilities, Community Gardens, and Food Production. Of these uses only Airports/Landing Strips, Heliports, or Helistops is not currently listed as Permitted or Conditional Use in the HC Zone. A footnote has been added to the use table that states "Any antenna supporting structure will be a maximum of fifty (50) feet in height, as measured from adjacent finished grade."

A Helipad is proposed for the roof of the patient tower. The helipad will be designed in compliance with International Fire Code 2018, Section 2007 Helistops and Heliports, as well as with National Fire Protection Association (NFPA) Publication 418, Standard for Heliports, 2021. The helipad is intended to assist with emergency transportation of patients, medical teams, and/or medical cargo to and from the facility. This helipad will not include any service, maintenance, or refueling for flight training for helicopters on site. The placement of the helipad at the top of the patent tower provides the helicopters with a flight orientation that is close to parallel to the aircraft traffic at Flagstaff Pulliam Airport, thereby reducing potential conflicts with other air traffic. The primary helipad user will be Guardian Air, whose local helicopter is based at Pulliam Airport. Before the helipad can be constructed, it will need to undergo an "Airspace Study" by the Federal Aviation Administration (FAA).

The Building Form and Property Development Standards are modified to allow a maximum Building Height of 160 feet. A footnote is added stating "The 160' building height is limited to patient towers. Other uses will conform to a 60' height maximum." Vertical orientation provides a greater efficiency than a horizontal layout for patient care. The patient tower will be located directly above the emergency operations and other clinical services. Building floors within a hospital are much taller than a typical commercial structure. The floor heights range between 14 and 20 feet based on their occupancy. The patient tower is anticipated to be six stories overall. The applicant has provided a viewshed analysis of what the proposed tower will look like from surrounding properties. These include scenes from Mountain Dell, Fort Tuthill, the Sinclair Wash FUTS trail, and Ponderosa Trails. The images indicate the building will not be visible from surrounding locations. Actual elevations of the proposed Hospital have not been included as part of this application. It is anticipated that the actual height of the patient tower will be less than 145 feet in height based on measurements as required by the Zoning Code.

III. Community Services Impact Analysis

The Public Services Impact Analysis review, including Transportation, Water, Wastewater and Stormwater are included within the Concept Zoning Map Amendment. The Public Service Impact Analysis is also part of the Specific Plan requirements. The following analysis review is required as part of the Specific Plan review and analysis only.

A. Police and Fire

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

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

currently provided, and the extra distance will have a marginal cost impact to the department. This expanded distance will play more into effect with the jail refusals of our arrested persons pending a medical clearance. In 2019, the Coconino County Jail refused 346 of our arrestees, and in 2020, they refused 344 of our arrestees.

- Impact fees collected by the City on behalf of FPD may help to offset some of the costs listed above; however, it is currently unknown If the impact fees will be insufficient to cover all of the costs.

Two separate analyses were completed for the wildland fire impact of the proposed location and an analysis was completed regarding our existing Fire services.

Wildland Risk Assessment & Mitigation Report

The Wildland Fire Risk Assessment & Mitigation Report was prepared by Fire Management Group, LLC on November 21, 2021. This report addresses the possible wildland fire impacts of placing a 180-acre medical complex (NAH Health Village) near the local Wildland Urban Interface (WUI) area. This area is the far southwestern edge of the City of Flagstaff incorporated area. The proposed site is surrounded by a mix of private, state, county, and federal lands. This report addresses the impacts, both positive and negative, of this development and gives only recommendations and not requirements to reduce wildland fire impact.

The results of this study recommend the following mitigation measures for the proposed NAH Health Village development to minimize wildland fire impacting the parcel as well as slowing fire spread across the landscape.

<u>Fuels</u>

Under the current fuel and weather conditions, the undeveloped area that has been thinned in 2009 would be able to sustain a fast-moving low-severity grass fire. It is unlikely this area would experience a sustained crown fire and suppression efforts would likely be successful due to the low flame lengths. Mitigation recommendations for fuels include:

1. The bulk of the area was thinned in 2009 and the vegetation has grown over the last 12 years. The thinning and treatment in this area should be refreshed.
    a. Increase the ponderosa crown spacing - there should be open areas between individual tree crowns or between clumps of trees.
    b. Trim up all low hanging branches to a height of 6 feet or more above the ground
    c. Remove all ladder fuels, small trees, etc.
    d. Minimize the height of the grasses throughout the area by mowing to a height of ± 6 inches where needed.
2. The 19 acres at the south end of the property have not been thinned and have an overabundance of small ponderosa that are not healthy. This area would sustain a fastmoving high intensity crown fire that would impact area infrastructure and be difficult to suppress.
    a. This area is very heavily overgrown and will need a major thinning effort. Some general recommendations:
        i. Remove the majority of the smaller trees, these are not healthy and would die over time.
        ii. All ladder fuels should be removed.
        iii. The remaining larger healthy trees should be trimmed up to a minimum of 6 feet from the ground and the crowns should have open space between them.
        iv. Create clear space around the City well site and APS substation that are located to the south just off the property.
            v. If the fiber optic and electrical lines that run through the area are not going to be relocated there should be clear space along these easements.

<u>Construction Materials</u>

1. All construction material will need to meet or exceed both the IBC as well as the International Wildland Urban Interface (IWUI) codes for flammability.
2. All landscaping adjacent to buildings should be sprinklered and the FFD should have access to turn this on, thus minimizing any embers from an area fire. The recommendation for landscaping vegetation is to utilize the Arizona Cooperative Extension "Firewise Plant Materials for 3,000 ft. and Higher Elevations" (Appendix D) as much as possible for landscaping. These identified trees, shrubs, and plants will minimize the flammability of the landscaping on the property.

Other General Recommendations

1. Water supply should be established with hydrants in place throughout the property.
2. All the proposed main roads should be put in with an all-weather surface to allow suppression efforts as well as break up the grass fuel crop.
3. The first phase building pads (Hospital and ACC) should be established down to mineral soil.
4. The overhead fiber optic/electrical line to the east of the property should be put underground. This line is low hanging on wooden poles and has overhead transformers that may spark.
5. The NAH Wellness Area that is proposed to be left in a natural state should be mowed to reduce the grass crop. This area should also have all-weather established trails bisecting the area to minimize the fire spread possibility.

Fire Service Impact Assessment

The NAH Health Village Fire Impact Assessment was completed by FACETS Consulting on December 29, 2021. The purpose of this report is to provide a comprehensive fire service impact assessment for the proposed NAH Health Village. The best way to reduce the impact of this development on the Flagstaff Fire Department will be to design and construct the project according to the adopted building and fire codes in place for the City of Flagstaff. The development of this project at the far southern end of the city has longer-term impacts on the delivery of fire and emergency medical services.

Based on a review of the resources of the Flagstaff Fire Department and the demands created by the development of the NAH Health Village, the following actions and studies are recommended by the consultant of this report:

1. The Flagstaff Fire Marshal should utilize 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 Medical Center.
2. Assess the eventual impact of the relocation of the emergency room function on the fire and ambulance systems.
3. Given the expansion of the urban core to the south and possible follow-on development in the area, perform an analysis of Flagstaff Fire Department fire station locations, station capacity, and service delivery depth to determine if the existing station locations, apparatus housing capabilities, and emergency service capabilities are appropriate for the longer term. This work may be in conjunction with the development of the JWP corridor.
4. Follow the wildfire mitigation recommendations of the Wildland Fire Risk Assessment & Mitigation Report prepared by the Fire Management Group, LLC to reduce wildfire risks.

Standard of Cover Analysis

NAH contracted with the City's consultant already working on a John Wesley Powell Fire Station Siting study for a standards of cover analysis to include impacts from the proposed NAH Health Village as was recommended in item #3 above. Facets Consulting provided a final report to the City on November 22, 2022. The purpose of this analysis is to understand how Flagstaff Fire Department fire station locations, station capacity, and service delivery depth be completed to determine if the existing station locations, apparatus housing capabilities, and emergency service capabilities are appropriate for the longer term.

General findings of this report are identified below:

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

In order to meet the recommendations identified above, the city will need to acquire a new quint (ladder truck), engine, and Battalion Chief SUV as well as a new fire station to house the resource previously located at Fire Station #6. Additionally, to serve the new Hospital, the City will need to hire nine full-time fire personnel to staff an additional ladder company. As a result of expanding the total number of companies within the City, an additional Battalion Chief (BC) per shift is required plus three additional fire personnel who will serve as back up and coverage throughout the system to ensure minimum staffing, for a total of 15 full-time employees. The total estimated additional Operation & Maintenance costs are $2.4 million annually.

B. School

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

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

C. Economic Development Analysis

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

- Construction expenditures are projected at $1.08 billion over 23 years
- Project construction could support over 10,000 direct jobs and close to 3,200 indirect jobs during the 23-year construction period.
- Once the entire Health Village is developed, the project could generate an annual economic impact of $387 million in the region and could employ an estimated 1,985 people at buildout.
- An estimated $113 million direct labor income (or earnings) are anticipated at buildout.

- Annual off-site visitor spending is estimated at $9.8 million by 2036.
- The jobs generated by the Health Village could support an estimated local population of 2,600 people (approximately half would reside in Flagstaff).
- The Health Village could generate an estimated $39.1 million in sales tax, board and beverage tax, property taxes and state shared revenues to the City of Flagstaff over the next 23 years.

Construction Impacts
The report states on page 7, "The total increase in economic activity from new construction expenditures can be measured in terms of jobs, labor income and output. Although construction is a non-recurring impact, the construction activity for this project is anticipated to extend over a 23-year period." Construction sales tax is estimated at $11.4 million to the City and $6.5 million to the County over 23 years which assumes that the materials portion of the construction cost for the hospital, ambulatory care and medical offices would be exempt from construction sales taxes, but the labor portion would still be taxable.

Operation Impacts
The report states on page 9, "Although the ambulatory and surgical facilities, medical office and hospital will be constructed in the next five years, there will be no new employment associated with this component of the development. Existing NAH employees will be transferred to the new campus where the more efficient design of the new hospital will result in a decrease in employment at the hospital and a shifting of employees to the new ambulatory and surgical facilities. However, when the expansion of the healthcare facilities is completed in 2045, there could be an estimated 569 new jobs created."

Visitor Impacts
The hotels proposed to be developed within the Health Village could bring a significant number of additional visitors to Flagstaff who will spend money in the community. As stated on page 11 of the report, "Based on stabilized occupancy rate of 65 percent, the first hotel could attract approximately 51,000 guest per year from 2029 to 2035, increasing to 102,000 guest per year beginning in 2036 when the second hotel opens." "In total, guests at the hotels could spend an estimated $16.2 million per year on-site (or within the development) on lodging, retail, and food beginning in 2035, and $9.8 million off-site (outside the development at other local business)."

D. Parks & Recreation Analysis

The City of Flagstaff Parks and Recreation Master Plan identifies a deficiency of public parks, sports fields, and community recreation facilities (such as the Aquaplex) within the southwestern portion of the city. Parks, Recreation, Open Space and Events (PROSE) staff requested the applicant further the goals of the master plan by providing additional resources that would fulfill these community needs. The applicant has agreed to make the open space areas as designated within this rezoning request open to the public. Staff has requested specific easement language to understand how these areas would be available to the public, but the applicant has not been able to provide such. The applicant generally states in the draft development agreement that restrictions within the easement will include open hours, and prohibitive language regarding camping, possession of firearms, open fire, etc. Additionally, PROSE staff requested that some form of "active" recreation amenity (wellness gym) be added to the Wellness Retreat area operating and maintained by the applicant. The applicant has agreed to evaluate options for an amenity.

IV. Specific Plan Findings

The Planning and Zoning Commission shall find that the proposed NAH Health Village Specific Plan (meets the requirements of the General Plan and Subdivision Code (City Code Title 11). In considering the request for adoption of this Plan, the goals and policies should be considered to ensure that the Plan is in conformance with the overall vision. "The Flagstaff Regional Plan establishes the vision for the future growth and development of Flagstaff and its surrounding area through goals and policies" (p.III-4). "General plans are not static documents; they recognize growth as a dynamic process, which may require revisions to the plan as circumstances or changes

warrant" (p.III-1).

A. General Plan/Flagstaff Regional Plan (FRP 2030) Process and Analysis Summary

When staff performs a Regional Plan analysis, staff reviews all maps, text, and goals and policies to determine which are the most relevant in relation to the proposed application. The Plan's Future Growth Illustration on Maps 21 and 22 (same map; one is regional scale and one city scale) and the text of the Plan provide supplemental information for the interpretation of goals and policies. In the case of any conflict between the Future Growth Illustration and the Plan's goals and policies, the goals and policies will prevail. The Future Growth Illustration has two types of land use designations: "Area Types" describe the place-making context of Urban, Suburban, Rural, or Employment, and "Place Types" such as activity centers, corridors, and neighborhoods which provide the framework for the density, intensities, and mix of uses within the area types.

A Minor Regional Plan amendment was approved for the Property in December 2022. The amendment included changing the place type designation of a Future Suburban Activity Center from Neighborhood to Regional scale. The Regional Plan located future activity centers where the future road networks intended to intersect, and future development has been proposed (LU.3 and LU.18). In this case, activity center S16 was located at the future intersection of Beulah Boulevard and Woody Mountain Road (both designated as minor arterials). Every activity center is intended to work at its own scale, serving the needs of the surrounding community. That scale is directly related to the road types serving the center and surrounding development. The proposed development of a new regional hospital requires a regional scale activity center to support a zoning map amendment request at this location because of the scale, intended mix of uses, and regional attraction of the proposal.

The amendment also included moving the center of a Future Suburban Activity Center to the north and east of its original location to realign with a modified road network. Instead of locating the center of the activity center over an intersection it places priority on the focal point of the proposed Health Village, the Hospital and ACC. The Road Network Illustration (Map 25) was modified to leave Beulah Boulevard in its current location with the assurance from the applicant that a future underpass under I-17 could be accommodated. This underpass is important for the future transportation network because it will help reduce trips at the airport traffic interchange as well as Lake Mary Road and Beulah Boulevard and will assist with lowering vehicle miles traveled within Flagstaff. While the applicant is not anticipating constructing this underpass as part of their development, the applicant will need to ensure that leaving Beulah Boulevard in its current location will not prohibit the future construction of the underpass. The intersection of Beulah Boulevard and Purple Sage Trail will be conditioned to be designed and constructed to accommodate a future underpass across I-17.

The property included in this Specific Plan is designated by the Regional Plan as being part of a Regional Suburban Activity Center with Existing Employment, Existing Rural, and Future Suburban area types. Regional Suburban Activity Centers include larger, mixed-use centers at intersections of Regional Travel and Circulation Corridors with access to large residential developments, entertainment and cultural amenities, and public spaces that serve both regional residents and visitors. Block sizes within a Regional Suburban Activity Center typically range from 600 feet to 1,000 feet by 600 feet to 1,000 feet with variable lot sizes. Bicycle and pedestrian connectivity are generally 300 x 300 to 600 feet. Floor Area Ratios are in the 0.5+ range. 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. The Regional Plan under Goal LU 4 and LU 10 calls for the development of specific plans in activity centers to support the balance of employment and housing needs and to foster desired scale and form as well as support distinctive identities. Activity centers may be balanced with open space resources. FUTS and open space areas should create connectivity to and from the activity center as well as buffer future and existing employment and housing uses.

The Employment Area Type can include mixed-use; research and development offices; medical offices; office space; business park; retail, restaurant, and tourism centers; light-industrial; heavy-industrial; and live-work spaces. Employment Research and development parks, business parks, and associated services within the

suburban context should provide context with surrounding neighborhoods in campus settings. The Employment Area Type is intended to provide locations for a variety of workplaces that develop as a business park setting or integrate into a commercial mixed-use project as part of an activity center. These projects are to be designed and developed as buildings with attractively landscaped outdoor spaces and continue the vitality and quality of life in adjacent residential neighborhoods. Other supporting uses can be included which complement the primary workplace uses, such as restaurants, hotels, childcare, and convenience shopping, if included as part of an overall planned development. Sites designated for this category should have good access to existing or planned transportation facilities and be compatible with adjacent land uses.

ii. Applicable General Plan Goals and Policies

In general, the proposed specific plan creates a Regional Suburban Activity Center with a core use that will support a regional level of activity, a road network that is appropriate to the scale and type of activity center and a mix of compatible uses and architectural styles that creates a distinctive sense of place. The specific plan proposed ensures conformance with the following Community Character and Land Use goals and policies:

- Policy CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.
- Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.
- Policy LU.4.1. Develop neighborhood plans, specific plans, area plans, and master plans for all neighborhoods, activity centers, corridors, and gateways as necessary.
- Policy LU.5.5. Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.
- Policy LU.6.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.
- Policy LU.6.4. Provide appropriate recreational and cultural amenities to meet the needs of residents.
- Policy LU.13.6. Include a mix of uses and access to surrounding neighborhoods in new suburban commercial development.
- Policy LU.13.7. Include employment opportunities in all suburban activity centers.
- Policy LU.18.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.
- Policy LU.18.9. Plan activity centers and corridors appropriate to their respective regional or neighborhood scale.

Policies that conflict with this specific plan include:

- Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.

A more detailed review and analysis are included in the Concept Zoning Map Amendment staff summary

V. Citizen Participation

Applications for Specific Plans are required to meet the Citizen Review requirements set forth in City Code Section 11-10.10.020.D. and are required to follow the procedures applicable to major amendments to the General Plan (Regional Plan). Major amendments are required to have two Planning & Zoning Commission Hearings, and the applicant is required to hold a neighborhood meeting and provide a record of proceedings. At least 60 days before notice of the first hearing of the Planning & Zoning Commission on a Specific Plan, the proposal shall be submitted for review and further comment to all government agencies listed in A.R.S. Section 9-461. The Specific Plan was transmitted for this 60-day review on June 3, 2022. To date, staff has only received formal 60-day review

comments from Coconino County, FUSD, and Friends of Flagstaff's Future, all of which are attached to this report for the Commissions review.

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with the Regional Plan Amendment request. In accordance with Arizona Revised Statutes and Section 10-20.30.080 (p. 20.30-9) of the Zoning Code, notice of the public hearings were provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to all property owners and homeowner's associations within one half mile of the subject property, consisting of 900 property owners.

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

Staff has received 39 written comments, which are attached to this report.

STAFF RECOMMENDATION:

Staff believes that the proposed NAH Health Village Specific Plan is in substantial conformance with the required findings and recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation approving the adoption of the NAH Health Village Specific Plan, subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the Specific Plan and project narrative including but not limited to the density and intensity and general layouts provided except as modified herein.
2. A high-quality public amenity that serves as an active recreation feature shall be provided within the Wellness Retreat as determined by the PROSE Division Director.
3. The Specific Plan shall be revised to include all transportation improvements as required by the approved Traffic Impact Analysis (TIA) and any conditions of approval.
4. The access points for Phase 2 shown on Images 10, 12, 15, 18 & 19 are not approved. The Specific Plan shall be revised to include a note on these images that these driveways are conceptual only. Final driveway location will be determined during development review and will need to be studied in the Phase 2 TIA.
5. Image 17 shall be revised to include curb and gutter on the east side of Beulah Boulevard with a 4.5-foot bike lane and 2-foot bike buffer.
6. The Specific Plan shall be revised to reflect all required and approved engineering modifications.
7. Image 33 on the Infrastructure Phasing Plan shall be revised to relocate the sewage collection system indicated within Purple Sage Trail along the north frontage of Block G to a location outside the right-of-way. Public mains may not discharge into a private collection system. This gravity sewer must be private and placed outside of the right-of-way within a private easement and permitted separately by ADEQ. Service laterals may cross perpendicular to the right-of-way.
8. The existing aggregate trail from that point north to Lake Mary Road will be paved to facilitate year-round travel. This section of trail (approximately 370-feet), that is adjacent to Beulah Boulevard, needs to be brought up to the roadway grade so there is adequate sight distance of cyclists for vehicles traveling southbound in the right turn lane. The profile is currently too low for vehicles to adequately see cyclists.
9. The Phasing Plan in the Specific Plan shall be revised accordingly:
    a. Phase One –Beulah Boulevard will consist of 11-foot travel lanes (not 12-foot) and the east side of the roadway will need to include curb and gutter and a 4.5-foot bike lane with a 2-foot bike buffer.

b. Phase One –The intersection of Beulah Boulevard and Purple Sage Trail (Intersection C) shall be designed and constructed to the grades for the future underpass at I-17 per the approval of the City Engineer. This design shall be approved by the Arizona Department of Transportation.
c. Phase One – FUTS and Other Multipurpose Paths: A beaconed pedestrian crossing will be provided at Intersection M (parking garage driveway) crossing the west leg. A beaconed pedestrian crossing at Purple Sage Trail and Getaway Trail (Intersection O) shall be studied as part of the Phase 2 TIA.
d. Phase One –The six (6) intersections that are listed to include conduit for a future signal need to also be designed and constructed at the correct grades for a future signal.
e. Phase Two – Traffic Control – Paragraph Two: Shall state, "If the above traffic signals are not required after the hospital opening…"
f. Phase Two – Traffic Control – Paragraph Three: Shall state, "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."

10. All references to paved FUTS or multimodal paths shall be revised to concrete FUTS or multimodal paths in accordance with current standards and requirements.
11. A final Specific Plan shall be provided to the City of Flagstaff in both paper and digital format with all conditions of approval incorporated. This document shall denote that it includes all required revisions as well as include copies of both relevant ordinances and resolutions.
12. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development.
13. All terms, conditions, and restrictions detailed within the "NAH Health Village Development Agreement" must be fully satisfied.

Attachments:

- Application
- Legal Notice
- Legal Description
- Project Narrative & Regional Plan Analysis
- NAH Health Village Specific Plan
- Police Department Letter
- Wildland Fire Risk Assessment & Mitigation Report
- Fire Impact Assessment
- Standard of Cover Analysis
- FUSD Letter
- Economic Impact Analysis
- Citizen Participation Report
- Emails/letters from the Public

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

Sara Dechter, AICP, CP3
(928) 213-2631
SDechter@flagstaffaz.gov

Date Received	Application for Adoption or Revision of a Specific Plan[1]	File Number
April 30, 2021		

Property Owner(s)	Title	Phone	Email
Northern Arizona Healthcare Corp. c/o Steven Eiss, V.P. for Construction		480-677-5627	steven.eiss@nahealth.com
Mailing Address			**City, State, Zip**
1200 N. Beaver St., Flagstaff, AZ 86001			

Applicant(s)	Title	Phone	Email
Northern Arizona Healthcare Corp. c/o Steven Eiss, V.P. for Construction		480-677-5627	steven.eiss@nahealth.com
Mailing Address			**City, State, Zip**
1200 N. Beaver St., Flagstaff, AZ 86001			

Project Representative(s)	Title	Phone	Email
Steven Eiss, V.P. for Construction		480-677-5627	steven.eiss@nahealth.com
Mailing Address			**City, State, Zip**
1200 N. Beaver St., Flagstaff, AZ 86001			

Requested Review

X **Adoption of a New Specific Plan** ☐ **Revision of a previously adopted Specific Plan**

X **Amendment of the Flagstaff Regional Plan as part of the Specific Plan adoption/amendment**

If the space below is insufficient for a complete response, please attach additional documentation.

City-wide or Area Specific?	Parcel Number(s)
area specific	see attached Addendum

Description of Geographic Area or Site Address
Northeast of Fort Tuthill County Park

Title of Specific Plan	Description of Proposed Revisions (if applicable)
NAH Health Village	not applicable
Element of the Regional Plan being implemented	**Proposed Regional Plan Amendments (if applicable)**
see attached Addendum	see attached Addendum

Property Information:

☐ Yes X No Located in an existing Local/National Historic District? (Name:_____)
☐ Yes X No Existing structures are over 50 years old at the time of application?
X Yes ☐ No Subject property is undeveloped land? (The few existing structures will be removed.)

Property Owner Signature(required)	Date:	Applicant Signature	Date:
Steve Eiss Steve Eiss (Apr 29, 2021 10:08 PDT)	Apr 29, 2021	Steve Eiss Steve Eiss (Apr 29, 2021 10:08 PDT)	Apr 29, 2021

For City Use

Staff Assignments:	Planning	Engineering	Fire	Public Works/Utilities	Stormwater

Date Filed:	File Number(s):	

[1] This application is not for use with projects that accompany an application for rezoning or otherwise alter private property rights.

01 Application for Specific Plan signature page

Final Audit Report 2021-04-29

Created:	2021-04-29
By:	Molly Garcia (mgarcia@awdlaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAArOKX5WnWi4l9vFUIpQHUOZyY56__EQ87

"01 Application for Specific Plan signature page" History

Document created by Molly Garcia (mgarcia@awdlaw.com)
2021-04-29 - 5:00:42 PM GMT- IP address: 65.157.63.154

Document emailed to Steve Eiss (steven.eiss@nahealth.com) for signature
2021-04-29 - 5:01:43 PM GMT

Email viewed by Steve Eiss (steven.eiss@nahealth.com)
2021-04-29 - 5:07:54 PM GMT- IP address: 207.224.163.172

Document e-signed by Steve Eiss (steven.eiss@nahealth.com)
Signature Date: 2021-04-29 - 5:08:20 PM GMT - Time Source: server- IP address: 207.224.163.172

Agreement completed.
2021-04-29 - 5:08:20 PM GMT

ORDINANCE NO. 2023-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, ADOPTING A SPECIFIC PLAN, BY ADOPTING BY REFERENCE THAT CERTAIN DOCUMENT ENTITLED "*THE NAH HEALTH VILLAGE PHASE 1 SPECIFIC PLAN*" TO GUIDE THE DEVELOPMENT OF 172.62 ACRES OF REAL PROPERTY AND TO PROVIDE SPECIFIC DEVELOPMENT REQUIREMENTS FOR 98.39 ACRES GENERALLY LOCATED AT 1120 W PURPLE SAGE TRAIL PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, Northern Arizona Healthcare Corporation, ("NAH"), has applied for a Specific Plan to guide the development of approximately 172.62 acres (entire Health Village) and regulate the development of approximately 98.39 acres (Phase 1) of real property located within the City of Flagstaff, a legal description of which is provided in "Exhibit A" attached hereto and incorporated by this reference ("the Property"), for the purpose of being developed with a regional hospital, ambulatory care center, and associated open space and civic space; and

WHEREAS, NAH conducted neighborhood meetings on January 6, 2022, January 18, 2022, and October 10, 2022 to discuss the proposed Specific Plan with the surrounding community, as required by Section 10-20.50.40 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the proposed Specific Plan application, following proper notice and a hearing on March 22, 2023, and April 12, 2023, and has recommended denial of the requested Specific Plan application; and

WHEREAS, the Council finds that NAH has complied with all application requirements set forth in Chapter 11-10 General Plans of the Flagstaff City Code; and

WHEREAS, the Council has considered the recommendation of the Planning and Zoning Commission; and

WHEREAS, the Council has read and considered the staff reports prepared by the Planning & Development Services staff and all attachments to those reports, NAH's application, the narrative provided by NAH, and all statements made by NAH and its representatives or agents during the presentation to Council, and the Council finds that the proposed Specific Plan application, subject to the conditions set forth below, meets the requirements of Section 11-10.30.030 Specific Plan Adoption/Amendment of the Flagstaff City Code.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. That certain document known as "*NAH Health Village Phase 1 Specific Plan*," one (1) paper copy and (1) electronic copy are on file in the office of the City Clerk of the City of Flagstaff, Arizona, which document is declared a public record by Resolution No. 2023-20 of the City of Flagstaff, Arizona, is hereby referred to, adopted and made a part hereof as if fully set out in this ordinance.

SECTION 3. The specific plan requested in the application is consistent with and conforms to the goals of the General Plan.

SECTION 4. The specific plan requested in the application will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will add to the public good as described in the General Plan.

SECTION 5. The affected site is physically suitable in terms of location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities to ensure that the amendment requested in the application will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 6. That the Specific Plan be further conditioned upon NAH's satisfaction of the following conditions:

CONDITIONS:

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

SECTION 7. That City staff is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions, and intents of this Ordinance.

SECTION 8. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 9. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 16th day of May 2023.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Exhibits:
Legal Description

RESOLUTION NO. 2023-20

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "NAH HEALTH VILLAGE PHASE 1 SPECIFIC PLAN"

RECITALS:

WHEREAS, pursuant to A.R.S. § 9-802 a municipality may adopt a specific plan by reference to a public record, provided that the adopting ordinance is published in full; and

WHEREAS, the City of Flagstaff wishes to incorporate by reference the NAH Health Village Phase 1 Specific Plan, adopted by Ordinance No. 2023-12, by first declaring said specific plan to be a public record.

ENACTMENTS:

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

That certain document known as *"NAH Health Village Phase 1 Specific Plan"* attached hereto as Exhibit A is hereby declared to be a public record, and one (1) paper copy and one (1) electronic copy maintained in compliance with A.R.S. § 44-7041 shall remain on file with the City Clerk and kept available for public use and inspection.

SECTION 2. Effective Date.

This resolution shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 16th day of May 2023.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____

CITY ATTORNEY

Exhibits:
A. NAH Health Village Phase 1 Specific Plan

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Flagstaff Planning and Zoning Commission will hold a public hearing on Wednesday, March 22, 2023, at 4:00 pm at City Hall Council Chambers (211 W Aspen Ave) and Wednesday, April 12, 2023, at 4:00 pm at the City of Flagstaff Aquaplex Community Meeting Room (1702 N 4th Street). Virtual options will be provided for both meetings. The public hearings are to consider the following:

A. Explanation of Matters to be Considered:

1. Adoption of a Specific Plan to provide unique development standards and provide a greater level of detail for the development of 172.62 acres.
2. A proposed amendment to the official City of Flagstaff zoning map to rezone 63.18 acres from Rural Residential (RR) and Estate Residential (ER) to Highway Commercial (HC) and 35.21 acres from RR and ER to Public Facilities (PF).

The proposed Specific Plan and Concept Zoning Map Amendment will allow for the development of a new regional hospital and ambulatory care facility and support a larger Health Village for a full range of medical, health and wellness services, together with a broad mix of commercial, retail, research, and housing opportunities in a future rezoning.

B. General Description of the Affected Area:

Approximately 172.62 acres in total located west of Beulah Boulevard and north of Fort Tuthill County Park, Coconino County Assessor's Parcel Numbers 112-05-125, 112-05-126, 112-05-127, 112-05-128, 112-05-001H, 112-10-001L, 112-10-001V, 112-10-002A, 112-10-004, 112-10-037, 112-10-005T, 112-10-006A, 112-10-006B, 112-10-006C, 112-10-032A, 112-10-036, and 116-13-004B.

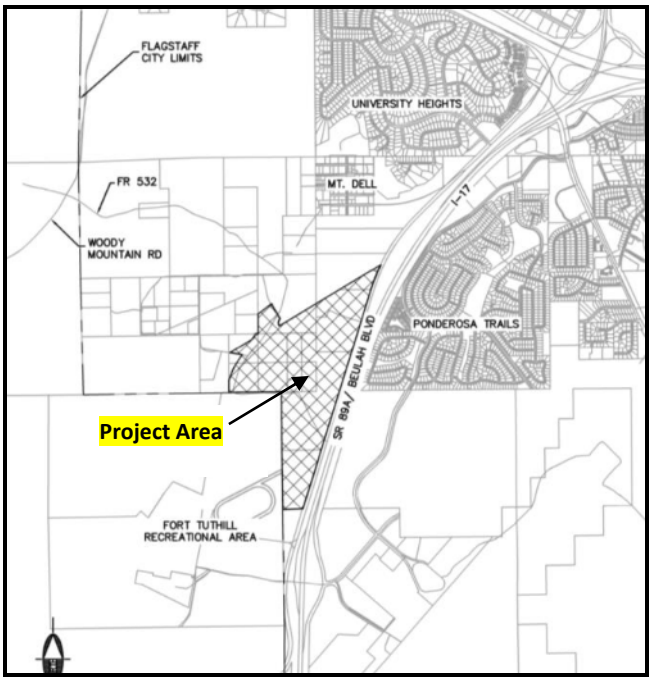
Interested parties may file comments in writing regarding the applications or may appear and be heard at the hearing dates set forth above. Maps and information regarding the applications are available at the City of Flagstaff, Planning and Development Services Division, 211 West Aspen Avenue.

A virtual public comment platform will be available for all meetings. All meetings will be live streamed on the city's website. Please see the corresponding agenda for additional information on how to participate virtually. Agendas can be found locate at this link:

https://www.flagstaff.az.gov/328/Meetings

PROPOSED SPECIFIC PLAN
A new Specific Plan for 172.62 acres to allow development of a new hospital and future health village

PROPOSED CONCEPT ZONING MAP AMENDMENT
From Rural Residential (RR) and Estate Residential (ER) to Highway Commercial (HC) and Public Facility (PF)



ADDRESS:	**1120 W Purple Sage Trail**
ACRES:	Approximately 172.62 Acres
	City of Flagstaff
	Coconino County

For further information, please contact:

Tiffany Antol, AICP
Planning & Development Services Div.
211 West Aspen Avenue
Flagstaff, Arizona 86001
928-213-2608
Email: tantol@flagstaffaz.gov

Publish: March 4, 2023

LEGAL DESCRIPTION
EXHIBIT 'A'

A parcel of land located in the southeast quarter of Section 31, and the west half of Section 32, Township 21 North, Range 7 East, and the northwest quarter of Section 5, Township 20 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona described as follows:

Parcels 1 through 9 inclusive, a portion of Parcel 11, Parcel 12, Parcel 13, and a portion of Parcels 14, 15, and 16 as shown on an ALTA/NSPS Land Title Survey prepared by Extreme Measures Land Surveys, Inc., dated November 30, 2018 (herein referred to as R1), and as described in Instrument Number 3860697, Official Records of Coconino County;

Together with that parcel of land as described in Instrument Number 3858587, Official Records of Coconino County;

Together with that parcel of land as described in Instrument Number 3918038, and a portion of that parcel of land as described in Docket 892, Page 812, Official Records of Coconino County;

Together with that parcel of land as described in Instrument Number 3678851, Official Records of Coconino County;

Together with that parcel of land as described in Instrument Number 3889592, Official Records of Coconino County;

More particularly described as follows:

Commencing at a 3-inch U.S. GLO brass cap at the southwest corner of said Section 32, from which a City of Flagstaff aluminum cap at the north quarter corner of said Section 5 bears North 89°42'46" East, 1858.35 feet (Basis of Bearing, North 89°40'43" East, 1858.35 feet per R1);

Thence along the north line of said Section 5, North 89°42'46" East, 519.32 feet to a point on the westerly Right-of-Way line of U.S. Highway 89A, and the **TRUE POINT OF BEGINNING;**

Thence along said Right-of-Way line, North 17°17'51" East, 2417.60 feet to the beginning of a tangent curve concave to the east having a radius of 4066.00 feet and a central angle of 8°29'38";

Thence continuing along said Right-of-Way line, and northeasterly along said curve, 602.76 feet to the northeast corner of 'Parcel 12';

Thence leaving said Right-of-Way line, South 58°54'14" West, 1707.70 feet to a point on the north-south midsection line of said Section 31 and Section 32, said point being in common with the northwest corner of 'Parcel 5' and the northeast corner of 'Parcel 11;

Thence along the northerly line of said 'Parcel 11', South 58°54'14" West, 977.00 feet to the beginning of a non-tangent curve concave to the east having a radius of 140.00 feet and a central angle of 73°27'17" and being subtended by a chord which bears North 05°34'32" East 167.44 feet;

Thence continuing along said northerly line, and northerly along said curve, 179.48 feet;

Thence continuing along said northerly line, North 31°05'26" West, 346.14 feet to the beginning of a tangent curve concave to the northeast having a radius of 1040.00 feet and a central angle of 2°23'34";

Thence continuing along said northerly line, and northwesterly along said curve, 43.43 feet;

Thence leaving said northerly line, South 52°38'09" West, 381.14 feet to a point on the west line of 'Parcel 11';

Thence along the west line of ‘Parcel 11’, South 00°01'29" East, 442.74 feet to the southwest corner of ‘Parcel 11’, said point being in common with the northeast corner of ‘Parcel 15’;

Thence along the north line of ‘Parcel 15’, South 89°06'33" West, 54.80 feet;

Thence leaving the north line of ‘Parcel 15’, South 32°38'31" West, 159.42 feet;

Thence South 58°56'21" West, 579.03 feet, to a point on the southerly line of ‘Parcel 15’ and the northerly line of ‘Parcel 14’;

Thence along the southerly line of said ‘Parcel 15’ and the northerly line of ‘Parcel 14’, South 80°22'47" East, 278.73 feet;

Thence leaving the southerly line of ‘Parcel 15’ and the northerly line of ‘Parcel 14’, South 32°38'31" West, 266.48 feet to the beginning of a tangent curve concave to the southeast having a radius of 980.37 feet;

Thence southerly along said curve, 205.33 feet through a central angle of 12°00'00";

Thence South 20°38'31" West, 178.64 feet, to a point on the west line of ‘Parcel 16’;

Thence along the west line of ‘Parcel 16’, South 00°06'01" East, 281.31 feet to the southwest corner of said ‘Parcel 16’;

Thence along the south line of ‘Parcel 16’, North 89°17'31" East, 661.82 feet to the southeast corner of ‘Parcel 16’, said point being in common with the southwest corner of ‘Parcel 7’;

Thence along the south line of ‘Parcel 7’, North 89°15'18" East, 527.59 feet to the northwest corner of said Section 5, said point being in common with the northwest corner of ‘Parcel 3’;

Thence along the west line of ‘Parcel 3’ and ‘Parcel 2’, South 00°29'07" East, 1334.41 feet to the southwest corner of ‘Parcel 2’, said point being in common with the northwest corner of that parcel of land as described in Instrument Number 3889592, Official Records of Coconino County;

Thence along the west line of said parcel, South 00°29'19" East, 1325.74 feet to the southwest corner of said parcel;

Thence along the south line of said parcel, North 89°43'53" East, 462.64 feet to the southeast corner of said parcel, said point being in common with the westerly Right-of-Way line of U.S. Highway 89A;

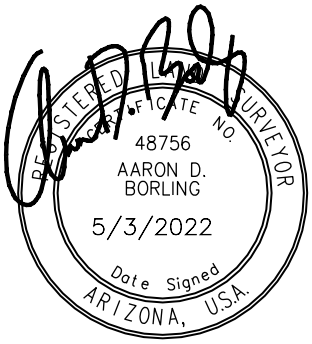
Thence along said Right-of-Way line, and along the easterly line of said parcel, North 17°17'49" East, 1390.13 feet to the northeast corner of said parcel, said point being in common with the southeast corner of said ‘Parcel 2’;

Thence continuing along said Right-of-Way line and the easterly line of ‘Parcel 2’ and ‘Parcel 3’, North 17°17'51" East, 1406.47 feet to the **TRUE POINT OF BEGINNING.**

Containing 172.62 Acres, more or less.

See Exhibit ‘B’ attached hereto and made a part hereof.

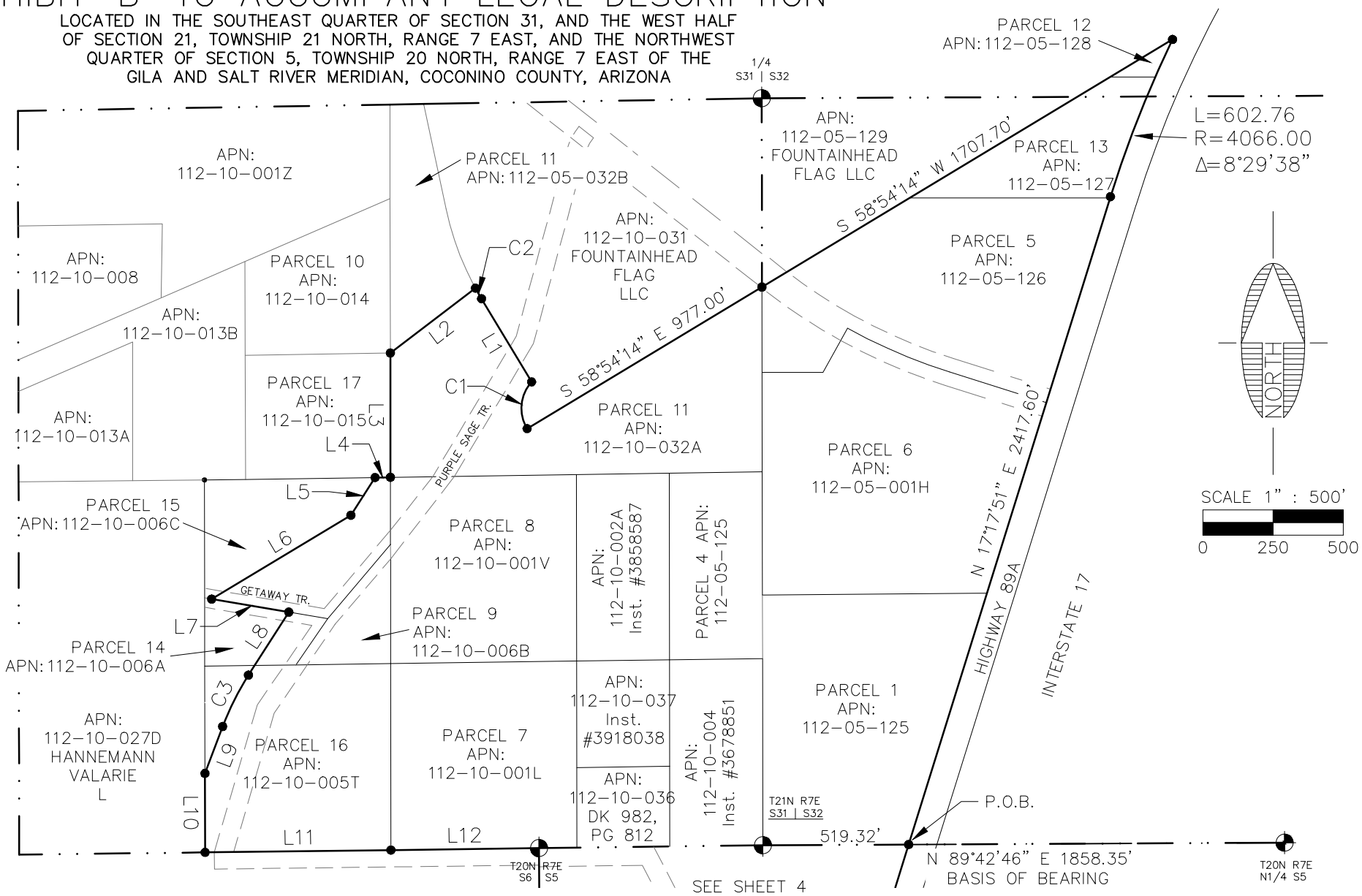
This legal description was prepared by Aaron D. Borling, RLS 48756,
on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.



NAHSP0046

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, AND THE WEST HALF OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 7 EAST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



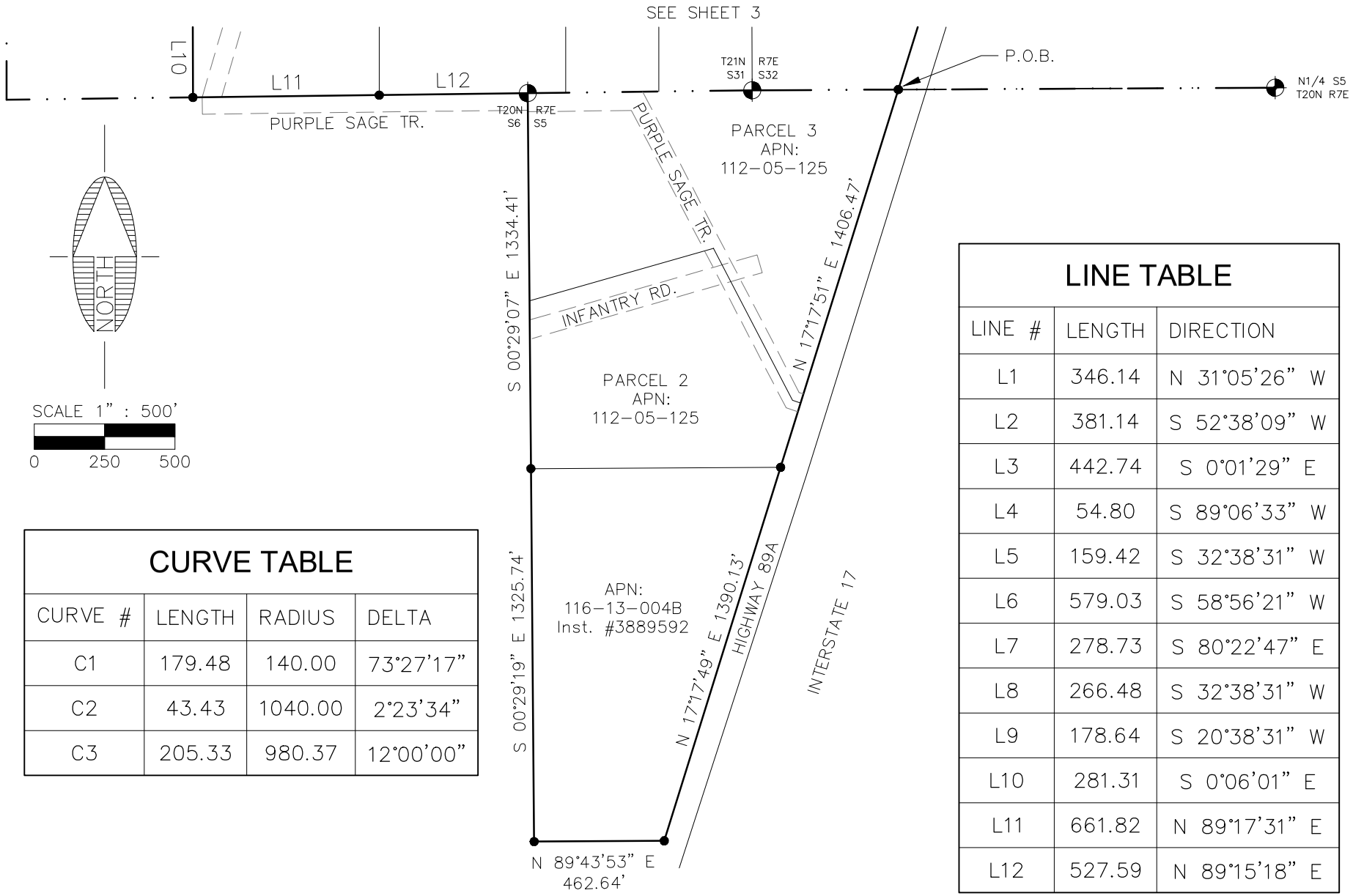
NAHSP0047

Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	21045
DATE	MAY 22
SCALE	1" = 500'
DRAWN	RPR
DESIGN	
CHECKED	ADB

NORTHERN ARIZONA HEALTHCARE — FLAGSTAFF ARIZONA

LEGAL EXHIBIT



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	179.48	140.00	73°27'17"
C2	43.43	1040.00	2°23'34"
C3	205.33	980.37	12°00'00"

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	346.14	N 31°05'26" W
L2	381.14	S 52°38'09" W
L3	442.74	S 0°01'29" E
L4	54.80	S 89°06'33" W
L5	159.42	S 32°38'31" W
L6	579.03	S 58°56'21" W
L7	278.73	S 80°22'47" E
L8	266.48	S 32°38'31" W
L9	178.64	S 20°38'31" W
L10	281.31	S 0°06'01" E
L11	661.82	N 89°17'31" E
L12	527.59	N 89°15'18" E

NAHSP0048

Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	21045
DATE	MAY 22
SCALE	1" = 500'
DRAWN	RPR
DESIGN	
CHECKED	ADB

NORTHERN ARIZONA HEALTHCARE — FLAGSTAFF ARIZONA

LEGAL EXHIBIT

Northern Arizona Healthcare

Amended Applications for

Concept Zoning Map Amendment
Adoption of Specific Plan

Project PZ-21-00126-01
February 15, 2023

NAH Health Village

Northern Arizona Healthcare Corporation
Applicant, Property Owner & Master Developer
Steven Eiss, V.P. Construction & Real Estate Development
Christopher J. Lininger, Dir. Facility Program Development
1200 N. Beaver Street
Flagstaff, Arizona 86001
Tel 480.677.5627
Steven.Eiss@nahealth.com

Planning Area Address: 1120 W. Purple Sage Trail

Application Preparation & Consultants:

Shephard-Wesnitzer, Inc.
Guillermo E. Cortes, P.E.
110 W. Dale Avenue
Flagstaff, Arizona 86001
Tel 928.773.0354
gcortes@swiaz.com

Norris Design
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Carlton Johnson, PE, AICP
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Tel 480.659.4250
dcartier@civtech.com

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smurley@aeconomics.com

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Flagstaff, Arizona 86001
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Tel 602.421.7602
kevin.roche@facetsllp.com

Genterra Enterprises, LLC
Timothy J, Kinney, President
Rich Bowen, Sr. Vice President
121 E. Birch Avenue, Suite 503
Flagstaff, Arizona 86001
Tel 928.233.6030
tk@genterraenterprises.com

Property Data:

Coconino APN					
Parcel	APN	Zoning	Area (sq.ft.)	Area (ac.)	Comments
1	112-05-125	ER/RR	2,283,777.45	52.43	RR = 38.92 / ER = 13.51
2	112-05-126	ER	613,928.38	14.09	
3	112-05-127	ER	186,249.06	4.28	
4	112-05-128	R1	106,73.57	0.25	
5	112-05-001H	ER	741,565.02	17.02	
6	112-10-001L	ER	440,208.96	10.11	
7	112-10-001V	ER	439,800.08	10.10	
8	112-10-002A	RR	219,986.53	5.05	
9	112-10-004	RR	220,446.11	5.06	
10	112-10-037	RR	125,448.48	2.88	
11	112-10-005T	ER	439,601.78	10.09	
12	112-10-006A	ER	79,787.41	1.83	
13	112-10-006B	ER	75,073.58	1.72	
14	112-10-006C	ER	284,503.44	6.53	
15	112-10-032A	ER	606,579.68	13.93	
16	112-10-036	RR	94,686.07	2.17	
17	116-13-004B	RR	894,494.31	20.53	
NAH TOTAL PROPERTY AREA:			7,756,809.91	178.07	

Planning Area:	172.62+/- acres[1] (*See* Specific Plan, Appendix 3)	
Existing Zone Classifications:[2]	Rural Residential (RR)	74.62 acres
	Estate Residential (ER)	97.76 acres
	Single Family Residential (R1)	0.25 acres
	Total:	172.6 acres (rounded)
Proposed Zoning Classifications:[3]	Highway Commercial (HC)	109.7 acres
	Research & Development (RD)	27.8 acres
	Public Facilities (PF)	35.2 acres
	Total[4]:	172.6 acres (rounded)

[1] Gross acreage of 17 parcels involved in this application is 178.07. Planning Area consists of 172.62 acres, as described and mapped at Specific Plan, Appendix 2. The difference (5.45 acres appox.), is comprised of three parcel remnants that are outside the Planning Area. These remnants are part of APN 112-10-005T, -006A, and -006C, as shown in Specific Plan, Appendix 3. Applicant will submit lot line adjustment / lot combination applications to create an approximately 3.6-acre parcel from the remnant portion of 112-10-006C, and an approximately 1.8-acre parcel from the remnant portions of 112-10-005T and 112-10-006A.

[2] *See* Specific Plan, Image 5 (Existing Zoning Map).

[3] *See* Specific Plan, Image 11 (Zoning Plan).

[4] The rezoning for the Health Village will occur in two phases. In the first phase, the Applicant is seeking adoption of a Specific Plan and a Concept Zoning Map Amendment for only Land Use Areas 1a, 1b, and 2b (as defined in Section III(A), below). The second phase will include adoption of a Specific Plan and a Concept Zoning Map Amendment for the remaining Land Use Areas.

Project Data:

Development Name:	NAH Health Village

Use Category:	Description:[5]
Hospital, Emergency, & MOB:[6]	Approximately 1.15 million square feet on approximately 59.8 net acres (FAR 0.49), comprised of building types compatible with Hospital and Medical Office uses. *See* Specific Plan, Section III(A) (Land Use Plan & Program).
Residential:	Estimated 315 dwelling units on 15.3 net acres (18.10 units per gross acre), comprised of building types compatible with uses for Mixed Use, Multiple-Family Development, certain High Occupancy Housing, Employee Housing and Co-Housing.[7] *See* Specific Plan, Section III(A) (Land Use Plan & Program), and Section V(B) (Use Tables).
Commercial:	Approximately 382,000 square feet of non-residential uses on 41.9 net acres, comprised of Commercial uses, including Retail and Lodging. FAR varies by use and location (in and out of planned future activity center). *See* Specific Plan, Section III(A) (Land Use Plan & Program).
Research & Development	Approximately 250,000 square feet on 27.1 net acres, comprised of Research & Development uses, including Light Manufacturing. *See* Specific Plan, Section III(A) (Land Use Plan & Program).
Open Space:	Approximately 30.3 net acres of designated Open Space and Civic Space, inclusive of areas reserved for wellness retreat (20.0 net acres) and FUTS preservation (10.3 net acres). *See* Specific Plan, Section III(A) (Land Use Plan & Program).

[5] Descriptions are general and intended to provide context for the use areas. Please refer to Specific Plan, Sections III(A) & (B), IV & V for more details.

[6] The first phase of NAH's combined Application seeks approval of adoption of the Specific Plan and a Concept Zoning Map Amendment for the Hospital, ACC, and MOB (Land Use Area 2b) and the open space areas (Land Use Areas 1a and 1b), all other use categories will be addressed in a future application.

[7] This application does not adopt Division 10-50.110 of the Flagstaff Municipal Code.

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[8] Appendices 1 through 11 are part of the proposed Specific Plan. The appendices submitted with these combined, amended applications are numbered 12 through 16.

I. Introduction

A. Executive Summary

Northern Arizona Healthcare Corporation (NAH) proposes these Applications for Adoption of Specific Plan and Concept Zoning Map Amendment, in support of its vision to bring to Flagstaff a new, state-of-the-art, regional hospital and ambulatory care facility, surrounded by a Health Village designed as a location for our 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. NAH's Applications for Adoption of Specific Plan and Concept Zoning Map Amendment will occur in two phases. The first phase will include adoption of Specific Plan and Concept Zoning Map Amendments for Land Use Areas[9] 1a, 1b, and 2b only. The second phase will include adoption of a Specific Plan and Concept Zoning Map Amendment for the remaining Land Use Areas (2a, 2c, and 3).

1. History and Reach

Flagstaff Medical Center (FMC) has deep roots in this community. In 1936, to meet the needs of a growing town, Dr. Charles Sechrist founded Flagstaff Hospital, with 25 beds, on North Beaver Street. Ever since, Flagstaff and communities throughout Northern Arizona have been served by what became known as Flagstaff Medical Center, still located on North Beaver Street. For the past 35 years, FMC has been owned and operated by NAH. Both FMC and NAH are nonprofit corporations.

FMC provides world class medical services as a major regional hospital, with a capacity of 242 patient beds. The current facility was expanded to over 300 beds to address patient needs during the COVID-19 pandemic, however the temporary exemptions permitting the pandemic related increased capacity have expired, resulting in a current maximum capacity of 242. FMC is an Arizona-certified Level I Trauma Center, meaning that it is a comprehensive regional resource capable of providing total care for every aspect of injury, from prevention through rehabilitation. Notably, FMC is the only Arizona Level I Trauma Center north of Phoenix. NAH, through the combined resources of FMC and the Verde Valley Medical Center, serves a region encompassing over 700,000 people spread across 50,000 square miles.

[9] As those Land Use Areas are defined in the Section III(A), below.

2. Need for New Medical Facilities

Even as FMC has endeavored to advance the quality of its medical care, it does so constrained by a physical campus no longer adequate to meet the growing needs of the community and region, or to implement an evolving understanding of best practices when it comes to patient care. These challenges will become more difficult in the coming years.

FMC's campus is inefficient. It sprawls across 20 city lots, crossing three busy circulation streets, and consumes over 40 acres of horizontally developed medical facilities. Additionally, inpatient bed units span five buildings and more than 900 feet of walking distance, decreasing NAH's ability to deliver services in an efficient manner. The current, segmented campus contributes to higher costs (via duplication of equipment, supplies, and staff), as well as wayfinding confusion and frustration on the part of patients and visitors. FMC for years has stitched together its facilities with measures such as building a sky bridge to connect east and west campuses, and even parking some of its more than 2,000 employees over a mile away on Switzer Canyon Drive. Although FMC owns additional lots as yet undeveloped in the vicinity of the current hospital, future use of these lots would exacerbate a horizonal and disconnected medical services network. It would place increasing pressure on an already overburdened road system and make access even for emergency vehicles increasingly problematic.

FMC's patient facilities will not keep pace with advances in medical care best practices. Even as the campus is sprawling, vital components of the hospital are undersized in relation to contemporary requirements for delivery of medical services. Portions of the current campus are more than 50 years old. With the primary patient bed units having been built in the mid-1980s (under legacy building codes), the facility is more than 25% smaller than contemporary benchmarks, limiting NAH's ability to keep pace with advances in medical care and technology. The current facility impacts both patients and the organization due to a lack of privacy, with 29 of FMC's inpatient rooms being double occupancy. In addition to reduced patient privacy, this results in the facility running at lower capacity as beds have had to be blocked for infection prevention requirements, leading to patients having to travel out of the region for care.

With a contemporary design on a greenfield site, NAH will overcome the challenges presented by the current campus, and it will see reduced cost pressure for many services it currently provides. Importantly, NAH will add and expand service offerings – including a comprehensive cancer center, an expanded wound care program (with the

addition of hyperbaric chambers), a full-service outpatient imaging center (with a breast cancer imaging suite), and a robust outpatient surgery, endoscopy, and pain management center. In other words, the replacement hospital will solve for both the overall sizing of the facility and operational efficiencies, providing a better patient experience and allowing NAH to expand services.

3. Planning Beyond the Traditional Hospital

With its sights focused on the future needs of our community and the future of top tier medical care, which our community deserves, NAH acquired 172.6 acres of largely undeveloped land east and north of Fort Tuthill County Park. This site will become home to the new hospital, and much more. It will be a Health Village. A Health Village is an emerging concept within medical care that broadens and re-imagines traditional concepts of a hospital. Health Villages are multi-use environments, which bring together medical, health, and wellness care with complementary retail, commercial, research, education, and residential opportunities. These are places where those who are sick or injured can receive treatment, and where everyone can find resources to help us be and remain healthy and well.

NAH's Health Village will:

- Create a **healthy lifestyle destination** in Flagstaff that will take care of Northern Arizona residents, with an emphasis on **wellness, innovation, virtual and world class care**.
- Become a **gathering place** for the community, a sanctuary highly **integrated with its natural environment**, that helps community members **relieve stress and engage in healthy lifestyle choices**.
- Achieve **accessibility to all members of the community**, and leverage neighboring developments and amenities, to promote **synergistic partnerships and lifetime care**.
- Attract development that will result in **employment opportunity** and **economic benefit** to Flagstaff, estimated at over 3,085 direct and indirect jobs and up to $387 million of direct and indirect economic output per year.
- Contribute to Flagstaff's efforts to solve its housing crisis, **providing housing opportunities** with 315 units to be located directly on the Health Village campus, and **opening access** to land that could provide hundreds more.

Anchoring the Health Village, in the heart of the Planning Area, NAH will build a new regional hospital, with 276 beds on opening day and the ability to add an additional 172 beds in future buildouts. In total then, the new regional hospital will have up to 468 beds. The initial 34 bed increase will result in a 14% increase in bed count, and at full build out, NAH will increase its patient bed capacity by 85% from the current FMC capacity, while simultaneously incorporating efficiencies and best clinical practices. Some of the ways in which these improvements will be seen include more vertical, rather than horizontal, integration of services, and emphasis on patient experience including noise reduction and view protection from patient rooms. Outpatient care, including surgical services, and medical and administrative officing, will be physically connected with the hospital, making these functions easier to access for both NAH staff and providers as well as members of the public.

The Planning Area offers a unique opportunity to utilize the natural environment as a focus of health and wellness. The facilities, views, and areas of respite are all planned based on physically and visually connecting to the place in an authentic way. The connection to nature has been proven to add comfort to patients and staff. As well, by creating a destination, NAH believes this replacement hospital will improve staff satisfaction, which will result in improved work performance, patient care, and staff recruitment and retention.

Open space and civic space will be emphasized throughout the Planning Area. In particular, adjacent to the new hospital, more than 30 acres of the Planning Area are set aside to preserve a current FUTS corridor and to host a 21-acre wellness retreat, where staff, patients, visitors and the public can enjoy outdoor paths, trails, gathering areas and the like. The wellness retreat will connect the hospital with its surrounding natural environment.

B. Adoption of Specific Plan

NAH seeks the adoption of the proposed Specific Plan pursuant to Flagstaff City Code Division 11-10.30. In Flagstaff, hospitals are permitted nowhere as of right, and almost anywhere if under a conditional use permit. 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 including specifying zoning regulations and development standards, to protect the goals of a Health Village, and to support its successful and timely completion.

A discussion of the purpose and intent of the Specific Plan is set forth in Section I of the Plan. The nature and scope of development within the Planning Area is set forth in detail in Sections III, IV and V of the Specific Plan, and discussed conceptually in Section III(A), below. To summarize why the Specific Plan is necessary, some elements of the Health Village are not provided for in the existing Zoning Code, while at the same time, the existing Zoning Code would permit uses inconsistent with the Health Village concept.

To be of the size and configuration needed to provide optimal care to the region's growing population, the new hospital needs to be up to seven stories, and 160 feet, in height. Vertical, rather than horizontal, design improves numerous areas of clinical operations, including a more compact (closer) arrangement of clinical services, a more efficient environment for staff, and even safety and security improvements. This height is not provided for in the Zoning Code.

Similarly, the Zoning Code emphasizes building-forward strategies to place building fronts next to street sidewalks. *See* Code § 10-30.60.060. Although this is achievable across most of the NAH Health Village site, the hospital itself should be placed away from the street, and in this way further from the airport and highway, to minimize noise, simplify wayfinding, and maximize view sheds for the benefit of patients. The image to the right illustrates the highway and airport noise exposure zones as they exist within the Planning Area, with the planned hospital set far enough west to be less impacted by those zones.



Finally, the envisioned Health Village can be developed generally consistent with existing zones, such as highway commercial and research & development, but those same zones would also permit development of uses inconsistent with a Health Village concept.

For this reason, some use and development standards are set forth in the Specific Plan to preserve the integrity of the Health Village concept.

The Health Village concept will be best implemented if uses, building locations, circulation plans, and open/civic space are coordinated to be consistent with and supportive of the new medical facilities. Under Flagstaff's City Code, specific plans are a perfect tool for accomplishing these goals across a large development area such as the Planning Area in this case.

C. Concept Zoning Map Amendment

Development of the NAH Health Village requires that all of the Planning Area be rezoned. The Planning Area is comprised of 17 parcels, which are listed on page 3, above. All of the parcels currently have residential zone designations. Ten parcels are zoned estate residential (ER), five parcels are zoned rural residential (RR), one parcel is zoned single-family residential (R1), and one parcel is split zoned between ER and RR. The base zones for the NAH Health Village Specific Plan will be highway commercial (HC), public facilities (PF), and research & development (RD). The first phase of the rezone will include rezoning four (4) parcels from RR to HC, one (1) parcel and portions of five (5) parcels from ER to HC, and one (1) parcel and portions of six (6) parcels from ER to PF. In total, the first phase will result in 40.47 acres of RR and 57.92 acres of ER being rezoned to 63.18 acres of HC and 35.21 acres of PF. The Zoning Plan for the Planning Area is Image 11 in the Specific Plan.

Acreages of the Planning Area as currently zoned, and acreages for the Planning Area once both phases of rezoning have been completed are set forth on page 3, above. Further, all but three parcels within the Planning Area are within the City of Flagstaff Resource Protection Overlay (City Code § 10-90.30.050). The Applicant's zoning map amendment requests that the remaining three parcels, APNs 112-10-036, 112-10-037, and 112-05-125, that are not currently located within the Resource Protection Overlay, be added into the Resource Protection Overlay. Proposed findings in support of rezoning are set forth in Section IV, below.

II. Location & Context

A. General Location Information

The Planning Area is bounded on the north by vacant private property and the Mountain Dell subdivision, on the east by State Route 89A (Beulah Blvd.) and Interstate 17, on the

south by Fort Tuthill County Park, and on the west by rural residential and estate residential properties with intermittent development. The location of the land included in the Planning Area is shown on the Context Analysis Map, Image 4 in the Specific Plan, which also identifies the properties, zoning designations, and uses surrounding the Planning Area. A legal description for the land within the Planning Area is attached as Specific Plan, Appendix 3.

B. Site & Area Analysis

Site and area analysis as required by City Code §§ 10-20.50.040(C) and 11-10.30.030, is set forth in the Specific Plan, Sections I(D) and II.

III. Development Proposal

A. Concept Site Plan

The Concept Zoning Plan is Image 11 to the Specific Plan. Overall site development is rendered in concept in the Land Use Plan (Specific Plan, Image 10). The Planning Area is presented consistent with proposed zoning and use areas. Use Areas 1a and 1b will be zoned PF, Use Areas 2a, 2b, 2c and 2d will be zoned HC, and Use Area 3 will be zoned RD. Conceptual land use is discussed in the Specific Plan at Section III(A), with some supplemental information presented below. Circulation through the Planning Area relies on Woody Mountain Road and Purple Sage Trail, which are illustrated in the plans. The Circulation Plan for the project is discussed in the Specific Plan at Section III(C) & (D).

The Land Use Plan shows the new hospital at the center of a Health Village that will extend both north and south with a diverse mix of compatible uses, including clinical partners, research and development, commercial/retail, lodging, and multi-family residential. To the west, the Land Use Plan shows substantial open space and civic space, which buffers dispersed residential uses further west as well as the County's fairgrounds to the southwest.

1. Area 1a – the FUTS

Area 1a is the location of the existing Sinclair Wash FUTS. As part of the first phase of the project, it will be zoned PF and not public open space (POS) because it may be suitable for future use for active recreation or other parks/recreation uses in addition to public open space. This area provides a buffer along the Planning Area's western side with the low-density residential uses to the west.

2. Area 1b – the Wellness Retreat

Area 1b will be a wellness retreat and will be rezoned PF as part of the first phase of the project. 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. This feature, together with careful orientation of the hospital to preserve and maximize view sheds 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. A concept plan for the wellness retreat is at Specific Plan, Images 12-14.

3. Area 2a – Mixed Use/Housing

Area 2a is planned for mixed use and will be rezoned and developed as part of the second phase of the project. Under the Land Use Program, it is planned for 18.10 units per acre, totaling 315 dwelling units on 17.4 gross acres, which is significantly higher than the 14 units per acre threshold set in the General Plan. By creating space for high density housing, the Specific Plan proposal furthers several goals of Flagstaff's 10-Year Housing Plan, which was adopted on February 14, 2022. These include:

- Create 2.2: Identify suburban areas to support greater density and intensity of development.
- Create: 3.2: Encourage neighborhoods, housing types and building practices that increase health.
- Protect 2.2: Encourage diversity in housing options in all neighborhoods, understanding that exclusive communities are incompatible with the City of Flagstaff's mission to protect and enhance the quality of life for all.

4. Area 2b – Hospital/Ambulatory Care Facility/MOB

Area 2b will be the location of the replacement regional hospital, ambulatory care facility and medical offices. Area 2b will be rezoned and developed as part of the first phase of the project. The new facilities will fully replace the existing Flagstaff Medical Center located on North Beaver Street. It is expected the new hospital will be up to seven floors and 160 feet in height, which the Specific Plan will allow in this area only. Overall, the hospital, ambulatory care facility and medical offices will vary in height, and only a

portion of the structure will use the maximum height allowance. Plate heights for hospitals are large due to the need to house both building mechanical systems and medical support systems within ceiling space. Emergency and other patient services will be housed on the lower floors, and patient rooms on the upper floors.

The hospital will accommodate up to 448 patient beds. Patient rooms will be located on upper floors directly above emergency and other clinical services. This vertical orientation for patient care marks a stark contrast with the existing hospital's horizonal and segmented layout. In the new hospital, patients will be moved quickly via elevator to the services they need, reducing the inefficiencies caused for patients and staff. Patient rooms will be able to take advantage of the site's view corridors, with north-facing rooms viewing the San Francisco Peaks, and south-facing rooms viewing forest including the open space preserved by the wellness retreat and Fort Tuthill County Park. Further, the proposed design and layout of the hospital will mitigate any impact to viewsheds from great street and gateway corridors. The natural landscaping on the Planning Area consists of mature ponderosa pine that are approximately eighty feet tall, which mitigates the impact of the patient tower. Further, the hospital layout utilizes existing grade to minimize height impacts. Finally, the viewsheds are protected as the hospital is pushed away from Beulah/I-17 ensuring that views from the corridor towards the peaks are not impacted. The Applicant has prepared an Illustrative Development Plan (Image 1, Specific Plan) and a Viewshed Analysis (Images 33-47, Specific Plan) showing a visualization of Health Village. The Viewshed Analysis shows the current planned patient tower and the future patient tower. The future patient tower will not exceed the height of the current planned tower and the extents of the future tower footprint have been included in the Viewshed Analysis.

Medical transport via helicopter will be located on the roof of the hospital building. The helipad will be designed in compliance with IFC 2018, Section 2007, Helistops and Heliports, as well as with National Fire Protection Association (NFPA) Publication 418, Standard for Heliports, 2021. The helistop will facilitate the emergency transportation of patients, medical teams and/or medical cargo to and from the facility. This helistop will not include any considerations for the service, maintenance, refueling or flight training for said helicopters. The hospital is a level 1 trauma center and thus will need the ability to provide access to helicopters of multiple sizes including helicopters typically used in mass casualty and natural disaster events which are larger than most as well as the capacity to serve two helicopters at once.

The placement and location of helistops come with many restrictions and considerations. To minimize impacts to the public, the hospital patrons, emergency and normal vehicular traffic on the site and the natural landscape and tree vegetation on the site, the ideal

placement of the helistops is on top of the building. This doubles as an efficiency for the transport of emergency patients; with the helistop at the top of the building it will have direct-line access via elevator to the emergency department of the hospital eliminating the need to transport gurneys across parking areas and driveways thus reducing patient travel time and increasing their survivability. The helistop placement at the top of the patient tower also provides the helicopters with a flight orientation that is close to parallel to the aircraft traffic at Flagstaff Pulliam Airport reducing any potential conflicts with other air traffic in the area. This flight path orientation also aligns with the prevailing wind patterns in the area, as indicated by the runway alignments at Pulliam Airport. Additionally, the airport's rectangular traffic pattern is southeast of the runway, opposite the Ft Tuthill campus on the northwest side. Therefore, the standard traffic pattern and helicopter flightpaths would not conflict.

A helistop consists of much more than just the physical landing pad. It also includes sloped Approach/Departure Surfaces centered on each designated flightpath. These surfaces extend approximately 4,000 feet from the heliport. If the heliport were at ground level, it would require significant obstruction-removal activities to meet FAA criteria including potential removal of trees, power lines, etc. The air movement generated from a helicopter's blades also have a significant impact and placing a helistop on the roof minimizes these impacts to pedestrians and vehicles.

The primary heliport user would be Guardian Air, whose local helicopter is based at Pulliam Airport. Guardian Air's pilots use the airport daily. They know the airport's traffic patterns. Likewise, the heliport would lie within the airport's "Class D" airspace, a five-nautical-mile radius from the ARP. Class D airspace surrounds an airport that has an Air Traffic Control Tower (ATCT), which Pulliam Airport has. Aircraft operations within Class D airspace can only take place when approved by the ATCT, which provides separation between aircraft. When the ATCT is closed (nighttime) pilots communicate their positions and intentions to each other via the Common Traffic Advisory Frequency (CTAF).

Additionally, the heliport will undergo an "Airspace Study" by FAA staff before its construction. This process is mandated by Part 157, *Notice of Construction, Alteration, Activation and Deactivation*, of the Federal Aviation Regulations and results in a "Heliport Airspace Analysis Determination (HAAD)". An HAAD states that FAA staff "does not object" to development of the heliport or use of the airspace to operate to and from the site subject to a list of conditions. Operations within Pulliam Airport's Class D airspace would be part of that study.

The Planning Area falls partially within the Avigation Area Zone and the Applicant will submit an avigation easement along with the subdivision platting. The hospital's uses are outside of the airport's avigation easement. See Zoning Code §§ 10-20.40.020, 10-90.30.010.

The location of the hospital on its parcel needs to be set back from the street to implement needed buffers to highway and airport operational noise impacts and, importantly, to assist in wayfinding for patients and visitors. Hospitals and other medical buildings will need parking and emergency circulation to be designed between the building and adjacent streets. The Specific Plan will not require compliance with City Code § 10-30.60.060 (Building Placement) for buildings intended for the delivery of medical services. (*See* Specific Plan, Section IV(C)). These areas will follow the NAH Architectural Standards. (Specific Plan, Section IV(C)).

5. Area 2c – Lodging

Area 2c is for commercial use, possibly a hotel. Area 2c will be rezoned and developed as part of the second phase of the project. The location of this area at the southeast corner of the larger hospital parcel promotes a building forward solution in this location and for the larger medical complex.

6. Area 2d – Clinical Partners and Area 3 – Research & Innovation

Area 2d is intended for commercial use, particularly clinical partners, medical offices, retail and service. Area 3 is intended for research and innovation, and it will be appropriate for uses ranging from training and education to light manufacturing. Areas 2d and 3 will be rezoned and developed as part of the second phase of the project. Initially, Areas 2d and 3 will be a single parcel with split zoning. This is due to two factors. First, access across the Planning Area to Fort Tuthill via Purple Sage and Infantry Road uses existing access easements, which will not need to be altered until the parcel is ready for development. The location and specifications of a future access road will be determined based on the timing of development and the needs of the County. Second, although a future access road in this location is likely to be along the zoning boundary, it is foreseeable that community needs and market factors may influence where improvements will be placed.

B. Open Space/Civic Space

Open space and resource conservation are emphasized throughout the Health Village, accented by a 21.2-acre (net) wellness retreat west of the new hospital. Open space and civic space are discussed in detail in Sections II(H) and III(B) of the Specific Plan. The Wellness Retreat Concept Plan is set forth in Images 12-14 to the Specific Plan.

The proposed NAH Health Village is consistent with and furthers the goals of both the General Plan and the City's Parks and Recreation Organizational Master Plan. The NAH Health Village will bolster and not deplete City resources in this context. The largest contiguous acreage intended for open space and resource conservation is the combination of Land Use Areas 1a and 1b. These will be open to the general public, subject to a public access easement which will be prepared by and recorded by the master developer. The terms of the public access easement are addressed in the development agreement.

The City has a deficit in acreage needed for neighborhood and community parks based on anticipated growth and demand. In the General Plan, the City identified demand in the 2030-2050 timeframe for neighborhood, community, and regional parks at 54, 176 and 270 acres, respectively. (General Plan at IX-13). These acreages are all listed as deficit acreages in the General Plan, with no existing supply. However, in the City's Parks and Recreation Organizational Master Plan (dated February 2013), existing supply (developed and undeveloped) of neighborhood, community and regional parks are shown to be 40.29, 88.6, and 540 acres, respectively. (Parks Master Plan at 15-16). Combining the data reported in the General Plan and Parks Master Plan reflects a deficit in acreages needed for neighborhood parks of 13.71, and for community parks of 87.4. The wellness retreat on its own, by size, would qualify as the third largest community park. (Parks Master Plan Table 6). Considered together, the wellness retreat plus the FUTS trail area is larger than Foxglenn Park.

Programming for the wellness retreat, including recreational opportunities, will be determined later in the planning process. While recreational opportunities are still being considered, future recreational opportunities at the wellness retreat may include fitness/wellness opportunities such as yoga, Pilates, and healthy lifestyle education resources. These fitness/wellness activities are recommended as "core" future recreation programs. (Parks and Recreation Master Plan Table 21). These potential recreational opportunities would further the Applicant's vision for the Health Village as an area focused on overall health and physical condition. The Applicant will continue to develop its recreational opportunities available at Health Village.

It is clear, even in these early planning stages, that the NAH Health Village open space and civic space are supported in the Parks Master Plan. The City would benefit from the addition of space suitable for neighborhood and community parks. These types of parks are defined. "Neighborhood parks are generally between two and ten acres and typically exclude activities such as disc golf, soccer or softball fields, racquetball courts, skate parks or off-leash areas." (Parks Master Plan at 13). "Community parks are between 20 and 40 acres and may include playgrounds, horseshoe, tennis, volleyball and basketball courts, soccer, baseball and/or softball fields, picnic ramadas, restrooms, skate track/ BMX facilities, disc golf courses and off leash areas." (Parks Master Plan at 13). Level of service is tied to population. For example, from the General Plan: "Measurable standards to ascertain whether or not recreational levels of service are being met are determined by a combined matrix of acreage, amenities, quality of facilities, and demand. Playgrounds, sport fields and courts, ramadas, restrooms, and other amenities need to be provided in numbers relative to the population." (General Plan at XV-5).

Active programming, such as ball fields, is not a monolithic objective of the City's parks and recreation plan because they do not serve all of the community. As noted in the Master Plan, "As the city's older population grows, the demand for facilities and programs meeting the needs of older residents will increase. These programs are not traditionally met with fields for sports play and may result in a demand for facilities focused around health, arts, environmental programs, passive recreation and learning." (Parks Master Plan at 9). Adjacent to a hospital, the wellness retreat is suited to this description of recreational opportunity.

C. Access/Circulation/Parking

Vehicular access and circulation are discussed in the Specific Plan, Section III(C). Pedestrian, bicycle and public transit connectivity are discussed in the Specific Plan, Section III(D). This section discusses supplementary information to what is presented in the Specific Plan.

The Great Street and Gateways Map shows that although the Planning Area is not currently part of Flagstaff's Great Street network, the site, with its planned activity center, is part of the Flagstaff Pathways 2030 Regional Transportation Plan and is located alongside a Gateway Corridor. Gateway Corridors include arterial roadways that provide access into Flagstaff, such as I-17 to Milton Road. (General Plan at VIII-2). The General Plan's Road Network Illustration depicts the Planning Area currently bounded

by a Regional Travel Corridor, which is Highway 89A along the eastern side of the Planning Area, with Future Circulation and Access Corridors planned to connect with the Future Activity Center (S16). Future Circulation streets are planned to connect with the node of S16 from the northeast, northwest and south. A Future Access street is planned to cross I-17 connecting the two sides of the interstate toward the southern end of the Planning Area, but north of the existing I-17/J.W. Powell Blvd. interchange.

The Specific Plan and the already approved minor regional plan amendment (PZ-21-00126) alter the Road Network Illustration by re-aligning the road system with the proposed adjustment to the S16 Activity Center. Instead of hosting three circulation streets converging on the activity center, the Specific Plan proposes an arterial street at its northern end within the activity center, with collector streets outside the activity center. The proposed streets maintain the General Plan's desired connectivity with Beulah Blvd./Highway 89A, the I-17 Interchange, an eventual underpass across I-17, and arterial access north and northwest of the Planning Area in the direction of Woody Mountain Road.

Hospitals require circulation plans that prioritize emergency and patient access, including wayfinding. A regional hospital requires access suitable for automobile-oriented services. The Vehicle Circulation Plan serves these needs by placing arterial roads north (Woody Mountain Road) and east (Beulah Blvd.) of the hospital parcel with direct lines of sight to the hospital's planned main and emergency entrances. Patient and visitor parking is placed between the medical building and Beulah Blvd. for similar reasons, for efficiency and to aid wayfinding. Parking for staff will be in a parking facility south of the medical building and on the same parcel.

The Vehicle Circulation Plan anticipates that Purple Sage Trail and Woody Mountain Road will eventually intersect north of the Planning Area. An intersection in this location will serve future suburban development north and northwest of the Planning Area. The NAH Health Village does not require the connection of Purple Sage Trail and Woody Mountain Road outside of the project limits. Accordingly, all plans have been updated to show this. The new Woody Mountain Road will have a turnaround.

Proposed street cross section details are shown with the Conceptual Roadway Plan (Specific Plan, Image 17), and are modified from the City of Flagstaff Engineering Standard Details. The justifications for modifications are set forth in a separate modification request.

D. Resource Protection

Resource protection is discussed in the Specific Plan, Section III(E).

E. Landscaping

Landscaping for the NAH Health Village is discussed in the Specific Plan, Section III(F).

F. Architecture

Architecture for the NAH Health Village is discussed in the Specific Plan, Section III(G).

G. Outdoor Lighting

Outdoor lighting within the NAH Health Village is discussed in the Specific Plan, Section III(H).

H. Infrastructure

Existing and proposed infrastructure for the NAH Health Village is discussed in the Specific Plan, Sections II(F) and III(I). Applicant estimates the cost of offsite waterline improvements (connecting to the existing 12" waterline located in University Heights) to cost in excess of $3.2 million. Stormwater drainage is discussed in the Specific Plan Section III(I)(3).

I. Public Services

1. Fire

Fire protection is discussed at Section III(J) of the Specific Plan, including the Fire Impact Assessment (Appendix 6). A supplement to the Fire Impact Assessment is Appendix 13 and discussed at Section I(E), above. Based on the Land Use Program's estimate of residential units and the size of the regional hospital, ambulatory care facility and medical offices, fire impact fees at buildout just for these portions of the development will be over $1.5 million. The development of remaining portions of the Planning Area will generate additional impact fees bringing the total amount to more than $2.0 million.

The City sets the impact fee it wishes to impose on new development, and the Applicant will pay that amount. The development agreement will set forth the Applicant's proposal regarding contribution of additional resources and mitigation measures. The Applicant does not propose defraying annual operating expenses of FFD. This is due to statutory constraints.

> Development fees may not be used for any of the following:
>
> (a) Construction, acquisition or expansion of public facilities or assets other than necessary public services or facility expansions identified in the infrastructure improvements plan.
>
> (b) Repair, operation or maintenance of existing or new necessary public services or facility expansions.
>
> (c) Upgrading, updating, expanding, correcting or replacing existing necessary public services to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards.
>
> (d) Upgrading, updating, expanding, correcting or replacing existing necessary public services to provide a higher level of service to existing development.
>
> (e) Administrative, maintenance or operating costs of the municipality.

A.R.S. § 9-463.05(B)(5) (emphasis added). In the event the Applicant were to pay any of the above, the City would then be obliged to credit or reimburse the Applicant for the payment. A.R.S. § 9-463.05(B)(7).

2. Police

Police services are discussed at Section III(J) of the Specific Plan. Based on the Land Use Program's estimate of residential units and the size of the regional hospital, ambulatory care facility and medical offices, police impact fees at buildout for these portions of the development will be substantial. The development of remaining portions of the Planning Area will generate additional impact fees.

In connection with this application, the Flagstaff Police Department issued the following evaluation (Appendix 14):

> To assist in your review of this proposed project, we can provide the following information.
>
> - In general, providing police support for the proposed new hospital will be the same type and scope of service provided currently to the existing hospital.

- If the new hospital expands in size beyond the current hospital, then we would expect the amount of service to increase as well. The project plans anticipate a hospital that eventually may have about one-third more capacity than the existing facility, so it is reasonable that FPD costs of service will also increase. FPD does not separately track its costs for servicing the existing hospital.
- The new hospital will be about 4.6 miles from FPD headquarters/CCSO Jail compared with a distance of 1.8 miles to the current medical center. This may result in response times a couple minutes slower than currently provided, and the extra distance will have a marginal cost impact to the department. This expanded distance will play more into effect with the jail refusals of our arrested persons pending a medical clearance. In 2019, the Coconino County Jail refused 346 of our arrestees and in 2020 they refused 344 of our arrestees.
- Impact fees collected by the City on behalf of FPD may help to offset some of the costs listed above; however, It is currently unknown If the impact fees will be insufficient to cover all of the costs.

FPD should be kept apprised of the progress of this project and is not requesting additional study at this time.

(Appendix 14).

Based on the Land Use Program's estimate of residential units and the size of the regional hospital, ambulatory care facility and medical offices, police impact fees at buildout just for these portions of the development will be over $500,000. The development of remaining portions of the Planning Area will generate additional impact fees bringing the total amount to over $725,000.

3. Schools

Schools are discussed at Section III(J) of the Specific Plan. In connection with this application, the Flagstaff Unified School District issued the following evaluation (Appendix 15):

To assist in your review of this proposed project, we can provide the following information:

- The location of the proposed NAH project lies within the area served by Flagstaff High School, Mount Elden Middle School and DeMiguel Elementary School.

- FUSD generally estimates school enrollment generated from residential development at 0.2 percent of total residential units. For 177 units, this would mean about 35 students.
- Capacity at the schools listed here will not be significantly impacted by new enrollments generated by the proposed project.
- Vehicular circulation within the proposed development should be carefully planned to allow easy maneuverability of school buses.
- In order to serve shifting population centers within the City of Flagstaff, FUSD anticipates the need for a new elementary school south of 1-40 along the 1-17 corridor. This will require a 14-acre site. If the NAH development is not suitable for a school site, then new residential development north and west of the new hospital should take this need into consideration.

FUSD should be kept apprised of the progress of this project and is not requesting additional study at this time.

(Appendix 15).

As recommended by FUSD, vehicular circulation in the Planning Area has been planned with bus maneuverability in mind. Subsequent to the issuance of the above evaluation, the NAH Health Village proposal has increased residential units from 177 to 315. Under FUSD's formula for estimating enrollment, 315 units are expected to generate 63 students, instead of 35 based on the plans reviewed by FUSD. Applicant believes an additional 28 students is not material but will ask FUSD to supplement its letter if Staff so requests.

J. Phasing

Phasing of the Nah Health Village development is discussed in the Specific Plan, Section III(K). See also Specific Plan, Section III(C) regarding traffic impact study and mitigation.

IV. Findings

Findings supporting the concept zoning map amendment are attached for Staff's use as Appendix 16, and such findings are as follows:

A. <u>Finding #1</u>:

The proposed amendment is consistent with and conforms to the goals of the General Plan and any applicable specific plan.

The primary purpose of the amendment is to provide consistent and appropriate zoning designations across the site, which together with the accompanying specific plan and development agreement, will permit the development of a new regional hospital and surrounding health village.

The amendment, together with the Specific Plan and development agreement, as well as with the Applicant's previously approved Minor Regional Plan Amendments (PZ-21-00126), addresses multiple goals and policies of the Regional Plan, as discussed in these findings, below.

B. <u>Finding #2</u>:

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

The community benefits of the NAH Health Village are identified and discussed in the application and are numerous. Many are unique and inherent to the nature of the Health Village concept, itself. Others tie directly to the Flagstaff Regional Plan 2030. Community benefits includes the following:

1. The existing FMC campus cannot adequately serve the community's needs in future years. A new hospital both expands capacity to meet those needs and provides an opportunity to implement best practices in the delivery of patient care.

2. A newly designed medical center optimizes NAH's ability to attract and retain top talent within the medical field.

3. Implementing a Health Village concept will provide "one-stop" medical, health and wellness opportunities for residents that are today dispersed and sometimes difficult to access.

4. The NAH Health Village design will preserve significant open space for the benefit of patients and for use by the community. In fact, it augments open space already incorporated into the FUTS system.

5. Development of the NAH Health Village will be a significant economic engine for the Flagstaff region.

6. Development of the Health Village fulfills numerous goals and policies of the General Plan, which translates to direct community benefit. These include:

- ✓ Use of open space as opportunity for non-motorized connectivity, interaction with nature, and enjoyment of views. (General Plan 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. (General Plan Policy CC.1.1).
- ✓ 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. (General Plan 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. (General Plan Policy LU.6.2).
- ✓ Development of a new mixed-use neighborhood in an appropriate location within the growth boundary. (General Plan Policy LU.6.3).
- ✓ Achievement of grouping medical and professional offices, research, and skill training with other necessary workforce services and transportation options. (General Plan 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. (General Plan Policy NH.1.6).

The Application conforms with the Regional Plan as follows:

A significant portion of the Specific Plan area is within a planned Regional Scale Suburban Activity Center (S16). The General Plan anticipates Activity Center S16 being developed under a specific plan or development masterplan. (Plan at IX-67). In addition, the Plan's Road Network Illustration (Map 25) identifies the Specific Plan area as a location for Circulation streets as well as an Access street that will cross I-17.

Developing the NAH Health Village, as designed, is consistent with the Plan's goals for regional scale Suburban Activity Centers. "Regional Commercial is intended for 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. (Plan at IX-47).

The new, replacement hospital will be regional in scale commensurate with NAH's patient population base of over 700,000 people spread across 50,000 square miles. The Planning Area overall will include areas of higher density residential (more than 14 units per acre), significant civic space, commercial resources including retail, services and lodging. (See Specific Plan, Section III(A)). It will draw numerous clinical partners of NAH that will in turn draw their clients and patients as well. These are "commercial and service uses that serve the needs of the entire region" and "which attract a regional or community-wide market." The General Plan, at IX-47, categorizes the intended development described by the Specific Plan as regional in scale.

The Plan was reviewed for its compatibility with, and community benefits provided by, NAH's application. The proposed NAH Health Village fulfills or advances many of the Plan's goals and policies, including providing clear benefits to the community. In comparing the Plan to NAH's application, there may be no directly conflicting elements of the Plan, and very few policies inconsistent with the proposed development.

To ensure conformance with the Minor Regional Plan, NAH acknowledges the need for public transit that serves the Health Village NAH 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 of the Specific Plan, while final stop locations will be determined during site planning in consultation with NAIPTA and constructed by NAH. If an agreement with NAIPTA cannot be met, NAH will provide independent transit to the Planning Area as set forth in the Development Agreement.

In addition to clear compatibility with and conformance with the Minor Regional Plan, the proposed NAH Health Village project will bring substantial economic benefits to the region. Projected construction expenditures of $935.6 million could support over 8,800 direct construction jobs and close to 2,800 additional indirect jobs in Flagstaff and Coconino County during the 23-year construction period. The total construction impact is estimated at $1.34 billion with 68 percent of that impact occurring in the first eight years. Further, once development is complete in 2045, the project could generate an annual economic impact of $389 million in the region, including direct and indirect operations impacts as well as off-site visitor spending related to the new hotels. See Narrative, Appendix 12- Economic Impact Analysis, for a detailed analysis of the numerous economic benefits provided by the proposed project.

At the center of NAH's health Village is the new regional hospital and ambulatory care facility. The hospital, ambulatory care facility and medical offices, together with their parking and other needs, will take up about 63 acres, leaving another 109 acres on which to build out the Health Village. This will include a broad mix of uses including open space, medical services, wellness care, commercial and retail services, research and development opportunities, and a mix of housing choices. Located near the I-40/I-17 Interchange, this Health Village will be accessible to those living in Flagstaff and to all of NAH's service area. Creating a medical facility that is both state-of-the-art and designed for the future growth of Flagstaff as the region is a significant community benefit.

In addition to the above, the Plan is relevant to and promoted by NAH Health Village as follows:

<u>Accessibility</u>*:*

NAH's robust multimodal and vehicle circulation plan satisfies the City's accessibility goals listed below. Specifically, NAH will provide public transportation either through NAIPTA or independently (see Regional Plan Conformance above), the Planning Area provides ample parking for patrons and guests, and the FUTS, pedestrian, and bike lane circulation ensure continuance connective infrastructure throughout the Planning Area.

- ✓ Policy T.1.3. Transportation systems are consistent with the place type and needs of people.
- ✓ Policy T.5.1. Provide accessible pedestrian infrastructure with all public and private street construction and reconstruction projects.
- ✓ Policy T.5.3. Identify specific pedestrian mobility and accessibility challenges and develop a program to build and maintain necessary improvements.

- ✓ Policy T.5.4. Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.

Activity Centers:

The "Regional Plan Conformance" section, above, details the proposed modifications and uses of Activity Center (S16). NAH's development of planned Future Suburban Activity Center (S16) is one of the key community benefits of this project. Developing the project through implementation of an area specific plan means that commercial/retail activity is concentrated and accessible near larger roads, which also facilitates future transit options. Where the site lends itself to preservation over development, such as along the sloped western portion, NAH has preserved these areas to be open space or civic space. This improves its ability to deliver clinical care to patients, and also is a community benefit to those working and living in the area. Further, the mixed use objectives for suburban activity centers are furthered increasing the concentration of residential and retail uses in a walkable/bikeable area. This overall design strategy allows NAH to create the built aspect of the Health Village while maintaining and preserving nearby recreational opportunity, which also fulfills Plan Policy Rec.1.1: "Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors." Developing the NAH Health Village, as designed, is consistent with the Plan's goals for Suburban Activity Centers. NAH's Specific Plan satisfies the following policies:

- ✓ Policy LU.4.1. Develop neighborhood plans, specific plans, area plans, and master plans for all neighborhoods, activity centers, corridors, and gateways as necessary.

The Planning Area allows for compact commercial and mixed-use development and the Applicant has developed a substantial multi-modal circulation plan, satisfying the following policy:

- ✓ Policy LU.5.5. Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.
- ✓ Policy LU.5. Encourage the distribution of density within neighborhoods in relationship to associated activity centers and corridors, infrastructure, transportation, and natural constraints such as slopes and drainages.

As part of the Health Village development, the Land Use Areas 2b, 2c and 2d, zoned HC, and Area 3, zoned RD will be an employment area.

- ✓ Policy LU.6.2. Consider commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning

areas, and industrial uses as appropriate place types and area types for employment opportunities.

- ✓ Policy LU.13.7. Include employment opportunities in all suburban activity centers.
- ✓ **Goal LU.15. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.**

The Planning Area includes mixed-use, including the potential for residential units directly over commercial development. Further, the Health Village will have a variety of uses allowing for commercial and residential opportunities, as well as opportunities to enjoy civic and open space.

- ✓ Policy LU.13.5. Encourage developers to consider at least one floor of apartments or offices over commercial development in mixed-use and activity centers and corridors.

While the Activity Center (S16) will be regional in scale and will provide uses "intended for 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" (Plan at IX-47), NAH has kept substantial natural open space as a buffer for the clustered development, to mitigate any impact the regional scale activity center will have on neighboring parcels. Finally, the Specific Plan allows for property within a ¼ mile of the Planning Area to elect to be treated as if within the activity center pedestrian shed.

- ✓ **Goal LU.18. Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices.**
- ✓ Policy LU.18.1. Design activity centers and corridors appropriate to and within the context of each area type: urban, suburban, or rural.
- ✓ Policy LU.18.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.
- ✓ Policy LU.18.4. Encourage developers to provide activity centers and corridors with housing of various types and price points, especially attached and multi-family housing.

- ✓ Policy LU.18.6. Support increased densities within activity centers and corridors.
- ✓ Policy LU.18.7. Concentrate commercial, retail, services, and mixed use within the activity center's commercial core.
- ✓ Policy LU.18.8. Increase residential densities, live-work units, and home occupations within the activity center's pedestrian shed.
- ✓ Policy LU.18.9. Plan activity centers and corridors appropriate to their respective regional or neighborhood scale.
- ✓ Policy LU.18.19. New development in future activity centers should create street patterns that implement the characteristics of urban and suburban place-making within a functional transportation system that minimizes dead ends and offset street and driveway connections.

The NAH Health Village will promote investment within the future suburban activity center (S16). Health Village features a robust multimodal plan allowing for connectivity to FUTS and pedestrian connectivity throughout the development.

- ✓ **Goal ED.8. Promote the continued physical and economic viability of the region's commercial districts by focusing investment on existing and new activity centers.**
- ✓ Policy NH.1.3. Interconnect existing and new neighborhoods through patterns of development, with complete streets, sidewalks, and trails.
- ✓ Policy NH.1.4. Foster points of activities, services, increased densities, and transit connections in urban and suburban neighborhoods.
- ✓ Policy NH.1.6. New development, especially on the periphery, will contribute to completing neighborhoods, including interconnecting with other neighborhoods; providing parks, civic spaces, and a variety of housing types; and protecting sensitive natural and cultural features.
- ✓ Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.
- ✓ Policy ED.3.3. Support plans, programs, and capital expenditures to stimulate the investment of private capital in existing commercial areas for all industry sectors.
- ✓ Policy ED.4.2. Promote variety and flexibility in land use and development options within the urban growth boundary.

- ✓ Policy ED.4.4. Identify and support community resources that assist new businesses, such as workforce development, marketing, building processes, venture capital, financing, and management.
- ✓ Policy ED.4.5. In an effort to promote the sustainability of resources, the City will encourage all new and expanded commercial and industrial development to be energy and water efficient.
- ✓ Policy ED.6.1 Support and promote the diversification and specialization of the tourism sector, with heritage, eco-, and adventure tourism.
- ✓ Policy ED.7.1. Support planning, design, and development that positively, creatively, and flexibly contribute to the community image.
- ✓ Policy ED.7.3. Leverage the region's assets of history, culture, and natural environment, as well as educational and scientific facilities, as an economic development tool.
- ✓ Policy ED.7.4. Invest in attractive community gateways, main corridors, and public spaces to draw the business and workforce the region desires.

Affordable Housing:

The Specific Plan forecasts 315 residential units in Land Use 2a. The Specific Plan builds in flexibility across Land Use Areas 2c, 2d, and 3 for potential residential uses in those locations. This flexibility is intended to accommodate community needs but will allow for several different housing opportunities within the Planning Area. While NAH is not seeking affordability incentives and has not committed to affordability, NAH reserves right to do both in subsequent plat applications. Regardless, Health Village will contribute to Flagstaff's housing crises by providing 315 residential units and satisfies the following goals:

- ✓ Policy LU.18.4. Encourage developers to provide activity centers and corridors with housing of various types and price points, especially attached and multi-family housing.
- ✓ **Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.**
- ✓ Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.

Agriculture:

The Future Growth Illustrations (Maps 21 and 22) of the Flagstaff Regional Plan 2030 currently identify the Specific Plan area as a location for future suburban growth. See also Plan

Map 24. Accordingly, agricultural uses are not contemplated in the Specific Plan area and are not relevant to the Applicant's proposed Minor Regional Plan amendments.

Airport:

Due to its location near the airport, Health Village promotes the continued growth of the Pulliam Airport as a key commercial and economic hub for the City. While still undetermined, if bus service is provided to both the Health Village and the Pulliam Airport by NAIPTA, the expanded bus services in the area will further promote the role of the Airport as the dominant hub for transport in the area. Further, the Planning Area has been designed to be compatible with the Airport's flight paths and operational noise impacts.

Due to Health Village's proximity to the airport, the building placement of the proposed hospital will be set back from I-17. This provides an additional noise buffer for hospital guests. In addition, the hospital will utilize a heliport on top of the hospital building. Impacts related to hospital traffic to and from the hospital are mitigated by placing the helipad on top of the building. By having the landing pad on the top of the building, NAH can minimize impacts to the public, hospital patrons, emergency and normal vehicular traffic on site, and impacts to the natural landscape and tree vegetation on site. The distance from the helipad to ground level will ensure that dust and noise impacts are minimized. See Narrative Section III.A.4.

- ✓ **Goal T.10**. **Strengthen and expand the role of Flagstaff Pulliam Airport as the dominant hub for passenger, air freight, public safety flights, and other services in northern Arizona.**
- ✓ Policy T.10.4. Plan and manage transportation infrastructure to discourage land uses incompatible with the airport and flight zones.

Architecture:

On a site with only natural context, Health Village seeks to reflect the visual, material, and experiential character that is unique to Flagstaff. As the anchor to the larger mixed-use development, the hospital takes cues from the existing pine forest and celebrates the scale, spatial qualities, and characteristics that exist today. Warm toned materials with natural patinas clad dramatic geometries that pay homage to the mountain peaks and topography of the place. Building facades are articulated to accentuate naturally occurring view corridors through the pines and to ease wayfinding and points of interest and access for the users. Ground levels are activated along main streets and primary frontage to promote connectivity. The hospital will establish the quality, character, scale, and road and block network for the entire Health Village development. The overall design approach for the NAH Health Village development will fall within the characteristics of "Mountain Modern" architecture as described in the standards set forth in Specific Plan, Section III(G) and Section IV(C)(1).

- ✓ **Goal CC.3**. **Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts**.

- ✓ Policy CC.3.1. Encourage neighborhood design to be respectful of traditional development patterns and enhance the overall community image.

Arts, Science and Education:

Land Use Area 3 consists of 27.8 gross acres intended for research and innovation. Uses in the area could include light manufacturing, research, labs, and training and education. Land Use Area 1b will be a wellness retreat programmed to include, among other things, art/sculpture.

- ✓ **Goal CC.5. Support and promote art, science, and education resources for all to experience.**
- ✓ Policy CC.5.1. Promote first class arts, research, and educational facilities.
- ✓ Policy CC.5.5. Promote and expand scientific research as a key component to the Flagstaff region's character.

Bicycling:

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. The project's pedestrian network will connect all development areas, natural features, and recreational facilities and will tie into the City's Urban Trails Network. Further, the proposed development will feature residential and commercial uses that will be interconnected and accessible for pedestrian and bicycles. All bike and pedestrian trail road crossings will be at road intersections where possible. Pedestrian and bicycle connectivity throughout the Planning Area will occur at intervals of 300-600 feet wherever possible, with specific locations to be determined during site planning. Land Use Areas 1a and 1b will comprise 35.2 gross acres which will feature FUTS, paths, and other trails. The multimodal plan, along with the substantial bike parking within the development and the open space, satisfy the following policies and goals:

- ✓ **Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.**
- ✓ Policy OS.1.4. Use open space as opportunities for non-motorized connectivity, to interact with nature, and to enjoy the views and quiet.
- ✓ Policy OS.1.5. Integrate open space qualities into the built environment.
- ✓ **Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.**

- ✓ Policy CC.4.4. Design streets and parking lots to balance automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.
- ✓ **Goal LU.2. Develop Flagstaff 's Greenfields in accordance with the Regional Plan and within the growth boundary.**
- ✓ Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.
- ✓ Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.
- ✓ Policy LU.13.1. Prioritize connectivity for walking, biking, and driving within and between surrounding neighborhoods.
- ✓ Policy LU.13.9. Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks, and neighborhoods.
- ✓ Policy LU.15.4. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.
- ✓ Policy LU.18.19. New development in future activity centers should create street patterns that implement the characteristics of urban and suburban place-making within a functional transportation system that minimizes dead ends and offset street and driveway connections.
- ✓ Policy LU.19.4. Balance automobile use, parking, bicycle access, while prioritizing pedestrian safety along all corridors.
- ✓ **Goal T.1. Improve mobility and access throughout the region.**
- ✓ Policy T.1.2. Apply Complete Street Guidelines to accommodate all appropriate modes of travel in transportation improvement projects.
- ✓ Policy T.1.3. Transportation systems are consistent with the place type and needs of people.
- ✓ Policy T.1.6. Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic.
- ✓ **Goal T.2. Improve transportation safety and efficiency for all modes.**

- ✓ Policy T.2.1. Design infrastructure to provide safe and efficient movement of vehicles, bicycles, and pedestrians.
- ✓ **Goal T.6. Provide for bicycling as a safe and efficient means of transportation and recreation.**
- ✓ Policy T.6.1. Expand recognition of bicycling as a legitimate and beneficial form of transportation.
- ✓ Policy T.6.2. Establish and maintain a comprehensive, consistent, and highly connected system of bikeways and FUTS trails.
- ✓ Policy T.6.4. Encourage bikeways and bicycle infrastructure to serve the needs of a full range of bicyclist experience levels.
- ✓ Policy T.6.5. Provide short- and long-term bicycle parking where bicyclists want to travel.
- ✓ Policy T.6.6. Integrate policies to increase bicycling and meet the needs of bicyclists into all relevant plans, policies, studies, strategies, and regulations.
- ✓ Policy T.7.3. Support a public transit system design that encourages frequent and convenient access points, for various transportation modes and providers, such as private bus and shuttle systems, park-and-ride lots for cars and bicycles, and well placed access to bus, railroad, and airline terminal facilities.
- ✓ Policy T.7.5. Incorporate adopted plans and policies for non-motorized and public transportation in the permitting process for all development or land use proposals, including provisions for efficient access and mobility, and convenient links between pedestrian, bicycle, and transit facilities.
- ✓ Policy NH.1.3. Interconnect existing and new neighborhoods through patterns of development, with complete streets, sidewalks, and trails.

Brownfields:

The Plan's goals and policies related to brownfield redevelopment do not apply to the NAH Health Village project as the subject Planning Area is largely undeveloped vacant land.

Circulation/Access:

The location of the hospital on its parcel needs to be set back from the street to implement needed buffers to highway and airport operational noise impacts and, importantly, to assist in wayfinding for patients and visitors. Hospitals and other medical buildings will need parking and emergency circulation to be designed between the building and adjacent streets. This setback

design will improve patient access to the hospital building, especially for unfamiliar users during stressful times. As identified in the vehicle circulation plan and the multimodal plan, the setback placement will not create any negative impacts for vehicles or pedestrians trying to access the hospital. Rather, it will ease wayfinding by placing the parking area directly of the street. Further, in addition to the summary set forth in the "Bicycle" section above, public transit, either through NAIPTA or as provided independently by NAH, will service the Planning Area. The bicycle and pedestrian connectivity, public transit services, and the vehicle circulation plan satisfy the following goals and policies:

- ✓ Policy LU.18.19. New development in future activity centers should create street patterns that implement the characteristics of urban and suburban place-making within a functional transportation system that minimizes dead ends and offset street and driveway connections.
- ✓ Policy LU.19.4. Balance automobile use, parking, bicycle access, while prioritizing pedestrian safety along all corridors.
- ✓ **Goal T.1**. **Improve mobility and access throughout the region.**
- ✓ Policy T.1.2. Apply Complete Street Guidelines to accommodate all appropriate modes of travel in transportation improvement projects.
- ✓ Policy T.1.3. Transportation systems are consistent with the place type and needs of people.
- ✓ Policy T.1.6. Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic.
- ✓ **Goal T.2**. **Improve transportation safety and efficiency for all modes.**
- ✓ Policy T.2.1. Design infrastructure to provide safe and efficient movement of vehicles, bicycles, and pedestrians.
- ✓ Policy T.5.4. Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.
- ✓ **Goal T.7**. **Provide a high-quality, safe, convenient, accessible public transportation system, where feasible, to serve as an attractive alternative to single-occupant vehicles.**
- ✓ Policy T.7.1. Cooperate with NAIPTA in developing and implementing the five-year transit master planning goals and objectives to continuously improve service, awareness, and ridership.
- ✓ Policy T.7.2. Provide public transit centers and options that are effectively distributed throughout the region to increase access to public transit.

- ✓ Policy T.7.3. Support a public transit system design that encourages frequent and convenient access points, for various transportation modes and providers, such as private bus and shuttle systems, park-and-ride lots for cars and bicycles, and well placed access to bus, railroad, and airline terminal facilities.
- ✓ Policy T.7.4. Support mobility services for seniors and persons with mobility needs.
- ✓ Policy T.7.5. Incorporate adopted plans and policies for non-motorized and public transportation in the permitting process for all development or land use proposals, including provisions for efficient access and mobility, and convenient links between pedestrian, bicycle, and transit facilities.
- ✓ **Goal T.8. Establish a functional, safe, and aesthetic hierarchy of roads and streets.**
- ✓ Policy T.8.1. Promote efficient transportation connectivity to major trade corridors, employment centers, and special districts that enhances the region's standing as a major economic hub.
- ✓ Policy T.8.2. Maintain the road and street classification system that is based on context, function, type, use, and visual quality.
- ✓ Policy T.8.3. Design neighborhood streets using appropriate traffic calming techniques and street widths to sustain quality of life while maintaining traffic safety.
- ✓ Policy T.8.4. Protect rights-of-way for future transportation corridors.
- ✓ Policy T.8.5. Support the area's economic vitality by improving intersection design for freight movements.

City-County Coordination:

Health Village incorporates the FUTS, open space, and protects cultural resources (see below) while providing a substantial economic benefit to the region. The Health Village's interconnectivity with FUTS and the proximity to Fort Tuthill will integrate new mixed uses near recreational sites within walking distance to the Health Village development.

- ✓ **Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.**
- ✓ Policy T.11.5. Promote effective intergovernmental relations through agreed-upon procedures to consult, cooperate, and coordinate

transportation-related activities and decisions, including regional efforts to secure funding for the improvement of transportation services, infrastructure, and facilities.

- ✓ Policy Rec.1.1. Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.

The proposed project could directly generate an estimated $32.3 million in sales, lodging and property taxes to the city of Flagstaff over the next 23 years, plus $28.8 million in sales and property taxes to the county, school district and other special districts. Employee and visitor tax revenues to the City, County and school district are estimated at a total of $32.4 million over the next 23 years. This increased tax revenue satisfies the following goal:

- ✓ **Goal CD.1. Improve the City and County financial systems to provide for needed infrastructure development and rehabilitation, including maintenance and enhancement of existing infrastructure.**

Civic/Public Spaces:

Health Village will feature a 21.2-acre (net) wellness retreat, which will serve as civic and open public space. See Specific Plan VI.B. The NAH Health Village augments and preserves existing FUTS connectivity, and expands walkable and bikeable open space options by creating the wellness retreat. Specific Plan Images 12-14 illustrates the concept of the wellness retreat through maps and sample images. Aside from the new medical facility itself, the wellness retreat may be the single greatest community benefit delivered as part of the NAH Health Village. Further, the development will feature 315 residential units, commercial and mixed uses, and will provide connectivity as set forth in the "Bicycle" section, above.

- ✓ Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.
- ✓ Policy LU.13.8. Locate civic spaces, parks, and institutional uses within neighborhood pedestrian sheds.
- ✓ Policy LU.18.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.
- ✓ Policy NH.1.6. New development, especially on the periphery, will contribute to completing neighborhoods, including interconnecting with

other neighborhoods; providing parks, civic spaces, and a variety of housing types; and protecting sensitive natural and cultural features.

Climate Change:

NAH is committed to promoting sustainable design, reducing carbon emissions through efficient design, enabling long term carbon planning, minimizing the development's environmental footprint while providing critical services to the Flagstaff community. Pursuant to that commitment, the Specific Plan addresses NAH's sustainability program in Section III(L).

The City of Flagstaff has developed a Carbon Neutrality Plan (current revision June 2021), 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. Health Village 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.

- ✓ Policy E&C.1.4. Maintain air quality through pursuit of non-polluting industry and commercial enterprises.
- ✓ **Goal E&C.2. Achieve carbon neutrality for the Flagstaff community by 2030.**
- ✓ Policy E&C.2.2. Promote investments that create a connected and efficient community, decrease emissions from transportation and building energy, and strengthen climate resiliency.
- ✓ E&C.3. considers Flagstaff's general resiliency and distribution of climate change impacts. This goal requires a community effort. The proposed Health Village promotes this goal by creating a development that reduces carbon emissions, enables long term carbon planning, and minimizes the development's environmental footprint. Through sustainability planning, Health Village will provide a substantial development that is resilient to climate change impacts.
- ✓ **Goal E&C.3. Prepare Flagstaff's community systems and resources to be more resilient to climate change impacts, and address climate change in a manner that prioritizes those most impacted and ensures the costs and benefits of climate adaptation and mitigation are equitably distributed.**

Commercial Development:

Health Village will feature mixed uses which allow for convenient and substantial pedestrian connectivity. The development will provide ample mixed use, lodging, research and innovation opportunities, and commercial and residential uses. The southern portion of the

Planning Area will feature an employment area in the area zoned RD. All buildings developed on-site will use best practices in high performance design with the intent of limiting energy and water use during operation.

- ✓ Policy E&C.1.4. Maintain air quality through pursuit of non-polluting industry and commercial enterprises.
- ✓ Policy LU.5.5. Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.
- ✓ Policy LU.6.2. Consider commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning areas, and industrial uses as appropriate place types and area types for employment opportunities.
- ✓ Policy LU.13.5. Encourage developers to consider at least one floor of apartments or offices over commercial development in mixed-use and activity centers and corridors.
- ✓ Policy LU.13.6. Include a mix of uses and access to surrounding neighborhoods in new suburban commercial development.
- ✓ Policy LU.15.3. Incorporate neighborhood/support retail and other commercial uses, including childcare facilities, within new and renovated employment centers.
- ✓ Policy LU.18.7. Concentrate commercial, retail, services, and mixed use within the activity center's commercial core.
- ✓ Policy ED.3.3. Support plans, programs, and capital expenditures to stimulate the investment of private capital in existing commercial areas for all industry sectors.
- ✓ Policy ED.4.5. In an effort to promote the sustainability of resources, the City will encourage all new and expanded commercial and industrial development to be energy and water efficient.
- ✓ **Goal ED.8. Promote the continued physical and economic viability of the region's commercial districts by focusing investment on existing and new activity centers.**
- ✓ **Goal E.1. Increase energy efficiency.**
- ✓ Policy E.1.1. Promote and encourage innovative building practices through instruction on efficient building materials and methodology.

- ✓ Policy E.1.4. Promote cost-effective, energy-efficient technologies and design in all new and retrofit buildings for residential, commercial, and industrial projects.

Complete Streets:

In response to city traffic engineering recommendations to straighten and enlarge what is shown as the new Woody Mountain Road, NAH has refocused more commercial, retail and residential activity in this area. A balance among automobile, bicycle and pedestrian access is achieved across the site. The Planning Area provides for commercial, employment, civic, and residential opportunities. NAH has applied complete street guidelines to ensure connectivity, safety, and access for automobile, bicycle and pedestrian traffic.

- ✓ **Goal LU.18**. **Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices**.
- ✓ Policy LU.19.1. Develop a specific plan for each "Great Street" corridor.
- ✓ Policy T.1.2. Apply Complete Street Guidelines to accommodate all appropriate modes of travel in transportation improvement projects.
- ✓ Policy NH.1.3. Interconnect existing and new neighborhoods through patterns of development, with complete streets, sidewalks, and trails.

Connectivity (access):

See "Circulation/Access" and "Bicycle" sections, above.

- ✓ **Goal OS.1**. **The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.**
- ✓ Policy OS.1.4. Use open space as opportunities for non-motorized connectivity, to interact with nature, and to enjoy the views and quiet.

In the Preliminary Drainage Report and Drainage Impact Analysis (Appendices 4 & 5), it is noted the entire project is in FEMA Zone X. The project preserves the area along the existing FUTS trail, which is along the South Fork of Sinclair Wash. This creates a community benefit in the form of natural and trail connectivity north-south along the western side of the development.

- ✓ **Goal WR.5**. **Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.**
- ✓ Policy WR.5.1. Preserve and restore existing natural watercourse corridors, including the 100-year floodplain, escarpments, wildlife corridors, natural

vegetation, and other natural features using methods that result in a clear legal obligation to preserve corridors in perpetuity, where feasible.

- ✓ Policy WR.5.2. Incorporate pedestrian access, trails, and watchable wildlife opportunities into natural watercourses when practical.

See "Circulation/Access" and "Bicycle" sections, above and "Transit" below.

- ✓ Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.
- ✓ Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.
- ✓ Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.
- ✓ Policy LU.13.1. Prioritize connectivity for walking, biking, and driving within and between surrounding neighborhoods.
- ✓ Policy LU.13.6. Include a mix of uses and access to surrounding neighborhoods in new suburban commercial development.
- ✓ Policy LU.18.19. New development in future activity centers should create street patterns that implement the characteristics of urban and suburban place-making within a functional transportation system that minimizes dead ends and offset street and driveway connections.
- ✓ Policy LU.19.4. Balance automobile use, parking, bicycle access, while prioritizing pedestrian safety along all corridors.
- ✓ **Goal T.1**. **Improve mobility and access throughout the region.**
- ✓ Policy T.1.2. Apply Complete Street Guidelines to accommodate all appropriate modes of travel in transportation improvement projects.
- ✓ Policy T.1.3. Transportation systems are consistent with the place type and needs of people.
- ✓ Policy T.1.6. Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic.
- ✓ **Goal T.5**. **Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.**

- ✓ Policy T.5.1. Provide accessible pedestrian infrastructure with all public and private street construction and reconstruction projects.
- ✓ Policy T.5.2. Improve pedestrian visibility and safety and raise awareness of the benefits of walking.
- ✓ Policy T.5.3. Identify specific pedestrian mobility and accessibility challenges and develop a program to build and maintain necessary improvements.
- ✓ Policy T.5.4. Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.
- ✓ Policy T.7.3. Support a public transit system design that encourages frequent and convenient access points, for various transportation modes and providers, such as private bus and shuttle systems, park-and-ride lots for cars and bicycles, and well placed access to bus, railroad, and airline terminal facilities.
- ✓ Policy T.7.5. Incorporate adopted plans and policies for non-motorized and public transportation in the permitting process for all development or land use proposals, including provisions for efficient access and mobility, and convenient links between pedestrian, bicycle, and transit facilities.
- ✓ Policy T.8.1. Promote efficient transportation connectivity to major trade corridors, employment centers, and special districts that enhances the region's standing as a major economic hub.

Context Sensitive Solutions:

Existing mature ponderosa pine, existing grade, and the building placement of the hospital (the tallest building on-site), allows NAH to mitigate any impact on viewsheds from great street or gateway corridors. Specifically, the Planning Area is near the I-17 gateway corridor coming into Flagstaff from the south. Any impacts on the view of the peaks from the I-17 corridor are mitigated due to the building placement of the hospital. Further, NAH has designed the hospital to allow patient rooms within the patient tower to enjoy views of the peaks to the north. There will be limited viewshed impacts for properties south of the Planning Area looking north.

- ✓ **Goal CC.4. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.**
- ✓ Policy CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms,

rock outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.

- ✓ Policy CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.
- ✓ Policy CC.1.3. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.

Health Village is located alongside a Gateway Corridor in a gateway area, as identified on Map 12. The proposed project will enhance the area by providing ample open space to enjoy the viewsheds. Further, the building designs will reflect local design traditions as envisioned by the Plan.

- ✓ Policy CC.1.4. Identify, protect, and enhance gateways, gateway corridors, and gateway communities.
- ✓ Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.
- ✓ Policy LU.18.1. Design activity centers and corridors appropriate to and within the context of each area type: urban, suburban, or rural.
- ✓ Policy LU.18.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.
- ✓ **Goal LU.19**. **Develop a manageable evolution of the main corridors into contextual place makers**.
- ✓ Policy LU.19.2. Establish the context and regional or neighborhood scale of each corridor prior to design with special consideration for those intended to remain residential or natural in character.
- ✓ **Goal T.4**. **Promote transportation infrastructure and services that enhance the quality of life of the communities within the region.**
- ✓ Policy T.4.2. Design all gateway corridors, streets, roads, and highways to safely and attractively accommodate all transportation users with contextual landscaping and appropriate architectural features.

Health Village's transportation infrastructure, including the road network and multi-modal system, utilize and include preservation of existing FUTS on the Planning Area. NAH has emphasized bicycle/pedestrian access, along with public transit, to minimize the impact of transportation in and around the planning area.

- ✓ **Goal T.3. Provide transportation infrastructure that is conducive to conservation, preservation, and development goals to avoid, minimize, or mitigate impacts on the natural and built environment.**
- ✓ Policy T.3.1. Design and assess transportation improvement plans, projects, and strategies to minimize negative impacts on air quality and maintain the region's current air quality.

Corridors:

NAH has developed a Specific Plan covering the activity center. Health Village will include mixed-use commercial space, research and development, and an employment area. Health Village will have a variety of employment and business opportunities and will bring substantial economic benefit to the region. Further, the robust multimodal system will balance vehicular, pedestrian, and bicycle traffic within and around the Planning Area.

- ✓ Policy LU.4.1. Develop neighborhood plans, specific plans, area plans, and master plans for all neighborhoods, activity centers, corridors, and gateways as necessary.
- ✓ Policy LU.6.2. Consider commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning areas, and industrial uses as appropriate place types and area types for employment opportunities.
- ✓ Policy LU.13.5. Encourage developers to consider at least one floor of apartments or offices over commercial development in mixed-use and activity centers and corridors.
- ✓ **Goal LU.18. Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices.**
- ✓ Policy LU.18.1. Design activity centers and corridors appropriate to and within the context of each area type: urban, suburban, or rural.
- ✓ Policy LU.18.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.

- ✓ Policy LU.18.4. Encourage developers to provide activity centers and corridors with housing of various types and price points, especially attached and multi-family housing.
- ✓ Policy LU.18.6. Support increased densities within activity centers and corridors.
- ✓ Policy LU.18.9. Plan activity centers and corridors appropriate to their respective regional or neighborhood scale.

Particular attention can be focused on areas 2a, 2b and 2d in the concept land use plan (Specific Plan Image 10). In response to city traffic engineering recommendations to straighten and enlarge what is shown as Woody Mountain Road, NAH has refocused more commercial, retail and residential activity in this area, promoting Policies LU.19.1 and LU.19.2.

- ✓ **Goal LU.19. Develop a manageable evolution of the main corridors into contextual place makers.**
- ✓ Policy LU.19.1. Develop a specific plan for each "Great Street" corridor.
- ✓ Policy LU.19.2. Establish the context and regional or neighborhood scale of each corridor prior to design with special consideration for those intended to remain residential or natural in character.
- ✓ Policy LU.19.3. Enhance the viewsheds and frame the view along the corridors through design.
- ✓ Policy LU.19.4. Balance automobile use, parking, bicycle access, while prioritizing pedestrian safety along all corridors.
- ✓ Policy T.4.2. Design all gateway corridors, streets, roads, and highways to safely and attractively accommodate all transportation users with contextual landscaping and appropriate architectural features.
- ✓ **Goal T.8. Establish a functional, safe, and aesthetic hierarchy of roads and streets.**
- ✓ **Policy T.8.1. Promote efficient transportation connectivity to major trade corridors, employment centers, and special districts that enhances the region's standing as a major economic hub.**
- ✓ Policy T.8.4. Protect rights-of-way for future transportation corridors.
- ✓ Policy ED.7.4. Invest in attractive community gateways, main corridors, and public spaces to draw the business and workforce the region desires.

Dark Skies:

Health Village adopts the provisions of City Code Division 10-50.70, as regarding outdoor lighting standards. The development will "balance the need to preserve Flagstaff's dark sky resource with the need for safe lighting practices."

- ✓ **Goal E&C.5. Preserve dark skies as an unspoiled natural resource, basis for an important economic sector, and core element of community character.**
- ✓ Policy E&C.5.3. Continue to enforce dark sky ordinances.

Density/Compact Development:

Health Village will feature compact development within Land Use Areas 2a, 2c, 2d, and 3, and Land Use Area 1b will feature the 21.2-acre wellness retreat west of the hospital. Comparing NAH's Concept Land Use Plan (Specific Plan Image 10) and its proposed Land Use Program (Specific Plan, Section III(A)), less intense use, and even substantial open space, buffers existing uses to the south and to the west. Along the main traffic corridors within and emanating from the project site, NAH has concentrated (clustered) intensities of use consistent with the locations of larger streets.

- ✓ **Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.**
- ✓ Policy LU.5.1. Encourage development patterns within the designated growth boundaries to sustain efficient infrastructure projects and maintenance.
- ✓ Policy LU.5.4. Encourage development to be clustered in appropriate locations as a means of preserving natural resources and open space, and to minimize service and utility costs, with such tools as Transfer of Development Rights (TDR).
- ✓ Policy LU.5.5. Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.
- ✓ Policy LU.5.6. Encourage the distribution of density within neighborhoods in relationship to associated activity centers and corridors, infrastructure, transportation, and natural constraints such as slopes and drainages.

Downtown Redevelopment:

The Plan's goals and policies related to downtown redevelopment are unrelated and do not apply to the NAH Health Village project as the subject Planning Area is located within a Future Suburban Activity Center located outside the downtown district. However, NAH and the City

will coordinate a public participation process in conjunction with the Flagstaff Downtown Business Alliance and Progressive Urban Management Associates to facilitate non-binding visioning and goals for redevelopment of the existing downtown medical campus.

Drinking Water:

All buildings developed within the Planning Area will use best practices in high performance design with the intent of limiting energy and water use during operation. Reduction in building consumption of both energy and water will lessen the emissions associated with the project.

Employment/Jobs:

Land Use Areas 2b, 2c and 2d, zoned HC, and Area 3, zoned RD, are employment areas. Further, the overall development will provide ample economic benefits, including future employment, satisfying the following policy:

- ✓ Policy ED.4.4. Identify and support community resources that assist new businesses, such as workforce development, marketing, building processes, venture capital, financing, and management.

Employment Land Uses:

Along with Land Use Areas 2b, 2c and 2d, zoned HC, and Area 3, zoned RD being employment areas, the northern portion of the Planning Area will provide residential units. The entire Planning Area will create numerous employment opportunities with the new hospital and the development of commercial, lodging, retail, and research and development opportunities.

- ✓ **Goal LU.4. Balance housing and employment land uses with the preservation and protection of our unique natural and cultural setting.**
- ✓ Policy LU.6.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.
- ✓ Policy LU.6.2. Consider commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning areas, and industrial uses as appropriate place types and area types for employment opportunities.
- ✓ **Goal LU.13. Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods.**
- ✓ Policy LU.13.7. Include employment opportunities in all suburban activity centers.

- ✓ Policy LU.13.9. Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks, and neighborhoods.
- ✓ **Goal LU.15. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.**
- ✓ Policy LU.15.1. Encourage the grouping of medical and professional offices, light industrial, research, and skill training with other necessary workforce services and transportation options.
- ✓ Policy LU.15.2. Consider the compatible integration of residential uses and proposed employment centers to reduce vehicle trips and commute times.
- ✓ Policy LU.15.3. Incorporate neighborhood/support retail and other commercial uses, including childcare facilities, within new and renovated employment centers.
- ✓ Policy LU.15.4. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.
- ✓ Policy T.8.1. Promote efficient transportation connectivity to major trade corridors, employment centers, and special districts that enhances the region's standing as a major economic hub.

<u>City or City-Supported Financing/Funded</u>:

Health Village will provide an area of research and development which will allow for future workforce development and the opportunity to attract new businesses to the area.

- ✓ Policy T.11.5. Promote effective intergovernmental relations through agreed-upon procedures to consult, cooperate, and coordinate transportation-related activities and decisions, including regional efforts to secure funding for the improvement of transportation services, infrastructure, and facilities.
- ✓ Policy ED.3.3. Support plans, programs, and capital expenditures to stimulate the investment of private capital in existing commercial areas for all industry sectors.
- ✓ Policy ED.4.4. Identify and support community resources that assist new businesses, such as workforce development, marketing, building processes, venture capital, financing, and management.

Freight:

The proximity to the Pulliam Airport as well as the I-17/I-140 interchange will allow for easy access for vendors and businesses within the development that require regular shipments.

- ✓ Policy T.8.5. Support the area's economic vitality by improving intersection design for freight movements.
- ✓ **Goal T.10. Strengthen and expand the role of Flagstaff Pulliam Airport as the dominant hub for passenger, air freight, public safety flights, and other services in northern Arizona.**

FUTS:

See "Bicycle" and "Circulation/Access" sections, above.

- ✓ **Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.**
- ✓ Policy WR.5.2. Incorporate pedestrian access, trails, and watchable wildlife opportunities into natural watercourses when practical.
- ✓ Policy LU.13.9. Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks, and neighborhoods.
- ✓ **Goal T.5. Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.**
- ✓ Policy T.6.2. Establish and maintain a comprehensive, consistent, and highly connected system of bikeways and FUTS trails.
- ✓ Policy NH.1.3. Interconnect existing and new neighborhoods through patterns of development, with complete streets, sidewalks, and trails.

Gateways:

Health Village features a robust landscape and architectural plan that will ensure the development fits within the mountain modern standards that users would expect in the region. The gateway corridor will safely and attractively accommodate all users.

- ✓ Policy LU.4.1. Develop neighborhood plans, specific plans, area plans, and master plans for all neighborhoods, activity centers, corridors, and gateways as necessary.

- ✓ Policy T.4.2. Design all gateway corridors, streets, roads, and highways to safely and attractively accommodate all transportation users with contextual landscaping and appropriate architectural features.

Gentrification:

The Plan's goals and policies related to gentrification are specific to redevelopment and reinvestment of existing neighborhoods. These goals and policies are unrelated and do not apply to the Planning Area which consists of largely undeveloped vacant land. However, the Applicant has addressed concerns related to affordability. See Affordable Housing, above and Housing, below.

Greenfield/Vacant Land:

At the center of NAH's health Village is the new regional hospital and ambulatory care facility. The hospital, ambulatory care facility and medical offices, together with their parking and other needs, will take up about 63 acres, leaving another 109 acres on which to build out the Health Village. This will include a broad mix of uses including open space, medical services, wellness care, commercial and retail services, research and development opportunities, and a mix of housing choices. Located near the I-40/I-17 Interchange, this Health Village will be accessible to those living in Flagstaff and to all of NAH's service area. Creating a medical facility that is both state-of-the-art and designed for the future growth of Flagstaff as the region is a significant community benefit.

NAH has engaged with neighboring property owners, especially to the north where significant future residential growth is called out on Map 22 of the Plan, and to the south where the County manages the Fort Tuthill Regional Park. These conversations, together with significant input from the City's traffic engineers, ensures that the NAH Health Village augments and furthers planned future development and connectivity. Area 1b shown on Specific plan Image 10 illustrates the open space (wellness retreat) that is part of NAH's plans to preserve viewsheds along the western edge of its project and also buffer between the NAH development and residential uses farther to the west.

- ✓ **Goal LU.2. Develop Flagstaff 's Greenfields in accordance with the Regional Plan and within the growth boundary.**
- ✓ Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.
- ✓ Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.

Even as FMC has endeavored to advance the quality of its medical care, it does so constrained by a physical campus no longer adequate to meet the growing needs of the community and region, or to implement an evolving understanding of best practices when it comes to patient care. These challenges will become more difficult in the coming years.

FMC's campus is inefficient. It sprawls across 20 city lots, crossing three busy circulation streets, and consumes over 40 acres of horizontally developed medical facilities. Additionally, inpatient bed units span five buildings and more than 900 feet of walking distance, decreasing NAH's ability to deliver services in an efficient manner. The current, segmented campus contributes to higher costs (via duplication of equipment, supplies, and staff), as well as wayfinding confusion and frustration on the part of patients and visitors. FMC for years has stitched together its facilities with measures such as building a sky bridge to connect east and west campuses, and even parking some of its more than 2,000 employees over a mile away on Switzer Canyon Drive. Although FMC owns additional lots as yet undeveloped in the vicinity of the current hospital, future use of these lots would exacerbate a horizonal and disconnected medical services network. It would place increasing pressure on an already overburdened road system and make access even for emergency vehicles increasingly problematic.

With a contemporary design on a greenfield site, NAH will overcome the challenges presented by the current campus, and it will see reduced cost pressure for many services it currently provides. Importantly, NAH will add and expand service offerings – including a comprehensive cancer center, an expanded wound care program (with the addition of hyperbaric chambers), a full-service outpatient imaging center (with a breast cancer imaging suite), and a robust outpatient surgery, endoscopy, and pain management center. In other words, the replacement hospital will solve for both the overall sizing of the facility and operational efficiencies, providing a better patient experience and allowing NAH to expand services.

Accordingly, it has become necessary for NAH to relocate its campus away from the existing downtown campus. The proposed site will further the Regional Plan goals and policies set forth above, regarding development of Flagstaff's Greenfields. However, by utilizing the existing downtown campus for other uses, NAH can continue to further the following policies related to the existing campus:

- ✓ Policy LU.1.1. Plan for and support reinvestment within the existing city centers and neighborhoods for increased employment and quality of life.
- ✓ Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
- ✓ Policy LU.9.1. Reinvest in urban areas.

While plans for the existing downtown FMC campus have not been finalized, NAH and the City will coordinate a public participation and planning process in conjunction with the Flagstaff Downtown Business Alliance and Progressive Urban Management Associates to facilitate non-binding visioning and goals for redevelopment of the existing medical campus. This redevelopment process will ensure efficient use and reinvestment of the downtown campus. While the existing campus can no longer efficiently serve NAH's needs, NAH recognizes the value of ensuring that the existing campus remains an economic and commercial hub for the area.

Growth Boundaries:

See "Greenfield" above. NAH's Health Village encourage a wide range of use within the Planning Area including mixed-use, commercial, employment areas, and research and development.

- ✓ **Goal LU.2. Develop Flagstaff 's Greenfields in accordance with the Regional Plan and within the growth boundary.**
- ✓ Policy LU.6.3. Encourage new mixed-use neighborhoods in appropriate locations within the growth boundary.

Historic and Cultural Resources:

NAH has already obtained a cultural resource study and inventory demonstrating that while the project site is largely undeveloped, it is not undisturbed. Limited recommendations for preservation by the Heritage Commission are incorporated into the Specific Plan. (Specific Plan, Section III(E)). NAH has also carefully prepared a natural resources protection plan (Specific Plan Image 21) to enhance conservation of trees and open space. As stated already, open space, view corridors and a strong connection with the natural environment are all part of the clinical advances NAH hopes to make in establishing the new hospital. The creation of community open space and preservation of trees and natural resources in excess of development standards are significant community benefits.

- ✓ **Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.**
- ✓ Policy OS.1.3. Use open spaces as natural environment buffer zones to protect scenic views and cultural resources, separate disparate uses, and separate private development from public lands, scenic byways, and wildlife habitats.

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, 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.*

The Heritage Preservation Commission unanimously approved the recommendation.

- ✓ Policy CC.2.1. Actively locate, identify, interpret, and preserve historical, archaeological, and cultural resources, in cooperation with other agencies and non-governmental organizations, as aspects of our society for future generations to retain, understand, and enjoy their cultural identity.
- ✓ **Goal CC.3**. **Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.**
- ✓ Policy CC.3.1. Encourage neighborhood design to be respectful of traditional development patterns and enhance the overall community image.
- ✓ Policy LU.4.2. Utilize the following as guidance in the development process: Natural Environment maps, Environmental Planning and Conservation policies, Considerations for Development, Cultural Sensitivity, and Historical Preservation maps, and Community Character policies, while respecting private property rights.

<u>Housing</u>:

The Development Agreement identifies 315 residential uses to be developed in the Planning Area. The mixed-use development will support housing and lodging and will contain a robust multimodal system to support pedestrian and bicycle connectivity.

- ✓ Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.
- ✓ **Goal LU.4. Balance housing and employment land uses with the preservation and protection of our unique natural and cultural setting.**
- ✓ Policy LU.6.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.
- ✓ **Goal LU.13. Increase the variety of housing options and expand opportunities for employment and neighborhood shopping within all suburban neighborhoods.**
- ✓ Policy LU.13.4. Plan suburban development to include a variety of housing options.
- ✓ Policy LU.13.5. Encourage developers to consider at least one floor of apartments or offices over commercial development in mixed-use and activity centers and corridors.
- ✓ Policy LU.18.4. Encourage developers to provide activity centers and corridors with housing of various types and price points, especially attached and multi-family housing.
- ✓ **Goal NH.1. Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.**
- ✓ Policy NH.1.3. Interconnect existing and new neighborhoods through patterns of development, with complete streets, sidewalks, and trails.
- ✓ Policy NH.1.4. Foster points of activities, services, increased densities, and transit connections in urban and suburban neighborhoods.
- ✓ Policy NH.1.6. New development, especially on the periphery, will contribute to completing neighborhoods, including interconnecting with other neighborhoods; providing parks, civic spaces, and a variety of housing types; and protecting sensitive natural and cultural features.
- ✓ **Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunity for all economic sectors.**
- ✓ Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.

Industrial Development:

The Planning Area will feature research and development, employment areas, and will provide substantial economic benefits to the region. NAH's Health Village will feature efficient infrastructure and provides a robust multimodal system. Further, at the core of Health Village is a new hospital/ambulatory care center and medical office buildings.

- ✓ Policy LU.6.2. Consider commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning areas, and industrial uses as appropriate place types and area types for employment opportunities.
- ✓ **Goal LU.15. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.**
- ✓ Policy LU.15.1. Encourage the grouping of medical and professional offices, light industrial, research, and skill training with other necessary workforce services and transportation options.
- ✓ **Goal ED.4. Support efforts to recruit diverse new businesses and industries compatible with the region.**
- ✓ Policy ED.4.5. In an effort to promote the sustainability of resources, the City will encourage all new and expanded commercial and industrial development to be energy and water efficient.

Infill and Redevelopment:

See "Greenfield" section above for a justification of reinvestment and reuse of the existing FMC campus. Further, by planning a variety of residential and employment and other uses within the new Health Village development, the Planning Area will satisfy the following policies:

- ✓ Policy LU.6.1. Consider a variety of housing types and employment options when planning new development and redevelopment projects.
- ✓ Policy LU.18.19. New development in future activity centers should create street patterns that implement the characteristics of urban and suburban place-making within a functional transportation system that minimizes dead ends and offset street and driveway connections.

Intergovernmental Coordination:

Transit service to the hospital and ambulatory care facility will begin no later than the issuance of a certificate of occupancy the new hospital. Transit stops for public transportation will be provided within Land Use Area 2b. Stop locations will be determined during site planning.

NAH is in discussions to secure bus service to the Planning Area via the Mountain Line operated by NAIPTA. Funding of capital and operational costs for NAIPTA to provide service remains undetermined. If service through NAIPTA cannot be secured, then in that event NAH, at its cost, will provide private transit service to the Project.

- ✓ Policy T.7.1. Cooperate with NAIPTA in developing and implementing the five-year transit master planning goals and objectives to continuously improve service, awareness, and ridership.
- ✓ Policy T.11.5. Promote effective intergovernmental relations through agreed-upon procedures to consult, cooperate, and coordinate transportation-related activities and decisions, including regional efforts to secure funding for the improvement of transportation services, infrastructure, and facilities.

IT/GIS:

Health Village's substantial traffic impact analysis, and the mitigation measures set forth in the development agreement, will ensure that the proposed uses will maintain the credibility of the regional transportation planning process.

- ✓ Policy T.11.1. Maintain the credibility of the regional transportation planning process through the application of professional standards in the collection and analysis of data and in the dissemination of information to the public.

Landscaping:

The NAH Health Village Landscaping Plan establishes the locations and character of landscaping standards. It creates 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. See Specific Plan III.F.

- ✓ **Goal E&C.6. Protect, restore and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.**
- ✓ Policy E&C.6.3. Promote protection, conservation, and ecological restoration of the region's diverse ecosystem types and associated animals.
- ✓ Policy T.4.2. Design all gateway corridors, streets, roads, and highways to safely and attractively accommodate all transportation users with contextual landscaping and appropriate architectural features.

Libraries:

The Plans goals and policies related to libraries do not apply to and are not relevant to NAH Health Village. However, NAH Health Village does further several goals and policies in related areas such as Arts, Science and Education and Civic/Public Space.

Live/Work:

The Planning Area will feature 315 residential units. The Applicant envisions at least some of the residential units being developed directly over commercial uses. Further, the Specific Plan the Specific Plan allows for property within a ¼ mile of the Planning Area to elect to be treated as if within the activity center pedestrian shed.

- ✓ Policy LU.13.5. Encourage developers to consider at least one floor of apartments or offices over commercial development in mixed-use and activity centers and corridors.
- ✓ Policy LU.18.8. Increase residential densities, live-work units, and home occupations within the activity center's pedestrian shed.

Mixed Use Development:

As indicated in multiple other topics herein, the Planning Area will feature a variety of uses such as the hospital, medical offices, open space, mixed-use, commercial use, lodging, research and development, and residential uses. The Planning Area will feature a robust multimodal system providing greater connectivity.

- ✓ Policy LU.2.1. Design new neighborhoods that embody the characteristics of Flagstaff's favorite neighborhoods – that is, with a mix of uses, a variety of housing types and densities, public spaces, and greater connectivity with multimodal transportation options.
- ✓ Policy LU.5.5. Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.
- ✓ **Goal LU.6. Provide for a mix of land uses.**
- ✓ Policy LU.6.3. Encourage new mixed-use neighborhoods in appropriate locations within the growth boundary.
- ✓ Policy LU.13.5. Encourage developers to consider at least one floor of apartments or offices over commercial development in mixed-use and activity centers and corridors.
- ✓ Policy LU.13.6. Include a mix of uses and access to surrounding neighborhoods in new suburban commercial development.

- ✓ Policy LU.18.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.
- ✓ Policy LU.18.7. Concentrate commercial, retail, services, and mixed use within the activity center's commercial core.

Open Space:

Open space and resource conservation are emphasized throughout the Health Village, accented by a 21.2-acre (net) wellness retreat center in Land Use Area 1b. Further, Land Use Area 1a will feature the existing Sinclair Wash FUTS. These areas will provide a buffer along the Planning Area's western side with the low-density residential uses to the west.

- ✓ **Goal OS.1. The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.**
- ✓ Policy OS.1.2. While observing private property rights, preserve natural resources and priority open lands, under the general guidance of the Flagstaff Area Open Space and Greenways Plan and the Natural Environment maps.
- ✓ Policy OS.1.3. Use open spaces as natural environment buffer zones to protect scenic views and cultural resources, separate disparate uses, and separate private development from public lands, scenic byways, and wildlife habitats.
- ✓ Policy OS.1.4. Use open space as opportunities for non-motorized connectivity, to interact with nature, and to enjoy the views and quiet.
- ✓ Policy OS.1.5. Integrate open space qualities into the built environment.
- ✓ Policy CC.1.3. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.
- ✓ Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.
- ✓ Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.

- ✓ Policy LU.5.4. Encourage development to be clustered in appropriate locations as a means of preserving natural resources and open space, and to minimize service and utility costs, with such tools as Transfer of Development Rights (TDR).
- ✓ Policy LU.13.9. Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks, and neighborhoods.

Parking:

The Health Village Specific Plan requires an increase in bicycle spaces from the existing Zoning Code. Further, the Planning Area will contain a parking garage and ample open parking lots. The entire development balances pedestrian/bicycle needs and public transit opportunities, with automobile use.

- ✓ Policy CC.4.4. Design streets and parking lots to balance automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.
- ✓ Policy LU.19.4. Balance automobile use, parking, bicycle access, while prioritizing pedestrian safety along all corridors.
- ✓ Policy T.7.3. Support a public transit system design that encourages frequent and convenient access points, for various transportation modes and providers, such as private bus and shuttle systems, park-and-ride lots for cars and bicycles, and well placed access to bus, railroad, and airline terminal facilities.

Parks:

Open space and resource conservation are emphasized throughout the Health Village, accented by a 21.2-acre (net) wellness retreat center in Land Use Area 1b. Health Village will provide recreational opportunities that further the City's Parks and Recreation Master Plan through the offering of "core" recreational opportunities.

- ✓ Policy LU.13.8. Locate civic spaces, parks, and institutional uses within neighborhood pedestrian sheds.
- ✓ Policy LU.13.9. Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks, and neighborhoods.
- ✓ Policy LU.18.2. Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history,

environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.

- ✓ Policy NH.1.6. New development, especially on the periphery, will contribute to completing neighborhoods, including interconnecting with other neighborhoods; providing parks, civic spaces, and a variety of housing types; and protecting sensitive natural and cultural features.
- ✓ Policy Rec.1.1: Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.

Partnerships:

NAH Health Village incorporate the FUTS and ample open and civic space furthering the following Plan goal:

- ✓ **Goal REC.1. Maintain and grow the region's healthy system of convenient and accessible parks, recreation facilities, and trails.**

Rail:

Due to its location, the Health Village promotes the continued growth of the Pulliam Airport as a key economic hub for the City. Rail impacts will be minimal.

Placemaking:

NAH has instituted robust architectural and landscape standards to ensure that the proposed development will promote Flagstaff's image. Further, Health Village will further Flagstaff's place as an economic driver in the region by providing substantial economic benefits to the area.

- ✓ **Goal LU.3. Continue to enhance the region's unique sense of place within the urban, suburban, and rural context.**
- ✓ Policy LU.3.4. Promote transitions between urban, suburban, and rural areas with an appropriate change in development intensity, connectivity, and open space.
- ✓ Policy LU.18.19. New development in future activity centers should create street patterns that implement the characteristics of urban and suburban place-making within a functional transportation system that minimizes dead ends and offset street and driveway connections.
- ✓ **Goal ED.7. Continue to promote and enhance Flagstaff 's unique sense of place as an economic development driver.**

- ✓ Policy ED.7.1. Support planning, design, and development that positively, creatively, and flexibly contribute to the community image.
- ✓ Policy ED.7.3. Leverage the region's assets of history, culture, and natural environment, as well as educational and scientific facilities, as an economic development tool.
- ✓ Policy ED.7.4. Invest in attractive community gateways, main corridors, and public spaces to draw the business and workforce the region desires.

Preparedness and Emergency Response:

Anchoring the Health Village, in the heart of the Planning Area, NAH will build a new regional hospital, with up to 448 beds, increasing its patient bed capacity by 85% while simultaneously incorporating efficiencies and best clinical practices. The Health Village promotes the following goals and policies by allowing NAH to provide top notch medical services with upgraded facilities and expanded clinical options. The Health Village will also allow easy quick response times throughout the region due to the proximity to the I-17/I-40 interchange.

- ✓ **Goal PF.3. Provide high-quality emergency response and public safety services including law enforcement, fire, medical, and ambulance transport service.**
- ✓ Policy PF.3.1. Maintain high-quality effectiveness and efficiency in law enforcement, fire, and emergency services to the extent that is consistent with governmental operations, plans, public policies, population served, and monies available.

Preservation:

The NAH Health Village Natural Resources Protection Plan provides standards for the protection of natural resources, including floodplains, slopes, and forest. Specific Plan Image 20. 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. Further, the development will feature a Landscape Plan and Architectural Plan to promote the traditional Flagstaff development by developing a Mountain Modern development.

- ✓ Policy OS.1.3. Use open spaces as natural environment buffer zones to protect scenic views and cultural resources, separate disparate uses, and separate private development from public lands, scenic byways, and wildlife habitats.

- ✓ **Goal CC.3. Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.**
- ✓ Policy CC.3.1. Encourage neighborhood design to be respectful of traditional development patterns and enhance the overall community image.
- ✓ **Goal E&C.6. Protect, restore and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.**
- ✓ Policy E&C.6.3. Promote protection, conservation, and ecological restoration of the region's diverse ecosystem types and associated animals.
- ✓ Policy OS.1.2. While observing private property rights, preserve natural resources and priority open lands, under the general guidance of the Flagstaff Area Open Space and Greenways Plan and the Natural Environment maps.
- ✓ Policy LU.2.2. Design new development to coordinate with existing and future development, in an effort to preserve viewsheds, strengthen connectivity, and establish compatible and mutually supportive land uses.
- ✓ **Goal LU.5. Encourage compact development principles to achieve efficiencies and open space preservation.**
- ✓ Policy LU.5.4. Encourage development to be clustered in appropriate locations as a means of preserving natural resources and open space, and to minimize service and utility costs, with such tools as Transfer of Development Rights (TDR).

Public Facilities:

The City of Flagstaff has completed phase 1 and phase 2 of a sewer extension to Fort Tuthill. The City also completed phase 1 and phase 2 of a waterline improvement for Fort Tuthill which brought water service in to the project area (with improvements still necessary to get adequate pressure). The Public Water and Sewer Impact Analysis concluded that the project will comply with the public water and sewer infrastructure requirements so long as on-site infrastructure is designed and constructed per the Engineering Standards. NAH will also be constructing a water storage tank to store a minimum net volume of 685,000 gallons. Accordingly, the Planning Area will be served by water and sewer.

Further, the NAH Health Village Vehicle Circulation Plan establishes the configuration, capacity and design standards for roadways within and adjacent to the Planning Area. Primary

access to the Planning Area will be from Beulah Blvd, as illustrated on the Vehicle Circulation and Points of Connection Plan. 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 is shown on the Vehicle Circulation Plan.

A Traffic Impact Analysis ("TIA") is provided as Appendix 9. To accommodate projected traffic volumes, the master developer will construct onsite public roads as illustrated and specified in the Conceptual Roadway Plan. To further mitigate traffic volumes, offsite project improvements by the master developer will include the addition of a raised center median and lanes along Beulah Blvd. from Beulah Blvd. & Lake Mary Road/University Heights Drive North to Beulah Boulevard & Fairgrounds Road/JW Powell Blvd. Beulah Blvd. will have four (4) lanes with two (2) lanes and a bike lane in each travel direction with a raised center median that has breaks for left turn lanes. Based on the TIA's data and findings concerning traffic volumes and recommended mitigation, road improvements are proposed to coincide with the NAH Health Village Phasing Plan. Accordingly pursuant to the TIA, the Planning are will be adequately served by roads, as well.

Finally, the Planning Area will be serviced by existing utilities, as set forth in Specific Plan Section II.F, and by public services such as the Fire Department and Police Department, as set forth in Section II.G. Overall, the proposed location allows for efficient design and use of the Health Village concept while also ensuring that the Planning Area will be served by all necessary services.

- ✓ Policy LU.7.1. Concentrate urban development in locations that use land efficiently, and are served by roads, water, sewer, and other public facilities and services, and that support transit, reduced vehicle trips, and conservation of energy and water.

<u>Public Outreach</u>:

Throughout the planning process, NAH has placed an emphasis on public outreach by holding meetings with numerous local groups, as more fully set forth in the Citizen Participation Report. NAH has held over 60 "group meetings," multiple neighborhood meetings, and a public work session.

- ✓ Policy T.5.2. Improve pedestrian visibility and safety and raise awareness of the benefits of walking.
- ✓ Policy T.7.1. Cooperate with NAIPTA in developing and implementing the five-year transit master planning goals and objectives to continuously improve service, awareness, and ridership.

- ✓ **Goal T.11. Build and sustain public support for the implementation of transportation planning goals and policies, including the financial underpinnings of the Plan, by actively seeking meaningful community involvement.**
- ✓ Policy T.11.2. Approach public involvement proactively throughout regional transportation planning, prioritization, and programming processes, including open access to communications, meetings, and documents related to the Plan.

Public Safety:

Anchoring the Health Village, in the heart of the Planning Area, NAH will build a new regional hospital, with up to 448 beds, increasing its patient bed capacity by 85% while simultaneously incorporating efficiencies and best clinical practices. The Health Village promotes the following goals and policies by allowing NAH to provide top notch medical services with upgraded facilities and expanded clinical options. The Health Village will also allow easy quick response times throughout the region due to the proximity to the I-17/I-40 interchange.

- ✓ **Goal PF.3. Provide high-quality emergency response and public safety services including law enforcement, fire, medical, and ambulance transport service.**
- ✓ Policy PF.3.1. Maintain high-quality effectiveness and efficiency in law enforcement, fire, and emergency services to the extent that is consistent with governmental operations, plans, public policies, population served, and monies available.

Reclaimed Water:

The Applicant will perform an economic analysis on rainwater capture systems. If such systems are appropriate they may be incorporated into the Planning Area.

- ✓ Policy WR.3.4. Use reclaimed water and rainwater harvesting wherever appropriate and practical.

Recreation:

Health Village will provide recreational opportunities that further the City's Recreation Master Plan through the use of "core" recreational opportunities. Further, the robust multimodal system will provide for bicycling as a safe and efficient means of transportation and recreation within and around the planning area. See "bicycle" above.

- ✓ Policy LU.6.4. Provide appropriate recreational and cultural amenities to meet the needs of residents.

- ✓ **Goal T.6. Provide for bicycling as a safe and efficient means of transportation and recreation.**
- ✓ Policy Rec.1.1. Integrate active and passive recreational sites within walking distance throughout the region to promote a healthy community for all City and County residents and visitors.

Renewable Energy:

There are no plans to generate energy on site.

Resource Protection/Restoration:

See "Preservation" above.

- ✓ Policy E&C.6.3. Promote protection, conservation, and ecological restoration of the region's diverse ecosystem types and associated animals.
- ✓ **Goal WR.5. Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting.**
- ✓ Policy WR.5.1. Preserve and restore existing natural watercourse corridors, including the 100-year floodplain, escarpments, wildlife corridors, natural vegetation, and other natural features using methods that result in a clear legal obligation to preserve corridors in perpetuity, where feasible.
- ✓ Policy WR.5.2. Incorporate pedestrian access, trails, and watchable wildlife opportunities into natural watercourses when practical.
- ✓ **Goal LU.4. Balance housing and employment land uses with the preservation and protection of our unique natural and cultural setting.**

Road Construction, Repair and Maintenance:

NAH's robust TIA will ensure a functional, safe, and aesthetic hierarchy or roads and streets within and nearby the Planning Area.

- ✓ **Goal T.8. Establish a functional, safe, and aesthetic hierarchy of roads and streets.**
- ✓ Policy T.8.4. Protect rights-of-way for future transportation corridors.
- ✓ Policy T.8.5. Support the area's economic vitality by improving intersection design for freight movements.

Schools:

The Planning Area will feature employment opportunities and research and development areas that will promote and expand scientific research as a key component to the Flagstaff region's character.

- ✓ **Goal CC.5. Support and promote art, science, and education resources for all to experience.**
- ✓ Policy CC.5.1. Promote first class arts, research, and educational facilities.
- ✓ Policy CC.5.5. Promote and expand scientific research as a key component to the Flagstaff region's character.

Small Businesses/Entrepreneurship:

Health Village will feature ample employment opportunities and entrepreneurial opportunities, including in the areas of research and development.

- ✓ Policy ED.3.3. Support plans, programs, and capital expenditures to stimulate the investment of private capital in existing commercial areas for all industry sectors.

Stormwater:

The project will retain the increase in stormwater runoff volume with the proposed development. There will be several basins located throughout the project site that will provide retention storage volume for the proposed impervious cover such as roads, sidewalks, and buildings. The basins will also provide a water quality component to comply with Low Impact Design (LID) requirements. The project will be completed in accordance with the LID Manual. The development will maintain the existing stormwater corridors where possible to preserve as much natural vegetation and features as possible. The ultimate stormwater outfall locations will not be altered with the proposed project. Finally, there are trails and other amenities proposed in the Wellness Area that will provide a wildlife experience for the project. The trails will meander and follow existing topography to work with the natural watercourses where possible. The goal is to preserve the tree resources in the Wellness rea as much as possible

- ✓ **Goal WR.5. Manage watersheds and stormwater to address flooding concerns, water quality, environmental protections, and rainwater harvesting**.
- ✓ Policy WR.5.1. Preserve and restore existing natural watercourse corridors, including the 100-year floodplain, escarpments, wildlife corridors, natural vegetation, and other natural features using methods that result in a clear legal obligation to preserve corridors in perpetuity, where feasible.
- ✓ Policy WR.5.2. Incorporate pedestrian access, trails, and watchable wildlife opportunities into natural watercourses when practical.

- ✓ Policy WR.5.4. Develop any necessary stormwater infrastructure improvements consistent with City of Flagstaff stormwater master plans or studies as adopted by the City.
- ✓ Policy WR.5.7. Support healthy watershed characteristics through implementation of practices, consistent with the City of Flagstaff Low Impact Design Manual, that improve flood control and flood attenuation, stormwater quality, and water sustainability; increase groundwater recharge; enhance open space quality; increase biodiversity; and reduce land disturbance and soil compaction.

Student Housing:

Student housing is not relevant to the live/work and employment goals promoted by Health Village.

Technology:

Health Village will feature a state of the art health care facility and buildings within the Planning Area will be energy-efficient.

- ✓ Policy E.1.4. Promote cost-effective, energy-efficient technologies and design in all new and retrofit buildings for residential, commercial, and industrial projects.

Tourism:

A regional scale Activity Center directly off the I-17/I-40 interchange will provide additional commercial and retail opportunities for tourists traveling along the two major interstates. Specifically, retail, lodging and restaurants directly off the I-17/I-40 interchange, near the Fort Tuthill County Park, will provide additional resources and amenities for travelers driving along the I-17/I-40 corridor. The direct proximity to Fort Tuthill, which provides adventure tourism, will support such tourism by bringing amenities and lodging closer to such tourist attractions.

- ✓ **Goal ED. 6. Tourism will continue to provide a year-round revenue source for the community, while expanding specialized tourist resources and activities.**
- ✓ Policy ED.6.1. Support and promote the diversification and specialization of the tourism sector, with heritage, eco-, and adventure tourism.

Transit:

Health Village will provide a robust bicycling and pedestrian network throughout the project. See Walking/Pedestrian Environment, below, and bicycling, above. Further, the public

transit will be provided to the Planning Area either through NAIPTA or provided independently by the Applicant. See Regional Plan Conformance, above.

Further, by moving the NAH medical campus from downtown Flagstaff to the Planning Area, there will be easier and more efficient access from regional commuters. NAH is the only level one trauma center north of Phoenix and accordingly it serves patients across Northern Arizona. The location of the Planning Area off the I-17/I-40 corridor will ensure quick response time and easy access from the two major interstates in the region, allowing patients to easily access the hospital without facing downtown or Milton traffic. Further, the relocation will help alleviate current traffic issues affecting downtown Flagstaff and the Milton corridor by removing trips from employees, staff, vendors, and patients that would otherwise be utilizing those heavily trafficked streets. By implementing a robust multimodal plan, public transit, and live/work opportunities, NAH can reduce the carbon emissions by eliminating or reducing drive times for both employees and patients.

As shown in multiple topics above, for example in the Connectivity, Access, and Circulation sections above, it is shown that NAH is able to promote several transportation related goals and policies. This results in part from the fact that the NAH Health Village is new development, unrestricted by existing constraints of a built environment, and also from the fact that this is a regional center for medical and health care that requires it to be fully accessible for all ages and physical conditions. The walkability and bikeability of the project is discussed at length above. In addition, the development will further the City's connectivity goals as it concerns future suburban growth north and northeast of the site, improvements to Highway 89A (Beulah Blvd.), and appropriately scaled connection with Highway 89A. The circulation plan illustrates these community benefits. In addition, within the project itself, transportation connectivity is maintained while also managing appropriate scale. For example, lighter and slower traffic navigating around the wellness retreat is consistent with maintaining the purpose of that area of the project, protecting the Fort Tuthill County Park from access points the County has asked to avoid, and promoting the overall feel of a Health Village.

- ✓ Policy E.1.5. Promote and encourage the expansion and use of energy-efficient modes of transportation: a. Public transportation, b. Bicycles, c. Pedestrians.
- ✓ Policy LU.5.5. Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.
- ✓ Policy LU.7.1. Concentrate urban development in locations that use land efficiently, and are served by roads, water, sewer, and other public facilities

and services, and that support transit, reduced vehicle trips, and conservation of energy and water.

- ✓ Policy LU.15.2. Consider the compatible integration of residential uses and proposed employment centers to reduce vehicle trips and commute times.
- ✓ Policy LU.15.4. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.
- ✓ **Goal T.7. Provide a high-quality, safe, convenient, accessible public transportation system, where feasible, to serve as an attractive alternative to single-occupant vehicles.**
- ✓ Policy T.7.1. Cooperate with NAIPTA in developing and implementing the five-year transit master planning goals and objectives to continuously improve service, awareness, and ridership.
- ✓ Policy T.7.2. Provide public transit centers and options that are effectively distributed throughout the region to increase access to public transit.
- ✓ Policy T.7.3. Support a public transit system design that encourages frequent and convenient access points, for various transportation modes and providers, such as private bus and shuttle systems, park-and-ride lots for cars and bicycles, and well placed access to bus, railroad, and airline terminal facilities.
- ✓ Policy T.7.4. Support mobility services for seniors and persons with mobility needs.
- ✓ Policy T.7.5. Incorporate adopted plans and policies for non-motorized and public transportation in the permitting process for all development or land use proposals, including provisions for efficient access and mobility, and convenient links between pedestrian, bicycle, and transit facilities.
- ✓ Policy NH.1.4. Foster points of activities, services, increased densities, and transit connections in urban and suburban neighborhoods.

Tribal Relations:

The Plan's goals and policies related to Tribal Relations refer generally to development on tribal land and are inapplicable to NAH Health Village.

Utilities:

The Planning Area will be served by all necessary utilities.

- ✓ **Goal LU.7. Provide for public services and infrastructure**.

Views and Vistas:

Land Use Area 1b shown on Specific Plan Image 10 illustrates the open space (wellness retreat) that is part of NAH's plans to preserve viewsheds along the western edge of its project and also buffer between the NAH development and residential uses farther to the west. Further, the proposed design and placement of the hospital will mitigate impacts of the viewsheds west and north from area 2b, where the new medical center will be built. By setting the hospital back from I-17, impacts on views from the I-17 corridor are mitigated. Finally, NAH maximizes views from area 2b by facing patient windows north towards the peaks.

- ✓ **Goal CC.1. Reflect and respect the region's natural setting and dramatic views in the built environment.**
- ✓ Policy CC.1.1. Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.
- ✓ Policy CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.
- ✓ Policy CC.1.3. Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.

Walking/Pedestrian Environment:

The project's pedestrian network will connect all development areas, natural features, and recreational facilities and will tie into the City's Urban Trails Network. All bike and pedestrian trail road crossings will be at road intersections where possible. Pedestrian and bicycle connectivity throughout the Planning Area will occur at intervals of 300-600 feet wherever possible, with specific locations to be determined during site planning. The multimodal plan evidences that pedestrian paths are continuous and direct throughout the Planning Area.

- ✓ Policy WR.5.2. Incorporate pedestrian access, trails, and watchable wildlife opportunities into natural watercourses when practical.
- ✓ Policy E.1.5. Promote and encourage the expansion and use of energy-efficient modes of transportation: a. Public transportation, b. Bicycles, c. Pedestrians.
- ✓ Policy CC.4.4. Design streets and parking lots to balance automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.

- ✓ Policy LU.13.8. Locate civic spaces, parks, and institutional uses within neighborhood pedestrian sheds.
- ✓ Policy LU.13.9. Use open space and FUTS trails to provide walking and biking links from residential uses to employment, shopping, schools, parks, and neighborhoods.
- ✓ Policy LU.18.8. Increase residential densities, live-work units, and home occupations within the activity center's pedestrian shed.
- ✓ Policy LU.18.19. New development in future activity centers should create street patterns that implement the characteristics of urban and suburban place-making within a functional transportation system that minimizes dead ends and offset street and driveway connections.
- ✓ **Goal T.5**. **Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.**
- ✓ Policy T.5.1. Provide accessible pedestrian infrastructure with all public and private street construction and reconstruction projects.
- ✓ Policy T.5.2. Improve pedestrian visibility and safety and raise awareness of the benefits of walking.
- ✓ Policy T.5.3. Identify specific pedestrian mobility and accessibility challenges and develop a program to build and maintain necessary improvements.
- ✓ Policy T.5.4. Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.
- ✓ Policy T.7.5. Incorporate adopted plans and policies for non-motorized and public transportation in the permitting process for all development or land use proposals, including provisions for efficient access and mobility, and convenient links between pedestrian, bicycle, and transit facilities.

Wastewater:

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. Accordingly, a water master plan regarding wastewater collection and its treatment at the Planning Area is not needed.

- ✓ Policy WR.2.2. Maintain and develop facilities to provide reliable, safe, and cost-effective water, wastewater, and reclaimed water services.

Water Conservation:

NAH's Sustainability Proposal, Specific Plan Section III(L), states that "all buildings developed on-site shall use best practices in high performance design with the intent of limiting energy and water use during operation."

Wildland Fire:

Through the use of fire wise planning, the Planning Area will have a reduced risk of wildfire, as compared to its current state.

- ✓ **Goal E&C.1. Proactively improve and maintain the region's air quality.**
- ✓ **Goal E&C.6. Protect, restore and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.**
- ✓ Policy E&C.6.3. Promote protection, conservation, and ecological restoration of the region's diverse ecosystem types and associated animals.
- ✓ **Goal PF.3. Provide high-quality emergency response and public safety services including law enforcement, fire, medical, and ambulance transport service.**
- ✓ Policy PF.3.1. Maintain high-quality effectiveness and efficiency in law enforcement, fire, and emergency services to the extent that is consistent with governmental operations, plans, public policies, population served, and monies available.

Wildlife:

The Planning Area does not contain a wildlife corridor or unique features that support sensitive wildlife, accordingly, these goals and policies do not apply.

Workforce Training:

Health Village will provide a new medical center, and also clinical partnerships located in the same vicinity, creating a one-stop location for residents to obtain health and medical care. Moving out from the hospital itself, the Health Village will include research and development and other employment options, with housing opportunities within walking and biking distance. Health Village will provide opportunities for new business, workforce development, and substantial economic benefits to the region.

- ✓ Policy LU.15.1. Encourage the grouping of medical and professional offices, light industrial, research, and skill training with other necessary workforce services and transportation options.

- ✓ Policy ED.4.4. Identify and support community resources that assist new businesses, such as workforce development, marketing, building processes, venture capital, financing, and management.

Cumulative Impact:

The General Plan's Future Growth Illustration identifies the Specific Plan area as an existing rural area type planned as a future growth area. It is planned to include a Future Suburban Node and Neighborhood Suburban Activity Center. The future area type is thus planned as suburban. It is not planned to remain rural. Around the Specific Plan area, the Future Growth Illustration depicts an existing rural area type to the west, and parks/open space to the southwest. Future area types are suburban to the north of the Specific Plan area, with an existing rural area type to the west and parks/open space to the southwest.

The Specific Plan is consistent with the Future Growth Illustration's guidance for area type. Although the development of the Health Village will convert this property from rural to suburban with regional scale attributes, this is a change that is planned for within the General Plan. The minor regional plan amendments sought in support of the Specific Plan – relocating the center of the S16 Future Activity Center, re-aligning roads accordingly, and increasing scale from neighborhood to regional use – all conform to a suburban area type, "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. A suburban activity center can serve a Regional Commercial or Neighborhood Commercial scale." (General Plan at IX-47). The Specific Plan is protective of the Future Growth Illustration's design for this part of the City because by moving the activity center east, the activity center will capture more planned future suburban area and less planned future rural area that is currently within the western portion of the activity center's boundary.

The Activity Center Map depicts a Future Activity Center (S16) for a future place type within the Specific Plan area and also north of the Specific Plan area. (See General Plan at IX-67). An existing rural neighborhood place type subsists in the western portion of the S16 Future Activity Center, which as explained above is more carefully preserved by relocating the activity center eastward. 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).

According to the General Plan, and at the time of its adoption, the City has a surplus of single family residential property (1058 acres of single family and single family attached) but a deficit of land zoned for multifamily use (46 acres less than demand)(since 2014 within activity centers there has been an increase in available residential space by 291 acres and residential space

outside of activity centers has declined by over 1,500 acres) and also a deficit for institutional use such as health and education (116 acres less than demand). The General Plan also reports a deficit of land zoned for parks (54 acres less than demand in neighborhoods, with even worse conditions at the community and regional levels) (since 2014, 57 acres have been added to the City's park system). (General Plan at IX-8 & 9, 13). In addition to developing an activity center as contemplated in the Future Growth Illustration, the Specific Plan has the added impact of increasing acreage in three of the deficit categories identified in the General Plan – higher-density residential use, medical use, and outdoor open space use.

Area 2a within the Specific Plan is over 15 acres (net) of mixed use including at least 273 higher density residential units consuming 300,000 square feet under roof, with the goal of providing 315 higher density residential units consuming 346,000 square feet under roof. (Specific Plan § III(A) & Image 10). This works out to just under 1,100 square feet per unit. In relation to the General Plan, the City reports a deficit of 46 acres needed for multifamily housing (overall total residential space has decreased by roughly 1,300 acres since 2014). In the General Plan, the City also reports only 8 available acres for retail and service (since 2014, commercial space has increased by 50 acres), whereas the Specific Plan Land Use Program creates over almost 27 acres (net) of room for retail, service and commercial uses (Areas 2c and 2d). An additional 27 acres is created for research and innovation uses.

The Regional Plan reports 39 acres zoned for institutional use, including medical, with a deficit of 116 acres based on demand. Area 2b within the Specific Plan creates over 60 acres (net) of space for the hospital. Neighborhood parks within the City are reported at 23 acres, with a deficit based on demand of 54 acres. In Areas 1a and 1b, the Specific Plan creates over 31 acres (net) of outdoor open and civic space

C. <u>Finding #3</u>:

The affected site is physically suitable in terms of design, location, shape, size, operating characteristics and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal), to ensure that the requested zone designation and the proposed or anticipated uses and/or development will not endanger, jeopardize or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

Staff believes that the proposed application meets this finding. The Inter-Division Staff reviewed the application and concluded that the site was suitable for the proposed development. The IDS team based its conclusion on the review of all applicable codes

and requirements as well as impact analyses for the site. Potential impacts of the development are mitigated through onsite and offsite improvements required to serve this development.

The project is approximately 172.6 acres. It is mostly undeveloped ponderosa pine forest, but it is forecast in the General Plan for significant future development. Specifically, it is planned as a future growth area to include a Future Suburban Activity Center. The character and intensity of use proposed by the applicant is largely consistent with the goals and policies of the General Plan as discussed above.

The site is physically suited for development. It does not contain steep slopes, and because the site is in FEMA Zone X, no 100-year FEMA floodplains will be directly impacted by development on the property. At the same time, the site's modest slopes and tree coverage will aid in siting buildings within the Health Village and partially shielding them from view. Utilities including water, wastewater, electricity and natural gas are already available at the site. Where offsite improvements are needed to bolster utilities, such as completing a waterline loop, the applicant has agreed to make these improvements. The waterline completion is estimated at $3.2 million for offsite improvements benefitting the City's water system. Access from the interstate highway is close, and State Highway 89A runs alongside the property.

Regarding fire and police protection, the applicant has incorporated recommended mitigation. The applicant has further agreed to work with the City to implement additional mitigation called for by the FFD's Standards of Coverage Analysis. Impact fees generated by the project for both police and fire are substantial.

Regarding water and wastewater, as is typical practice, the City prepared a water and sewer impact analysis, which documents the requirements for this project and surrounding property. The recommendations of the WSIA have been incorporated into the project.

Regarding schools, the Flagstaff Unified School District provided a written evaluation of the project and expressed satisfaction with its ability to serve the development.
Regarding storm drainage, the applicant provided a drainage impact analysis with recommendations for mitigation that have been incorporated into the project.

Regarding traffic, the applicant provided a traffic impact analysis evaluating traffic and public transportation needs for the project at multiple stages of the development, with mitigation described for each stage. Mitigation for vehicular and public transportation traffic has been incorporated into the project, notably improvements along Beulah Blvd.,

which are estimated at $24.5 million and will benefit the City's road network. Additionally, the applicant has agreed to a follow up traffic impact analysis to be triggered by the progress of development to confirm or adjust the results of the initial study.

The applicant provided a cultural resource study and a cultural resource inventory with recommendations, which were presented to and approved by the Flagstaff Historical Preservation Commission. The recommendations have been incorporated into the project.

D. <u>Finding #4</u>:

The proposed amendment satisfies the City Code's compatibility requirements set forth in City Code Section 10-30.60.050, including patterns of development, scale, and continuity.

The proposed amendment will allow a zoning map amendment for approximately 172 +/- acres that are mostly vacant. The subject area is bordered on the southwest by Fort Tuthill and bordered by Beulah and I-17 on the east. Other neighboring parcels are mostly vacant with a few residential homes nearby. However, the Planning Area will be the only planned development in the immediate vicinity, allowing for the Applicant to ensure that future development within the Planning Area will be consistent with the planned hospital.

Within the Planning Area, there will be common streetscape, signage, and landscaping features throughout the various Land Use Areas. The Applicant intends to continue to own the entire Planning Area and will therefore be able to ensure future development within the Planning Area is compatible with the initial phases. Further, due to the nature of the present site, there is no existing nearby development which would conflict with the proposed design and implementation of the Applicant's proposed mountain modern development.

While the Applicant has requested a height variance for the patient tower in the hospital, the site conditions and proposed design limit the impact to nearby properties, ensuring that the scale of the hospital will be compatible with other developments within the Planning Area. Specifically, mature ponderosa pine are approximately eighty feet tall in the area and along with the grade of the site area, the impacts of the proposed height variance are mitigated, again ensures continuity within the Planning Area.

Using substantial buffers to nearby property owners, Health Village is also compatible with the limited nearby existing development. First and foremost, the new hospital is compatible with what the City intends this area to be, which is an activity center. The hospital will bring floor area ratios, use intensities and densities, employment and related economic activity, as planned by the City. In addition, the Health Village achieves compatibility with existing development, even where such development is at odds with the City's future growth plans.

University Heights and Mountain Dell are residential developments north of the Planning Area. The Health Village will locate higher density residential use on the north end of the Planning Area in Area 2A, in or near the activity center. In this way the project secures a residential character of development as a buffer with less dense residential uses in University Heights and Mountain Dell. Further, north and west of the Health Village, there is scattered existing residential development. NAH provides substantial open space on the western side of the Planning Area to serve as a buffer between existing development and future Health Village development. This ensures compatibility with nearby property owners as the neighboring properties will be near open space or future higher density residential use.

Fort Tuthill is south and west of the Planning Area. Through the wellness retreat and FUTS area, the Health Village provides 35 acres of buffer directly north of Fort Tuthill. Through the robust multimodal system, the Health Village will be compatible and will provide continuity with the existing FUTS offered at Fort Tuthill.

Health Village's land use plan is sensitive to existing development as it provides buffers, through either open space of higher density residential, from existing residential areas and the future hospital and commercial uses. Health Village's compatibility with existing development is showcased by the overwhelming support the project has received from nearby property owners.

Finally, the parcels subject to the proposed amendment will be developed according to the Applicant's modern mountain architecture set forth in the Narrative and Specific Plan. The proposed architecture will be consistent with the nature of the site area, nearby properties, and development within Flagstaff generally.

Community Goals and Policies advanced, and Community Benefits secured, are numerous, and these are set forth in detail in the findings above. A brief summary of only part of the goals and benefits achieved by developing the NAH Health Village are listed here.

Goals and Policies achieved or promoted include:

- ✓ Providing high-quality emergency response and public safety services including medical and ambulance transport service. (Goal PF.3)
- ✓ Achieving the grouping of medical and professional offices, research, and skill training with other necessary workforce services and transportation options. (Policy LU.15.1)
- ✓ 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)
- ✓ Accomplishing 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)
- ✓ Increasing the variety of housing options and expanding opportunities for employment and neighborhood shopping within this suburban neighborhood. (Goals NH.3 & LU.13)
- ✓ Completing significant portions of the planned Road Network. (Goal T.1)
- ✓ 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)

Community benefits secured include:

- The existing FMC campus cannot adequately serve the community's needs in future years. A new hospital both expands capacity to meet those needs and provides an opportunity to implement best practices in the delivery of patient care.
- A newly designed medical center optimizes NAH's ability to attract and retain top talent within the medical field.
- Implementing a Health Village concept will provide "one-stop" medical, health and wellness opportunities for residents that are today dispersed and sometimes difficult to access.

- The NAH Health Village design will preserve significant open space for the benefit of patients and for use by the community. In fact, it augments open space already incorporated into the FUTS system.
- Development of the NAH Health Village will be a significant economic engine for the Flagstaff region.
  - Projected construction expenditures of $922.7 million could support over 8,600 direct construction jobs and close to 2,700 additional indirect jobs in Flagstaff and Coconino County during the 23-year construction period. The total construction impact is estimated at $1.32 billion with 71 percent of that impact occurring in the first eight years.
  - Once development is complete in 2045, the project could generate an annual economic impact of $387 million in the region, including direct and indirect operations impacts as well as off-site visitor spending related to the new hotels.
  - The hospital, ambulatory care, medical office, mixed use commercial, hotels, laboratory and research facilities in the development could directly employ an estimated 1,985 people at build out. In addition, the development could support an estimated 1,100 indirect and induced jobs at other local businesses in Flagstaff and Coconino County. The indirect and induced jobs, labor income and output are the result of local purchases made by the businesses in the development, as well as local spending by their employees.
  - An estimated $113 million in direct labor income or earnings and $159 million in total direct and indirect and induced labor income could be generated each year by the businesses in the Northern Arizona Healthcare Campus at build out, creating the potential for significant local expenditures by employees and their families.
  - In addition, the guests at the hotels would spend money in the community (outside of the development) on retail, restaurants, local transportation and entertainment. Annual offsite visitor spending is estimated at $9.8 million by 2036. This spending could create an annual economic impact of $15.6 million supporting about 142 hospitality and related jobs, in addition to the annual operations impact of the businesses in the development.
  - All total, the direct and indirect jobs generated by the Northern Arizona Healthcare Campus could support a local population of close to 2,600 people.

Based on current commuting patterns, approximately half of those workers and their families would likely live in Flagstaff.

- In terms of revenues to the city, school district and county, the project could directly generate an estimated $34.3 million in sales, lodging and property taxes to the city of Flagstaff over the next 23 years, plus $29.1 million in sales and property taxes to the county, school district and other special districts. These figures include $10.8 million in non-recurring construction sales taxes to the city and county.
- Employee and visitor tax revenues to the city, county and school district are estimated at a total of $31.7 million over the next 23 years, in addition to taxes generated directly by the development.
- The NAH Health Village could directly create an estimated $3.9 million in annual new tax revenues for local governments at build out, as well as approximately 1,985 new direct jobs. In addition, it would provide a new hospital, ambulatory care, medical office, laboratory and research space, hotels, commercial development and housing options, creating a new focal point of economic activity and health services for the city.

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

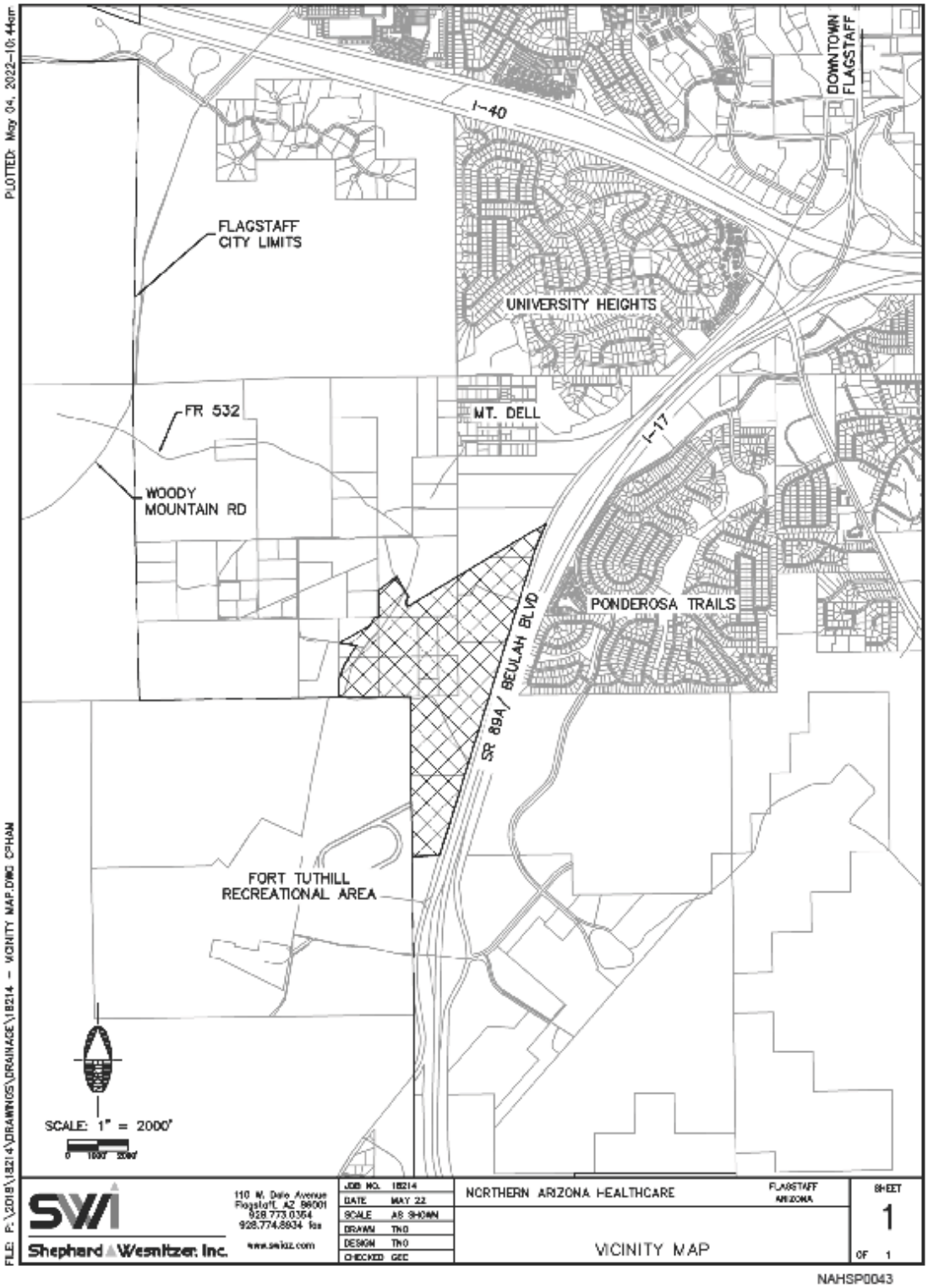


Image 2, Vicinity Map

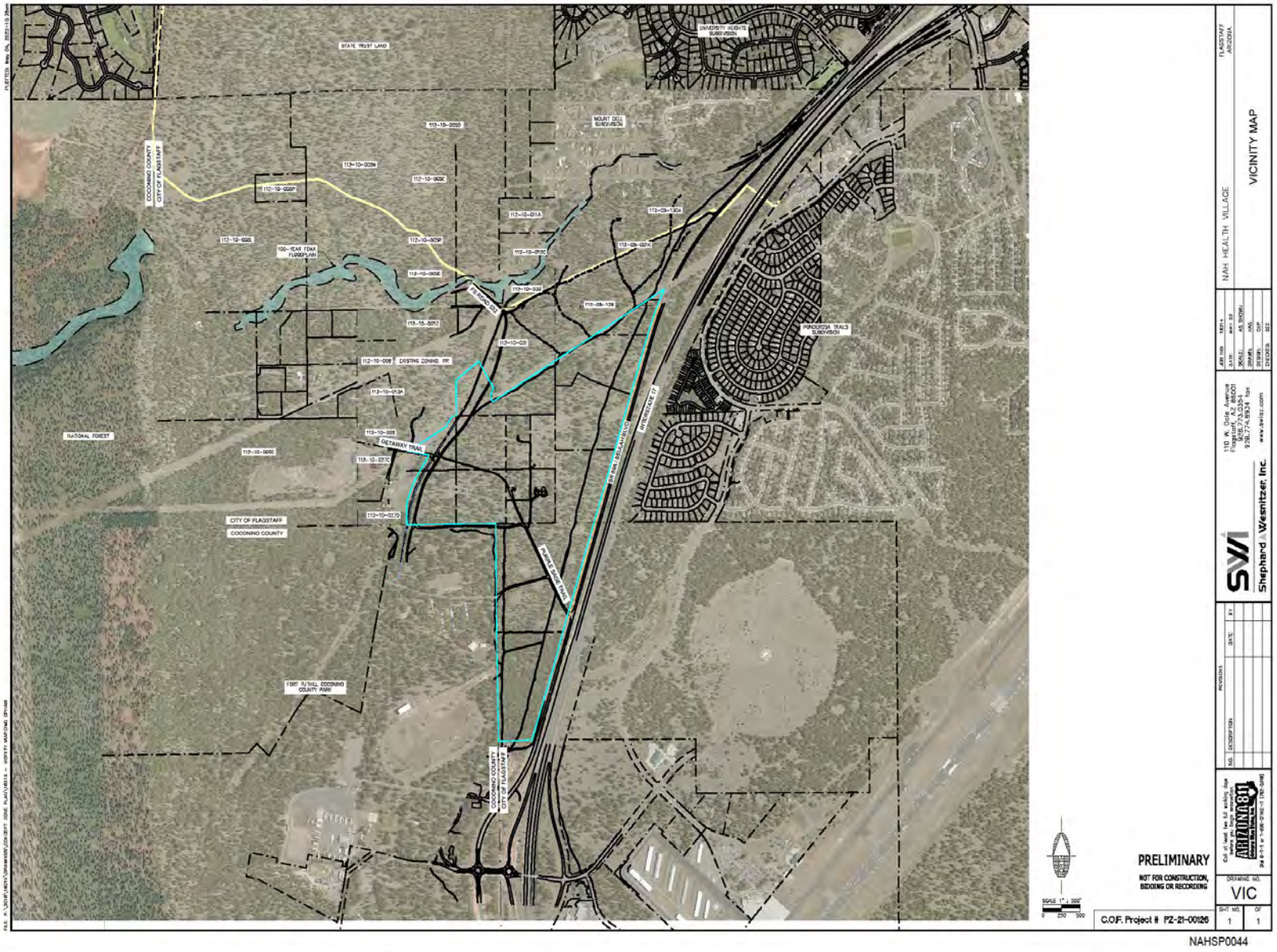


Image 3, Vicinity Map – Aerial View

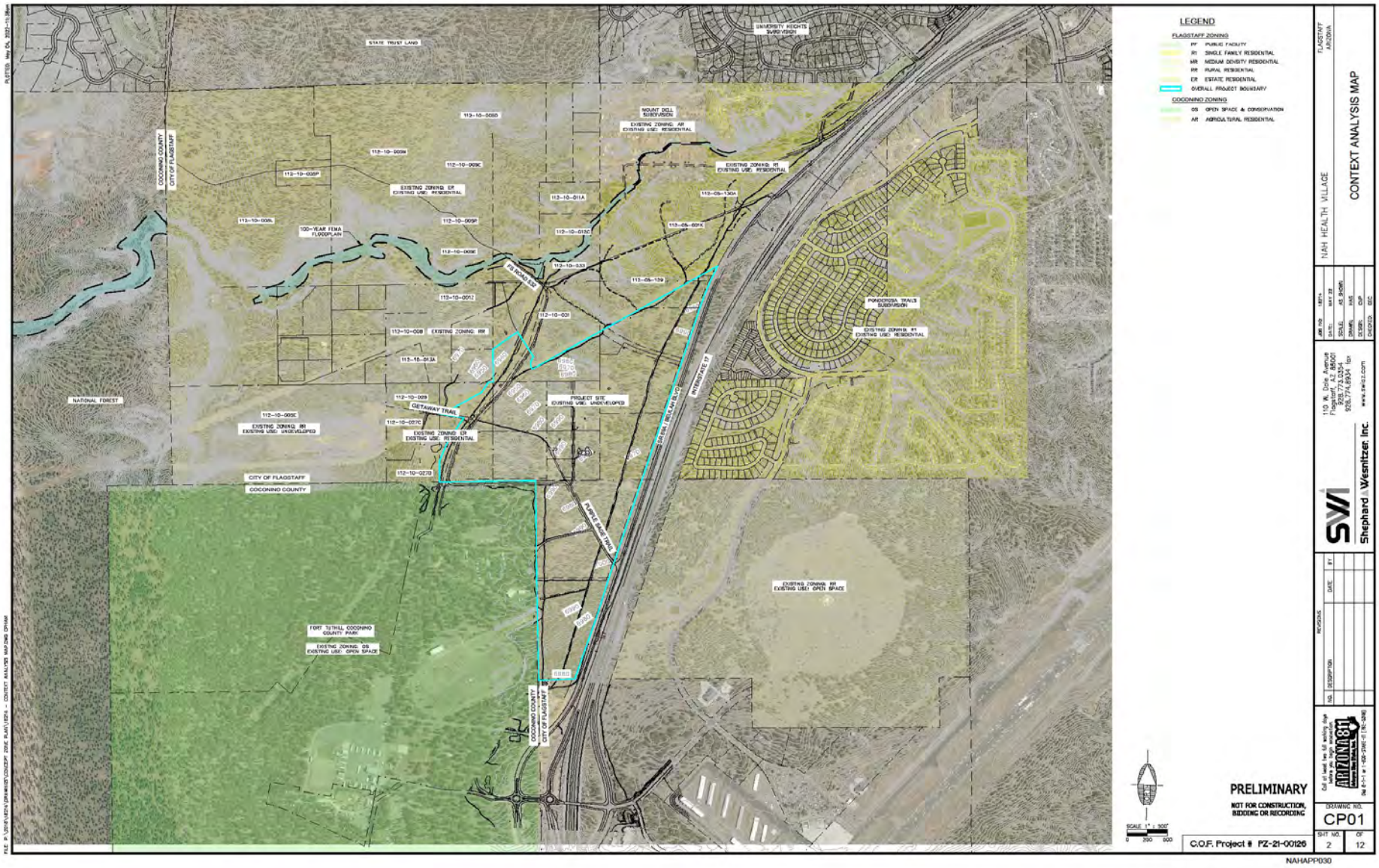


Image 4, Context Analysis Map

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.

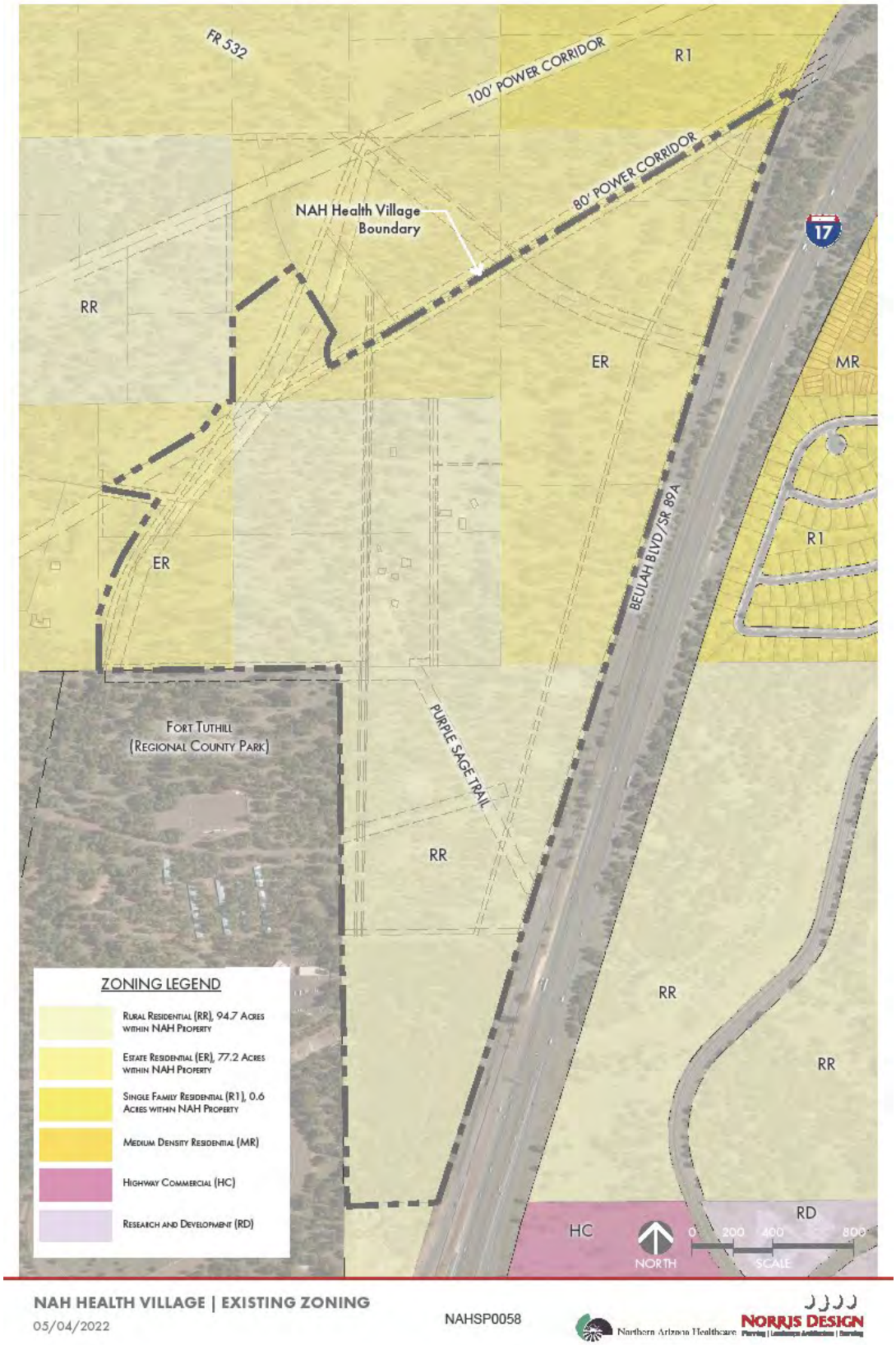


Image 5, Existing Zoning Map

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.

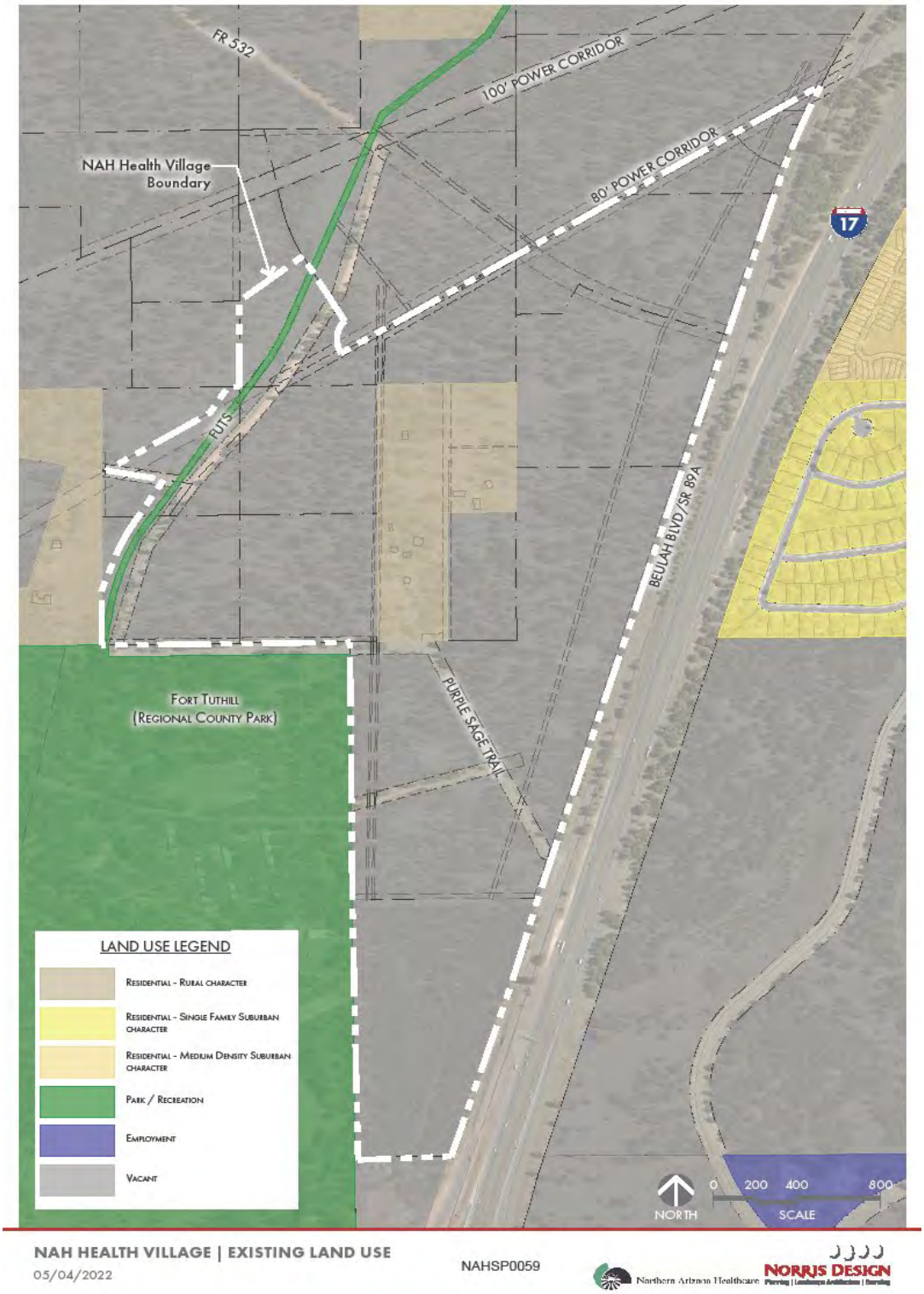


Image 6, Existing Land Use Map

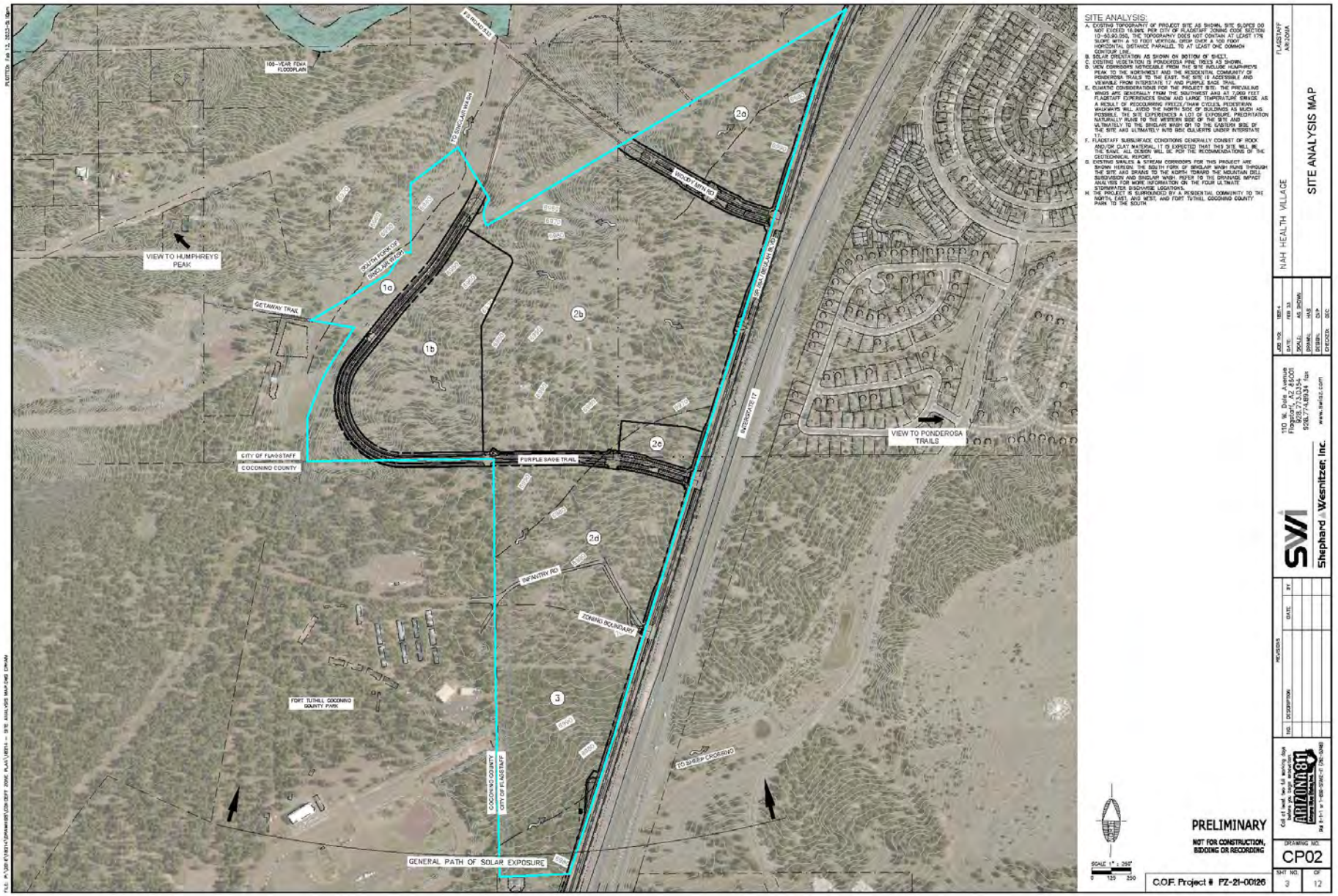


Image 7, Site Analysis Map

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.

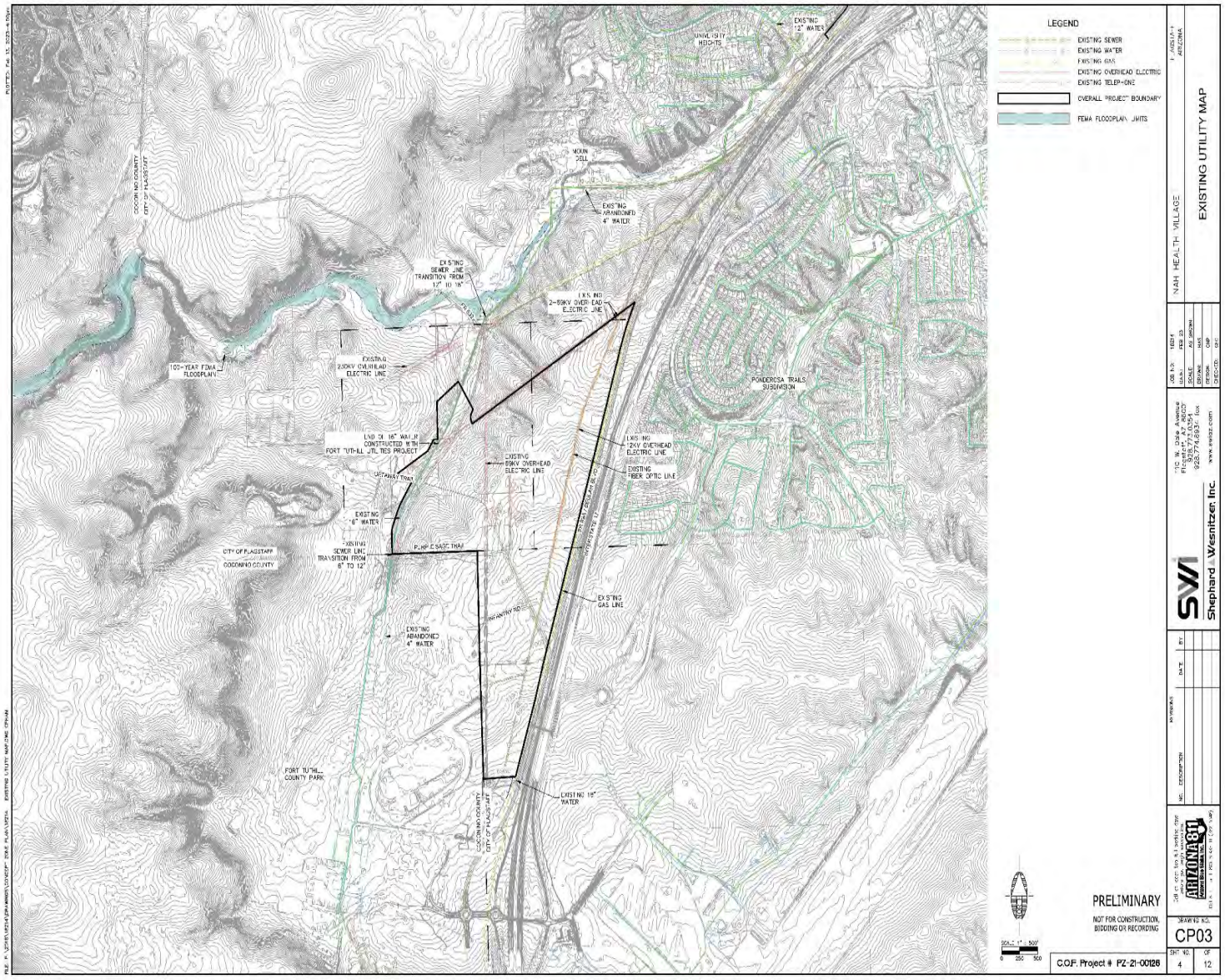


Image 9, Existing Utility Map

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.

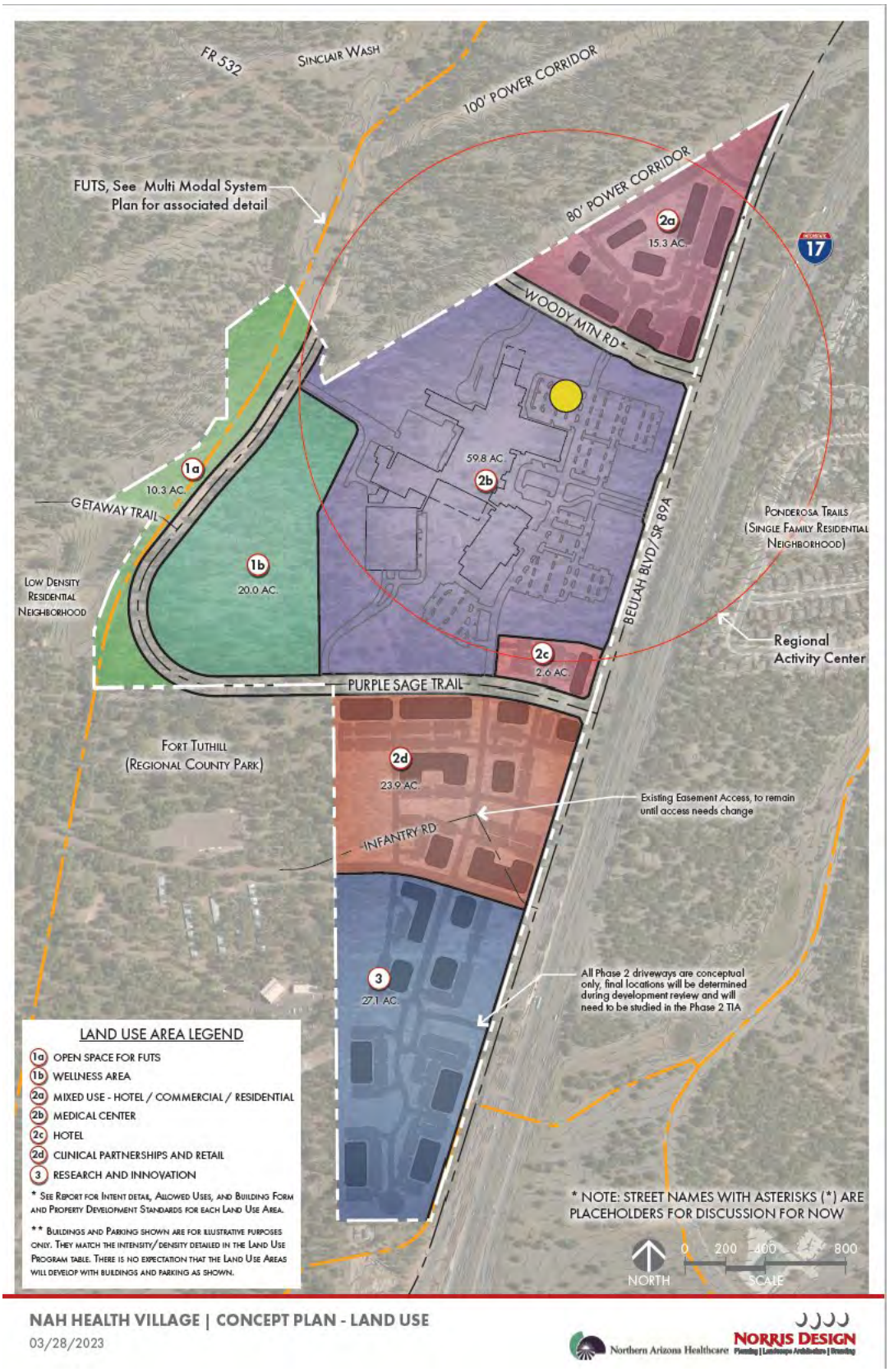


Image 10, Concept Land Use Plan

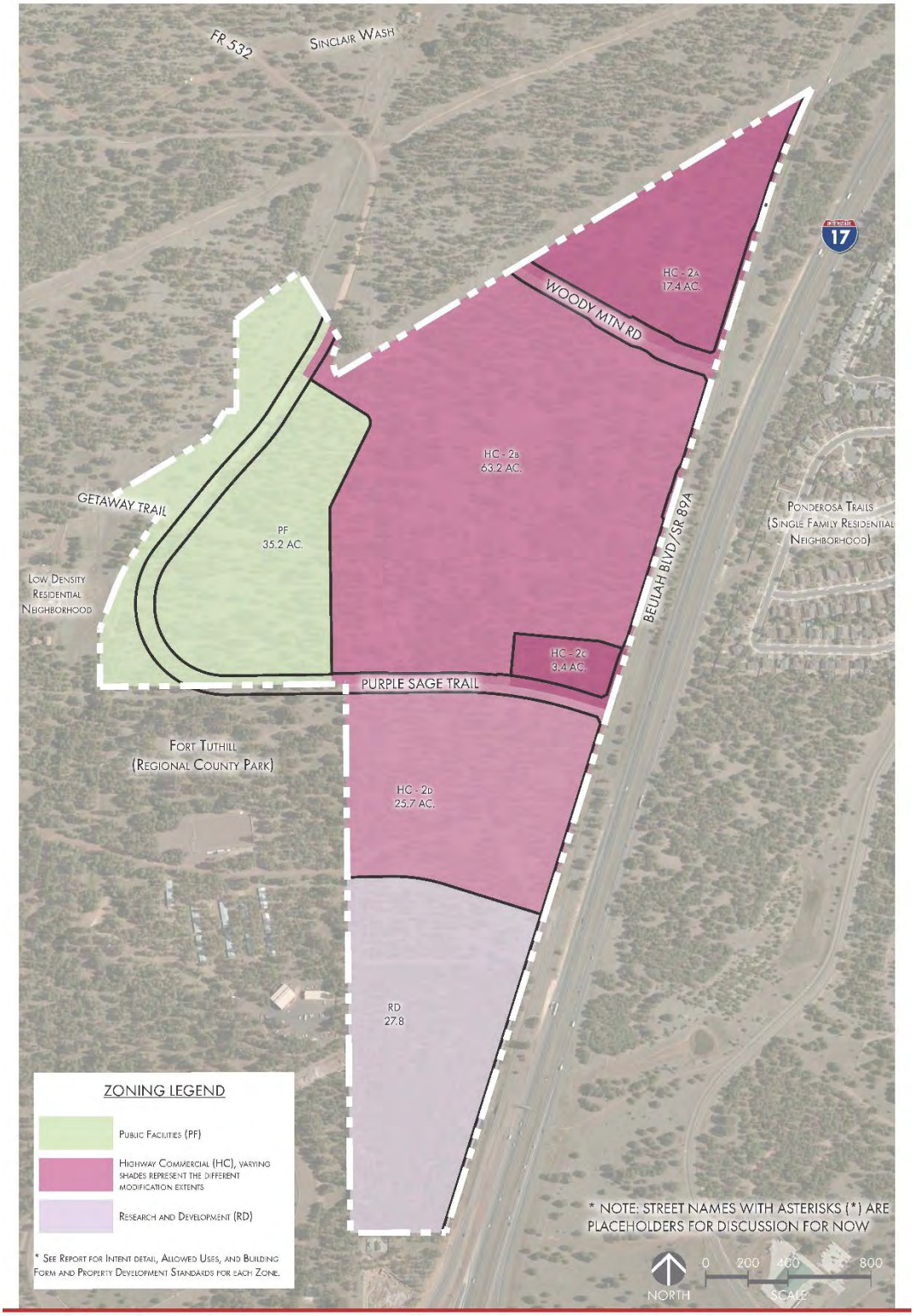


Image 11, Conceptual Zoning Plan

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

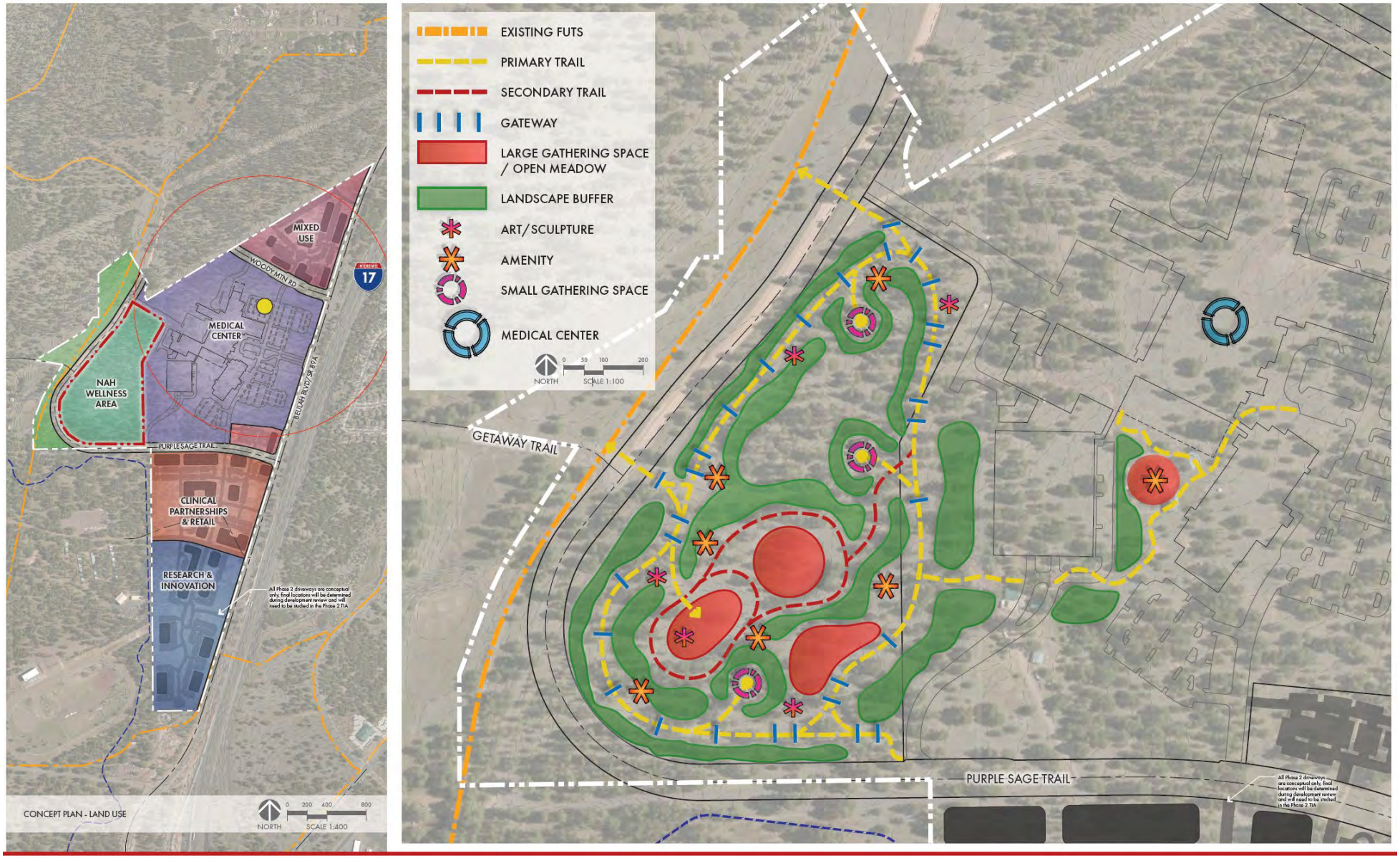
Open space and civic space are achieved across the Planning Area and in focused locations at the western side of the site. Land Use Areas 1a and 1b total 35.2 gross acres, which are intended as common open space or as active or passive recreation areas. In combination, these Land Use Areas comprise more 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

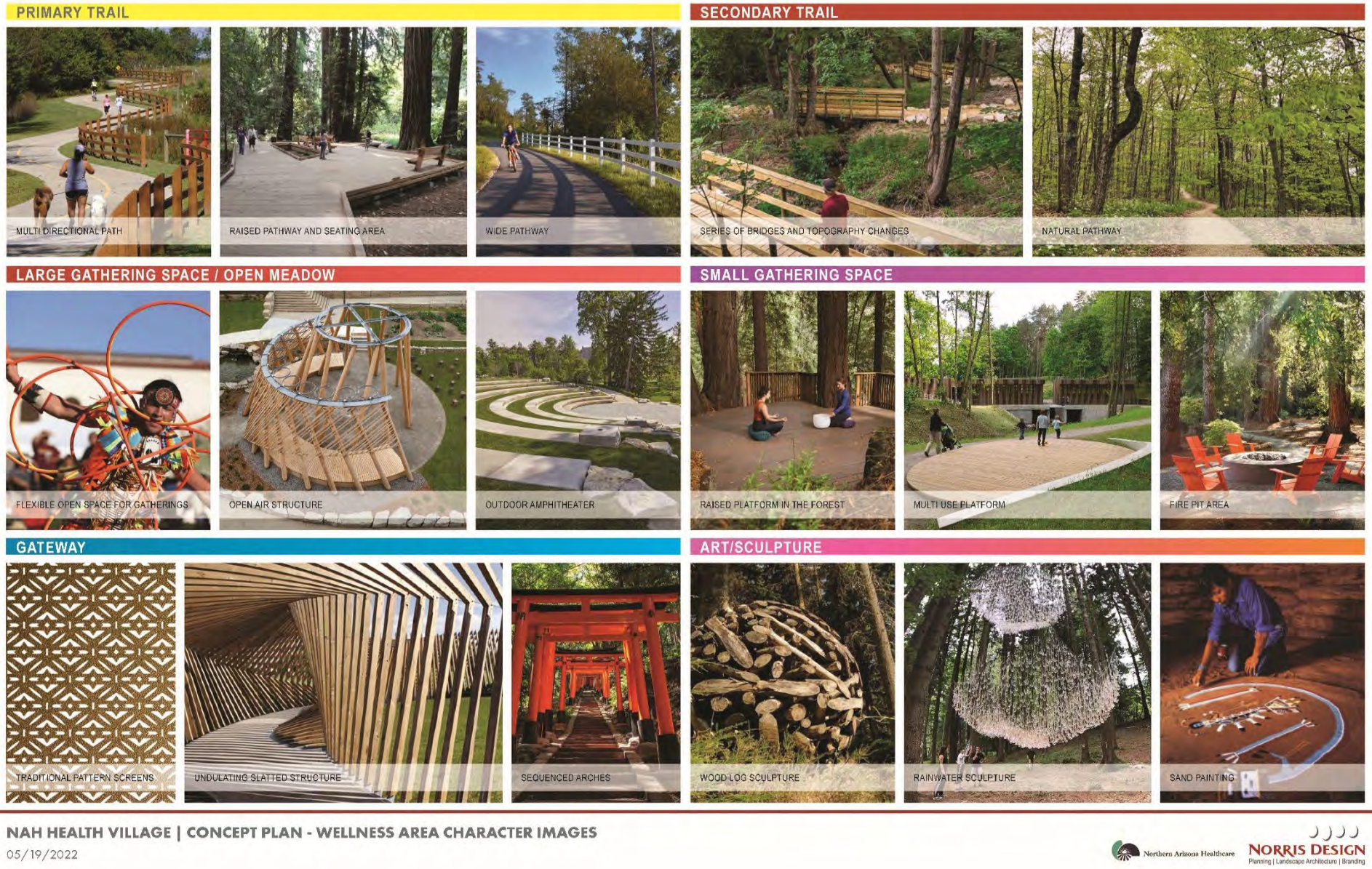


Image 13, Wellness Retreat Character Concept Images



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

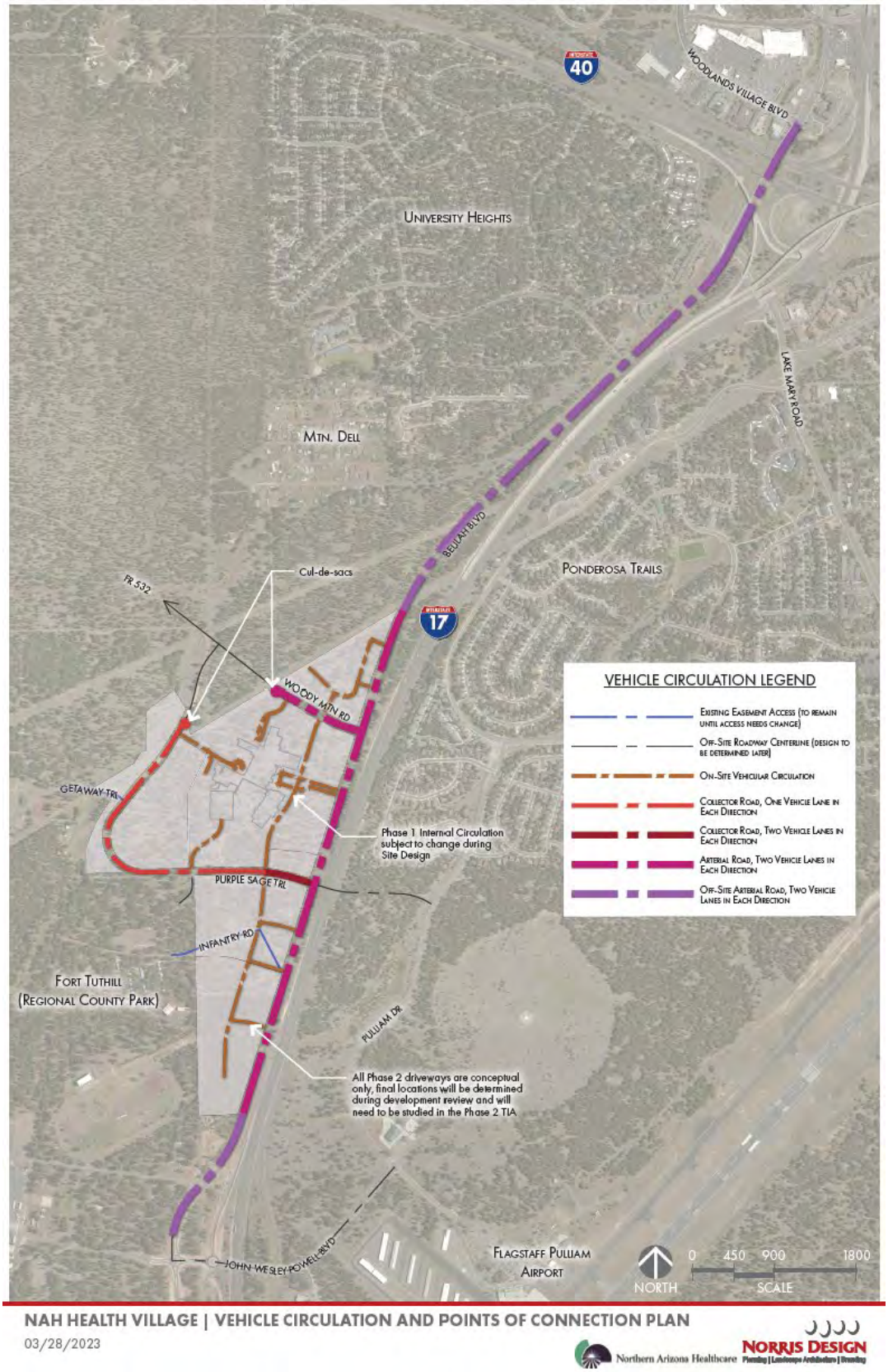


Image 15, Vehicle Circulation Plan

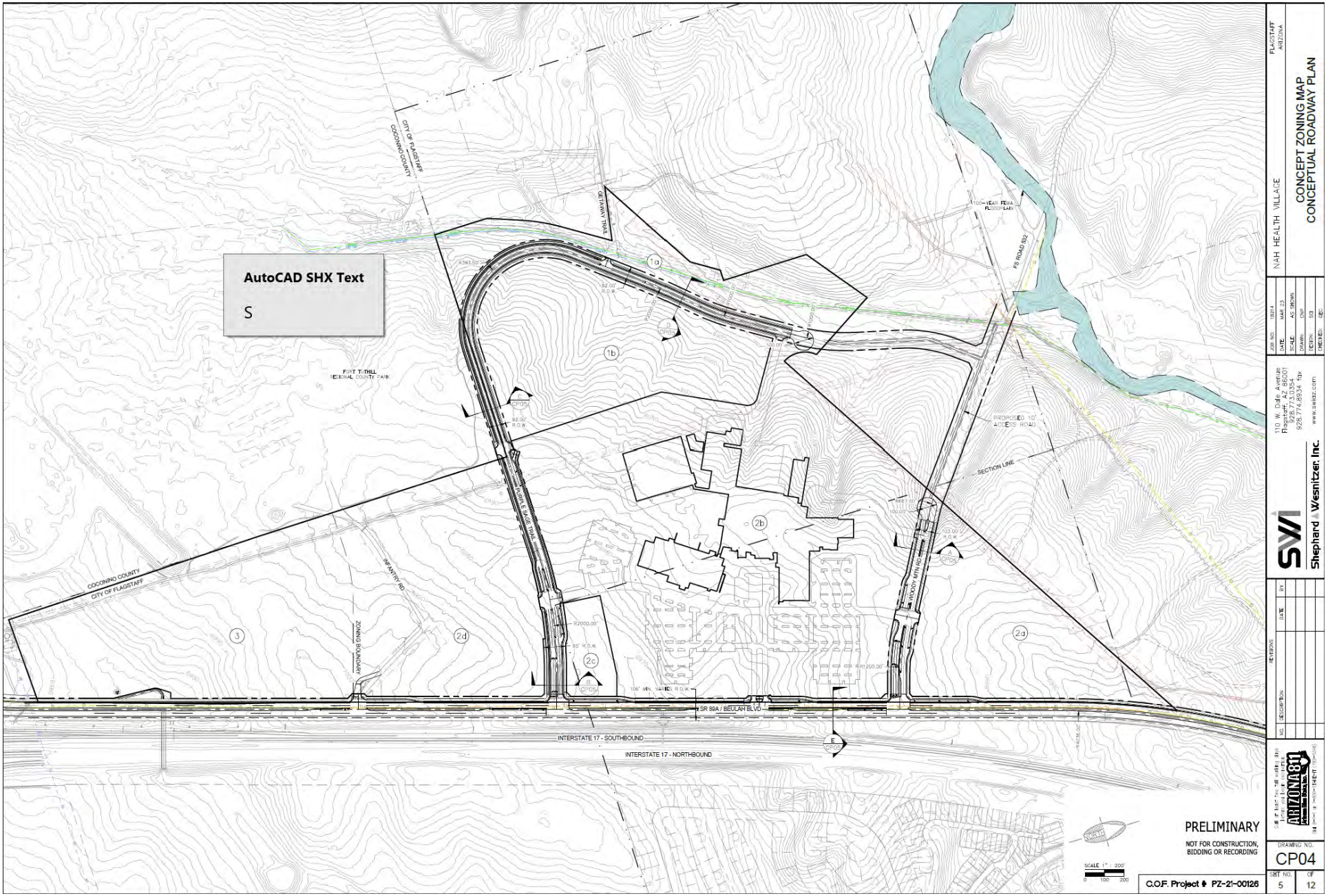


Image 16, Conceptual Roadway Plan

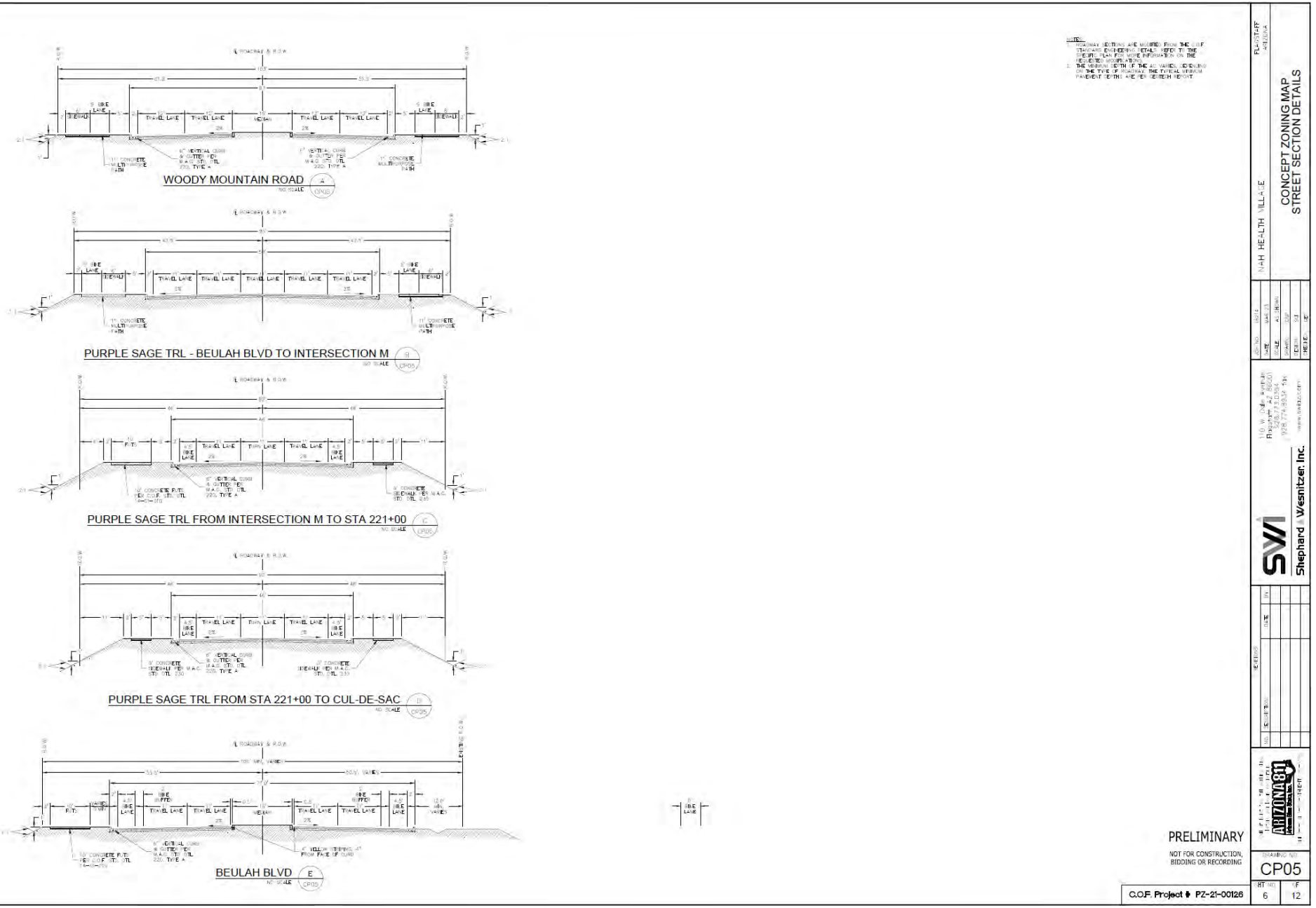


Image 17, Conceptual Street Section Details

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.

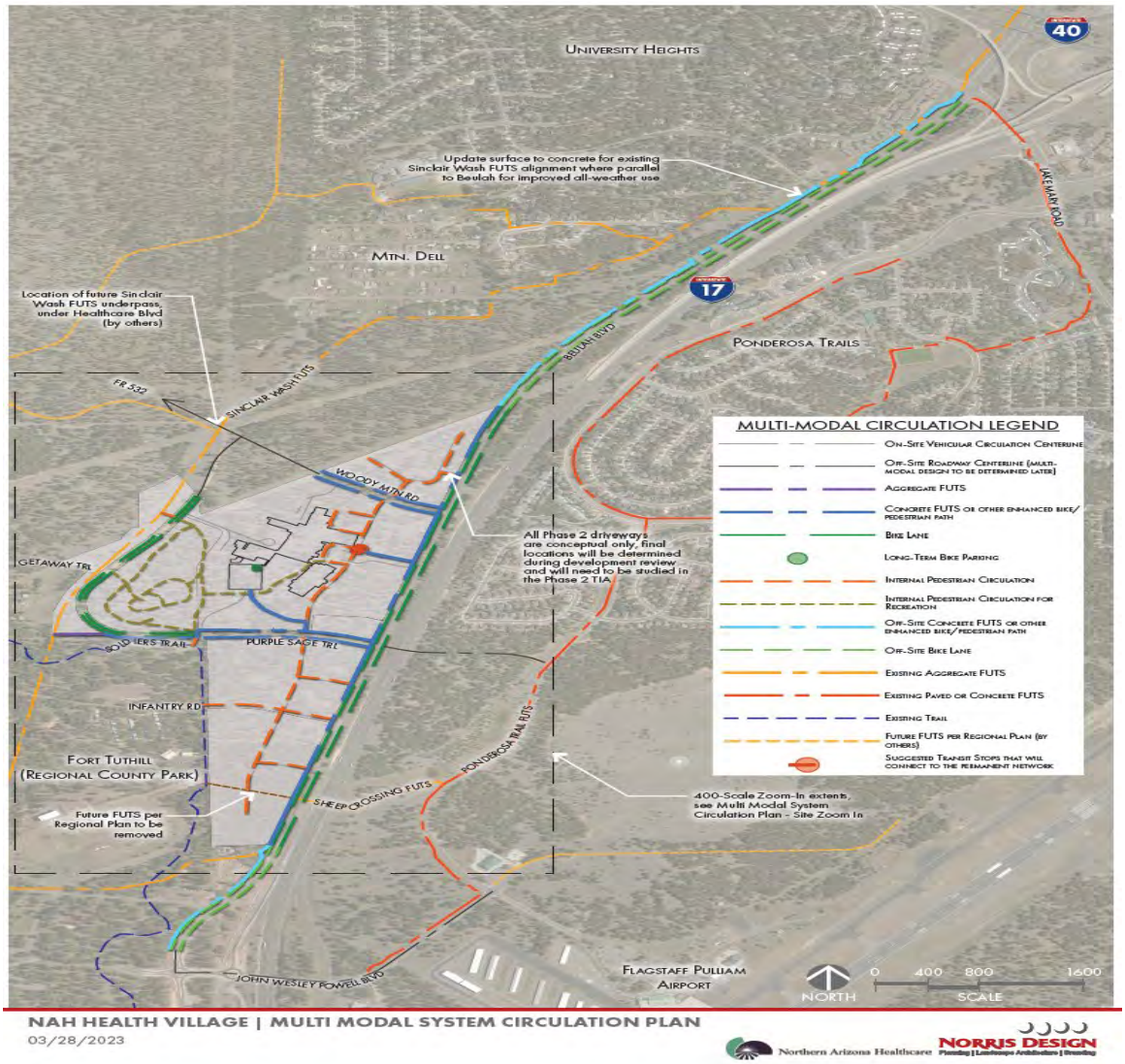


Image 18, Multi-Modal System Plan

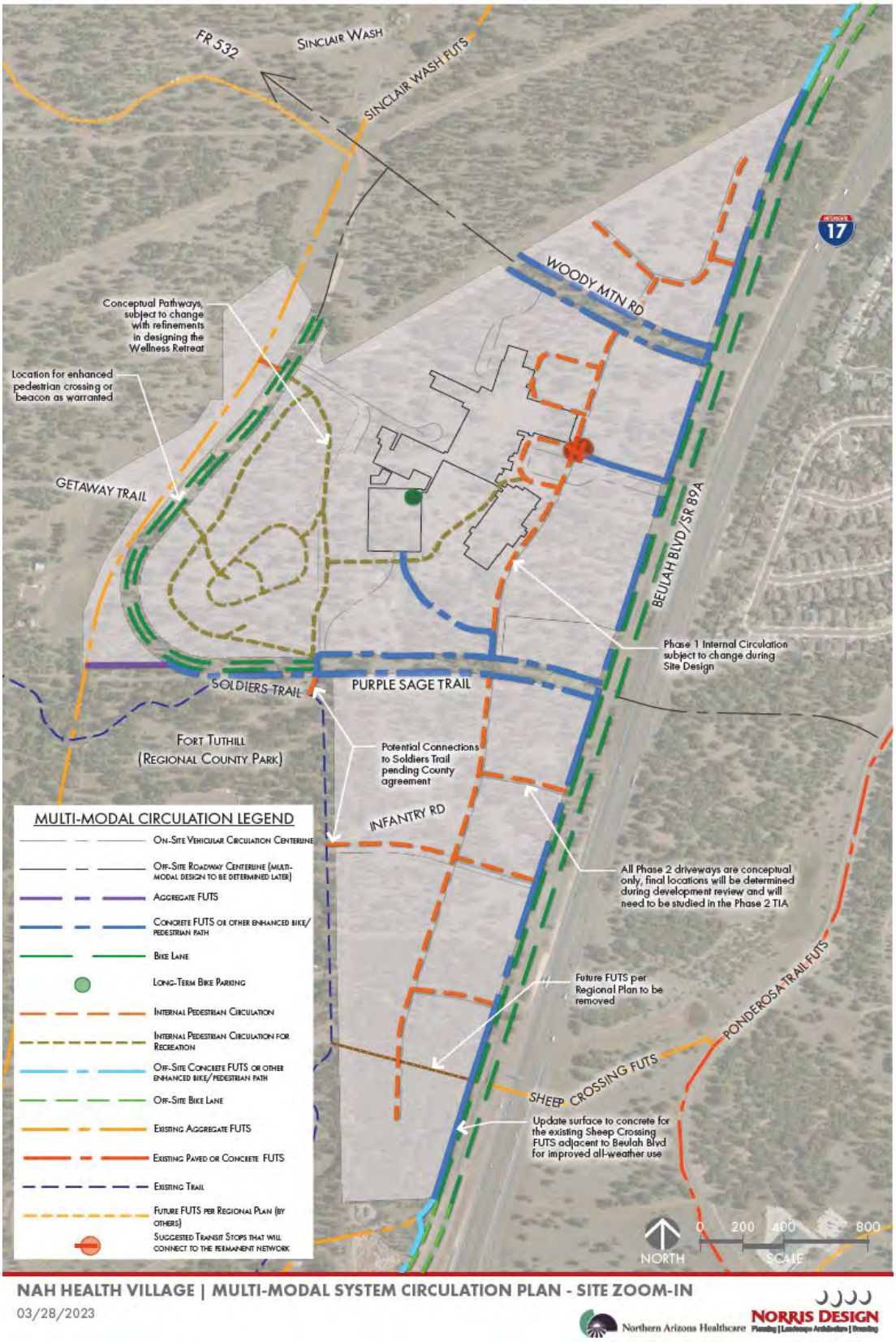


Image 19, Multi-Modal System Plan - Zoom In

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.

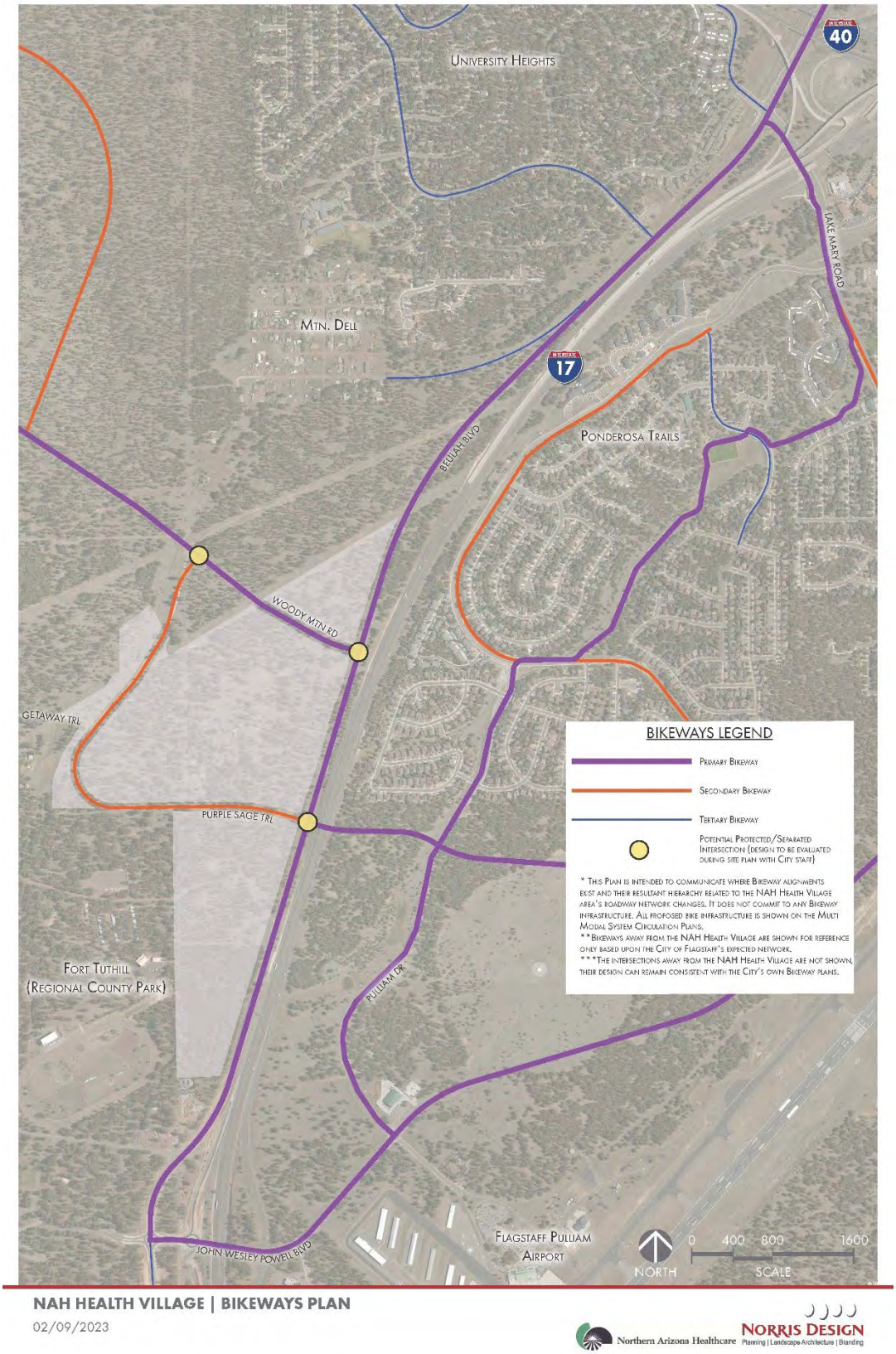


Image 20, Bikeways Plan

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	3.45	30%	2.54	5.33	75%	-	75%
B	1b	3.1	PF	OPEN SPACE	4.18	30%	1.25	2.37	57%		57%
C	1b	20.0	PF	WELLNESS AREA	22.57	30%	6.77	18.90	84%	-	75%
D	2a	15.4	HC	MIXED USE	15.38	30%	4.61	3.63	24%	0.99	30%
E	2b	59.8	HC	MEDICAL CENTER	61.03	30%	18.31	18.34	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 PARTNERSHIP & RETAIL	25.13	30%	7.54	5.51	25%	1.03	30%
G	3	27.1	RD	RESEARCH & INNOVATION	27.10	20%	5.42	9.11	34%		34%
ROW		8.1	N/A	PURPLE SAGE TRL & WELLNESS LOOP							
ROW	-	5.6	N/A	WOODY MOUNTAIN ROAD & BEULAH BLVD	-	-	-	-	-	-	-
	TOTAL	172.6			167.02		47.40	65.67		2.48	

NOTES:
1. RESOURCES WITHIN WOODY MOUNTAIN ROAD AND BEULAH BOULEVARD RIGHT-OF-WAY ARE NOT INCLUDED IN THE RESOURCE PROTECTION OVERLAY CALCULATIONS PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.020.
2. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.050, THE TOPOGRAPHY DOES NOT INCLUDE AT LEAST 1.7% SLOPE WITH A 10 FOOT VERTICAL DROP OVER A 100 FOOT HORIZONTAL DISTANCE PARALLEL TO A LEAST ONE COMMON 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.

Image 21, Preliminary Natural Resource Protection Plan

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

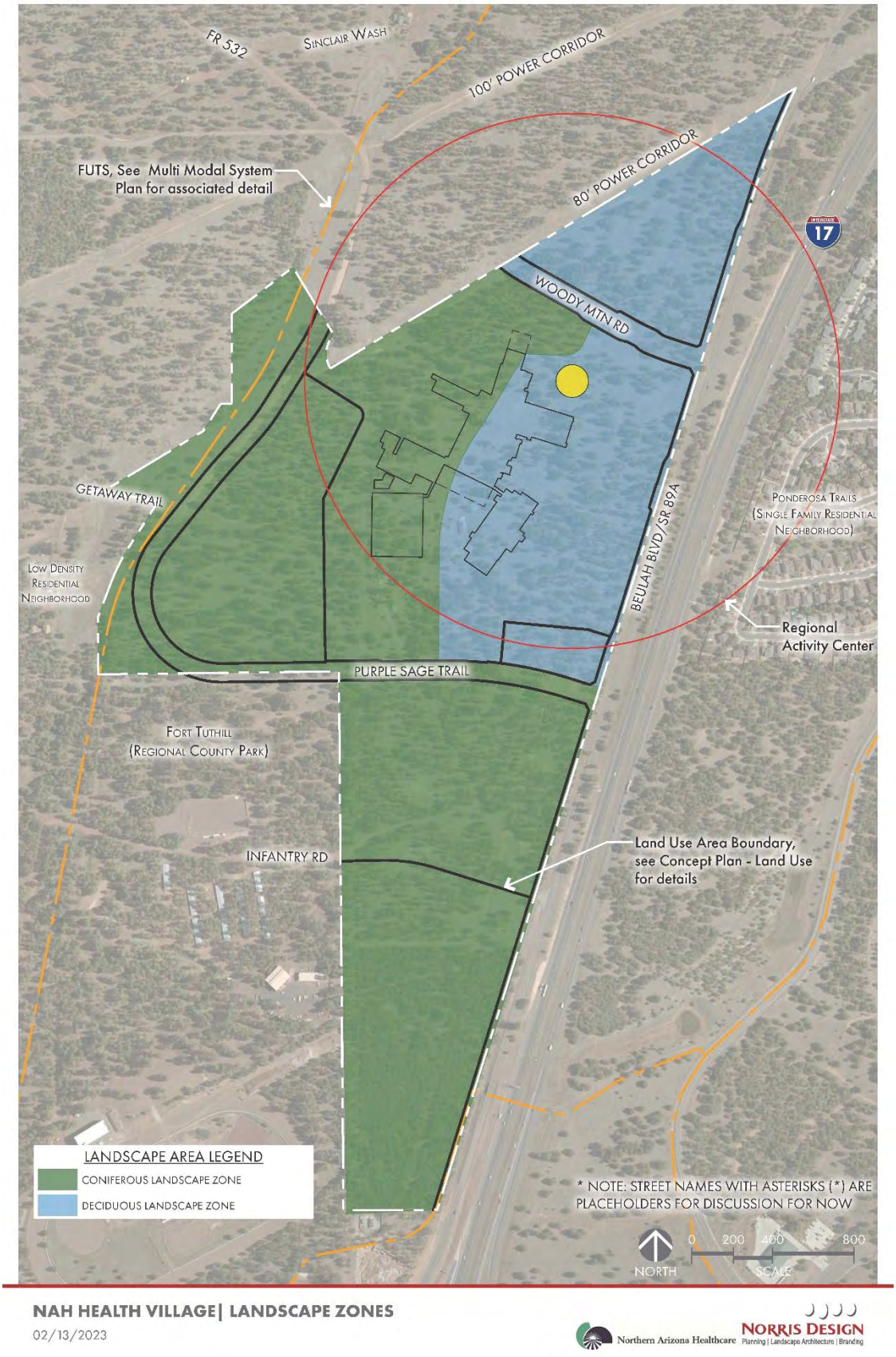


Image 22, Landscape Zones

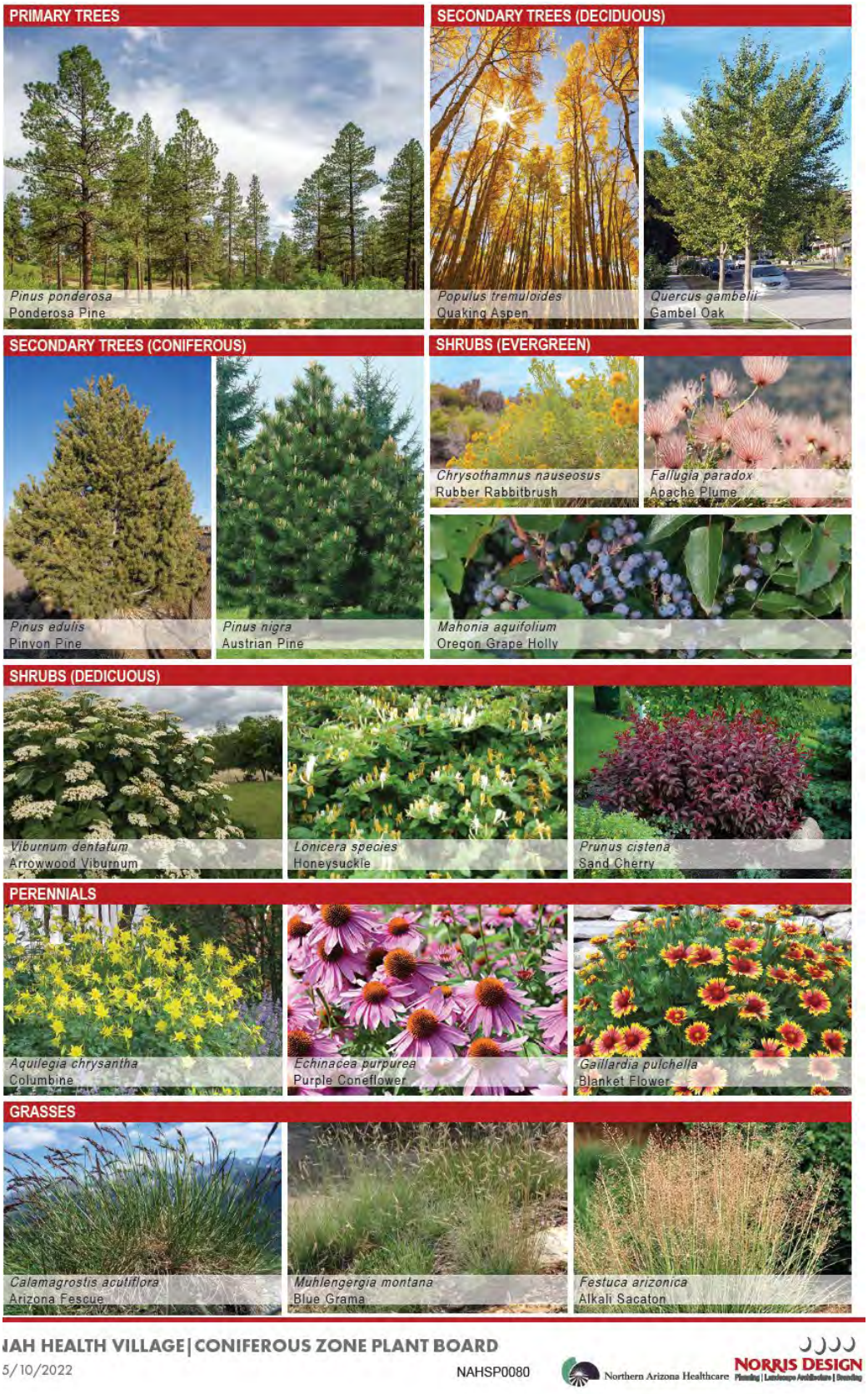


Image 23, Coniferous Zone Plant Board



Image 24, Deciduous Zone Plant Board

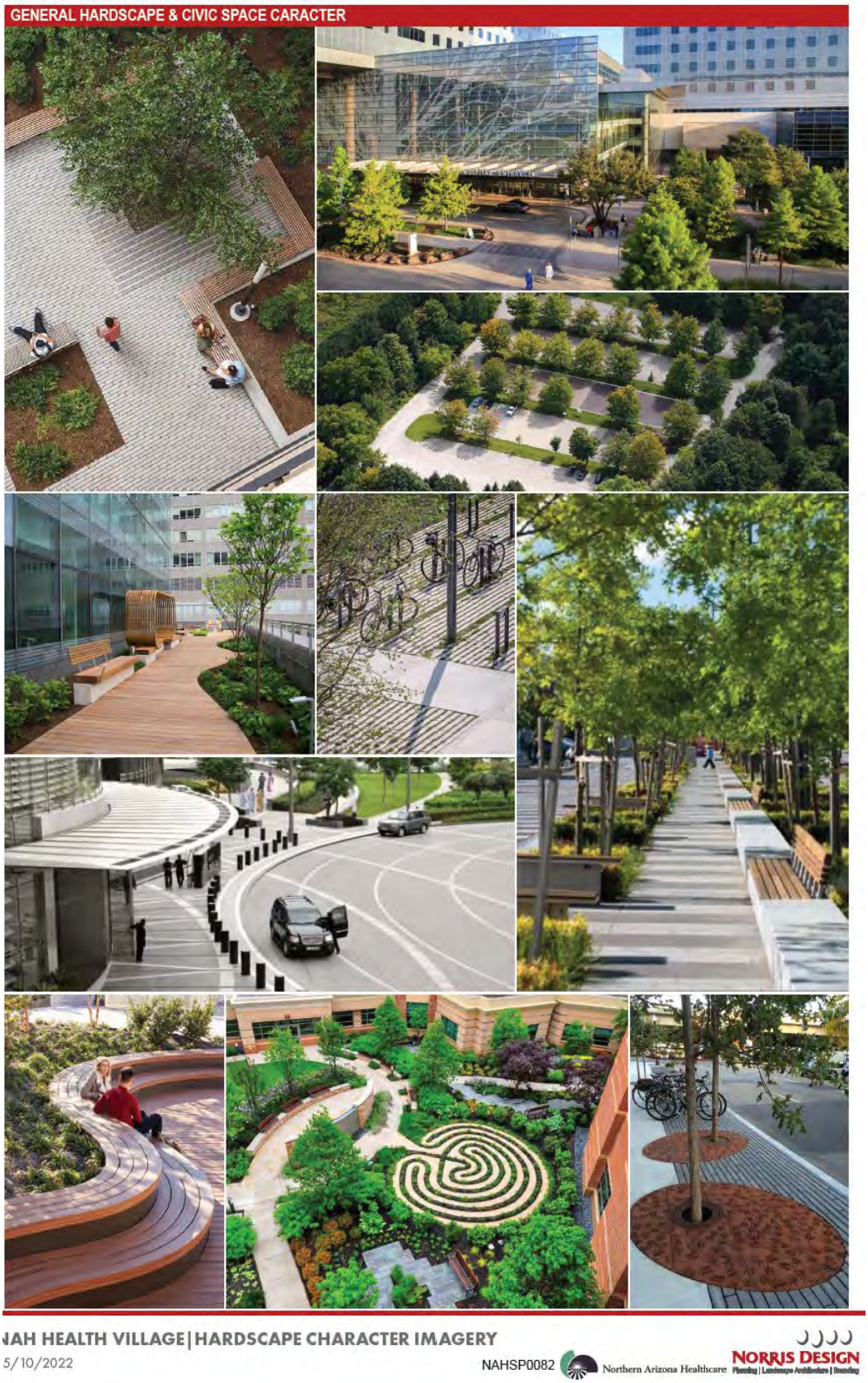


Image 25, Hardscape Character Imagery



Image 26, Hardscape Character (cont.)

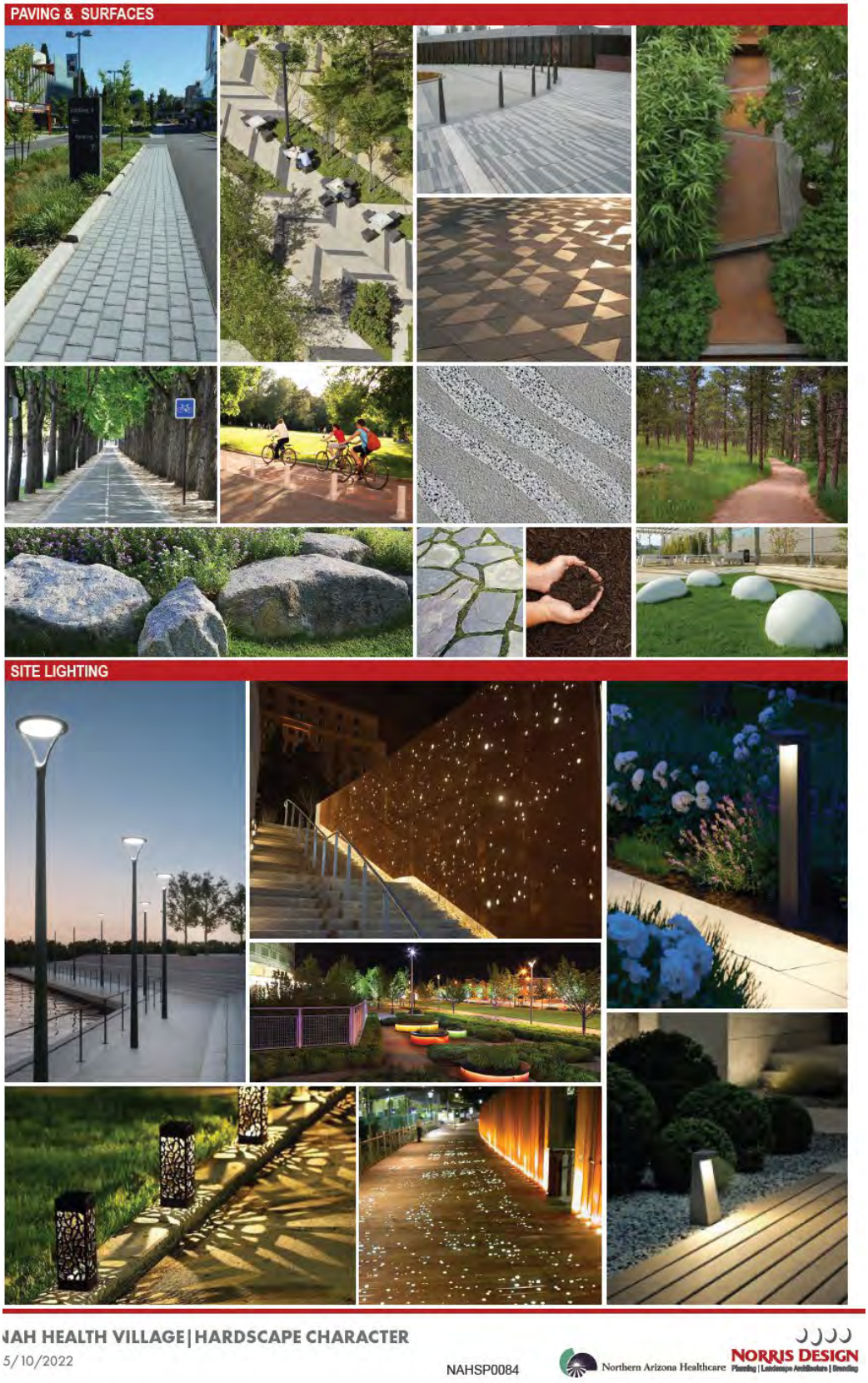


Image 27, Hardscape Character (cont.)

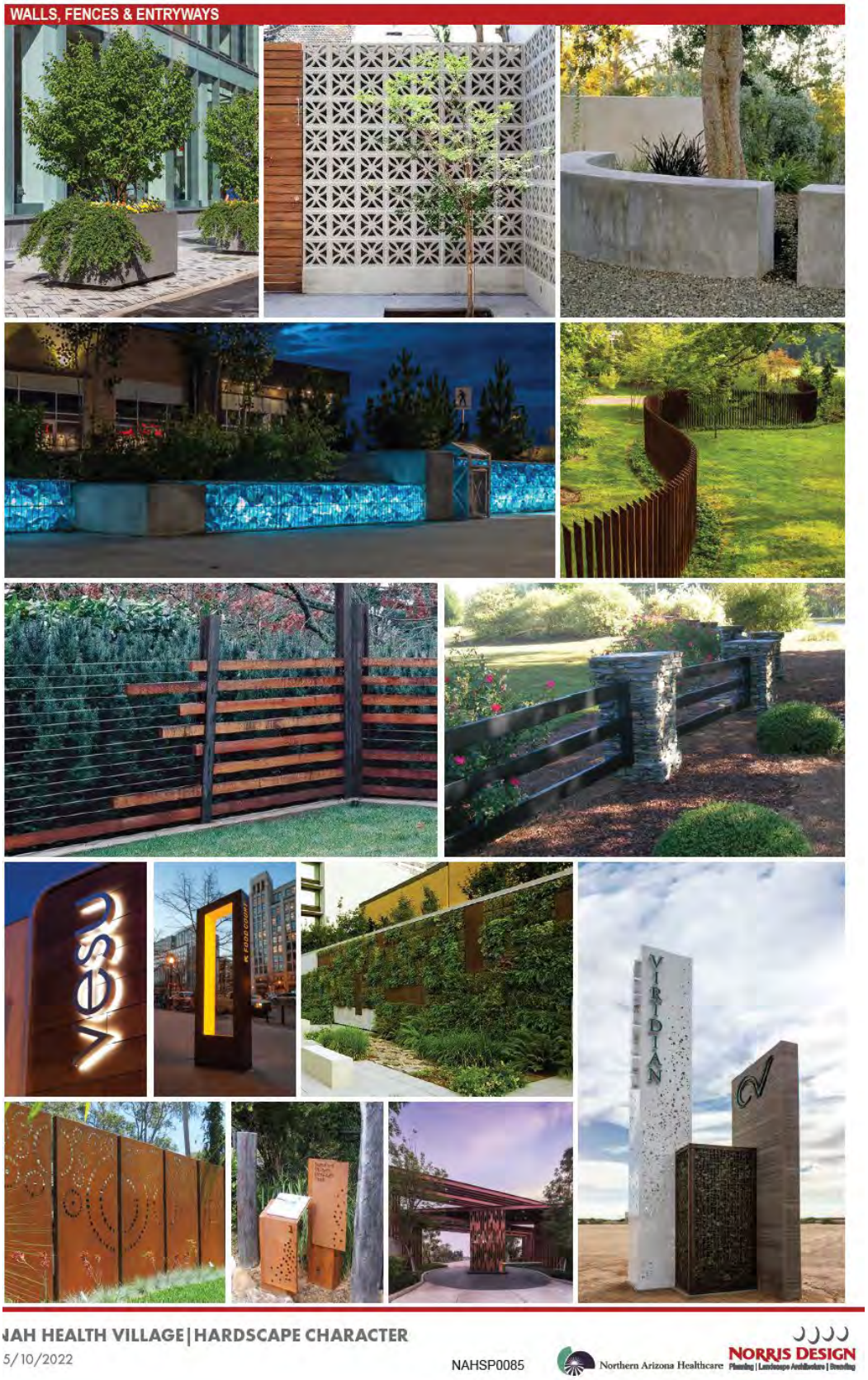


Image 28, Hardscape Character (cont.)

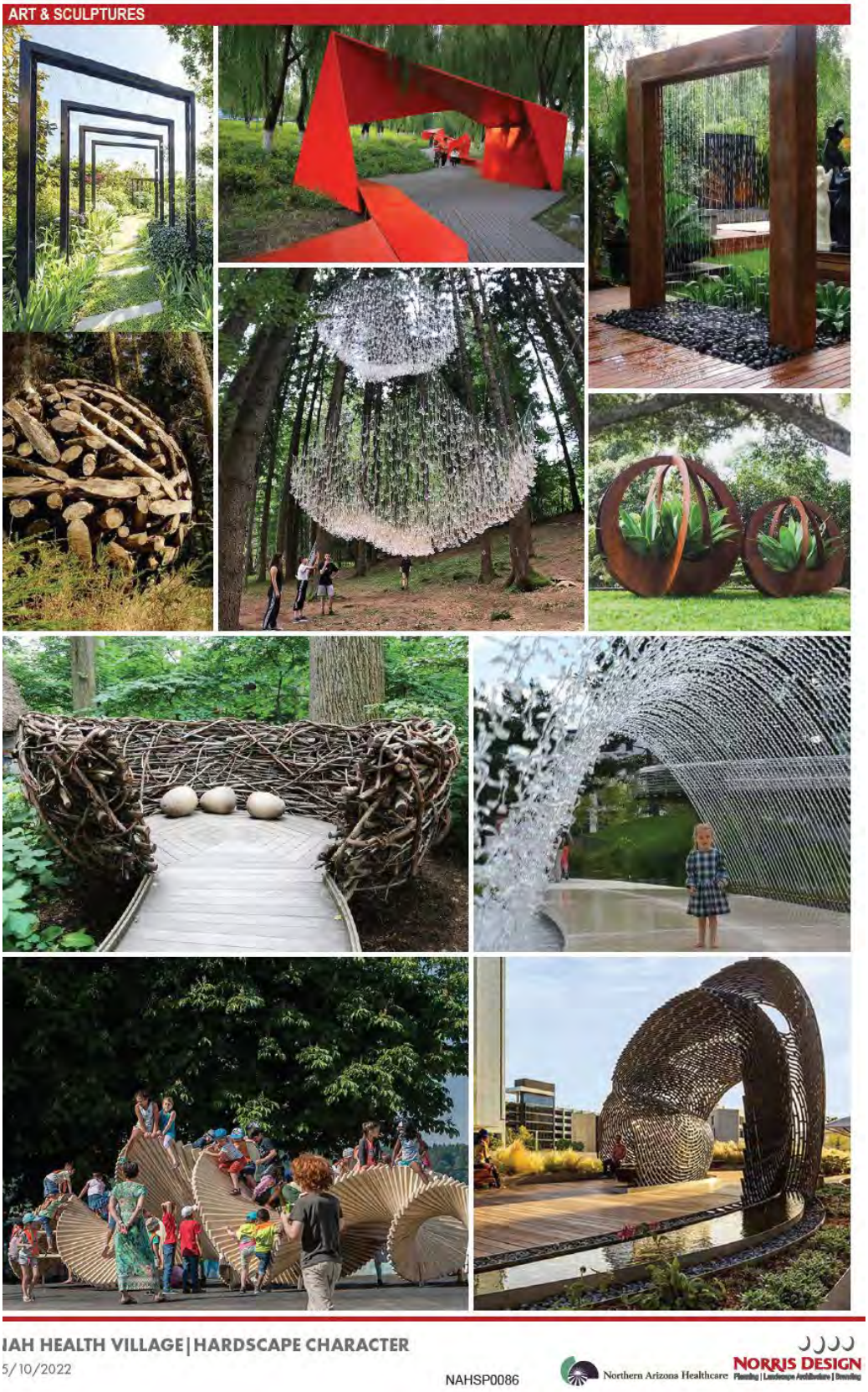


Image 29, Hardscape Character (cont.)

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.

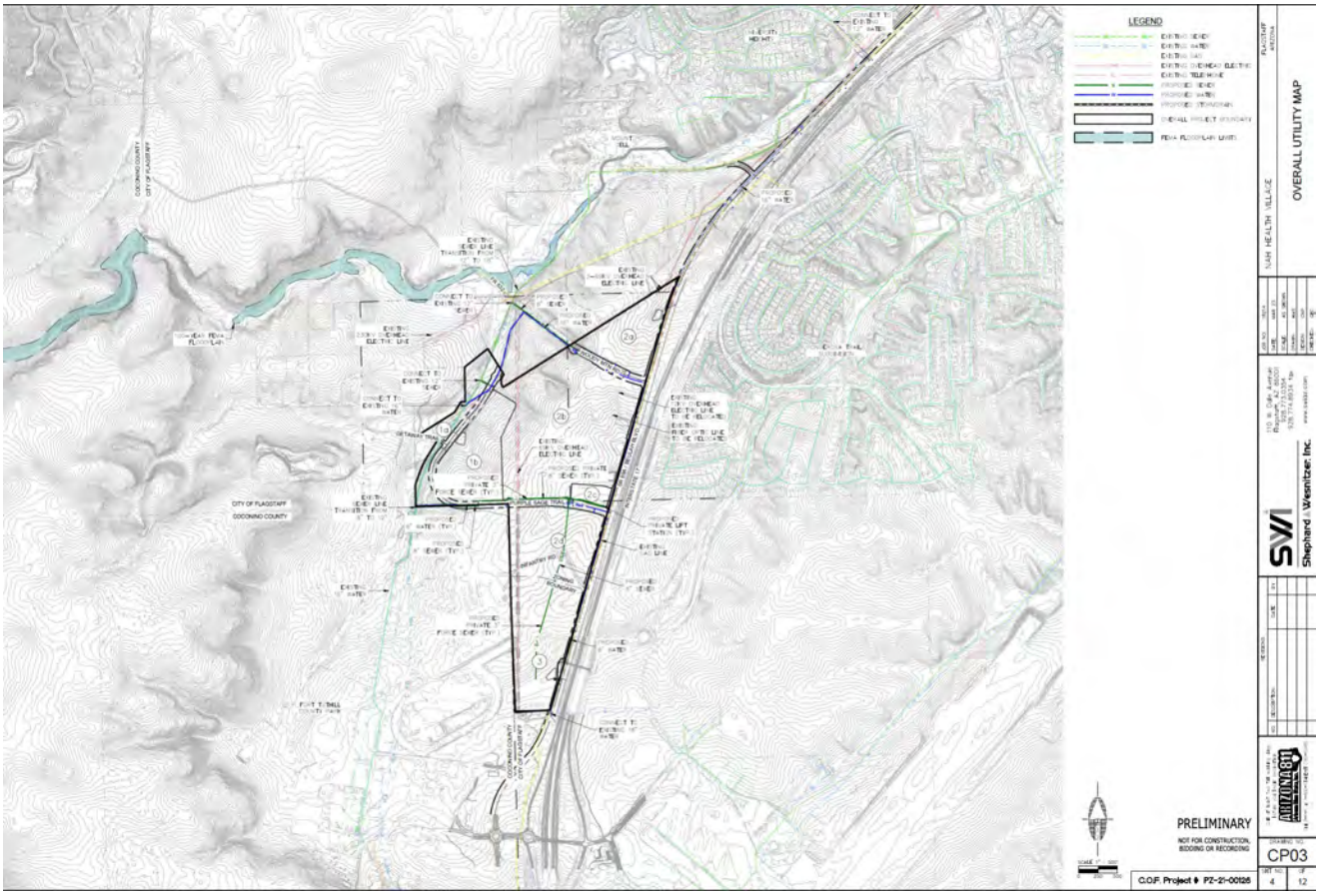


Image 31, Overall Utility Map

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.

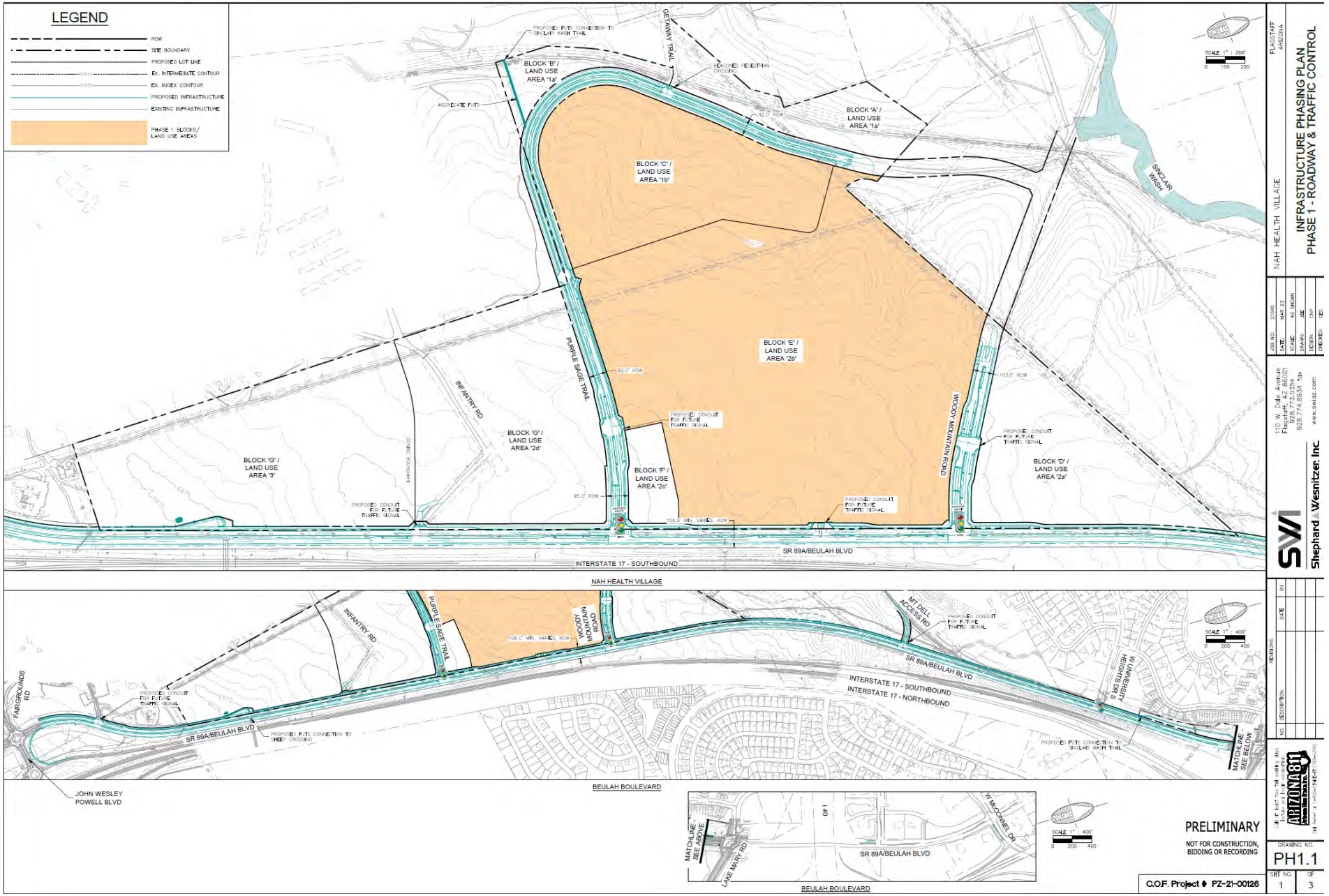


Image 32, Infrastructure Phasing Plan, Phase 1 – Roadway & Traffic Control

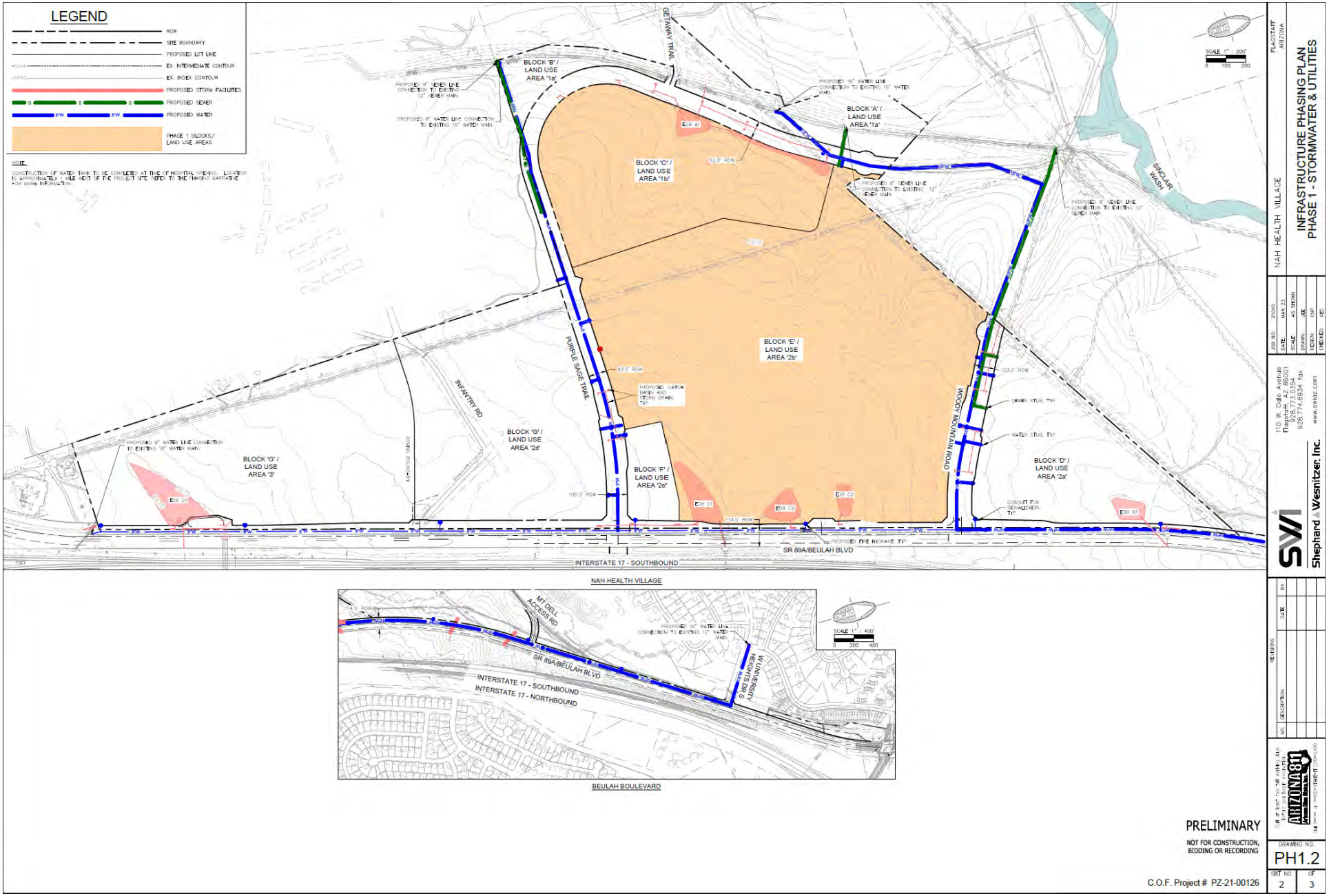


Image 33, Infrastructure Phasing Plan, Phase 1 – Stormwater & Utilities

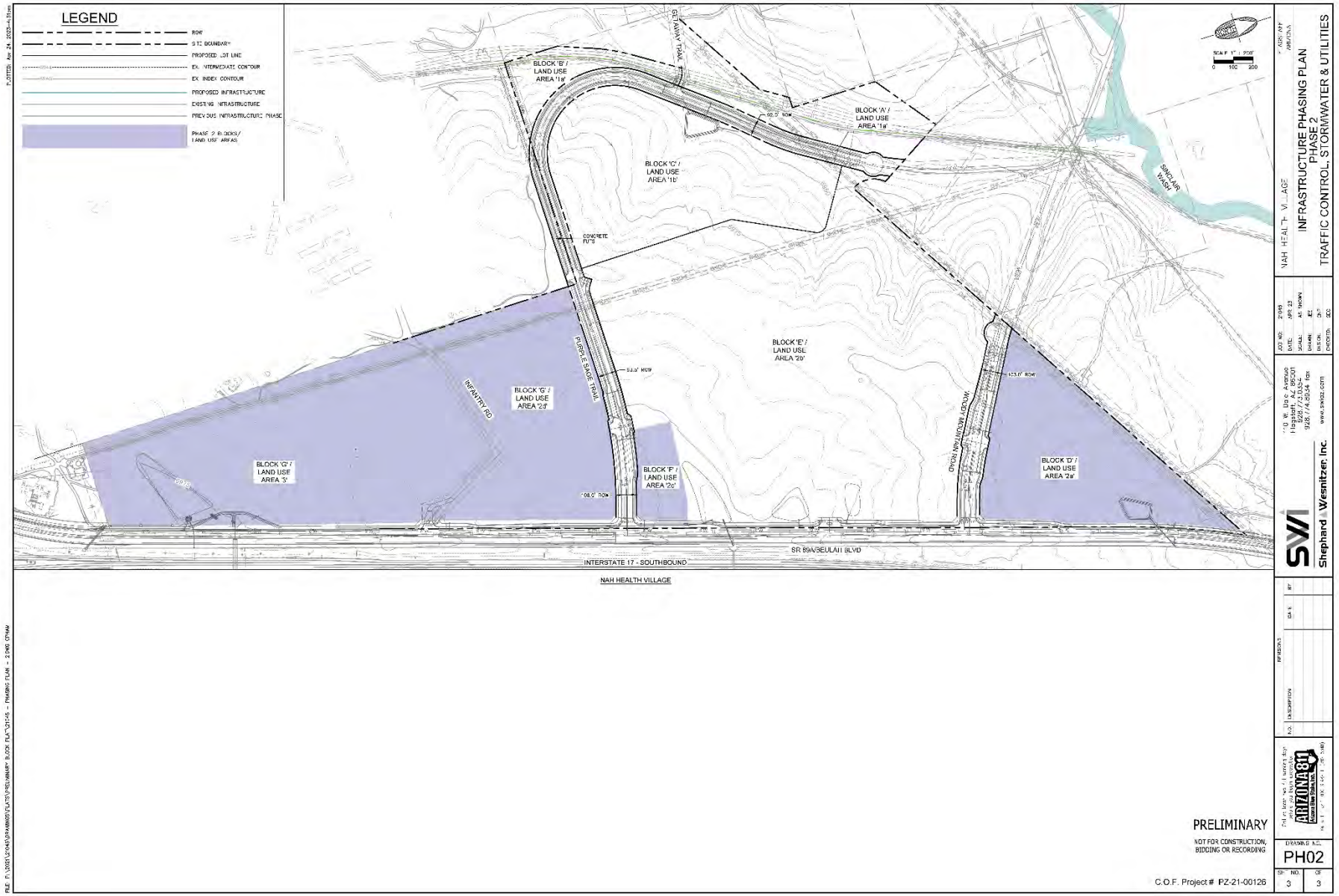


Image 34, Infrastructure Phasing Plan, Phase 2 – Traffic Control, Stormwater & Utilities

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.

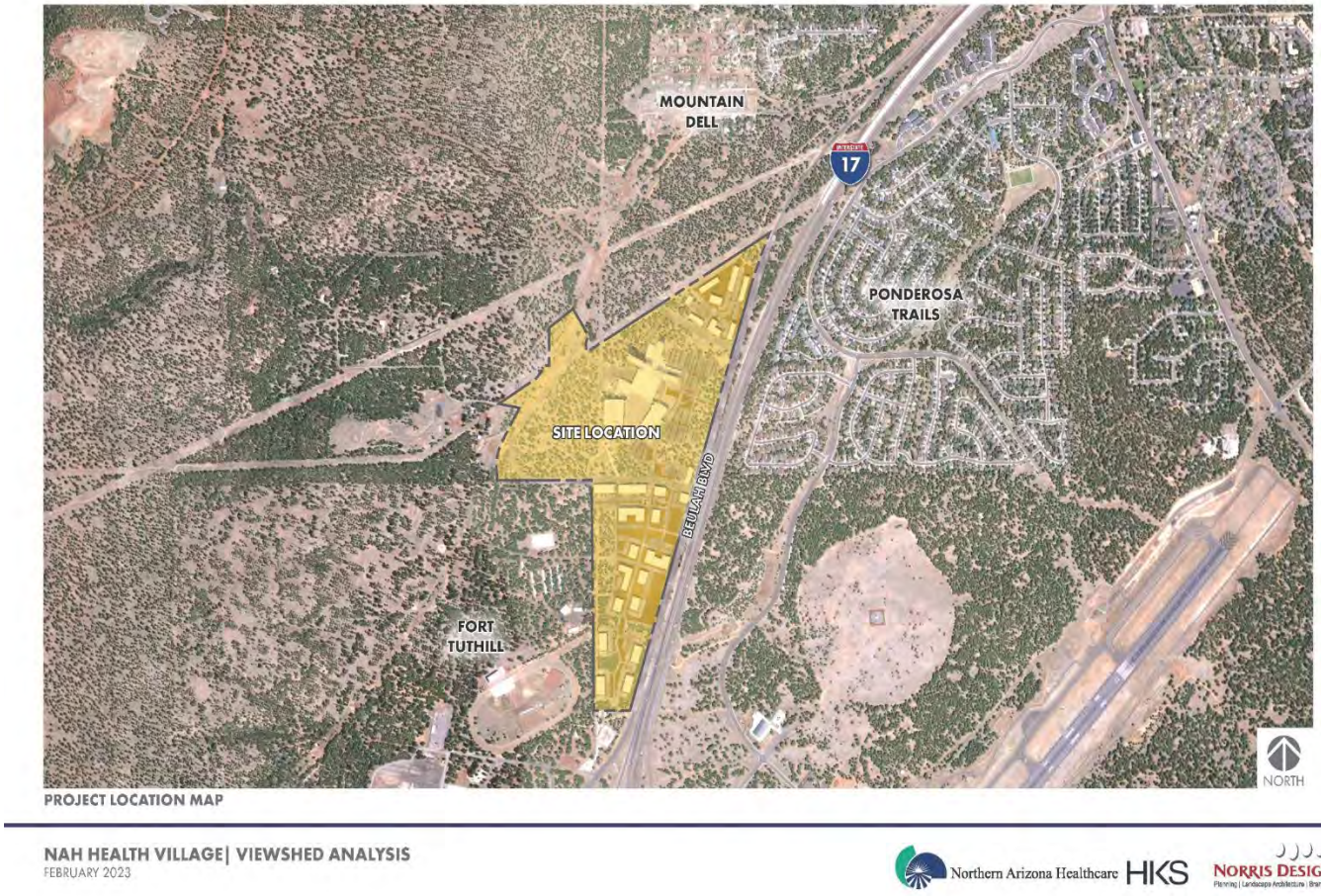


Image 35, Viewshed Analysis (1)



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
FEBRUARY 2023

Northern Arizona Healthcare HKS NORRIS DESIGN Planning | Landscape Architecture | Branding

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

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS

FEBRUARY 2023

Northern Arizona Healthcare HKS NORRIS DESIGN Planning | Landscape Architecture | Branding

Image 37, Viewshed Analysis (3)

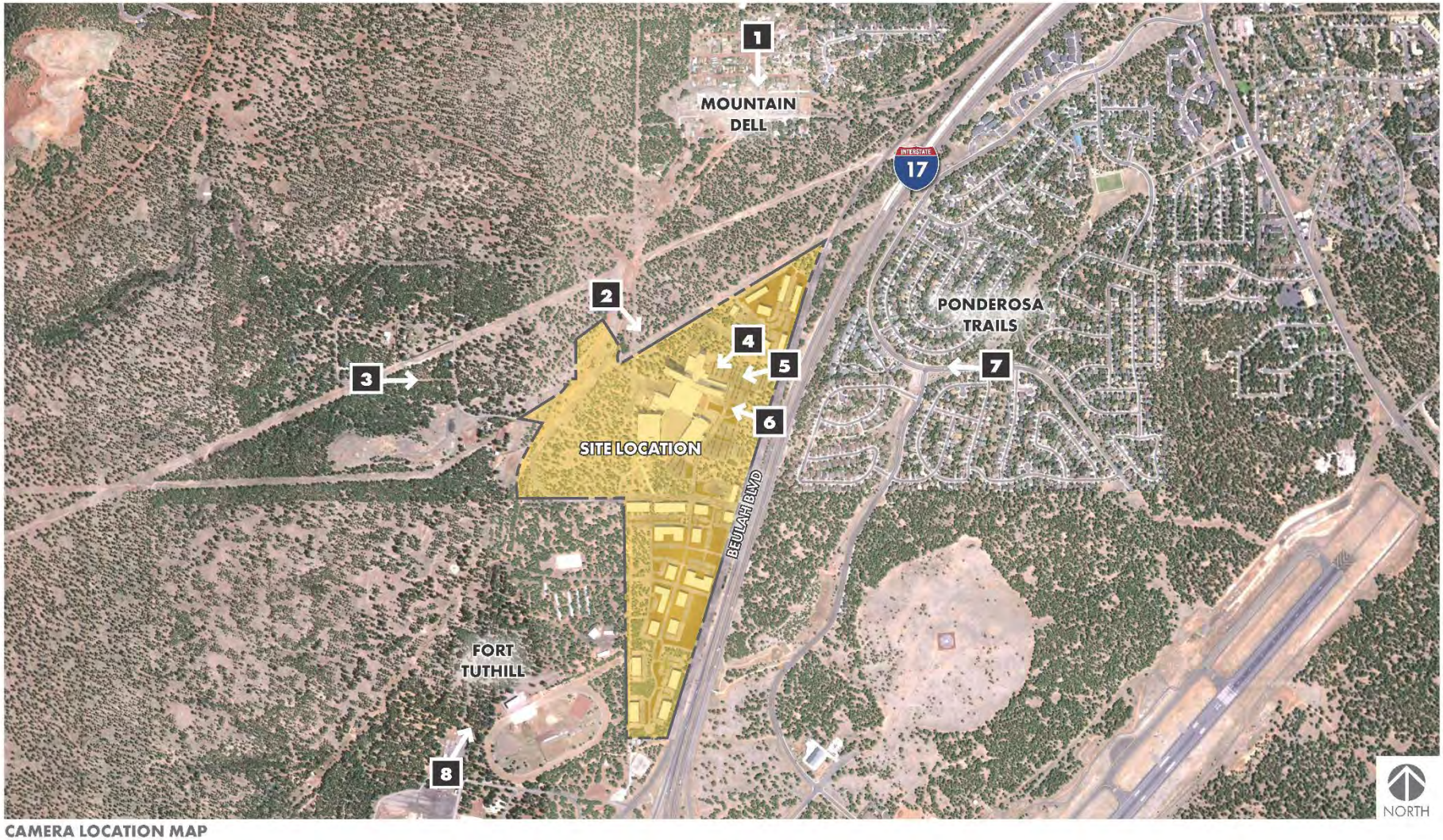
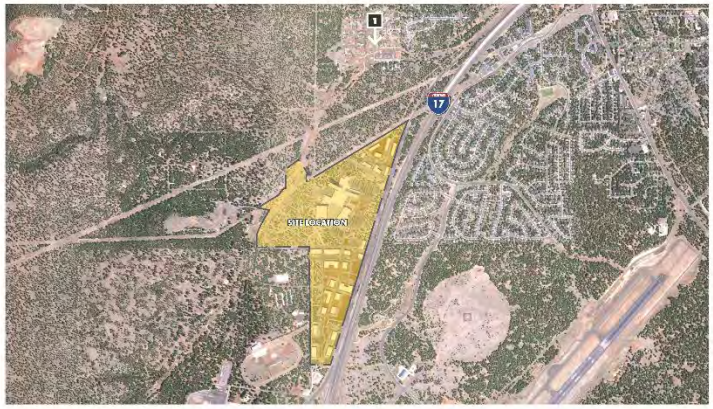


Image 38, Viewshed Analysis (4)

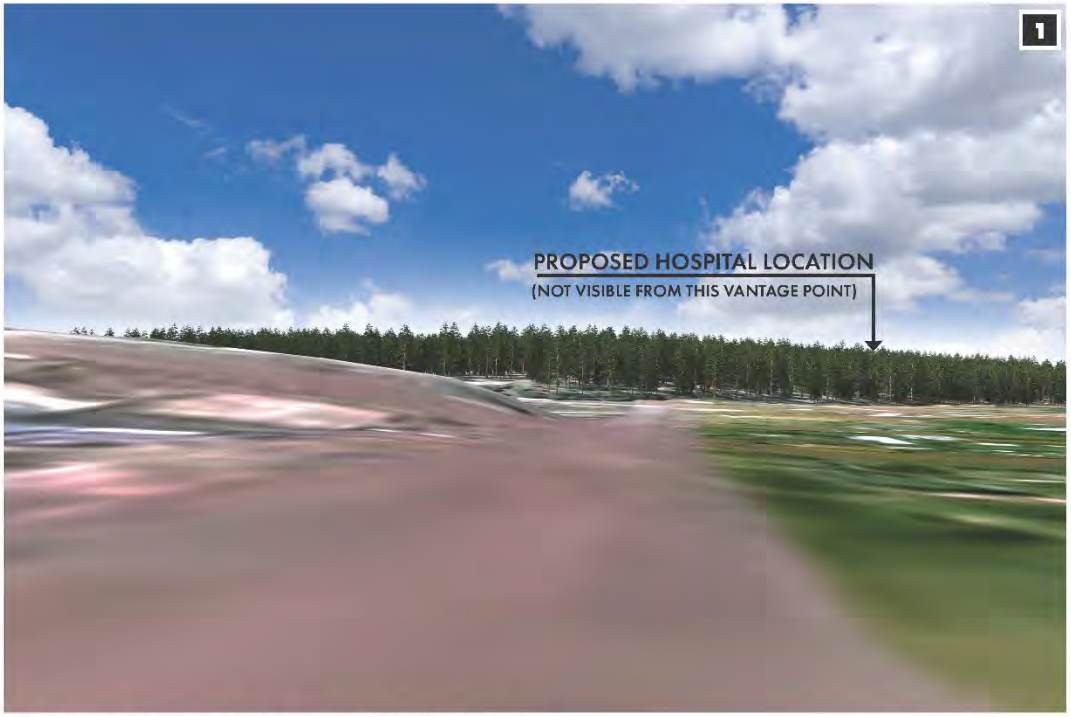


EXISTING CONDITION - VIEW FROM MOUNTAIN DELL

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

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS

FEBRUARY 2023

Northern Arizona Healthcare HKS NORRIS DESIGN Planning | Landscape Architecture | Branding

Image 39, Viewshed Analysis (5)

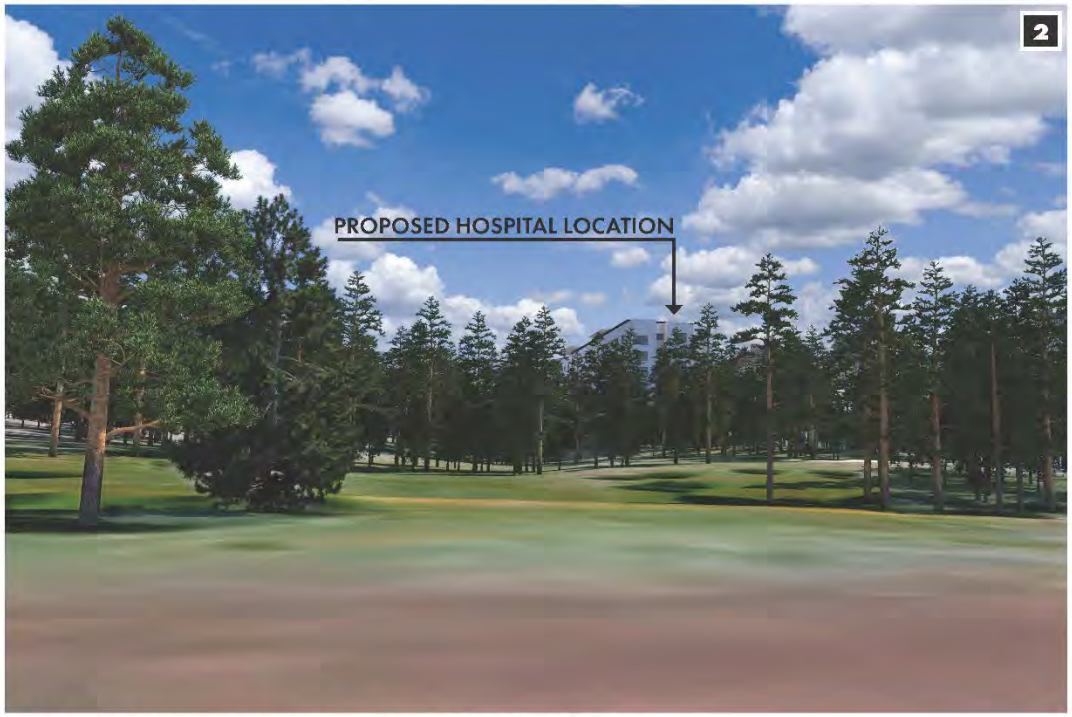


EXISTING CONDITION - VIEW FROM SINCLAIR WASH FUTS

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

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS

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Image 40, Viewshed Analysis (6)

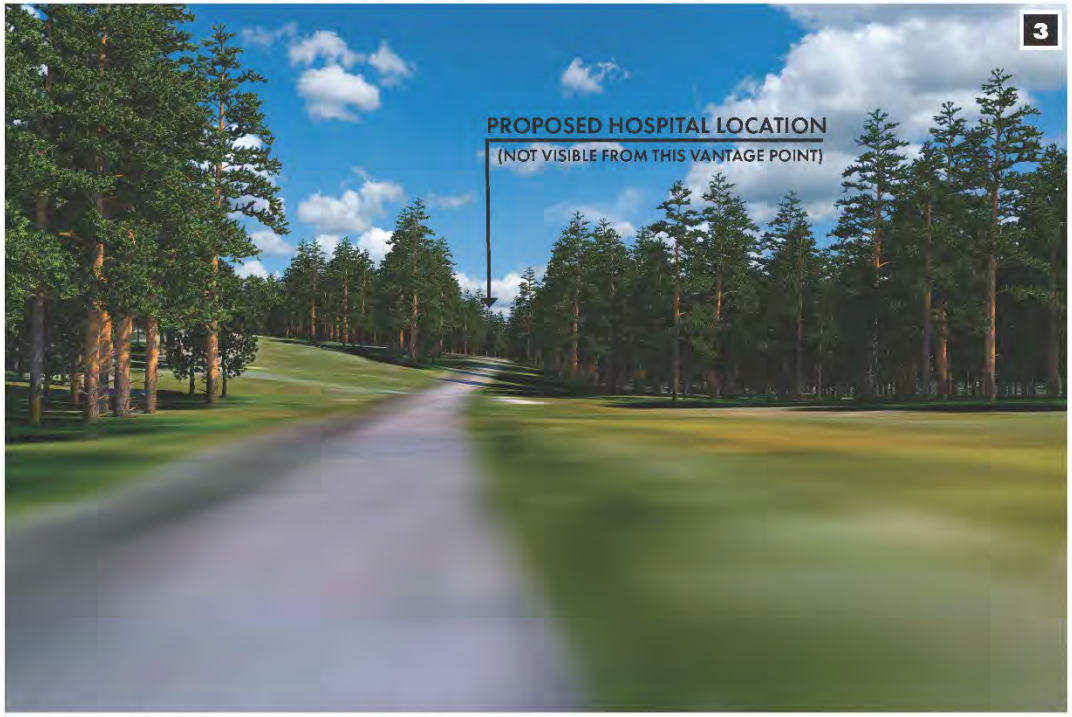


EXISTING CONDITION - VIEW FROM GETAWAY TRAIL

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

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS
FEBRUARY 2023

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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

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS
FEBRUARY 2023

Northern Arizona Healthcare HKS NORRIS DESIGN Planning | Landscape Architecture | Branding

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

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS

FEBRUARY 2023

Northern Arizona Healthcare HKS NORRIS DESIGN Planning | Landscape Architecture | Branding

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

FEBRUARY 2023

Northern Arizona Healthcare HKS NORRIS DESIGN Planning | Landscape Architecture | Branding

Image 44, Viewshed Analysis (10)

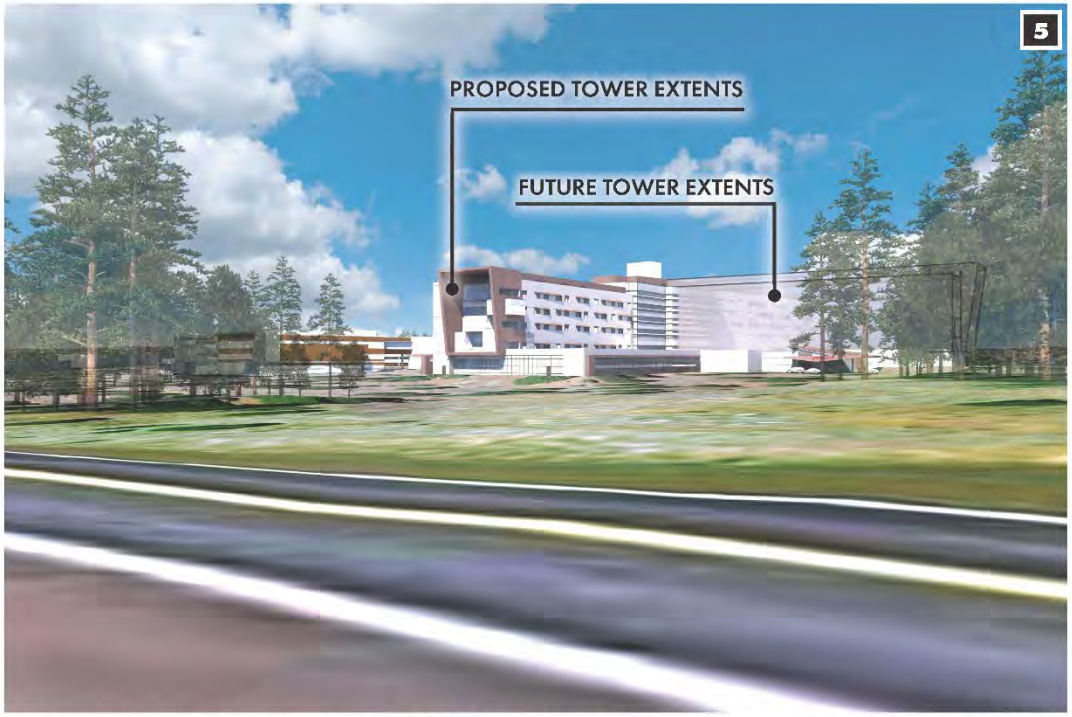


EXISTING CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD

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

FEBRUARY 2023

Northern Arizona Healthcare HKS NORRIS DESIGN Planning | Landscape Architecture | Branding

Image 45, Viewshed Analysis (11)

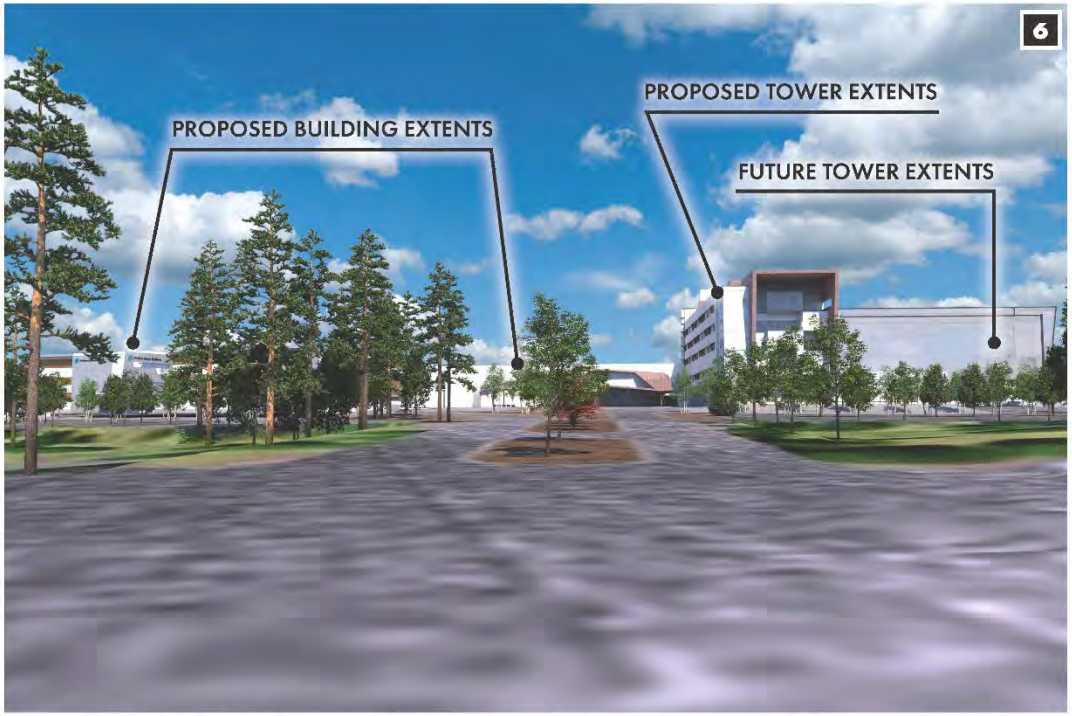


EXISTING CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE

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

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS

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Image 46, Viewshed Analysis (12)

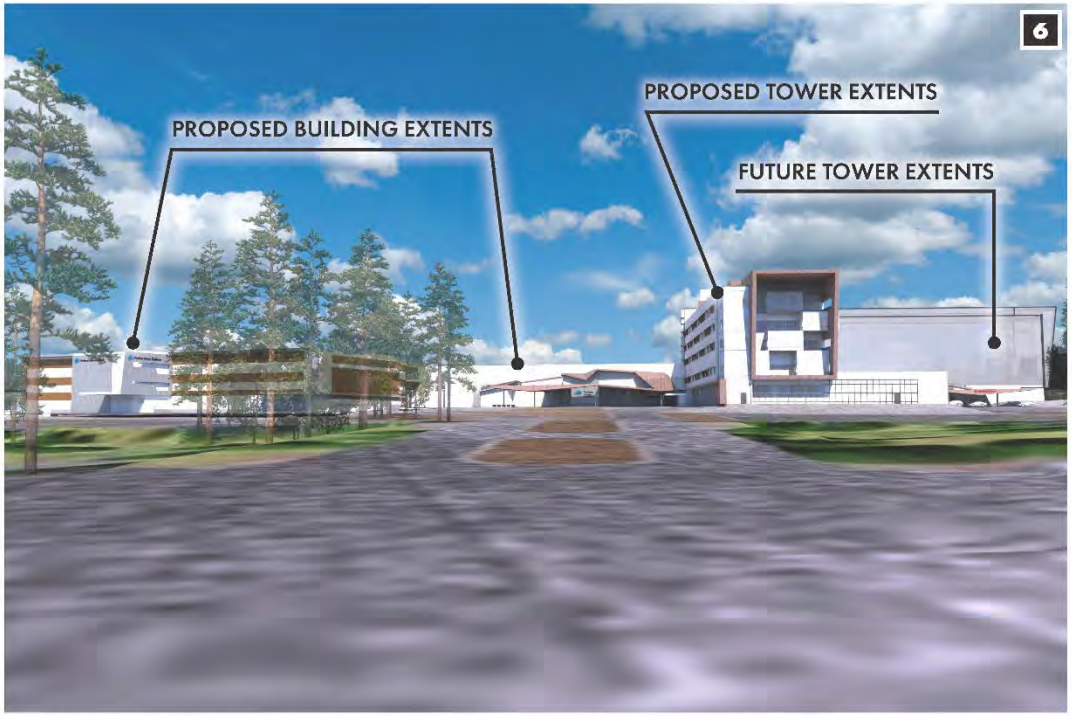


EXISTING CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE

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

NAH HEALTH VILLAGE| VIEWSHED ANALYSIS

FEBRUARY 2023

Northern Arizona Healthcare HKS NORRIS DESIGN Planning | Landscape Architecture | Branding

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

FEBRUARY 2023

Northern Arizona Healthcare HKS NORRIS DESIGN Planning | Landscape Architecture | Branding

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

FEBRUARY 2023

Northern Arizona Healthcare HKS NORRIS DESIGN Planning | Landscape Architecture | Branding

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.



NOTES: (1) Buildings and parking shown are for illustrative purposes only. They match the intensity/density detailed in the Land Use Program Table but only exist as preliminary estimates and are subject to change.

NAH HEALTH VILLAGE | ILLUSTRATIVE DEVELOPMENT PLAN

02/09/2023

Image 1

Northern Arizona Healthcare

NORRIS DESIGN
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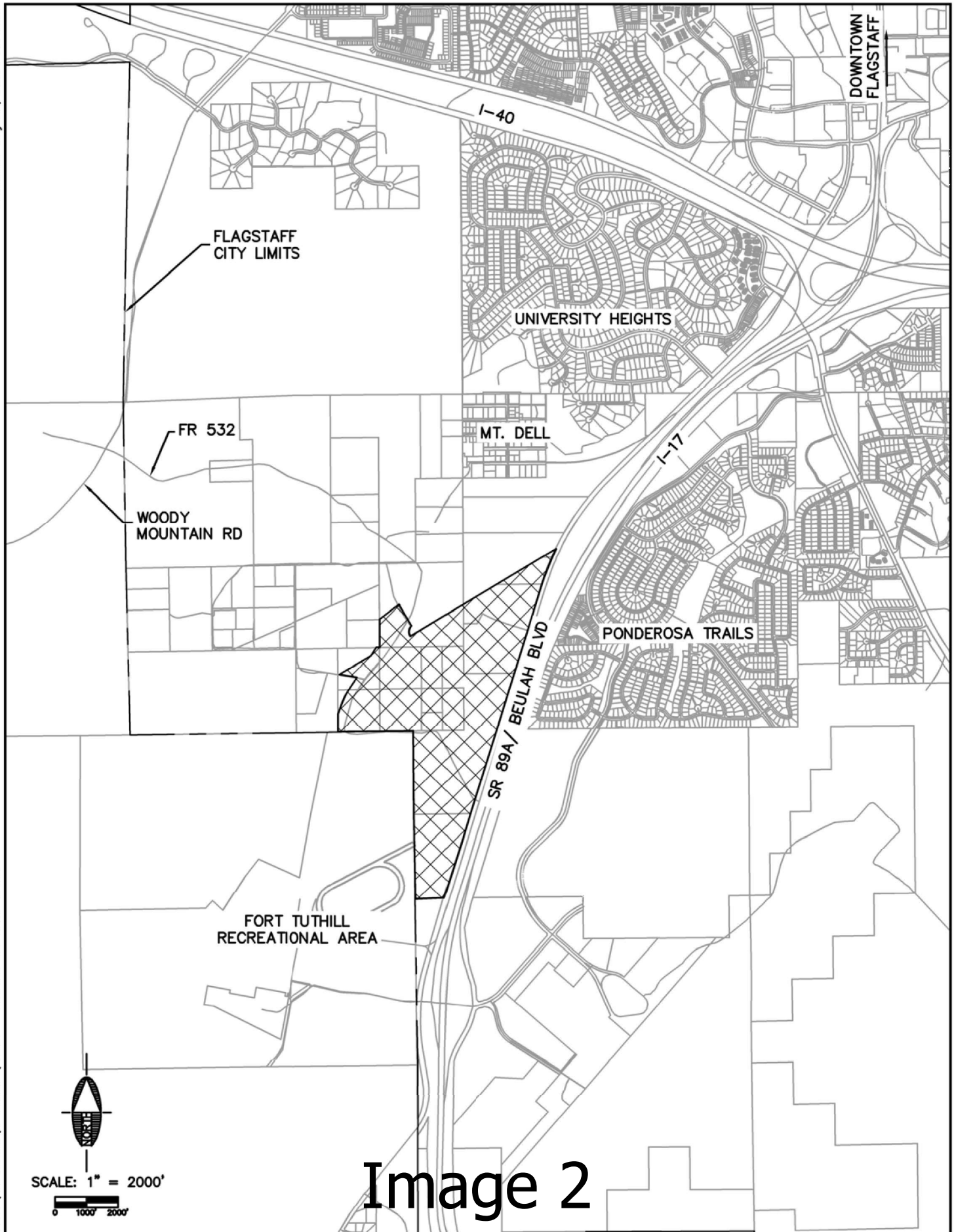

Image 2

PLOTTED: May 04, 2022–10:44am

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928.774.8934 fax
www.swiaz.com

JOB NO.	18214
DATE	MAY 22
SCALE	AS SHOWN
DRAWN	TNO
DESIGN	TNO
CHECKED	GEC

NORTHERN ARIZONA HEALTHCARE — FLAGSTAFF ARIZONA

VICINITY MAP

SHEET 1 OF 1

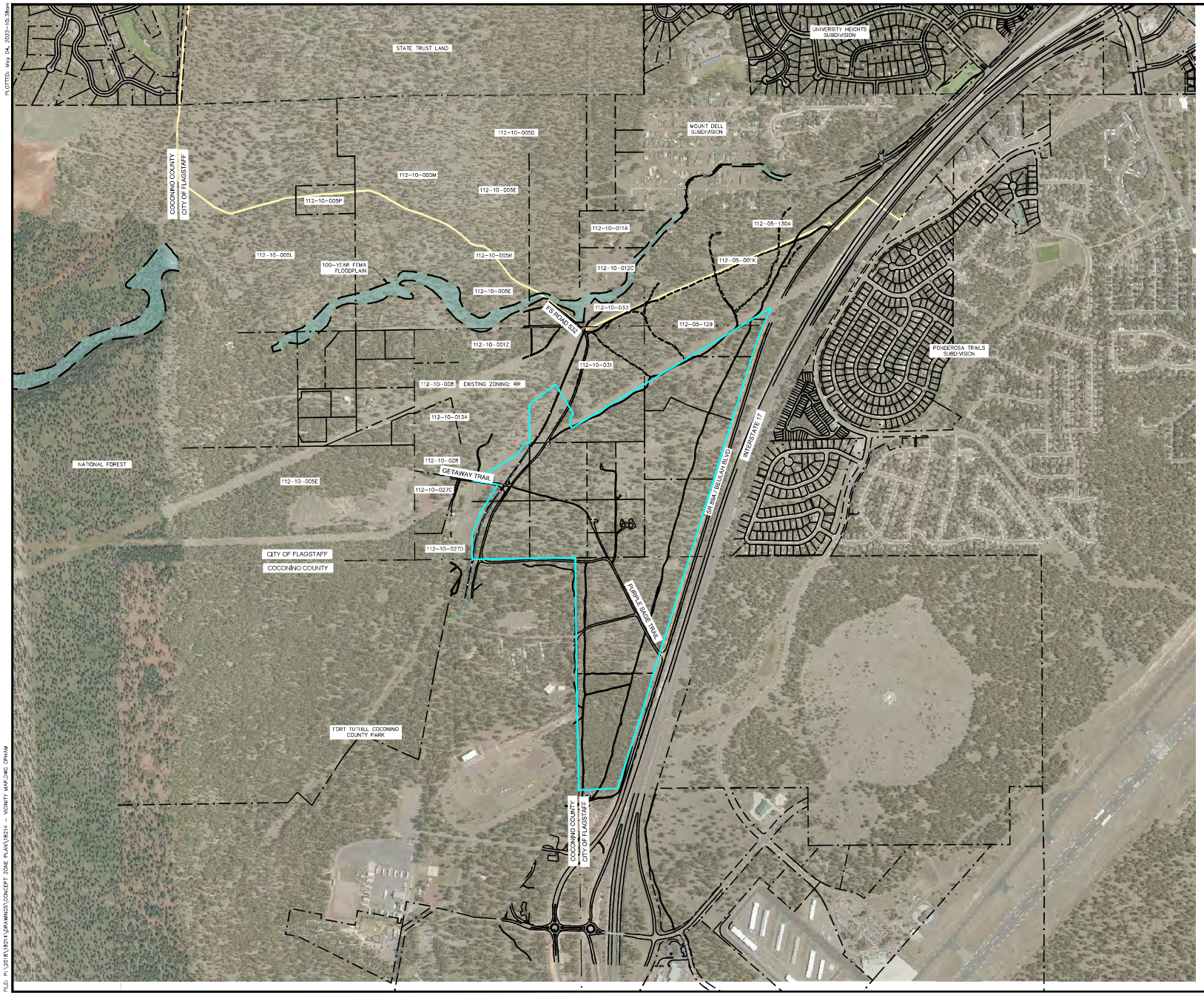

Image 3

PRELIMINARY

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0 250 500

C.O.F. Project # PZ-21-00126

NAH HEALTH VILLAGE

VICINITY MAP

FLAGSTAFF ARIZONA

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NAHSP0044

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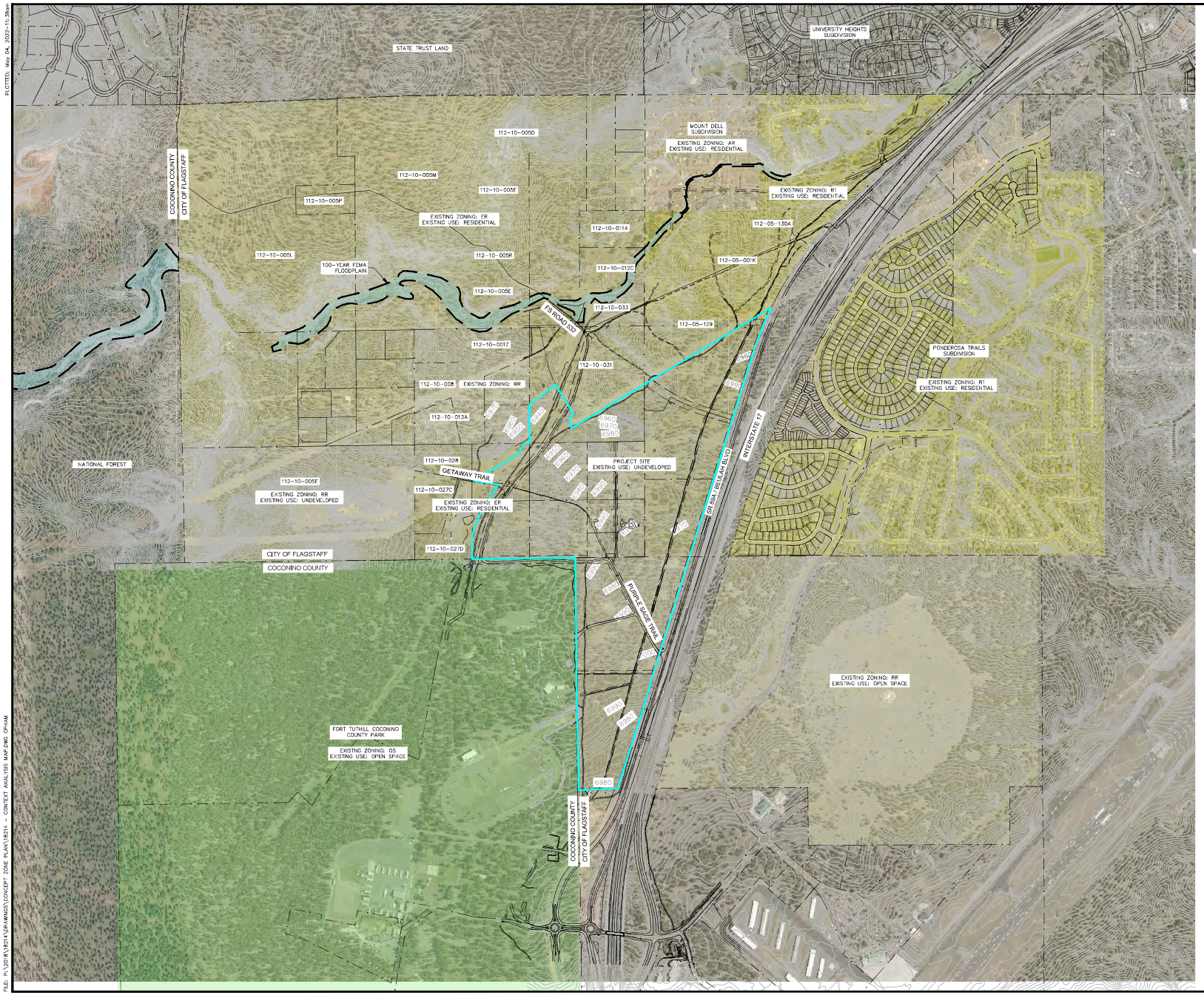

LEGEND

FLAGSTAFF ZONING

- PF PUBLIC FACILITY
- R1 SINGLE FAMILY RESIDENTIAL
- MR MEDIUM DENSITY RESIDENTIAL
- RR RURAL RESIDENTIAL
- ER ESTATE RESIDENTIAL
- OVERALL PROJECT BOUNDARY

COCONINO ZONING

- OS OPEN SPACE & CONSERVATION
- AR AGRICULTURAL RESIDENTIAL

Image 4

SCALE 1" = 500'
0 250 500

PRELIMINARY

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C.O.F. Project # PZ-21-00126

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

CONTEXT ANALYSIS MAP

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NAHAPP030

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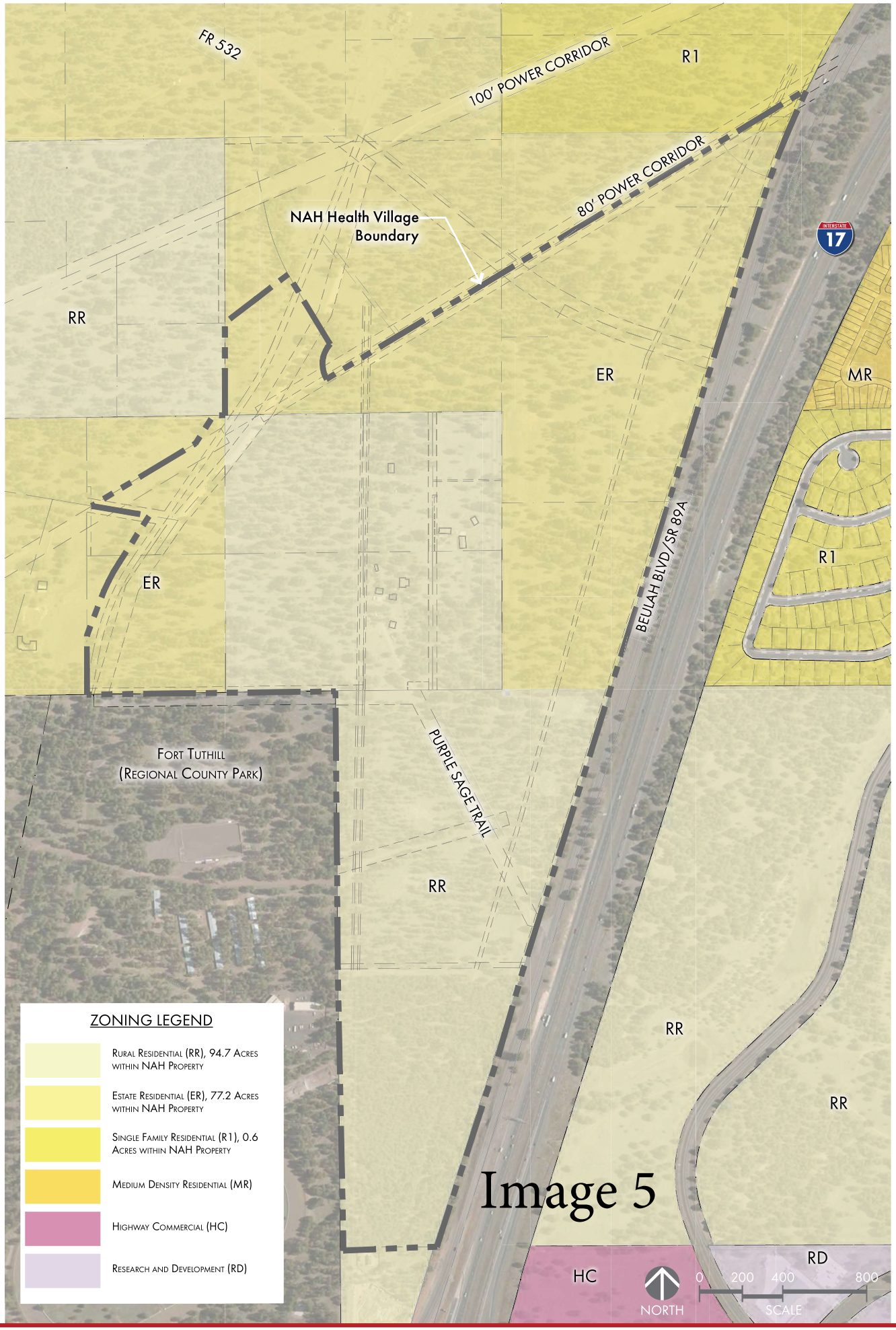

Image 5

NAH HEALTH VILLAGE | EXISTING ZONING

05/04/2022

NAHSP0058

Northern Arizona Healthcare

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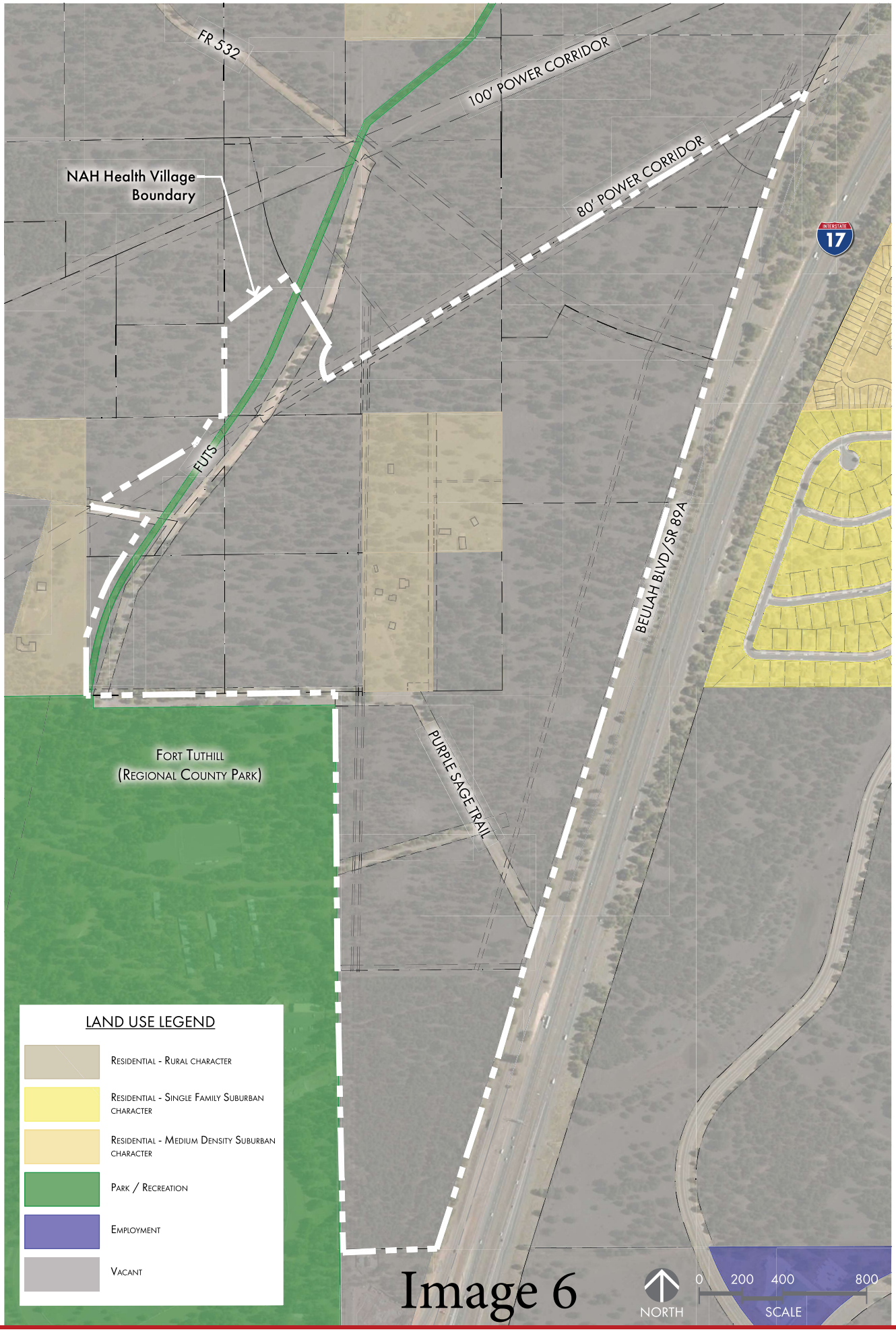

Image 6

NAH HEALTH VILLAGE | EXISTING LAND USE

05/04/2022

NAHSP0059

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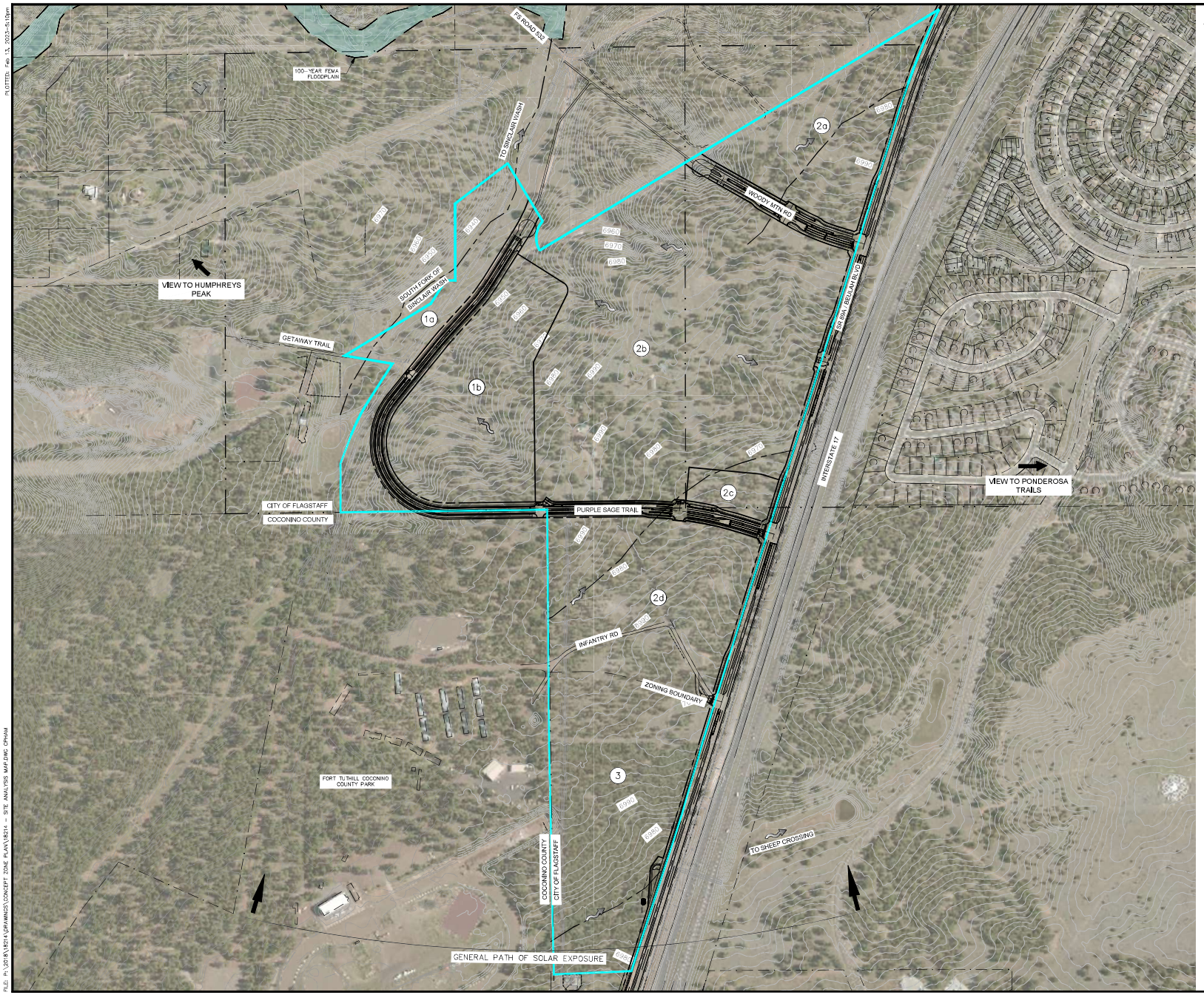

SITE ANALYSIS:

A. EXISTING TOPOGRAPHY OF PROJECT SITE AS SHOWN. SITE SLOPES DO NOT EXCEED 16.99% PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.050. THE TOPOGRAPHY DOES NOT CONTAIN AT LEAST 17% SLOPE WITH A 10 FOOT VERTICAL DROP OVER A 100 FOOT HORIZONTAL DISTANCE PARALLEL TO AT LEAST ONE COMMON CONTOUR LINE.

B. SOLAR ORIENTATION AS SHOWN ON BOTTOM OF SHEET.

C. EXISTING VEGETATION IS PONDEROSA PINE TREES AS SHOWN.

D. VIEW CORRIDORS NOTICEABLE FROM THE SITE INCLUDE HUMPHREYS PEAK TO THE NORTHWEST AND THE RESIDENTIAL COMMUNITY OF PONDEROSA TRAILS TO THE EAST. THE SITE IS ACCESSIBLE AND VIEWABLE FROM INTERSTATE 17 AND PURPLE SAGE TRAIL.

E. CLIMATIC CONSIDERATIONS FOR THE PROJECT SITE: THE PREVAILING WINDS ARE GENERALLY FROM THE SOUTHWEST AND AT 7,000 FEET FLAGSTAFF EXPERIENCES SNOW AND LARGE TEMPERATURE SWINGS. AS A RESULT OF REOCCURRING FREEZE/THAW CYCLES, PEDESTRIAN WALKWAYS WILL AVOID THE NORTH SIDE OF BUILDINGS AS MUCH AS POSSIBLE. THE SITE EXPERIENCES A LOT OF EXPOSURE. PRECIPITATION NATURALLY RUNS TO THE WESTERN SIDE OF THE SITE AND ULTIMATELY TO THE SINCLAIR WASH OR TO THE EASTERN SIDE OF THE SITE AND ULTIMATELY INTO BOX CULVERTS UNDER INTERSTATE 17.

F. FLAGSTAFF SUBSURFACE CONDITIONS GENERALLY CONSIST OF ROCK AND/OR CLAY MATERIAL. IT IS EXPECTED THAT THIS SITE WILL BE THE SAME. ALL DESIGN WILL BE PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

G. EXISTING SWALES & STREAM CORRIDORS FOR THIS PROJECT ARE SHOWN HEREON. THE SOUTH FORK OF SINCLAIR WASH RUNS THROUGH THE SITE AND DRAINS TO THE NORTH TOWARD THE MOUNTAIN DELL SUBDIVISION AND SINCLAIR WASH. REFER TO THE DRAINAGE IMPACT ANALYSIS FOR MORE INFORMATION ON THE FOUR ULTIMATE STORMWATER DISCHARGE LOCATIONS.

H. THE PROJECT IS SURROUNDED BY A RESIDENTIAL COMMUNITY TO THE NORTH, EAST, AND WEST, AND FORT TUTHILL COCONINO COUNTY PARK TO THE SOUTH.

IImage 7

SCALE 1" : 250'
0 125 250

PRELIMINARY
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C.O.F. Project # PZ-21-00126

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

SITE ANALYSIS MAP

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DATE: FEB 23
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COCONINO COUNTY UNINCORPORATED AREAS
040019
FLOODWAY
Zone AE
Zone AE
04005C6812 G
eff. 9/3/2010
04005C6816 G
eff. 9/3/2010
CITY OF FLAGSTAFF
040020
AREA OF MINIMAL FLOOD HAZARD
Zone X
04005C6814 G
9/3/2010
Not Printed
04005C6818 G
eff. 9/3/2010

Image 8

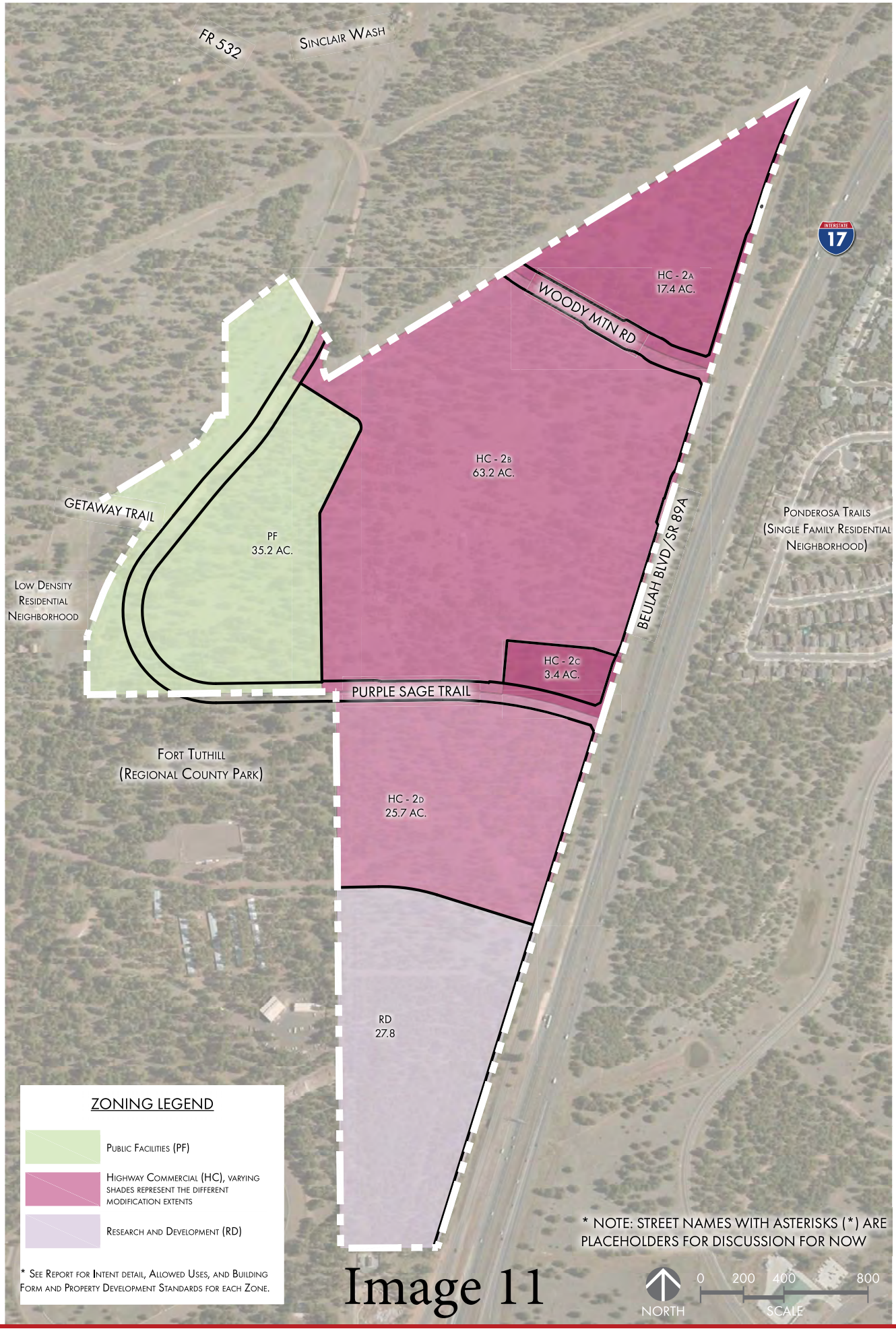

Image 11

NAH HEALTH VILLAGE | CONCEPT ZONING PLAN - LAND USE

02/09/2023

Northern Arizona Healthcare

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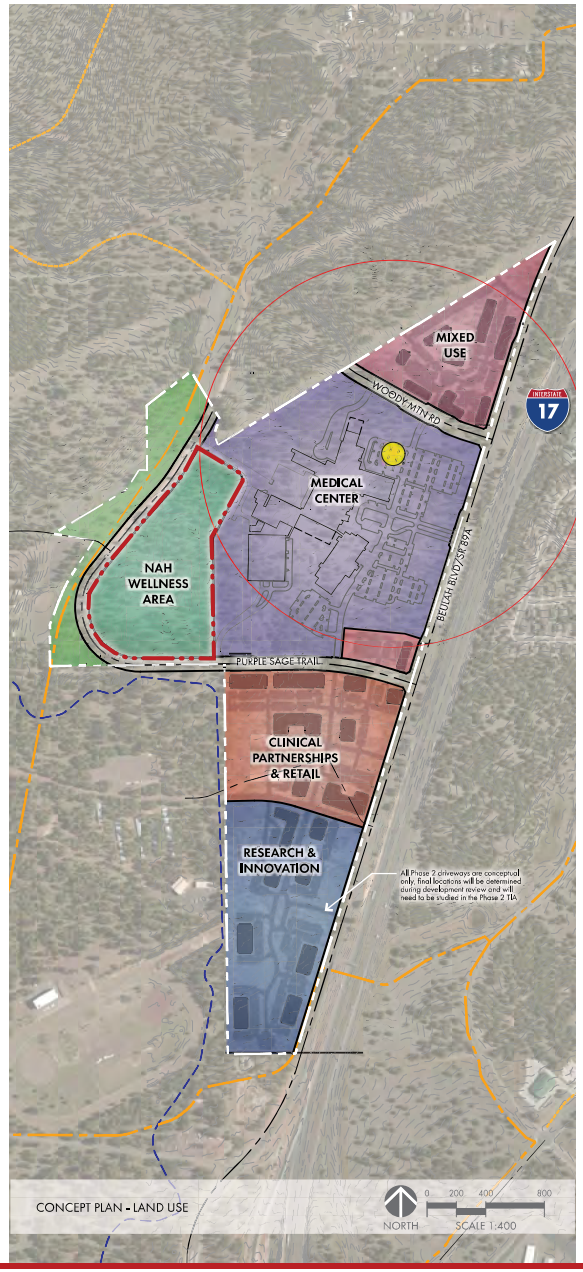
MIXED USE
WOODY MTN RD
INTERSTATE 17
MEDICAL CENTER
BEULAH BLVD/SR 89A
NAH WELLNESS AREA
PURPLE SAGE TRAIL
CLINICAL PARTNERSHIPS & RETAIL
RESEARCH & INNOVATION
All Phase 2 driveways are conceptual only. final locations will be determined during development review and will need to be studied in the Phase 2 TIA
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NORTH
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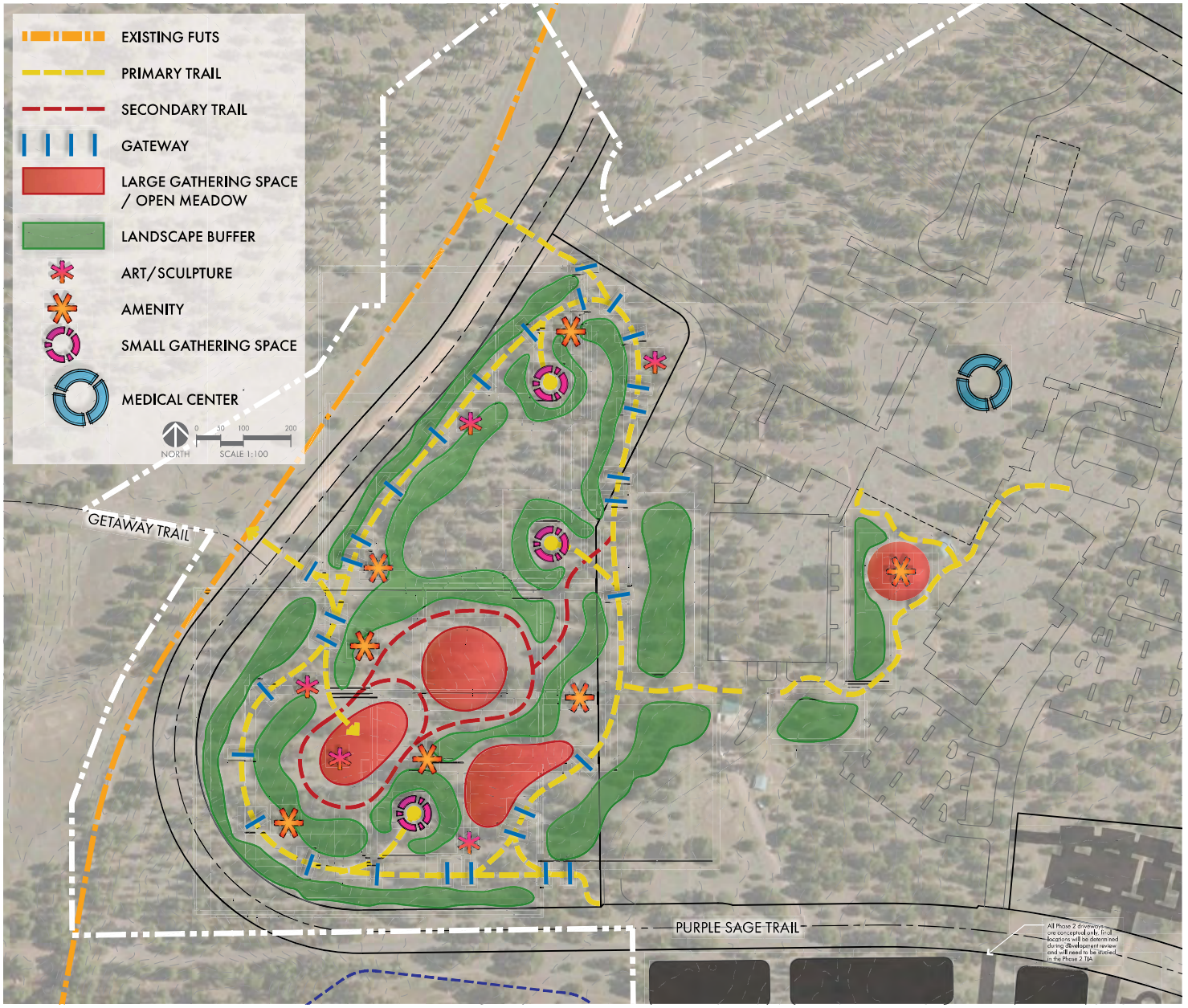
SCALE 1:400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PRIMARY TRAIL
SECONDARY TRAIL
GATEWAY
LARGE GATHERING SPACE / OPEN MEADOW
LANDSCAPE BUFFER
ART/SCULPTURE
AMENITY
SMALL GATHERING SPACE
MEDICAL CENTER
NORTH
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SCALE 1:100
GETAWAY TRAIL
PURPLE SAGE TRAIL
All Phase 2 driveways are conceptual only. final locations will be determined during development review and will need to be studied in the Phase 2 TIA

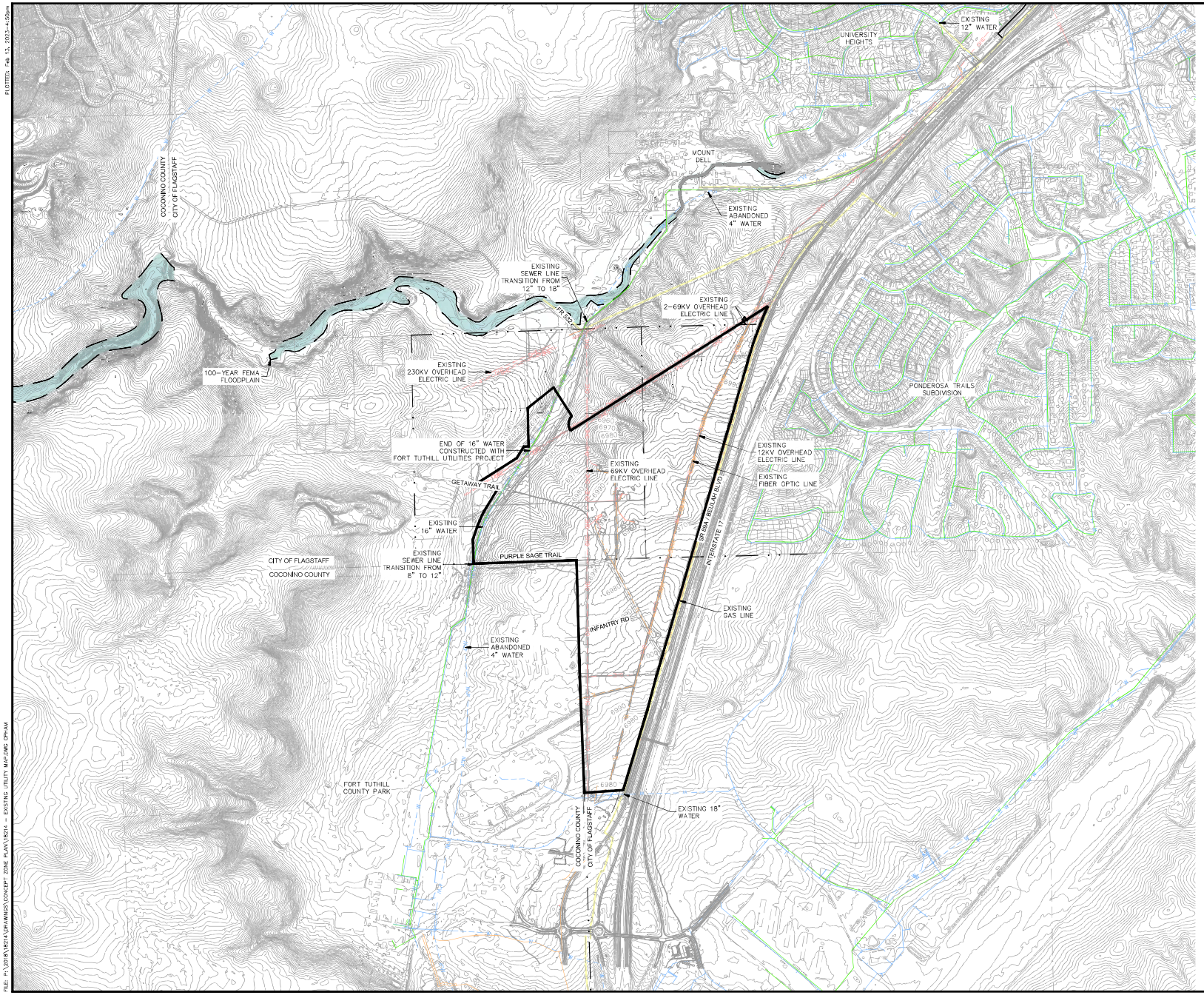

Image 9

SCALE 1" : 500'
0 250 500

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C.O.F. Project # PZ-21-00126

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

EXISTING UTILITY MAP

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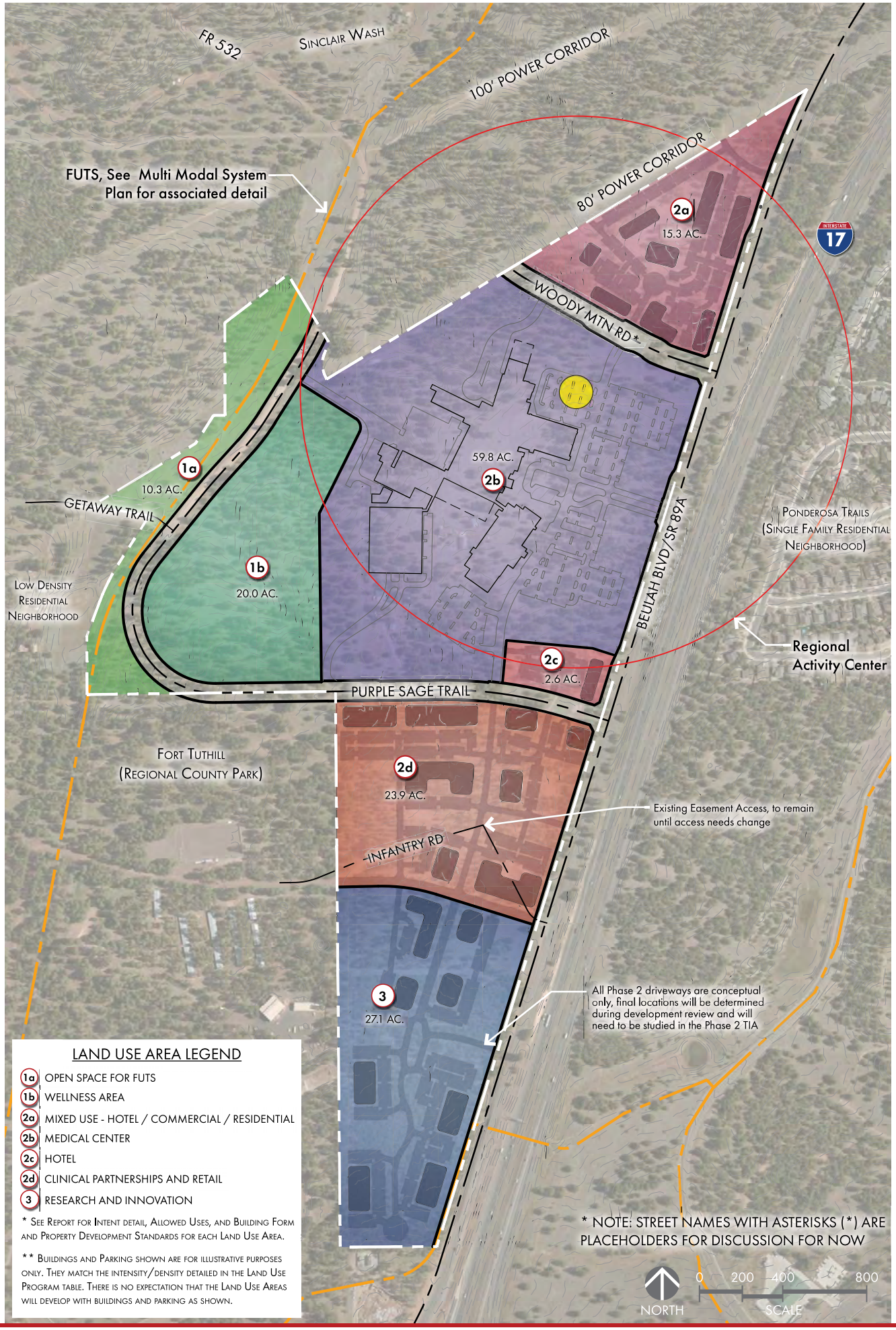


NAH HEALTH VILLAGE | CONCEPT PLAN - LAND USE

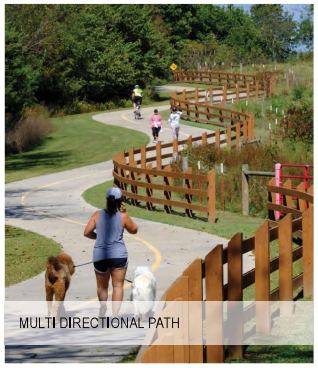
03/28/2023

Image 10

Northern Arizona Healthcare

NORRIS DESIGN
Planning | Landscape Architecture | Branding

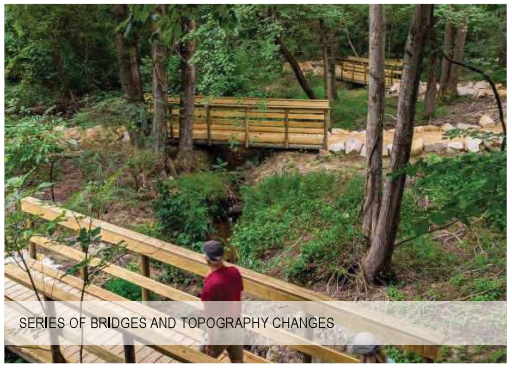
PRIMARY TRAIL


MULTI DIRECTIONAL PATH


RAISED PATHWAY AND SEATING AREA


WIDE PATHWAY

SECONDARY TRAIL

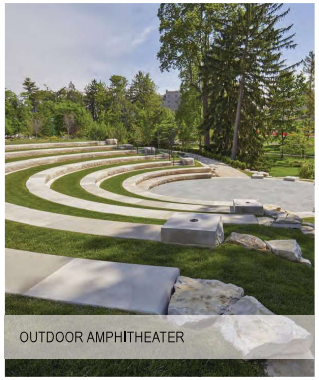

SERIES OF BRIDGES AND TOPOGRAPHY CHANGES


NATURAL PATHWAY

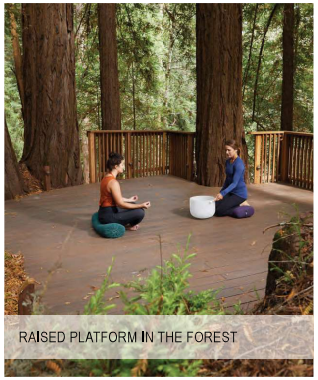
LARGE GATHERING SPACE / OPEN MEADOW


FLEXIBLE OPEN SPACE FOR GATHERINGS

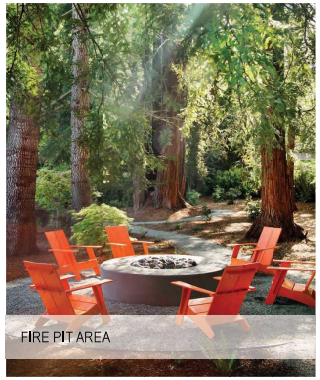

OPEN AIR STRUCTURE


OUTDOOR AMPHITHEATER

SMALL GATHERING SPACE


RAISED PLATFORM IN THE FOREST

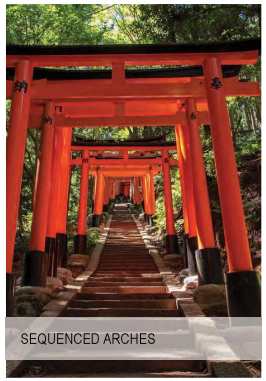

MULTI USE PLATFORM


FIRE PIT AREA

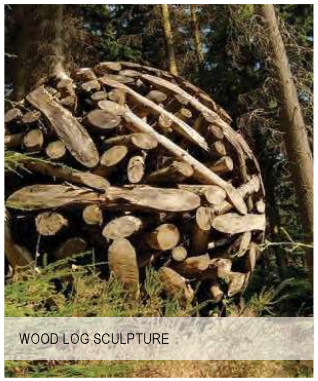
GATEWAY


TRADITIONAL PATTERN SCREENS

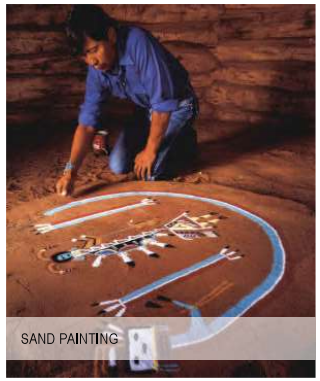

UNDULATING SLATTED STRUCTURE


SEQUENCED ARCHES

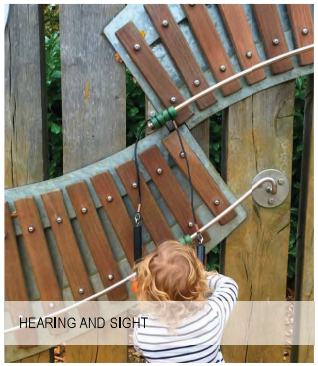
ART/SCULPTURE


WOOD LOG SCULPTURE


RAINWATER SCULPTURE


SAND PAINTING

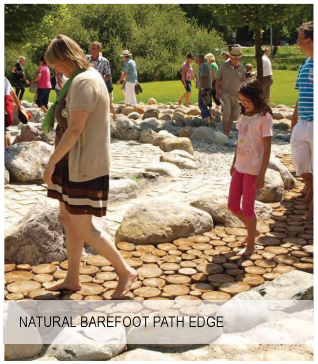
AMENITY - SENSORY


HEARING AND SIGHT


SMELL AND TOUCH


TASTE

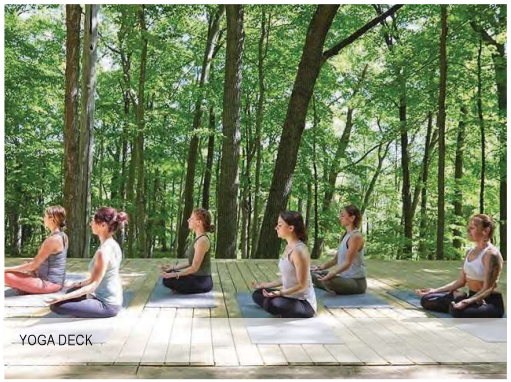
AMENITY - BAREFOOT PATH


NATURAL BAREFOOT PATH EDGE


SMALL SCALE BAREFOOT PATH


VARYING GROUND COVER MATERIALS

AMENITY - FITNESS


YOGA DECK


FITNESS STATIONS

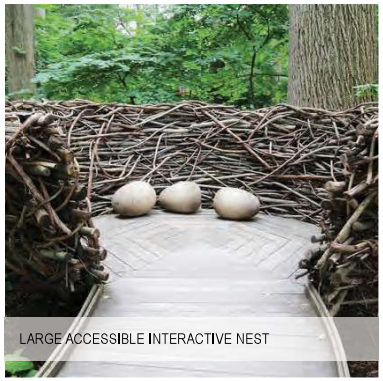
AMENITY - NATURAL PLAY


DECORATIVE PLAY STRUCTURES


NATURAL LOG INTERPRETIVE PLAY

AMENITY - INTERACTIVE NEST


PLAY AREA WITH MULTIPLE NESTS

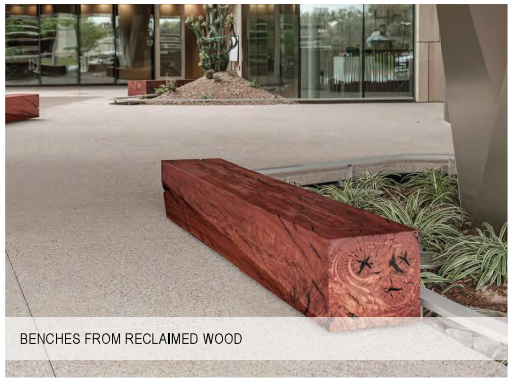

LARGE ACCESSIBLE INTERACTIVE NEST


ENCLOSED NEST

AMENITY - LABYRINTH


NATURAL EDGE LABYRINTH

AMENITY - SEATING


BENCHES FROM RECLAIMED WOOD

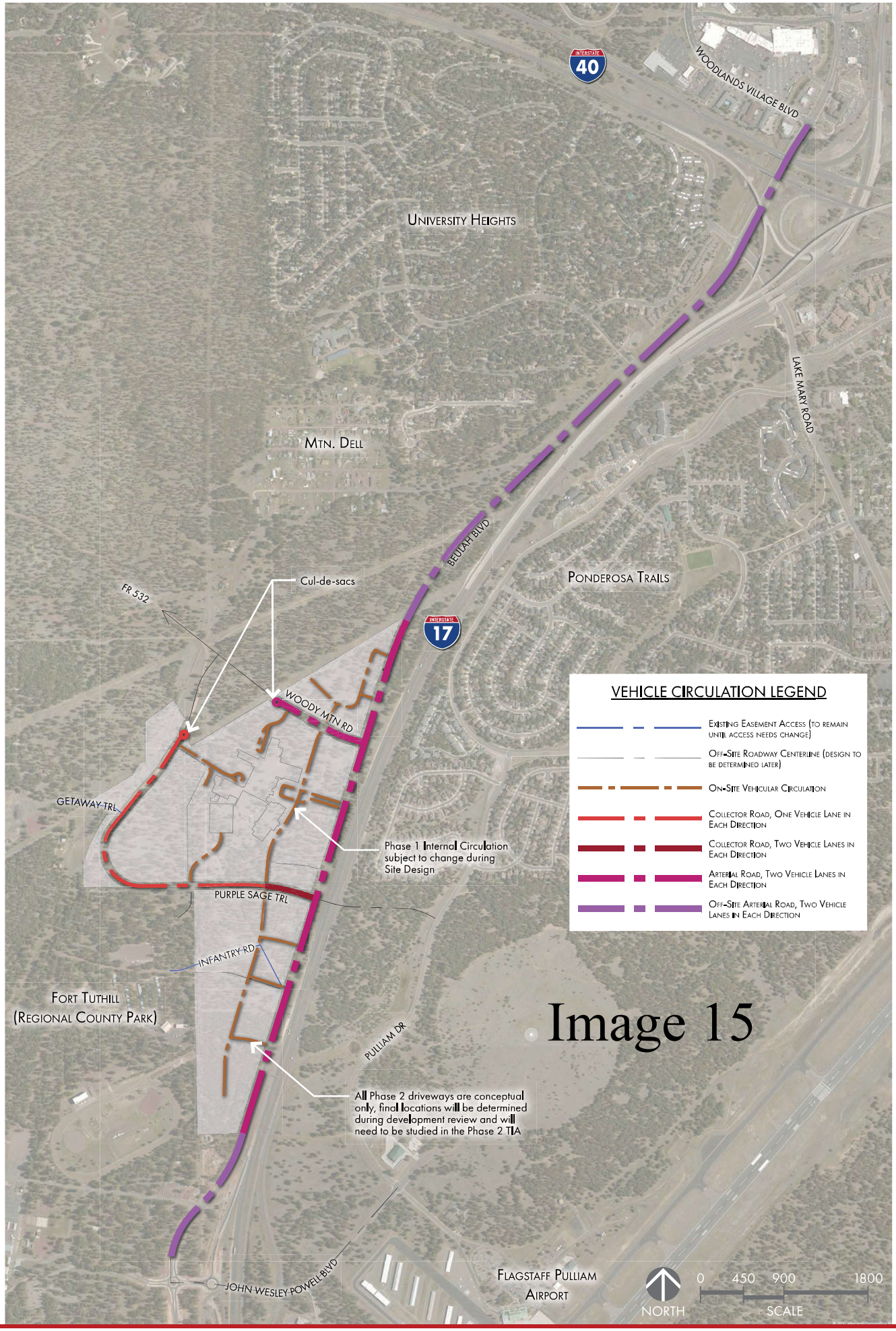


Image 15

NAH HEALTH VILLAGE | VEHICLE CIRCULATION AND POINTS OF CONNECTION PLAN

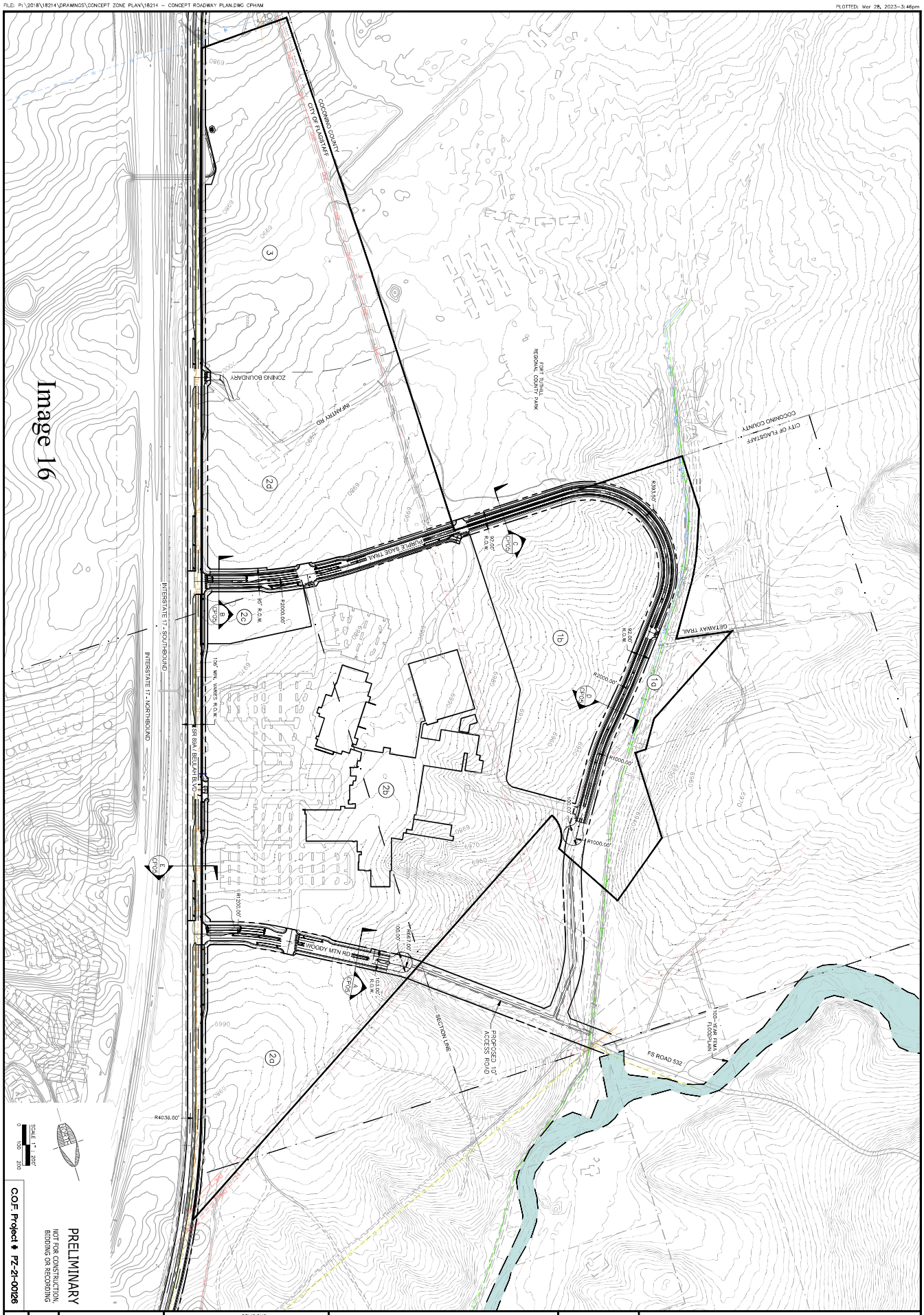
03/28/2023

Northern Arizona Healthcare

NORRIS DESIGN
Planning | Landscape Architecture | Branding

FILE: P:\2018\18214\DRAWINGS\CONCEPT ZONE PLAN\18214 - CONCEPT ROADWAY PLAN.DWG CPHAM

PLOTTED: Mar 28, 2023-3:46pm



SHT NO.	DRAWING NO.
5 OF 12	CP04

Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

REVISIONS			
NO.	DESCRIPTION	DATE	BY

Shephard Wesnitzer, Inc.

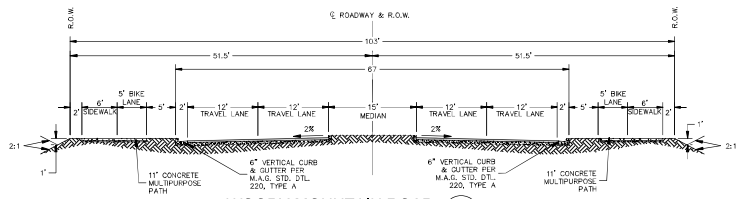
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO:	18214
DATE:	MAR 23
SCALE:	AS SHOWN
DRAWN:	CNP
DESIGN:	SCI
CHECKED:	GEC

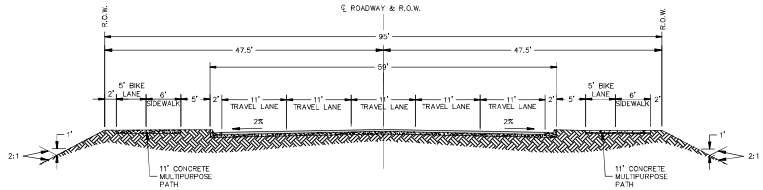
NAH HEALTH VILLAGE

FLAGSTAFF
ARIZONA

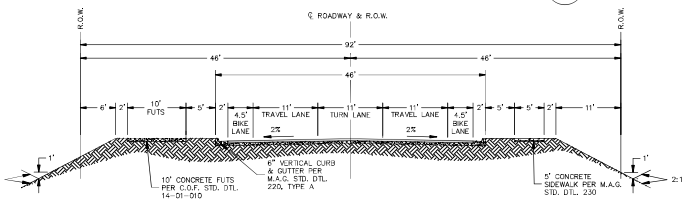
CONCEPT ZONING MAP
CONCEPTUAL ROADWAY PLAN



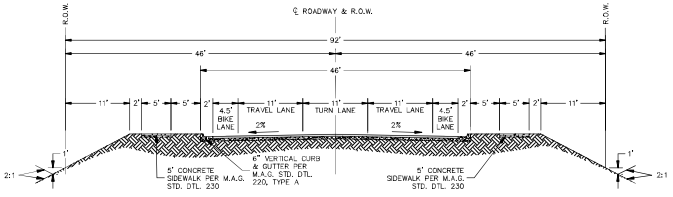
WOODY MOUNTAIN ROAD (A / CP05)
NO SCALE



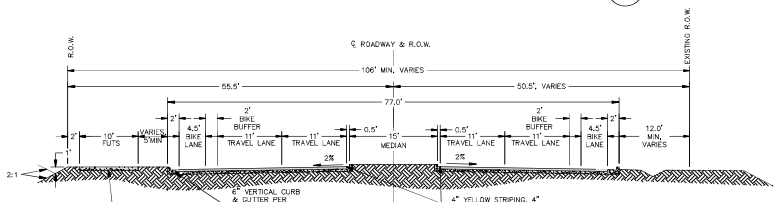
PURPLE SAGE TRL - BEULAH BLVD TO INTERSECTION M (B / CP05)
NO SCALE



PURPLE SAGE TRL FROM INTERSECTION M TO STA 221+00 (C / CP05)
NO SCALE



PURPLE SAGE TRL FROM STA 221+00 TO CUL-DE-SAC (D / CP05)
NO SCALE



BEULAH BLVD (E / CP05)
NO SCALE

NOTES:
1. ROADWAY SECTIONS ARE MODIFIED FROM THE C.O.F. STANDARD ENGINEERING DETAILS. REFER TO THE SPECIFIC PLAN FOR MORE INFORMATION ON THE REQUESTED MODIFICATIONS.
2. THE MINIMUM DEPTH OF THE AC VARIES, DEPENDING ON THE TYPE OF ROADWAY. THE TYPICAL MINIMUM PAVEMENT DEPTHS ARE PER GEOTECH REPORT.

Image 17

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

CONCEPT ZONING MAP
STREET SECTION DETAILS

JOB NO: 18214
DATE: MAR 23
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: SCI
CHECKED: DEC

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI
Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation. ARIZONA811 Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP05

SHT NO. 6 OF 12

PLOTTED: Mar 28, 2023 - 3:46pm
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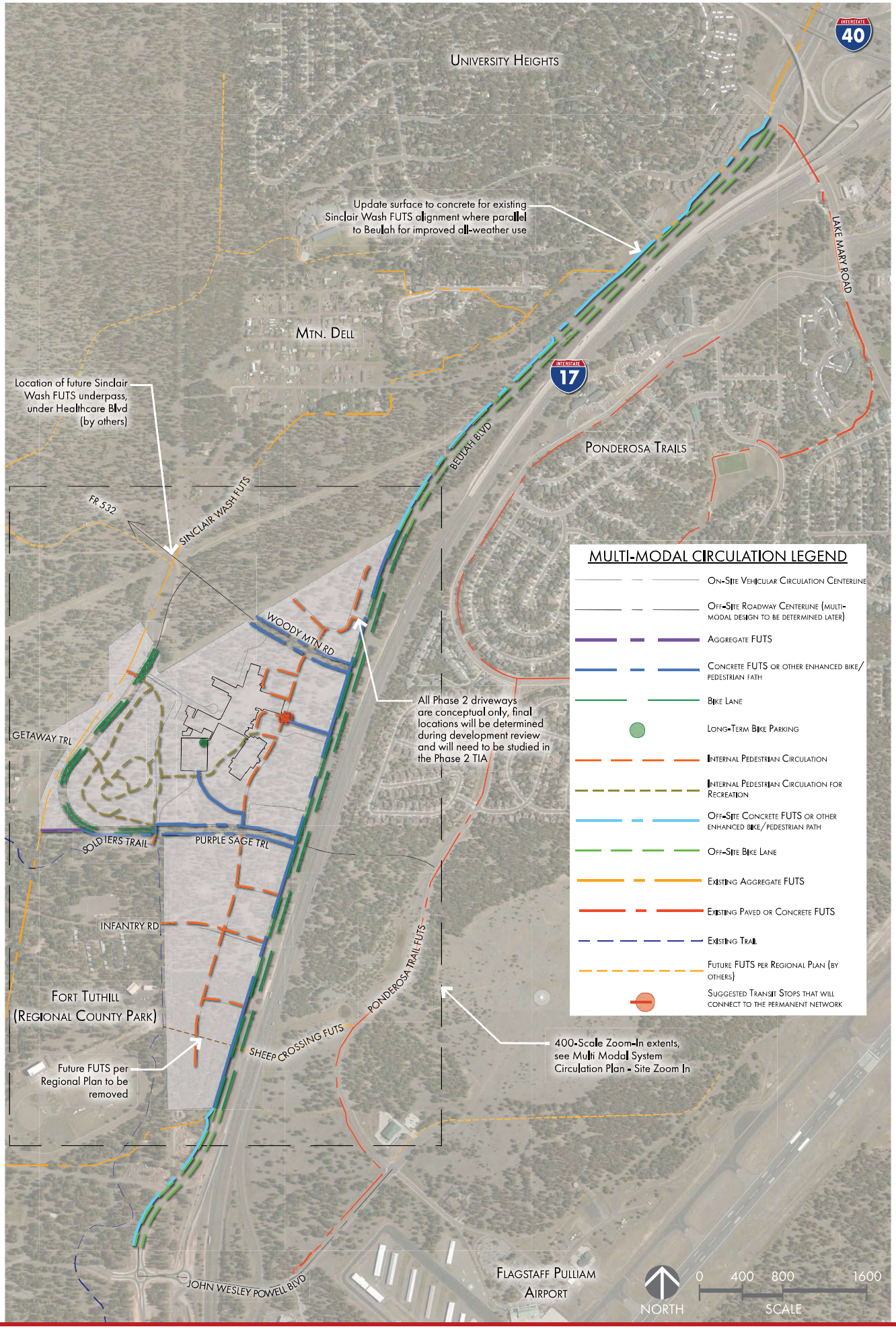


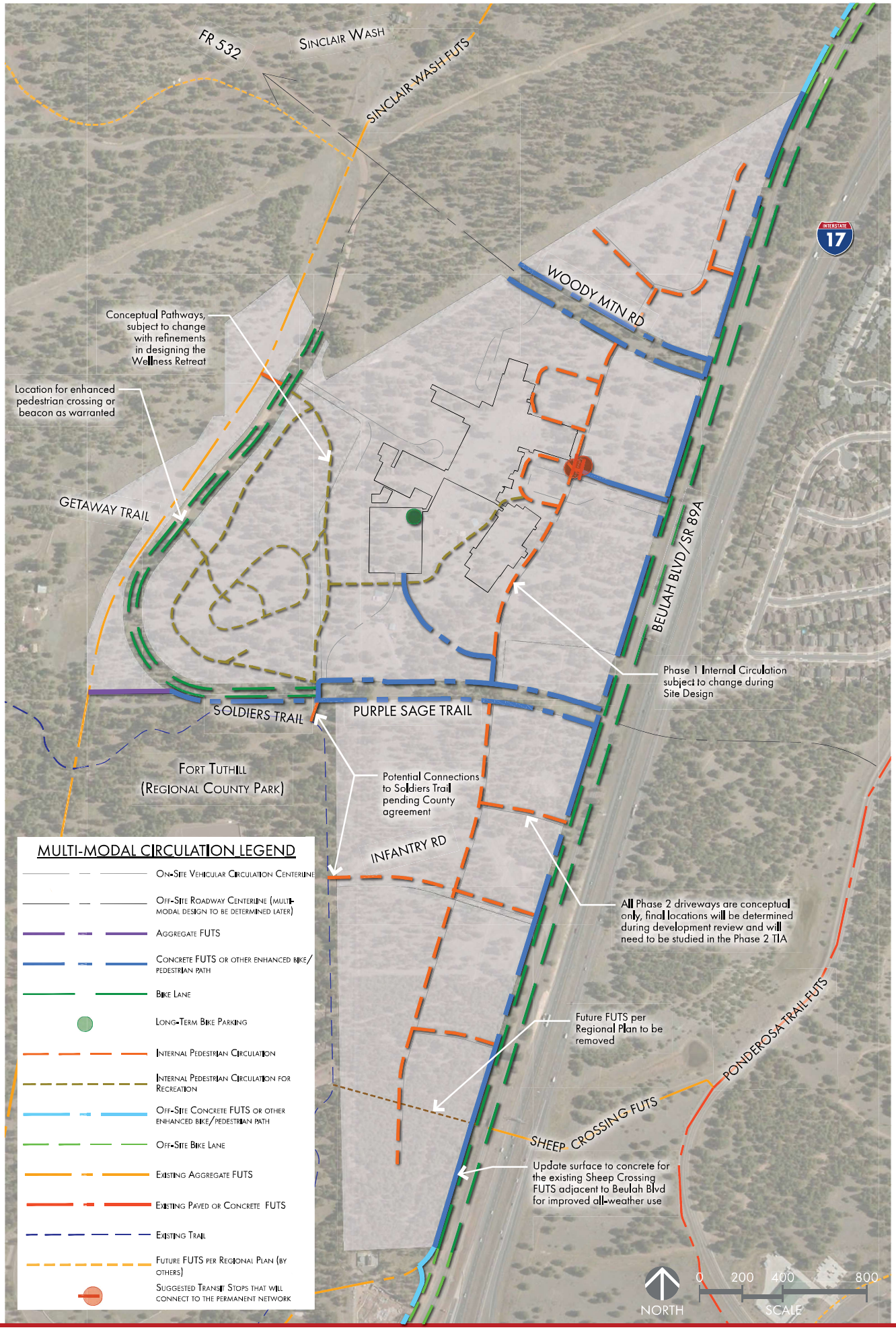
NAH HEALTH VILLAGE | MULTI MODAL SYSTEM CIRCULATION PLAN

03/28/2023

Image 18

Northern Arizona Healthcare

NORRIS DESIGN
Planning | Landscape Architecture | Branding



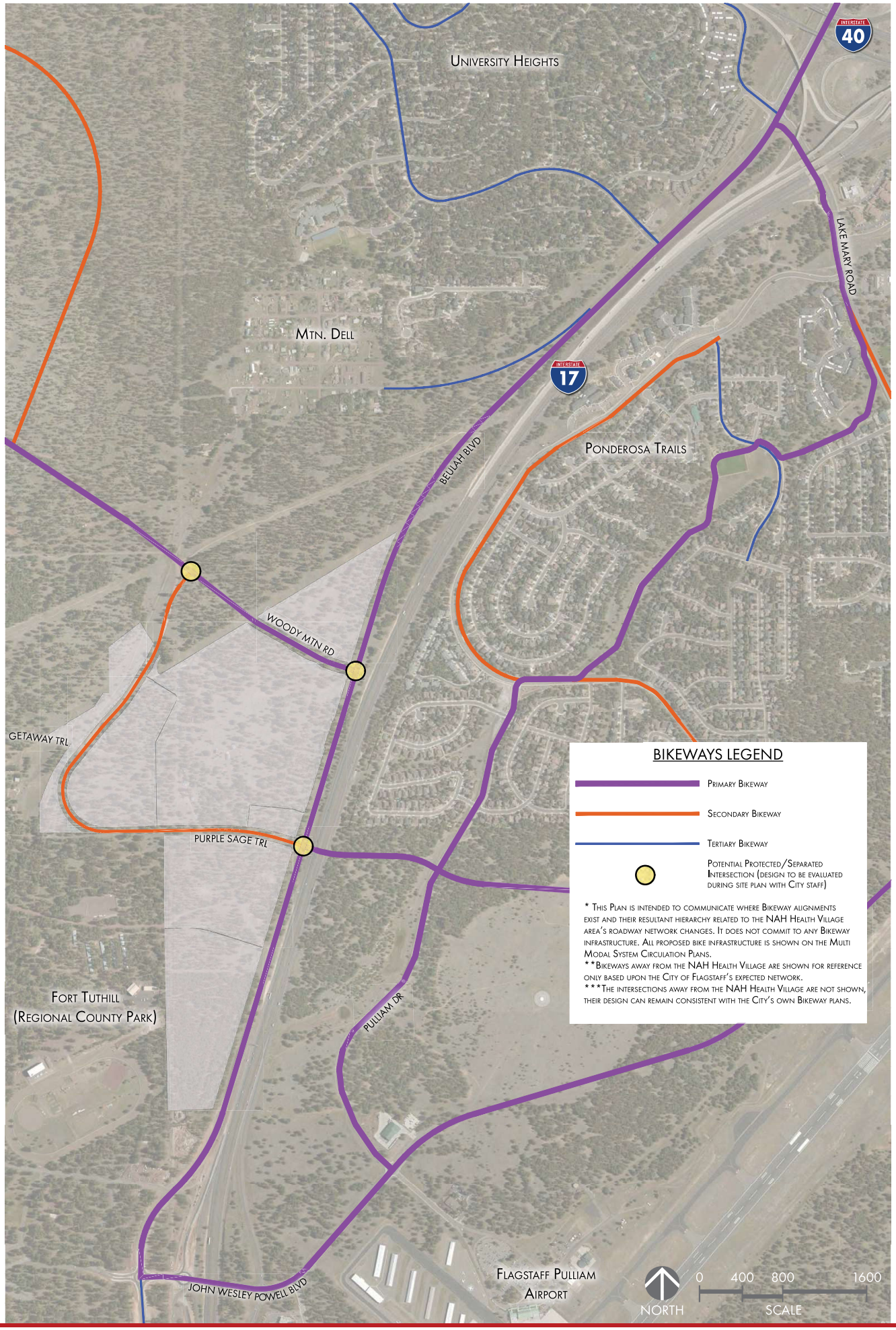
NAH HEALTH VILLAGE | MULTI-MODAL SYSTEM CIRCULATION PLAN - SITE ZOOM-IN

03/28/2023

Image 19

Northern Arizona Healthcare

NORRIS DESIGN
Planning | Landscape Architecture | Branding



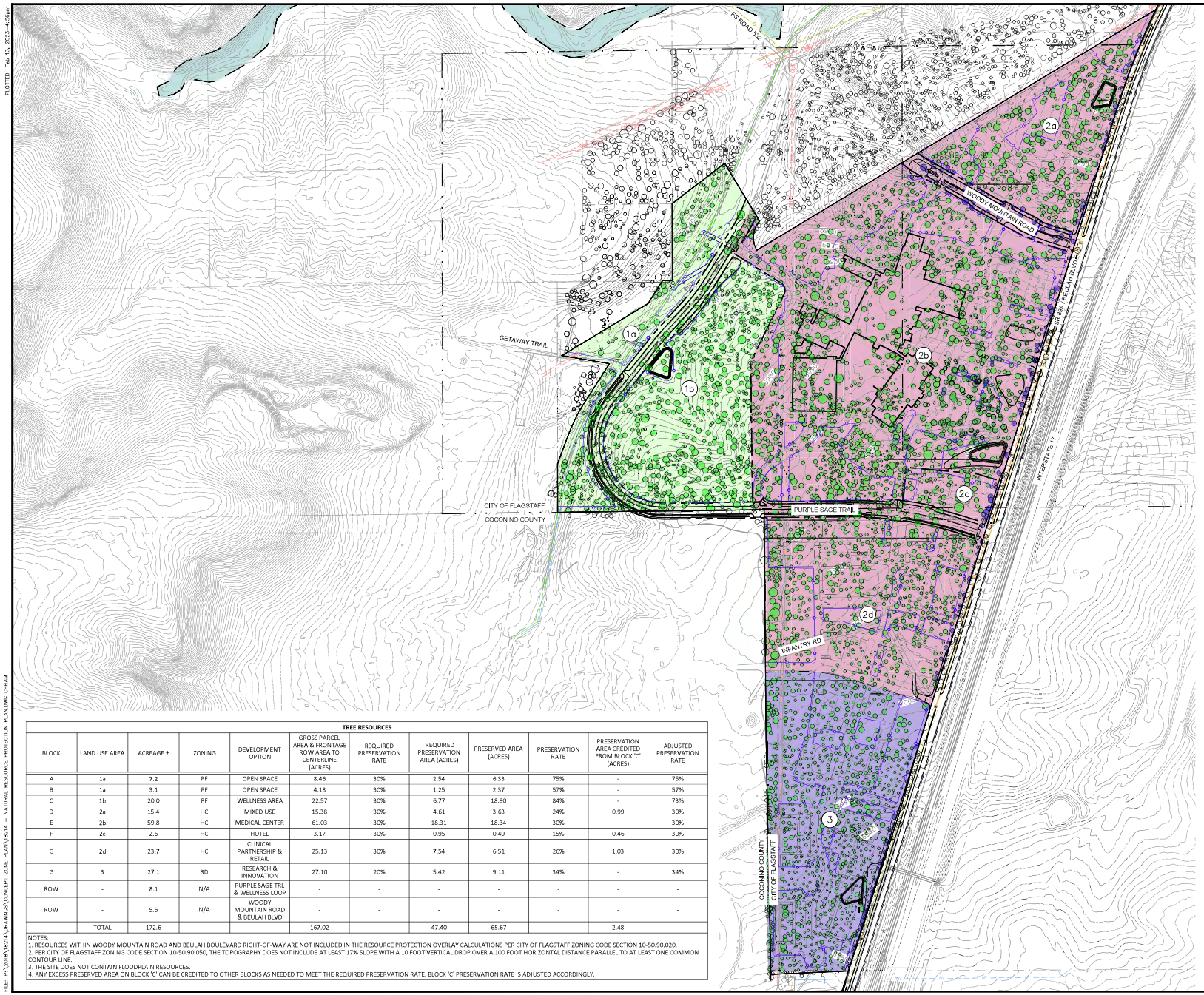
NAH HEALTH VILLAGE | BIKEWAYS PLAN

02/09/2023

Image 20

Northern Arizona Healthcare

NORRIS DESIGN
Planning | Landscape Architecture | Branding



LEGEND

- OVERALL PROJECT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED PARCEL BOUNDARY
- 100-YEAR FEMA FLOODPLAIN
- DISTURBANCE LIMIT FENCING
- EXISTING TREE CANOPY
- EXISTING TREE OUTSIDE OF THE PROJECT LIMITS
- (A) LAND USE AREA ID

FLAGSTAFF ZONING

- HC HIGHWAY COMMERCIAL
- PF PUBLIC FACILITY
- RD RESEARCH & DEVELOPMENT

NOTES:
1. EXISTING SLOPES ON THE SITE DO NOT EXCEED 16.99%.
2. RIGHT-OF-WAY INCLUDES PURPLE SAGE TRAIL.
3. WOODY MOUNTAIN ROAD AND BEULAH BOULEVARD ARE CONSIDERED REGIONAL IMPROVEMENTS AND THE RESOURCES WITHIN THE RIGHT-OF-WAY ARE NOT INCLUDED IN THE RESOURCE PROTECTION OVERLAY CALCULATIONS FOR THIS PROJECT.
4. THE RIGHT-OF-WAY FRONTAGE OF EACH LAND USE AREA IS ACCOUNTED IN THE GROSS ACREAGE AND USED FOR THE NATURAL RESOURCE PROTECTION CALCULATIONS.
5. ANY EXCESS PRESERVED AREA ON LAND USE AREA "1b" CAN BE CREDITED TO OTHER BLOCKS AS NEEDED TO MEET THE REQUIRED PRESERVATION RATE.
6. TREE LOCATIONS HAVE BEEN UPDATED PER THE AERIAL IMAGERY DATED 09/01/2022.
7. BUILDING & PARKING LOT LAYOUTS FOR ALL BLOCKS EXCLUDING LAND USE AREA "2b" ARE CONCEPTUAL AND SUBJECT TO CHANGE.

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	8.46	30%	2.54	6.33	75%	-	75%
B	1a	3.1	PF	OPEN SPACE	4.18	30%	1.25	2.37	57%	-	57%
C	1b	20.0	PF	WELLNESS AREA	22.57	30%	6.77	18.90	84%	-	73%
D	2a	15.4	HC	MIXED USE	15.38	30%	4.61	3.63	24%	0.99	30%
E	2b	59.8	HC	MEDICAL CENTER	61.03	30%	18.31	18.34	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 PARTNERSHIP & RETAIL	25.13	30%	7.54	6.51	26%	1.03	30%
G	3	27.1	RD	RESEARCH & INNOVATION	27.10	20%	5.42	9.11	34%	-	34%
ROW	-	8.1	N/A	PURPLE SAGE TRL & WELLNESS LOOP	-	-	-	-	-	-	-
ROW	-	5.6	N/A	WOODY MOUNTAIN ROAD & BEULAH BLVD	-	-	-	-	-	-	-
	TOTAL	172.6			167.02		47.40	65.67		2.48	

NOTES:
1. RESOURCES WITHIN WOODY MOUNTAIN ROAD AND BEULAH BOULEVARD RIGHT-OF-WAY ARE NOT INCLUDED IN THE RESOURCE PROTECTION OVERLAY CALCULATIONS PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.020.
2. PER CITY OF FLAGSTAFF ZONING CODE SECTION 10-50.90.050, THE TOPOGRAPHY DOES NOT INCLUDE AT LEAST 17% SLOPE WITH A 10 FOOT VERTICAL DROP OVER A 100 FOOT HORIZONTAL DISTANCE PARALLEL TO AT LEAST ONE COMMON 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.

Image 21

SCALE 1" : 250'
0 125 250

PRELIMINARY
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C.O.F. Project # PZ-21-00126

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

PRELIMINARY NATURAL RESOURCE PROTECTION PLAN

JOB NO: 1824
DATE: FEB 23
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: QEC

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

SVI
Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO. CP07

SHT NO. 8 OF 12

PLOTTED: Feb 13, 2023 - 4:56pm
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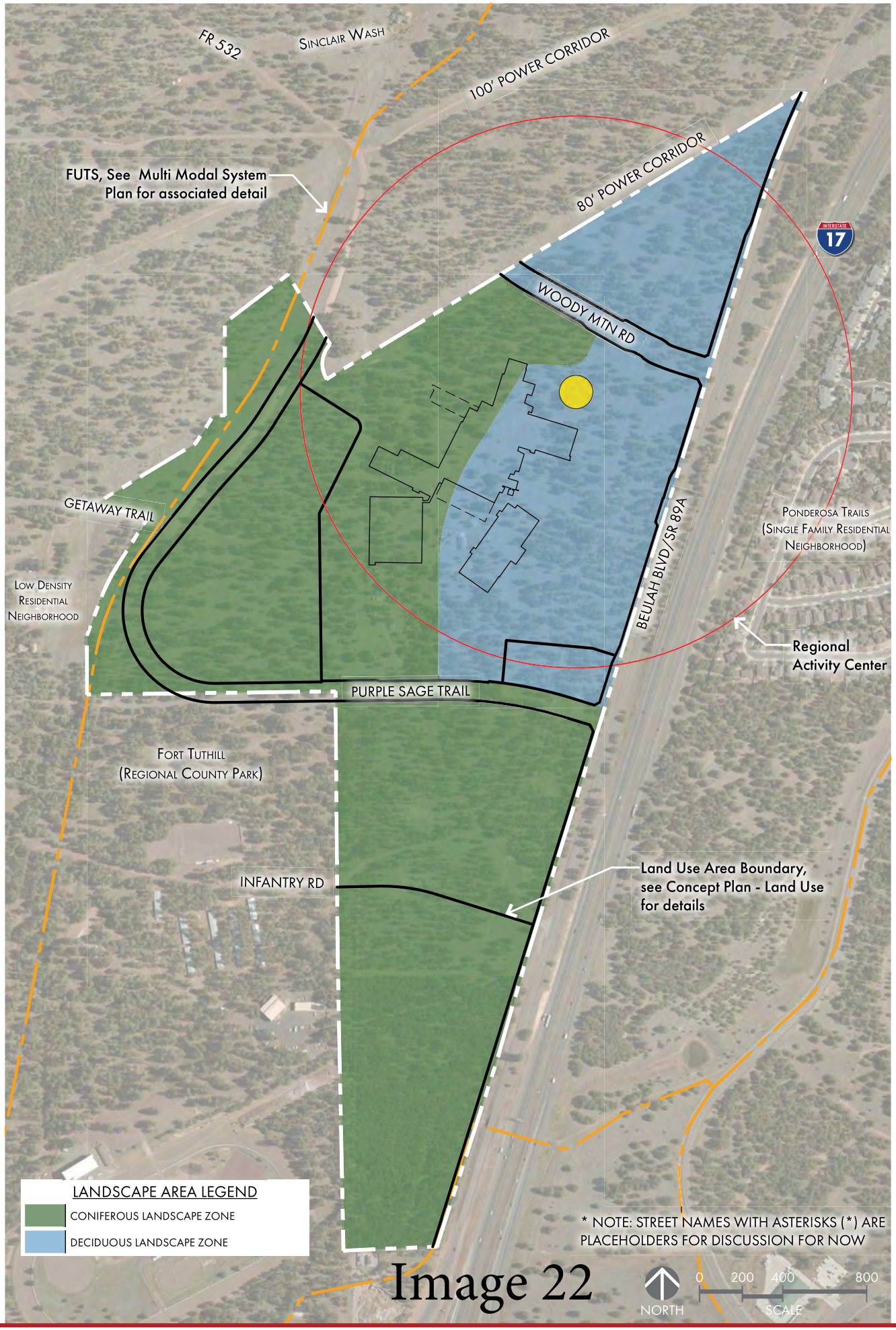


Image 22

NAH HEALTH VILLAGE| LANDSCAPE ZONES

02/09/2023

Northern Arizona Healthcare

NORRIS DESIGN
Planning | Landscape Architecture | Branding

PRIMARY TREES



Pinus ponderosa
Ponderosa Pine

SECONDARY TREES (DECIDUOUS)



Populus tremuloides
Quaking Aspen



Quercus gambelii
Gambel Oak

SECONDARY TREES (CONIFEROUS)

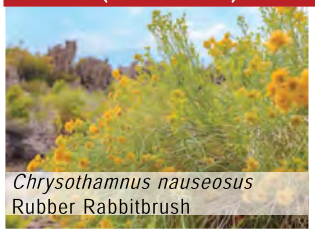


Pinus edulis
Pinyon Pine



Pinus nigra
Austrian Pine

SHRUBS (EVERGREEN)



Chrysothamnus nauseosus
Rubber Rabbitbrush



Fallugia paradox
Apache Plume



Mahonia aquifolium
Oregon Grape Holly

SHRUBS (DEDICUOUS)



Viburnum dentatum
Arrowwood Viburnum



Lonicera species
Honeysuckle



Prunus cistena
Sand Cherry

PERENNIALS



Aquilegia chrysantha
Columbine



Echinacea purpurea
Purple Coneflower



Gaillardia pulchella
Blanket Flower

GRASSES



Calamagrostis acutiflora
Arizona Fescue



Muhlengergia montana
Blue Grama



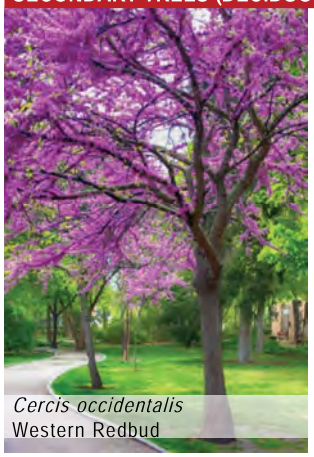
Festuca arizonica
Alkali Sacaton

PRIMARY TREES



Acer x freemanii
Freeman Maple

SECONDARY TREES (DECIDUOUS)



Cercis occidentalis
Western Redbud



Populus tremuloides
Quaking Aspen

SECONDARY TREES (CONIFEROUS)



Ables concolor
White Fir



Pseudotsuga menziesii
Douglas Fir



Pinus ponderosa
Ponderosa Pine

SHRUBS (CONIFEROUS)



Juniperus species
Blue Chip Juniper



Juniperus chinensis
Chinese Juniper



Pinus mugo "Slowmound"
Slowmound Mugo Pine

SHRUBS (DEDICUOUS)



Barberis species
Crimson Pygmy Barberry



Cornus stolonifera
Arctic Fire Dogwood



Salvia dorrii
Desert Purple Sage

PERENNIALS



Cerastim tomentosum
Snow in Summer



Galium odoratum
Sweet Woodruff



Penstemon strictus
Penstemon

GRASSES



Calamagrostis acutiflora
Karl Foerster



Muhlengergia montana
Mountain Muhly



Festuca arizonica
Alkali Sacaton







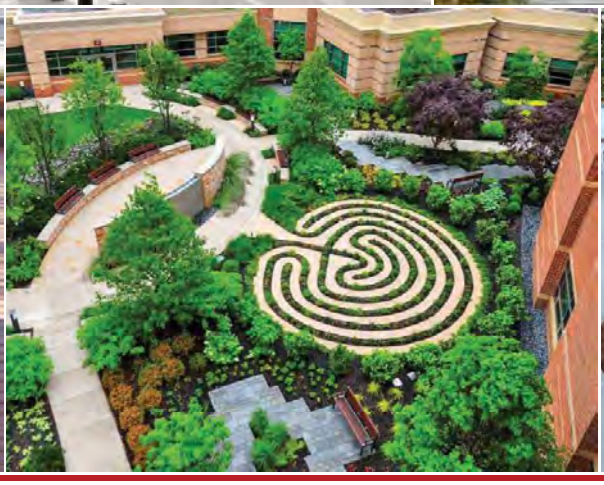





Image 25



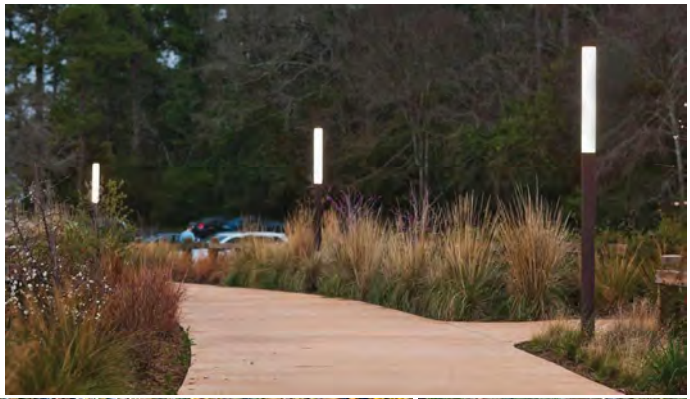












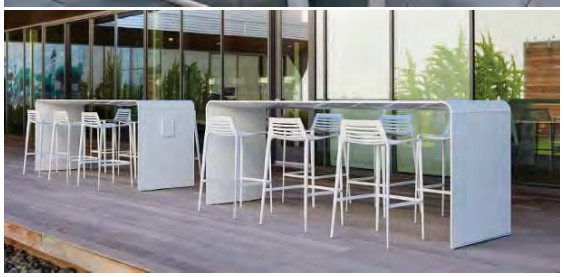
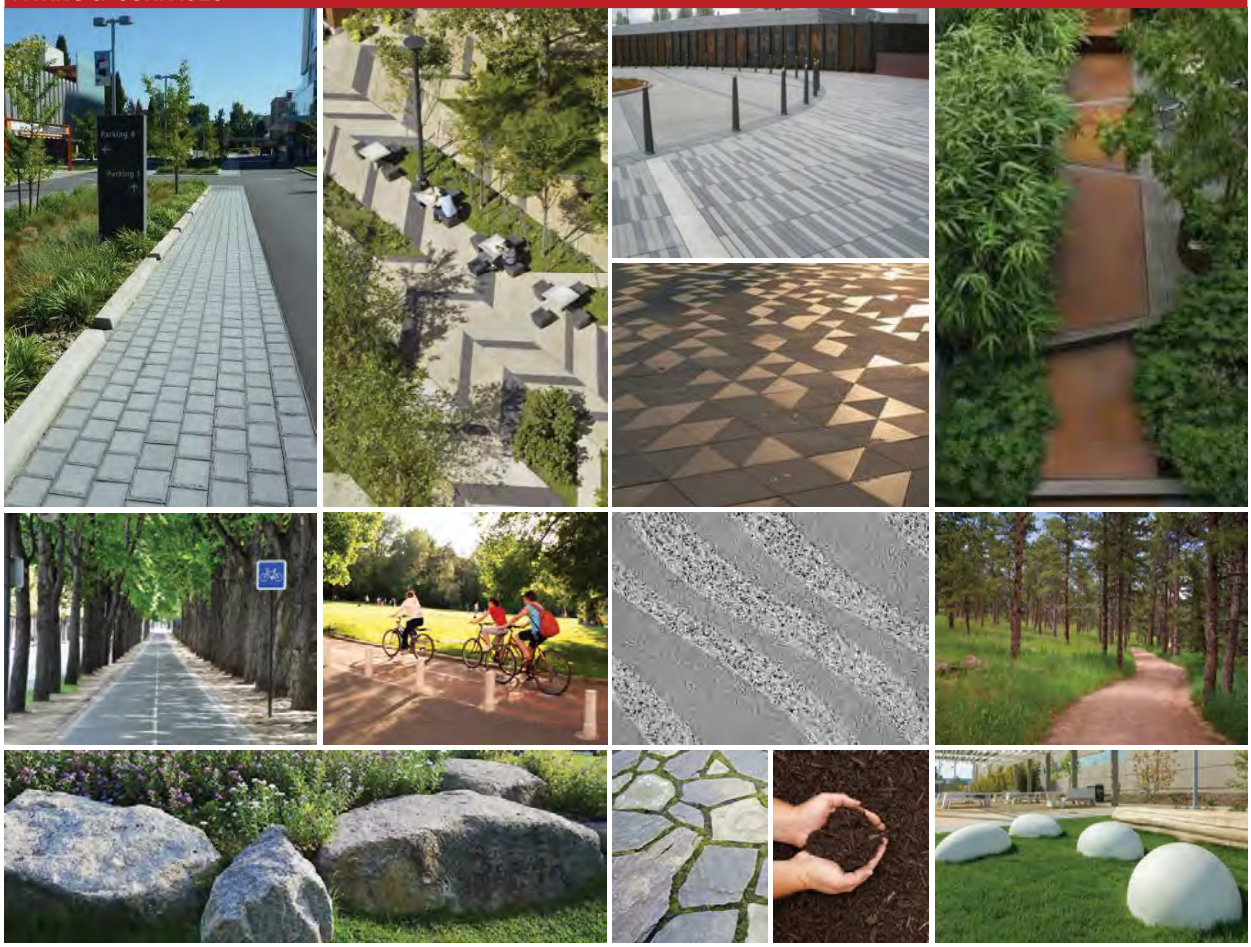







Image 26

PAVING & SURFACES



SITE LIGHTING











yesu

K FOOD COURT


Image 28
VIRIDIAN







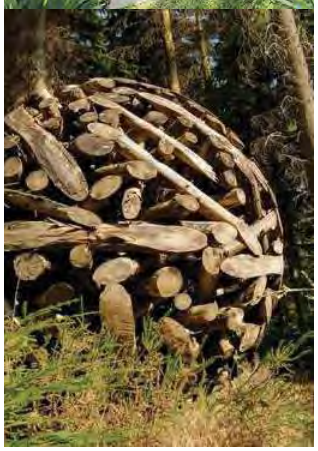





Image 29



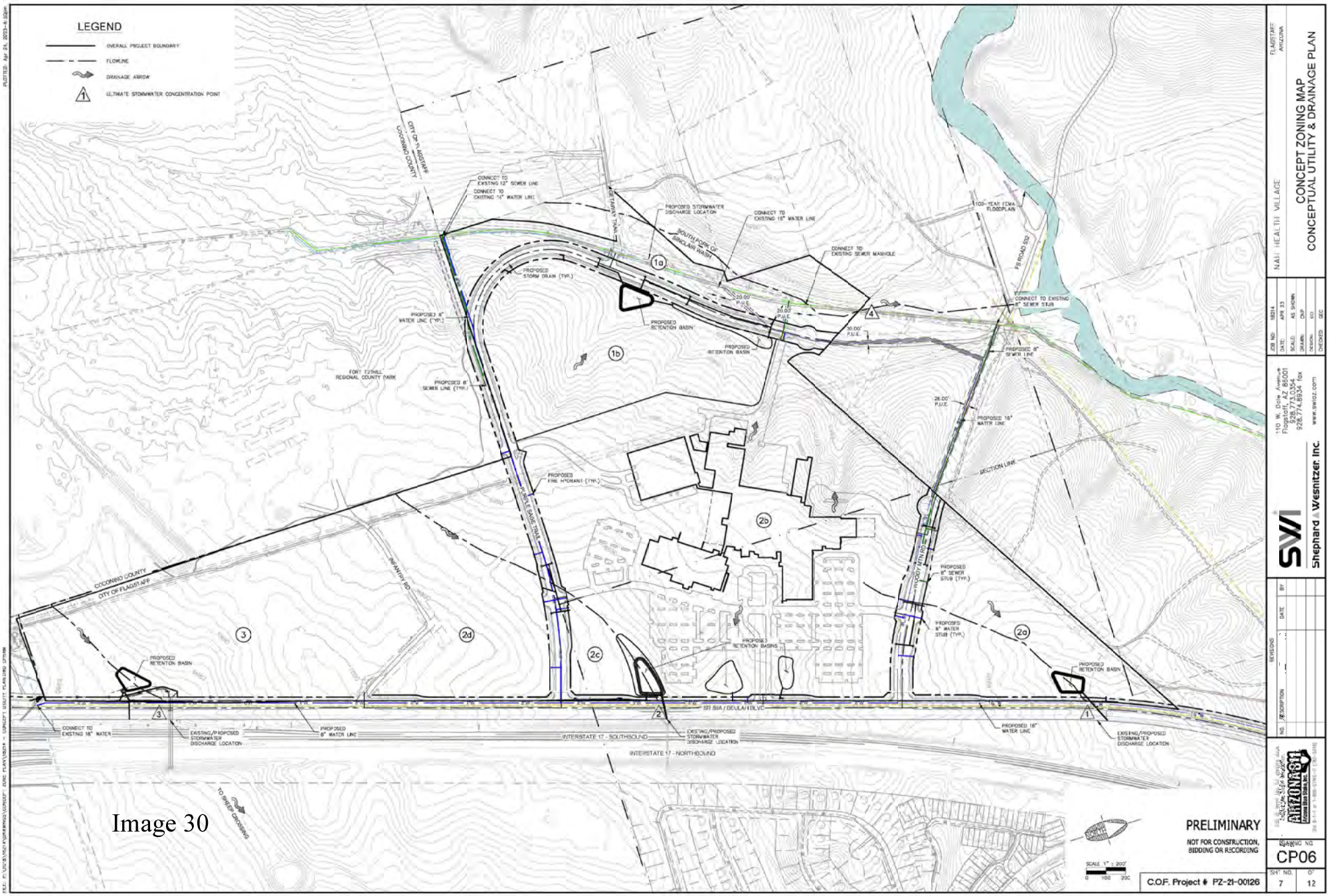

LEGEND
OVERALL PROJECT BOUNDARY
FLOWLINE
DRAINAGE ARROW
ULTIMATE STORMWATER CONCENTRATION POINT
CITY OF FLAGSTAFF
COCONINO COUNTY
CONNECT TO EXISTING 12" SEWER LINE
CONNECT TO EXISTING 14" WATER LINE
GETAWAY TRAIL
PROPOSED STORMWATER DISCHARGE LOCATION
SOUTH FORK OF SINCLAIR WASH
CONNECT TO EXISTING 16" WATER LINE
CONNECT TO EXISTING SEWER MANHOLE
100-YEAR FEMA FLOODPLAIN
FS ROAD 532
PROPOSED STORM DRAIN (TYP.)
PROPOSED 8" WATER LINE (TYP.)
PROPOSED RETENTION BASIN
PROPOSED RETENTION BASIN
CONNECT TO EXISTING 8" SEWER STUB
PROPOSED 8" SEWER LINE
FORT TUTHILL REGIONAL COUNTY PARK
PROPOSED 8" SEWER LINE (TYP.)
PROPOSED 16" WATER LINE
SECTION LINE
PROPOSED FIRE HYDRANT (TYP.)
PURPLE SAGE TRAIL
INFANTRY RD
WOODY MTN RD
PROPOSED 8" SEWER STUB (TYP.)
PROPOSED 8" WATER STUB (TYP.)
PROPOSED RETENTION BASINS
PROPOSED RETENTION BASIN
PROPOSED RETENTION BASIN
SR 89A / BEULAH BLVD
CONNECT TO EXISTING 16" WATER
EXISTING/PROPOSED STORMWATER DISCHARGE LOCATION
PROPOSED 8" WATER LINE
INTERSTATE 17 - SOUTHBOUND
EXISTING/PROPOSED STORMWATER DISCHARGE LOCATION
INTERSTATE 17 - NORTHBOUND
PROPOSED 16" WATER LINE
EXISTING/PROPOSED STORMWATER DISCHARGE LOCATION
TO SHEEP CROSSING
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING
SCALE 1" = 200'
C.O.F. Project # PZ-21-00126
NAH HEALTH VILLAGE
FLAGSTAFF ARIZONA
CONCEPT ZONING MAP
CONCEPTUAL UTILITY & DRAINAGE PLAN
JOB NO: 18214
DATE: APR 23
SCALE: AS SHOWN
DRAWN: CNP
DESIGN: KCI
CHECKED: GEC
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com
SWI
Shephard Wesnitzer, Inc.
REVISIONS
NO. DESCRIPTION DATE BY
ARIZONA 811
Arizona Blue Stake, Inc.
DRAWING NO.
CP06
SHT NO. 7 OF 12

Image 30

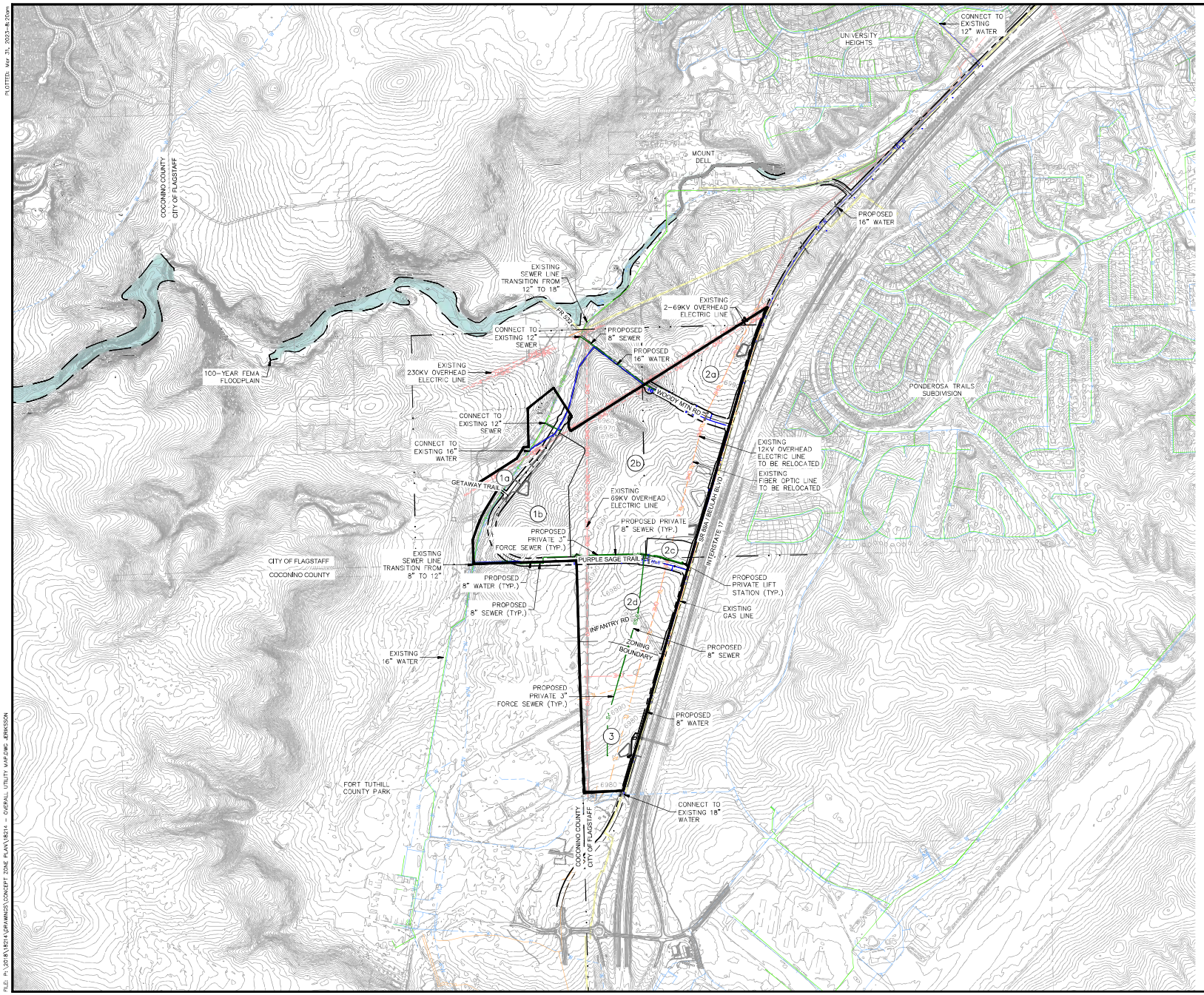


Image 31

PRELIMINARY

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C.O.F. Project # PZ-21-00126

DRAWING NO. CP03

SHT NO. 4 OF 12

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

OVERALL UTILITY MAP

JOB NO: 18214
DATE: MAR 23
SCALE: AS SHOWN
DRAWN: HAS
DESIGN: CNP
CHECKED: QEC

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928.774.8934 fax
www.swoz.com

SVI
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PLOTTED: Mar 31, 2023 - 8:20am
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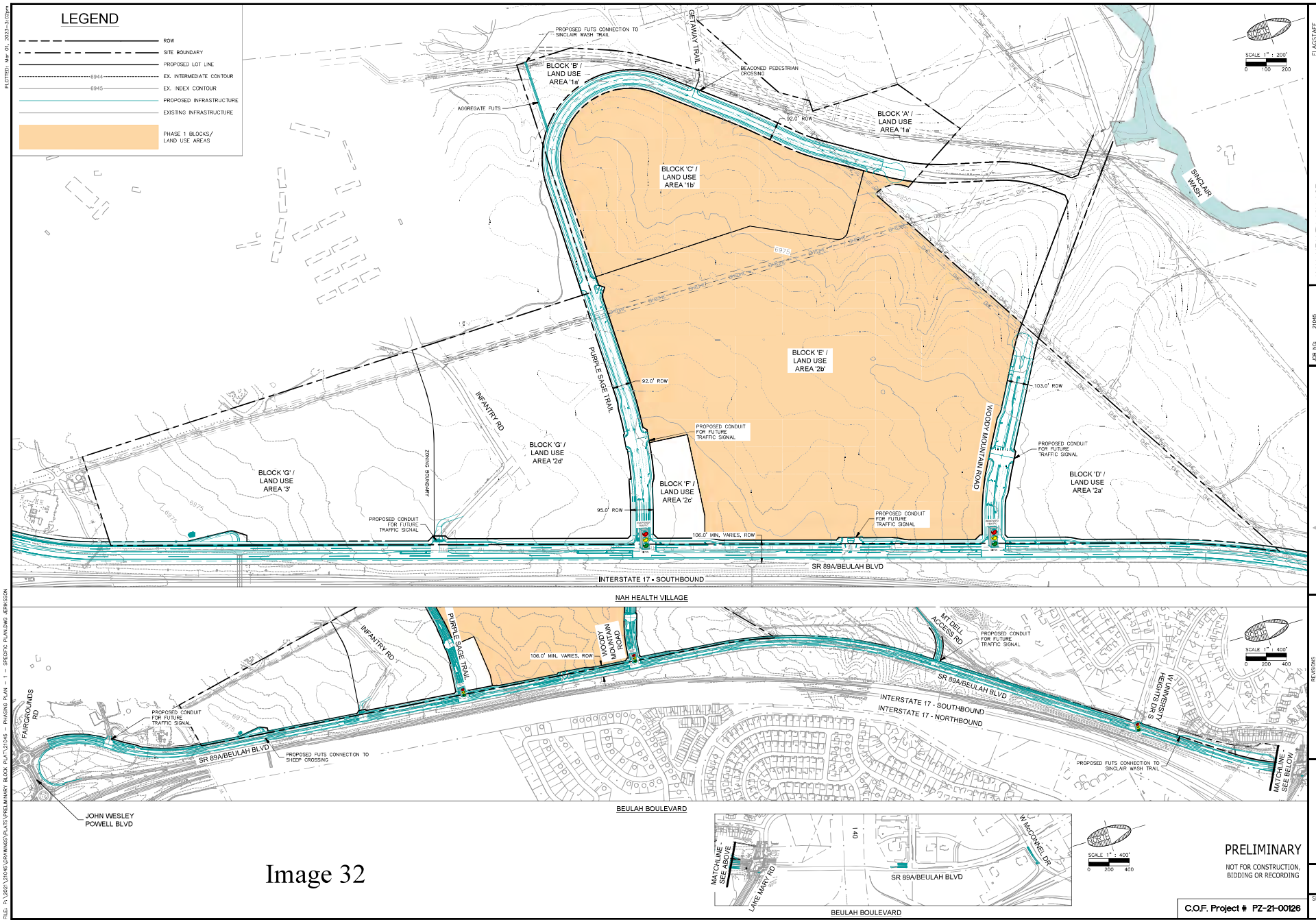

Image 32

PRELIMINARY

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C.O.F. Project # PZ-21-00126

INFRASTRUCTURE PHASING PLAN
PHASE 1 - ROADWAY & TRAFFIC CONTROL

NAH HEALTH VILLAGE

FLAGSTAFF ARIZONA

JOB NO: 21045
DATE: MAR 23
SCALE: AS SHOWN
DRAWN: JEE
DESIGN: CNP
CHECKED: GEC

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DRAWING NO.
PH1.1

SHT NO. 1 OF 3

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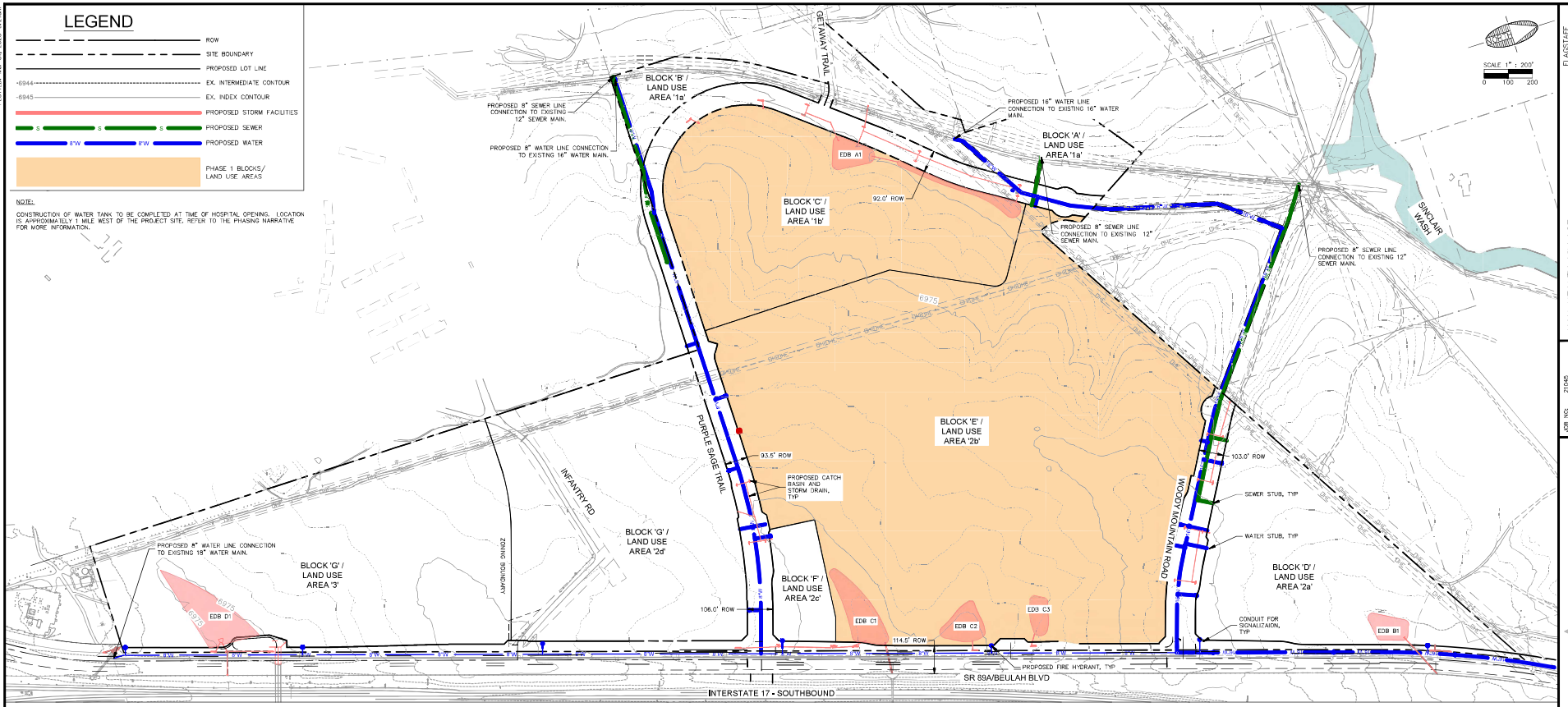
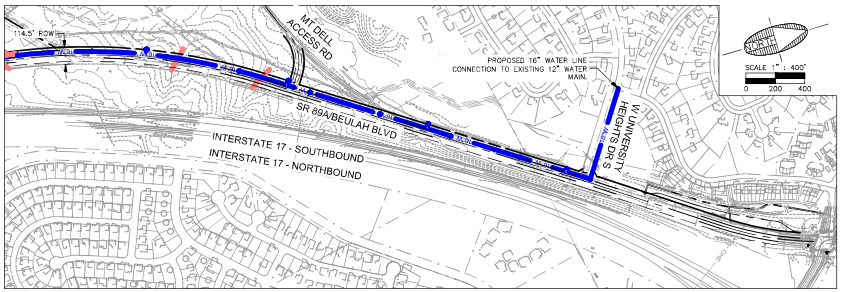


NAH HEALTH VILLAGE



BEULAH BOULEVARD

Image 33

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

FLAGSTAFF ARIZONA

NAH HEALTH VILLAGE

INFRASTRUCTURE PHASING PLAN
PHASE 1 - STORMWATER & UTILITIES

JOB NO: 21045
DATE: MAR 23
SCALE: AS SHOWN
DRAWN: ALE
DESIGN: CNP
CHECKED: GEC

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REVISIONS

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DRAWING NO.
PH1.2

SHT NO. 2 OF 3

PLOTTED: Mar 31, 2023 - 9:21am

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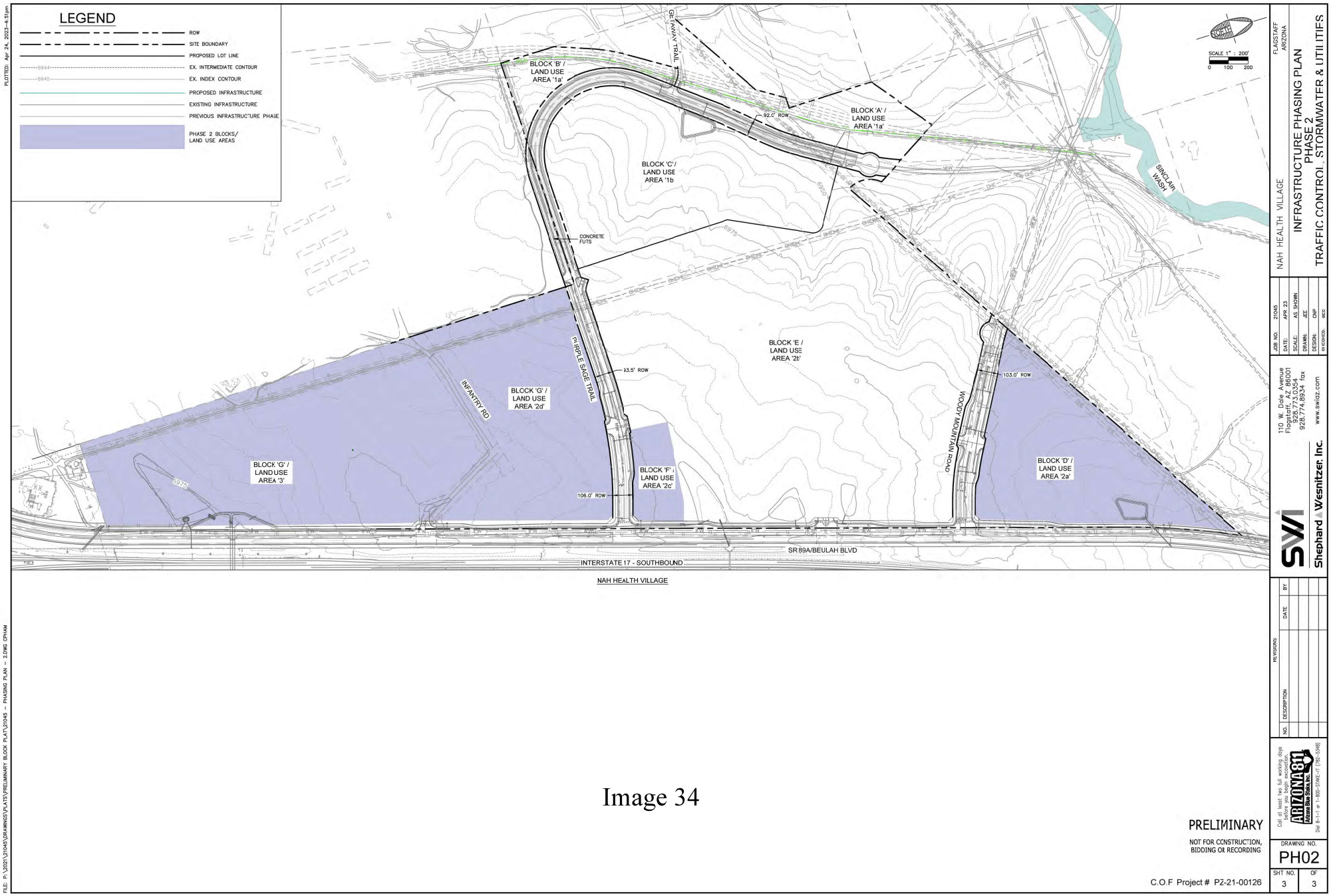
LEGEND
ROW
SITE BOUNDARY
PROPOSED LOT LINE
EX. INTERMEDIATE CONTOUR
EX. INDEX CONTOUR
PROPOSED INFRASTRUCTURE
EXISTING INFRASTRUCTURE
PREVIOUS INFRASTRUCTURE PHASE
PHASE 2 BLOCKS/ LAND USE AREAS
SCALE 1" : 200'
0 100 200
GETAWAY TRAIL
BLOCK 'B' / LAND USE AREA '1a'
BLOCK 'A' / LAND USE AREA '1a'
92.0' ROW
BLOCK 'C' / LAND USE AREA '1b
SINCLAIR WASH
CONCRETE FUTS
BLOCK 'E' / LAND USE AREA '2b'
PURPLE SAGE TRAIL
93.5' ROW
103.0' ROW
INFANTRY RD
BLOCK 'G' / LAND USE AREA '2d'
WOODY MOUNTAIN ROAD
BLOCK 'G' / LAND USE AREA '3'
BLOCK 'F' / LAND USE AREA '2c'
106.0' ROW
BLOCK 'D' / LAND USE AREA '2a'
SR 89A/BEULAH BLVD
INTERSTATE 17 - SOUTHBOUND
NAH HEALTH VILLAGE
PLOTTED: Apr 24, 2023-4:51pm
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FLAGSTAFF ARIZONA
NAH HEALTH VILLAGE
INFRASTRUCTURE PHASING PLAN
PHASE 2
TRAFFIC CONTROL, STORMWATER & UTILITIES
JOB NO: 21045
DATE: APR 23
SCALE: AS SHOWN
DRAWN: JEE
DESIGN: CNP
CHECKED: GCG
110 W. Dale Avenue
Flagstaff, AZ 86001
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928.774.8934 fax
www.swiaz.com
SWI
Shephard Wesnitzer, Inc.
REVISIONS
NO. DESCRIPTION DATE BY
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Arizona Blue Stake, Inc.
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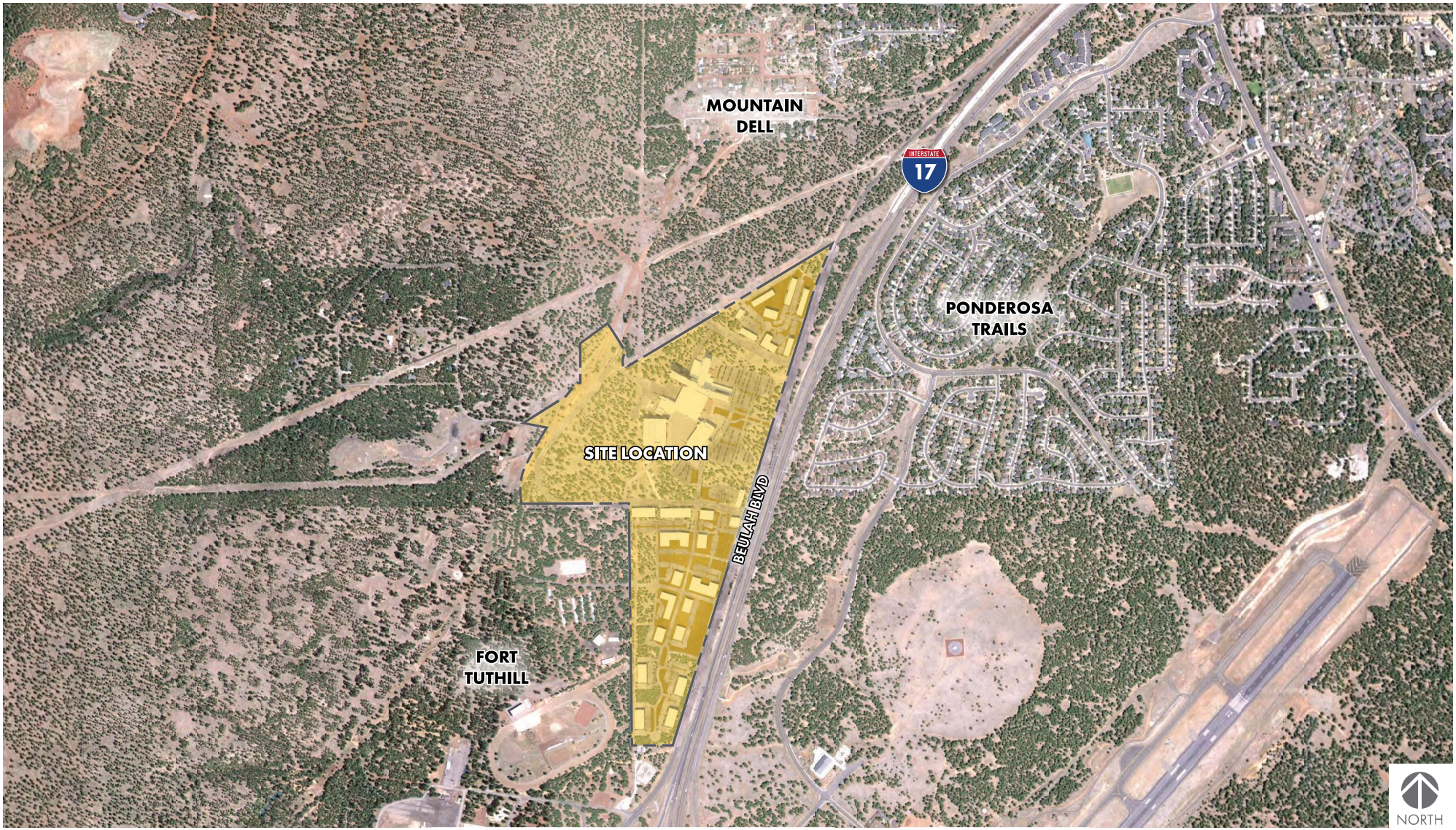
DRAWING NO.
PH02
SHT NO. 3 OF 3
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING OR RECORDING
C.O.F Project # PZ-21-00126

Image 34



PROJECT LOCATION MAP



PROPOSED CONDITION- 3D DIGITAL MODEL

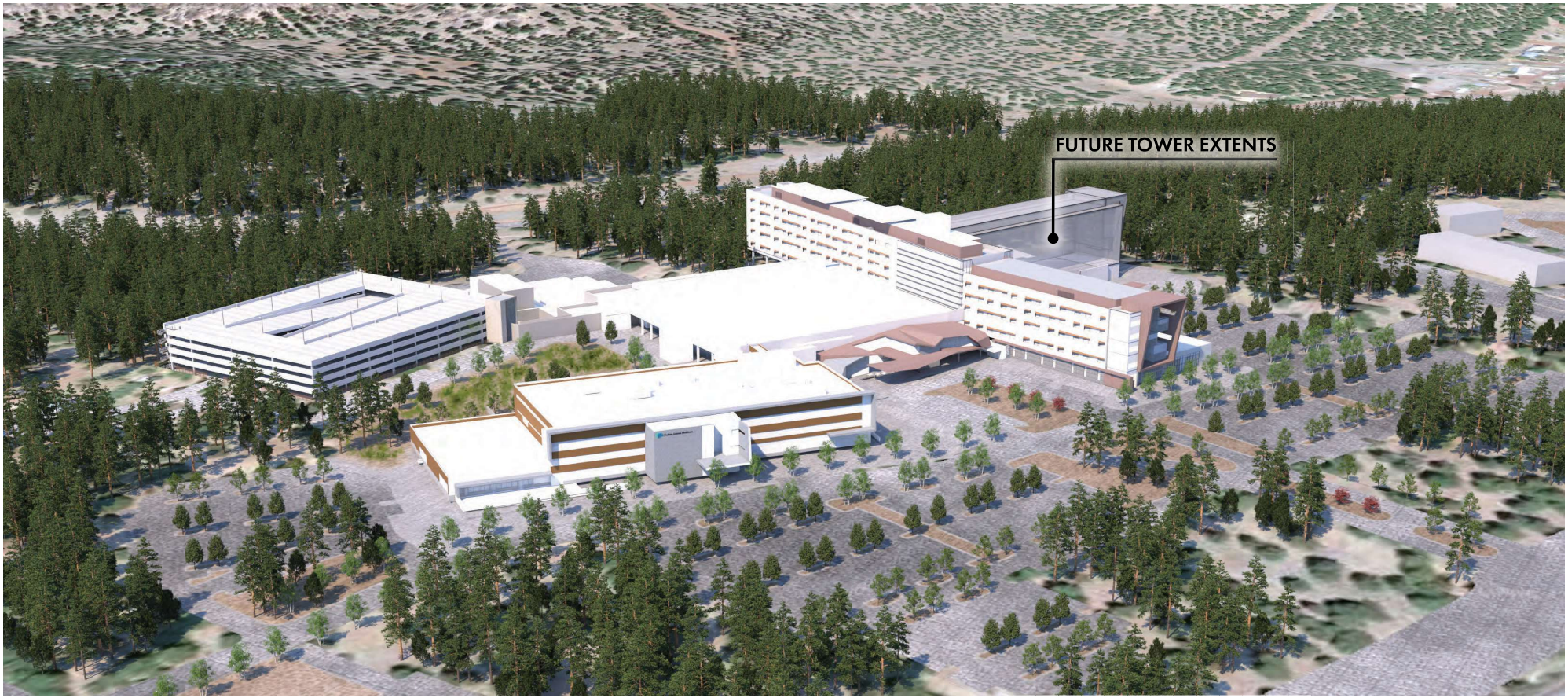
3D DIGITAL MODEL BASED ON CURRENT CONCEPT PLAN AND IS SUBJECT TO CHANGE.

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



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
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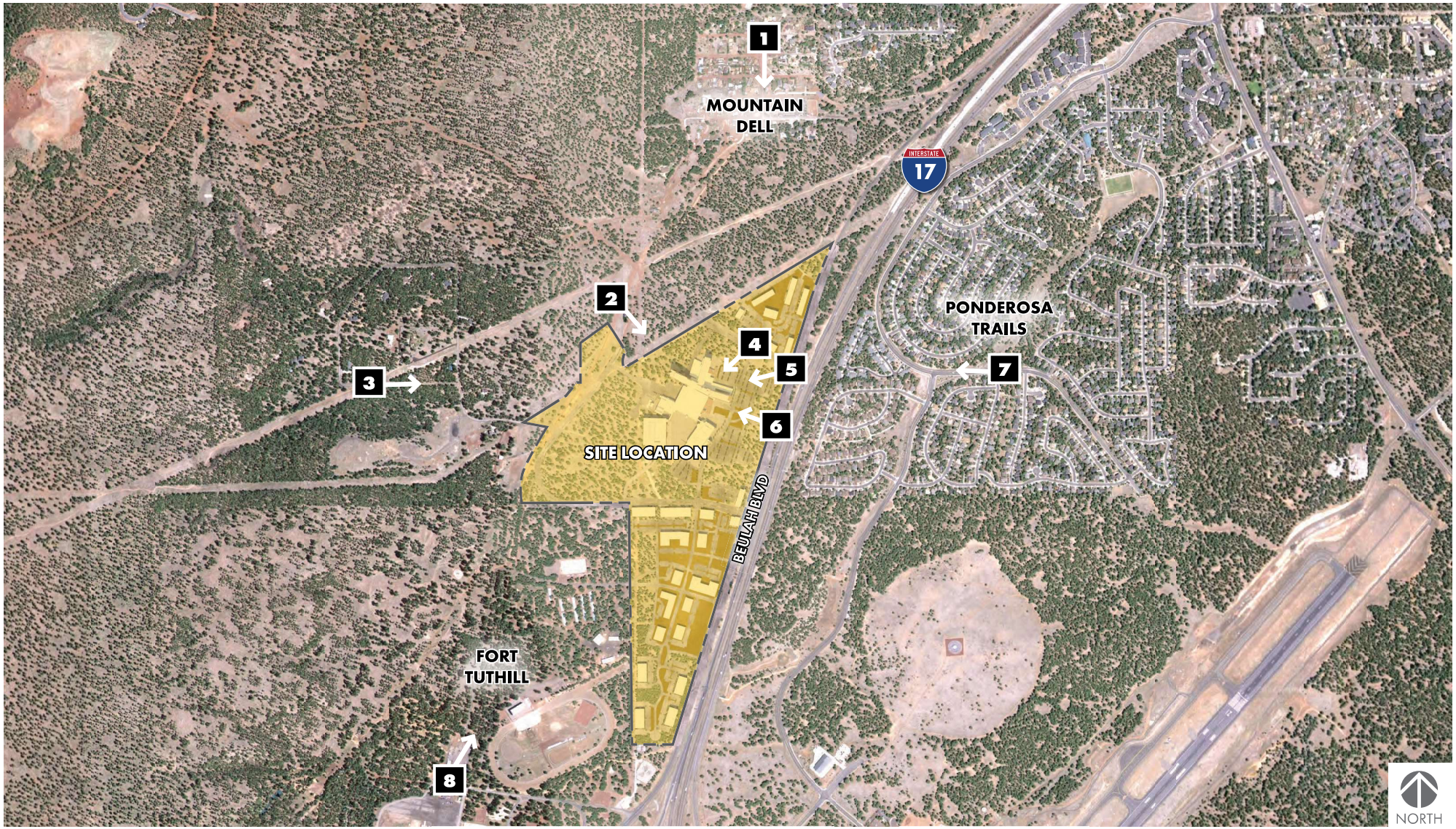
- ADJACENT AREA IS BASED ON USGS DATA.

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



CAMERA LOCATION MAP



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

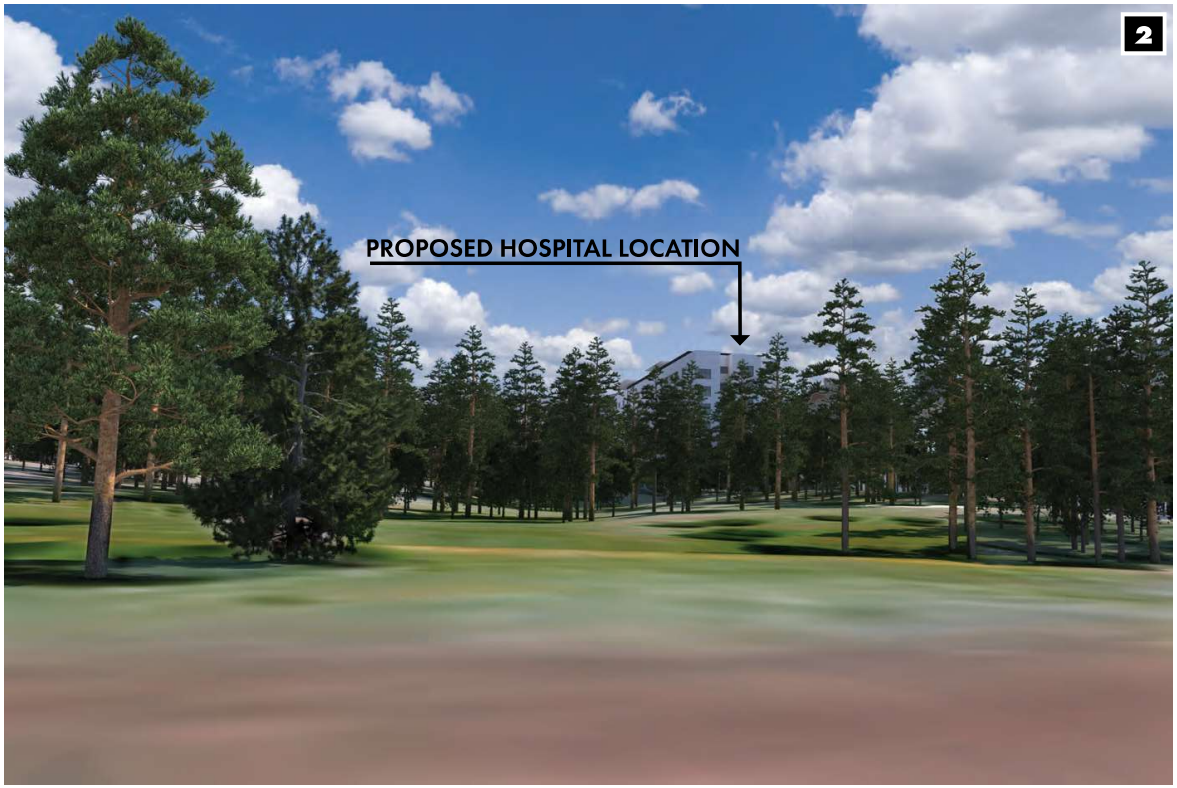


EXISTING CONDITION - VIEW FROM SINCLAIR WASH FUTS

PHOTO 8/23/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM SINCLAIR WASH FUTS

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

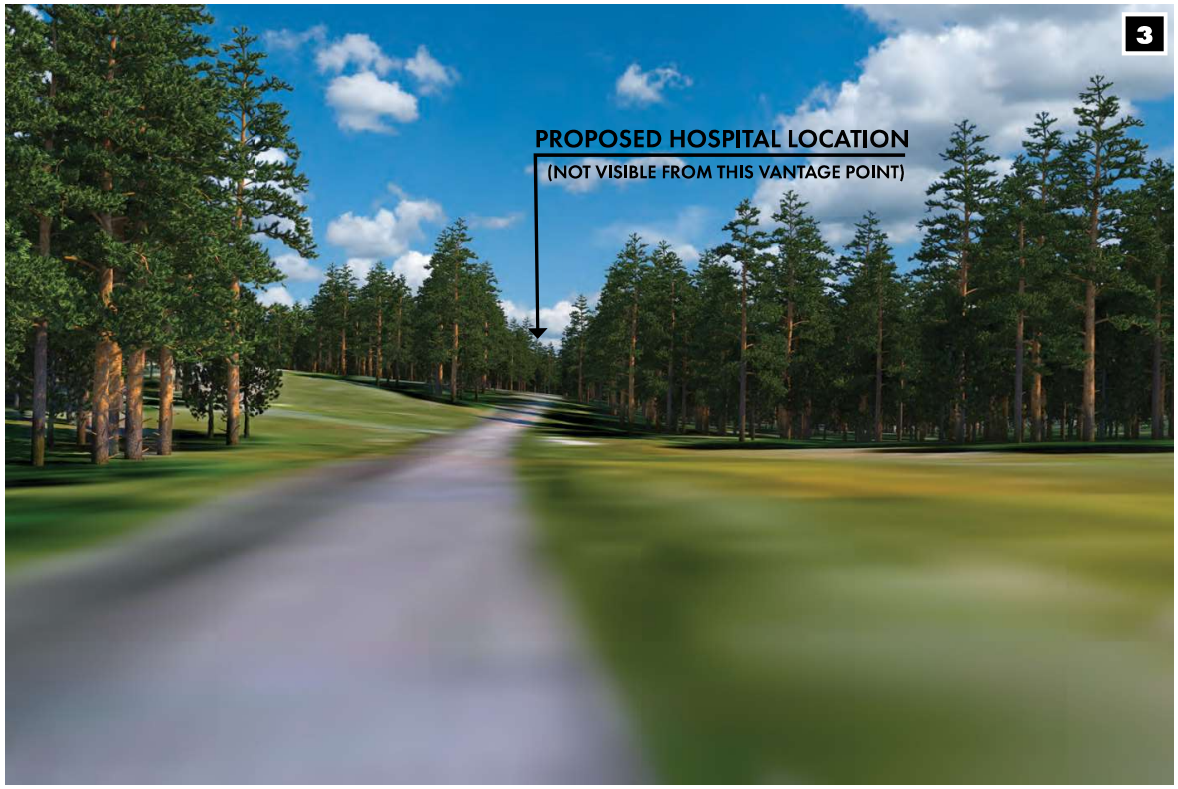


EXISTING CONDITION - VIEW FROM GETAWAY TRAIL

PHOTO 8/23/2022



VIEW LOCATION KEY MAP



PROPOSED CONDITION - VIEW FROM GETAWAY TRAIL

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



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

PHOTO 9/27/2022



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



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



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



EXISTING CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD

PHOTO 8/30/2022



VIEW LOCATION KEY MAP



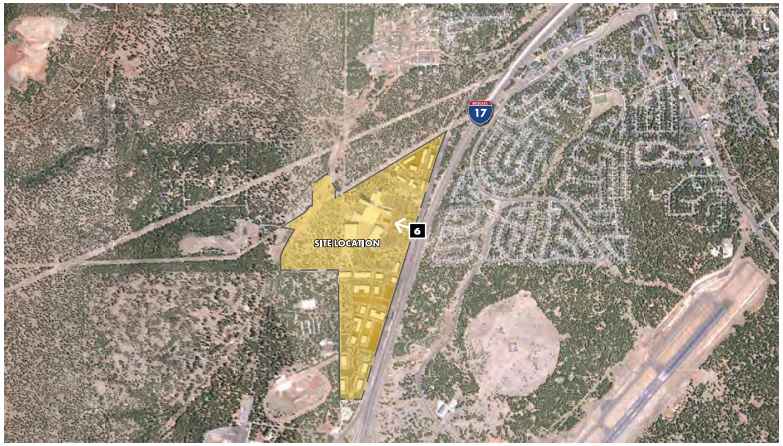
PROPOSED CONDITION - VIEW FROM BEULAH BLVD AT WOODY MTN RD - NO PROPOSED LANDSCAPE

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

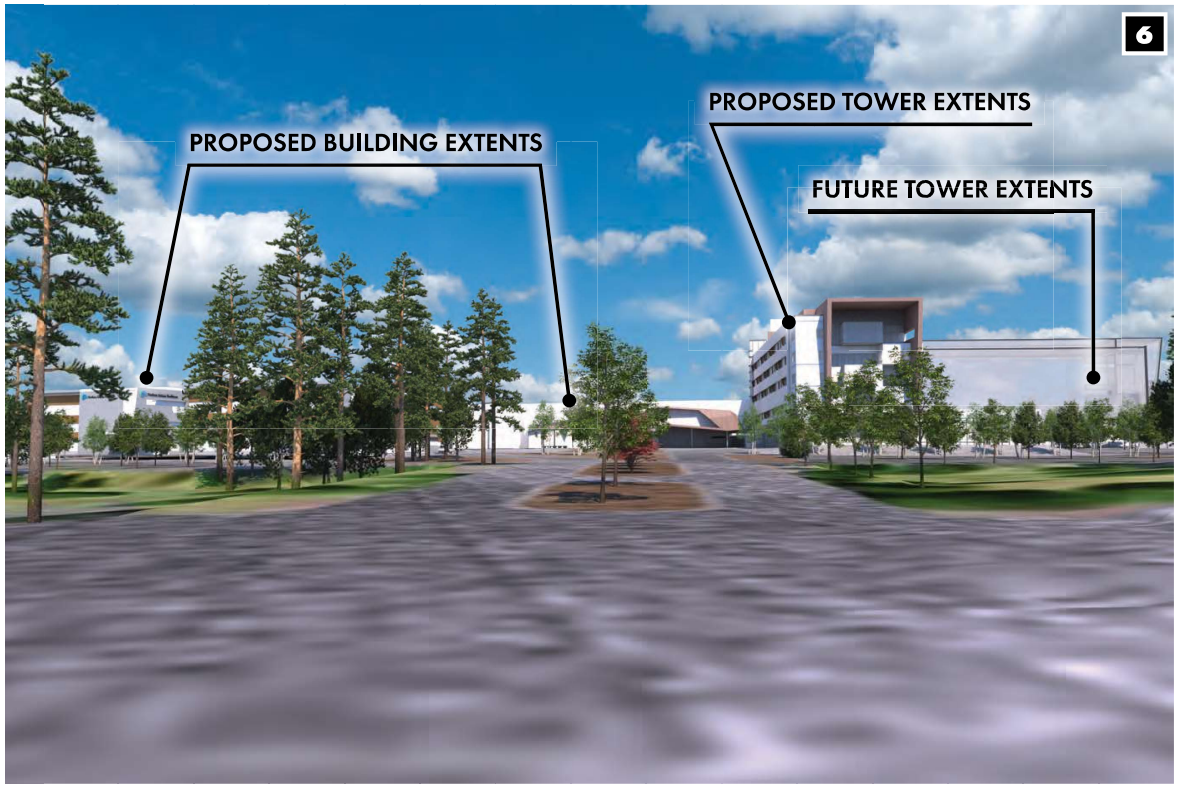


EXISTING CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE

PHOTO 8/30/2022



VIEW LOCATION KEY MAP



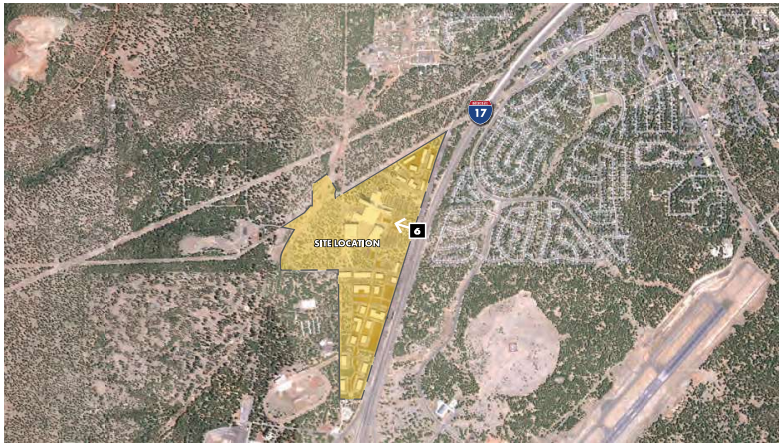
PROPOSED CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE

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

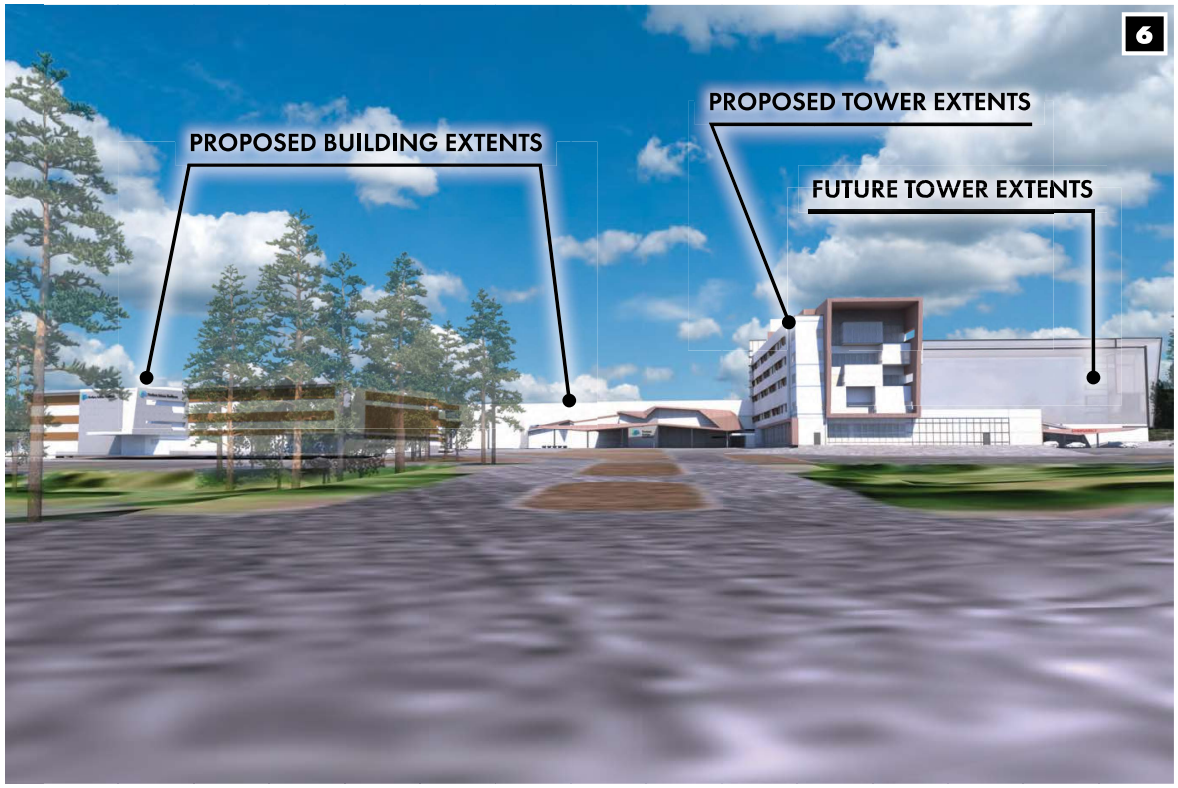


EXISTING CONDITION - VIEW FROM BEULAH BLVD AT MAIN HOSPITAL ENTRANCE

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

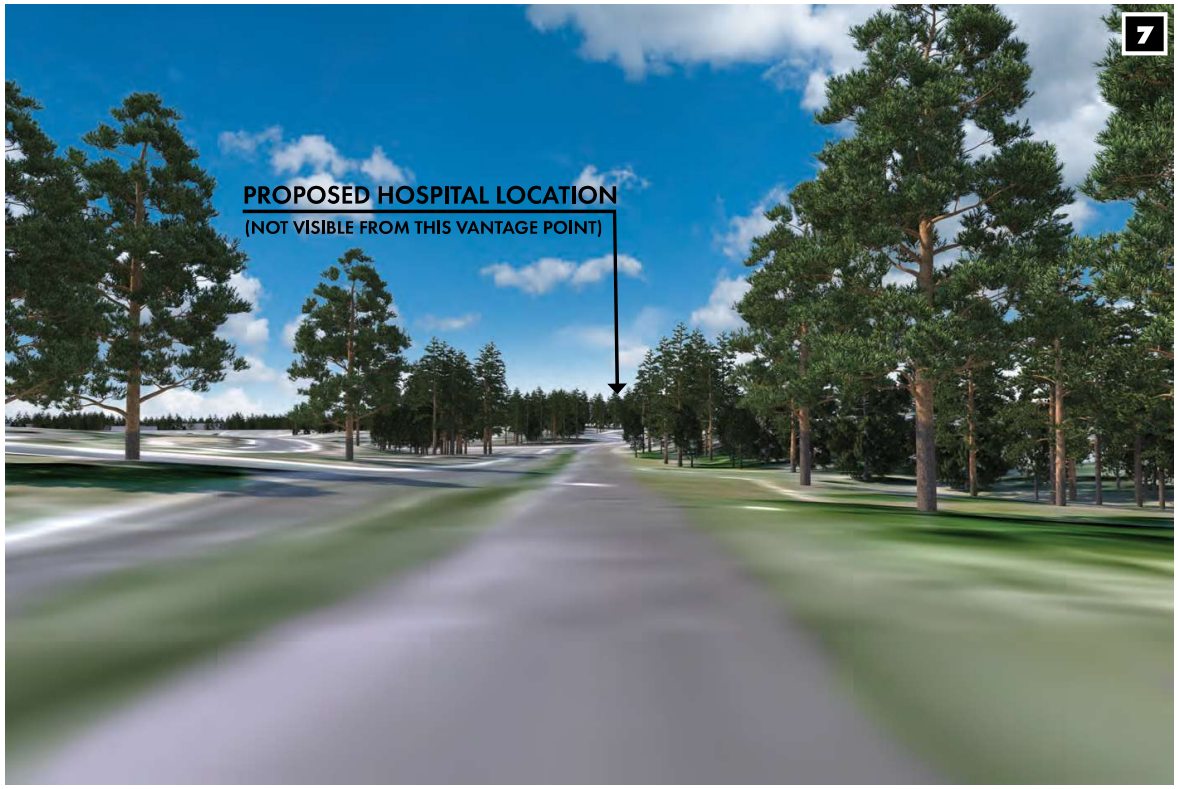


EXISTING CONDITION - VIEW FROM PONDEROSA TRAILS

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

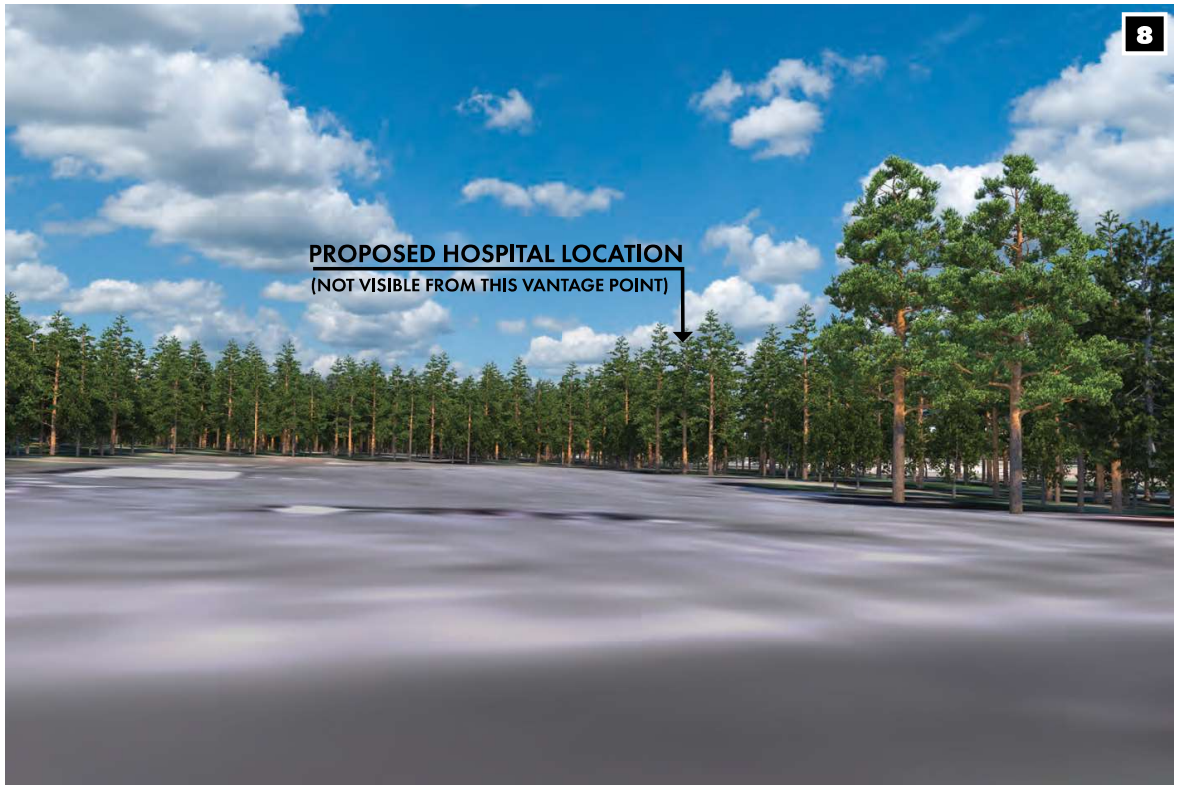


EXISTING CONDITION - VIEW FROM FORT TUTHILL

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

FLAGSTAFF POLICE DEPARTMENT

911 SAWMILL RD • FLAGSTAFF, ARIZONA 86001• (928) 779-3646
ADMIN FAX (928)213-3372
TDD 1-800-842-4681

Chief of Police
Dan Musselman

Tiffany Antol, Planning Development Manager
City of Flagstaff, Community Development Department
211 W. Aspen Ave.
Flagstaff, AZ 86001

RE: Project: NAH Health Village
Project No.: PZ-21-00126
Applicant: Northern Arizona Healthcare

Dear Ms. Antol:

We are aware of Northern Arizona Healthcare's application to develop property near Fort Tuthill for the purpose of building a new hospital and ambulatory surgery center, together with surrounding development intended to be commercial, retail, lodging and residential uses. We have been provided application information and also participated in a meeting with you and other City staff, together with the developer, on August 5, 2021 to discuss the project and questions or concerns on the part of the Flagstaff Police Department.

To assist in your review of this proposed project, we can provide the following information:

- In general, providing police support for the proposed new hospital will be the same type and scope of service provided currently to the existing hospital.
- If the new hospital expands in size beyond the current hospital, then we would expect the amount of service to increase as well. The project plans anticipate a hospital that eventually may have about one-third more capacity than the existing facility, so it is reasonable that FPD costs of service will also increase. FPD does not separately track its costs for servicing the existing hospital.
- The new hospital will be about 4.6 miles from FPD headquarters/CCSO Jail compared with a distance of 1.8 miles to the current medical center. This may result in response times a couple minutes slower than currently provided, and the extra distance will have a marginal cost impact to the department. This expanded distance will play more into effect with the jail refusals of our arrested persons pending a medical clearance. In 2019, the Coconino County Jail refused 346 of our arrestees and in 2020 they refused 344 of our arrestees.
- Impact fees collected by the City on behalf of FPD may help to offset some of the costs listed above; however, it is currently unknown if the impact fees will be insufficient to cover all of the costs.

FPD should be kept apprised of the progress of this project and is not requesting additional study at this time. Please

let me know if you have questions.

Sincerely,

Scott Mansfield
Deputy Chief of Operations

Wildland Fire Risk Assessment & Mitigation Report

Northern Arizona Healthcare, Proposed Health Village
Flagstaff, Arizona






Prepared for Northern Arizona Healthcare by Fire Management Group, LLC

20 November 2021

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- **Fire spread**
- **Crown fire**
- **Flame length**

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Part 4: Suppression and code enforcement 19

- **Fire suppression**
- **Water supply**
- **Fire code enforcement and plan review**

Part 5: Mitigation recommendations 20

- **Fuels**
- **Construction materials**
- **Other general recommendations**

Appendix A: Conceptual Final Site Buildout Image
Appendix B: Modeling Methodology and full-size modeling images
Appendix C: Completed IWUIC "Appendix C" Fire Hazard Severity Form for proposed Health Village
Appendix D: Firewise Plant Materials for 3,000ft and Higher Elevations

Photo Credits: All images in this document were taken or produced by the Authors.

Fire Management Group, LLC (FMG), based in Flagstaff, AZ, provides wildland fire risk assessments and mitigation plans. This report was written by the following FMG consultants:

- Christine Mares, MS
  Owner, Fire Management Group, LLC
  christinemares1@gmail.com
- Robb Beery, FBAN, LTAN
  Owner, RimGIS, Inc.
  rbeery@rimgis.com

Executive Summary

This report addresses the possible wildland fire impacts of placing a 180-acre medical complex (NAH Health Village) near the local WUI area. This area is the far southwestern edge of the City of Flagstaff incorporated area. The proposed site is surrounded by a mix of private, state, county, and federal lands. This report addresses the impacts, both positive and negative, of this development and gives only recommendations and not requirements to reduce wildland fire impact.

We attempted to examine all aspects using a “best available science” approach. This included site visits, remote sensing data, and published research. The information included in this study addresses vegetation, topography, weather and climate, fire ecology, and fire history. Modeling using the latest national standard software was also used to show projected fire spread, burn probability, and flame length. All of these were modeled both with the current undeveloped parcel as-is and after the proposed development and mitigations. All modeling was done to show a “worst case” in the middle of June 2020.

This development plans to have a 20+ acre “natural area” along with using the native existing vegetation as land cover. As use of this area increases so does the possible impact of human caused ignitions.

This area is within the City of Flagstaff (City). The City has adopted the 2018 International Fire Code (IFC) along with the 2006 International Wildland Urban Interface Code (IWUIC). The building code that the City has adopted is the 2018 International Building Code (IBC). Between these codes the WUI risk is addressed with the required site and building codes. The Flagstaff Fire Department (FFD) would be the Authority Having Jurisdiction (AHJ) for plan fire code review and acceptance along with ongoing compliance inspections. The FFD is also responsible for fire suppression in this area.

Our findings show that the majority of this area, including the proposed development, is currently at low risk for wildland fire. The proposed development area was last thinned in 2009 (with the exception of an 18-acre parcel at the southern end of the development) and the surrounding area was thinned and treated between 2006 and 2018. The vegetation in the majority of this area is a healthy open ponderosa stand with a grass understory that would minimize crown fire or extreme fire activity.

Part 1: Understanding the local environment

Site description

The area where the development is proposed is enclosed in the southwestern area of the City of Flagstaff incorporated area. It is bounded to the east by State Highway 89A and Interstate 17, to the north by a utility easement and the Mountain Dell subdivision, to the west by an unnamed rural subdivision, and to the south and west by Fort Tuthill County Park.

The Flagstaff Urban Trail System (FUTS) runs through the western side of this property. There are several utility easements surrounding and through this property that will need to be addressed. At the very southern piece of this property there is an APS substation and a City of Flagstaff well site.

Fort Tuthill which bounds the southwestern side of this property is a high use area for recreation and regional activities. There is also a private company using a portion of this area (Flagstaff Extreme Adventure).

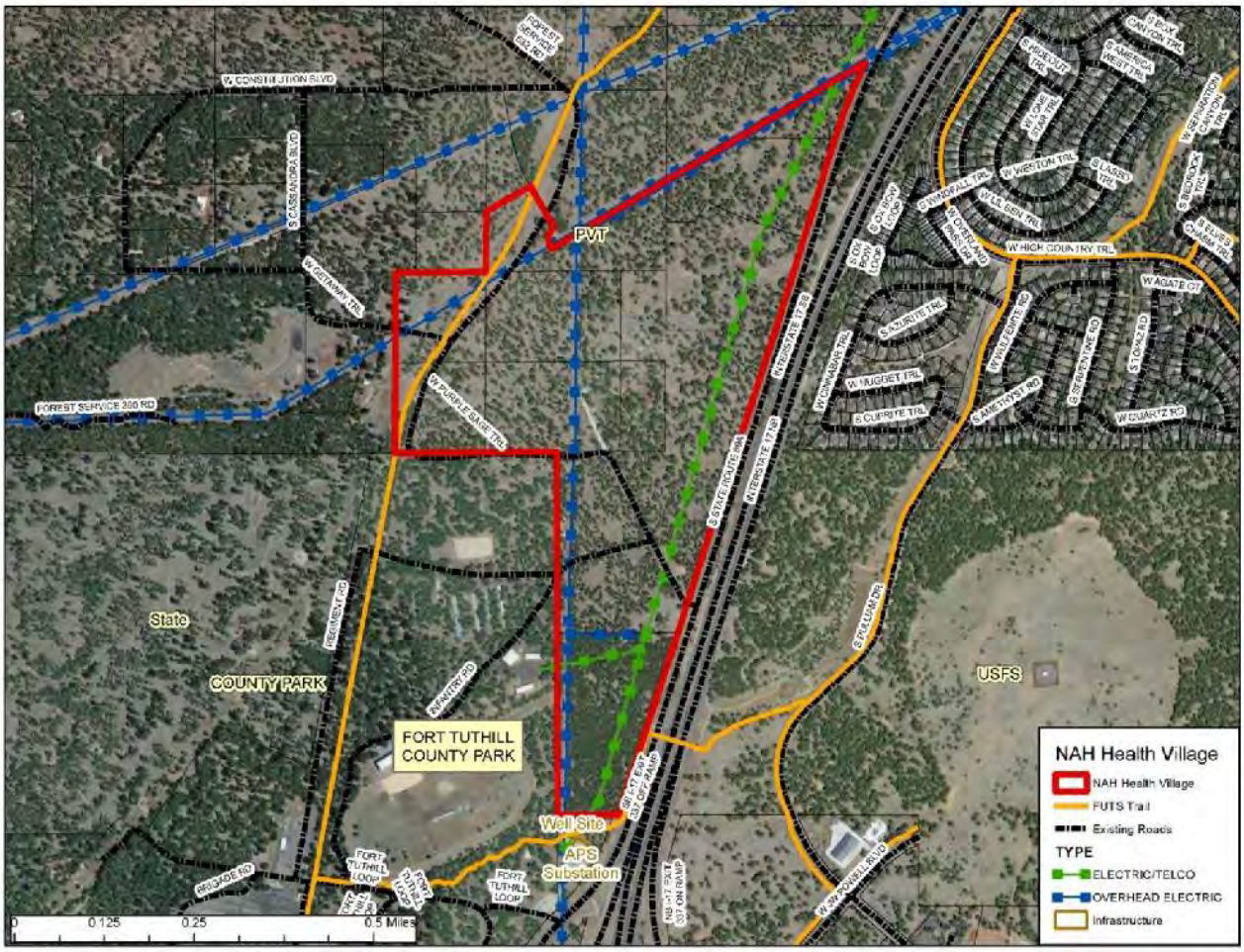

Figure 1. Current Site Overview

Topography

This proposed development is at an elevation of ± 7000 feet. In general, the site is flat with gradual drainages to the west and north into the Sinclair Wash area. The maximum slope is less than 17% and the property does not contain steep slopes or drop-offs. The soils in the project are clay loam topsoil with areas of exposed Kaibab limestone bedrock.

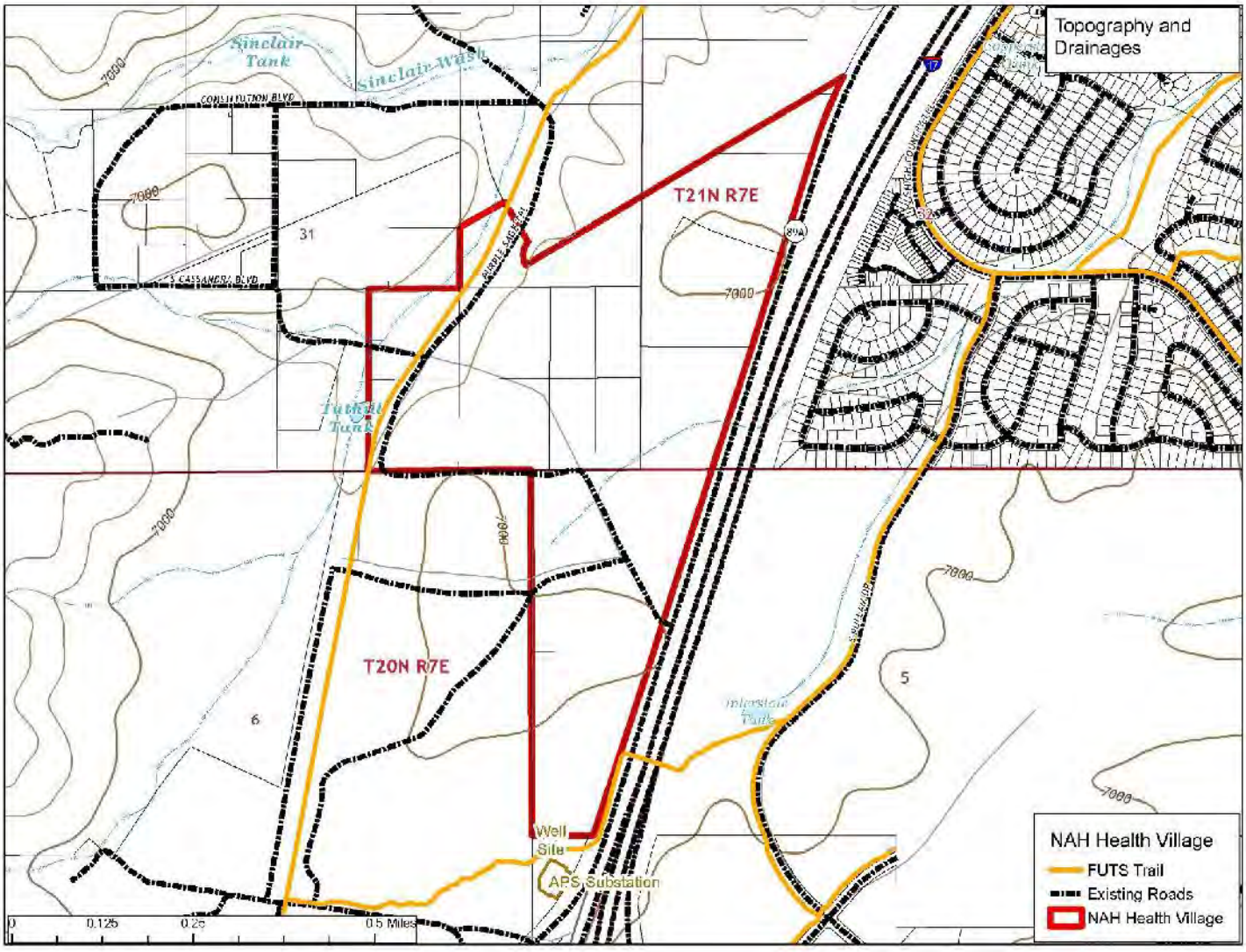

Figure 2. Area Topography

Weather/Climatology

This area is considered a high elevation forest in that it is situated at 7,000 feet. It remains relatively cool with approximately 19 inches of precipitation annually with an average rainfall of 6.22 inches occurring during July and August. During the summer months the temperature averages in the mid-eighties and may climb into the low 90's on occasion. The relative humidity averages in the 20-30% range dipping into the teens during mid-late June. The predominant summer winds in the area are from the Southwest and average from the low to mid-teens. The normal yearly maximum fire season for the area is early June to mid-July when the monsoon brings moisture into the area. The closest weather station to the project area is less than 1 mile to the northeast. This Remote Automated Weather Station (RAWS) QFLA3[1] is located at the Flagstaff Airport. All weather data used in this report is from this station and is a 20-year average.

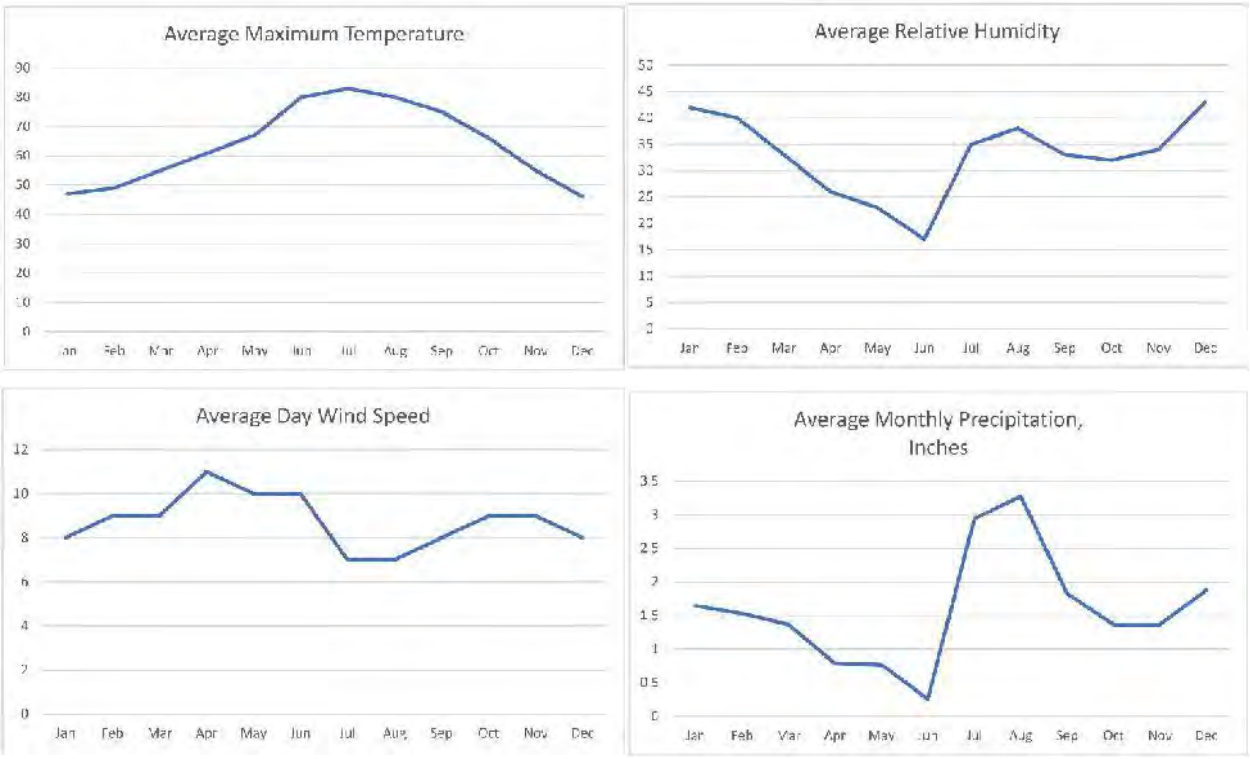

Figure 3. Monthly Weather Averages

[1] Flagstaff Airport RAWS, https://mesowest.utah.edu/cgi-bin/droman/mesomap.cgi?state=AZ&rawsflag=3

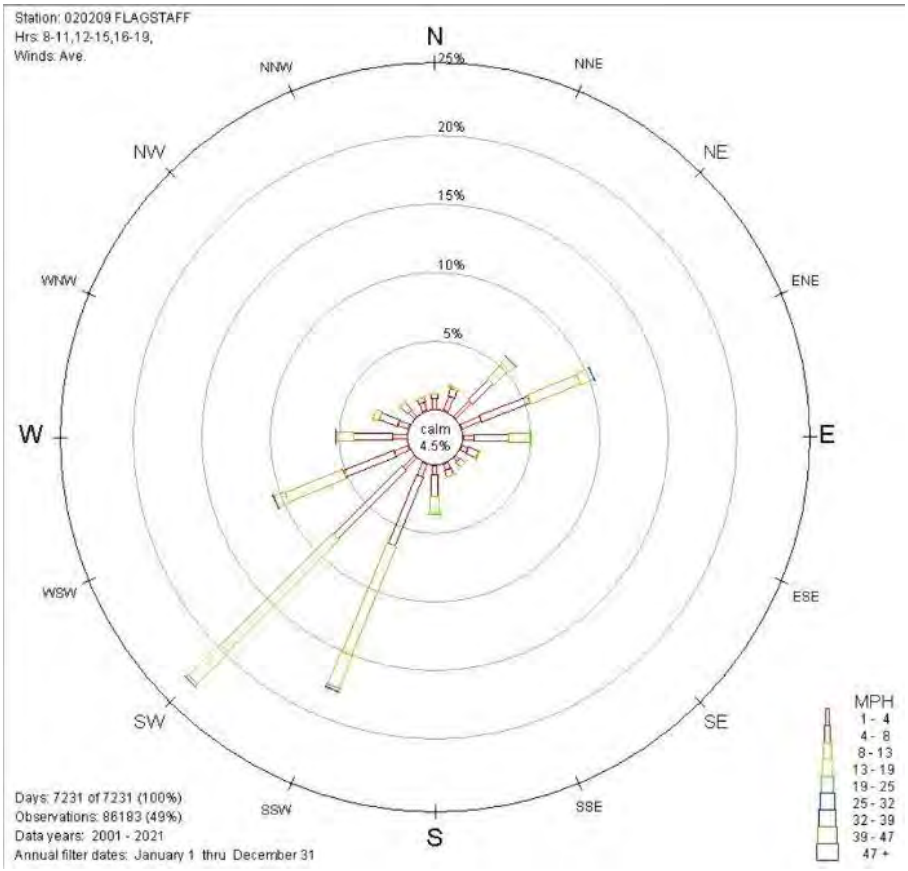

Figure 4. Yearly Average Daytime Winds

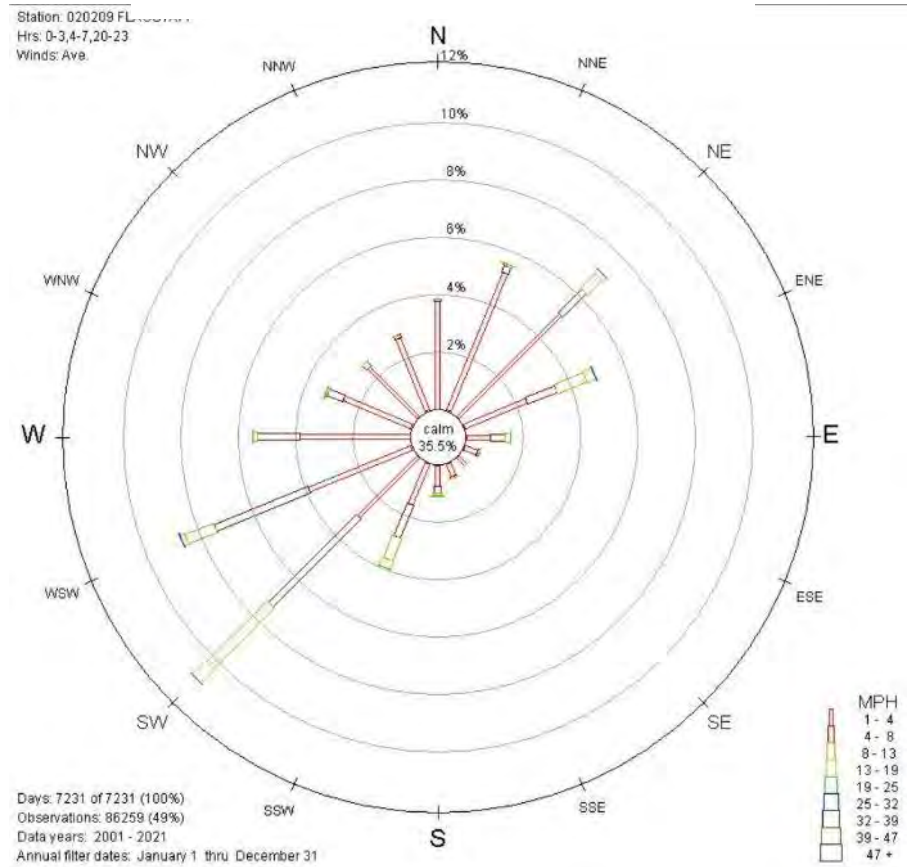

Figure 5. Yearly Average Nighttime Winds

Fire ecology

The ponderosa pine forest ecosystem is fire-dependent, meaning that fire is a natural ecosystem process contributing to overall ecosystem health.[2] Prior to European settlement, the fire regime (frequency of burning, how hot it burns, and vegetation response after a fire) was frequent and low-severity, contributing to an open forest structure with uneven-aged trees and a lush grass, forb and shrub understory. Lt. Edward Beale described the ponderosa pine forests of northern Arizona in 1857: "It is the most beautiful region I ever remember to have seen in any part of the world. A vast forest of gigantic pines, intersected frequently with open glades, sprinkled all over with mountains, meadows, and wide savannahs, and covered with the richest grasses, was traversed by our party for many days."[3] Lightning, a natural ignition source, caused low-intensity surface fires fueled by leaf litter, needles and cured native grasses recurring every two to ten years.[4] [5] Frequent fires allowed grasses and forbs to thrive while suppressing the growth of less fire-adapted shrubs and young trees, increasing the overall biological diversity and ecological value of this forest type.[6]

The current fire regime is drastically different due to more than a century of fire exclusion and the deleterious effects of logging and livestock grazing following the European-American settlement of northern Arizona.[7] Compositional and structural changes include increased tree densities of younger and smaller trees, accumulation of heavy fuel loads on the forest floor and decreased grasses, forbs and shrubs.[8]

It is now commonly understood that to increase the forests' resiliency to fire, insects, and disease, we must emulate the pre-settlement forest structure and fire disturbance pattern by thinning and safely re-introducing fire with prescribed fire.[9]

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[2] Wright, H.A. 1990. Role of Fire in the Management of Southwestern Ecosystems. In: Krammes, J., technical coordinator. Effects of Fire Management of Southwestern Natural Resources. USDA Forest Service General Technical Report RM-GTR-191. p. 1-5.

[3] Bell, W. A. 1870. New tracks in North America. 2nd Ed., 2 Vols. London: Chapman & Hall.

[4] Zwolinski, M. 1996. Effects of Fire on Montane Forest Ecosystems. In: Ffolliott, P.; DeBano, L.; Baker, M., Jr.; Gottfried, G; Solis-Garza, G.; Edminster, C.; Neary, D.; Allen, L.; Hamre, R., technical coordinators. Effects of Fire on Madrean Province Ecosystems: A Symposium Proceedings. USDA Forest Service General Technical Report RM-GTR-289. p. 55-63.

[5] Covington, W., P. Fulè, M. Moore, S. Hart, T. Kolb, J. Mast, S. Sackett, and M. Wagner. 1997. Restoring ecosystem health in ponderosa pine forests of the Southwest. Journal of Forestry. 95(4): 23-29.

[6] Dolan, C., and A. Rogstad. 2007. Ponderosa Pine Forest. Living with Wildfire in Arizona. University of Arizona Cooperative Extension Publication AZ1423. College of Agriculture and Life Sciences, University of Arizona. p. 15-32.

[7] Cooper, C. F. 1960. Changes in vegetation, structure, and growth of southwestern pine forests since white settlement. Ecological Monographs, 30: 129-164.

[8] Covington, W., and M. Moore. 1994. Southwestern ponderosa pine forest structure: Changes since Euro-American settlement. Journal of Forestry. 92: 39-47.

[9] Covington, W. and L. DeBano; technical coordinators. 1994. Sustainable ecological systems: Implementing an ecological approach to land management, implications for ponderosa pine/bunchgrass ecological systems. USDA Forest Service General Technical Report GTR-RM-247. 363 p.

It is our recommendation to engage in ecological restoration activities on this parcel to reduce the risk of extreme fire behavior and improve the overall stand conditions. The majority of this parcel was thinned in 2009 and we recommend another treatment to further increase crown spacing and remove small trees and shrubs and any invasive mullein. The desired result would be less evenly-spaced trees and more grouped in clumps to mimic the natural condition. The proposed plan for the “natural or wellness” area will require regular maintenance to simulate the custodial effects of fire (removal of pine needle accumulation, small trees, etc.), but efforts will be rewarded with increased overall biological diversity with more insects, birds, and mammals enjoying the space.



The southern section of the parcel is a dense and even-aged stand of trees that are unhealthy and at risk of undesirable fire behavior and disease. We recommend this be thinned to achieve the desired forest conditions mentioned above.



For more information on recommended treatments, see Part 5: Mitigation Recommendations on page 20.

Fire history

Recorded fire history shows that this local area has had numerous fire starts. Of the 53 fire occurrences in the last 20 years only one has grown larger than 1 acre. This is in or near an urban area with short response times keeping the fires small. Of these fires 62% were Human Caused and 38% attributed to Lightning or Miscellaneous[10] [11].

The Fire Regime[12] for this area with an open ponderosa stand is in the Group I category which shows that the area should burn within every 35 years and have low severity fire. The vegetation in this area has been modified to account for this. The area was first logged in the early 1900's then thinned in 2009.

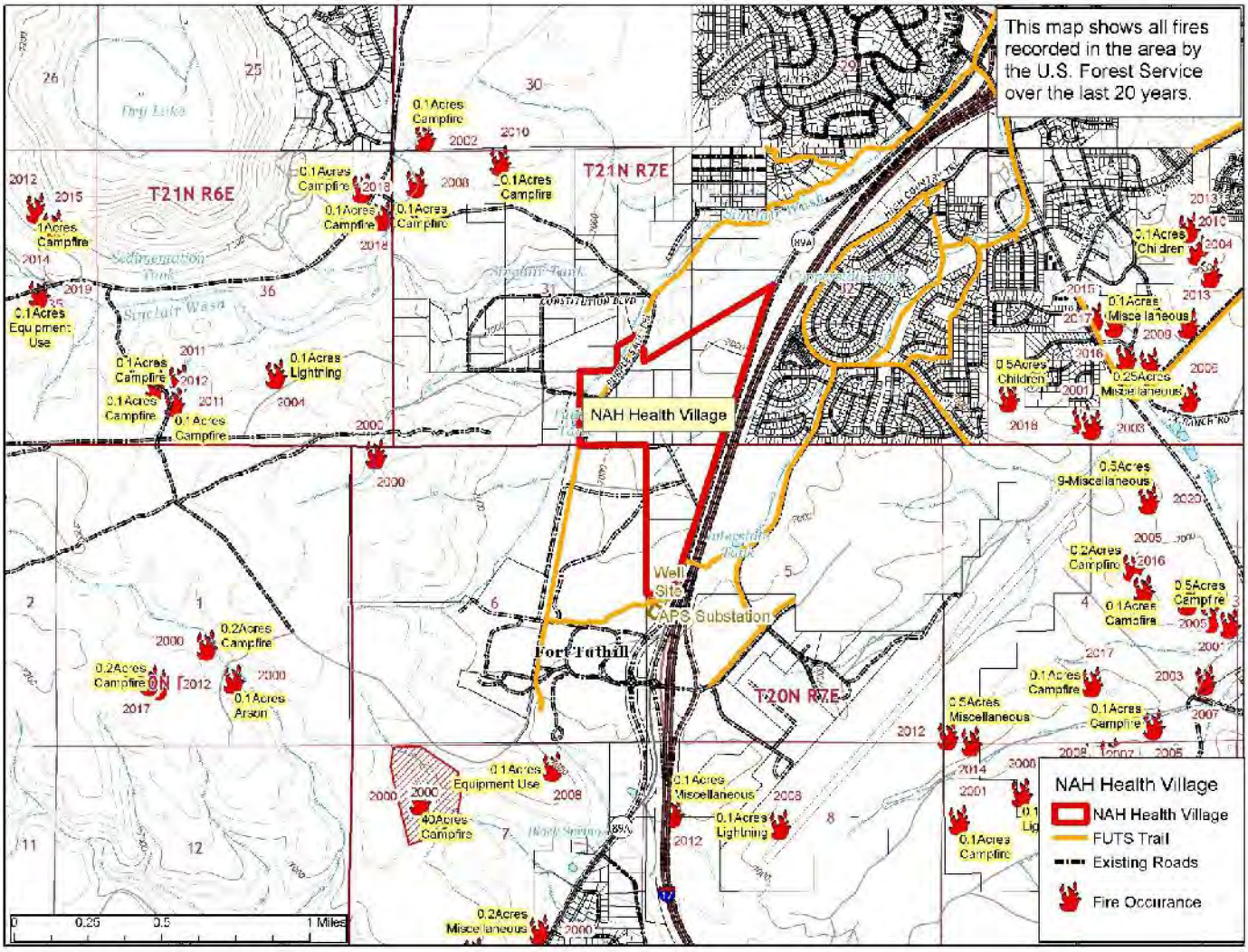


Figure 6. Recorded Fire Occurrence

[10] National Fire and Aviation Management, Fire Data Extract Online: https://fam.nwcg.gov/fam-web/
[11] Fire History Occurrences and Perimeters, Posted 10/7/2021 Online: https://www.fs.usda.gov/detailfull/r3/landmanagement/gis/?cid=stelprdb5201889&width=full
[12] Landfire, Fire Regime Condition Class, https://landfire.gov/frcc/frcchome.php

Part 2: Fire modeling

Fire behavior modeling methodology

This area was modeled with the latest version of Farsite (FlamMap 6.1)[13] which is the national standard for modeling fire effects. Fire activity was modeled both with a fire starting at the south end of the NAH Health Village property and in the proposed NAH open Wellness Area. This was modeled both before and after development and mitigation on the property.

All models used "us_210 LCP 40 Fire Behavior Fuel Models-Scott/Burgan (2021)" from Landfire[14], which is the latest update showing the fuel models at a 30m resolution. The weather station used was the Flagstaff Airport.

All runs were started using the weather that occurred on June 28th, 2020. This time of the year is historically when the highest fire danger occurs in the area and will model the "worst case scenario". 2020 had minimal moisture and consistently higher winds than 2021.

All models were run to show 12 hours of fire spread in 1-hour increments. With the Flagstaff Fire Department and Forest Service fire response, initial units should be on scene within the first ½ hour.

For more modeling methodology and full-size maps, see Appendix B.

[13] FlamMap, Rocky Mountain Research Station Online: https://www.firelab.org/project/flammap
[14] LandFire Fuel Models Online: https://landfire.gov/fbfm40.php

Burn Probability

A Burn Probability Model was used to locate the most fire-prone areas. This model shows where, if a fire started, the fire would have the highest likelihood of growing and spreading across the landscape. This model is based strictly on fuel, weather, and topography and does not include any development to the NAH Health Village.
This shows the effect of the 1900's logging and 2009 thinning along the west side of I-17 in and around the proposed NAH Health Village. If a fire was to start in this area there would be a less than 10% chance of large fire growth.

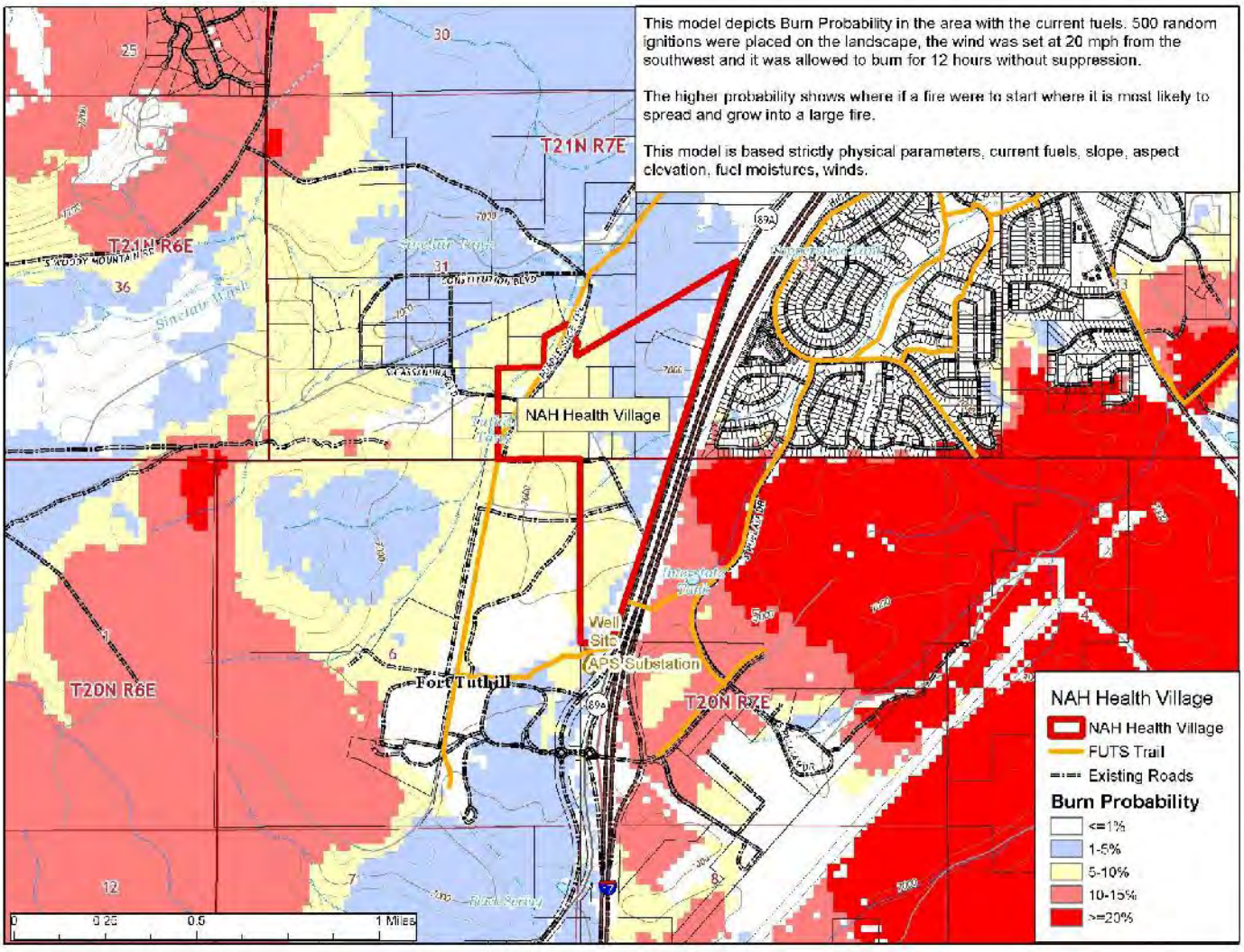


Figure 7. Burn Probability Modeling

Fire Spread

Fire Spread Models were performed with two 2-acre ignitions (one in the Wellness Area and one at the south end of the property) and run twice: (1) with the current fuels and current roadways, and (2) with the proposed NAH Medical Center and Ambulatory Center[15] along with the associated roadways, parking lots, and recommended treatment to the southern area.

The first run (below) was done using the current fuels and roadways. *Note: the southern 19 acres of this property appears to have been logged in the early 1900s but was not thinned after that and has very heavy fuel loading. This area consistently shows high fire behavior and spotting across the roadways.*

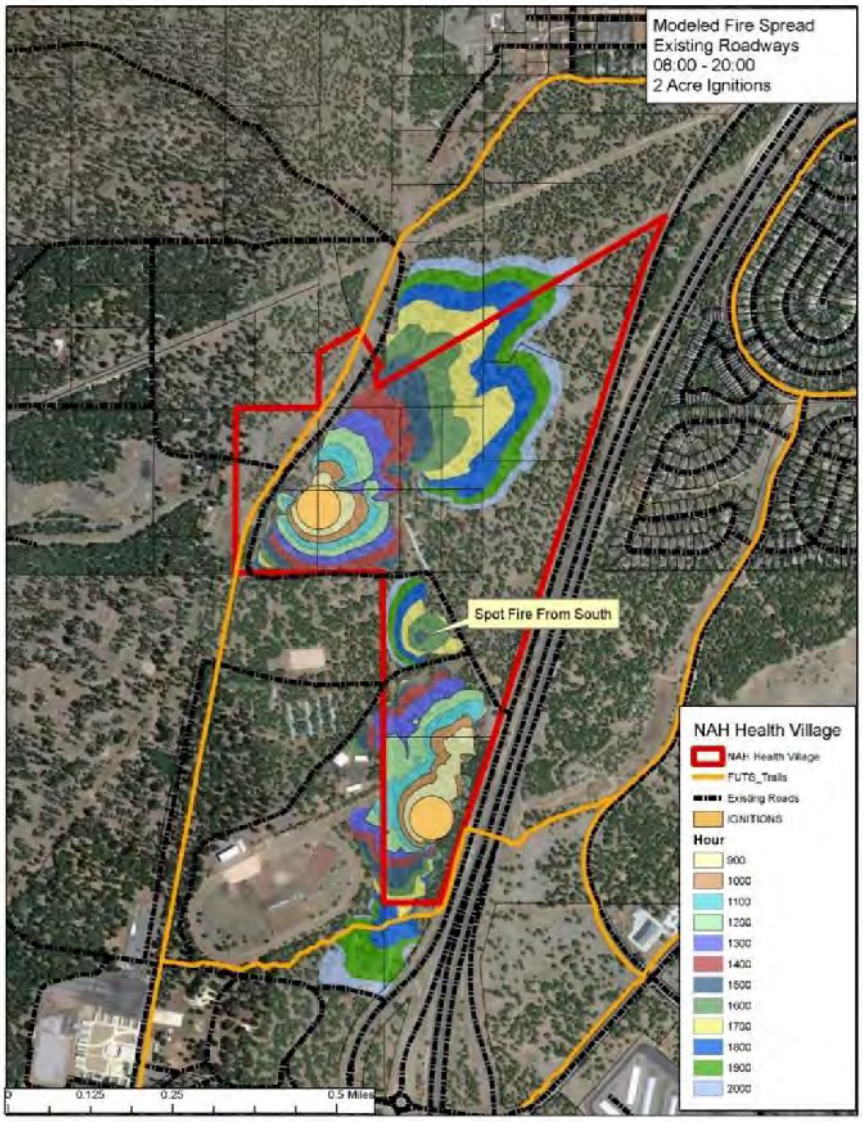


Figure 8. (1) Fire Spread Modeling with Current Fuels & Roadways

[15] Shephard-Wesnitzer, Inc., File: ACAD-XB-21045-Model.dwg

This second Fire Spread Model (below) was done using the proposed roadways, Medical Center and Ambulatory Center. This also shows the results of proposed treatment to the southern portion of the property.

The decreased spread to the north of the property is due to the proposed roadways acting as a fuel break in the grass fuel type.

Note: the fire to the south remains as a surface fire with greatly minimized fire activity. This is due to proposed thinning and the lack of a grass crop in this area.

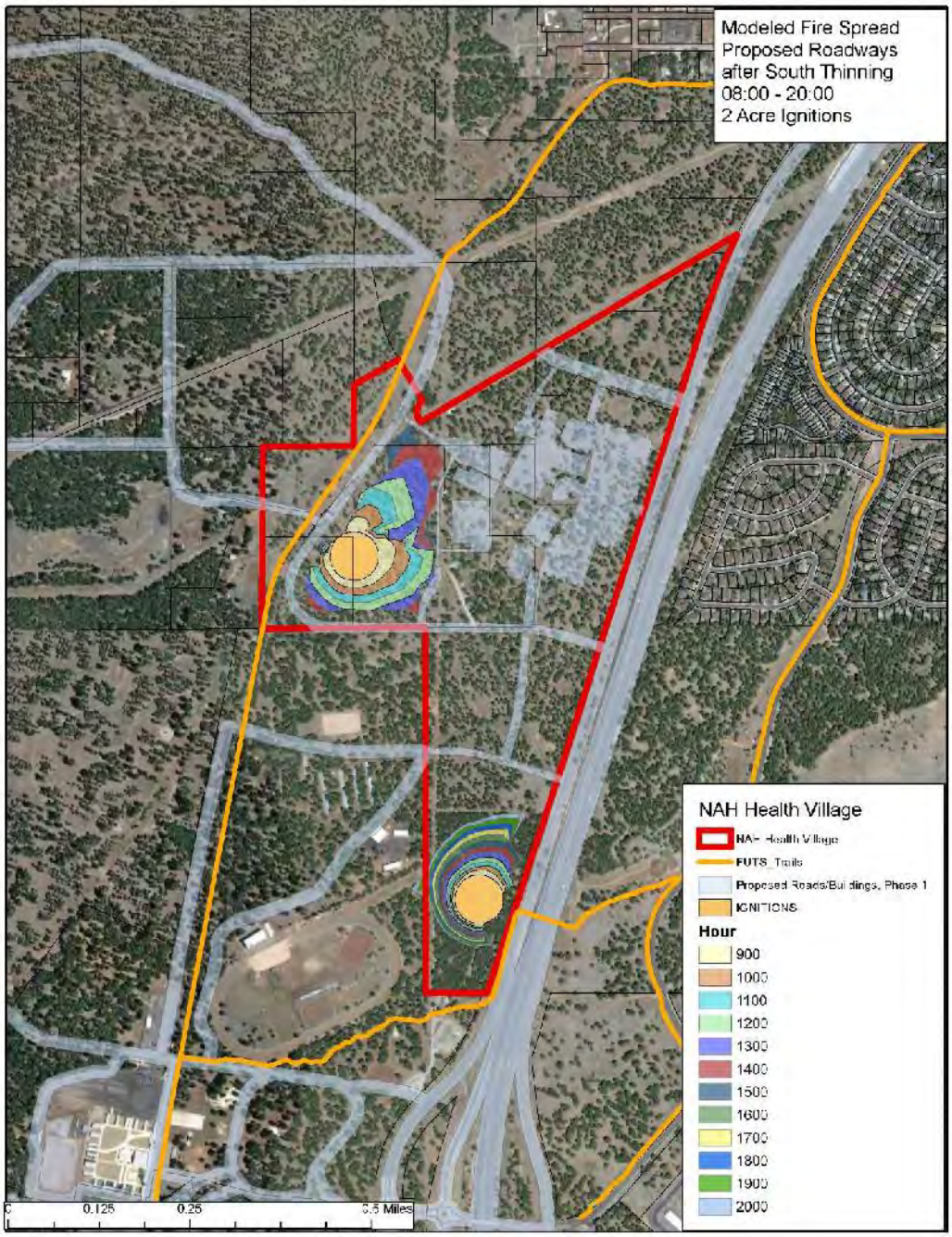


Figure 9. (2) Fire Spread Modeling with Proposed Roadways, Buildings, and Treatment

Crown Fire

Crown Fire Modeling was done with the same two 2-acre ignitions, one at the south end of the property and one in the Wellness Area.

Note: the southern 19 acres of this property appears to have been logged in the early 1900s but was not thinned after that, and has very heavy fuel loading. This area consistently shows that any fire in this area would torch and spot across roadways and fuel breaks. The crown fire would also extend onto Fort Tuthill and would impact the electrical and fiber optic lines that run across the southern end of this property.

This model was run twice: (1) with the current roadways and current fuels, and (2) with the proposed NAH Medical Center and Ambulatory Center along with the associated roadways, parking lots and recommended treatment to the southern area.

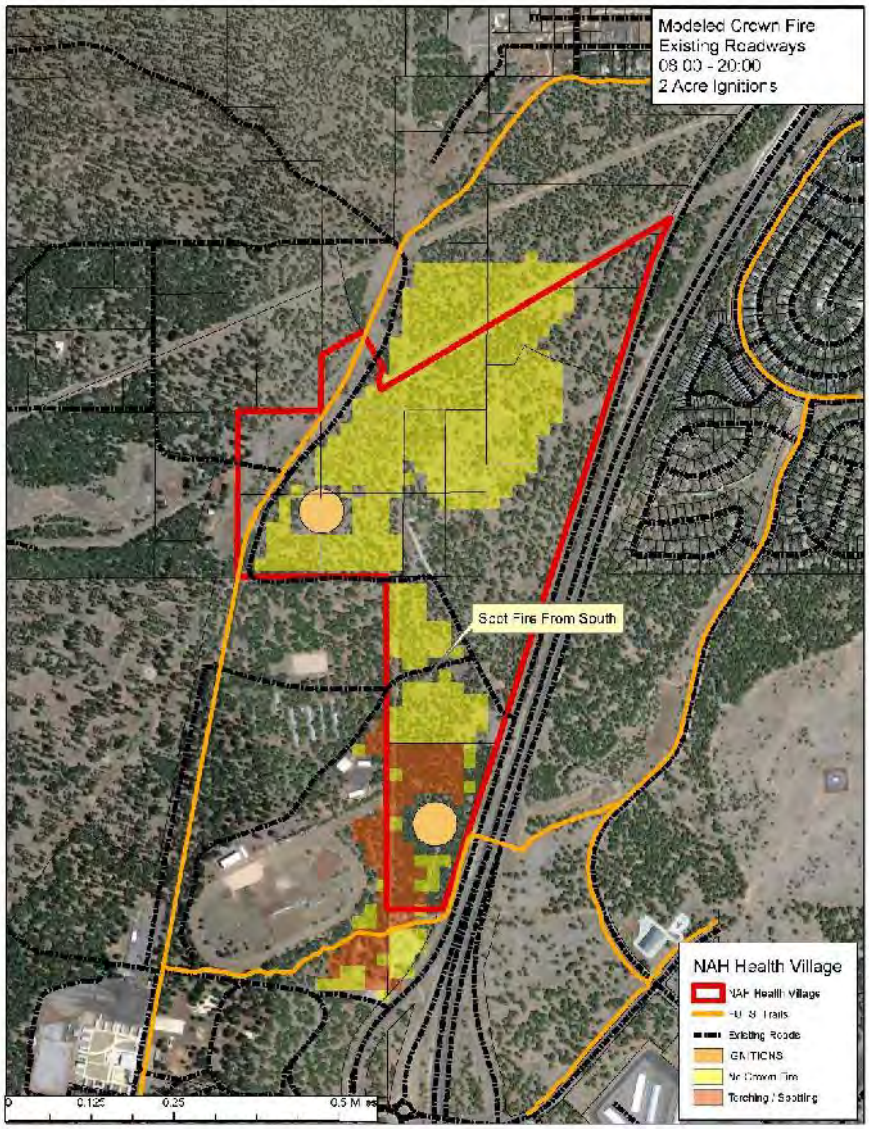


Figure 10. (1) Crown Fire Modeling with Current Fuels & Roadways

This Crown Fire Model (below) was done using the proposed roadways, Medical Center and Ambulatory Center. This also shows the results of proposed treatment to the southern portion of the property.

The lack of crown fire to the north of the property is due to the proposed roadways acting as a fuel break in the grass fuel type.

Note: the fire to the south remains as a surface fire with greatly minimized fire activity. This is due to proposed thinning and the lack of a grass crop in this area. Any fire in this area after thinning would be minimized and not impact the associated infrastructure.

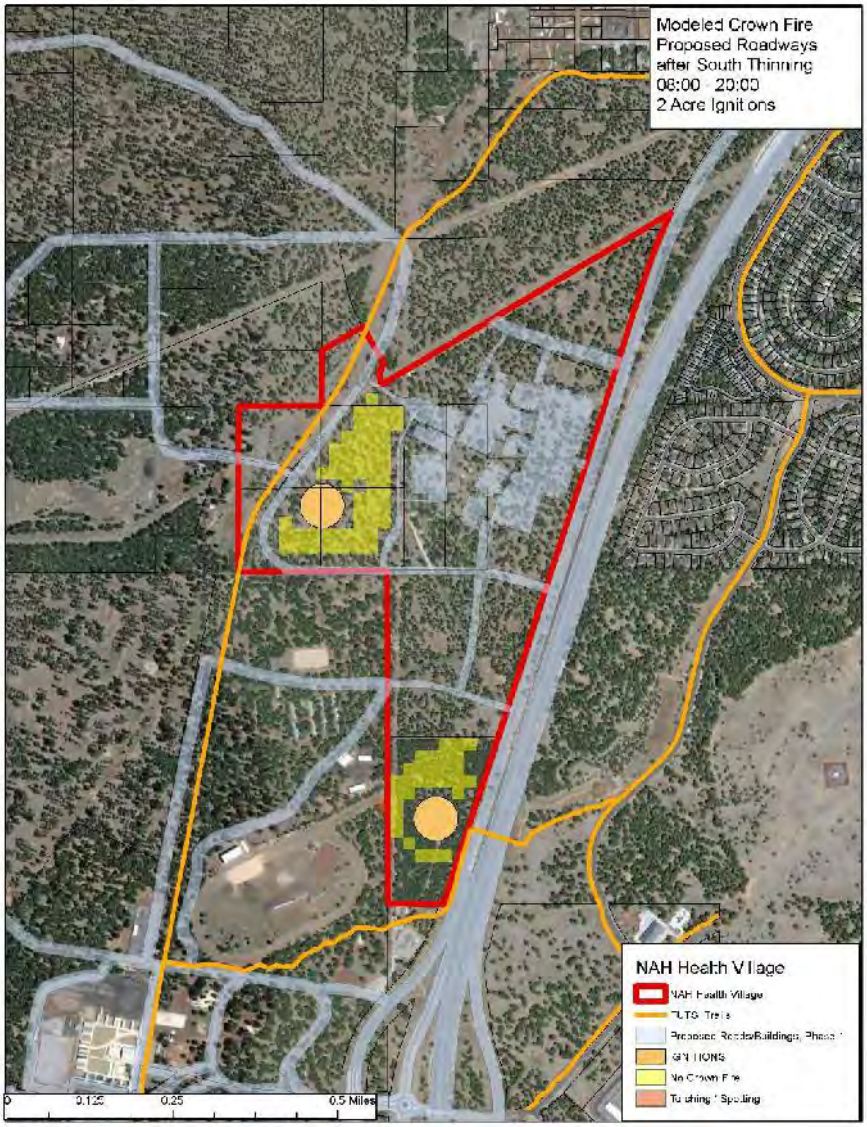


Figure 11. (2) Crown Fire Modeling with Proposed Roadways, Buildings, and Treatment

Flame Length

Flame Length Modeling was done with the same two 2-acre ignitions, one at the south end of the property and one in the Wellness Area. The first run (1) was done using the current fuels and roadways, the second run (2) was done using proposed roadways and after fuel treatment of the southern 19 acres.

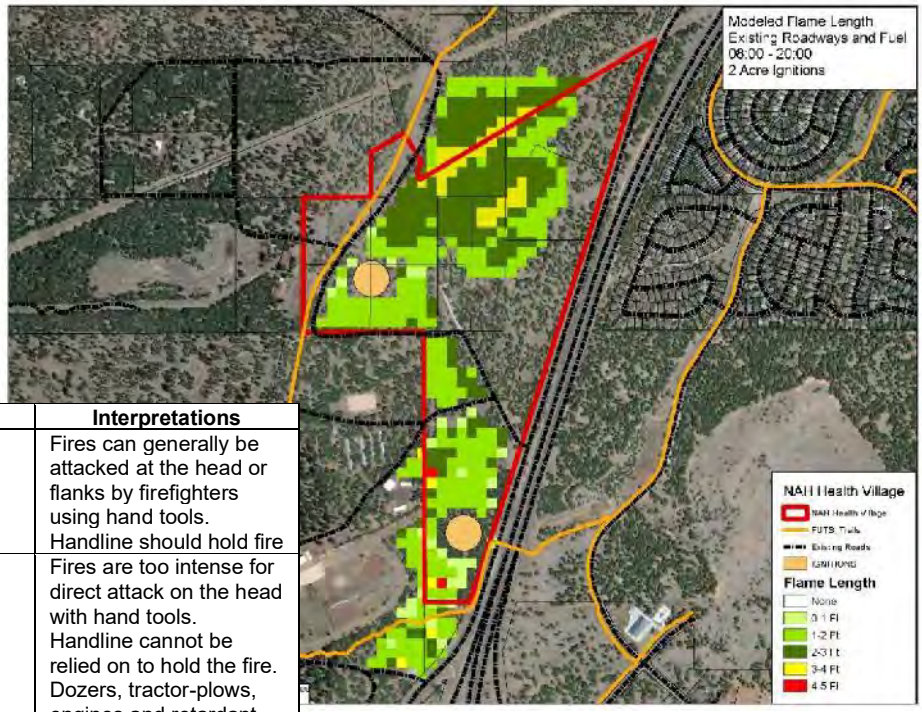


Figure 12. (1) Flame Length Modeling with Current Fuels & Roadways

Flame length	Interpretations
Less than 4 feet	Fires can generally be attacked at the head or flanks by firefighters using hand tools. Handline should hold fire
4 to 8 feet	Fires are too intense for direct attack on the head with hand tools. Handline cannot be relied on to hold the fire. Dozers, tractor-plows, engines and retardant drops can be effective.
8 to 11 feet	Fire may present serious control problems; torching, crowning, and spotting. Control efforts at the head will probably be ineffective.
Over 11 feet	Crowning, spotting, and major fire runs are probable. Control efforts at the head of the fire are ineffective.

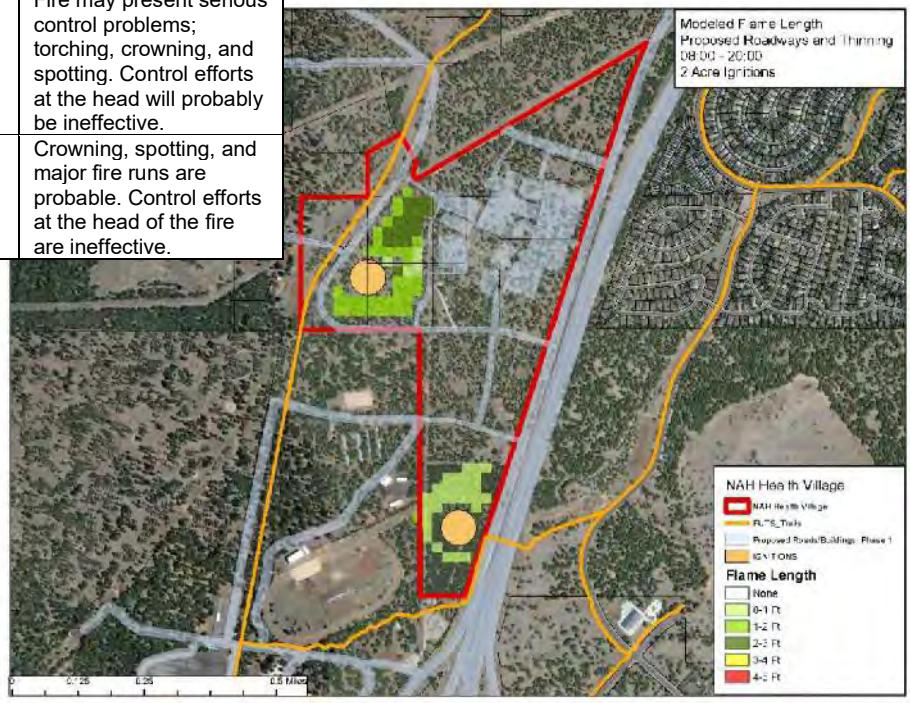


Figure 13. (2) Flame Length Modeling with Proposed Roadways, Buildings, and Treatment

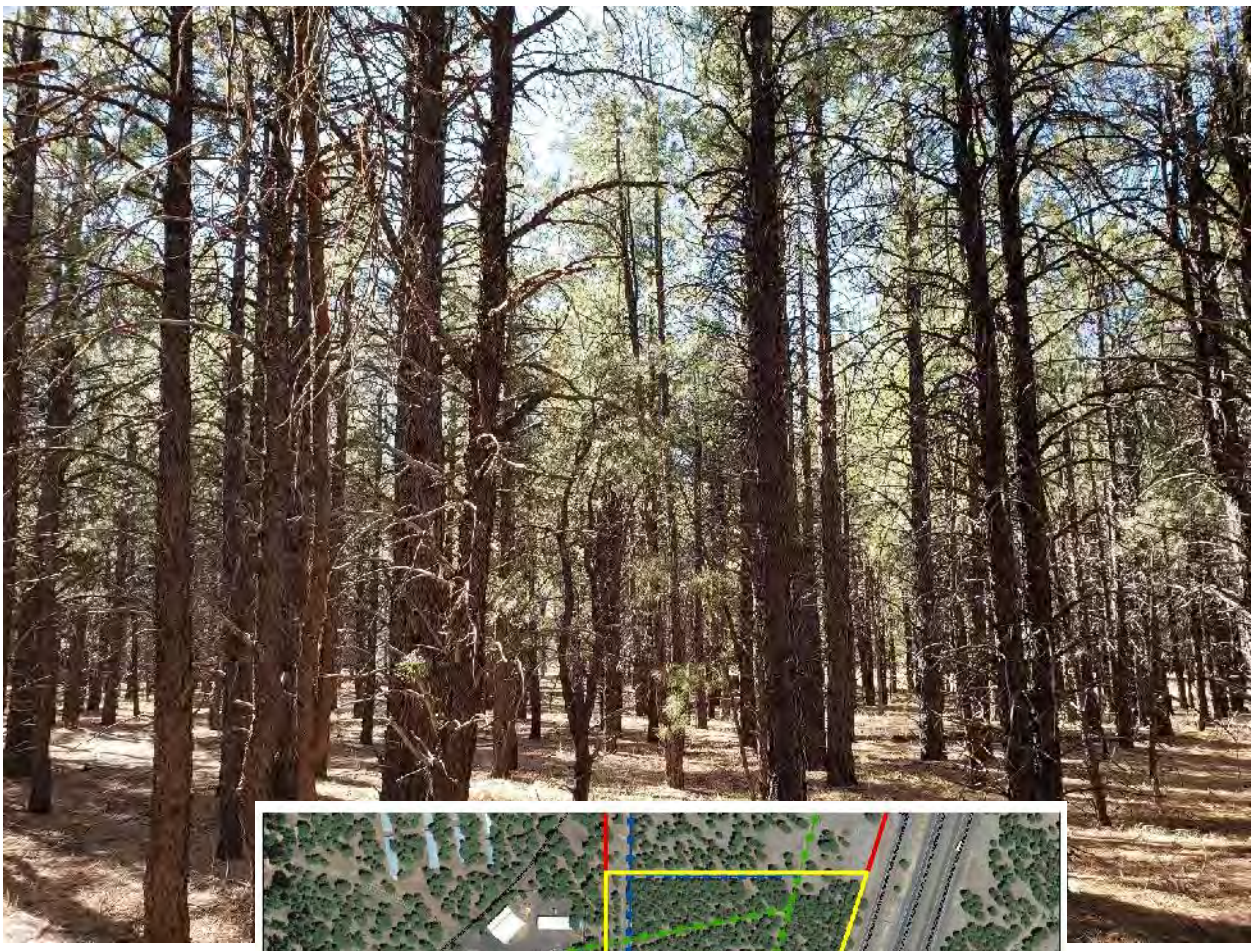
Part 3: Risk assessment

Fuels

This property has two distinct fuel types with different types of fire behavior.
The northern ± 160 acres of the property was first logged in the early 1900's and then was commercially thinned in 2009. The majority of this area is a healthy open ponderosa pine stand that has a canopy base height of greater than 10 feet. The fuels that would burn in this area are the needle-cast and grass crop that comprises the surface fuels. It is unlikely that this fire would be able to climb into the tree canopy to initiate a crown fire. The flame length in this fuel type is mainly 1-3 feet tall and would be easily suppressed.



The southern ± 19 acres of this property appears to have been logged in the early 1900's but it was not included in the 2009 treatment. This area averages several hundred trees per acre, the majority of these trees are small and sickly with available ladder fuels. If a fire were to start in this area it would most likely be able to climb into the tree crowns and spread and spot both onto Fort Tuthill and across the roadways to the north. This area would present major firefighting problems due to crown fire and rapid-fire movement.





Other Factors

1. Humans are potential ignition sources – with the proposed NAH Health Village this area would see an increase in both local and out of town visitation into the WUI area. There would be an increased possibility of ignitions in the area. This hazard could be minimized by ongoing vegetation management along with improved roadways to stop off-road travel.
2. Topography – This property is mostly flat and has minimal natural barriers to limit fire spread. This could be mitigated with improved all-weather roadways and paths throughout the property.
3. Aspect – With the flat topography aspect should not be a concern
4. Winds – The dominant winds during the summer fire season are from the southwest.
5. Vegetation – For the most part the area fuels have been treated. The northern portion of the property that was treated in 2009 will need the treatment refreshed to remove the growth from the last 12 years and to open the canopy. The southern portion will need an extensive initial thinning to minimize extreme fire behavior and impact to the park and local infrastructure.

Fire Modeling Summary

The results of the fire modeling show that with the development of NAH Health Village:

1. There is a low likelihood of crown fire on the treated portion of the property. This is due to the low flame heights and high crown base heights in this area.
2. As it currently stands the southern 19 acres of the property could have high severity crown fire that would impact the county park, water, fiber optic, and electrical infrastructure. This could be mitigated with aggressive thinning in this area.
3. The grass fuels in the area will have a minimal flame height which will increase the ability of suppression efforts.
4. With development, the addition and upgrade of existing roadways, along with the addition of all-weather paths and building pads, the grass fuels in the area would be broken up minimizing fire spread.
5. With the development and establishment of a water system and installation of fire hydrants on this property, any fire suppression, both on the property and for the surrounding areas, will be greatly enhanced.

A completed International Wildland Urban Interface Code (IWUIC) “Appendix C” Fire Hazard Severity Form for the proposed NAH Health Village development shows a rating of Low Hazard (Appendix C) if NAH Health Village complies with the mitigation measures proposed in this document.

Part 4: Suppression and code enforcement

The proposed NAH Health Village parcel is covered for Fire Suppression, and Building and Fire Code enforcement by the City of Flagstaff.

Fire suppression

The closest Flagstaff fire stations to this property are Station 6 (2.6 miles) and Station 1 (3.6 miles) both which meet the Insurance Services Office rating for the Fire Department location. The Flagstaff Fire Department has Mutual Aid Agreements with the surrounding communities when additional resources are needed. The U. S. Forest service would also respond to this area if fire threatened public lands, with the closest station located 2.8 miles away in Flagstaff.

Water supply

The current firefighting water supply for this area is either at Fort Tuthill County Park or north along Highway 89. With this development an established water supply would be installed, per Fire and Building Codes prior to building on the property. Hydrants would be installed at least every 600 feet where building development would occur. All occupied buildings would be sprinklered. This established water supply would also assist with any firefighting efforts in the surrounding area.

Fire code enforcement and plan review

Flagstaff Fire Department would be the “Authority Having Jurisdiction” (AHJ) for this area for both fire plan review/acceptance and fire code enforcement. The City of Flagstaff has adopted all or portions of the following fire and building codes:

1. 2018 International Building Code (IBC)
   Online Link: https://codes.iccsafe.org/content/IBC2018
2. 2018 International Fire Code (IFC)
   Online Link: https://codes.iccsafe.org/content/IFC2018
3. 2006 International Wildland Urban Interface Code (IWUI)
   Online Link: https://codes.iccsafe.org/content/IWUIC2006

All proposed building and fire mitigation plans would have to be accepted by the AHJ and would meet the adopted standards.

Part 5: Mitigation recommendations

The following mitigation recommendations for the proposed NAH Health Village development would minimize wildland fire impacting the parcel as well as slowing fire spread across the landscape. These are general recommendations that would meet the IWUI Fire Code recommendations. This project shall comply with all City of Flagstaff fire and building code requirements.

Fuels

Under the current fuel and weather conditions, the undeveloped area that has been thinned in 2009 would be able to sustain a fast-moving low severity grass fire. It is unlikely this area would experience a sustained crown fire and suppression efforts would likely be successful due to the low flame lengths.

- Mitigation Recommendations:
    - This area was thinned in 2009 and the vegetation has grown over the last 12 years. The thinning and treatment in this area should be refreshed.
        - Increase the ponderosa crown spacing - there should be open areas between individual tree crowns or between clumps of trees.
        - Trim up all low hanging branches to a height of 6 feet or more above the ground
        - Remove all ladder fuels, small trees, etc.
        - Minimize the height of the grasses throughout the area by mowing to a height of ± 6 inches where needed.

The 19 acres at the south end of the property has not been thinned and has an overabundance of small ponderosa that are not healthy. This area would sustain a fast-moving high intensity crown fire that would impact area infrastructure and be difficult to suppress.

- Mitigation Recommendations:
    - This area is very heavily overgrown and will need a major thinning effort. Some general recommendations:
        - Remove the majority of the smaller trees, these are not healthy and would die over time.
        - All ladder fuels should be removed.
        - The remaining larger healthy trees should be trimmed up to a minimum of 6 feet from the ground and the crowns should have open space between them.
        - Create clear space around the City well site and APS substation that are located to the south just off the property.
        - If the Fiber Optic and Electrical lines that run through the area are not going to be relocated there should be clear space along these easements.

Construction materials

- All construction material would meet or exceed both the IBC as well as the IWUI codes for flammability.
- All landscaping adjacent to buildings should be sprinklered and the FFD should have access to turn this on, thus minimizing any embers from an area fire. The recommendation for landscaping vegetation is to utilize the Arizona Cooperative Extension “Firewise Plant Materials for 3,000 ft. and Higher Elevations” (Appendix D) as much as is possible for landscaping. These identified trees, shrubs, and plants will minimize the flammability of the landscaping on the property.

Other general recommendations

- Water supply should be established with hydrants in place throughout the property.
- All of the proposed main roads should be put in with an all-weather surface to allow suppression efforts as well as break up the grass fuel crop.
- The first phase building pads (Ambulatory Center and Medical Center) should be established down to mineral soil.
- The overhead Fiber Optic/Electrical line to the east of the property should be put underground. This line is low hanging on wooden poles and has overhead transformers that may spark.
- The NAH Wellness Area that is proposed to be left in a natural state should be mowed to reduce the grass crop. This area should also have all-weather established trails bisecting the area to minimize the fire spread possibility.

Appendix A

Conceptual Final Site Buildout Image

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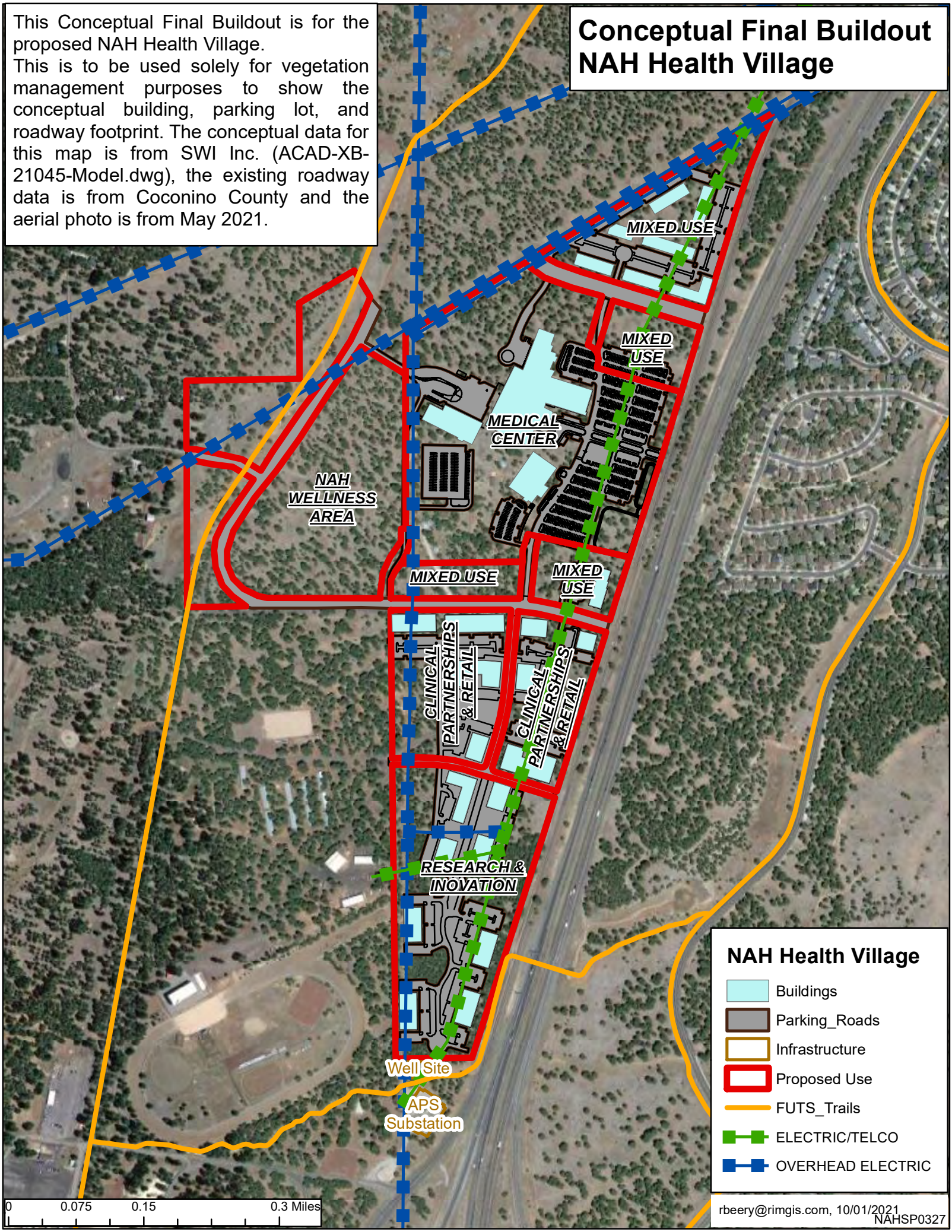
Conceptual Final Buildout
NAH Health Village

This Conceptual Final Buildout is for the proposed NAH Health Village.
This is to be used solely for vegetation management purposes to show the conceptual building, parking lot, and roadway footprint. The conceptual data for this map is from SWI Inc. (ACAD-XB-21045-Model.dwg), the existing roadway data is from Coconino County and the aerial photo is from May 2021.



NAH Health Village

- Buildings
- Parking_Roads
- Infrastructure
- Proposed Use
- FUTS_Trails
- ELECTRIC/TELCO
- OVERHEAD ELECTRIC

rbeery@rimgis.com, 10/01/2021
NAHSP0327

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Appendix B

Modeling Methodology and full-size modeling images

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Fire behavior modeling methodology

This area was modeled with the latest version of Farsite (FlamMap 6.1)[1] which is the national standard for modeling fire effects. Fire activity was modeled both with a fire starting at the south end of the NAH Health Village property and in the proposed NAH open Wellness area. This was modeled both before and after development and mitigation on the property.

All models used "us_210 LCP 40 Fire Behavior Fuel Models-Scott/Burgan (2021)" from Landfire[2], which is the latest update showing the fuel models at a 30m resolution.
The Landscape was modified to show the thinning of the area between 2006-2018 within the thinned areas:

If Fuel Model was 102, "Low Load, Dry Climate Grass" it was changed to Fuel Model 188 "Long-Needle Litter" to account for the Ponderosa overstory.
This area also had the Crown Base Height raised to 3 meters to account for the lack of ladder fuels.
In the un-thinned area to the south:

If the Fuel Model was 102 "Low Load, Dry Climate Grass" or 188 "Long-Needle Litter" the fuels were changed to 183 "Moderate Load Conifer Litter" to account for the heavy fuel loading. Crown Base Height was left at 0.5 meters.

The fuel moistures were set at an initial fuel moisture of 1 hour = 3%, 10 hour = 4%, 100 hour = 5%, Grasses = 30%, Brush = 90%. The weather station used was the Flagstaff Airport (QFLA3). Gridded winds from Weather Inputs were used. The weather file (wxs) was compiled from WRCC[3] for June 2020. All runs were started using the weather that occurred on June 28th, 2020. This time of the year is historically when the highest fire danger occurs in the area and will model the "worst case scenario". 2020 had minimal moisture and consistently higher winds than 2021. Ember Spot Probability was set to 0.05 and Finney(2004) was used for Crown Fire Method.

A Barrier was placed over the area roadways to simulate the fuelbreak action. In the model with NAH Health Village mitigations, the proposed roadways and parking lots were included.
All models were run to show 12 hours fire behavior (0800-2000) in 1-hour increments. With the Flagstaff Fire Department and Forest Service fire response, initial units should be on scene within the first ½ hour.

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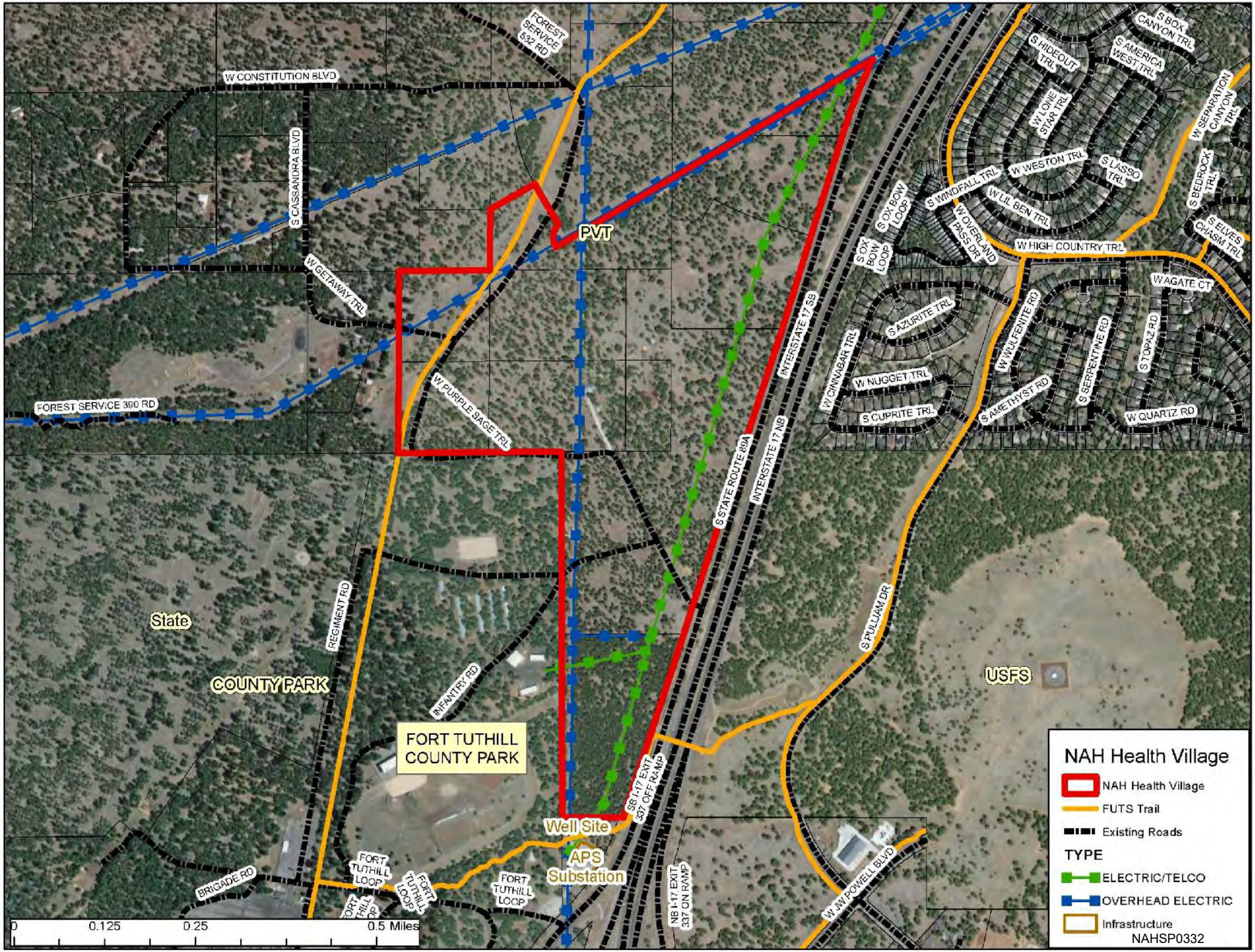
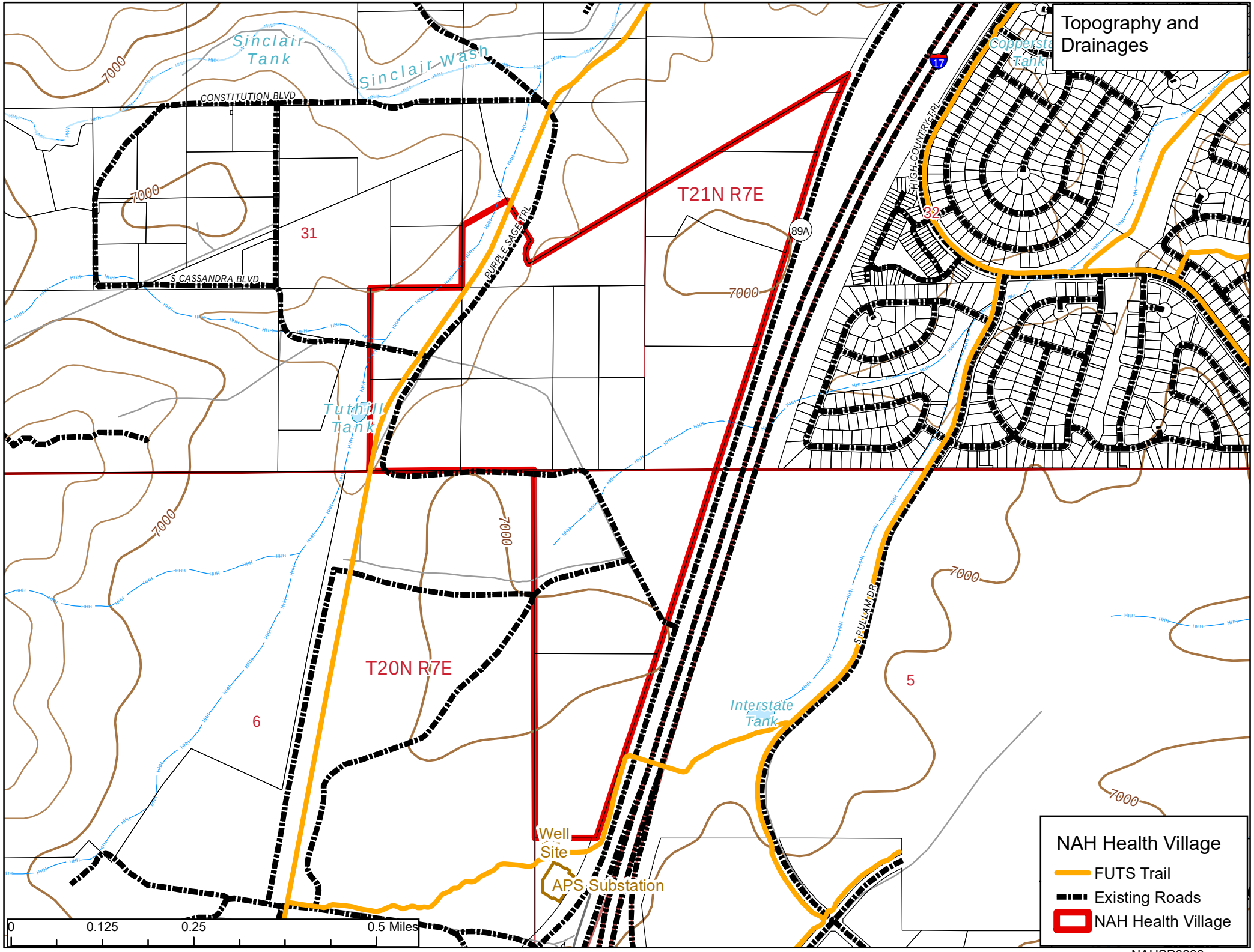
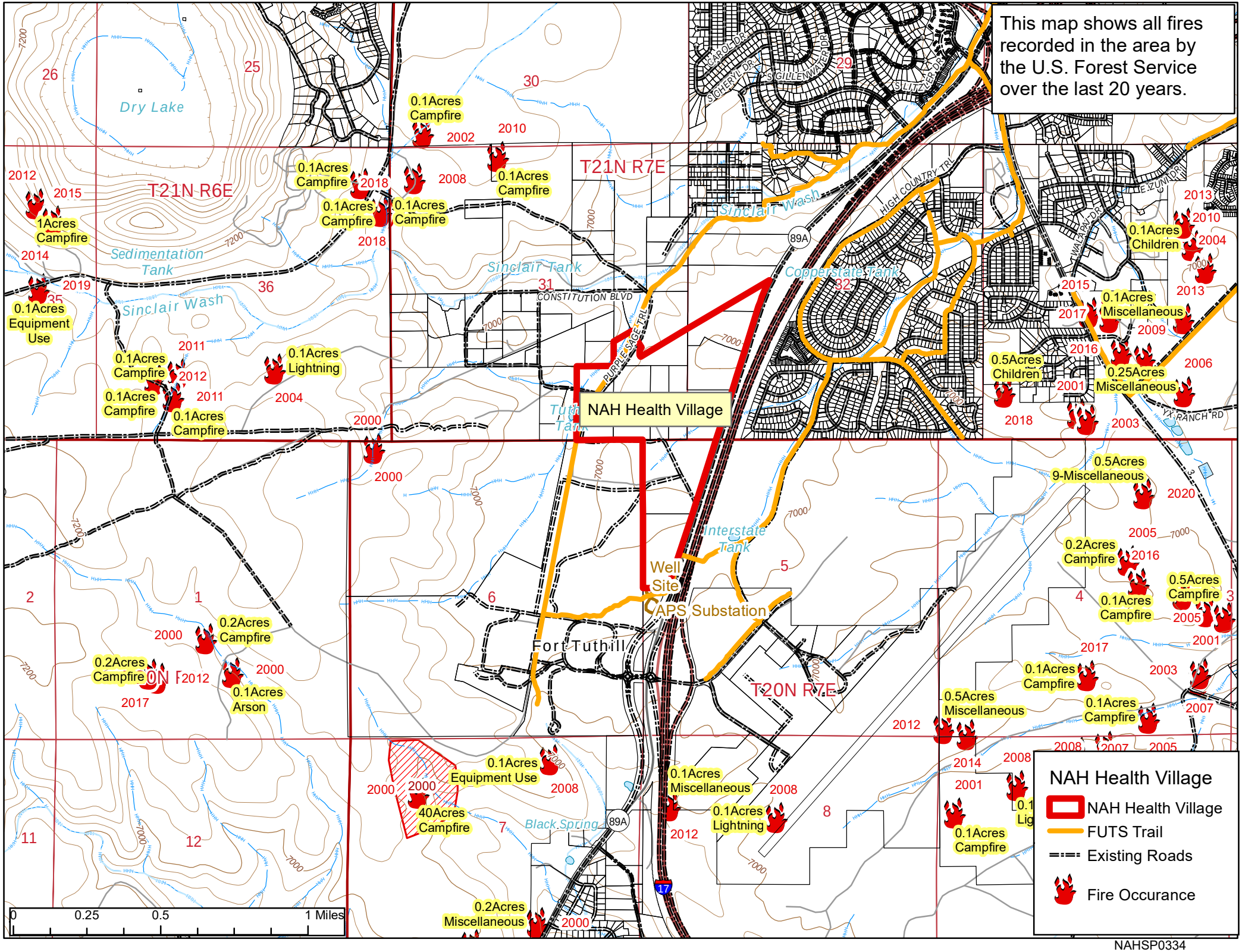
[1] FlamMap, Rocky Mountain Research Station Online: https://www.firelab.org/project/flammap
[2] LandFire Fuel Models Online: https://landfire.gov/fbfm40.php
[3] Western Region Climate Center (WRCC) Online: https://wrcc.dri.edu/cgi-bin/rawMAIN.pl?azAFLG

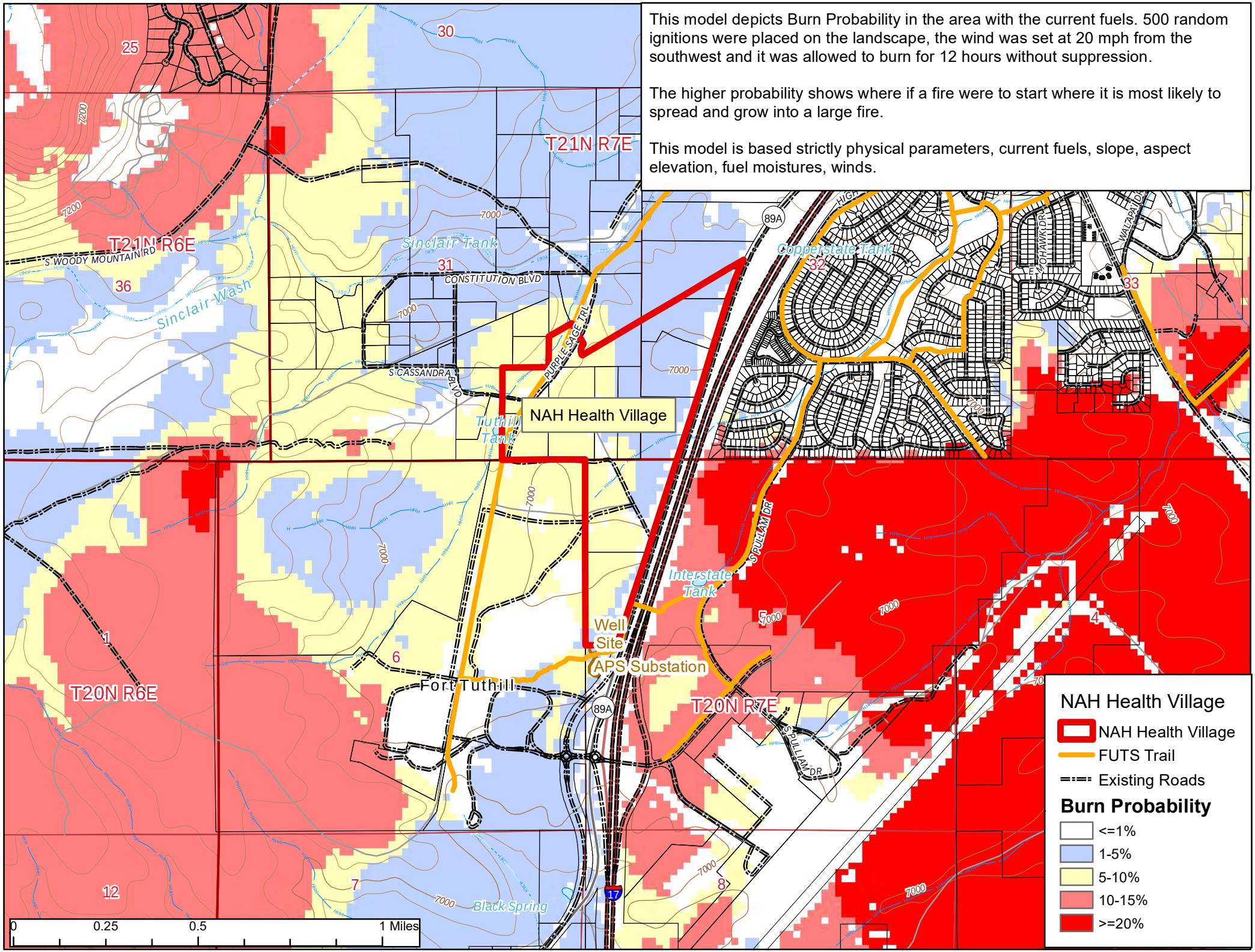

W CONSTITUTION BLVD
FOREST SERVICE 532 RD
S CASSANDRA BLVD
W GETAWAY TRL
PVT
FOREST SERVICE 390 RD
W PURPLE SAGE TRL
INTERSTATE 17 SB
INTERSTATE 17 NB
S STATE ROUTE 89A
S BOX CANYON TRL
S HIDEOUT TRL
S AMERICA WEST TRL
W LONE STAR TRL
W SEPARATION CANYON TRL
W WESTON TRL
S LASSO TRL
S BEDROCK TRL
S WINDFALL TRL
W LIL BEN TRL
W OVERLAND PASS DR
S OX BOW LOOP
S ELVES CHASM TRL
W HIGH COUNTRY TRL
W AGATE CT
S AZURITE TRL
W CINNABAR TRL
W NUGGET TRL
S CUPRITE TRL
W WULFENITE RD
S SERPENTINE RD
S TOPAZ RD
S AMETHYST RD
W QUARTZ RD
S PULLIAM DR
State
COUNTY PARK
REGIMENT RD
INFANTRY RD
FORT TUTHILL COUNTY PARK
USFS
Well Site
APS Substation
SB I-17 EXIT 337 OFF RAMP
NB I-17 EXIT 337 ON RAMP
W JW POWELL BLVD
BRIGADE RD
FORT TUTHILL LOOP
0
0.125
0.25
0.5 Miles
NAH Health Village
NAH Health Village
FUTS Trail
Existing Roads
TYPE
ELECTRIC/TELCO
OVERHEAD ELECTRIC
Infrastructure
NAHSP0332


Topography and Drainages
Sinclair Tank
Sinclair Wash
CONSTITUTION BLVD
S CASSANDRA BLVD
PURPLE SAGE TRL
HIGH COUNTRY TRL
Copperstate Tank
Tuthill Tank
Interstate Tank
S PULLAM DR
T21N R7E
T20N R7E
31
32
6
5
89A
17
7000
Well Site
APS Substation
NAH Health Village
FUTS Trail
Existing Roads
NAH Health Village
0
0.125
0.25
0.5 Miles

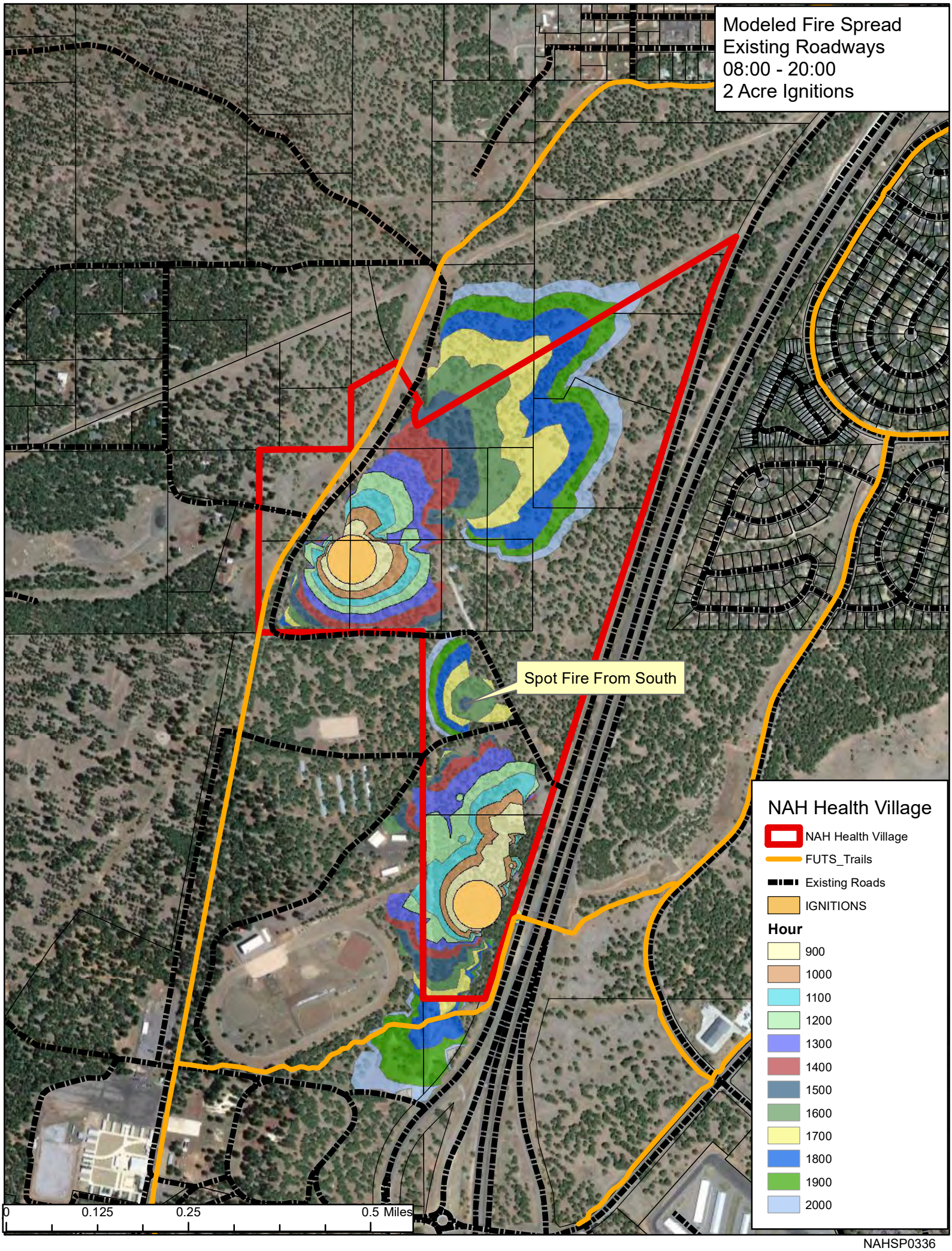
NAHSP0333


This map shows all fires recorded in the area by the U.S. Forest Service over the last 20 years.
NAH Health Village
NAH Health Village
FUTS Trail
Existing Roads
Fire Occurance
T21N R6E
T21N R7E
T20N R7E
Dry Lake
Sedimentation Tank
Sinclair Wash
Sinclair Tank
Copperstate Tank
Interstate Tank
Tuth Tank
Black Spring
Well Site
APS Substation
Fort Tuthill
CONSTITUTION BLVD
PURPLE SAGE TRL
HIGH COUNTRY TRL
YX RANCH RD
0.1Acres Campfire
1Acres Campfire
0.1Acres Equipment Use
0.1Acres Lightning
0.2Acres Campfire
0.1Acres Arson
40Acres Campfire
0.1Acres Miscellaneous
0.1Acres Children
0.5Acres Children
0.25Acres Miscellaneous
0.5Acres 9-Miscellaneous
0.2Acres Campfire
0.5Acres Campfire
0.1Acres Campfire
0.5Acres Miscellaneous
0.1Acres Campfire
0.1Acres Campfire
0.1Acres Lightning
0.2Acres Miscellaneous
0 0.25 0.5 1 Miles

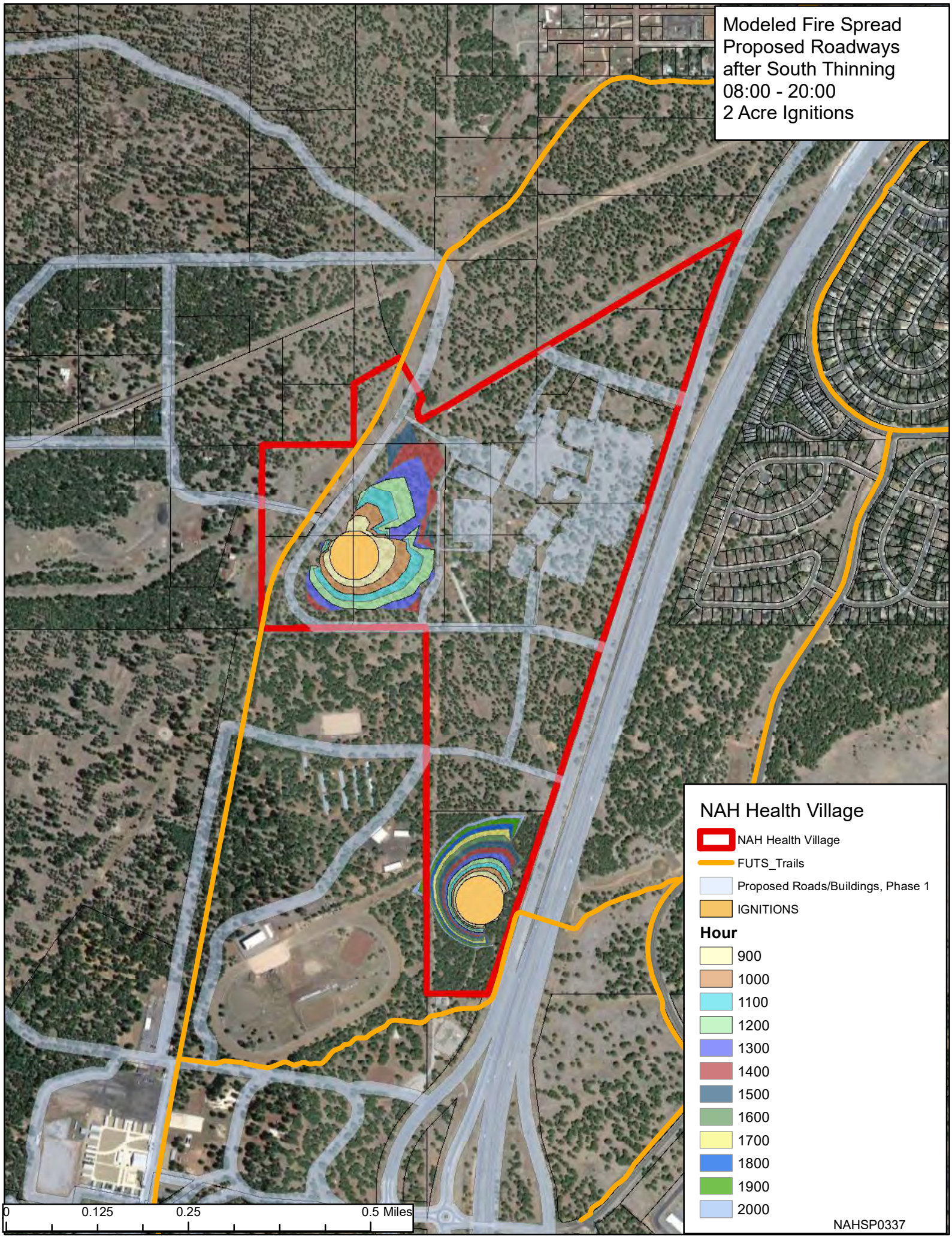
NAHSP0334

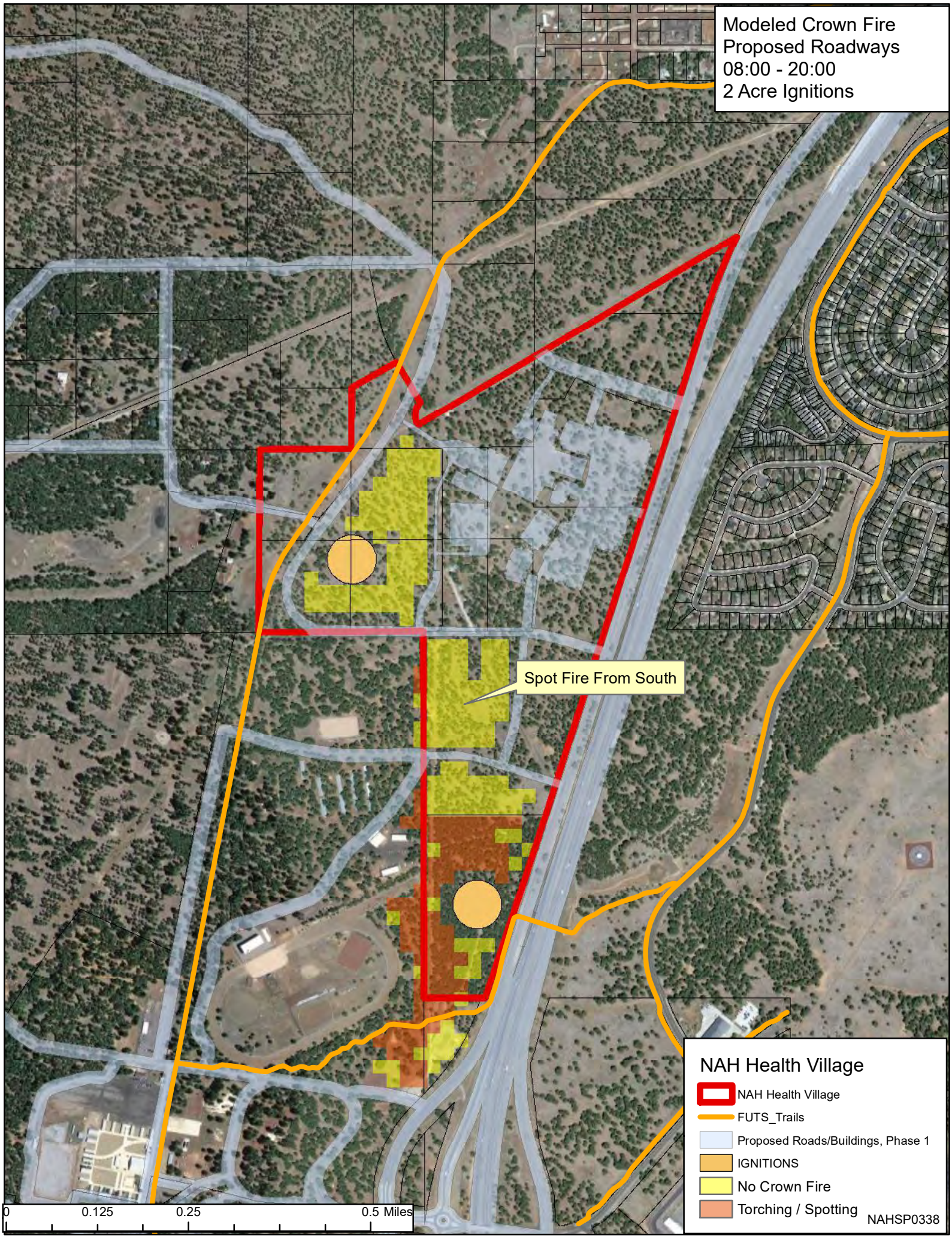

This model depicts Burn Probability in the area with the current fuels. 500 random ignitions were placed on the landscape, the wind was set at 20 mph from the southwest and it was allowed to burn for 12 hours without suppression.
The higher probability shows where if a fire were to start where it is most likely to spread and grow into a large fire.
This model is based strictly physical parameters, current fuels, slope, aspect elevation, fuel moistures, winds.
NAH Health Village
Sinclair Tank
Copperstate Tank
Tuthill Tank
Interstate Tank
Well Site
APS Substation
Fort Tuthill
Sinclair Wash
Black Spring
T21N R7E
T21N R6E
T20N R6E
T20N R7E
S WOODY MOUNTAIN RD
CONSTITUTION BLVD
S CASSANDRA BLVD
PURPLE SAGE TRL
S PULLIAM DR
E MOHAWK DR
WALTAPAI DR
89A
17
25
30
31
32
33
36
1
6
4
5
7
8
12
7200
7000
0
0.25
0.5
1 Miles
NAH Health Village
NAH Health Village
FUTS Trail
Existing Roads
Burn Probability
<=1%
1-5%
5-10%
10-15%
>=20%

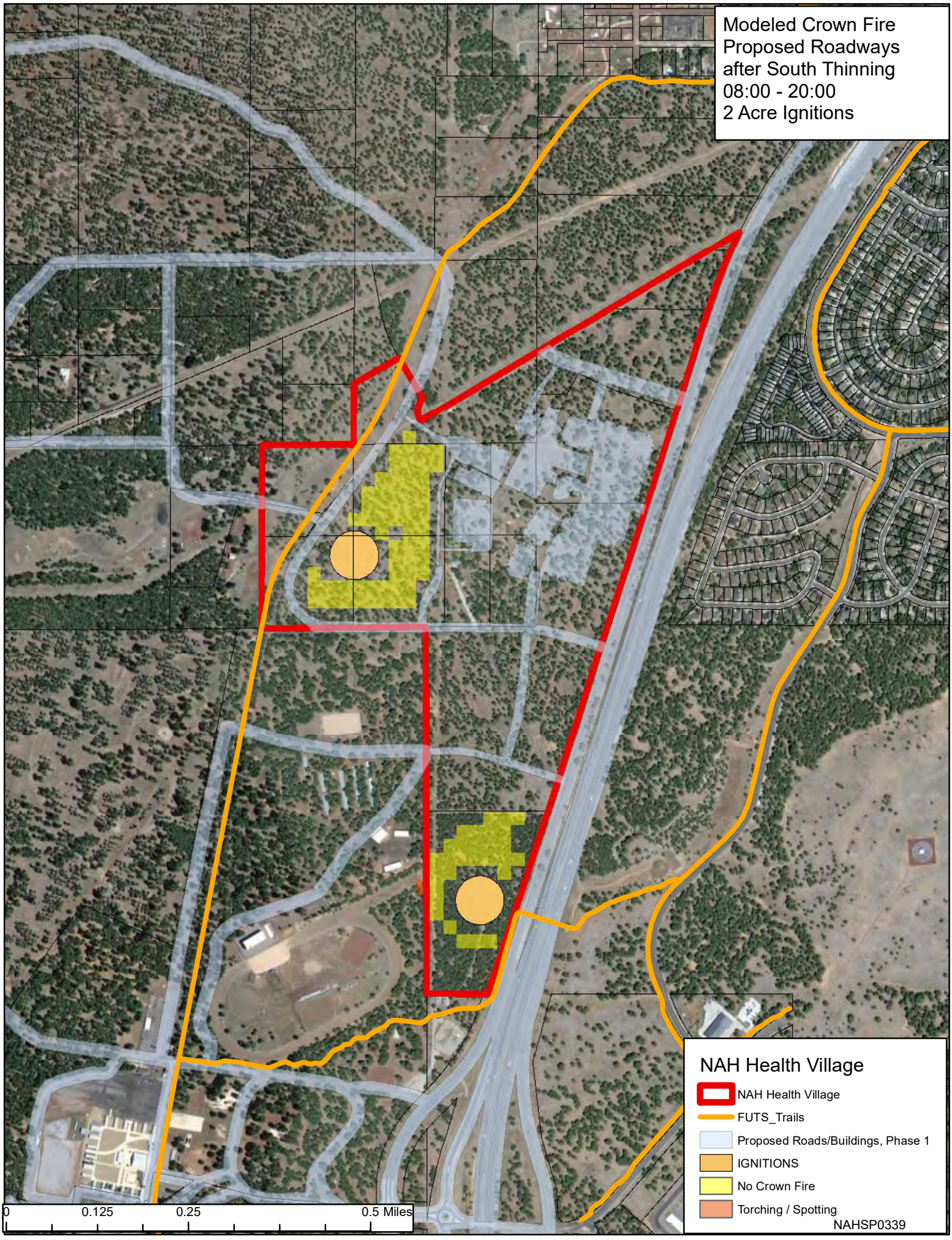
NAHSP0335

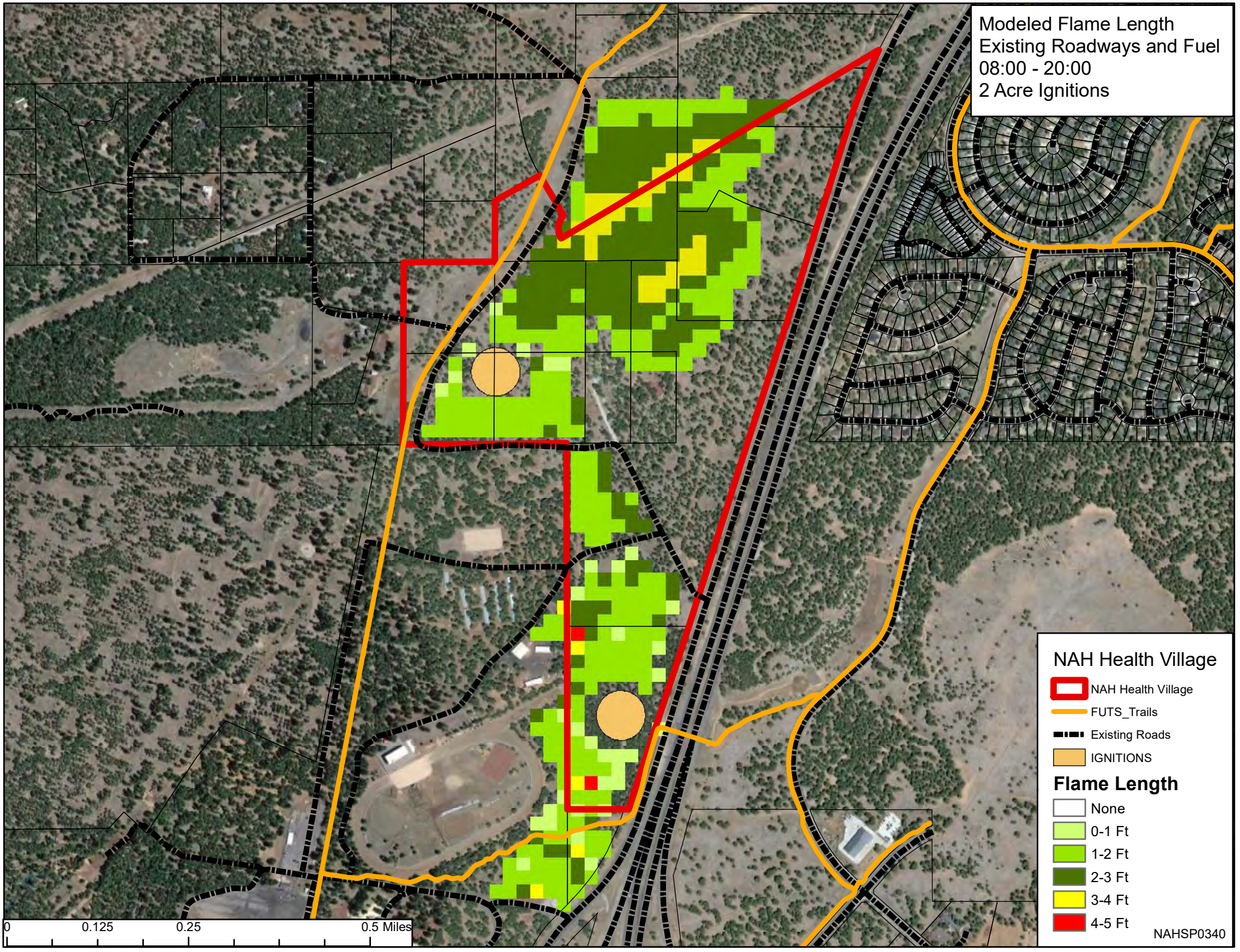

Modeled Fire Spread
Existing Roadways
08:00 - 20:00
2 Acre Ignitions
Spot Fire From South
NAH Health Village
NAH Health Village
FUTS_Trails
Existing Roads
IGNITIONS
Hour
900
1000
1100
1200
1300
1400
1500
1600
1700
1800
1900
2000
0
0.125
0.25
0.5 Miles

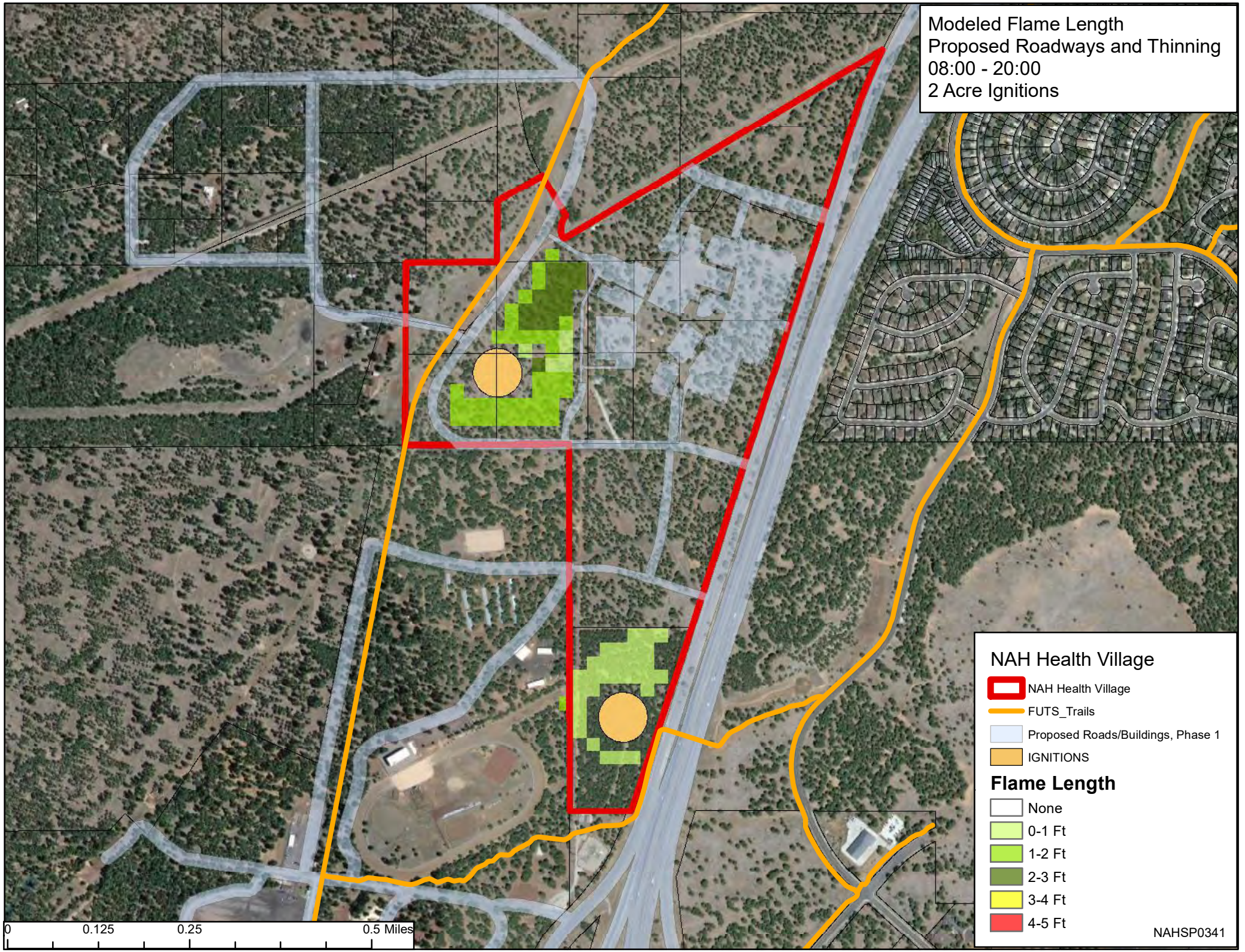
NAHSP0336


Modeled Fire Spread
Proposed Roadways
after South Thinning
08:00 - 20:00
2 Acre Ignitions
NAH Health Village
NAH Health Village
FUTS_Trails
Proposed Roads/Buildings, Phase 1
IGNITIONS
Hour
900
1000
1100
1200
1300
1400
1500
1600
1700
1800
1900
2000
NAHSP0337
0
0.125
0.25
0.5 Miles


Modeled Crown Fire
Proposed Roadways
08:00 - 20:00
2 Acre Ignitions
Spot Fire From South
NAH Health Village
NAH Health Village
FUTS_Trails
Proposed Roads/Buildings, Phase 1
IGNITIONS
No Crown Fire
Torching / Spotting
NAHSP0338
0
0.125
0.25
0.5 Miles


Modeled Crown Fire
Proposed Roadways
after South Thinning
08:00 - 20:00
2 Acre Ignitions
NAH Health Village
NAH Health Village
FUTS_Trails
Proposed Roads/Buildings, Phase 1
IGNITIONS
No Crown Fire
Torching / Spotting
NAHSP0339
0
0.125
0.25
0.5 Miles


Modeled Flame Length
Existing Roadways and Fuel
08:00 - 20:00
2 Acre Ignitions
NAH Health Village
NAH Health Village
FUTS_Trails
Existing Roads
IGNITIONS
Flame Length
None
0-1 Ft
1-2 Ft
2-3 Ft
3-4 Ft
4-5 Ft
NAHSP0340
0
0.125
0.25
0.5 Miles


Modeled Flame Length
Proposed Roadways and Thinning
08:00 - 20:00
2 Acre Ignitions
NAH Health Village
NAH Health Village
FUTS_Trails
Proposed Roads/Buildings, Phase 1
IGNITIONS
Flame Length
None
0-1 Ft
1-2 Ft
2-3 Ft
3-4 Ft
4-5 Ft
NAHSP0341
0
0.125
0.25
0.5 Miles

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Appendix C

Completed IWUIC "Appendix C" Fire Hazard Severity Form for proposed Health Village

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APPENDIX C

FIRE HAZARD SEVERITY FORM

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

When adopted, this appendix is to be used in place of Table 502.1 to determine the fire hazard severity.

A. Subdivision Design	**Points**
1. Ingress/Egress	
Two or more primary roads	1___
One road	3___
One-way road in, one-way road out	5___
2. Width of Primary Road	
20 feet or more	1___
Less than 20 feet	3___
3. Accessibility	
Road grade 5% or less	1___
Road grade more than 5%	3___
4. Secondary Road Terminus	
Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater	1___
Cul-de-sac turnaround	
Dead-end roads 200 feet or less in length	3___
Dead-end roads greater than 200 feet in length	5___
5. Street Signs	
Present	1___
Not present	3___

B. Vegetation (IWUIC Definitions)	
1. Fuel Types	
Light	1___
Medium	5___
Heavy	10___
2. Defensible Space	
70% or more of site	1___
30% or more, but less than 70% of site	10___
Less than 30% of site	20___

C. Topography	
8% or less	1___
More than 8%, but less than 20%	4___
20% or more, but less than 30%	7___
30% or more	10___

D. Roofing Material	
Class A Fire Rated	1___
Class B Fire Rated	5___
Class C Fire Rated	10___
Nonrated	20___

E. Fire Protection—Water Source	
500 GPM hydrant within 1,000 feet	1___
Hydrant farther than 1,000 feet or draft site	2___
Water source 20 min. or less, round trip	5___
Water source farther than 20 min., and 45 min. or less, round trip	7___
Water source farther than 45 min., round trip	10___

F. Existing Building Construction Materials	
Noncombustible siding/deck	1___
Noncombustible siding/combustible deck	5___
Combustible siding and deck	10___

G . Utilities (gas and/or electric)	
All underground utilities	1___
One underground, one aboveground	3___
All aboveground	5___

Total for Subdivision	
Moderate Hazard	40–59
High Hazard	60–74
Extreme Hazard	75+

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Appendix D

Firewise Plant Materials for 3,000ft and Higher Elevations

ARIZONA COOPERATIVE EXTENSION

THE UNIVERSITY OF ARIZONA
College of Agriculture and Life Sciences

AZ1289

Revised 12/11

FIREWISE Plant Materials for 3,000 ft. and Higher Elevations

Tom DeGomez, Jeff Schalau, Chris Jones, and Steve Campbell

Introduction

Creating defensible space around your home is one of the most important and effective steps you can take to protect you, your family, and your home from catastrophic wildfire. Defensible space is the area between a structure and an oncoming wildfire (or between a burning structure and wildland vegetation) where nearby vegetation has been modified to reduce a wildfire's intensity and ability to spread.

All vegetation, naturally occurring and otherwise, is potential fuel for fire. Its type, amount and arrangement can have dramatic effects on fire behavior. There are no "fireproof" plant species. Plant choice, spacing and maintenance are critical; where and how you plant can be more important than what species you use. However, given options, choose plant species for your landscape that are more fire resistant.

Choosing FIREWISE Plants

Keep in mind these general concepts when choosing FIREWISE plant species for your home landscape plan:

- A plant's moisture content is the most important factor governing its volatility. However, resin content and other factors in some species keep them flammable even when the plant is well watered. Conifers such as pines, firs, spruces, junipers, and Arizona cypress tend to be flammable due their oil and pitch content, regardless of moisture status or content.
- Deciduous plants tend to be more fire resistant, because their leaves have higher moisture content. Also, when trees drop their leaves in the winter, there is less fuel to carry fire through their canopies.

In some cases, drought tolerance and fire resistance are related. Here are some general plant characteristics that can provide drought tolerance and increase fire resistance in your landscape:

- Drought-adapted plants that have smaller leaves or very succulent leaves that store water.
- Salt tolerant plants that show natural fire resistance. A notable exception is salt cedar, which is highly salt tolerant but contains extremely volatile oils and burns very hot.

Plants that are more resistant to wildfire have one or more of the following characteristics:

- They grow without accumulating large amounts of combustible dead branches, needles, or leaves (e.g. aspen).
- They have open, loose branches with a low volume of total vegetation (e.g. currant and mountain mahogany).
- They have low resin content (many deciduous species).
- They have high-moisture content (succulents and some herbaceous plants).
- They grow slowly and do not need frequent pruning.
- They are short and grow close to the ground, such as small wildflowers and non-coniferous groundcovers.
- They can re-establish following a fire, reducing the costs of planting new trees (aspen, locust).

At a Glance

- FIREWISE landscaping can be aesthetically pleasing while reducing potential wildfire fuel.
- Plant choice, spacing, and maintenance are critical.
- Your landscape, and the plants in it, must be maintained to retain their FIREWISE properties.
- Many native and local species are appropriate for FIREWISE plant materials.

FIREWISE Trees

Scientific Name	Common Name	Water Needs	Sun / Shade	Mature Height	Elevation (1000') 3	4	5	6	7	8	9
Acer glabrum	Rocky Mountain maple	M-H	S/PS/Sh	6-10	N	N	Y	Y	Y	Y	Y
Acer grandidentatum	big-tooth maple	M-H	S/PS	10-20	N	Y	Y	Y	Y	Y	Y
Acer ginnala	amur maple	M	S/PS	15-20	N	Y	Y	Y	Y	Y	Y
Acer negundo	boxelder	H	S/PS/Sh	30-50	Y	Y	Y	Y	Y	Y	N
Alnus tenuifolia	thin leaf alder	H	S/PS	10-20	N	?	Y	Y	Y	Y	Y
Betula occidentalis	water birch	M	S/PS/Sh	20-30	N	N	Y	Y	Y	Y	N
Catalpa speciosa	northern catalpa	M-H	S/PS	25-60	?	Y	Y	Y	Y	?	?
Celtis reticulata	netleaf hackberry	L-M	S	10-20	Y	Y	Y	Y	Y	N	N
Cotinus coggyria	purple smoketree	M	S	20-30	?	N	Y	Y	Y	?	?
Crataegus oxyacantha	English hawthorn	M-H	S	20-25	?	Y	Y	Y	Y	?	N
Forestiera pubescens	New Mexican olive	L-M	S/PS	10-20	Y	Y	Y	Y	Y	N	N
Fraxinus pennsylvanica	green ash	M-H	S	30-40	N	N	N	Y	Y	Y	N
Gleditsia tricanthos	honeylocust	M	S	35-70	Y	Y	Y	Y	Y	N	N
Juglans major	Arizona walnut	M-H	S	20-40	Y	Y	Y	Y	Y	N	N
Malus spp.	crabapple	M-H	S	8-30	Y	Y	Y	Y	Y	Y	?
Platanus x acerifolia	sycamore or London planetree	M-H	S	20-80	?	?	Y	Y	Y	Y	?
Populus acuminata	lanceleaf cottonwood	H	S	40-70	Y	Y	Y	Y	Y	Y	N
Populus angustifolia	narrow-leaf cottonwood	H	S	30-90	N	Y	Y	Y	Y	Y	Y
Populus tremuloides	quaking aspen	H	S	20-60	N	N	N	Y	Y	Y	Y
Prunus americana	American wild plum	M	S/PS	10-20	Y	Y	Y	Y	Y	Y	?
Prunus virginiana	western chokecherry	H	S/PS	10-30	N	Y	Y	Y	Y	Y	N
Prunus padus	mayday tree	M-H	S	15-29	N	N	Y	Y	Y	Y	N
Robinia neomexicana	New Mexico locust	L	S/PS	10-20	Y	Y	Y	Y	Y	Y	N
Robinia pseudoacacia	black locust	L	S/PS	50-75	Y	Y	Y	Y	Y	Y	N
Sambucus nigra	mexican elder/blue elderberry	M	S/PS	10-20	N	Y	Y	Y	Y	Y	Y

Grasses

Scientific Name	Common Name	Seeding Rate (lbs/ acre)	Water Needs	Cool/ Warm Season	Sun/ Shade	Mature Height (feet)	Elevation (1000') 3	4	5	6	7	8	9
Achnatherum hymenoides	Indian ricegrass	5	9- 13"	Cool	S	1-2, B	Y	Y	Y	Y	Y	N	N
Agropyron smithii	western wheatgrass	10	11 - 17"	Cool	S	1-2, S	N	Y	Y	Y	Y	N	N
Bouteloua curtipendula	sideoats grama	3-4	12 - 16"	Warm	S	2-3, B	Y	Y	Y	Y	Y	N	N

Sun/Shade: S = full sun, PS = partial sun, Sh = shade
Mature Height: feet, B = bunchgrass, S = sod forming
Water Needs: VL = very low, L = low, M = moderate, H = high
Elevation in 1000': Y = yes, N = not recommended, ? = unknown or doubtful

Grasses (cont'd)

Scientific Name	Common Name	Seeding Rate (lbs/ acre)	Water Needs	Cool/ Warm Season	Sun/ Shade	Mature Height (feet)	Elevation (1000') 3	4	5	6	7	8	9
Bouteloua dactyloides	buffalograss	3-4	12 - 16"	Warm	S	1, S	Y	Y	Y	N	N	N	N
Bouteloua gracilis	blue grama	4-8	VL-L	Warm	S	1, S	N	Y	Y	Y	Y	Y	N
Elymus elymoides	bottlebrush squirreltail	8-10	VL-L	Cool	S-PS	1-2, B	Y	Y	Y	Y	Y	Y	Y
Festuca arizonica	Arizona fescue	3	VL-L	Cool	S-PS	2-3, B	N	N	N	N	Y	Y	Y
Hesperostipa comata	needle-and-thread	8	VL-L	Cool	S	1-2, B	Y	Y	Y	Y	Y	Y	N
Hilaria jamesii	galleta grass	3-4	9-12"	Warm	S	1-2, B	Y	Y	Y	Y	Y	N	N
Koeleria macrantha	Junegrass	1-2	VL-L	Cool	S-PS	1-2, B	N	Y	Y	Y	Y	Y	Y
Leptochloa dubia	green sprangletop	6	L	Warm	S	1-2, B	Y	Y	Y	Y	Y	N	N
Muhlenbergia rigens	deergrass	1-2	L-M	Warm	S	2-5, B	Y	Y	Y	Y	Y	Y	N
Muhlenbergia wrightii	spike muhly	2	12 - 16"	Warm	S	1-2, B	Y	Y	Y	Y	Y	Y	Y
Poa fendleriana	muttongrass	1-2	VL-L	Cool	PS	1-2, B	Y	Y	Y	Y	Y	Y	Y
Sporobolus cryptandrus	sand dropseed	2	VL-L	Warm	S	2-3, B	Y	Y	Y	Y	Y	N	N
Stipa hymenoides	Indian ricegrass	5	9 - 13"	Cool	S	1-2, B	Y	Y	Y	Y	Y	N	N

FIREWISE Shrubs

Scientific Name	Common Name	Water Needs	Sun / Shade	Mature Height	Elevation (1000') 3	4	5	6	7	8	9
Acer glabrum	Rocky Mountain maple	M-H	S/PS/Sh	6-10	N	N	Y	Y	Y	Y	Y
Agave parryi	mescal/Parry's agave	VL	S	2-12	N	Y	Y	Y	Y	Y	N
Amelanchier alnifolia	Saskatoon alder-leaf / serviceberry	L-M	S	6-15	N	Y	Y	Y	Y	Y	Y
Amelanchier utahensis	Utah serviceberry	VL-M	S	5-10	Y	Y	Y	Y	Y	N	N
Amorpha fruticosa	false indigo, indigobush	M-H	S/PS	2-3	Y	Y	Y	Y	Y	N	N
Arctostaphylos uva-ursi	kinnikinnick, bearberry	M-H	PS/Sh	1-2	N	N	N	N	Y	Y	Y
Atriplex canescens	four-wing saltbrush	L	S	3-6	Y	Y	Y	Y	Y	N	N
Berberis fremontii	Fremont's mahonia	L	S	6-8	Y	Y	Y	Y	Y	N	N
Berberis repens	creeping barberry/creeping mahonia	L-H	S/Sh	1-2	?	Y	Y	Y	Y	Y	Y
Ceanothos fendleri	buckbush, Fendler's ceanothus	M	S	2	N	N	Y	Y	Y	Y	Y
Cercocarpus intricatus	dwarf mountain mahogany	VL-L	S	4-6	?	?	Y	Y	Y	?	N
Cercocarus montanus	mountain mahogany	L-M	S/PS	6-8	N	Y	Y	Y	Y	N	N
Chrysothamnus spp.	rabbitbrush	VL-L	S	2-4	Y	Y	Y	Y	Y	Y	Y
Cornus sericea	red osier dogwood	H	S/Sh	4-6	N	Y	Y	Y	Y	Y	Y
Dasiphora fruticosa	shrubby cinquefoil	M	S/PS	2-3	N	N	N	Y	Y	Y	Y
Fallugia paradoxa	Apache plume	VL-L	S	2-4	Y	Y	Y	Y	Y	Y	N
Fendlera rupicola	cliff fendlerbush	L-M	S/PS	4-6	Y	Y	Y	Y	Y	N	N
Holodiscus dumosus	ocean spray/ rock cliff/ rock spirea	L-M	S/PS	4	N	N	Y	Y	Y	Y	Y
Lonicera involucrata	twin-berry/bearberry honeysuckle	M-H	PS/Sh	4	N	N	N	N	Y	Y	Y
Nolina microcarpa	beargrass/sacahuista	VL-L	S	3	Y	Y	Y	Y	N	N	N
Opuntia spp.	cholla and prickly pear cactus	VL-L	S	3	Y	Y	Y	Y	Y	N	N

FIREWISE Shrubs (cont'd)

Scientific Name	Common Name	Water Needs	Sun / Shade	Mature Height	Elevation (1000') 3	4	5	6	7	8	9
Penstemon ambiguus	sand penstemon	VL-L	S	1-3	Y	Y	Y	Y	N	N	N
Physocarpus monogynus	mountain ninebark	M	S/Sh	2-4	N	N	N	N	N	Y	Y
Ribes aureum	golden currant	M	S/PS	2-3	N	Y	Y	Y	Y	N	N
Rosa woodsii	Wood's wild rose	M	S/PS	2-3	N	N	Y	Y	Y	Y	Y
Shepherdia argentea	silver buffaloberry	M	S/PS	10-15	?	?	Y	Y	N	N	N
Symphoricarpos spp.	snowberry	M-H	S/PS	2-3	Y	Y	Y	Y	Y	Y	Y
Syringa vulgaris	common lilac	M	S	6-8	Y	Y	Y	Y	Y	Y	Y
Yucca baccata	banana yucca	VL-L	S	2-3	Y	Y	Y	Y	Y	N	N
Yucca elata	soaptree yucca	VL-L	S	3-15	Y	Y	Y	Y	N	N	N
Yucca glauca	Great Plains yucca	VL-L	S	2-3	Y	Y	Y	Y	Y	Y	N

Sun/Shade: S = full sun, PS = partial sun, Sh = shade
Mature Height: feet, B = bunchgrass, S = sod forming
Water Needs: VL = very low, L = low, M = moderate, H = high
Elevation in 1000': Y = yes, N = not recommended, ? = unknown or doubtful

Designing the Landscape

When planning a FIREWISE landscape consider the following:

- The plants nearest your home should be more widely spaced and smaller than those farther away. Landscape according to the recommended defensible-space zones.
- Choose plants of high moisture content and low potential for flammability in particular, and remove and avoid highly resinous plants in this area.
- Plant in small, irregular clusters and islands, not in largemasses.
- Break up the continuity of the vegetation with decorative rock, gravel, and stepping stone pathways. This will slow the spread of fire across your property
- Use a variety of plant species to support a mixed and healthy landscape. Diversity of plants in the landscape will result in fewer insects and diseases and will better resist catastrophic fires.

Don't Forget Maintenance

A landscape is a dynamic, constantly changing system. Your landscape and the plants in it must be maintained to retain their FIREWISE properties.

- Rake up and dispose of excess litter as it builds up over the season.
- Remove annual plants after they have gone to seed or when the stems dry out.
- Remove any damaged plant parts. Timely pruning is critical. It reduces fuel volume and maintains healthier plants with more succulent, vigorous growth.
- Mow or trim grasses to a low height within your defensible space. Keep grass shortest in the inner part of your defensible space and no more than 6 inches high in the outer portions.
- Be particularly vigilant with maintenance activities during seasons of high fire danger.
- Use mulch to conserve moisture and reduce weed growth. Mulch can be organic (wood chips or small bark pieces) or inorganic (gravel or rock). Avoid pine bark, thick layers of pine needles or other materials that can easily catch fire.
- In the event of drought and water rationing, prioritize the plants you wish to save. Provide supplemental water to those nearest your home.
- Water trees and other plants during the winter dry periods, before water rationing becomes necessary in the summer.

List of Fire Resistant Plant Materials for Arizona

The list of trees and shrubs in this bulletin are plants that are known to have fire resistant characteristics. No annual, biennial, or perennial flowers are listed; however, most do have fire resistant characteristics. Given the arid climate of

NAHSP0351

Arizona and the fact that some of the species listed have higher water requirements, homeowners are encouraged to work closely with their county extension agent or a local plant materials specialist in selecting plants for use in their home landscape.

The listed grasses may also be used to reduce erosion or as landscape plants.

This publication is based on and borrowed heavily from publications titled "FIREWISE Plant Materials" by Chuck Dennis of the Colorado State Forest Service, Colorado State University and also by New Mexico State University Cooperative Extension Service. FIREWISE is a multi-agency program that encourages the development of defensible space and the prevention of catastrophic wildfire.

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Arizona FIREWISE Communities Cooperators

University of Arizona, Northern Arizona University, Arizona State Forestry, Arizona Fire Chiefs Association, Arizona Fire Districts Association, Arizona Emergency Services Association, Arizona Planning Association, Bureau of Indian Affairs, Bureau of Land Management, Bureau of Reclamation, Inter-Tribal Council of Arizona, National Park Service, USDA Forest Service, USDA Natural Resources Conservation Service, U.S. Fish and Wildlife Service

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Northern Arizona Healthcare Health Village
Fire Service Impact Assessment

FACETS Consulting – www.facetsLLP.com
December 29, 2021

NAHSP0290

Executive Summary

The purpose of this report is to provide a comprehensive fire service impact assessment for the proposed Northern Arizona Healthcare Health Village in Flagstaff, Arizona.

The best way to reduce the impact of this development o the Flagstaff Fire Department will be to design and construct the project according to the adopted building and fire codes in place for the City of Flagstaff. This report recommends that the Flagstaff Fire Marshal secure the needed expertise to review plans and manage the construction of these facilities.

The development of a commercial and institutional project at the far Southern end of the City may have longer-term impacts on the delivery of fire and emergency medical services that cannot be ascribed to this development effort. This report recommends a longer-term assessment of the City's fire station network in view of this project and other development efforts in other parts of the City of Flagstaff.

The Northern Arizona Healthcare Health Village

Northern Arizona Healthcare proposes a mixed-use development anchored by a medical center and including office, retail, residential, and commercial space totaling approximately 7 million square feet of enclosed space. The development will commence in 2022 with buildout projected over the next 30 years.

The site is at the very South end of the City of Flagstaff, bounded by Highway 89A and Interstate 17 on the East and Fort Tuthill County Park on the South. The total land area of the project is approximately 185 acres.

The medical center is intended to replace the Flagstaff Medial Center, also operated by Northern Arizona Healthcare, located at 1200 North Beaver Street in downtown Flagstaff.

Fire and Emergency Services Overview

The Flagstaff Fire Department is a career (full-time) fire department that provides fire protection, emergency medical, special operations, and hazardous materials response services to the City of Flagstaff. The department operates six fire stations with a fleet of response vehicles.

Flagstaff has automatic aid agreements with surrounding fire departments including the Summit Fire and Medical District to the North and the Highlands Fire District to the South. Automatic aid agreements provide that the firefighters closest to the emergency respond, regardless of jurisdictional lines. Assistance with a major emergency beyond the capability of the Flagstaff automatic aid system is remote and gathering and deploying a significant fire fighting force from outside of Flagstaff would take hours.

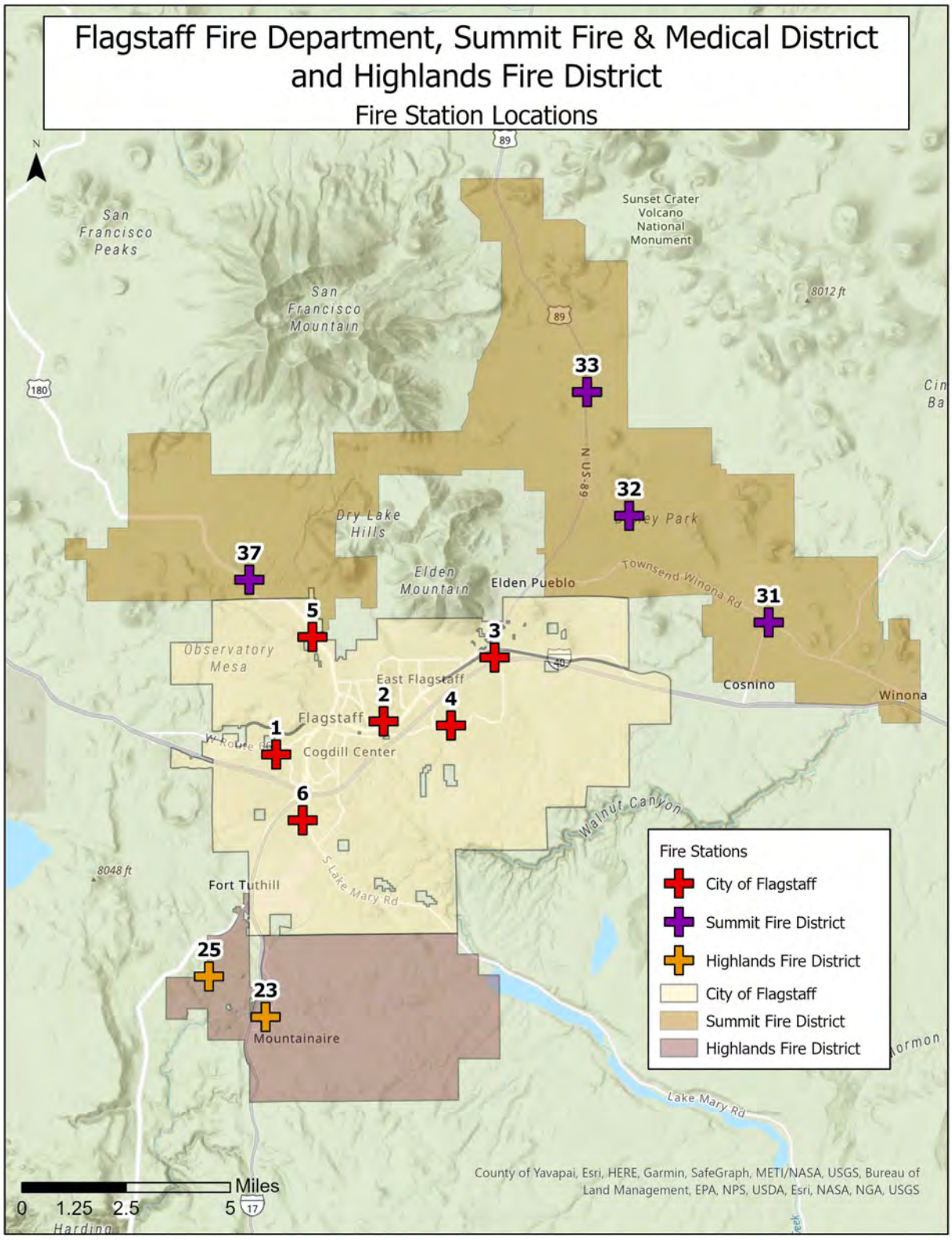

Figure 1 – Fire Station Locations

Emergency Medical Services

The Flagstaff Fire Department provides Advanced Life Support (ALS) service from each fire station. At least one paramedic staffs each Flagstaff response unit. The members of the Flagstaff Fire Department provide ALS service on-scene and may help provide these services during transport by ambulance when needed.

Medical transport service is provided by Guardian Ambulance Transport, a hospital-based provider owned and operated by Northern Arizona Healthcare. Guardian provides service in a 400-square mile area that includes Flagstaff and the surrounding area. A paramedic and an Emergency Medical Technician (EMT) staff each Guardian ambulance.

The working relationship between Guardian and the Flagstaff Fire Department is positive and contributes to the provision of good service for customers. In situations where a critically ill customer is being transported, a Flagstaff Fire Department member may ride in the ambulance and assist with care during the transport.

Flagstaff currently staffs one rescue vehicle from Fire Station 2, with plans to expand to a second vehicle to be staffed in the Fall of 2022 at Fire Station 3. Rescue vehicles are staffed with a Captain and an Engineer, at least one of which is a paramedic. These vehicles respond primarily to emergency medical incidents, but they also respond to fire and other emergency incidents.

When a customer is extremely ill and being transported by ambulance, one or more Flagstaff Fire Department paramedics will ride in the ambulance to the hospital to administer care. The FFD paramedic's assigned unit, usually a rescue or engine, follows the ambulance to the hospital to retrieve their firefighter and then returns to service. During this transport, the engine or rescue is unavailable for response to other emergencies.

Wildland Urban Interface

Flagstaff is surrounded by forest lands and the city contains significant Wildland Urban Interface (WUI). The Flagstaff Fire Department undertakes significant wildland fire management programs in cooperation with the Summit Fire and Medical District. These efforts include education, prevention, response, and recovery activities. These efforts are cited in the Wildland Fire Risk Assessment & Mitigation Report prepared for the Northern Arizona Healthcare Health Village in November of 2021.

Flagstaff Pullium Airport

Fire and emergency medical services at the Flagstaff Pullium Airport are provided by firefighters assigned to a fire station on the airport site. These firefighters do not routinely respond off of the airport unless the off-airport emergency involved aircraft.

On-Duty Staffing and Response Units

At this time, Flagstaff has a total of 27 firefighters assigned to each shift and a minimum on-duty staffing of 21 firefighters each day. Each Flagstaff fire station is provided with a structural fire engine (pumper) and a wildland fire engine. Each station also houses other emergency vehicles that are utilized as needed. The on-duty Captain in the station determines which vehicle is utilized based on the type of emergency and fire department procedures.

Station Number	Street Address	On-Duty Staffing	Apparatus Assigned
1	**1972 South Thompson Street**	1 Captain 1 Engineer 1 Firefighter	Type1 Engine Quint 1 Type III Engine
2	**1701 East Ponderosa Parkway**	1 Battalion Chief 2 Captains 1 Engineer 2 Firefighters	Type 1 Engine Rescue Special OPS Squad Reserve Type 1 Type VI Engine Mini Squad (TRT) BC1 Reserve BC
3	**4500 East Nestlé Purina Avenue**	1 Captain 1 Engineer 1 Firefighter	Type I Engine Quint 3 Rescue Reserve Type I Type III Engine Support Rig P/U Crew Cab P/U with ATV and trailer
4	**4040 East Butler Avenue**	1 Captain 1 Engineer 1 Firefighter	Type I Engine Type 1 Tender Type VI Engine
5	**2525 North Fort Valley Road**	1 Captain 1 Engineer 1 Firefighter	Type I Engine Type III Engine Haz-Mat Truck
6	**3877 Lake Mary Road**	1 Captain 1 Engineer 1 Firefighter	Type I Engine Type I Tender Type Vi Engine Support Truck

Table 1 – Flagstaff Fire Department Fire Stations and Staffing

On-duty unit staffing for the Flagstaff Fire Department does not comply with the staffing requirements of NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. The standard requires four on-duty firefighters for each engine and ladder company.

Flagstaff does not operate a full-time staffed ladder truck. Fire Station 1 and Fire Station 3 house ladder trucks that are cross-staffed when needed. When a ladder truck is needed for an incident response, the on-duty crew of three firefighters responds in the ladder truck.

The lack of a staffed ladder company is unusual for a city of Flagstaff's size. According to data from the most recent United States Fire Department Profile – 2018, published by the National Fire Protection Association, a typical city in Flagstaff's population range operates two staffed ladder companies and six engine companies. In fact, 63 percent of cities in Flagstaff's population range operate one or more staffed ladder companies.

National Standards

The national standard that dictates requirements for fire department deployment is NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. The most recent version of NFPA 1710 is the 2020 edition.

The most significant requirements of the standard include requirements for fire department engine and ladder on-duty unit staffing, emergency response times, and times for the assembly of an effective fire fighting force by occupancy type.

As previously stated, the Flagstaff Fire Department does not comply with the unit staffing requirements of the standard.

NFPA 1710 also requires that ALS (paramedic) units be staffed by two paramedics with the balance of the crew certified as EMT's. Currently, Flagstaff staffs ALS units with one paramedic.

NFPA 1710 requires the arrival of the first engine company with a travel time of 240 seconds or less. Fire Station 6, located at 3877 Lake Mary Road, is within a 240 second travel time capability to the Northern Arizona Healthcare Health Village.

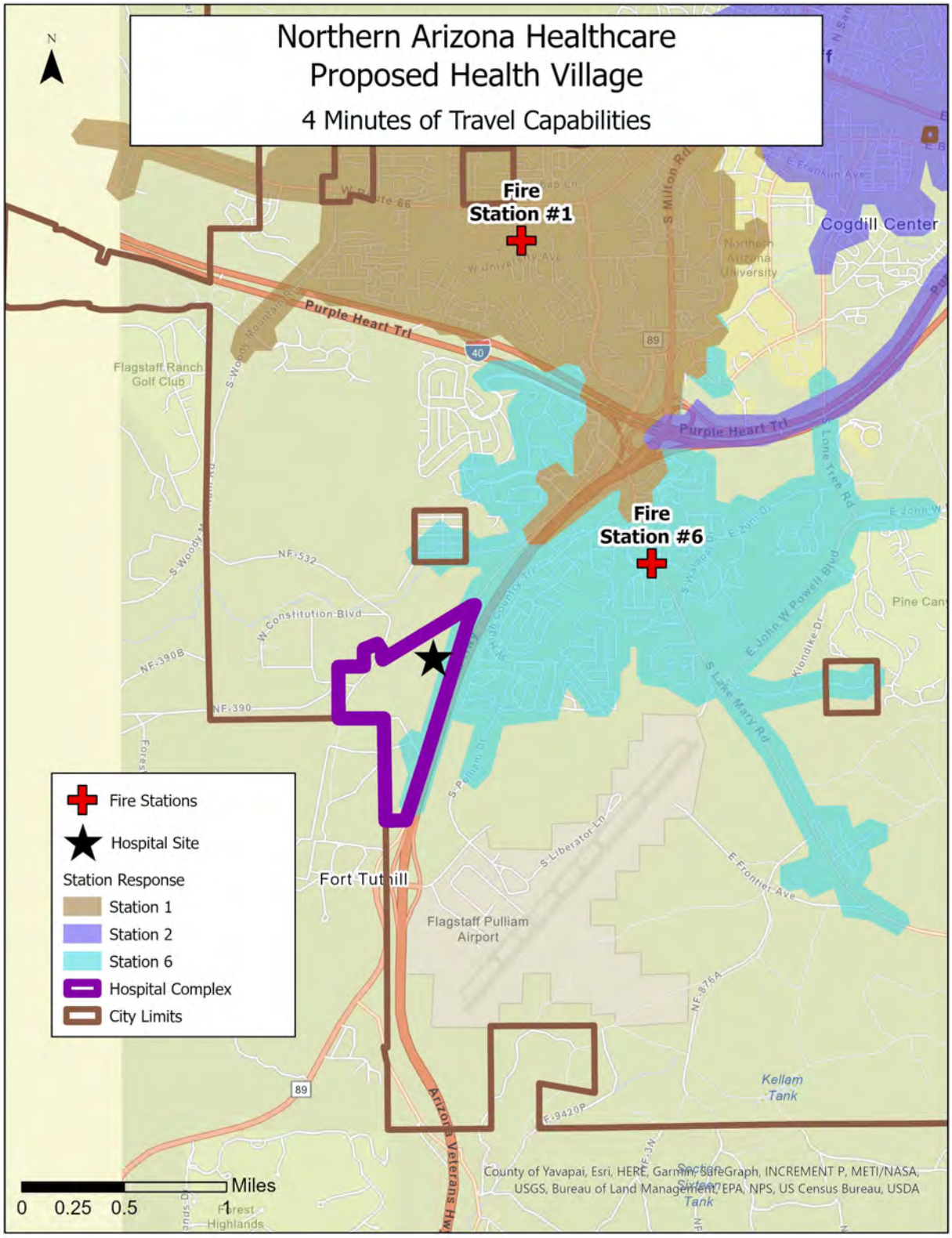

Figure 2 – Four Minute Travel Time from Fire Stations One, Two, and Six

For highrise occupancies such as the proposed Medical Center at the Northern Arizona Healthcare Health Village, NFPA 1710 requires the assembly of 42 firefighters and fire officers at the scene of the incident within 610 seconds travel time. The Flagstaff Fire Department, even with all of the resources of the automatic aid system, cannot comply with this requirement.

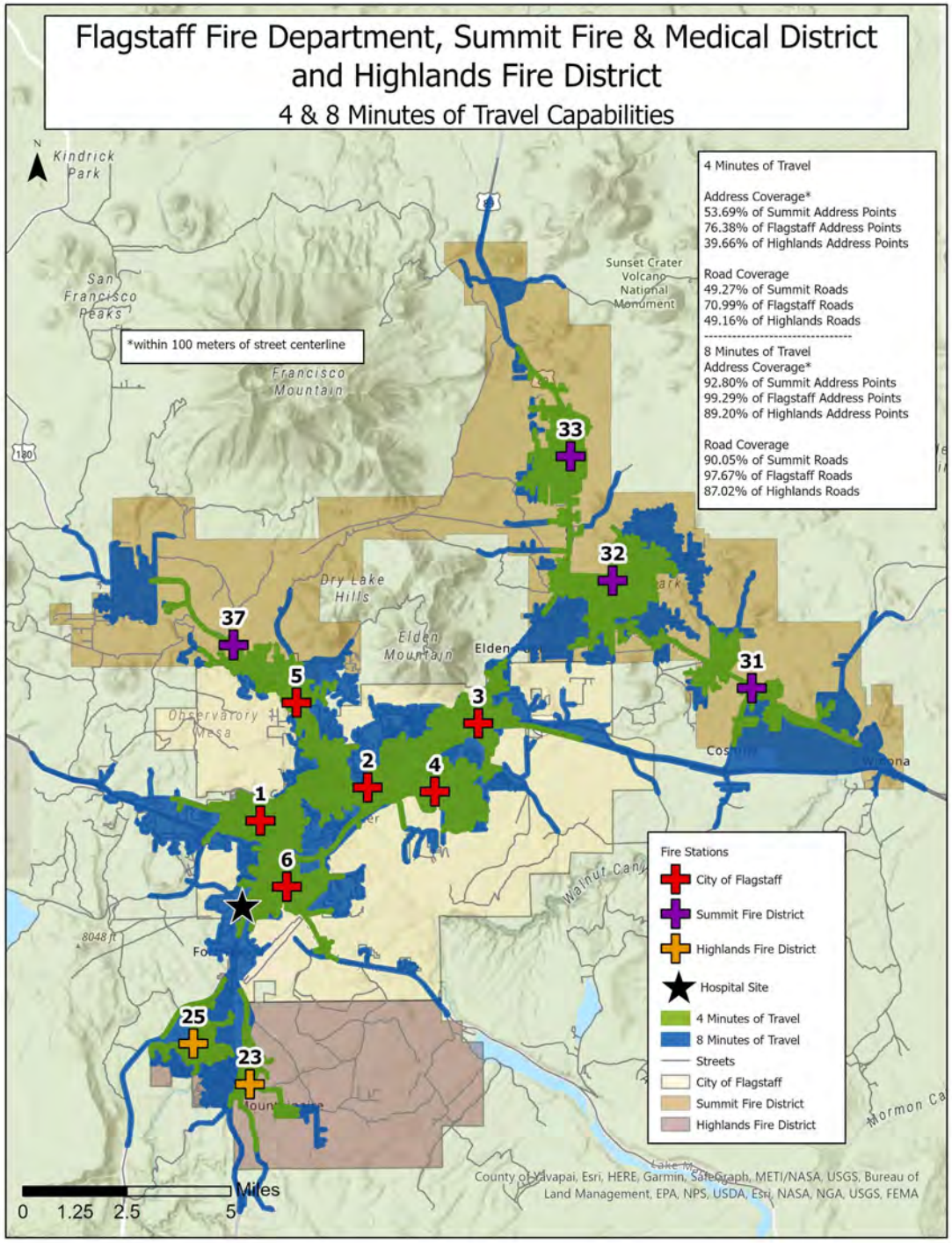

Figure 3 – Four- and Eight-Minute Travel Times from Flagstaff and Automatic Aid Stations

Fire Service Impact of the Northern Arizona Healthcare Health Village

Changes to the use of any area of a community have impacts on the delivery of fire, emergency medical, and other emergency services to that community. Fire stations in Flagstaff are strategically located to minimize the time that it takes for firefighters to reach the scene of the emergency.

When an emergency occurs in a community, the closest available firefighters respond. If the firefighters assigned to the closest fire station are unavailable or already on another incident, the next closest crew of firefighters is immediately sent. If the emergency requires more than one crew of firefighters to control, such as a building fire, additional crews of firefighters are sent. An emergency in any part of the community has cascading effects in the rest of the community. These processes are controlled in most fire departments, including the Flagstaff Fire Department, by procedure and through the City's computer aided dispatch system.

The Northern Arizona Healthcare Health Village is at the Southern corporate limit of the City of Flagstaff and extends an intense institutional and commercial use to an area of Flagstaff. This development essentially extends the commercial area of Flagstaff South of Interstate 40. The existing Flagstaff Medical Center is in the urban core of Flagstaff and more readily served from multiple directions by existing Flagstaff Fire Department resources.

Impacts During Planning and Construction

The development of a project such as the Northern Arizona Healthcare Health Village would demand a significant effort on the part of the Authority Having Jurisdiction (AHJ). In this case, the Flagstaff Fire Marshal recognizes that the Flagstaff Fire Department does not possess the necessary in-house expertise to adequately review plans for this project for compliance with the applicable fire and WUI codes.

The Fire Marshal is confident that the International Fire Code (IFC) and the International Wildland Urban Interface Code (IWUI) will provide the necessary safety requirements to assure the safe development of this project, including the special hazards and requirements of the Medical Center. The Fire Marshal also feels that the requirements of the IFC will assure the safety of the highrise portion of the project.

The Fire Marshal may choose to require site safety planning and provisions during construction, as provided in the IFC, to reduce risk during construction.

It is likely that every square foot of this development will be protected by automatic fire sprinklers. While not a panacea, when paired with proper building construction, sprinklers are the most effective protection from the loss of life and property from fire.

The Medical Center and some of its supporting operations may include the use and storage of hazardous materials such as liquified oxygen and other flammable medical gasses. The installation of these systems will be required to comply with IFC and NFPA requirements to minimize risk.

Impacts During Operation

The development of a commercial and institutional occupancy on the periphery of the City of Flagstaff places additional demands on the Flagstaff Fire Department however, it is difficult to ascribe the need for any additional resources to a single development or effort.

The relocation of the primary emergency room facility for Flagstaff to the Southern end of the City, outside of the urban core may create impacts on response times and availability for Guardian ambulances and Flagstaff Fire Department units.

For Flagstaff Fire, if a rescue or engine company accompanies an ambulance to the hospital to help care for a critically ill customer, the unit will be outside of the urban core when it goes back in service, likely further from their first-due area and further from the next call. While the impact of this change is difficult to quantify, it may drive the eventual demand for additional emergency medical response resources such as a third rescue unit or additional transport resources for Guardian.

The addition of a highrise and commercial development at the South end of the City also accentuates the need for a staffed ladder company for the City of Flagstaff. Again, it is impossible to ascribe the need for this resource to the development of the Health Village alone.

In the longer term, development at the South end of the City may encourage other development in the area. Commercial areas East of I-17 at the Pullium Airport and the area of John Wesley Powell Boulevard and South Pullium Drive may well see follow on development as a result of this project.

Recommendations

Based on a review of the resources of the Flagstaff Fire Department and the demands created by the development of the Northern Arizona Healthcare Health Village, the following actions and studies are recommended:

- The Flagstaff Fire Marshal should utilize special experts as provided for in the International Fire Code when reviewing plans and monitoring the construction of the Northern Arizona Healthcare Health Village, especially for the design and construction of the Medical Center.

- Assess the eventual impact of the relocation of the emergency room function on the fire and ambulance systems.

- Given the expansion of the urban core to the South and possible follow-on development in the area, perform an analysis of Flagstaff Fire Department fire station locations, station capacity, and service delivery depth to determine if the existing station locations, apparatus housing capabilities, and emergency service capabilities are appropriate for the longer term. This work may be in conjunction with the development of the JWP corridor.

- Follow the wildfire mitigation recommendations of the Wildland Fire Risk Assessment & Mitigation Report prepared by the Fire Management Group, LLC to reduce wildfire risks.

CITY OF
FLAGSTAFF

Community Risk Assessment & Standards of Cover Analysis

Final Report

22 November 2022

Northern Arizona Healthcare

FACETS CONSULTING

FACETS Consulting, LLP
120 West Wood Drive
Phoenix, AZ 85029

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EXECUTIVE SUMMARY

The City of Flagstaff is currently experiencing significant development activity across its southern zones. Based on information gleaned from the *Flagstaff Regional Plan Vision 2030: Place Matters*, and discussions with local officials, the present condition is a harbinger of the future, with ongoing growth expected in multiple areas of the City during the coming years.

Local fire and emergency medical services (EMS) agencies in growing communities often must provide additional resources and/or higher levels of service to effectively address changes in their community's overall dynamic risk profile; this is the current situation facing the Flagstaff Fire Department (FFD). As the City continues to grow and face 21st-Century challenges, it has reached a point where the demand for all-hazards emergency response services cannot be met without additional FFD resources.

Although growth is occurring throughout the City of Flagstaff, two new development areas are causing immediate pressure on the FFD's existing response system.

The proposed Northern Arizona Healthcare (NAH) Health Village in the southwestern corner of the City—including a high-rise hospital tower and mixed-use development with 315 planned residential units—will create additional fire-EMS demand in an area where there is currently almost none.



Substantial development along the J.W. Powell (JWP) Corridor in the southeast quadrant of the City is already underway, with road and infrastructure construction progressing daily. This area is expected to contain 3,000-4,000 residential units (plus commercial and retail) at buildout, likely causing meaningful fire-EMS demand in what is largely a pine forest today.

The peripheral locations and character of the ongoing JWP and impending NAH development(s) will immediately stress the FFD's existing fire-EMS response system beyond the point where current service levels can be maintained throughout the City of Flagstaff.

Even with limited mutual-aid support from the adjacent Summit Fire & Medical District (SFMD), additional resources are sorely needed to provide fire-EMS response consistently and effectively across the Flagstaff Fire Department's service area—now and in the future.

KEY FINDINGS

Over the course of this project, FACETS identified several key findings that are summarized in this section and detailed in the balance of this report.

- The Flagstaff Fire Department (FFD) does not meet the minimum staffing requirements of relevant national standards and best practices; given the City of Flagstaff's risk profile, regional importance, and limited surrounding mutual-aid resources, the FFD should work toward full compliance with the NFPA 1710 Standard.
- Based on the increasing density and risks posed by future development, the FFD should immediately provide full-time, dedicated staffing on at least one of its two ladder trucks to ensure 24x7x365 availability and effectiveness to perform vital fireground support functions.
- Based on near-term development activity, the FFD requires an additional fire-EMS station along the JWP Corridor; the exact location/siting and number/type of response units staffed at this facility will depend on the ultimate density/character of the built environment in the JWP area, including an expected 3,000-4,000 new homes.



- While the proposed NAH Health Village is currently planned for 315 residential units at medium density, its peripheral location and the relatively high(er) risk of the healthcare facilities requires additional resources in Flagstaff fire stations (existing/renovated, relocated, and/or new).
- Leveraging contemporary building and fire codes to engineer safety into new structures from inception is a vital component of any strategy to reduce life, property, and environmental risk from fires; both the NAH and JWP developments will benefit from using state-of-the-art codes/standards throughout their buildings' lifecycles.
- Development along the JWP Corridor, and in the NAH Health Village, creates additional risk of wildland urban interface (WUI) fires; additional wildfire mitigation and response resources should be considered for both areas.
- Anticipated (and unrelated) development to the northwest of the NAH Health Village will likely create additional fire-EMS demand; given uncertainty around the ultimate character and timing of potential development activity in that area, FACETS is unable to forecast the expected resources needed in the future.

BACKGROUND

The City of Flagstaff is the employment, education, commercial, transportation, and healthcare hub of northern Arizona.

Northern Arizona University (NAU) is the City's largest employer and enrolls a student population of almost 30,000, the majority of whom reside in Flagstaff proper. NAU's presence in the City forms the core of a scientific and technical industry cluster that includes multiple private-sector firms and support sector employers.

Flagstaff is also visited by an estimated 5 million visitors/year, making tourism an important facet of the City's overall economy.

The heavily-trafficked Burlington Northern Santa Fe (BNSF) Railway through Flagstaff's downtown is that carrier's southern transcontinental mainline from Chicago to California, a critical link in the national economy, and one of the busiest rail corridors in North America.



Similarly, Interstate 40 from North Carolina to California runs through the middle of Flagstaff, intersecting with Interstate 17 to Phoenix and carrying all manner of commodities—including hazardous materials.

The City of Flagstaff is currently experiencing significant development activity across its southern zones. Based on information gleaned from the *Flagstaff Regional Plan Vision 2030: Place Matters* (see Appendix D), and discussions with local officials, the present condition is a harbinger of the future, with ongoing growth expected in multiple areas of the City during the coming years.

Development along the J.W. Powell (JWP) Corridor in the southeast quadrant of the City is already underway, with road and infrastructure construction progressing daily. This area is expected to contain a minimum of 3,000-4,000 residential units (plus commercial and retail) at buildout.

Northern Arizona Healthcare (NAH) is one of the City's largest employers; it is currently seeking to consolidate and expand its facilities in a new "NAH Health Village" located near the southwestern boundary of Flagstaff.

INTRODUCTION

In September 2022, FACETS Consulting, LLP, was engaged by Northern Arizona Healthcare and the City of Flagstaff to conduct a community risk assessment (CRA) and standards of cover (SOC) analysis for the Flagstaff Fire Department (FFD).

An Arizona corporation, FACETS has performed fire-EMS management studies, CRAs, and SOC analyses across the United States—in communities large and small—from Anchorage to Baltimore, Sacramento to Boston, and many places in-between.

Growing population, increasing population density, and expanding the built environment can all place pressure on local jurisdictions to maintain existing public fire protection and emergency medical services (EMS). Additionally, local fire-EMS agencies in growing communities often must provide higher levels of service to effectively address changes in their community's overall dynamic risk profile.



Development activity in peripheral areas, and the concomitant increase in demand for fire-rescue service, will—absent additional resources—pull existing front-line response units from their existing first-due coverage areas into the areas of new growth. While this effect is predictable, its order of magnitude will depend on the ultimate character and profile of the new areas.

Infill development also affects fire-EMS demand, as density and call volume increase in previously un-/under-developed areas; overlapping coverage from multiple adjacent fire stations can sometimes accommodate the increased frequency of incidents arising from this type of growth—to a point.

In either case, the effects of increased demand, with the same supply of front-line response units, means that response times will increase, and service quality will decrease, for all users of the fire-EMS system; this is the situation facing the FFD right now, even with limited mutual-aid support from the neighboring Summit Fire & Medical District (SFMD).

This report will assess Flagstaff's overall community risk and evaluate the ability of the FFD to provide the appropriate fire-EMS coverage across the entire City, with special emphasis on impacts from the JWP and proposed NAH developments.

Requested analyses of FFD: ladder company locations; existing FFD Station 4 siting; and a notional "clean slate" scenario for ideal fire-EMS station locations are in the Appendices.

METHODOLOGY

FACETS has more than 16 years of experience performing CRAs and SOC analyses across the United States. Over that time, we have developed a proven methodology based on national standards and best practices for the fire and emergency services, coupled with mixed methods research and analytics. Our approach is focused on equitable service delivery, and always with a human-centered perspective.

During this engagement, FACETS attended or facilitated meetings with various stakeholders, including:

- Flagstaff Fire Department
- Flagstaff Community Development
- Flagstaff Public Works
- Northern Arizona Healthcare



FACETS consultants attended a City Council retreat where the proposed NAH Health Village was discussed in detail; we also toured the NAH and JWP development areas with the FFD and independently.

With guidance from the reference standards identified below, FACETS gathered data from multiple sources to perform extensive geographic information system (GIS) analyses using actual data from the FFD, City of Flagstaff, NAH, Census Bureau, and other organizations.

- NFPA 1300 Standard on Community Risk Assessment and Community Risk Reduction Plan Development
- Center for Public Safety Excellence (CPSE), Commission on Fire Accreditation International (CFAI), 10th Edition: Quality Improvement for the Fire and Emergency Services
- NFPA 1710 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments

FACETS also performed a literature review for related research applicable to the Flagstaff CRA and SOC; available in the References section of this report.

Given the in-progress character of the specific developments examined for this study, the results should be viewed as dynamic, with changes to the development plans potentially changing the analyses presented in the balance of this report.

COMMUNITY RISK ASSESSMENT

FACETS uses several different national- and state-level risk assessment products for initial calibration of our work.

Federal Emergency Management Agency

National Risk Index for Natural Hazards (NRI)
https://www.fema.gov/flood-maps/products-tools/national-risk-index

The Federal Emergency Management Agency (FEMA) National Risk Index for Natural Hazards (NRI) is a relatively new product that is focused on U.S. communities' risk from the 18 natural hazards identified below in Table 1.

Table 1. Natural Hazards Included in FEMA National Risk Index for Natural Hazards (NRI)

Avalanche	Landslide
Coastal Flooding	Lightning
Cold Wave	Riverine Flooding
Drought	Strong Wind
Earthquake	Tornado
Hail	Tsunami
Heat Wave	Volcanic Activity
Hurricane	Wildfire
Ice Storm	Winter Weather

Using an extensive methodology that included multiple working groups, a comprehensive literature review, and data from a wide range of sources, FEMA developed a risk equation that incorporates a community's social vulnerability, as depicted in Figure 1.

Figure 1. FEMA NRI Risk Equation

			1
Risk =	Expected Annual Loss X	Social Vulnerability X	----------
			Community Resilience

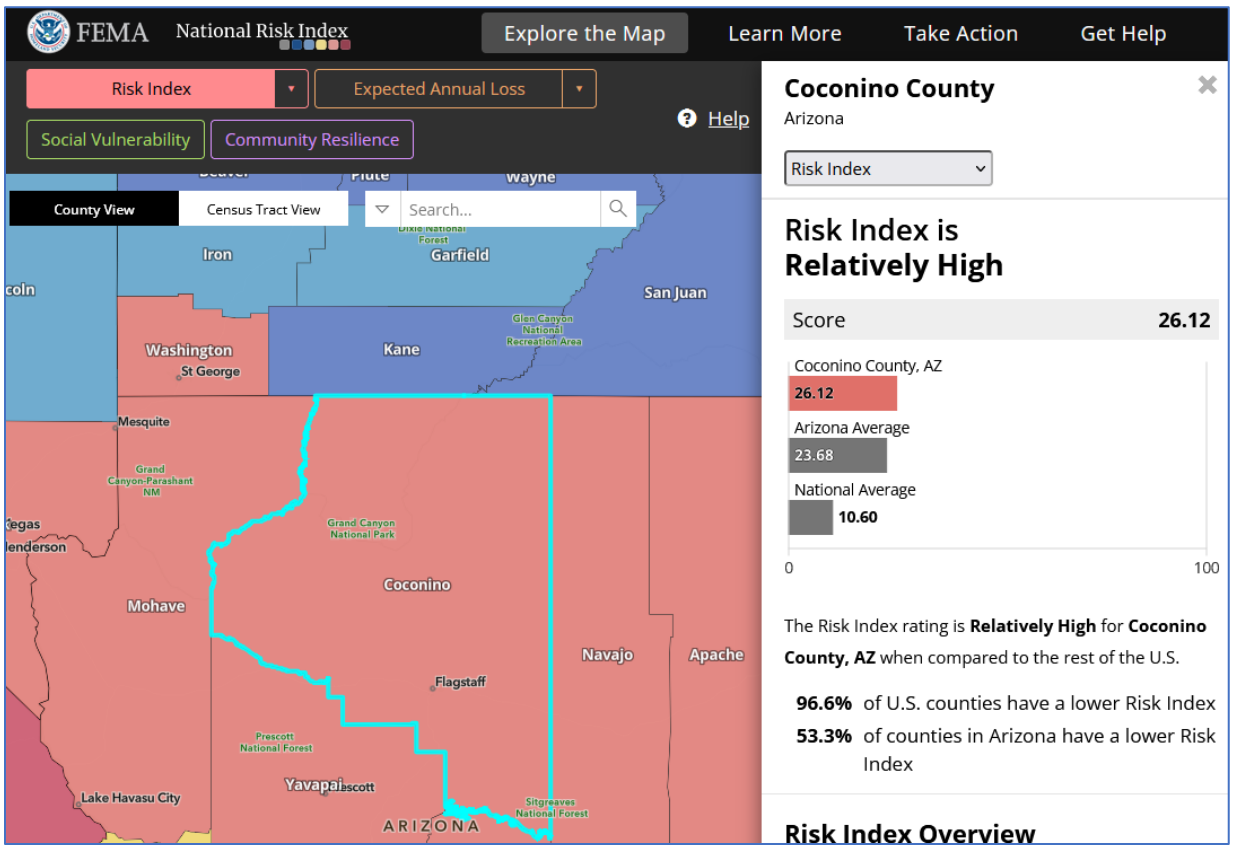
In its *National Risk Index Primer*, a companion document to the online NRI, FEMA notes:

> "An overall composite Risk Index score and individual hazard Risk Index scores are calculated for each county and Census tract included in the NRI. All scores are relative as each Census tract or county's score is evaluated in comparison with all other Census tracts or counties."

As the largest city in northern Arizona, and the most populous in Coconino County, the City of Flagstaff presents the largest risk exposure in the northern part of the state.

Figure 2 presents the overall NRI ratings for Coconino County, including the City of Flagstaff, relative to the other communities assessed by FEMA in the NRI.

Figure 2. FEMA National Risk Index Rating for Coconino County (November 2022)



Additional data from the NRI are used in the Community Risk Analysis section of this report.

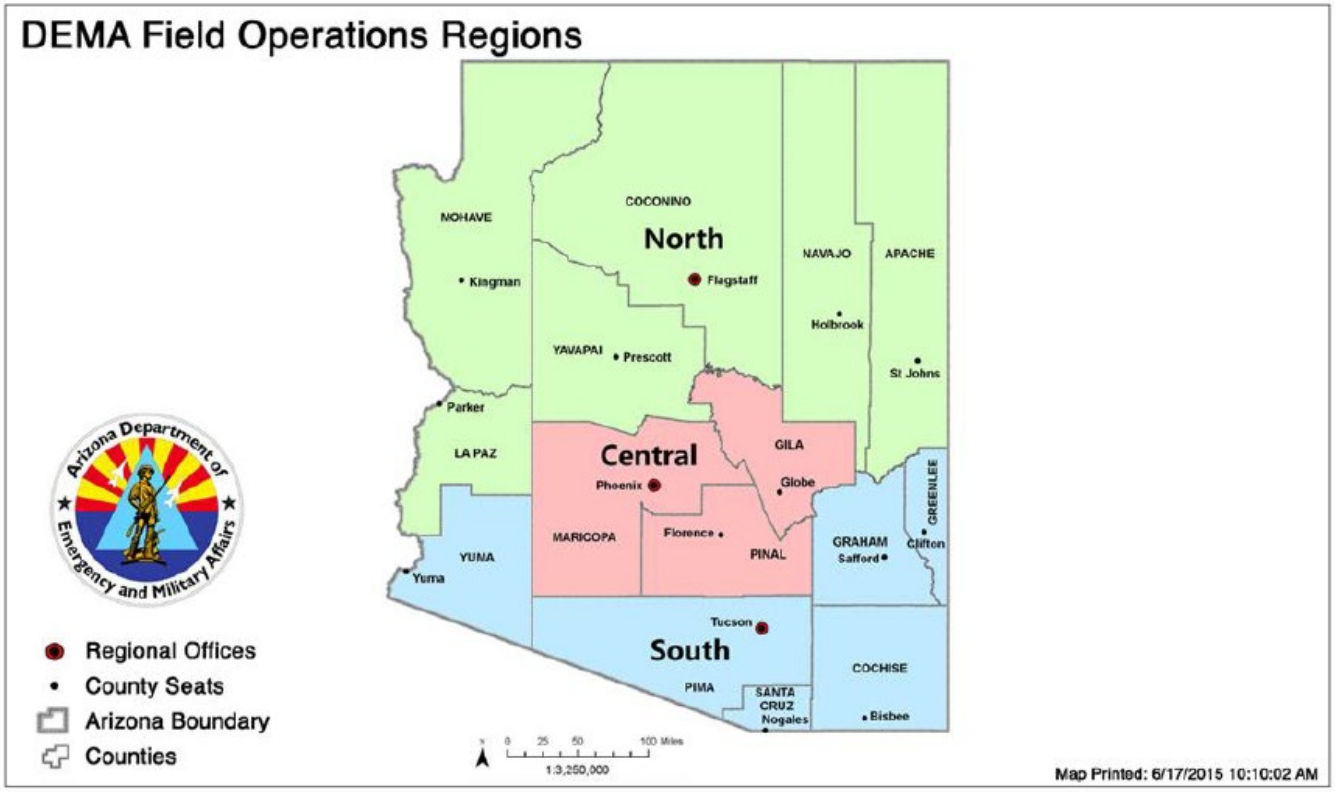
Arizona Department of Emergency and Military Affairs

State of Arizona Hazard Mitigation Plan, 2018
https://dema.az.gov/sites/default/files/publications/EM-PLN_State_Mit_Plan_2018.pdf

In 2018, the Arizona Department of Emergency and Military Affairs (DEMA) conducted a detailed, statewide process to identify hazards and recommend mitigation actions; this resulted in publication of the State of Arizona Hazard Mitigation Plan (HMP), 2018.

According to DEMA's 2018 HMP, Coconino County, including the City of Flagstaff, is assessed as part of the state's "North Region," as displayed in Figure 3.

Figure 3. DEMA Field Operations Regions, 2018 State of Arizona HMP

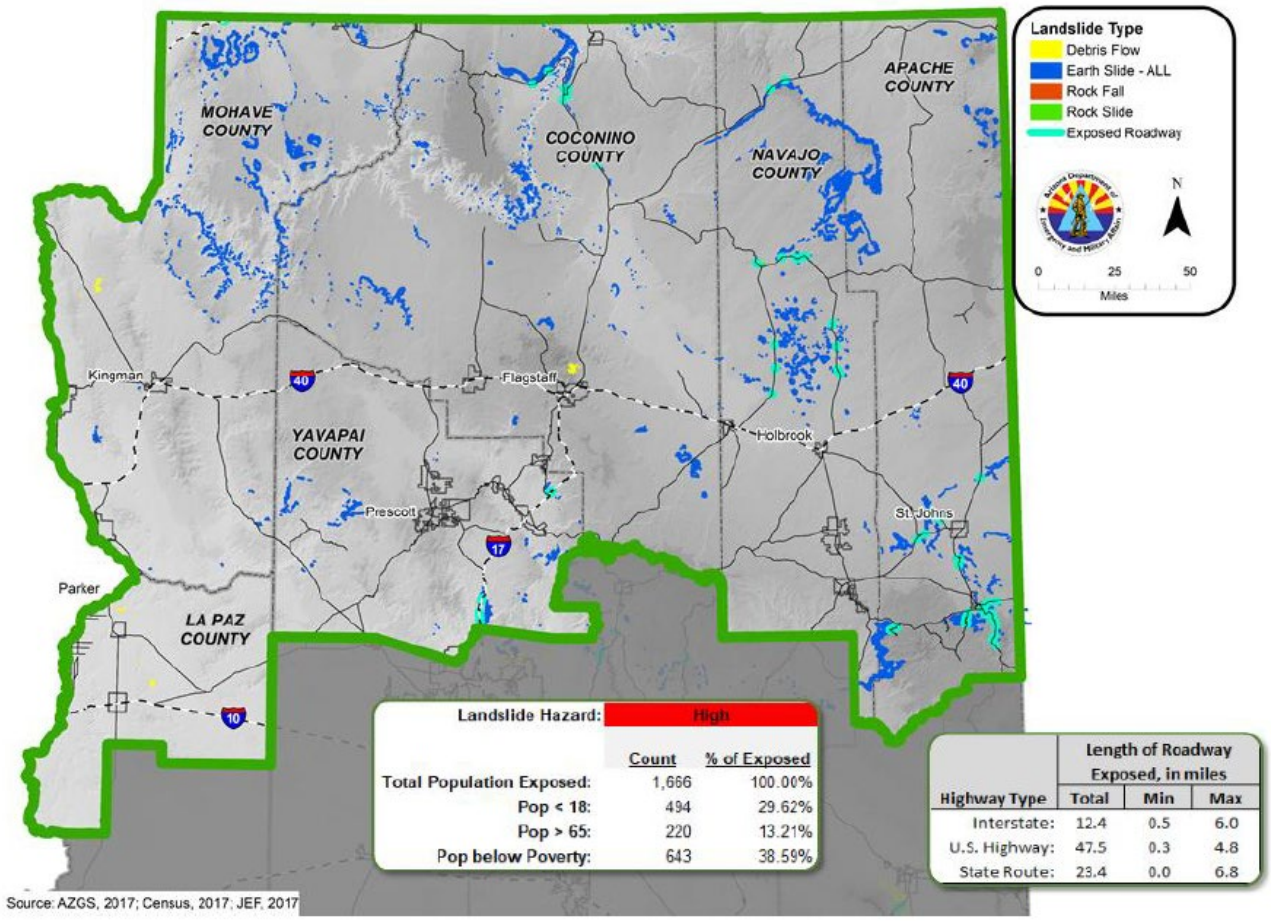


Relative to the Central and South regions of the state, the North Region's vulnerability for all the hazards DEMA selected for analysis is summarized in Table 2.

Table 2. Summary of DEMA 2018 HMP Vulnerability Rankings for the North Region of Arizona

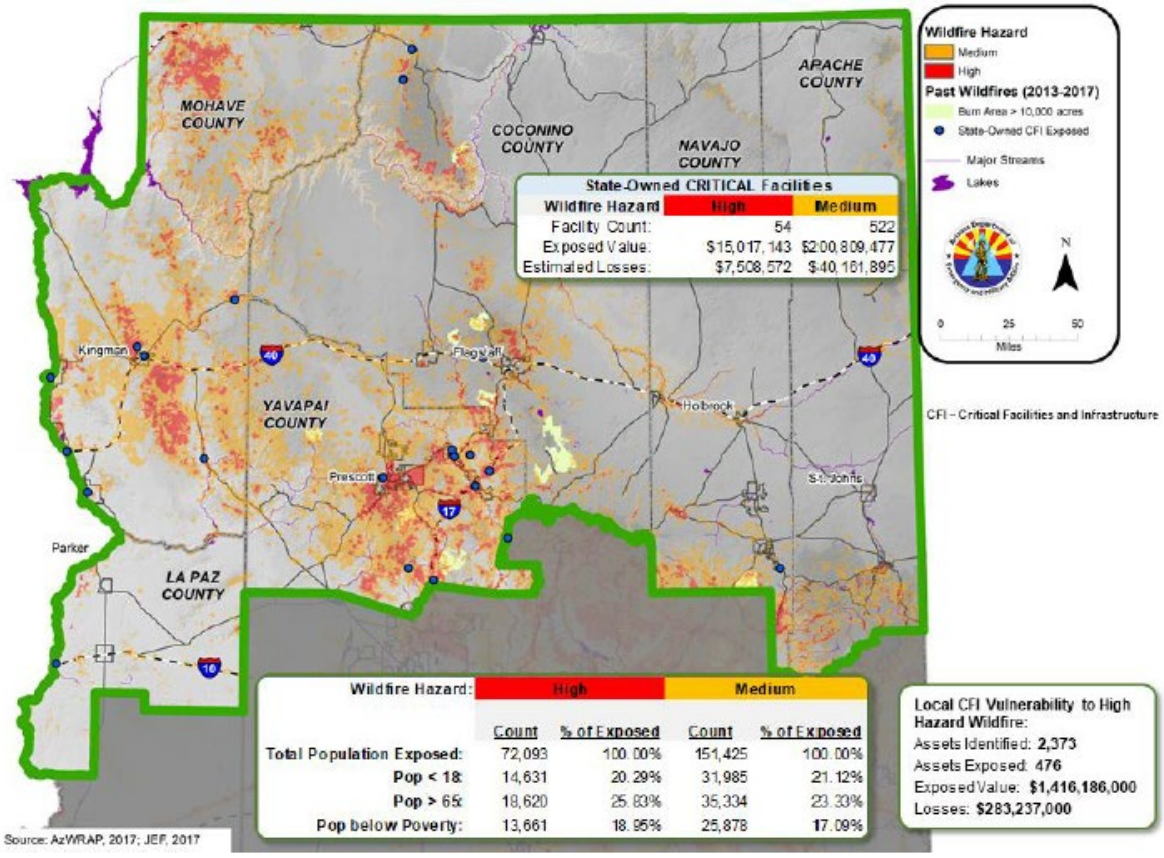
Hazard	Most Vulnerable	Second Most Vulnerable	Least Vulnerable
Dam Failure			
Drought			
Earthquake			
Extreme Heat			
Fissure			
Flooding			
Hazardous Materials			
Infectious Disease			
Landslide			
Levee Failure			
Severe Wind			
Subsidence			
Terrorism			
Wildfire			

Figure 4. Landslide Hazard in North Region of Arizona, DEMA 2018 HMP



While landslides may present a risk of harm across the DEMA-defined Northern Region of Arizona, they appear to present a relatively low risk to the City of Flagstaff.

Figure 5. Wildfire Hazard in North Region of Arizona, DEMA 2018 HMP



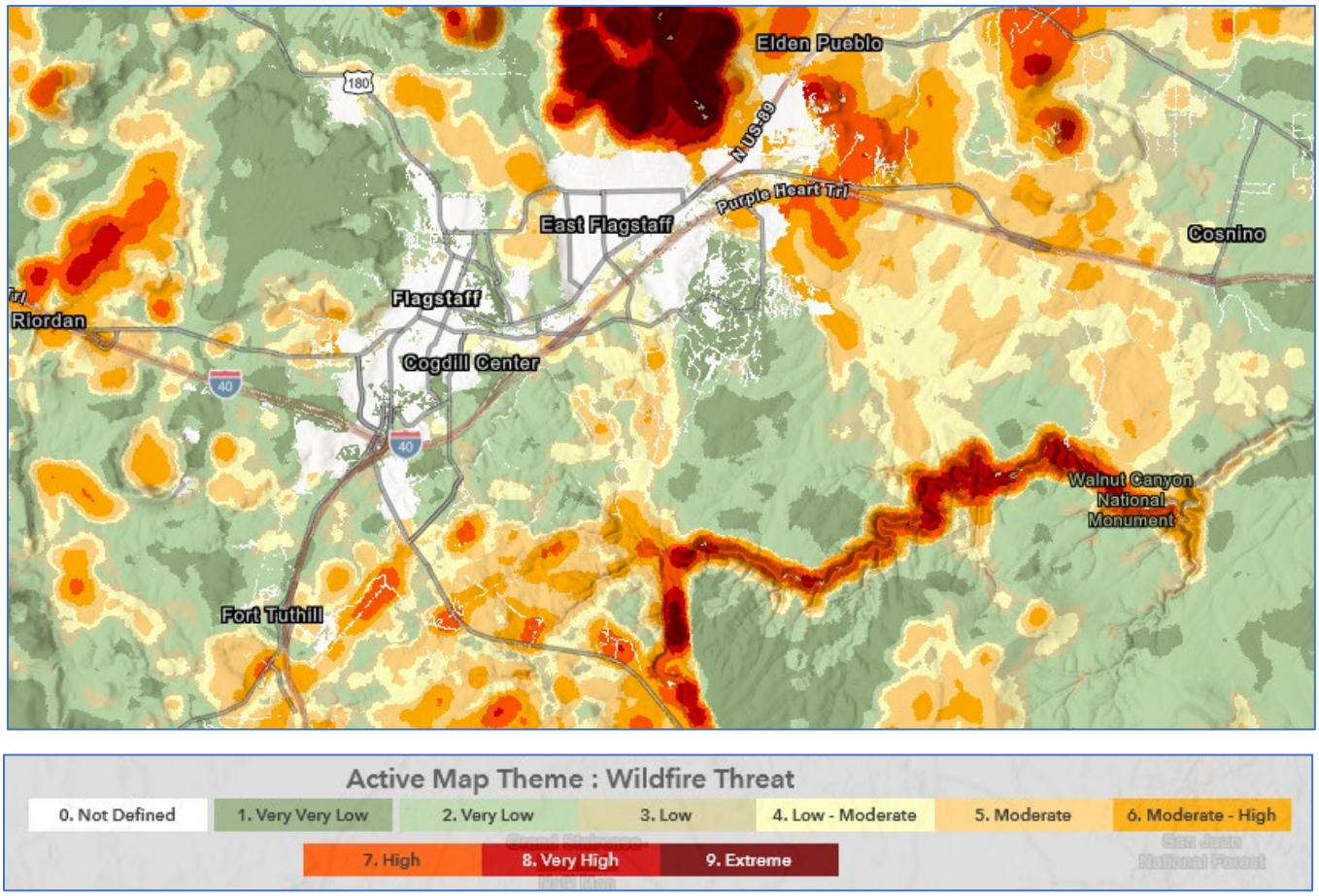
Perhaps unsurprisingly, the City of Flagstaff is at a relatively high risk for wildfire impacts. As growth and development move into areas of the City and adjacent lands, the risk of wildland-urban interface (WUI) fires will continue to grow.

ARIZONA DEPARTMENT OF FORESTRY AND FIRE MANAGEMENT

Wildfire Risk Assessment Portal
https://dffm.az.gov/arizona-wildfire-risk-assessment-portal

Overall, the City of Flagstaff and surrounding region is at relatively high risk for wildfire and wildland-urban interface (WUI) fires. The State of Arizona, through its Department of Forestry and Fire Management, maintains a Wildfire Risk Assessment Portal (WRAP) that allows public access to that department's current analyses of wildfire risk across Arizona. Figure 6 displays a high-level overview of the City's wildfire risk, according to the WRAP.

Figure 6. Arizona Wildfire Risk Assessment Portal, City of Flagstaff overview (November 2022)



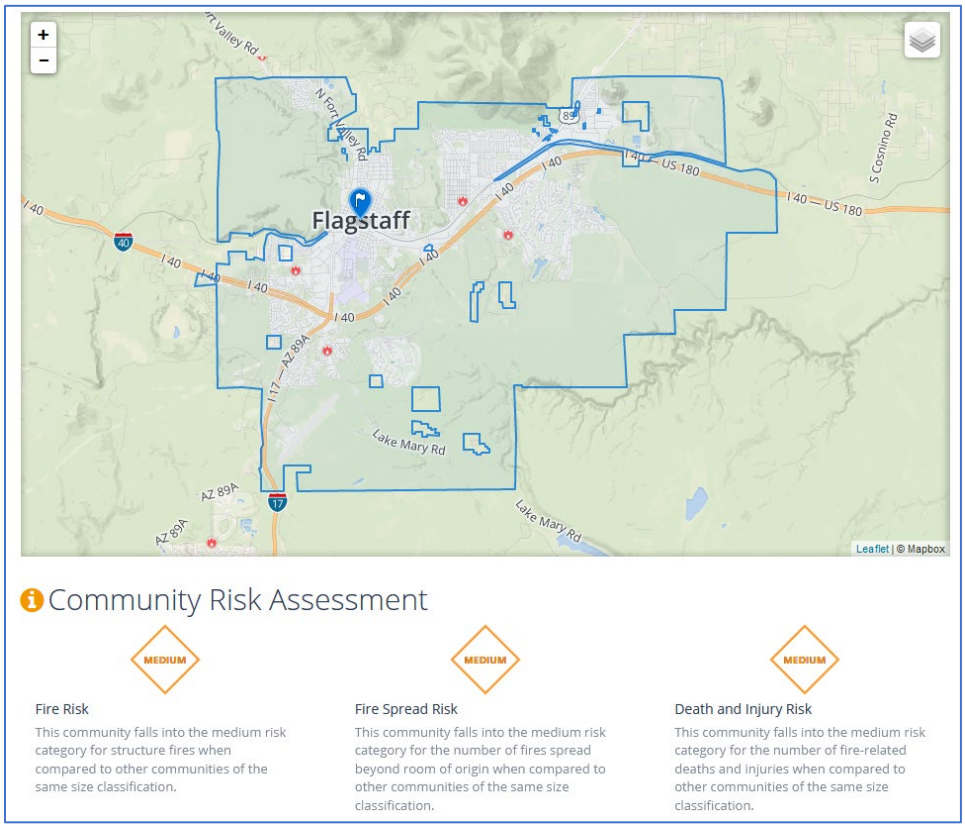
International Public Safety Data Institute

Fire-Community Assessment Response Evaluation System (FireCARES)
https://firecares.org/

Developed over the past decade by a consortium of partners including, among others—the National Institute of Standards and Technology (NIST), The Urban Institute, the United States Fire Administration (USFA), the International Association of Fire Fighters (IAFF), Underwriter's Laboratories (UL) Fire Safety Research Institute (FSRI), and the International Association of Fire Chiefs (IAFC)—FireCARES, maintained by the International Public Safety Data Institute (IPSDI), quantifies the relative risk of structure fires and fire-related deaths/injuries in thousands of local jurisdictions across the United States.

IPSDI uses state-of-the-art data science techniques, coupled with research performed by its many partners, to analyze "big data" sets from a wide range of sources. The results of these analyses are depicted visually in FireCARES and made available to fire chiefs and other community stakeholders. Figure 7 displays the top-line FireCARES community risk assessment for the Flagstaff Fire Department.

Figure 7. IPSDI FireCARES Rating for the Flagstaff Fire Department (November 2022)



Insurance Services Office (ISO)

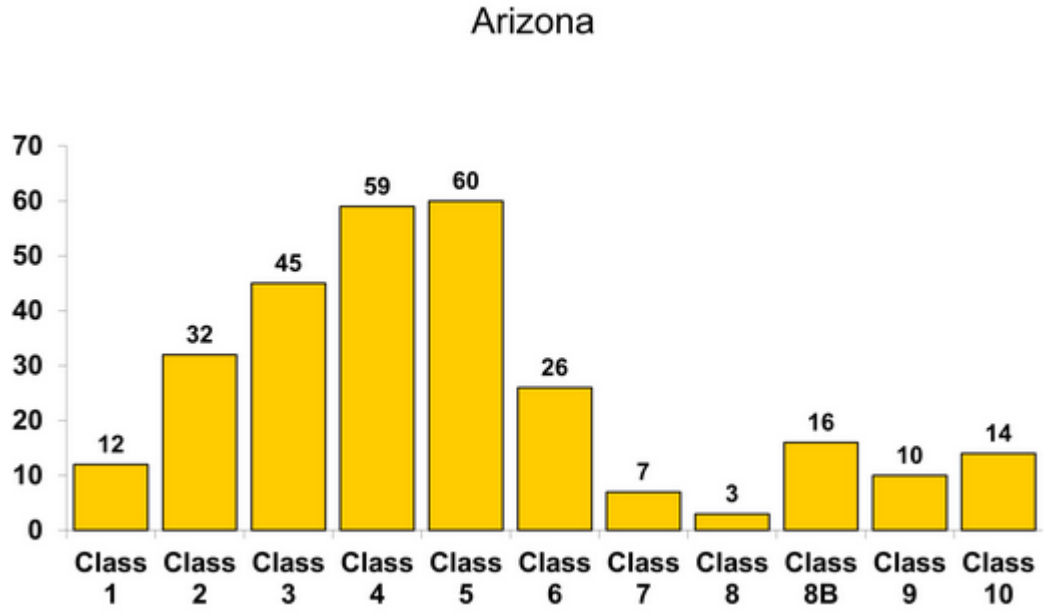
Public Protection Classification (PPC) Service
https://www.verisk.com/insurance/products/location-fire-protection/

The origins of fire protection in the United States trace back to the development of the insurance industry and its continued concerns about the provision of effective fire protection in both urban and rural areas. The Insurance Services Office (ISO), a business unit of Verisk, Inc., maintains a Public Protection Classification (PPC) rating system for local fire departments in communities nationwide.

Local fire departments' "ISO (PPC) Ratings" are used to establish insurance rates for homeowners and businesses in the area serviced by that department. All other things being equal, insurance policyholders protected by fire departments with lower ISO ratings should pay less in annual premiums than their counterparts in areas with higher ISO ratings.

The Flagstaff Fire Department is currently rated an ISO Class 2/10. (This "split" rating indicates that properties within 5 miles of a fire station will be Class 2; those beyond 5 miles will be rated Class 10.) FFD leadership is very attuned to ISO ratings and has an ongoing relationship with a skilled ISO rating consultant to regularly assess development and other system impacts on the department's ISO PPC rating. Figure 8 displays the current distribution of ISO PPC ratings across the State of Arizona.

Figure 8. ISO PPC Distribution for Arizona (November 2022)



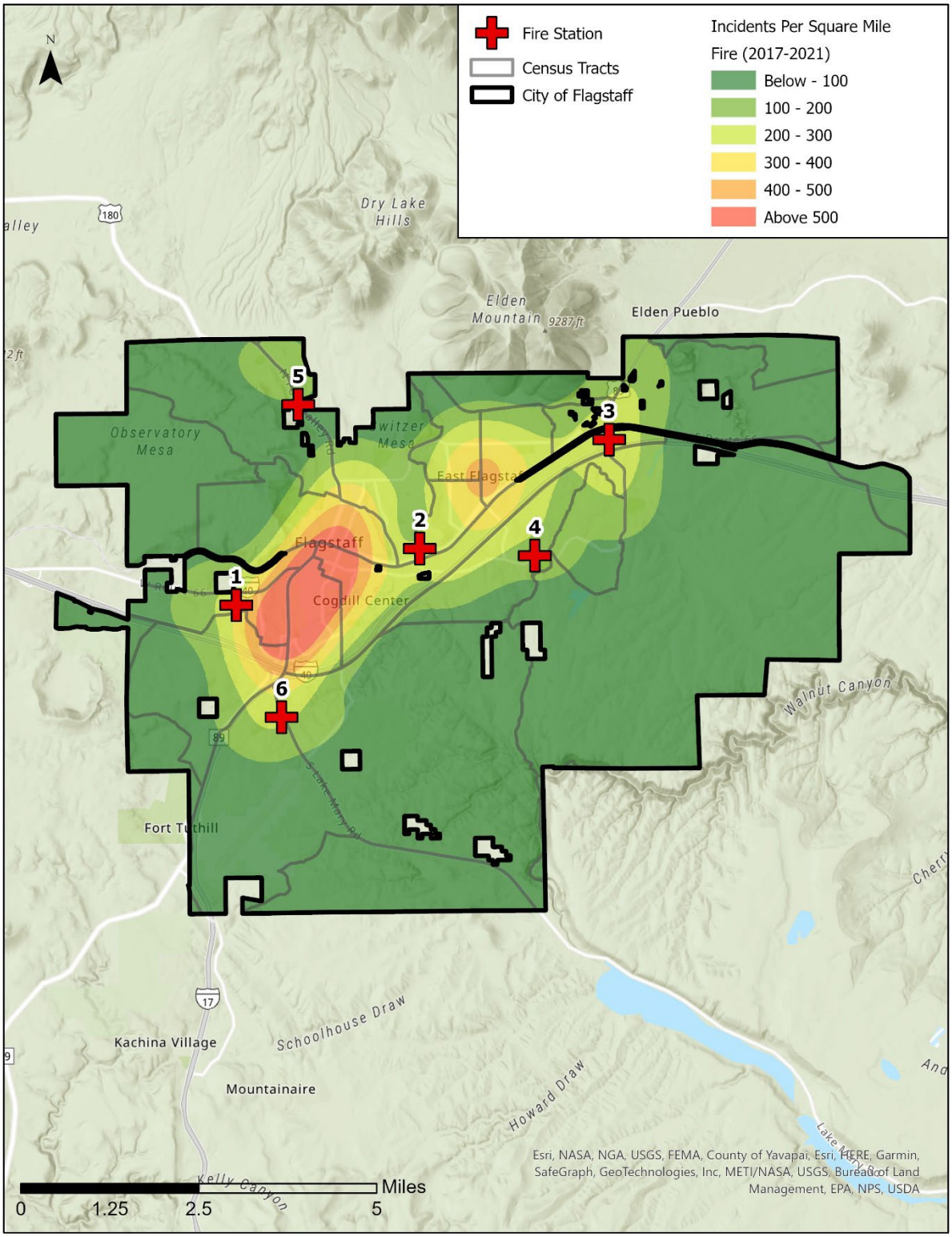
Community Risk Analysis

For a more in-depth analysis of community risk in the City of Flagstaff, FACETS gathered data from a wide range of sources and performed a series of geographic information system (GIS) analyses on multiple combinations of variables that contemporary research suggests influence fire risk in U.S. communities.

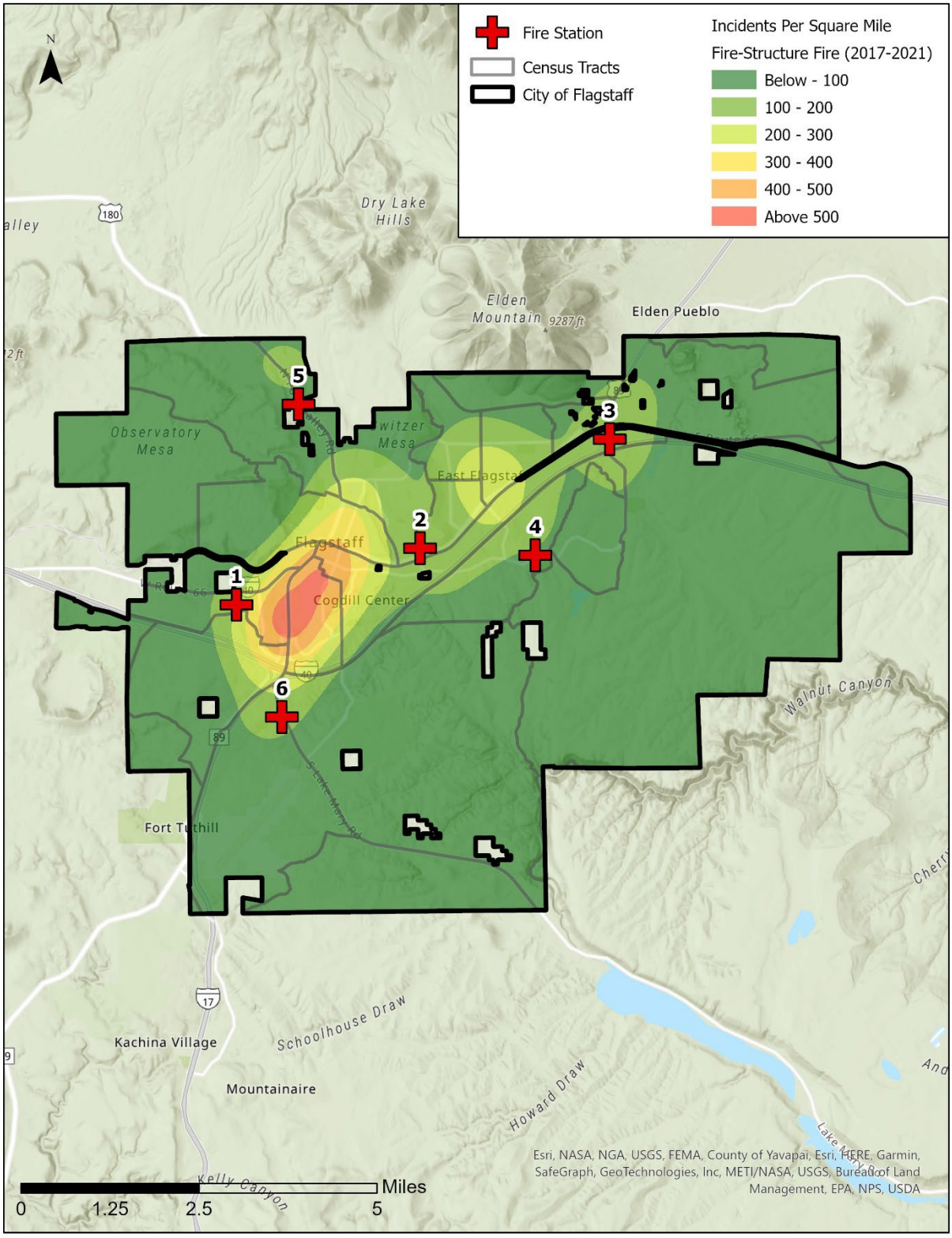
Risk in the built environment is typically a function of the probability of an event occurring, by its consequences.

Fire departments are—first and foremost—concerned with reducing the potential for human consequences of emergency incidents, so community risk assessments tend to prioritize social vulnerability and the effects of emergencies on a community's residents. At the same time, fires can also have severe economic (i.e., business interruption, loss, etc.) and environmental impacts on communities.

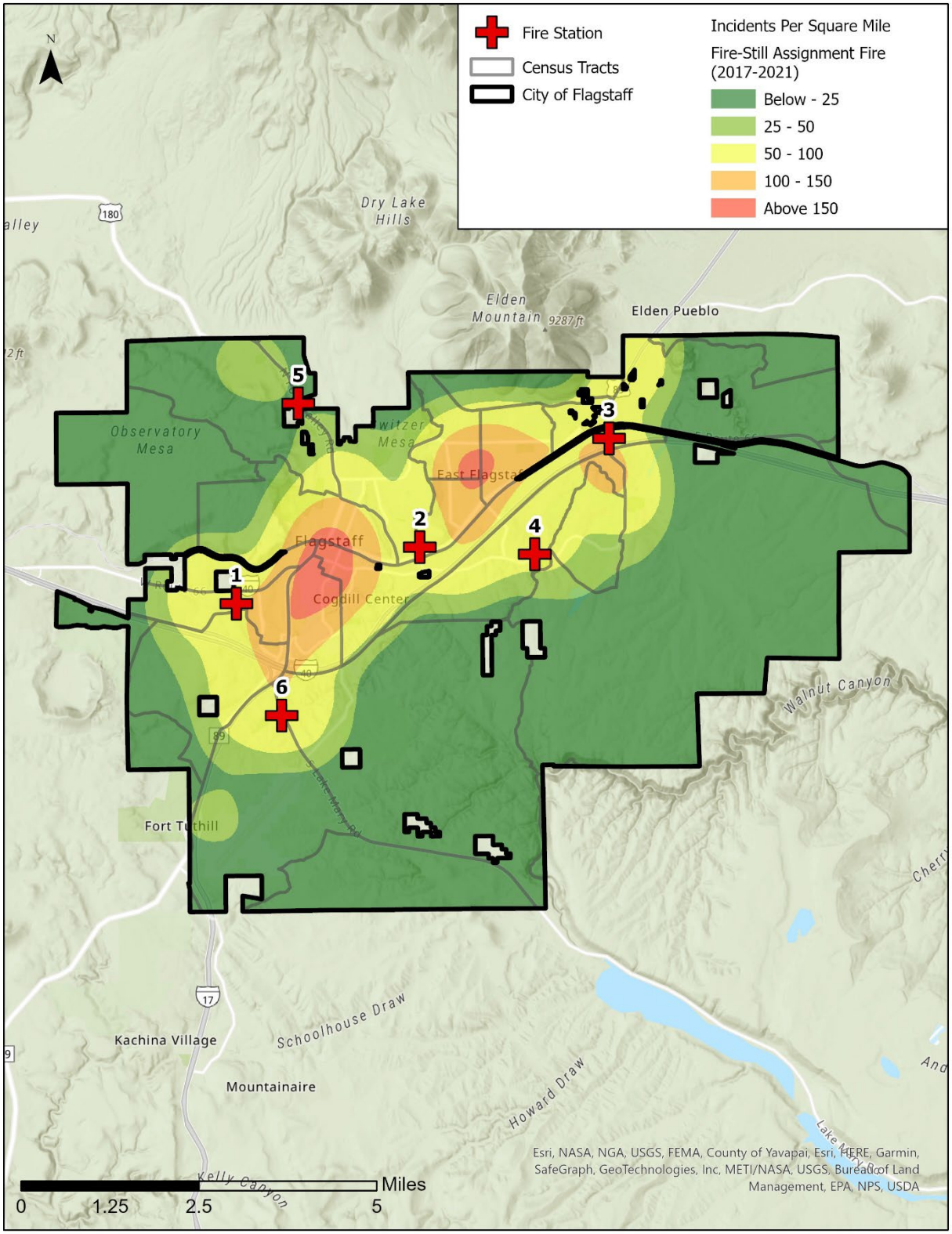
All other things set equal, the demographic aspects of human vulnerability to fire impacts are similar to other factors influencing social vulnerability overall. Appendix E contains detailed profiles of social vulnerability across the City of Flagstaff, by Census tract.



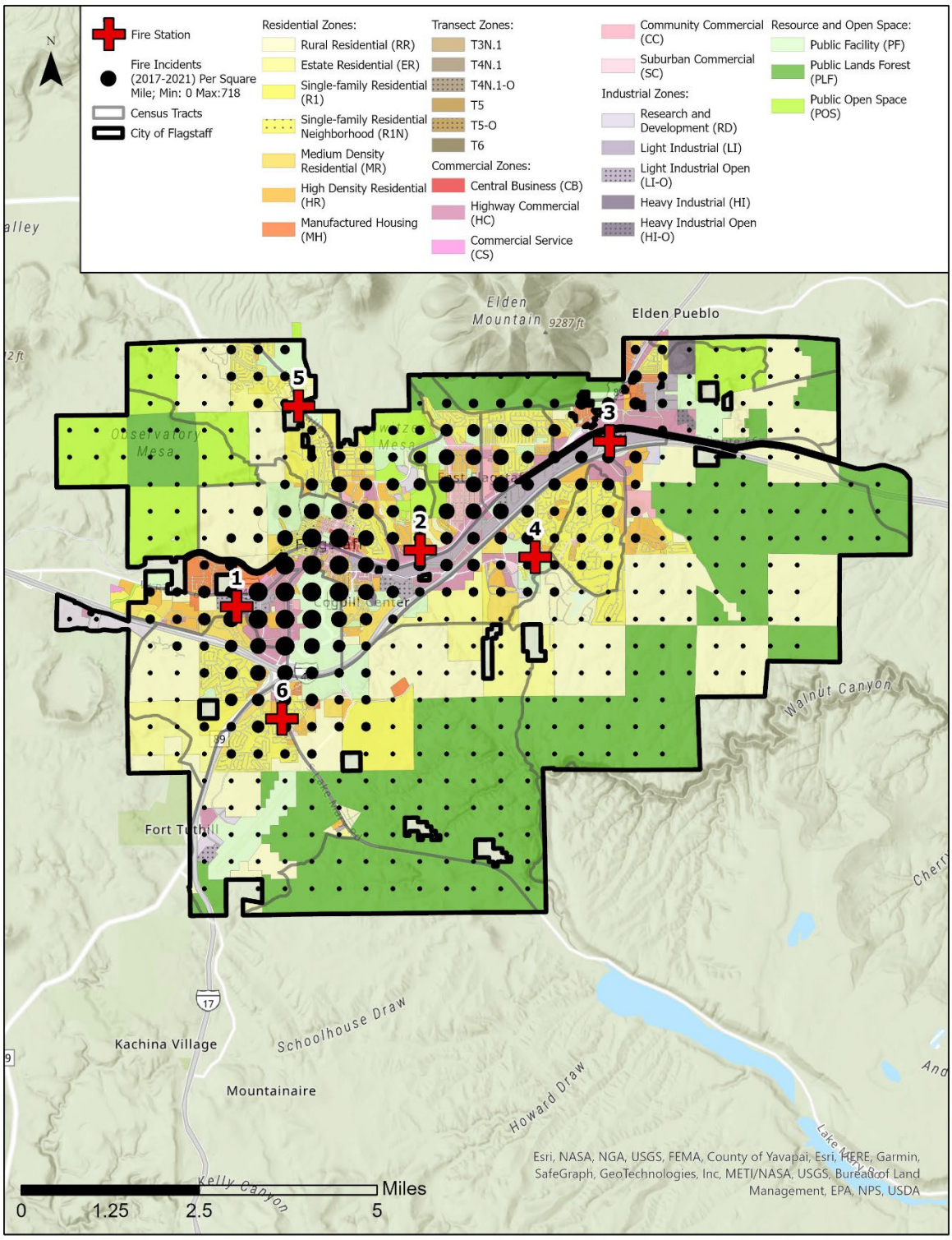
This map displays fire-related incidents City-wide, of all types (e.g., alarm activations, good intent calls, actual/reported structure fires, etc.).



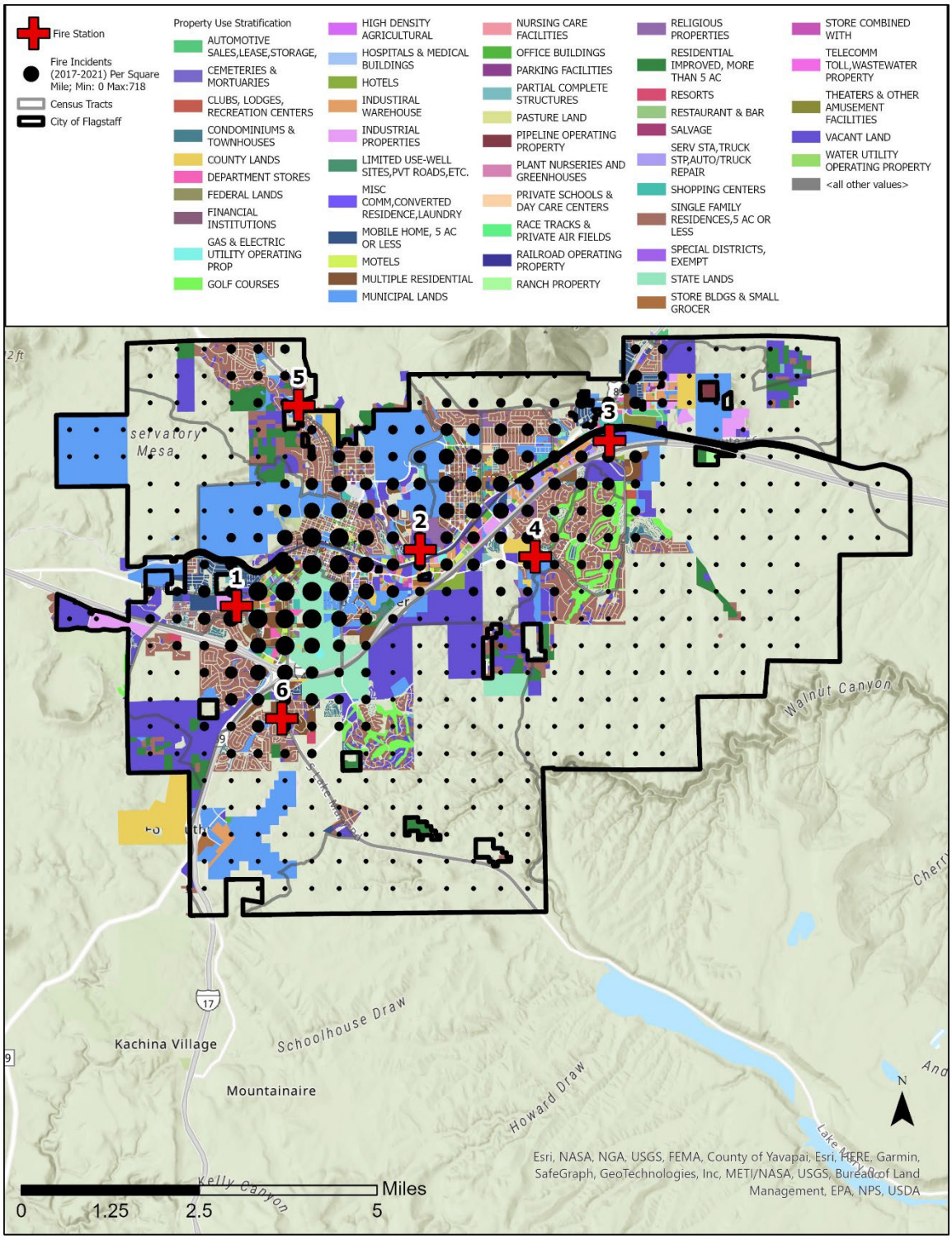
This map displays actual structure fires across the City of Flagstaff.



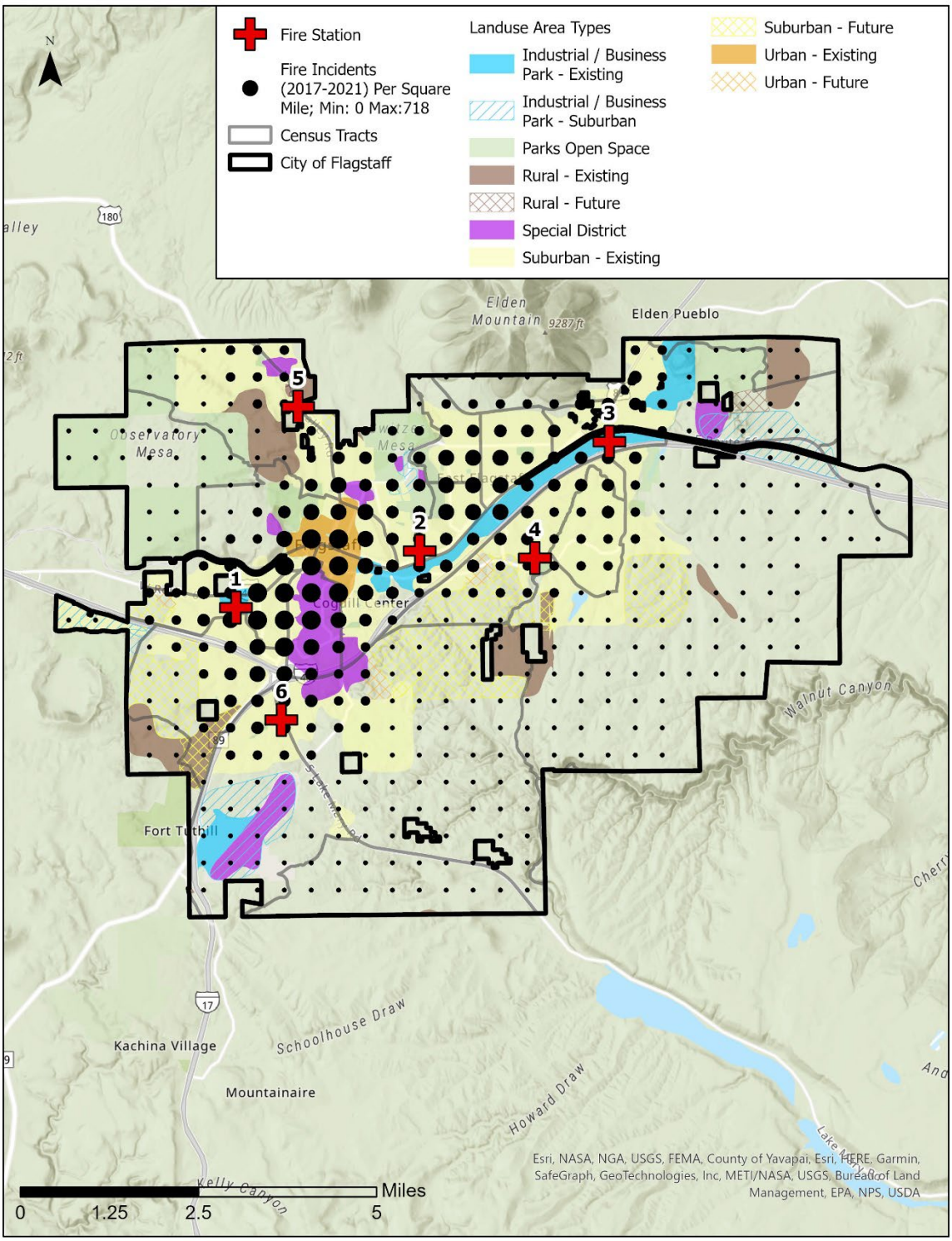
This map displays reported structure fires ("still assignments") City-wide.



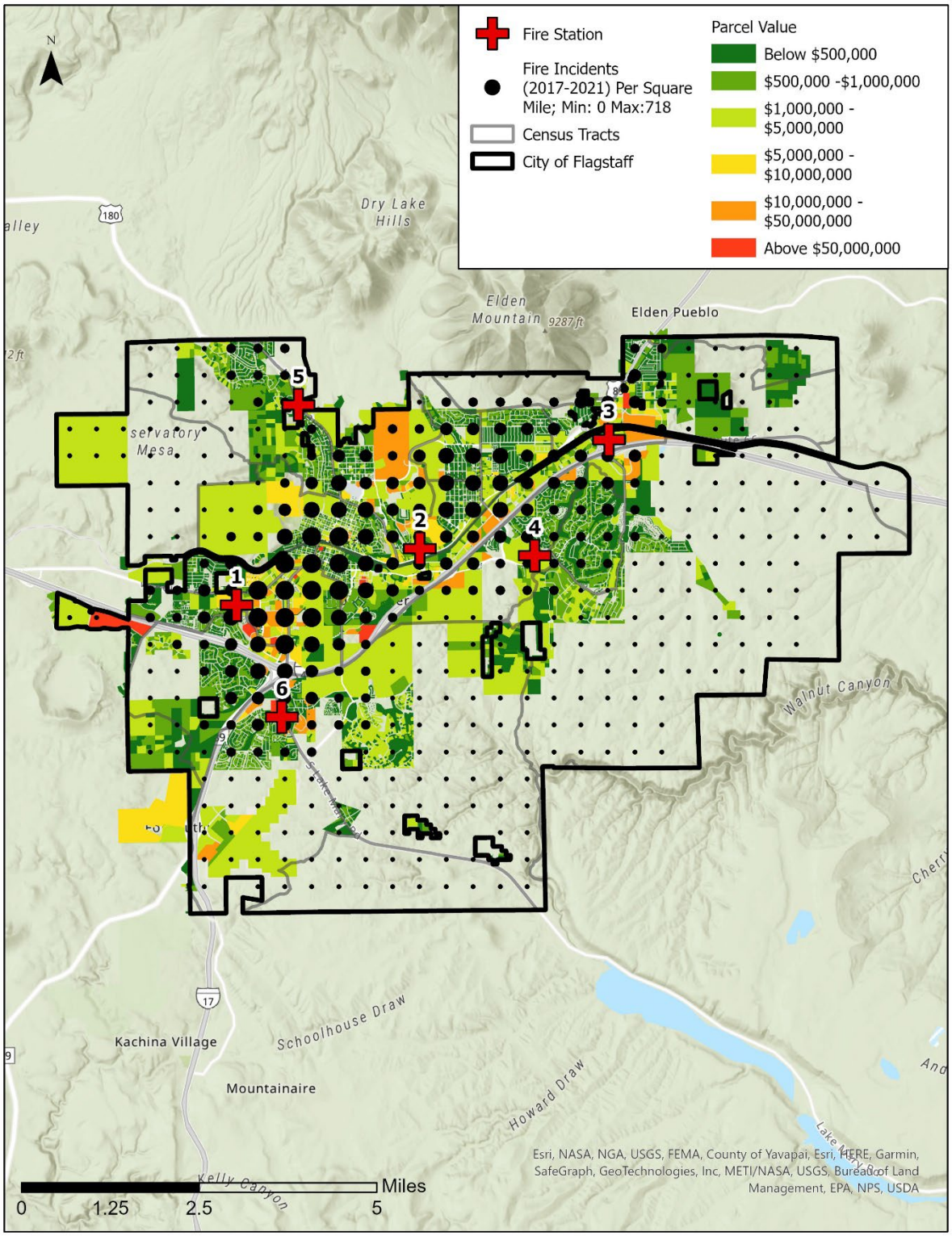
This map displays all fire-related incidents by current City of Flagstaff zoning categories.



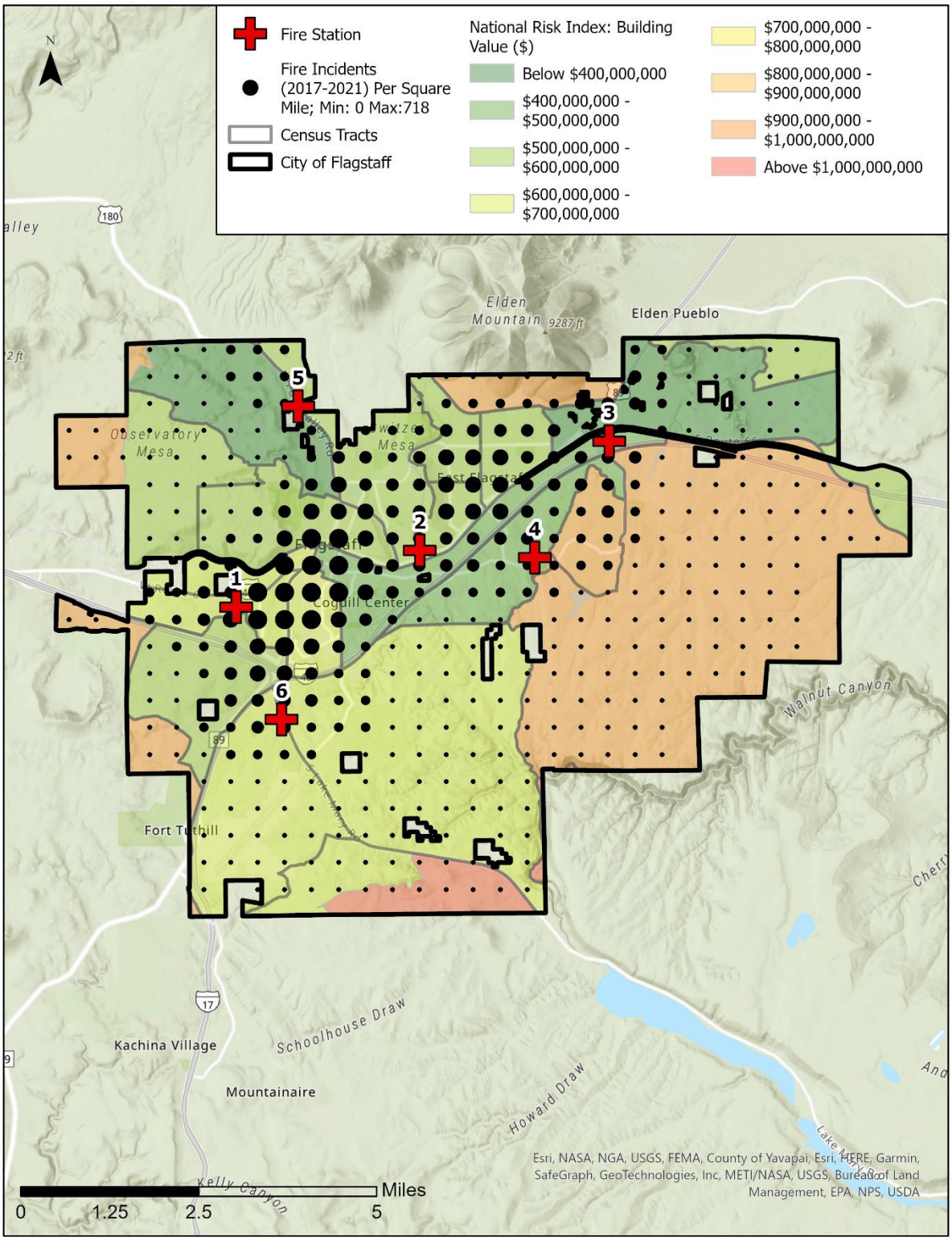
This map displays all fire-related incidents by property use classification.



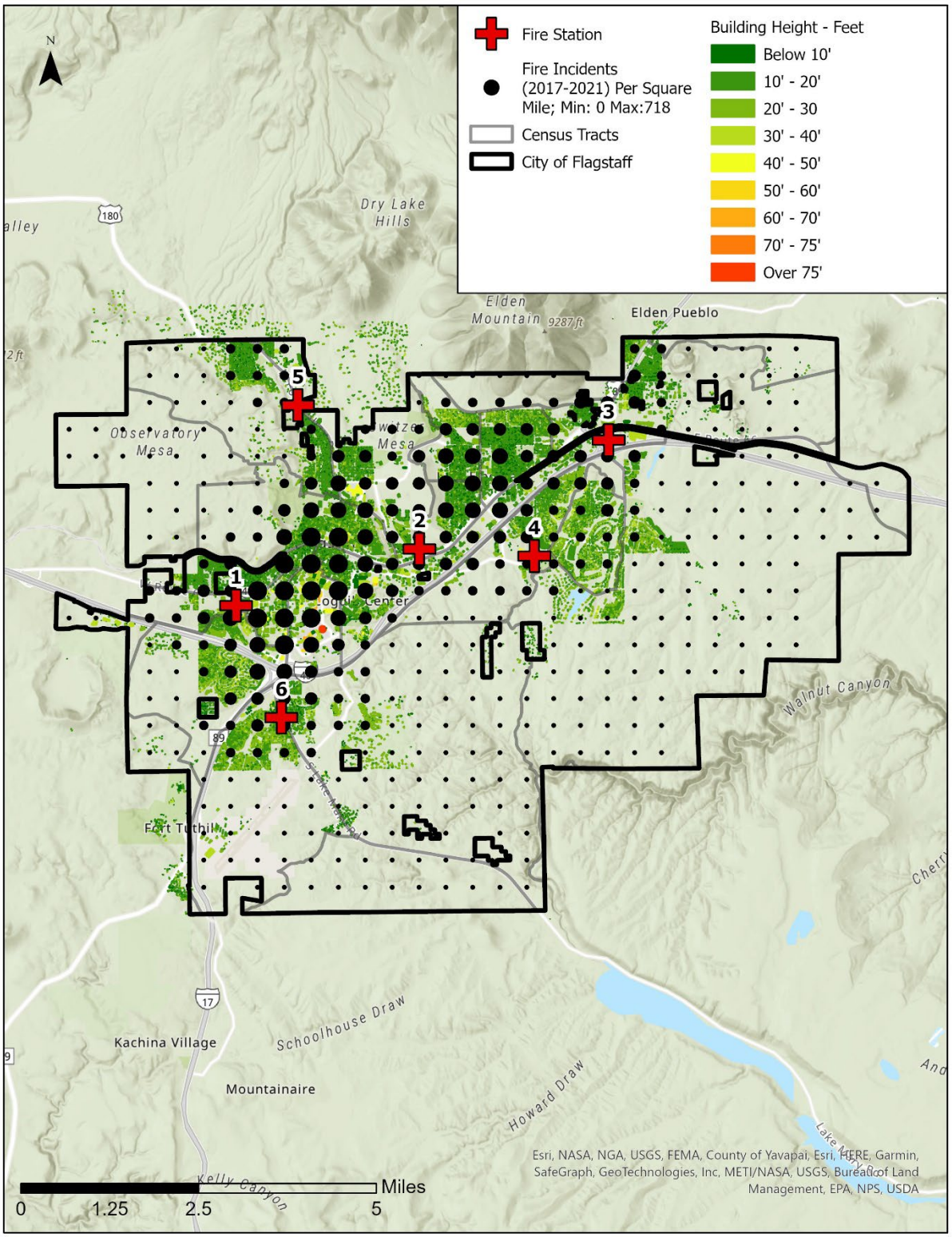
This map displays all fire-related incidents by land use.



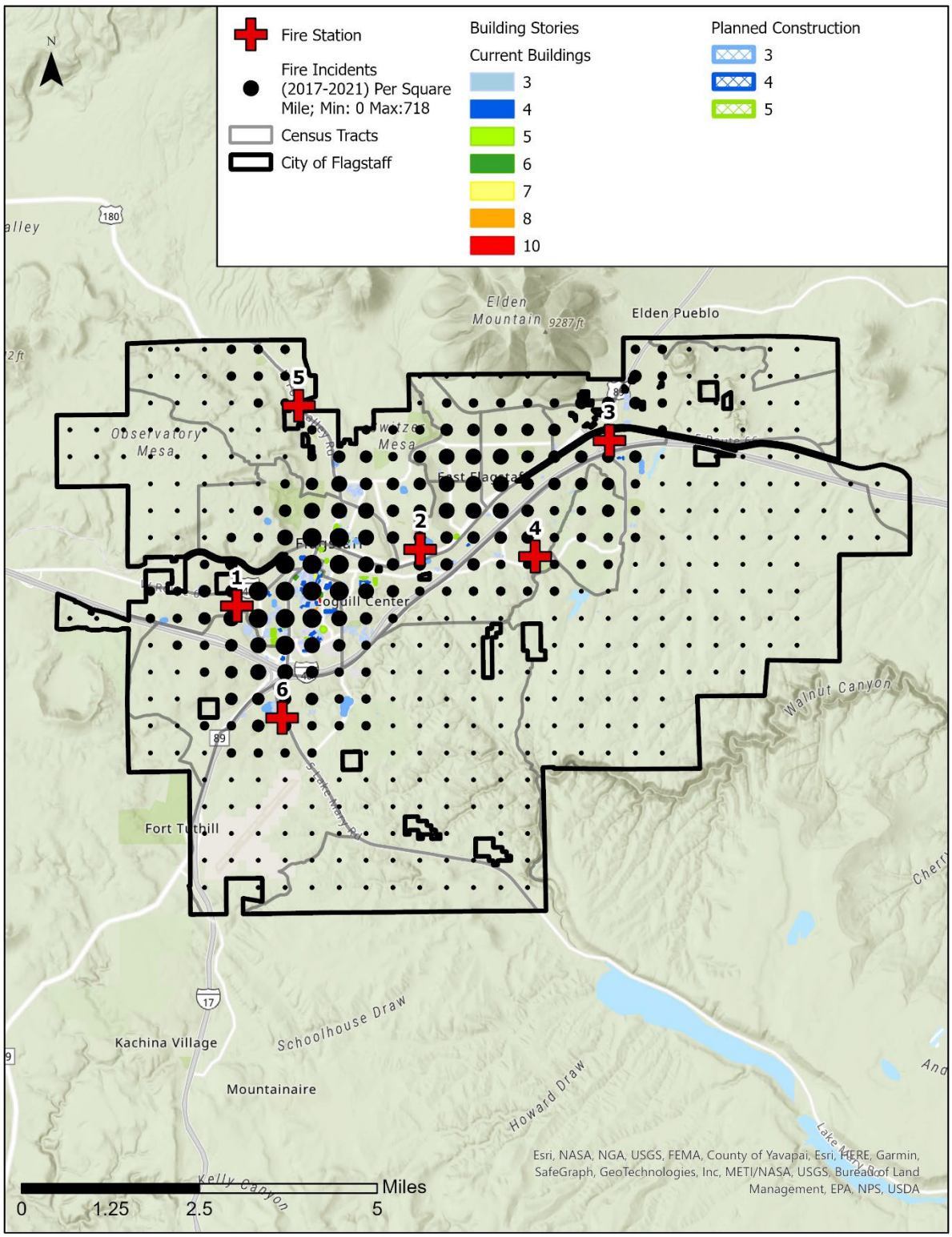
This map displays all fire-related incidents by parcel value.



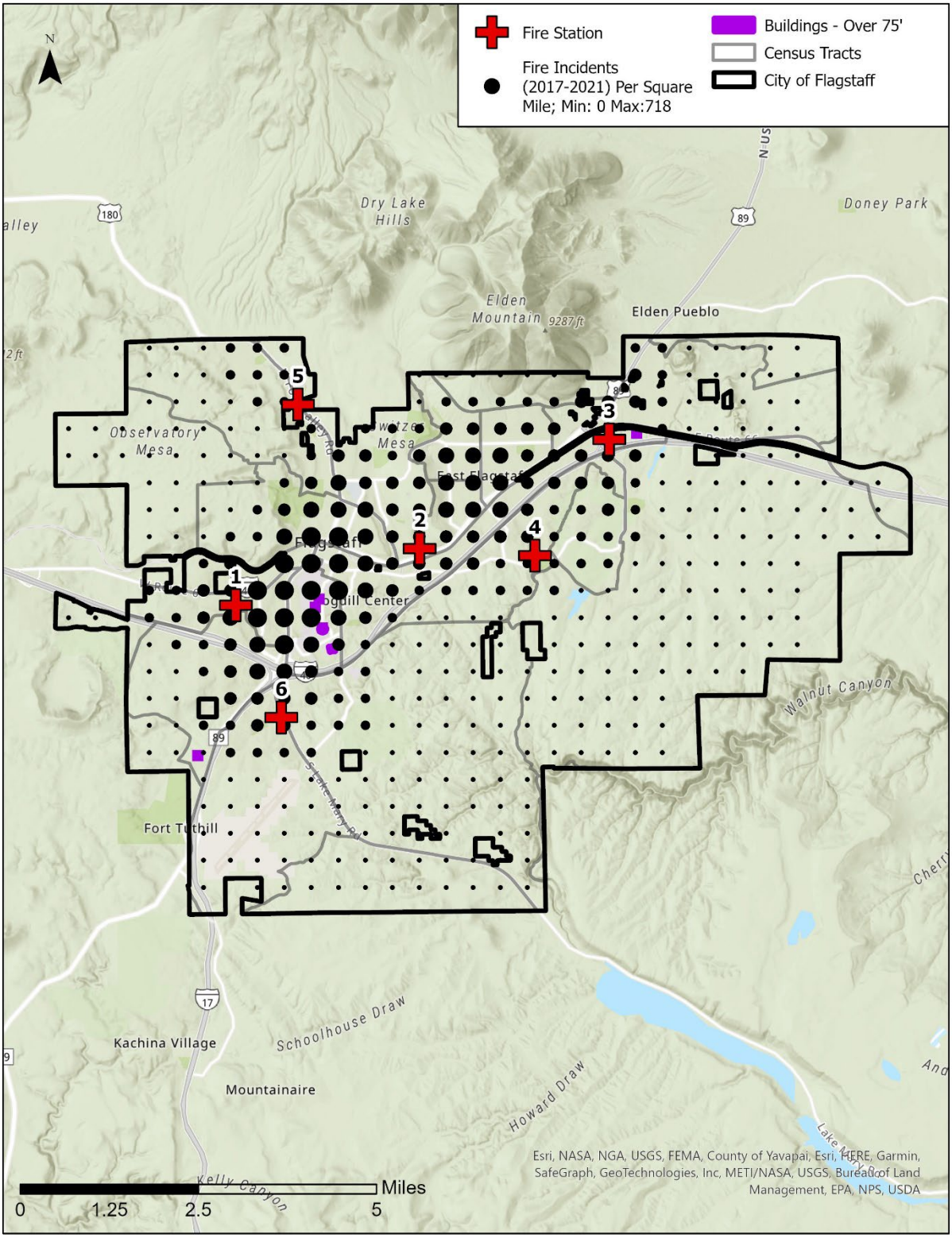
This map displays all fire-related incidents by NRI building value.



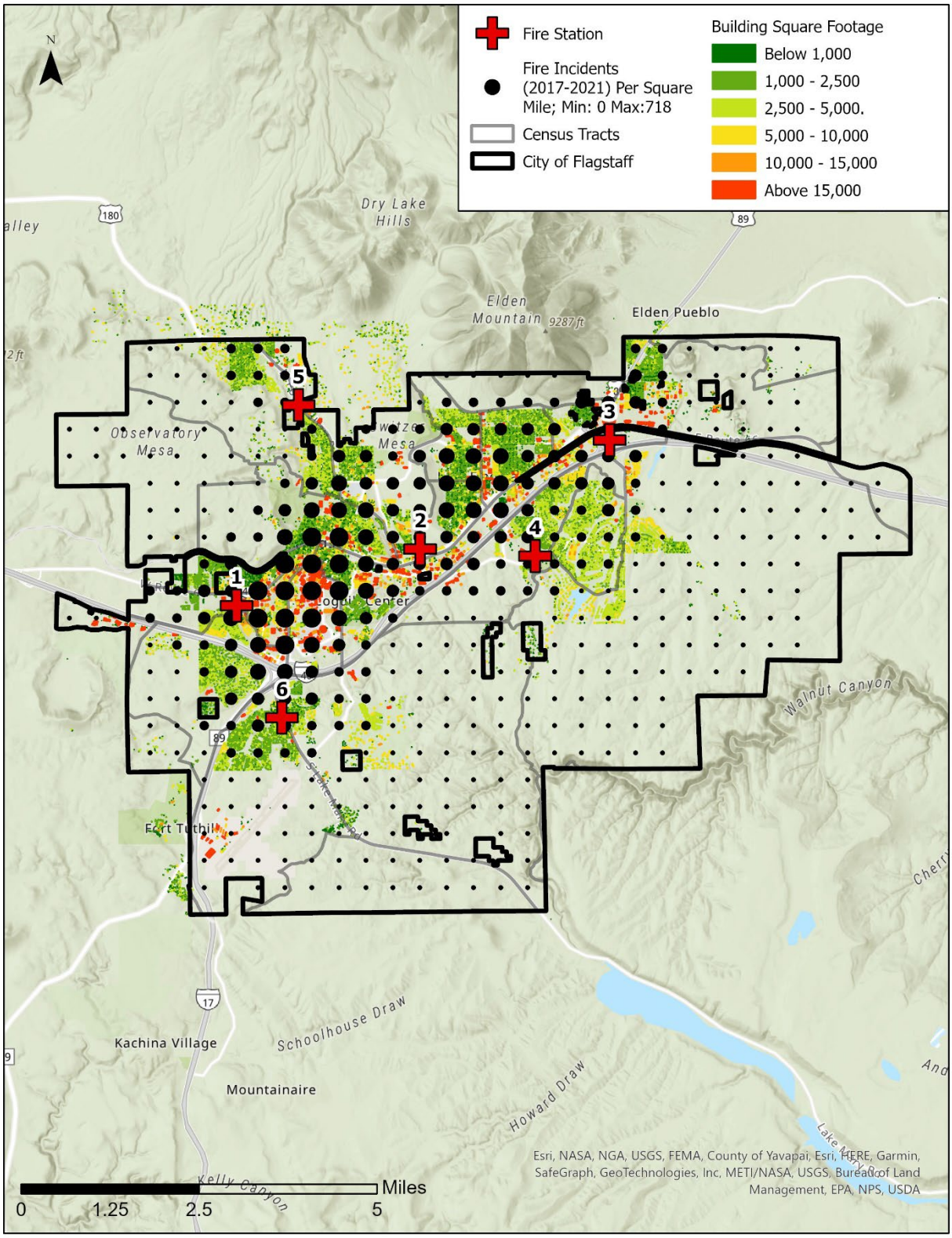
This map displays all fire-related incidents by building height.



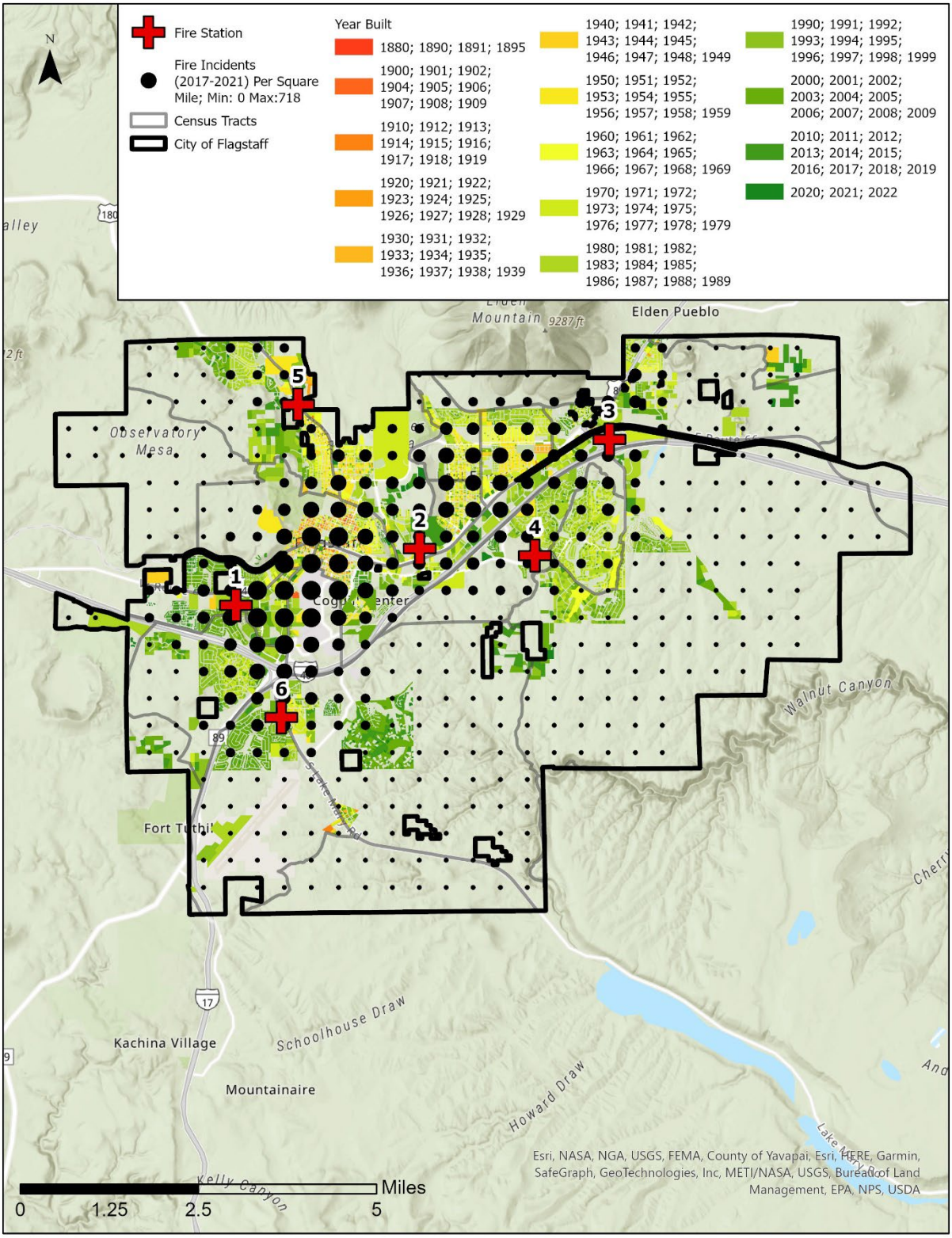
This map displays all fire-related incidents by building stories.



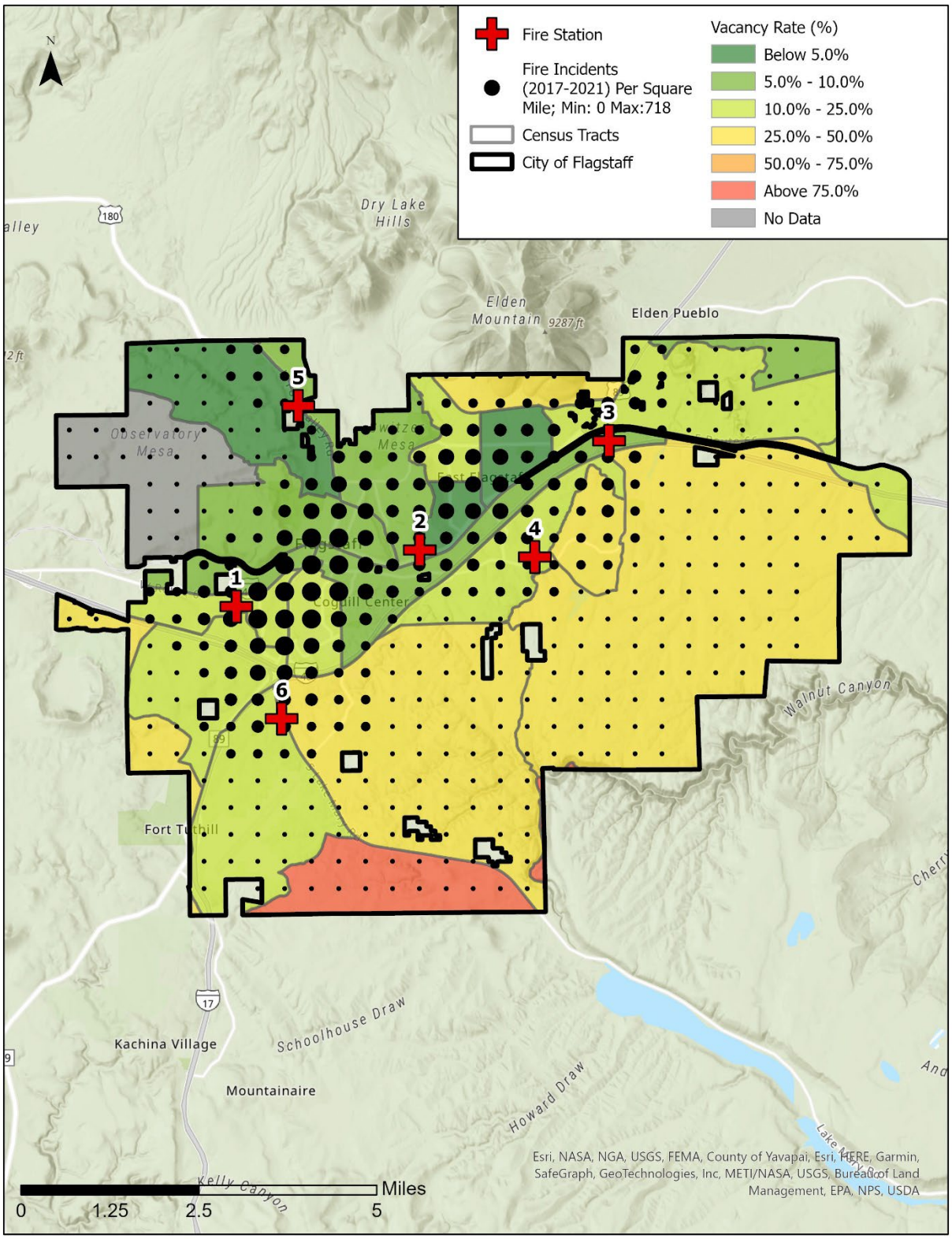
This map displays all fire-related incidents by building height over 75' (i.e., high-rise structures). Current high-rises are located on the NAU Campus and Nestle Purina facility; the high-rise hospital tower at the proposed NAH Health Village is also shown.



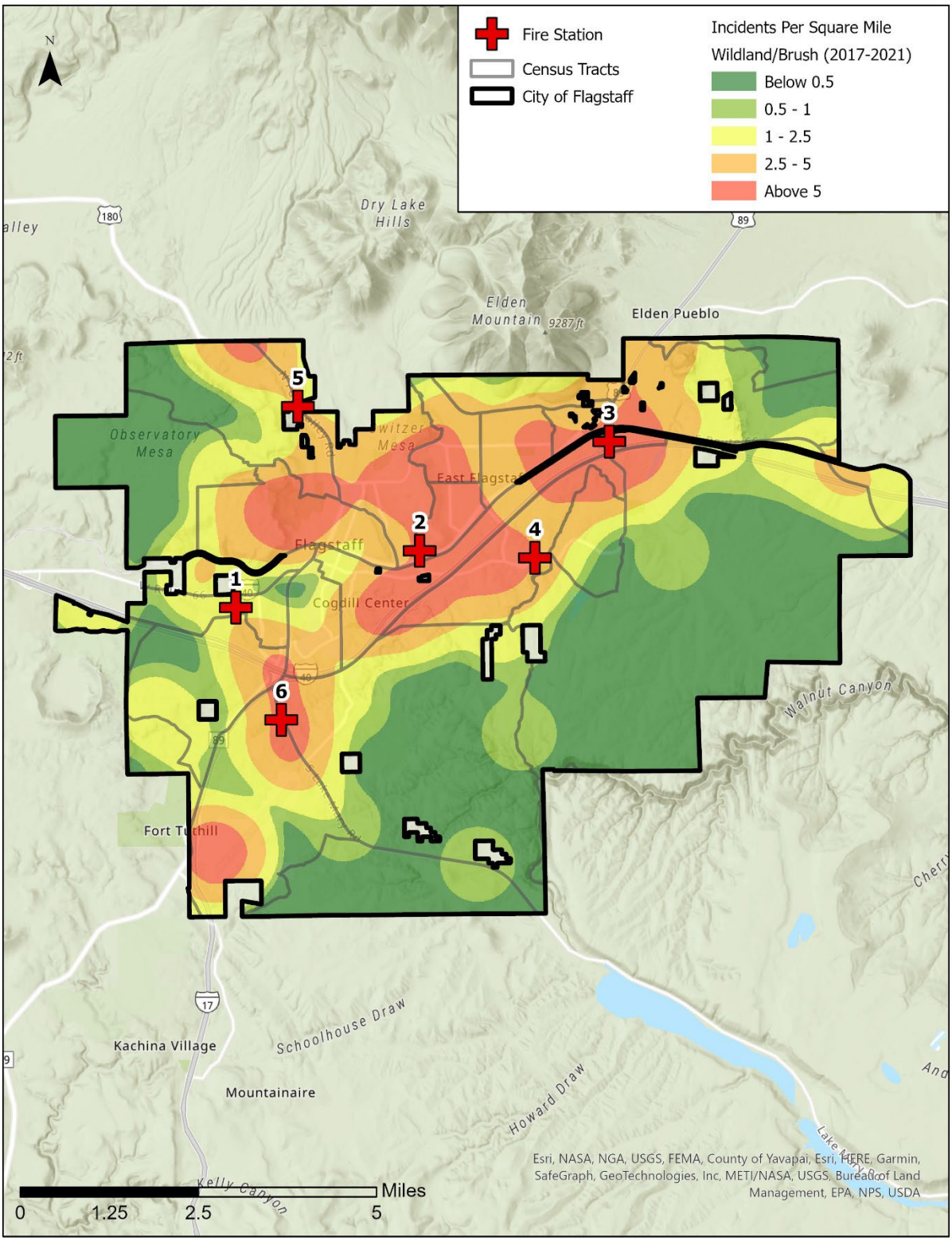
This map displays all fire-related incidents by building area.



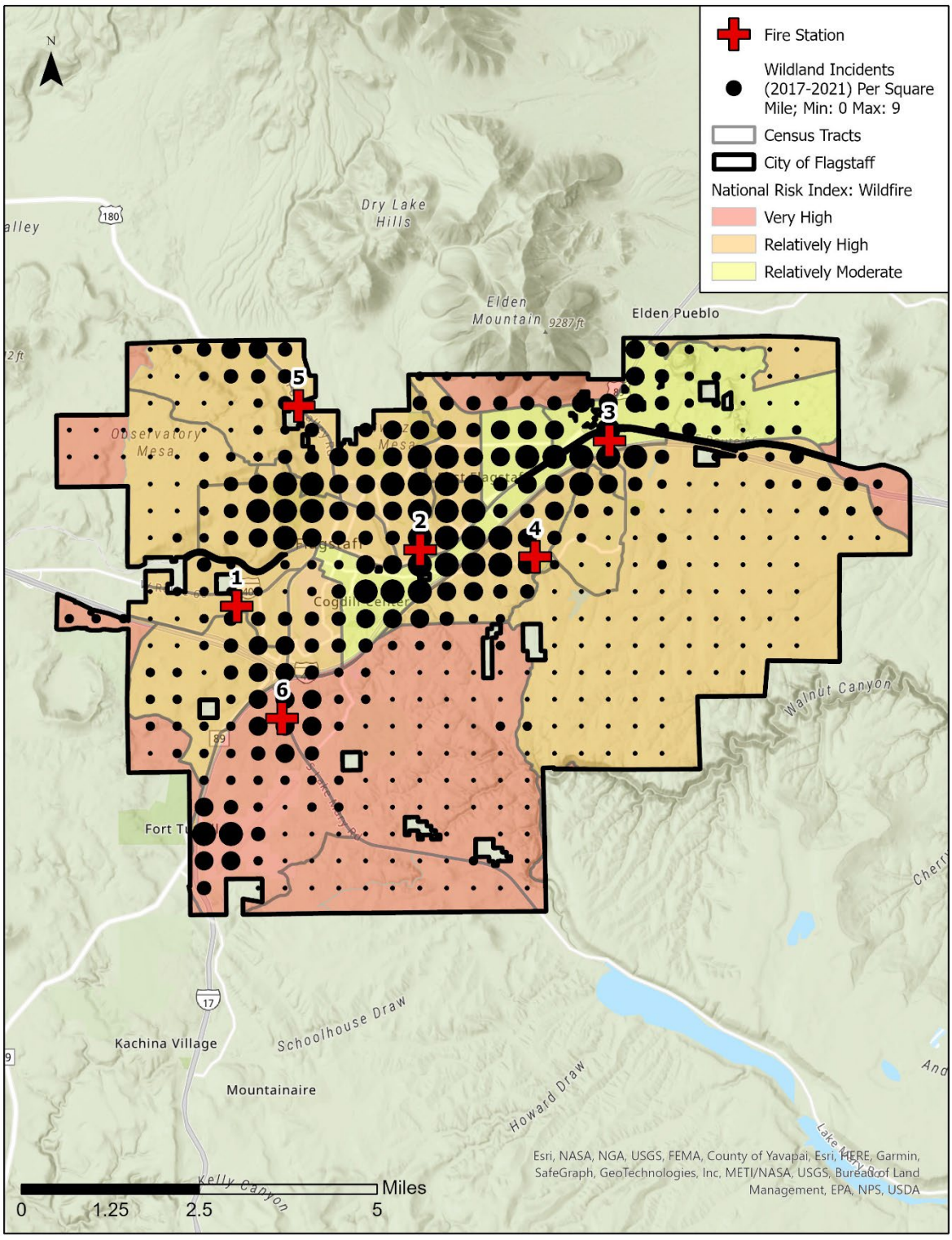
This map displays all fire-related incidents by building age.



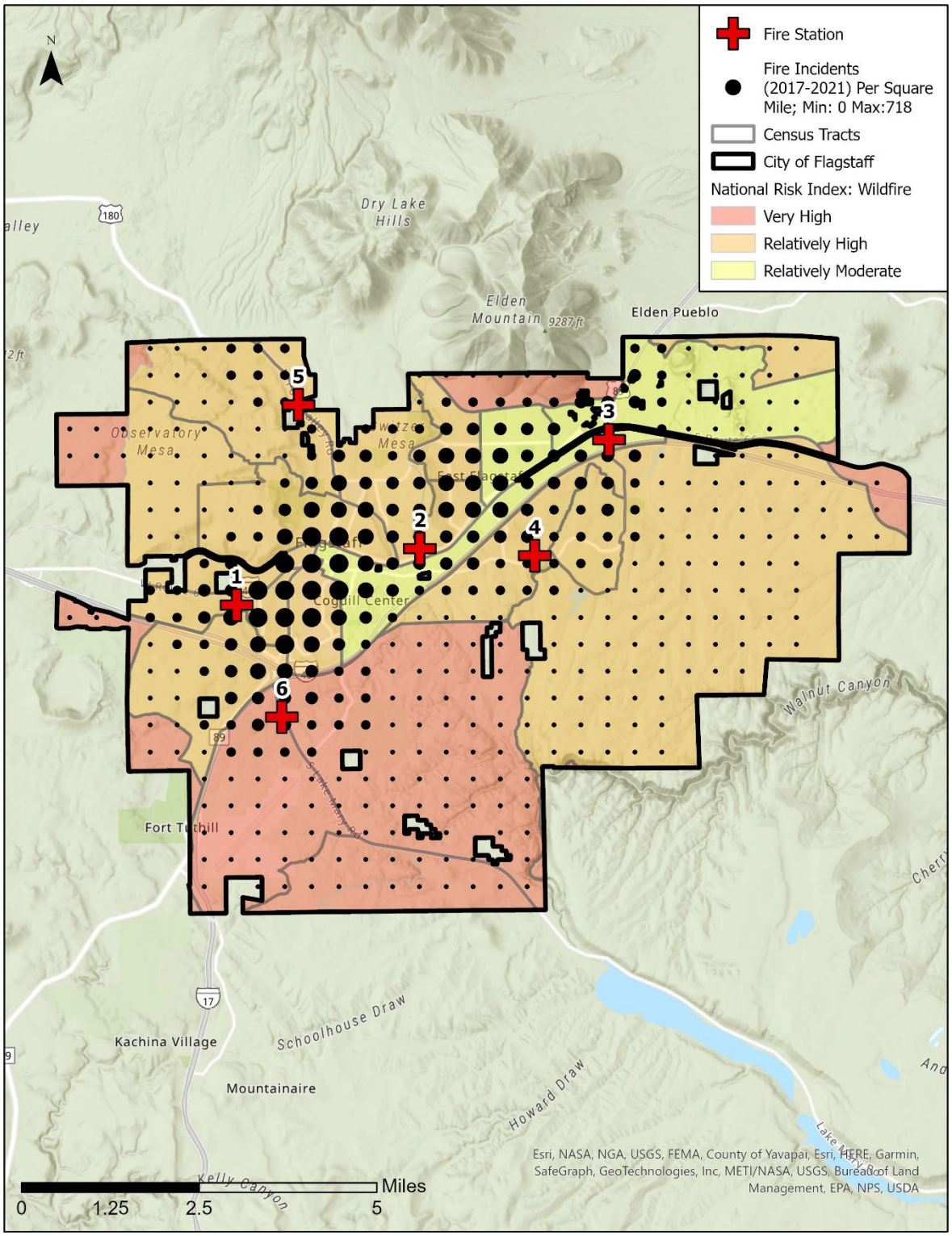
This map displays all fire-related incidents by vacancy rate.



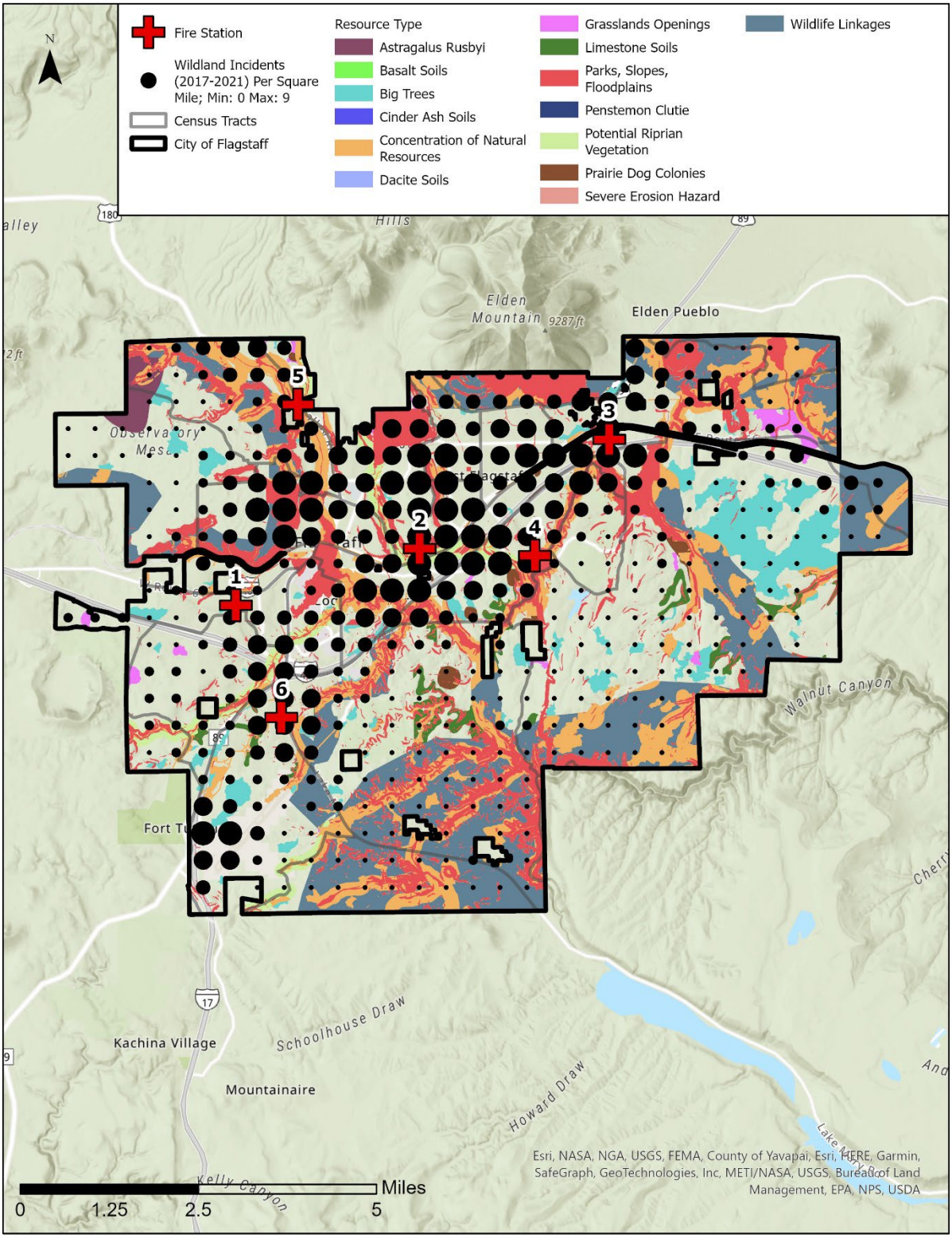
This map displays wildland/brush fire incidents across the City of Flagstaff.



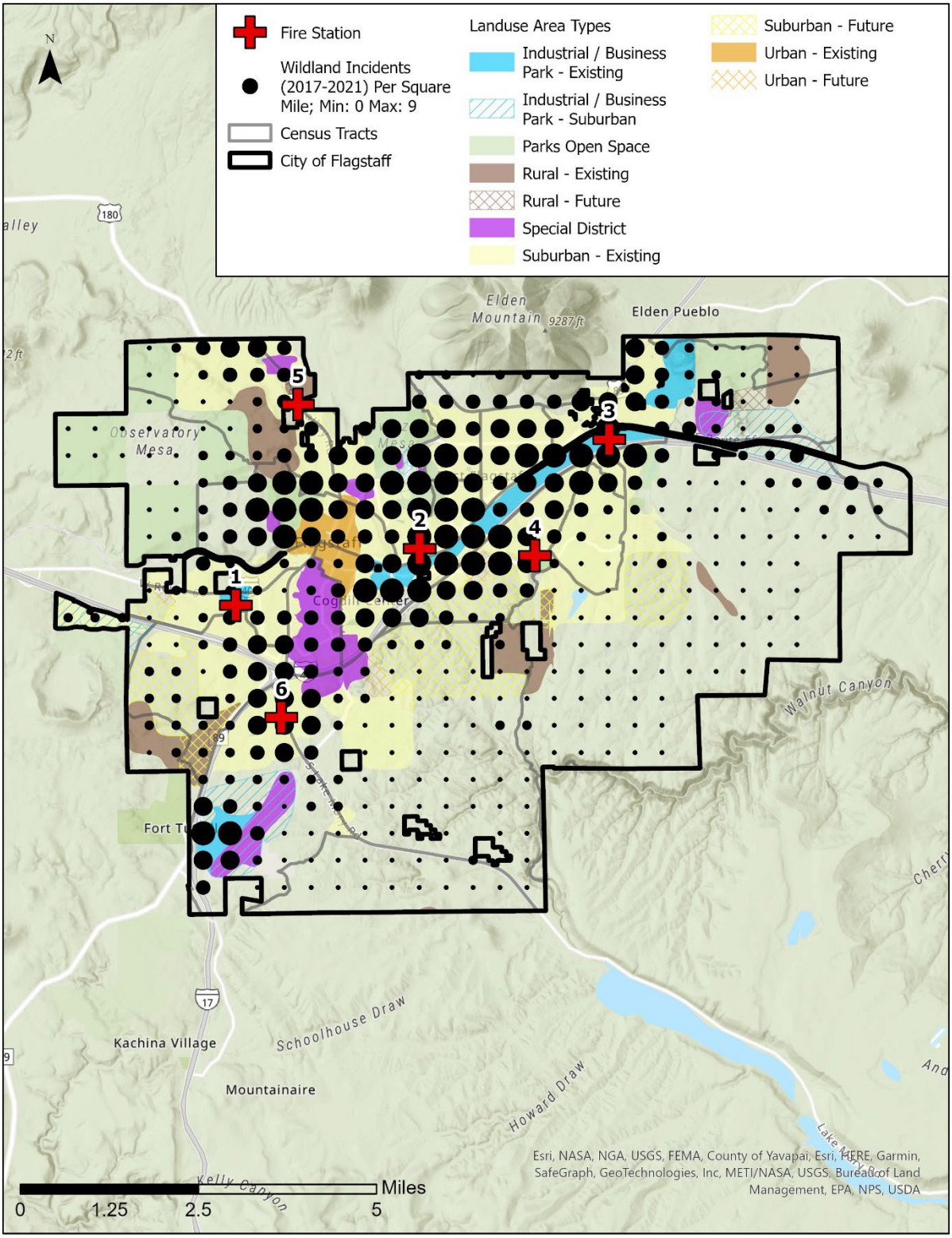
This map displays wildland/brush fire incidents by NRI Wildfire risk across Flagstaff.



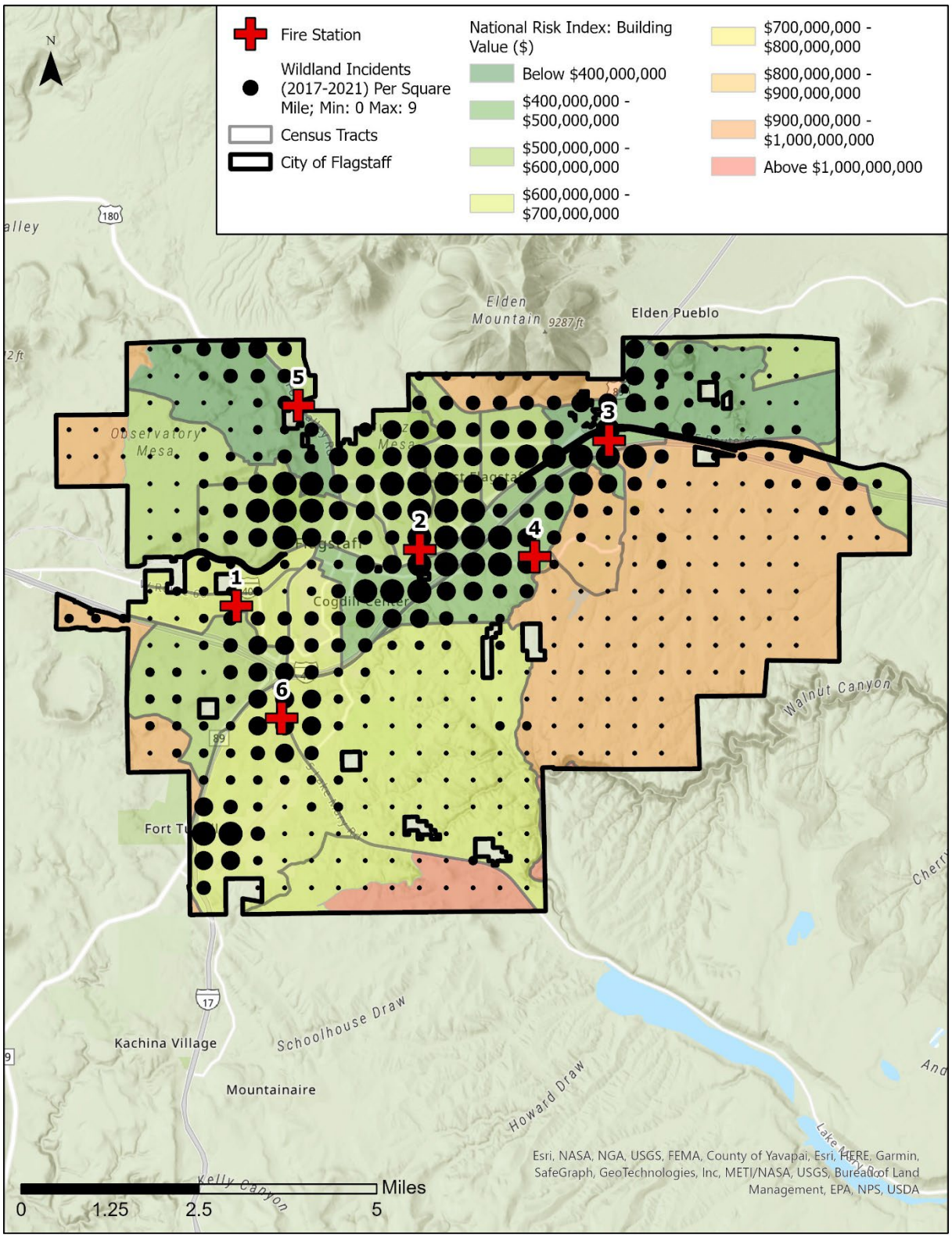
This map displays all fire-related incidents by NRI Wildfire risk across Flagstaff. Even relatively small fire-related incidents in wildfire-prone areas can spark major WUI fires.



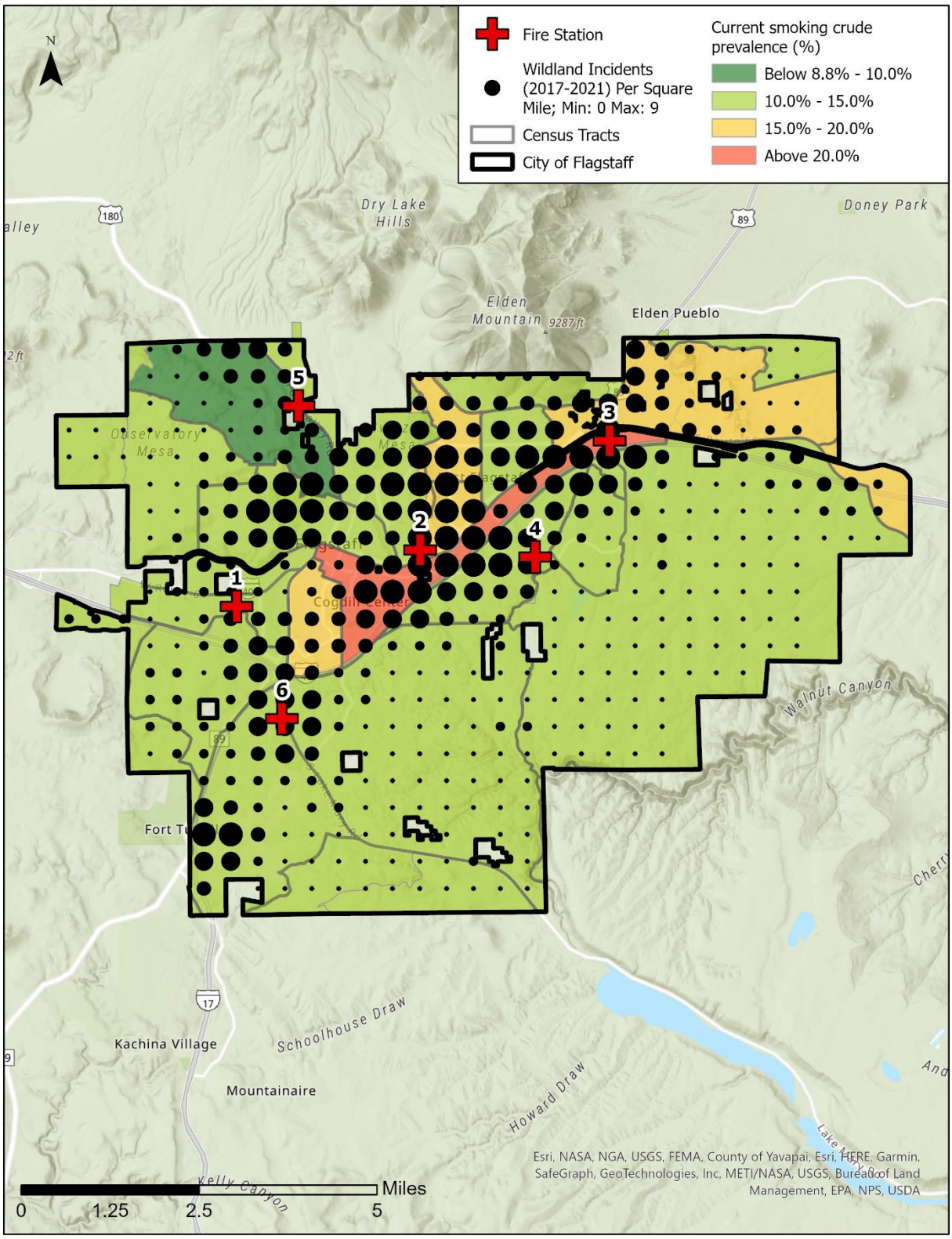
This map displays wildland/brush fire incidents by natural resource types.



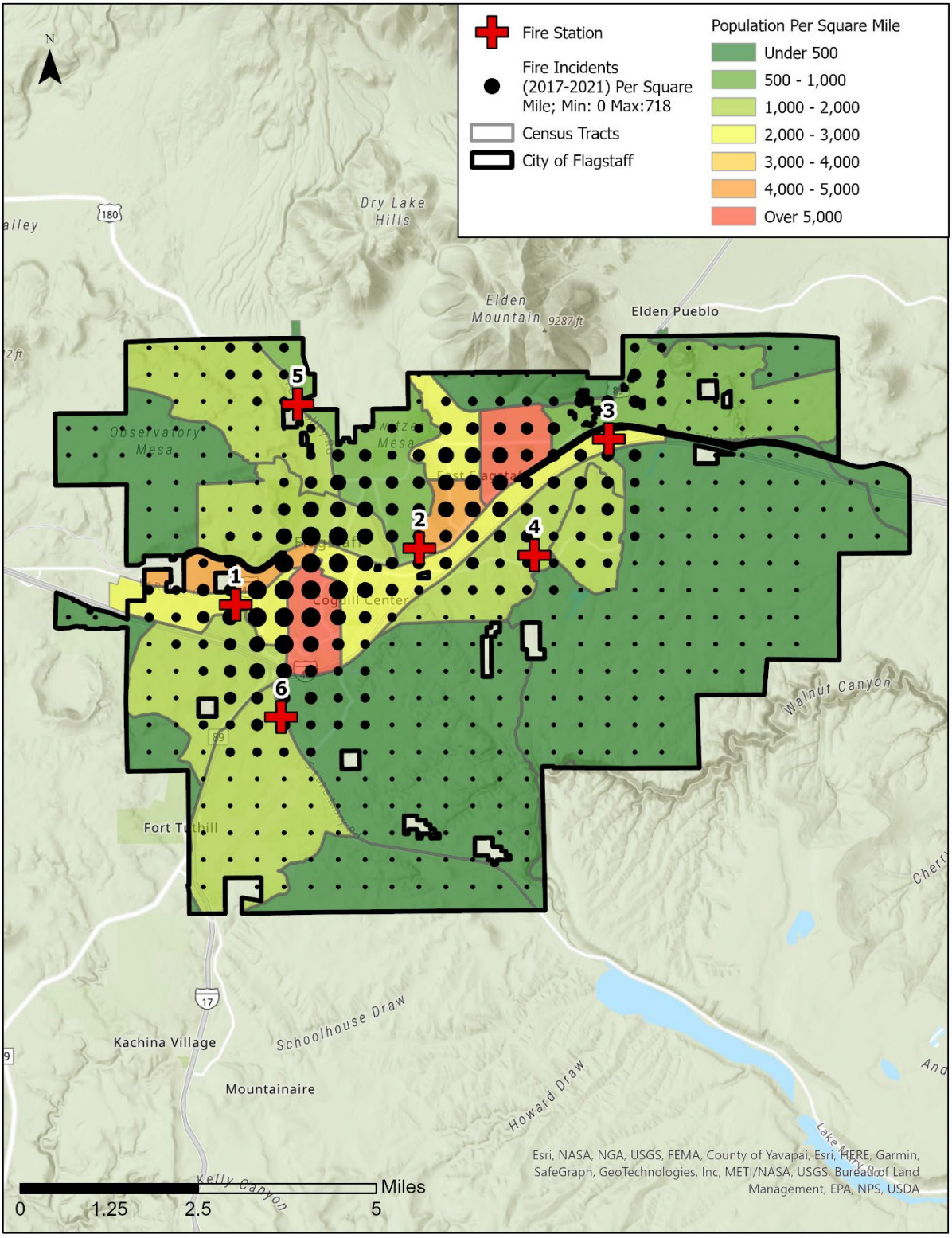
This map displays wildland/brush fire incidents by land use types.



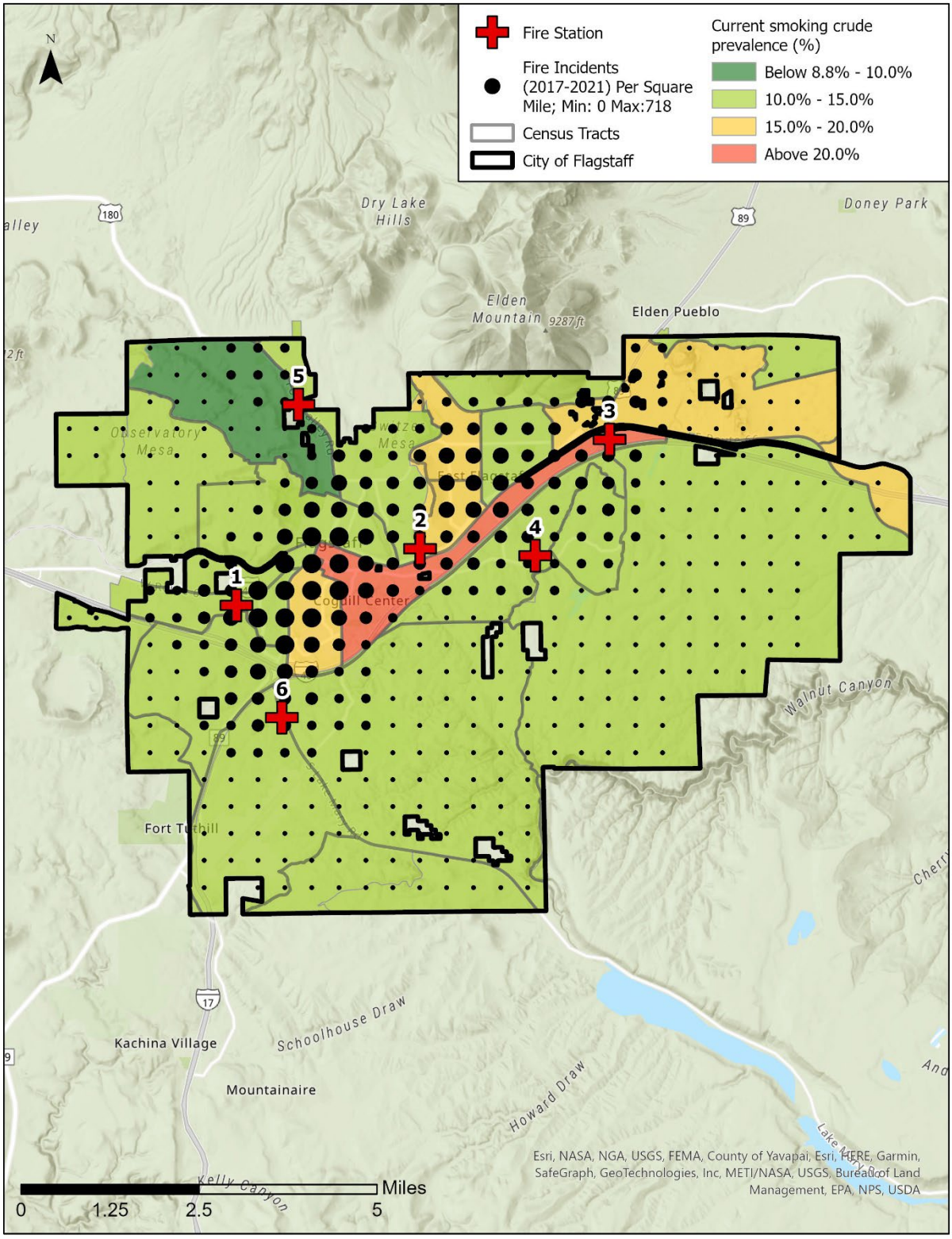
This map displays wildland/brush fire incidents by NRI Building Value.



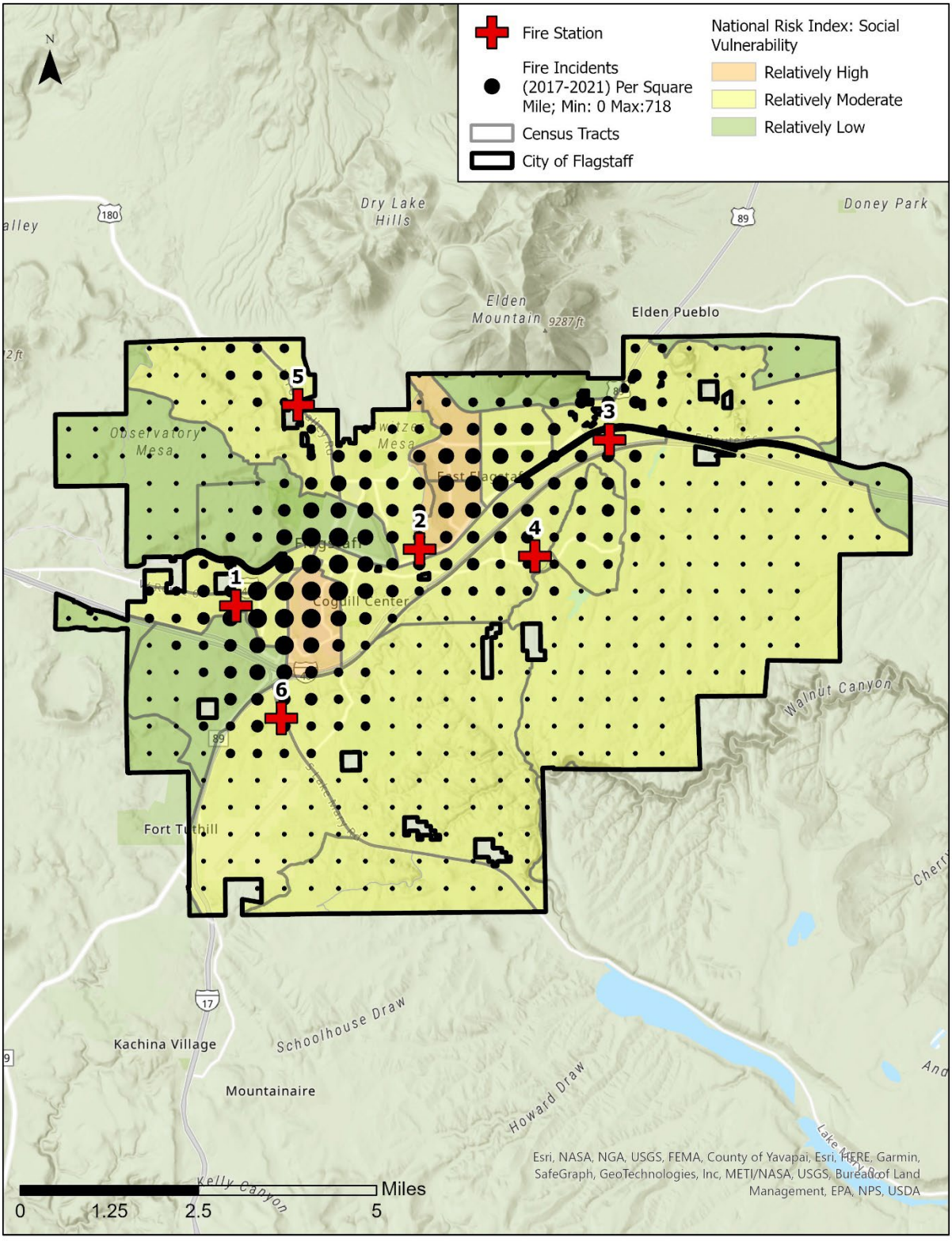
This map displays wildland/brush fire incidents by smoking prevalence.



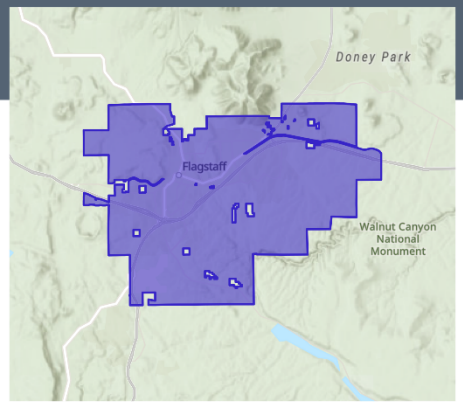
This map displays all fire-related incidents by population density across the City of Flagstaff.



This map displays all fire-related incidents by smoking prevalence City-wide.



This map displays all fire-related incidents by NRI Social Vulnerability.



AT RISK POPULATION PROFILE

City of Flagstaff

esri

Area: 65.84 square miles

78,632	27,606	2.45	28.2	$64,920	$380,098	77	83	69
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

5,280	8,072	1,195
Households With Disability	Population 65+	Households Without Vehicle

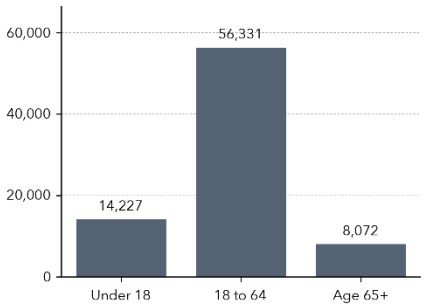
POVERTY AND LANGUAGE

18%	4,352	1
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

81,176	3,224	42,999
Daytime Population	Total Businesses	Total Employees

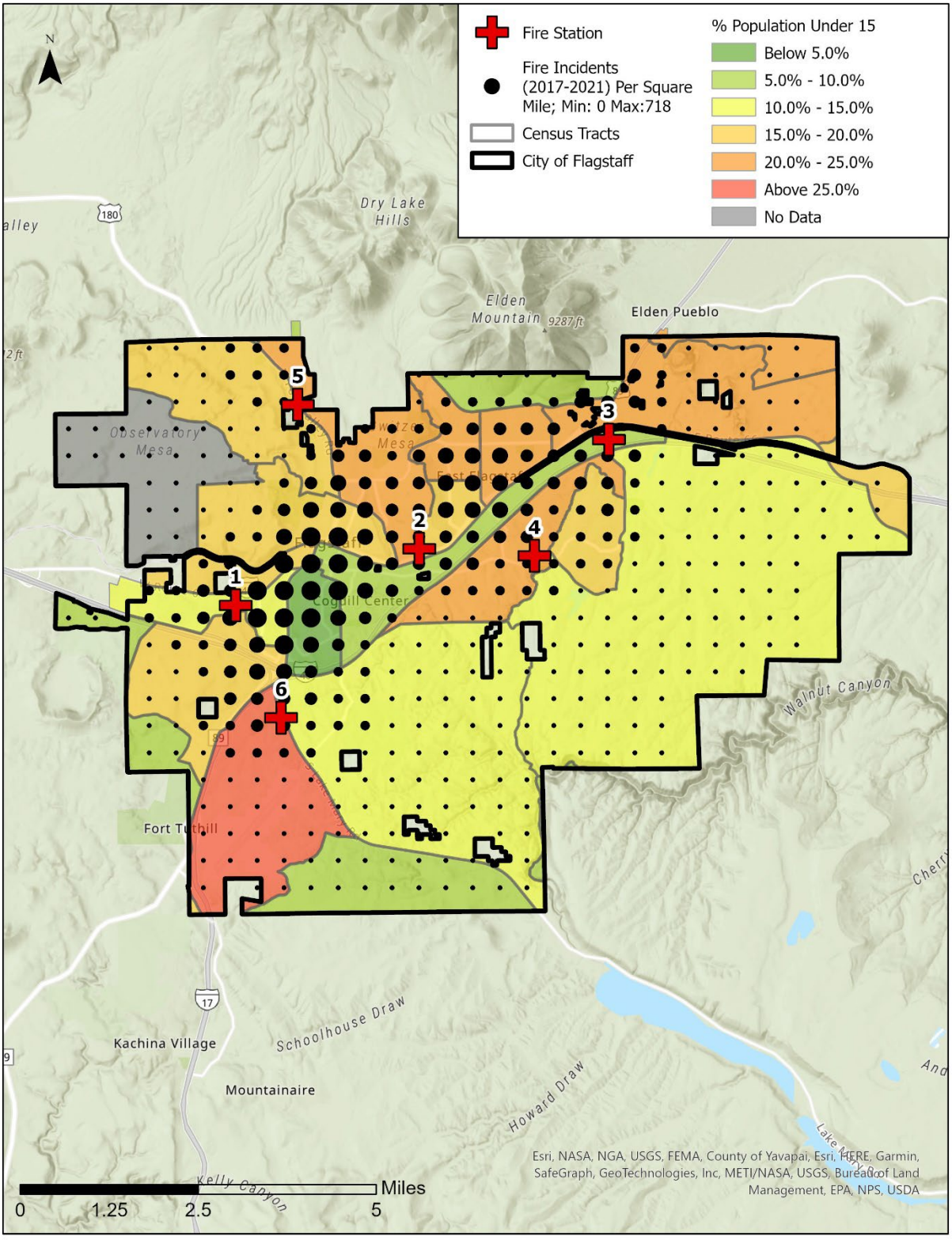
POPULATION BY AGE



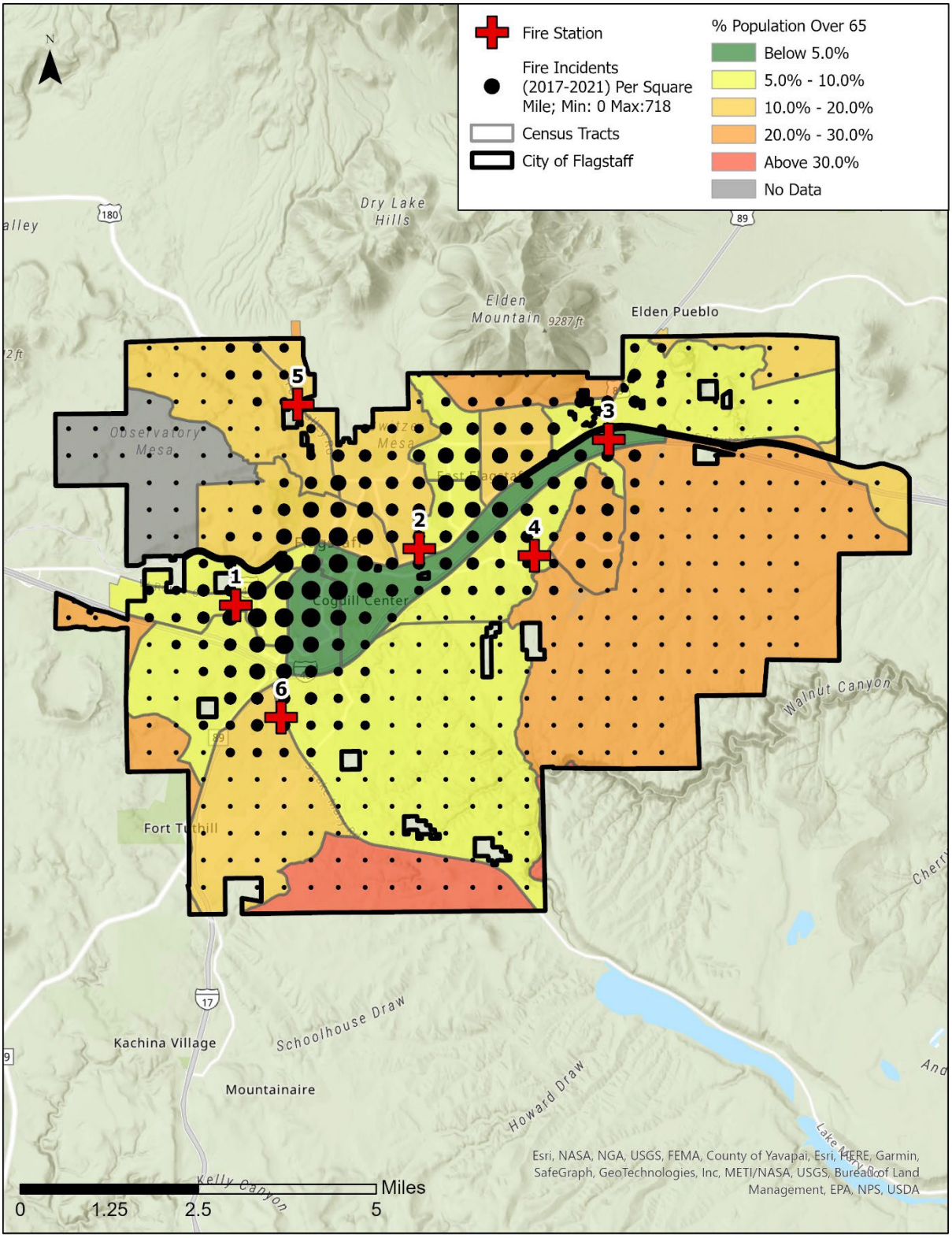
Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**7,811**	**44,872**	**5,654**	**58,337**
Spanish	**1,322**	**4,425**	**542**	**6,289**
Spanish & English Well	1,260	3,921	514	5,695
Spanish & English Not Well	62	465	27	554
Spanish & No English	0	40	1	41
Indo-European	**258**	**1,087**	**40**	**1,385**
Indo-European & English Well	258	999	34	1,291
Indo-European & English Not Well	0	56	6	62
Indo-European & No English	0	32	0	32
Asian-Pacific Island	**90**	**949**	**56**	**1,095**
Asian-Pacific Isl & English Well	90	870	13	973
Asian-Pacific Isl & English Not Well	0	79	43	122
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**564**	**2,029**	**132**	**2,725**
Other Language & English Well	378	1,889	81	2,348
Other Language & English Not Well	186	139	14	339
Other Language & No English	0	0	37	37

Source: Esri, ACS, Esri-Data Axle, Esri forecasts for 2022, 2027, 2016-2020.

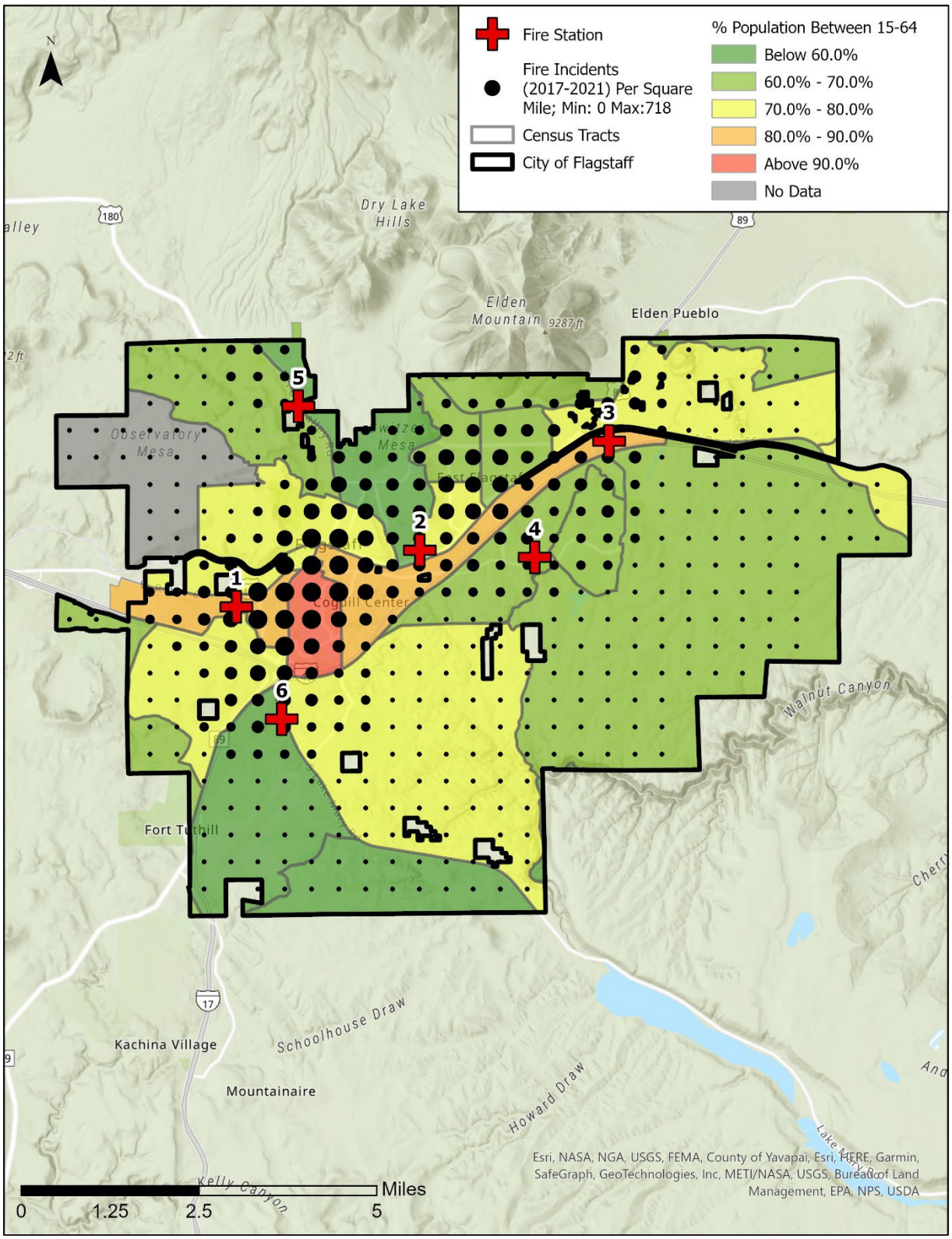
© 2022 Esri



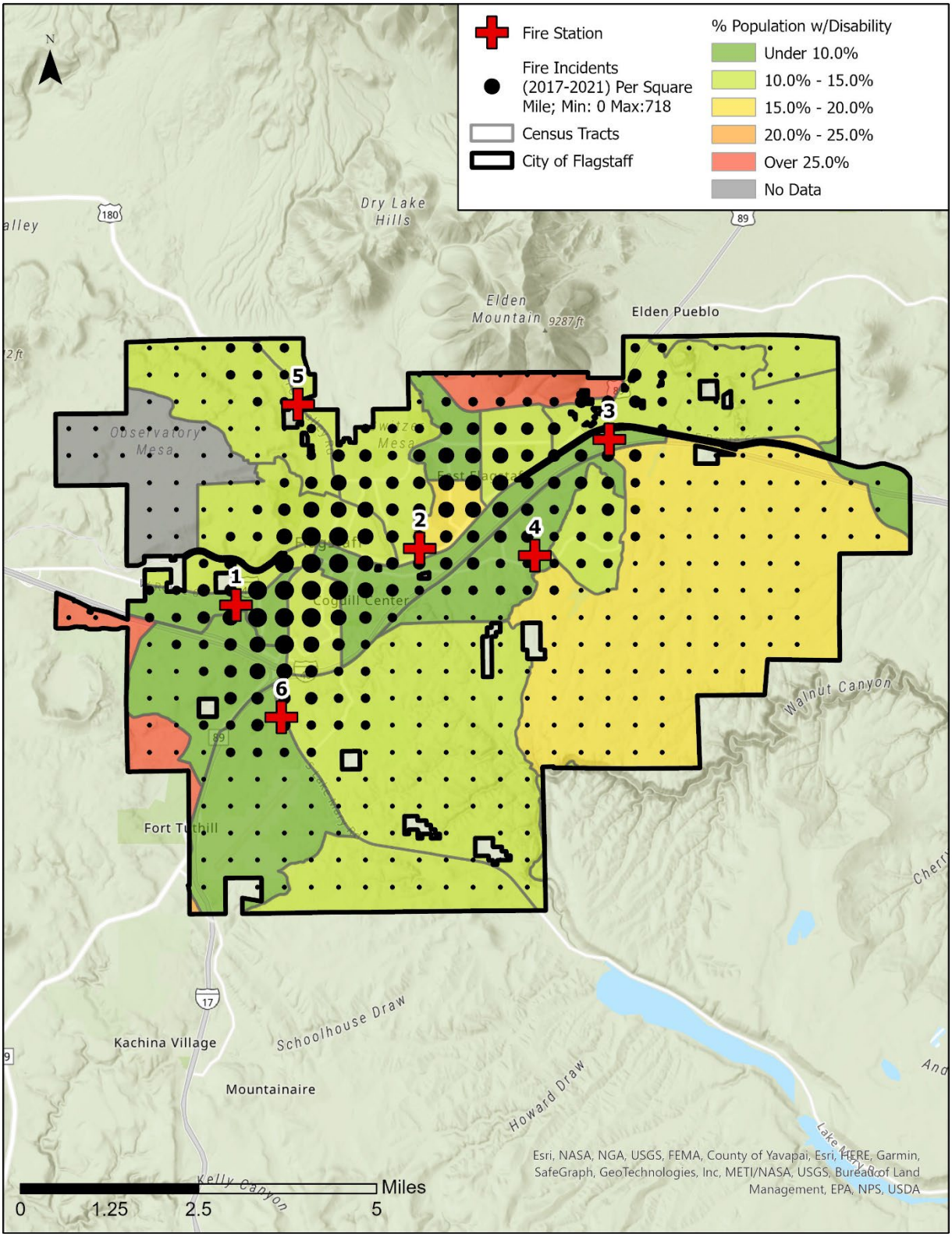
This map displays all fire-related incidents by percent of population <15 years old.



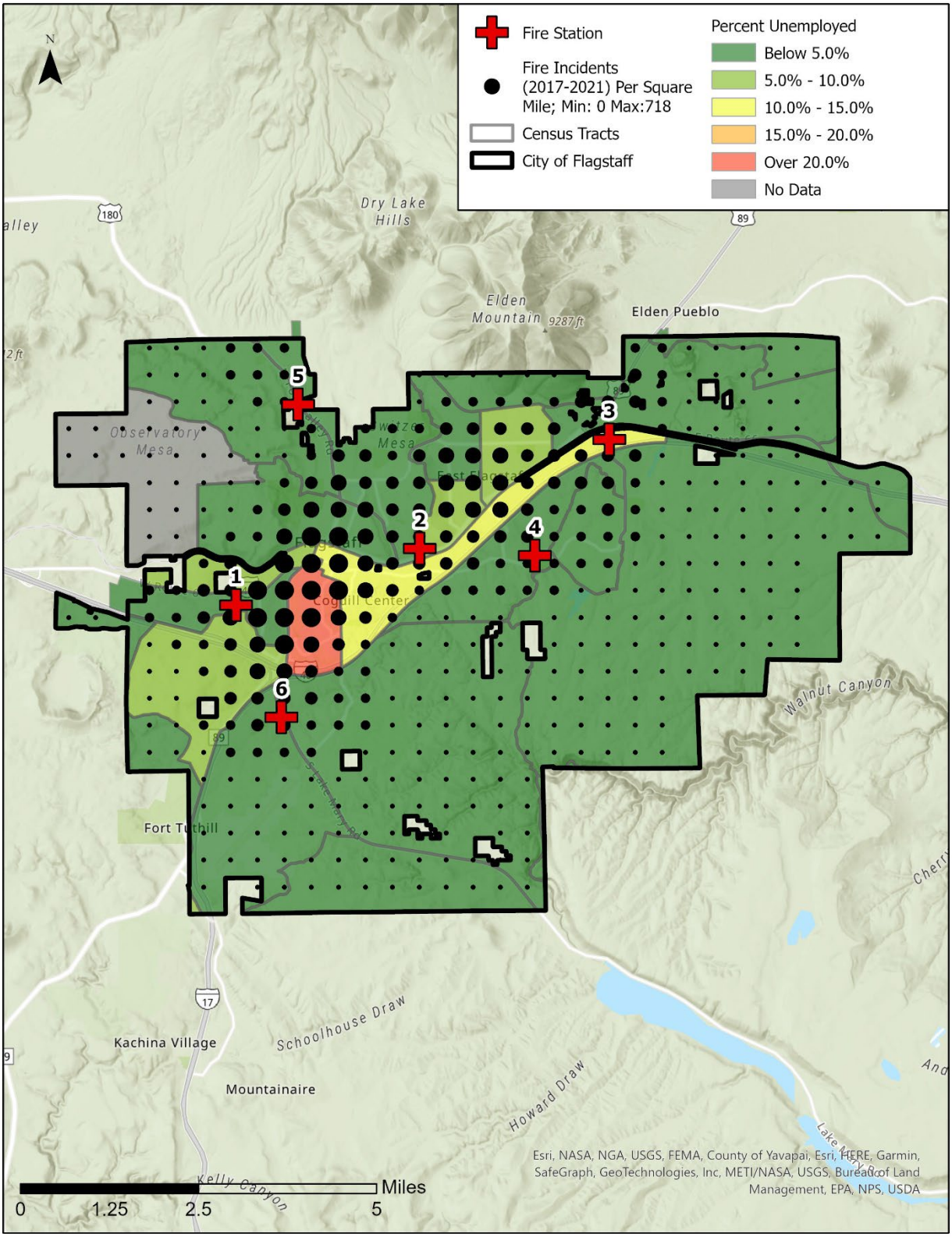
This map displays all fire-related incidents by percent of population >65 years old.



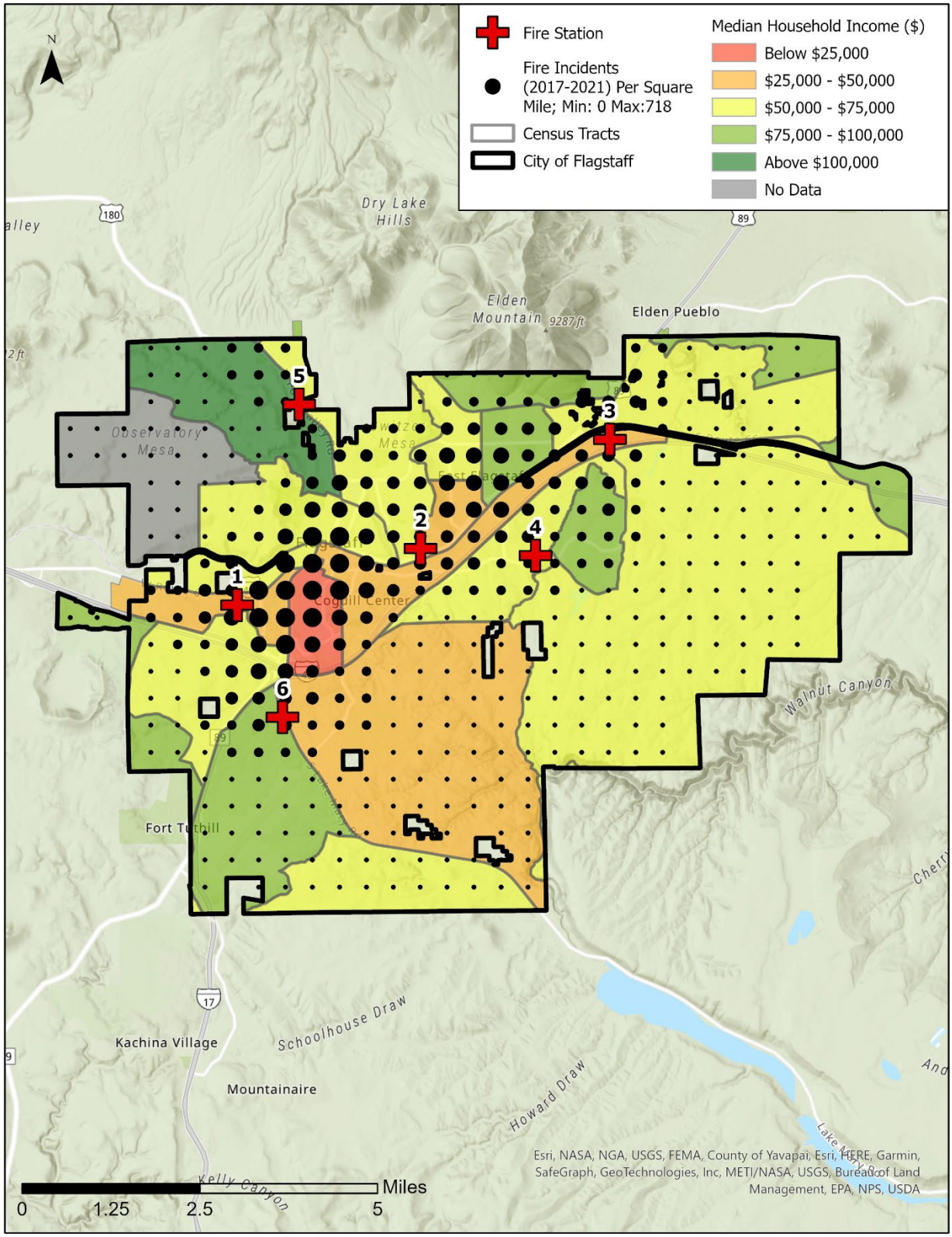
This map displays all fire-related incidents by percent of population between ages 15 and 64.



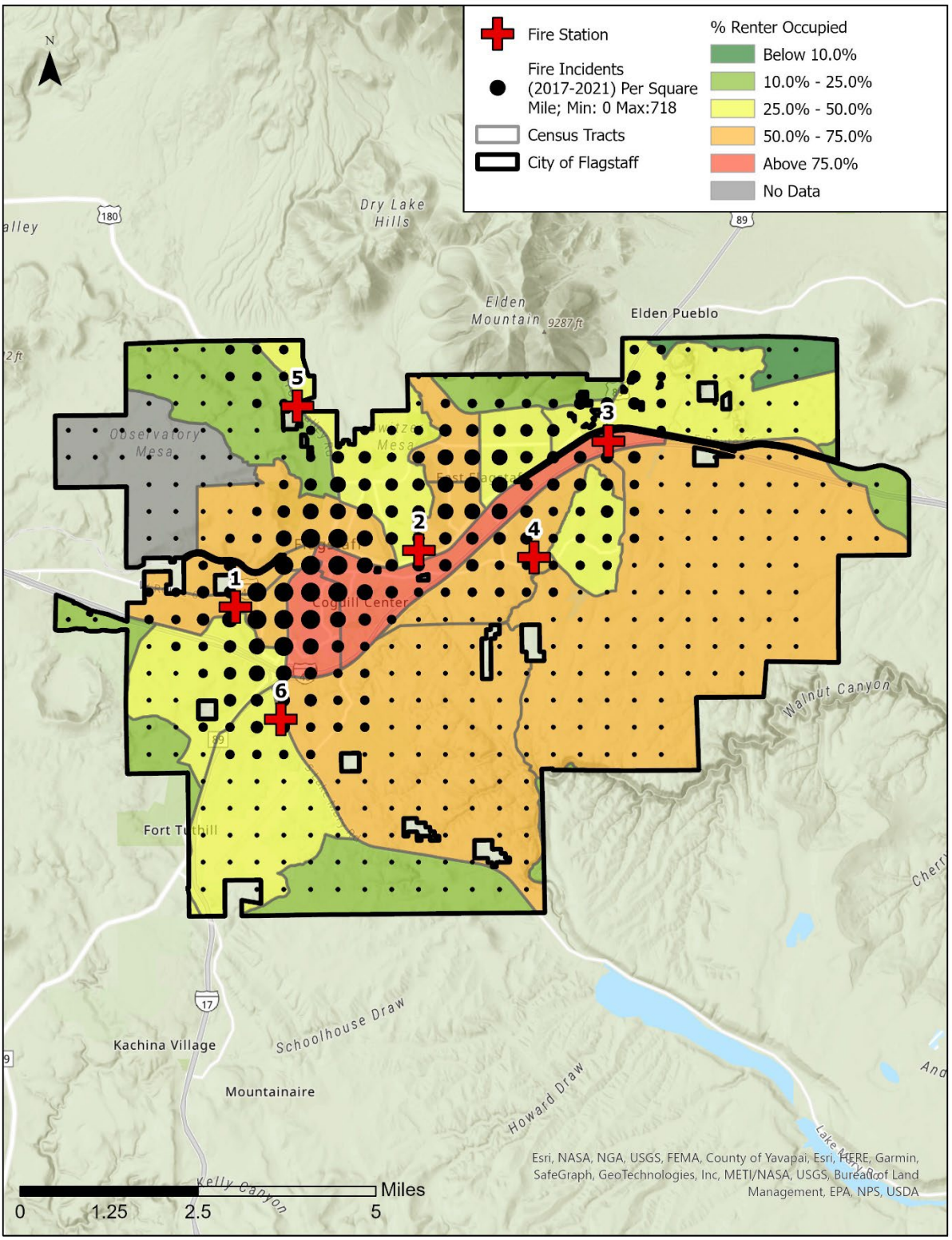
This map displays all fire-related incidents by percent of population reporting a disability.



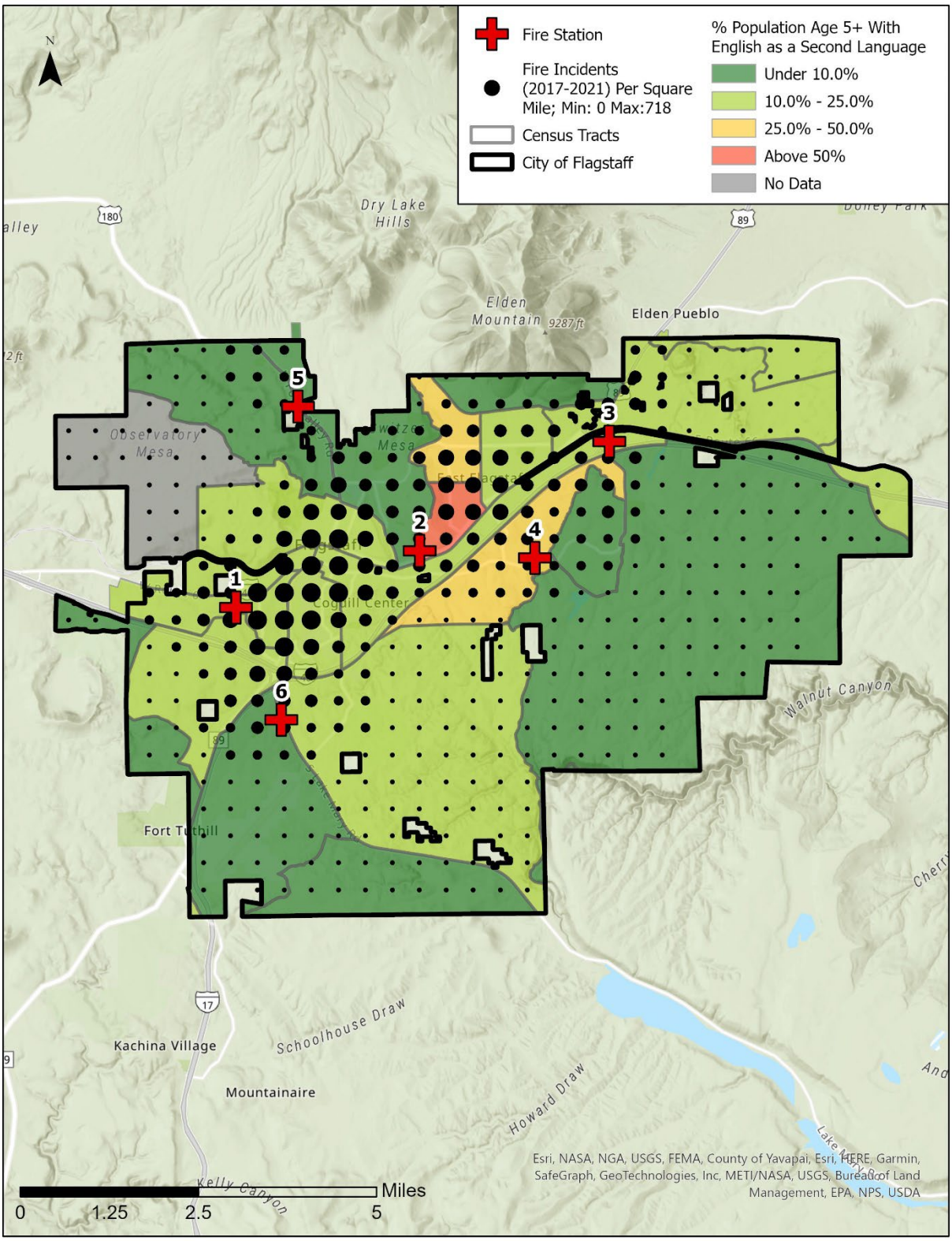
This map displays all fire-related incidents by percent unemployed.



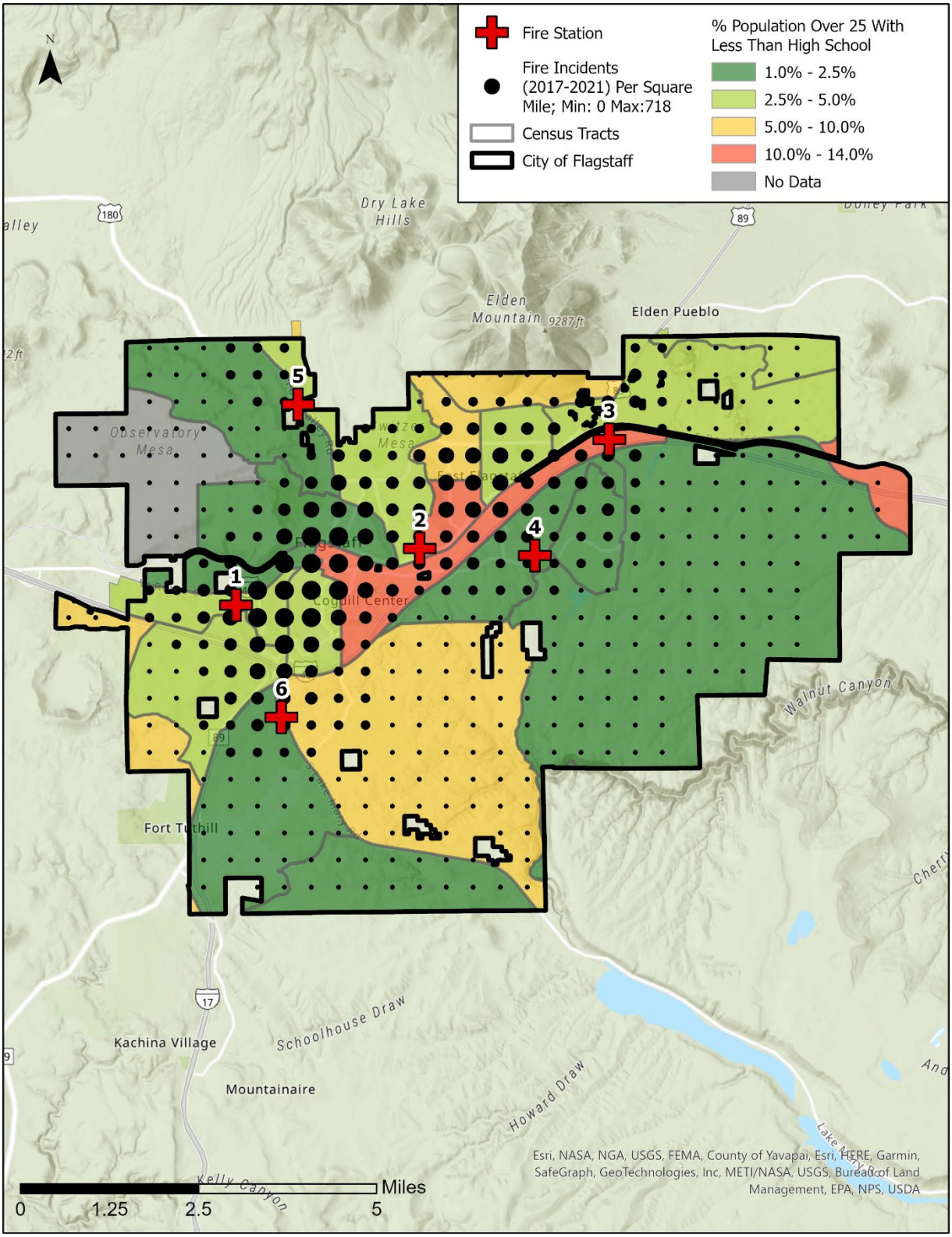
This map displays all fire-related incidents by median household income.



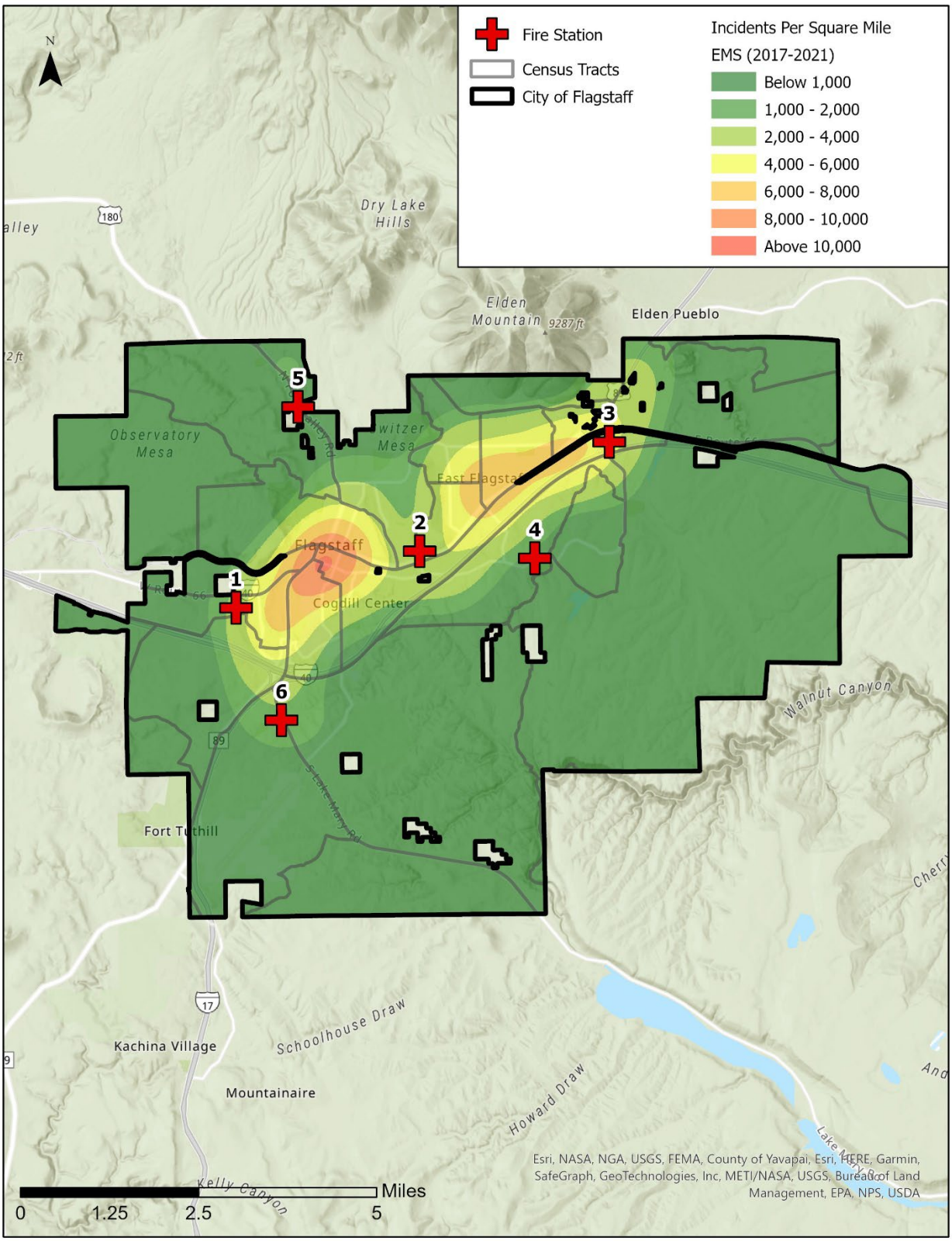
This map displays all fire-related incidents by percent renter-occupied households.



This map displays all fire-related incidents by population >5 years old with English as a Second Language.



This map displays all fire-related incidents by educational attainment City-wide.



This map displays all EMS-related incidents across the City of Flagstaff.

NAH Health Village

Northern Arizona Healthcare (NAH) proposes a mixed-use development anchored by a medical center with office, retail, residential, and commercial buildings totaling approximately 7 million square feet of enclosed space. The development will commence in 2022 with buildout projected over the next 30 years. The NAH Health Village medical center is intended to replace the Flagstaff Medical Center, also operated by NAH, currently located at 1200 North Beaver Street in downtown Flagstaff.



The NAH Health Village site is at the southern end of the City of Flagstaff, bounded by Highway 89A and Interstate 17 on the east and Fort Tuthill County Park on the south. The total land area of the project is approximately 185 acres and the site represents approximately 0.5% of the City's current total land area.

Given the obvious wildfire and WUI exposure of this planned development, NAH commissioned a comprehensive wildfire risk and mitigation study in 2021. It is vital for the safety of future residents, business, and visitors to this area that the ongoing mitigation efforts recommended in that assessment are accomplished/maintained throughout the lifecycle of this development. Even with the most effective mitigation, however, it is still possible for fires to occur and this fact should be considered in terms of FFD resource deployment.



It is likely that every square foot of this development will be protected by automatic fire sprinklers. While not a panacea, when paired with proper building construction, sprinklers are the most effective protection from the loss of life and property from fire.

The International Fire Code (IFC) and the International Wildland Urban Interface Code (IWUI) should provide the necessary safety requirements to assure the safe development of this project, including the special hazards and requirements of the medical center. The requirements of the IFC should also assure the safety of the high-rise portion of the project.

The medical center and some of its supporting operations may include the use and storage of hazardous materials such as liquified oxygen and other flammable medical gases. The installation of these systems will be required to comply with IFC and NFPA requirements to minimize risk.

The FFD may require site safety planning and provisions during construction, as provided in the IFC, to reduce risk during construction.

Even with the benefits of contemporary codes/standards and high-quality engineering/construction, the NAH Health Village will, when occupied with people, create additional risk and fire-EMS service demand in a relatively remote corner of Flagstaff.

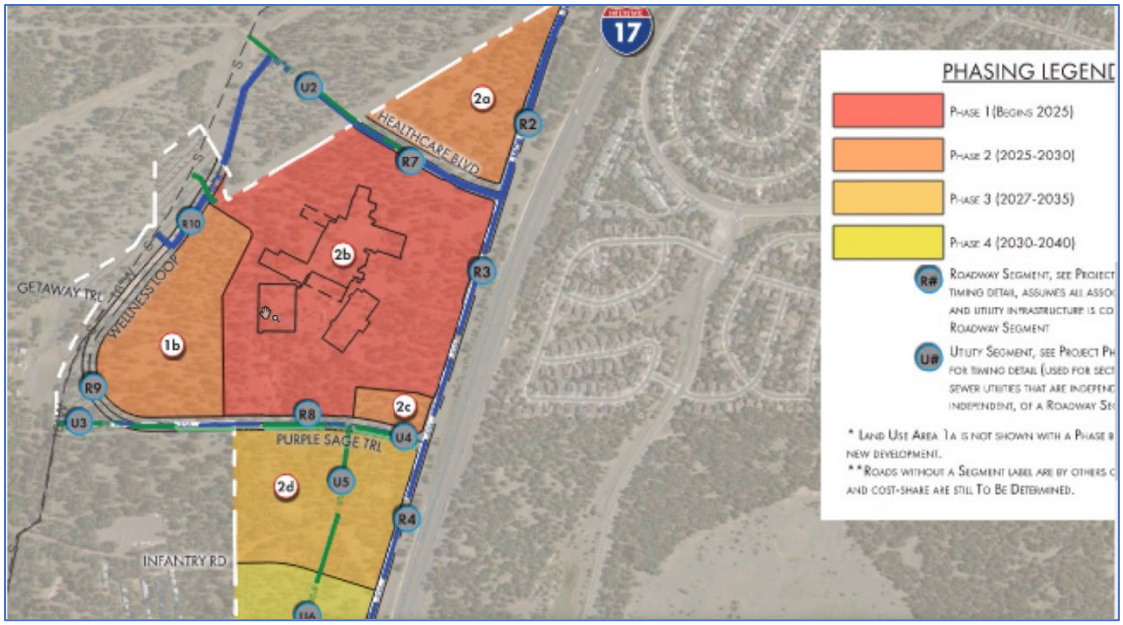
By its very nature, a hospital is a high-risk building from a fire and EMS perspective. Even with state-of-the-art fixed fire protection systems installed, the presence of numerous non-ambulatory patients, special hazards including flammable liquids/gases, multiple elevators, and the challenges posed by all high-rise buildings will demand a commensurate response from the FFD.



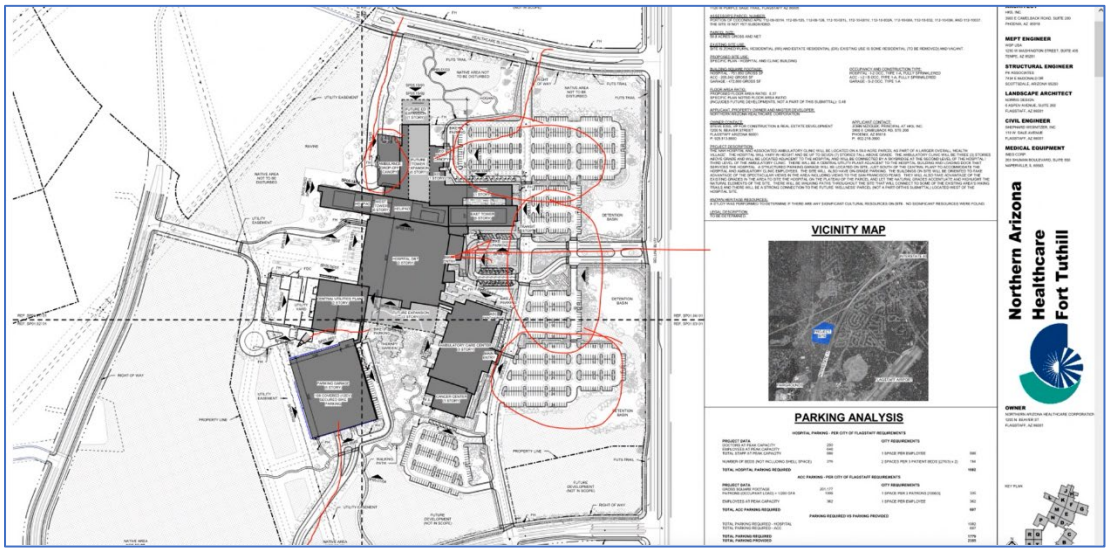
The need for a robust, high-hazard FFD response to the NAH Health Village starts on “day one” of medical center construction. While a typical fire alarm activation for a single-family residence might be handled by one fire engine, the potential for harm in a complicated medical building(s), high-rise or not, demands a larger initial response. Further, buildings under construction pose additional risk, since fire protection systems are incomplete and other site hazards are present throughout construction.

As additional development wraps around the medical center complex, increasing fire-EMS demand will depend on the pace of construction/occupancy and the ultimate risk profile of the local area. The planned 315 residential units, in multifamily occupancies, represent an approximately 2% increase in the City’s total number of dwelling units.

While it is impossible to precisely forecast risk and demand 30 years ahead of time, it seems likely that the NAH Health Village will perform in a similar way to other medium-density, mixed-use areas of the City.

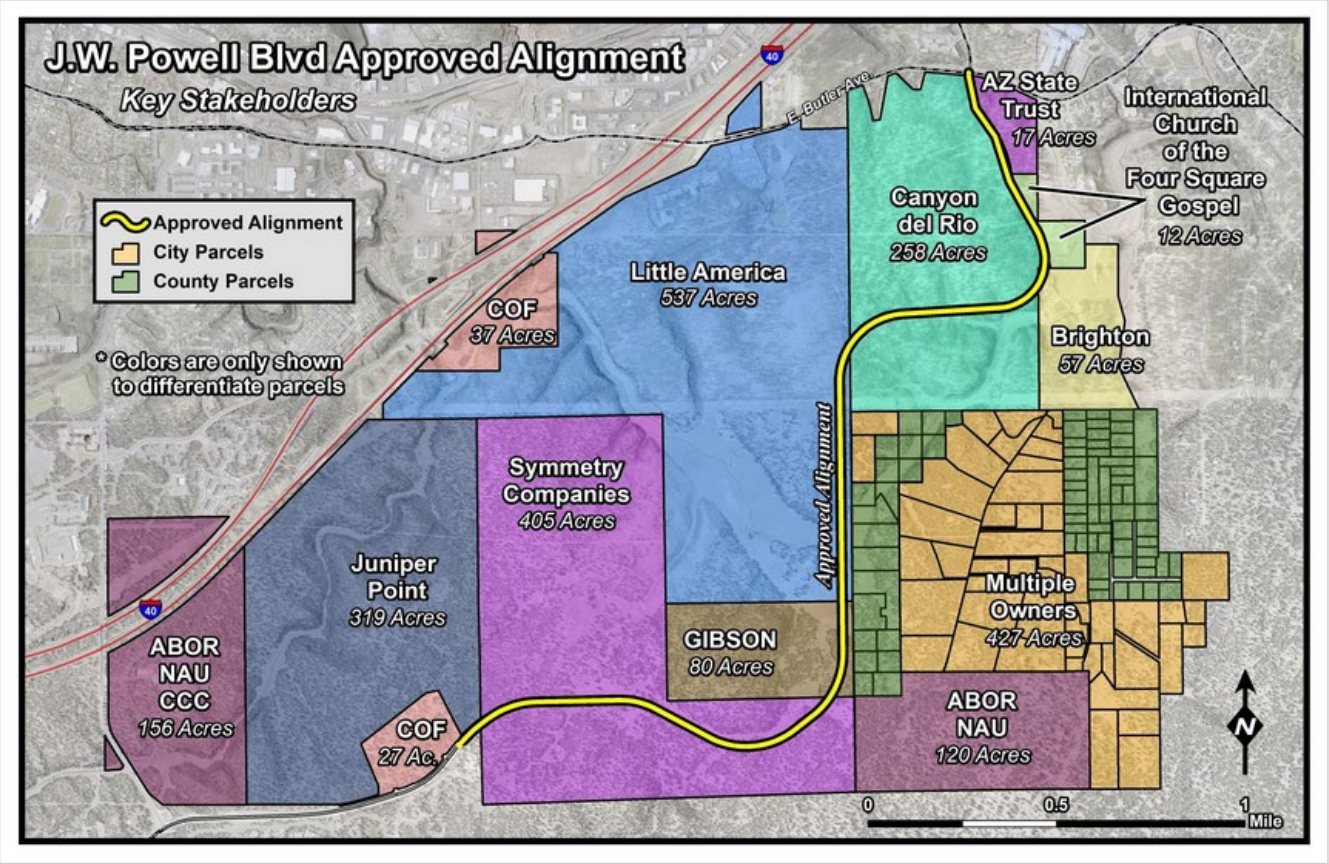


Ensuring full fire department access in/around the development is an important aspect of response planning; interconnected streets and multiple access/egress points are particularly important in WUI areas.



John Wesley Powell (JWP) Corridor

The JWP Corridor is already showing signs of significant development activity.



The JWP Corridor represents almost 6% of Flagstaff's total land area and the planned 3,000-4,000 residential units will add almost 20% to the City's total supply of residential dwellings.



WUI is a major concern throughout the JWP.

The ultimate character of development along the JWP Corridor is not completely defined. For this study, FACETS modeled a development profile and street network using representative areas of the city that currently exist, based on discussions with City of Flagstaff personnel from multiple departments.

STANDARDS OF COVER ANALYSIS

The Standards of Cover (SOC) Analysis is used to describe the FFD's ability to provide the current/expected level of fire protection and EMS coverage across the City's land area.

As previously identified by FACETS in a 2021 analysis performed for Northern Arizona Healthcare, the FFD does not currently meet the NFPA 1710 standard for delivering all-hazards fire and emergency services to the City of Flagstaff.

Providing all-hazards fire protection and EMS in local communities can be described as a complex "system of systems," with changes to individual nodes often cascading throughout the entire system with sometimes unanticipated effects.

Fire-EMS coverage must be considered in terms of both breadth and depth (or "distribution" and "concentration") of coverage.

Breadth or distribution of coverage is typically measured in terms of the ability for a single first-arriving fire-EMS unit to respond and arrive onscene at an emergency incident within approximately 5 minutes from the time of dispatch. A single fire-EMS unit, however, is rarely capable of safely and effectively performing the range of simultaneous functions required to handle a structural/WUI fire, vehicle crash, hazardous materials emergency, or even a severe medical crisis (i.e., sudden cardiac arrest).

Evaluating coverage depth or concentration recognizes that many fire-EMS incident types require multiple response units to properly address, along with the fact that response units in busy areas cannot respond to simultaneous incidents; in the latter case, fire-EMS coverage is maintained by relying on available units in adjacent fire stations coming into the original unit's first-due area while that unit is working their original incident.

Even beyond the number of available response units, the number of firefighters (including firefighter/paramedics and firefighter/EMTs) assigned to each response unit (i.e., "minimum staffing") defines its level of capability. For instance, a fire engine with a single firefighter is incapable of safely performing any function beyond establishing an initial water supply from a hydrant; federal regulations and national standards require at least three additional firefighters onscene before interior structural firefighting operations can be started.

Similarly, not all "fire trucks" are the same. Fire engines and ladder trucks are both required to safely and effectively handle structural fires. The national standard for deployment to fire incidents typically requires 3-4 fire engines (with 4-5 firefighters each), 1-2 ladder trucks (with 4-5 firefighters each), 1-2 command units (with 1-2 firefighters each), an ambulance with 2 EMS providers, and often a special services/operations unit (heavy rescue or squad company) with 4-5 firefighters aboard. (Or some combination thereof.)

Fireground Task	Unit	NFPA 1710	City of Flagstaff
Rescue occupants	1st Ladder*	4-5 firefighters	3 firefighters
Exposure protection	3rd Engine	4-5 firefighters	3 firefighters
Confine fire	1st Engine	4-5 firefighters	3 firefighters
Extinguish fire	2nd Engine	4-5 firefighters	3 firefighters
Overhaul	4th Engine	4-5 firefighters	3 firefighters
Ventilation	2nd Ladder*	4-5 firefighters	3 firefighters
Salvage (property conservation)	When available		

Together, these units comprise an "Effective Firefighting Force" (EFF) for low- to medium-risk incidents. Incidents in higher-risk properties, such as fires in high-rise buildings, require even more resources to safely/effectively address.

Resource Deployment

The FFD's current resource deployment is just adequate to handle existing demand for all-hazards fire-EMS across its coverage area. (For the purposes of this analysis, the Summit Fire & Medical District is considered a reliable, albeit limited, automatic mutual-aid partner.)

The Flagstaff Fire Department is a career (full-time) fire department that provides fire protection, emergency medical, special operations, and hazardous materials response services to the City of Flagstaff. The department operates six fire stations with a fleet of response vehicles.

Flagstaff has automatic aid agreements with surrounding fire departments, including the SFMD to the north and the Highlands Fire District to the south. Automatic mutual-aid (automatic aid) agreements provide that the firefighters closest to an emergency respond, regardless of jurisdictional lines. Assistance with a major emergency beyond the capability of the Flagstaff automatic aid system is remote; gathering and deploying a significant firefighting force from outside Flagstaff would take hours.

At this time, Flagstaff has a total of 27 firefighters assigned to each shift and a minimum on-duty staffing of 21 firefighters per day. Each Flagstaff fire station is provided with a structural fire engine (pumper) and a wildland fire engine. Each station also houses other emergency vehicles that are utilized as needed. The on-duty captain in the station determines which vehicle is utilized based on the type of emergency and fire department procedures.

The national standard that dictates requirements for fire department deployment is *NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*. The most recent version of NFPA 1710 is the 2020 edition.

The most significant requirements of the standard include requirements for fire department engine and ladder company unit staffing, emergency response times, and times for the assembly of an effective firefighting force (EFF) by occupancy type.

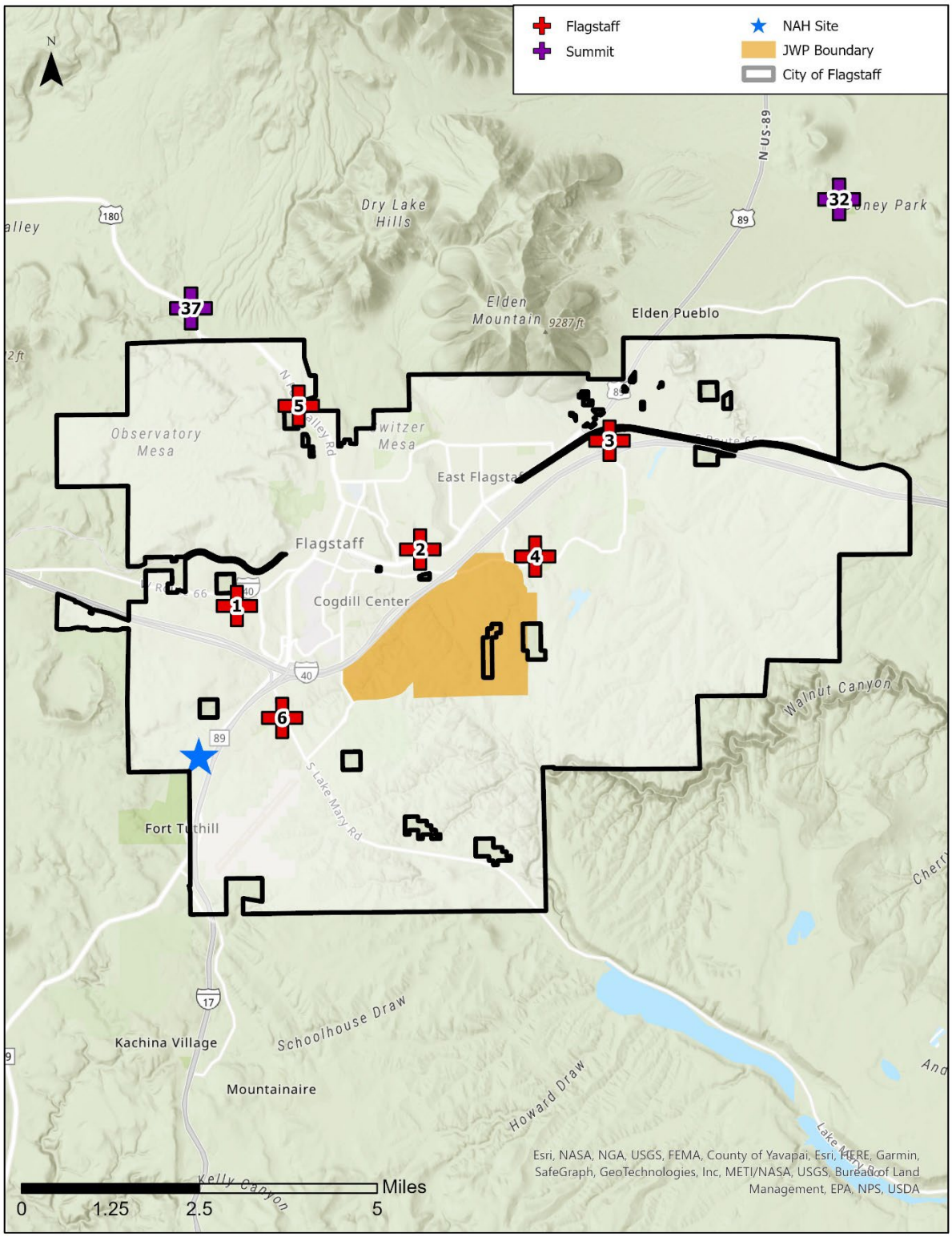
Station Number	Street Address	On-Duty Staffing	Apparatus Assigned
1	**1972 South Thompson Street**	1 Captain 1 Engineer 1 Firefighter	Type1 Engine Quint Type III Engine
2	**1701 East Ponderosa Parkway**	1 Battalion Chief 2 Captains 1 Engineer 2 Firefighters	Type 1 Engine Rescue Special OPS Squad Reserve Type 1 Type VI Engine Mini Squad (TRT) BC1 Reserve BC
3	**4500 East Nestlé Purina Avenue**	2 Captains 1 Engineer 2 Firefighters	Type I Engine Quint Rescue Reserve Type I Type III Engine Support Rig P/U Crew Cab P/U with ATV and trailer
4	**4040 East Butler Avenue**	1 Captain 1 Engineer 1 Firefighter	Type I Engine Type 1 Tender Type VI Engine
5	**2525 North Fort Valley Road**	1 Captain 1 Engineer 1 Firefighter	Type I Engine Type III Engine Haz-Mat Truck
6	**3877 Lake Mary Road**	1 Captain 1 Engineer 1 Firefighter	Type I Engine Type I Tender Type VI Engine Support Truck

Current on-duty unit staffing for the Flagstaff Fire Department does not comply with the staffing requirements of NFPA 1710. This national standard requires a minimum of four on-duty firefighters for each engine and ladder company.

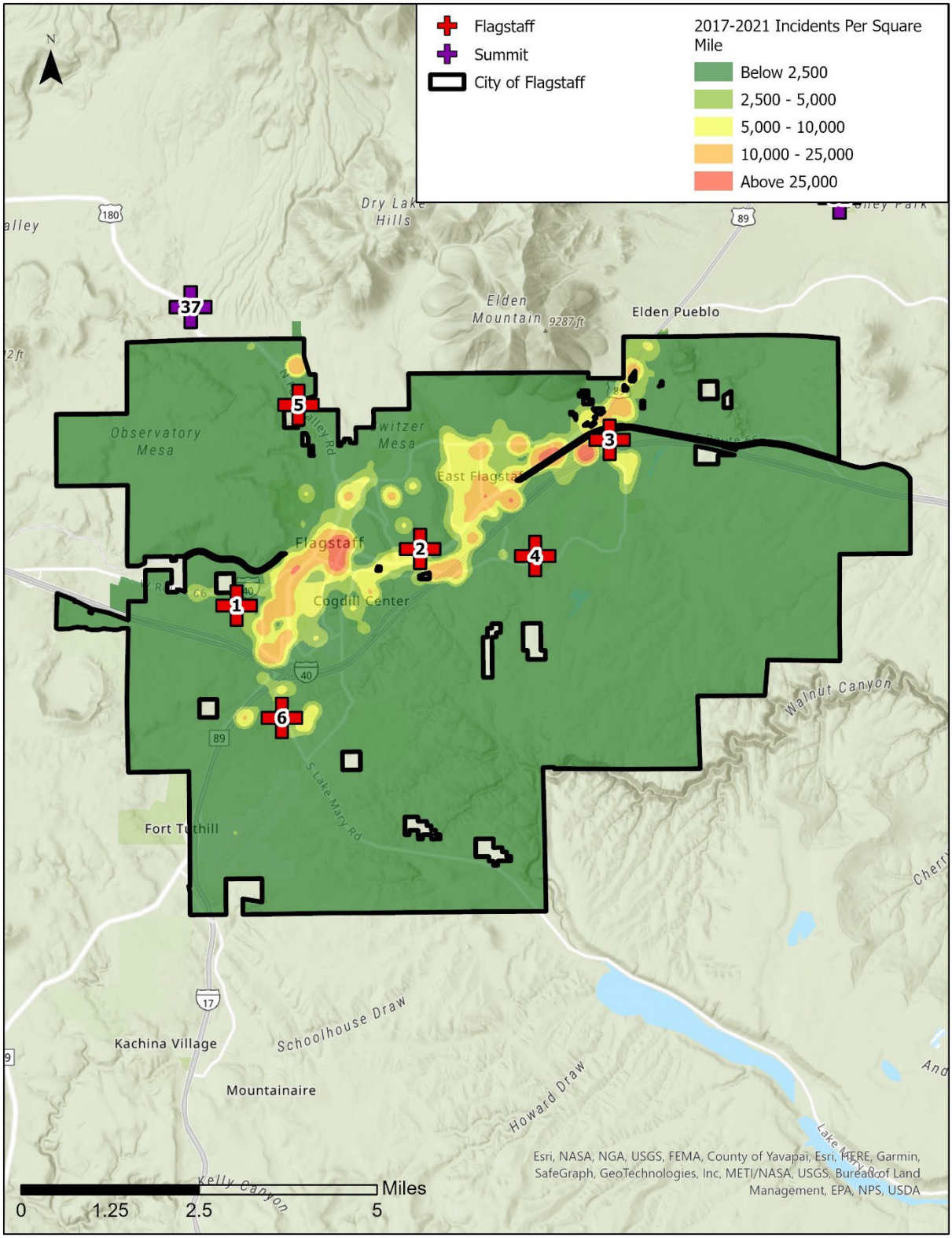
In addition, the FFD does not operate a full-time staffed ladder truck. Fire Station 1 and Fire Station 3 house ladder trucks that are cross-staffed when needed. When a ladder truck is needed for an incident response, the on-duty crew of three firefighters responds in the ladder truck (leaving the unstaffed fire engines behind).

The lack of a staffed ladder company is unusual for a city of Flagstaff's size. According to data from the most recent *United States Fire Department Profile–2020*, published by the National Fire Protection Association, a typical city in Flagstaff's population range operates at least two staffed ladder companies and six engine companies. In fact, 63 percent of cities in Flagstaff's population range operate one or more full-time staffed ladder companies.

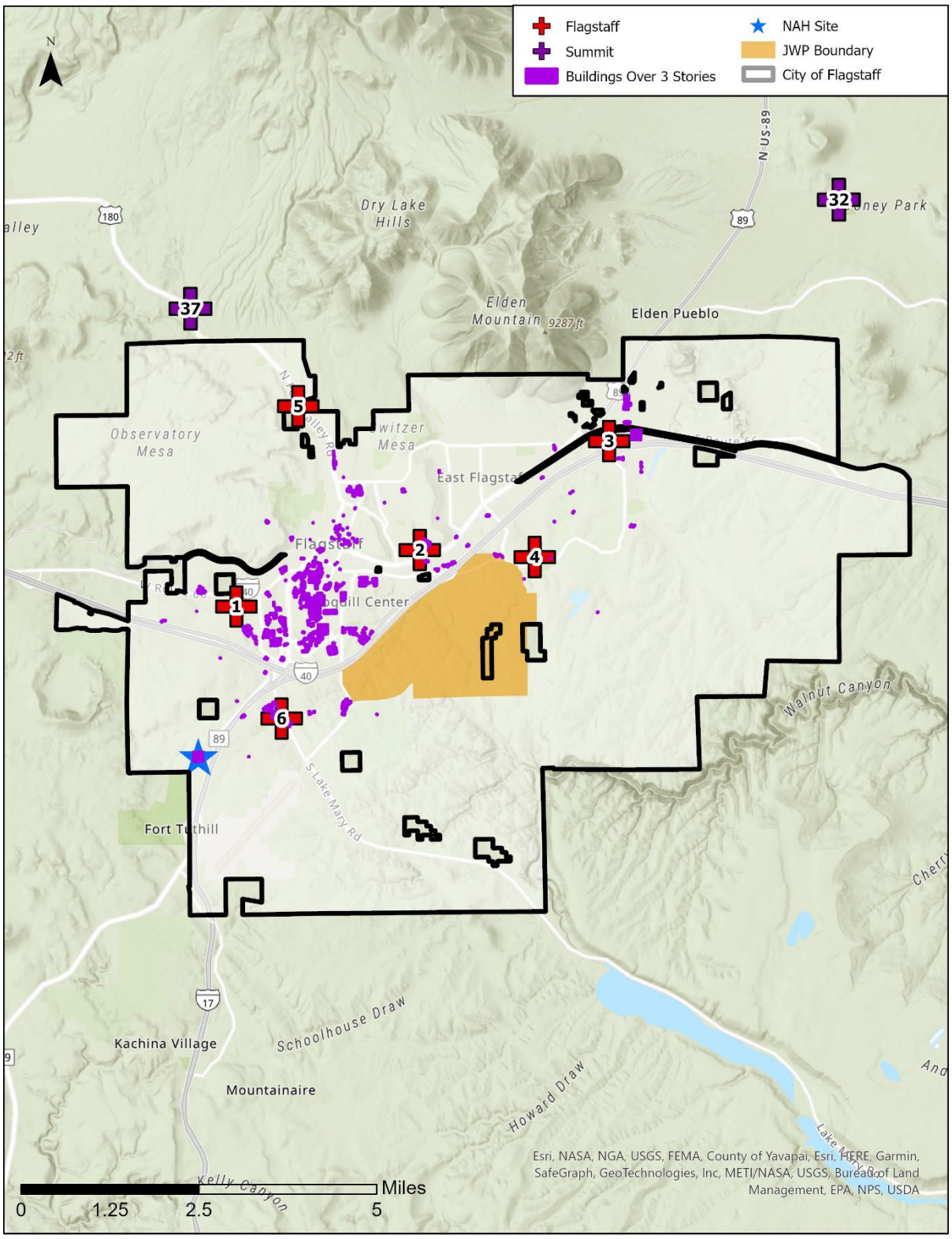
NFPA 1710 also requires that ALS (paramedic) units be staffed by two paramedics with the balance of the crew certified as EMTs. Currently, the Flagstaff Fire Department staffs ALS units with one paramedic.



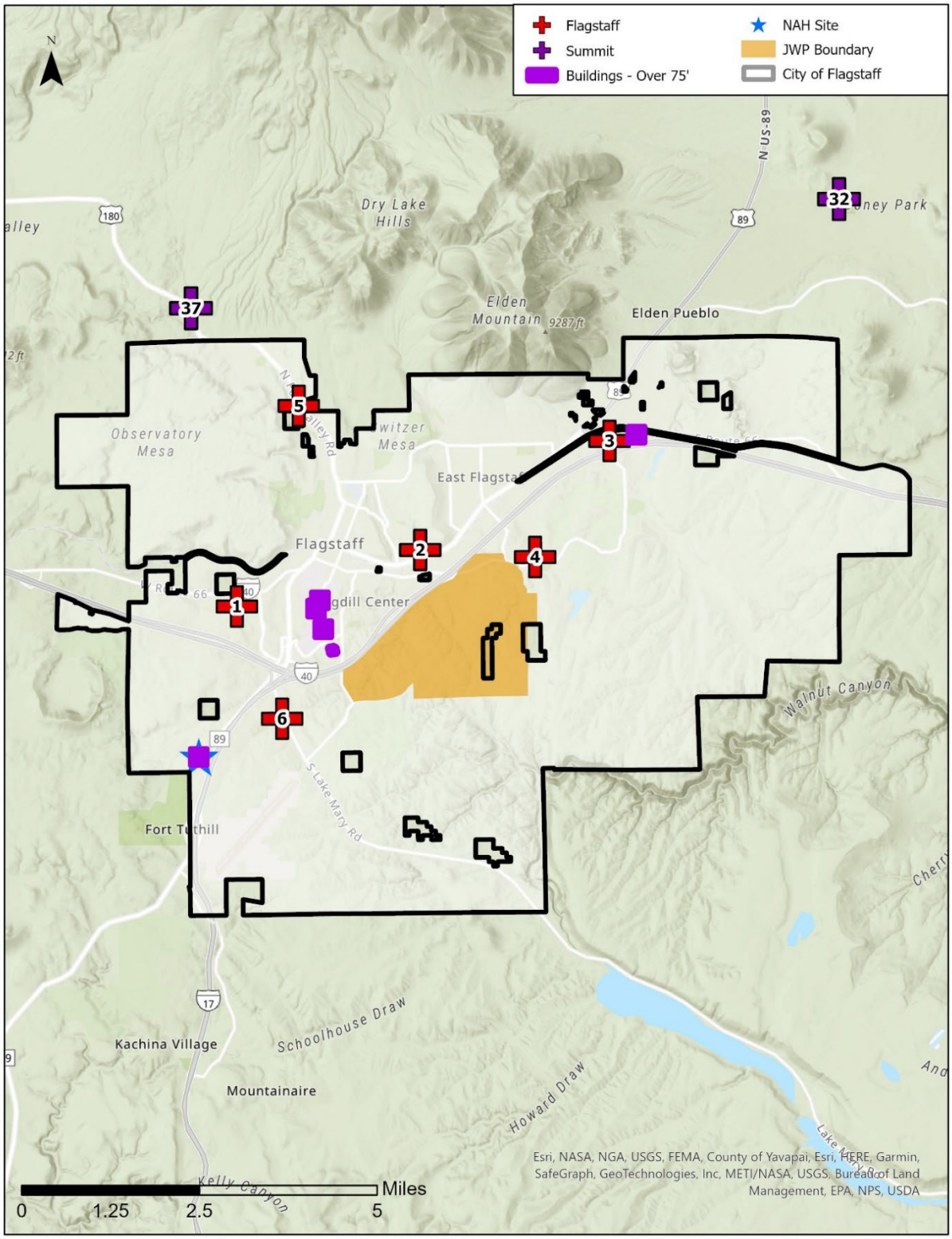
This map displays FFD and relevant SFMD station/resource locations. Highlands Fire District stations/resources are not considered in this analysis.



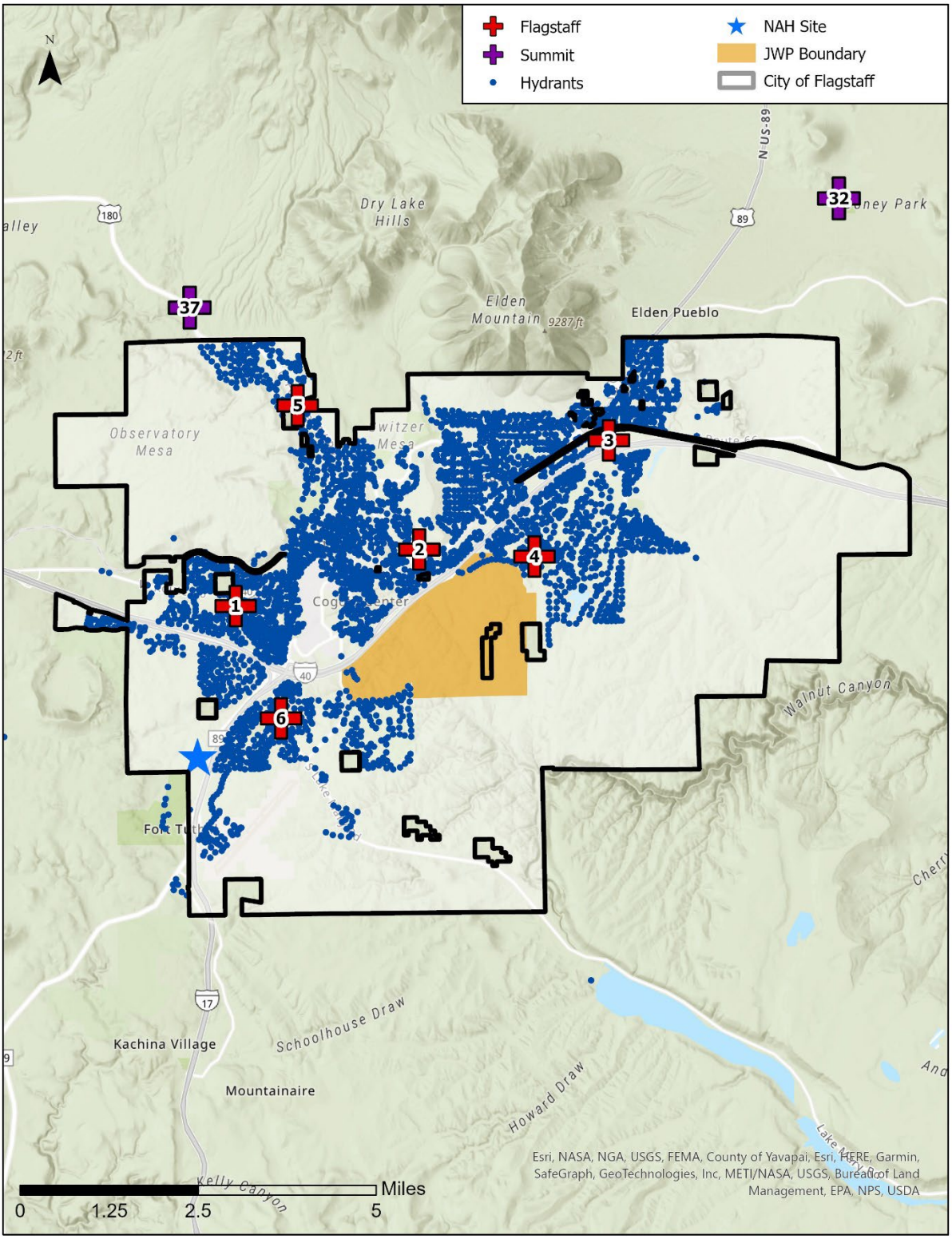
This map displays FFD incidents of all types (Fire, EMS, and other) from 2017-2021.



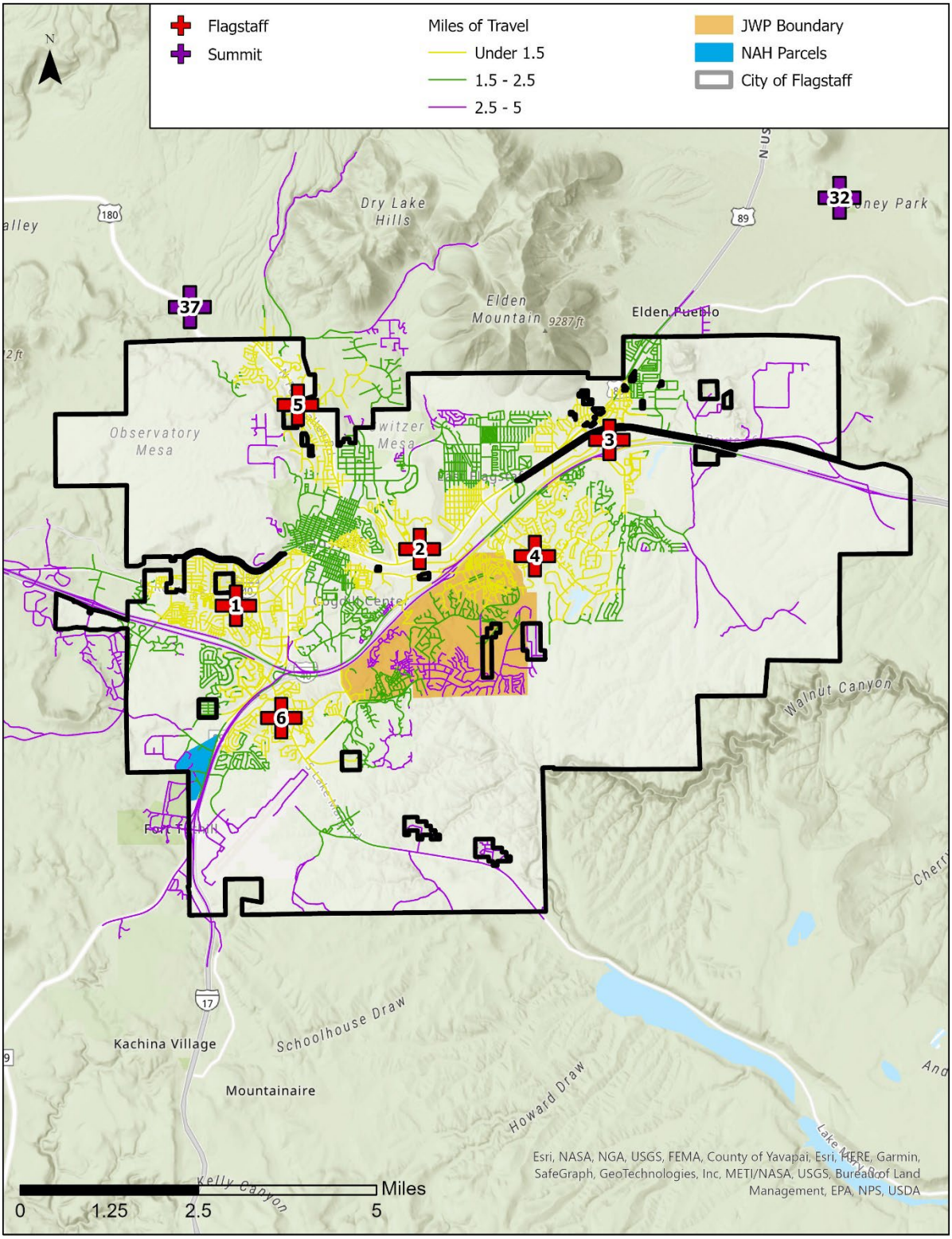
This map displays FFD/SFMD stations and building heights >3 stories across the City of Flagstaff, including the proposed NAH Health Village.



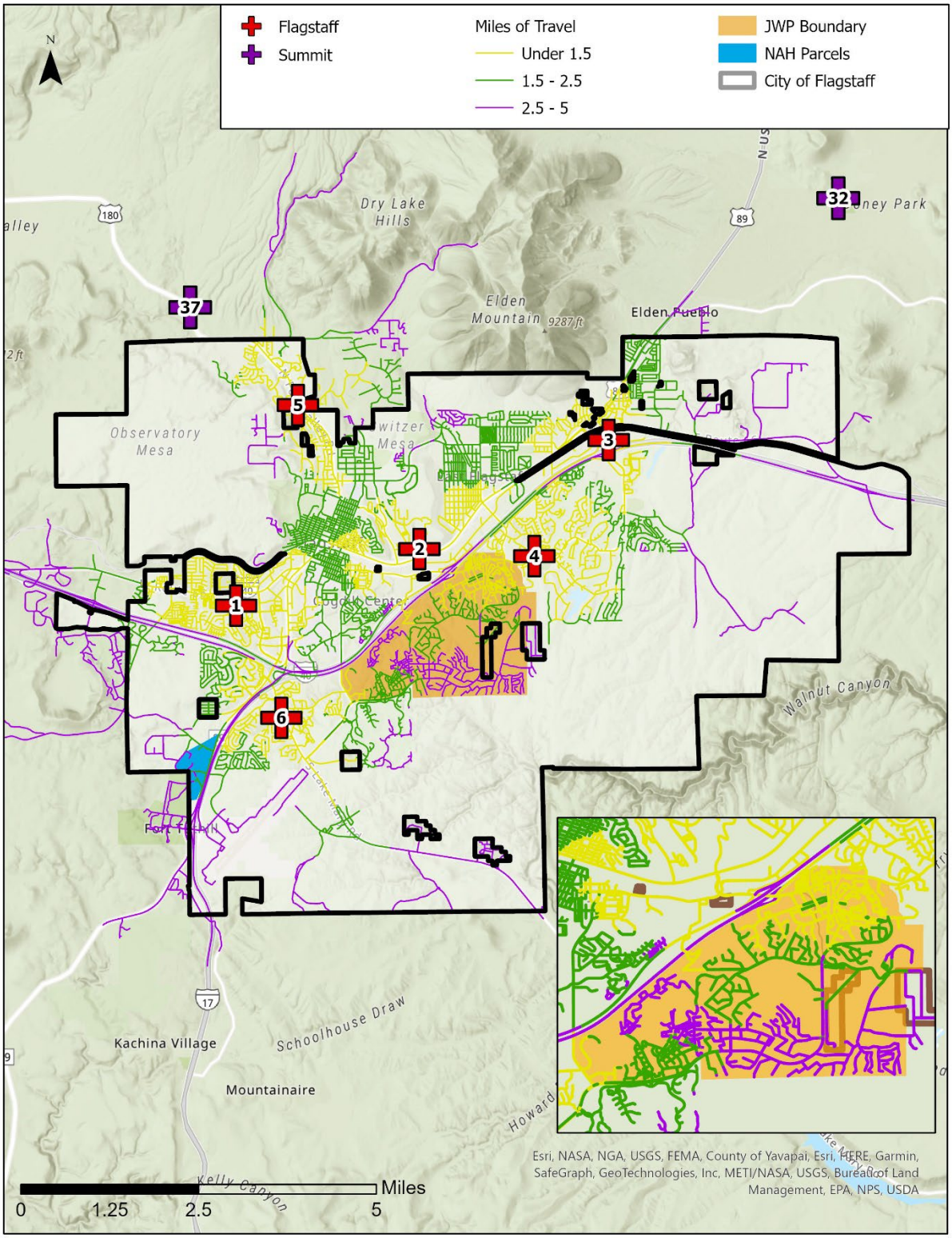
This map displays FFD/SFMD stations and building heights >75' (high-rise) across Flagstaff, including the proposed NAH Health Village hospital tower.



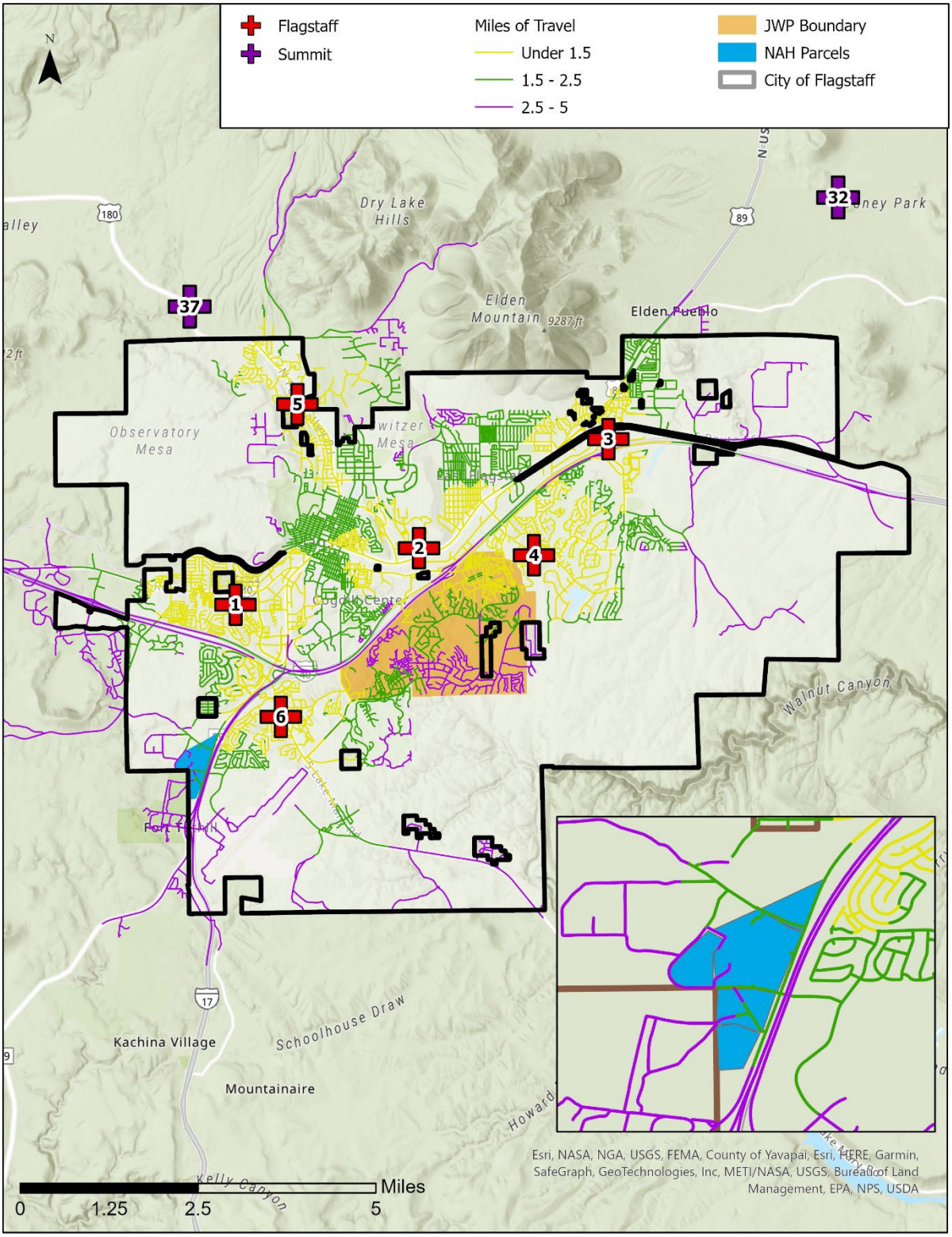
This map displays existing fire hydrant locations across the City of Flagstaff.



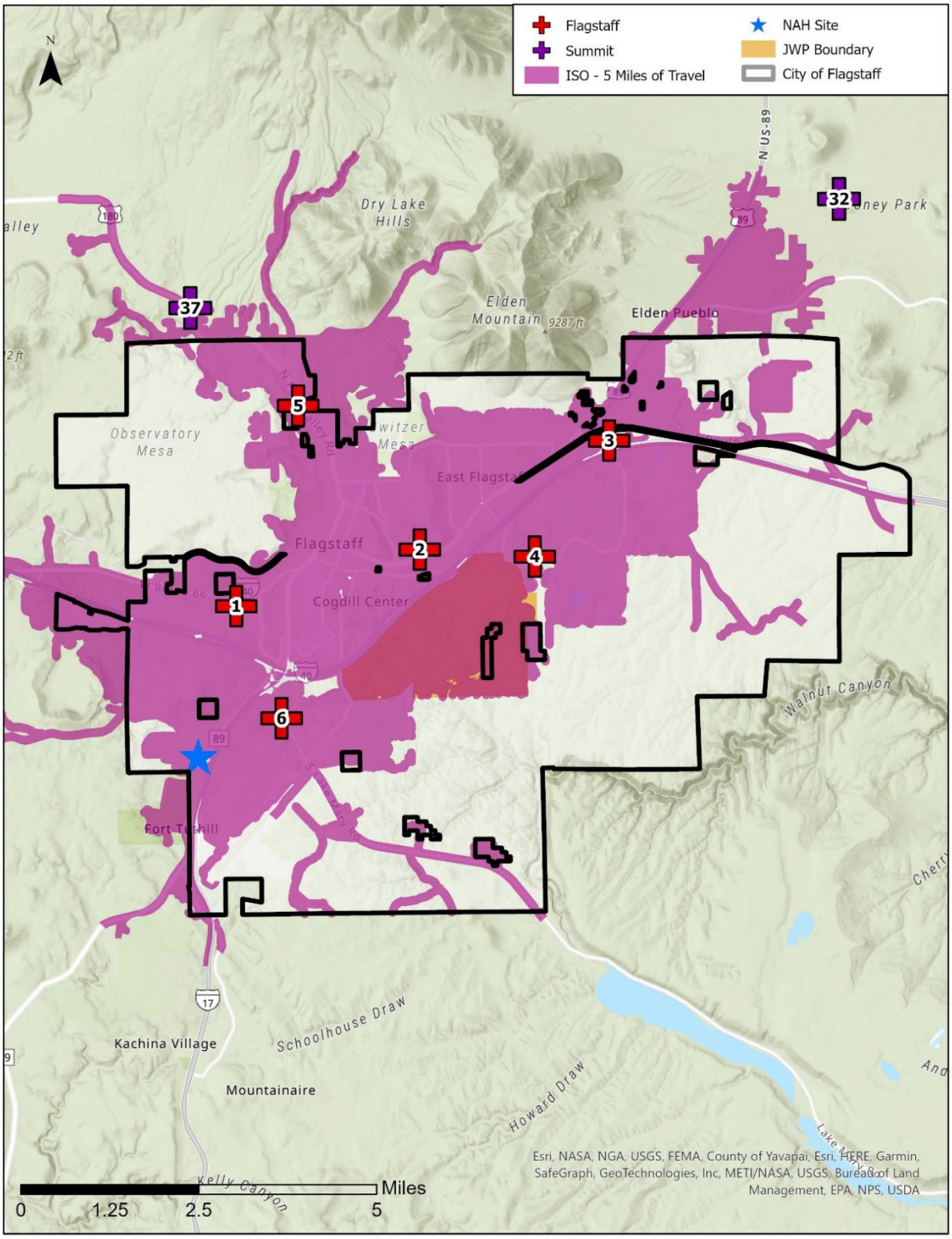
This map displays travel distance for an(y) existing first-due FFD/SFMD response unit(s); the JWP area is modeled with a representative street network.



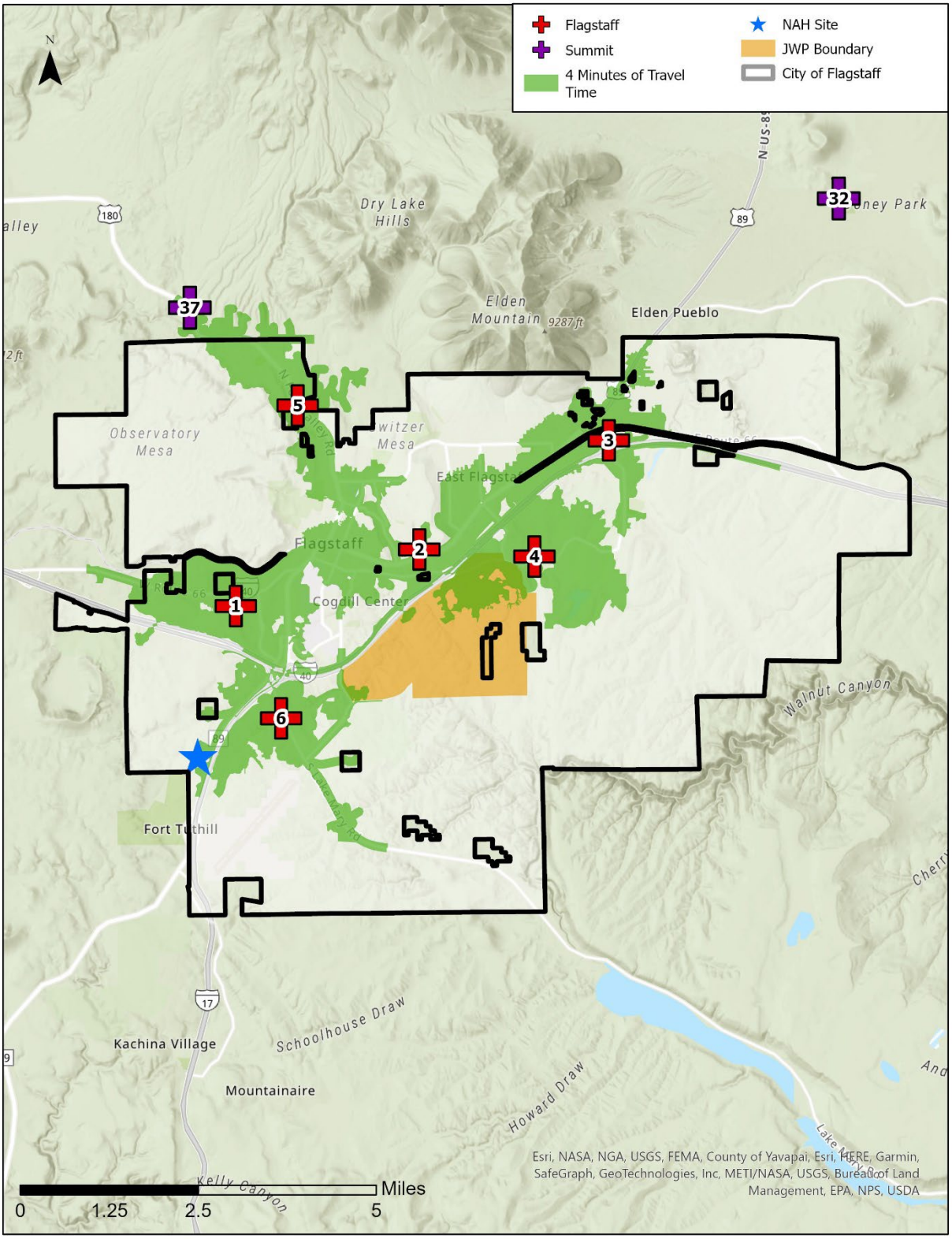
This map displays travel distance for an(y) existing first-due FFD/SFMD response unit(s), with a focus on the JWP area (modeled with a representative street network).



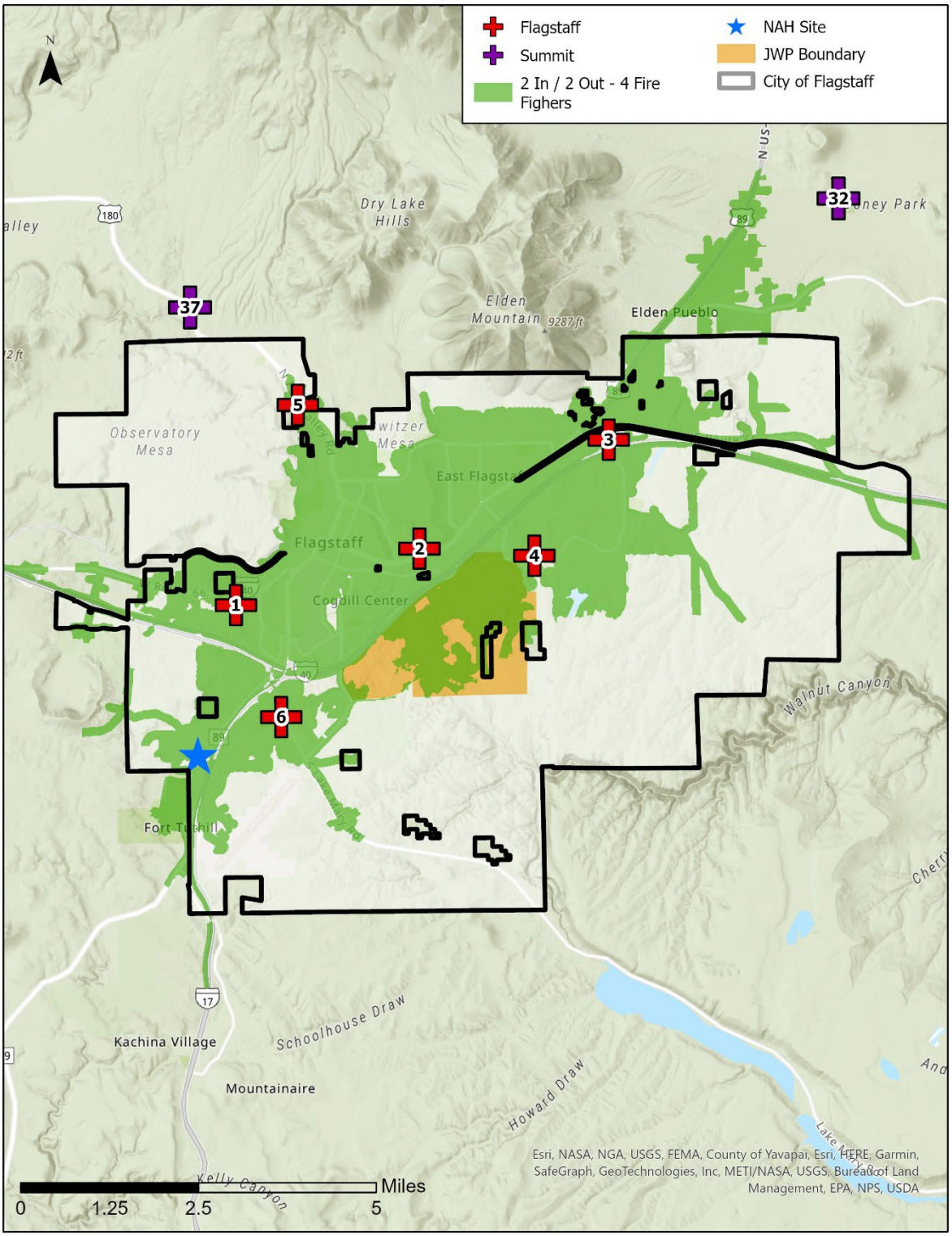
This map displays travel distance for an(y) existing first-due FFD/SFMD response unit(s), with a focus on the proposed NAH Health Village.



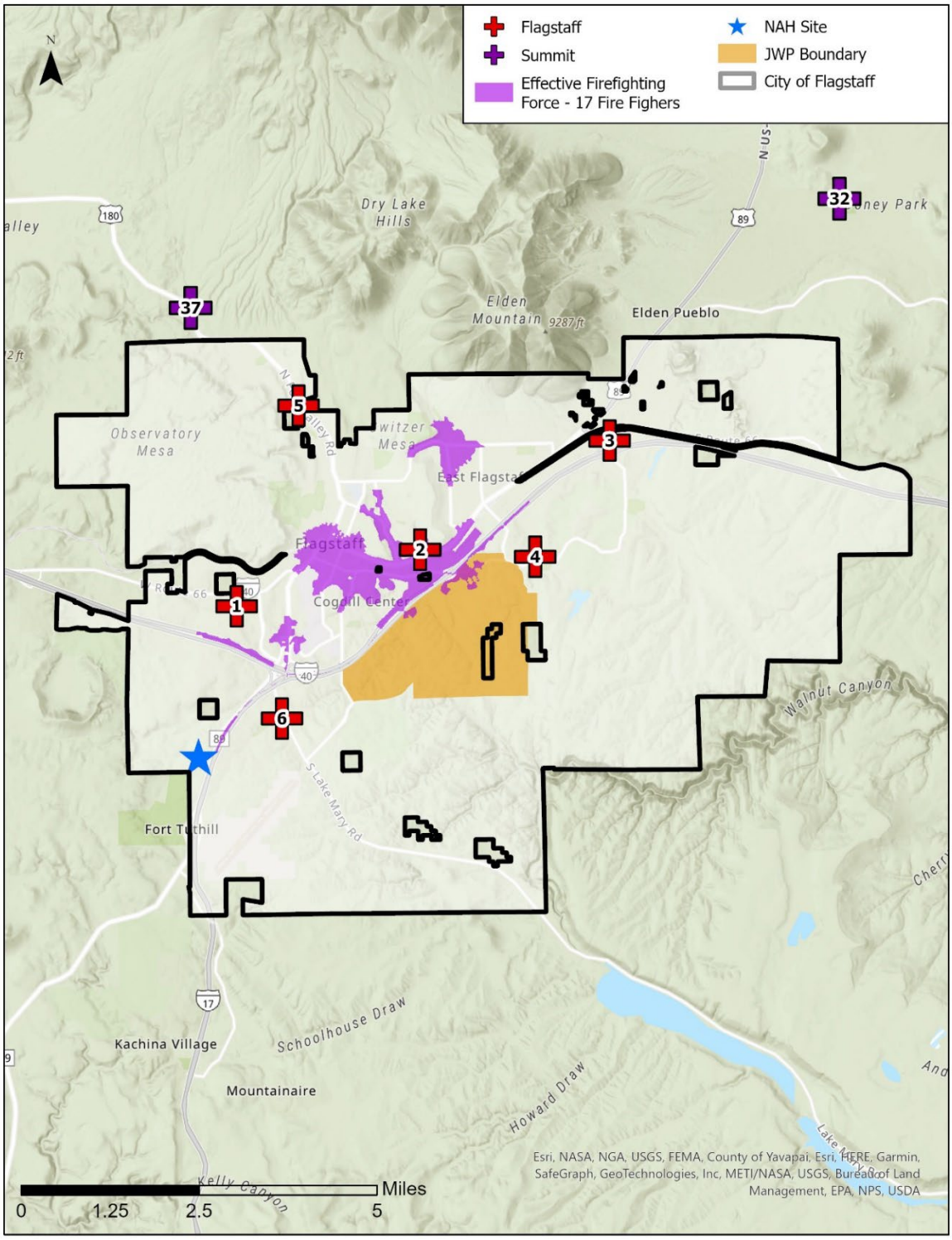
This map displays travel distance under 5 miles for an(y) existing first-due FFD/SFMD response unit; the JWP area is modeled with a representative street network.



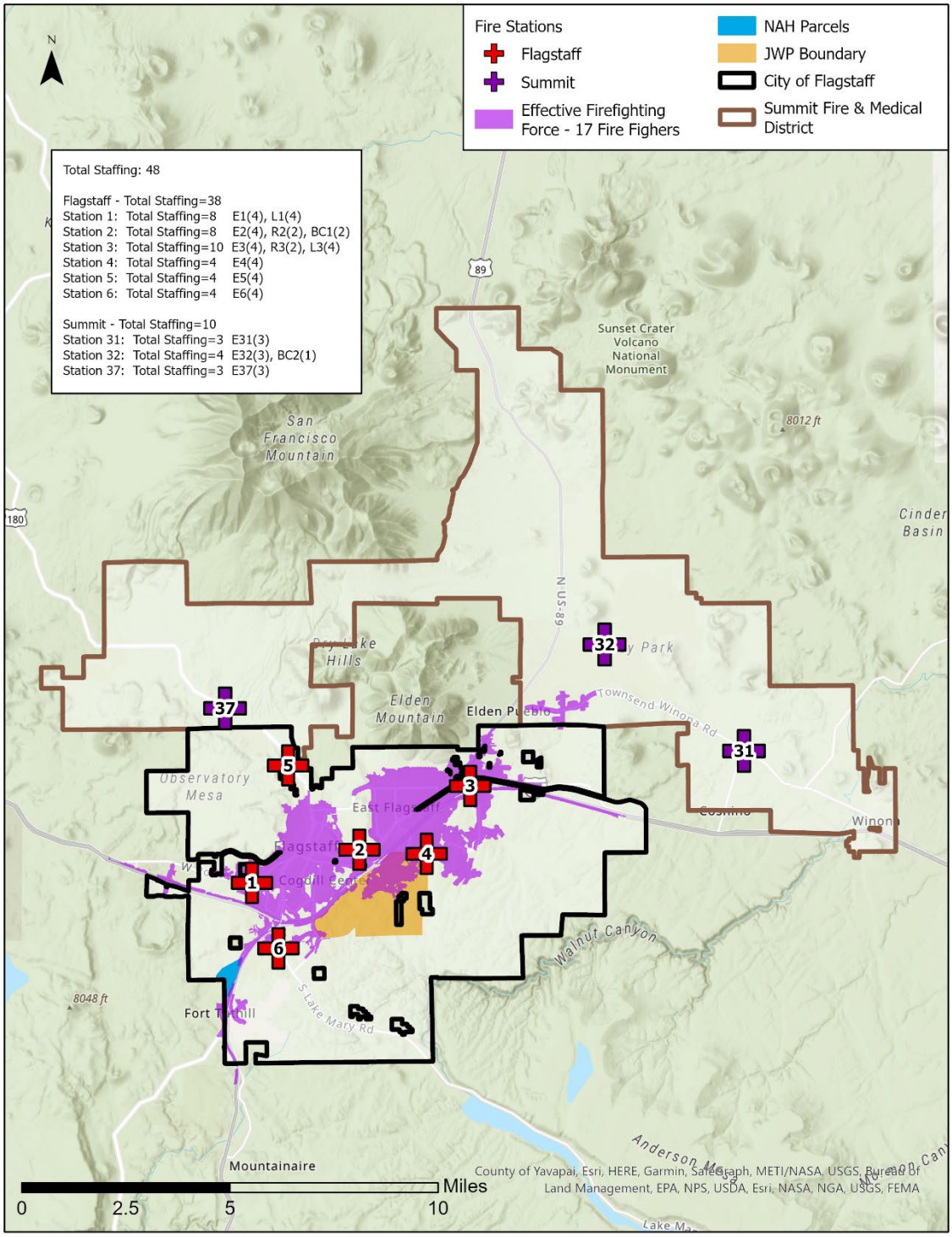
This map displays travel time under 4 minutes for an(y) existing FFD/SFMD response unit(s); the JWP area was modeled with a representative street network.



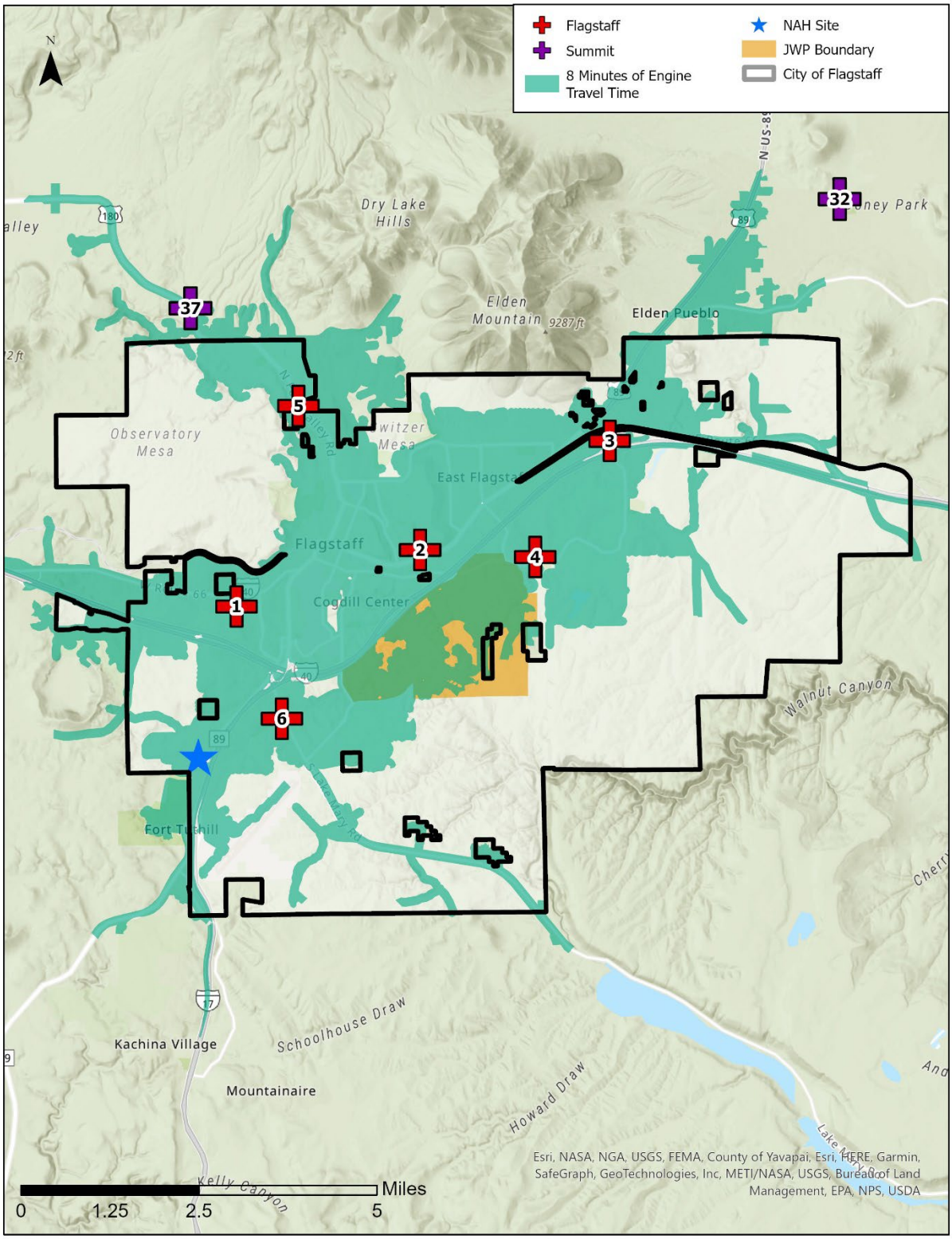
This map displays travel time under 8 minutes for any combination of existing FFD/SFMD response unit(s) to assemble the minimum 4 firefighters onscene for interior firefighting operations; the JWP area was modeled with a representative street network.



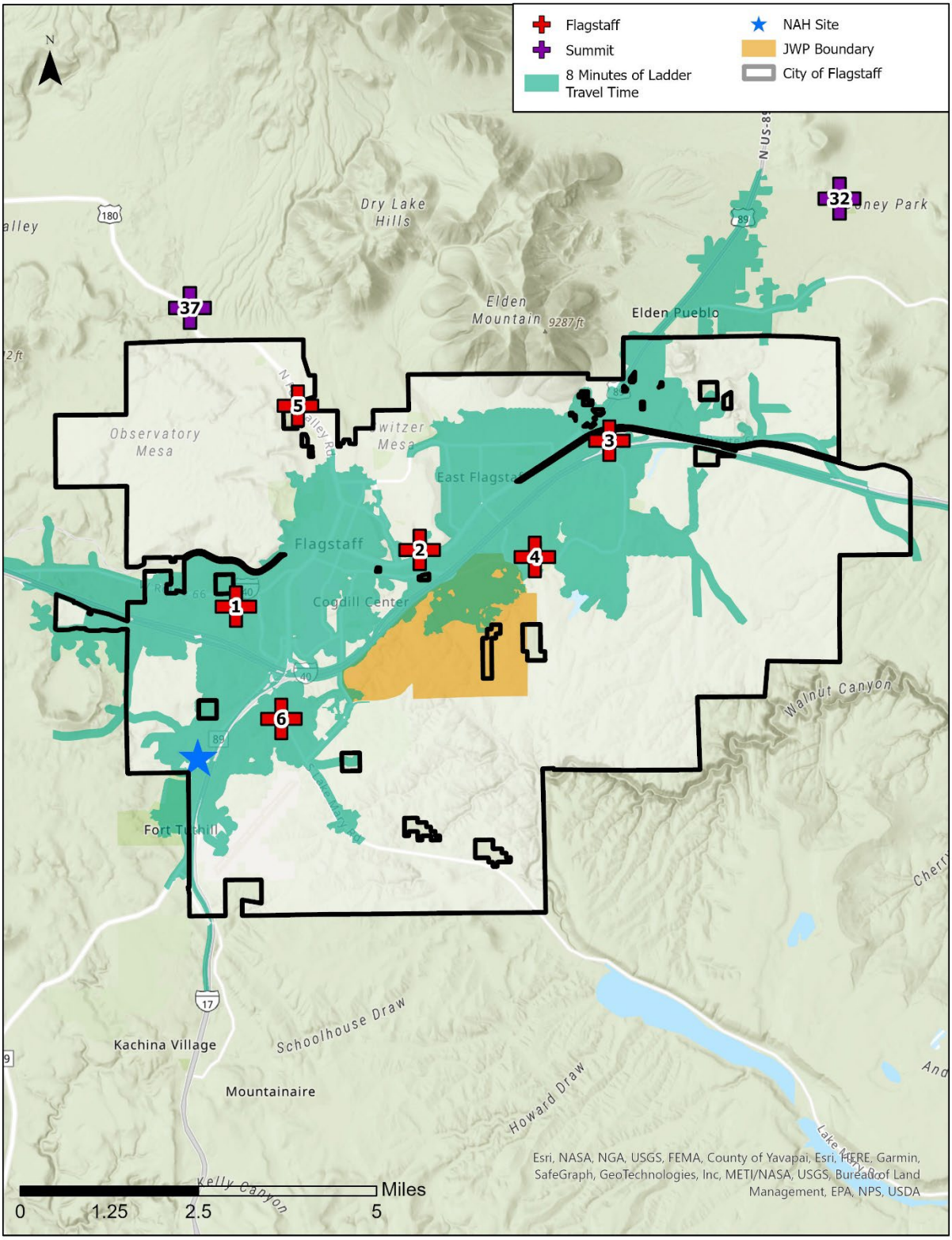
This map displays travel time under 8 minutes for any combination of existing FFD/SFMD response units to assemble an EFF of 17 firefighters; the JWP area was modeled with a representative street network.



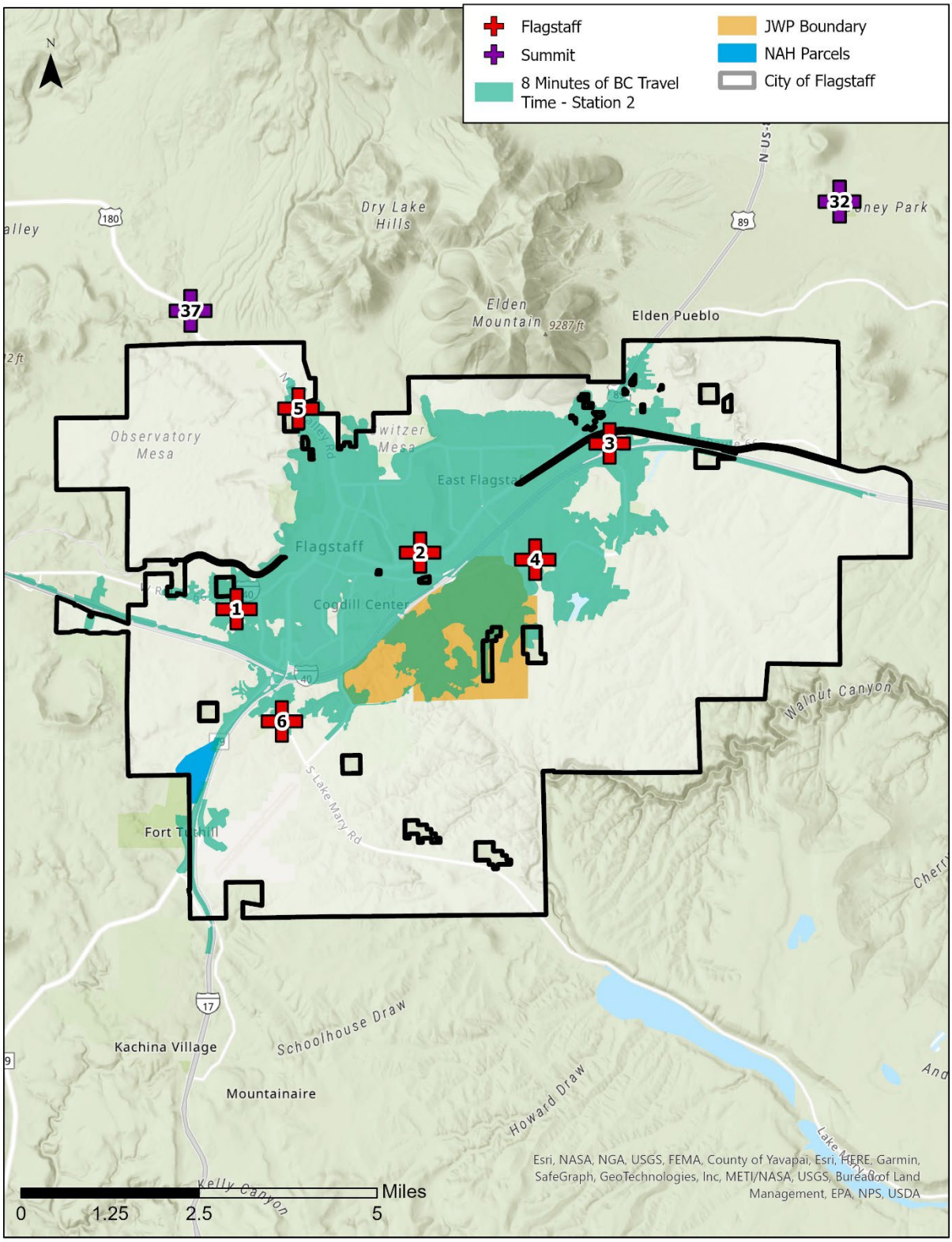
This map depicts a notional combination of existing/future FFD/SFMD response units, staffed/deployed according to NFPA 1710, to assemble an effective firefighting force (EFF) of 17 firefighters within 8 minutes; the JWP area was modeled with a representative street network.



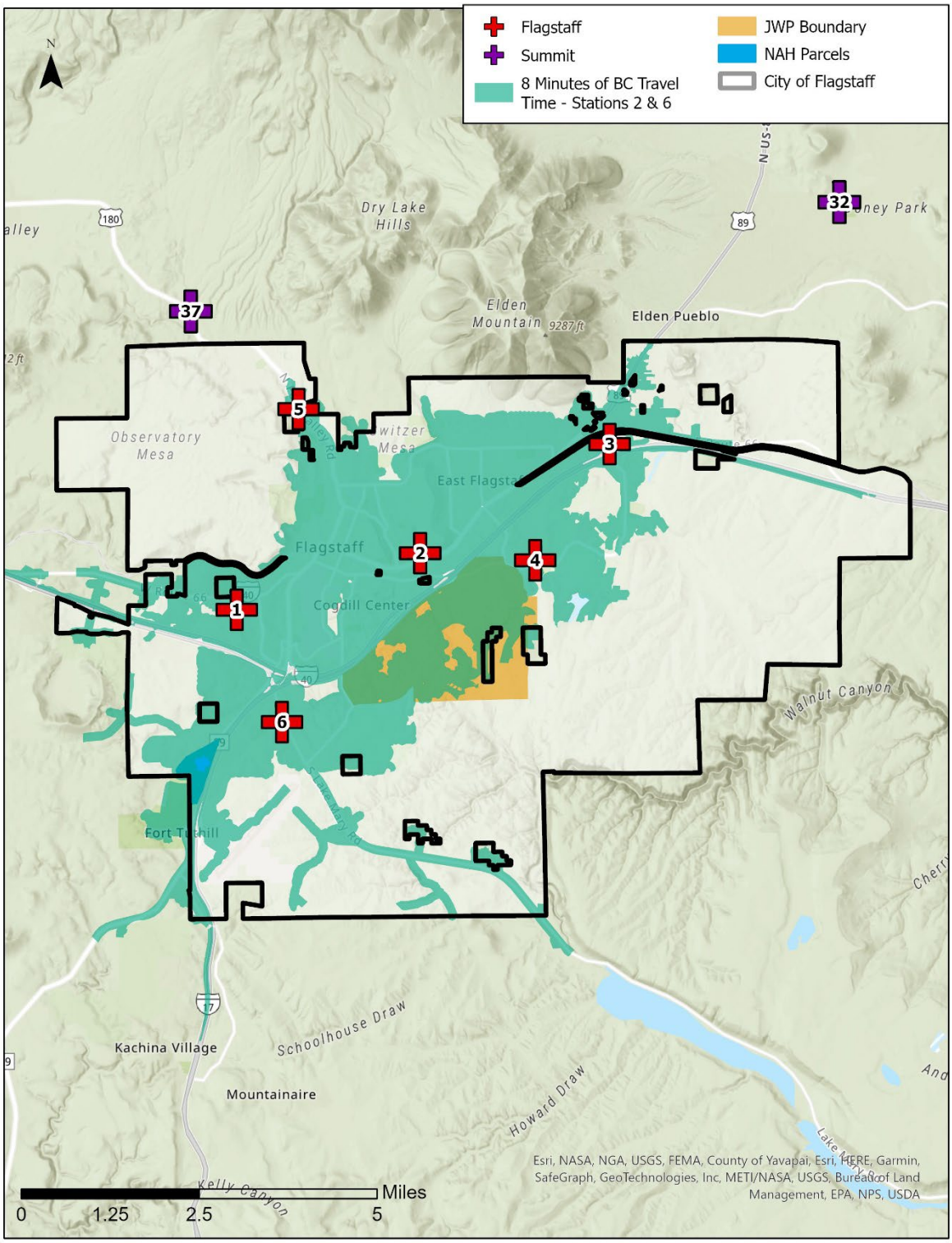
This map displays travel time under 8 minutes for all existing FFD/SFMD engines; the JWP area was modeled with a representative street network.



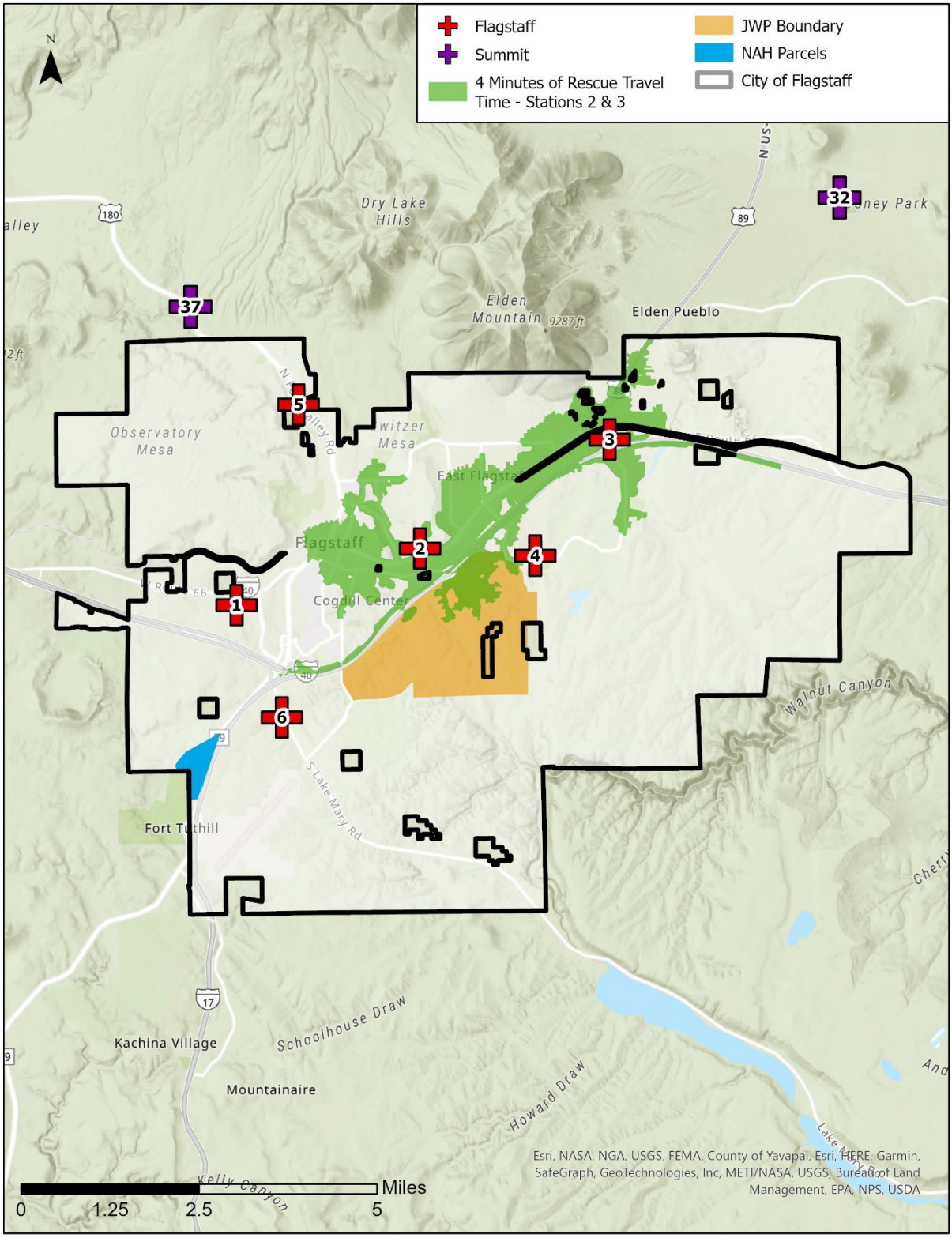
This map displays travel time under 8 minutes for all existing FFD/SFMD ladders*. (*No FFD/SFMD ladders are currently staffed full-time.) The JWP area was modeled with a representative street network.



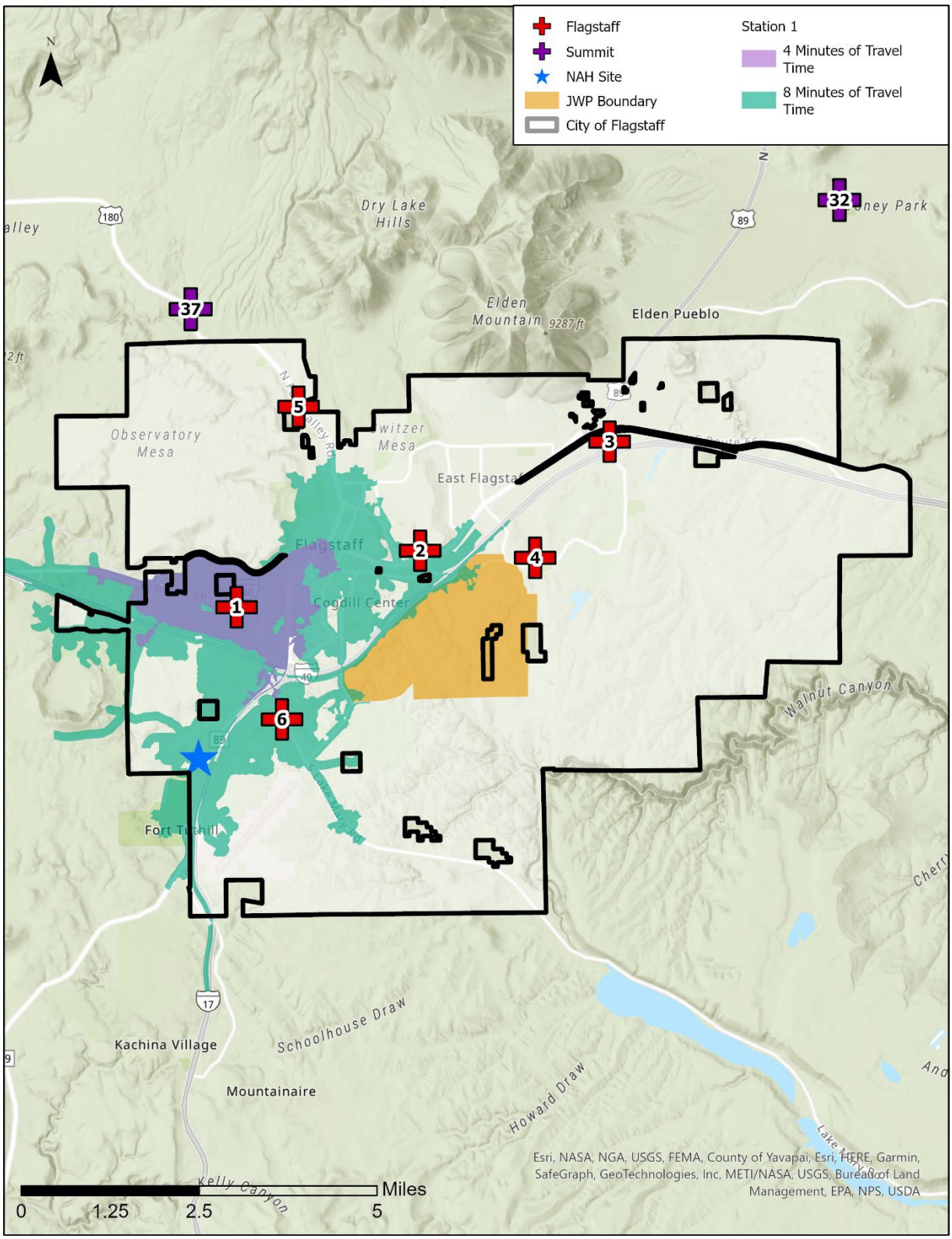
This map displays travel time under 8 minutes for the existing FFD battalion chief at Station 2; the JWP area was modeled with a representative street network.



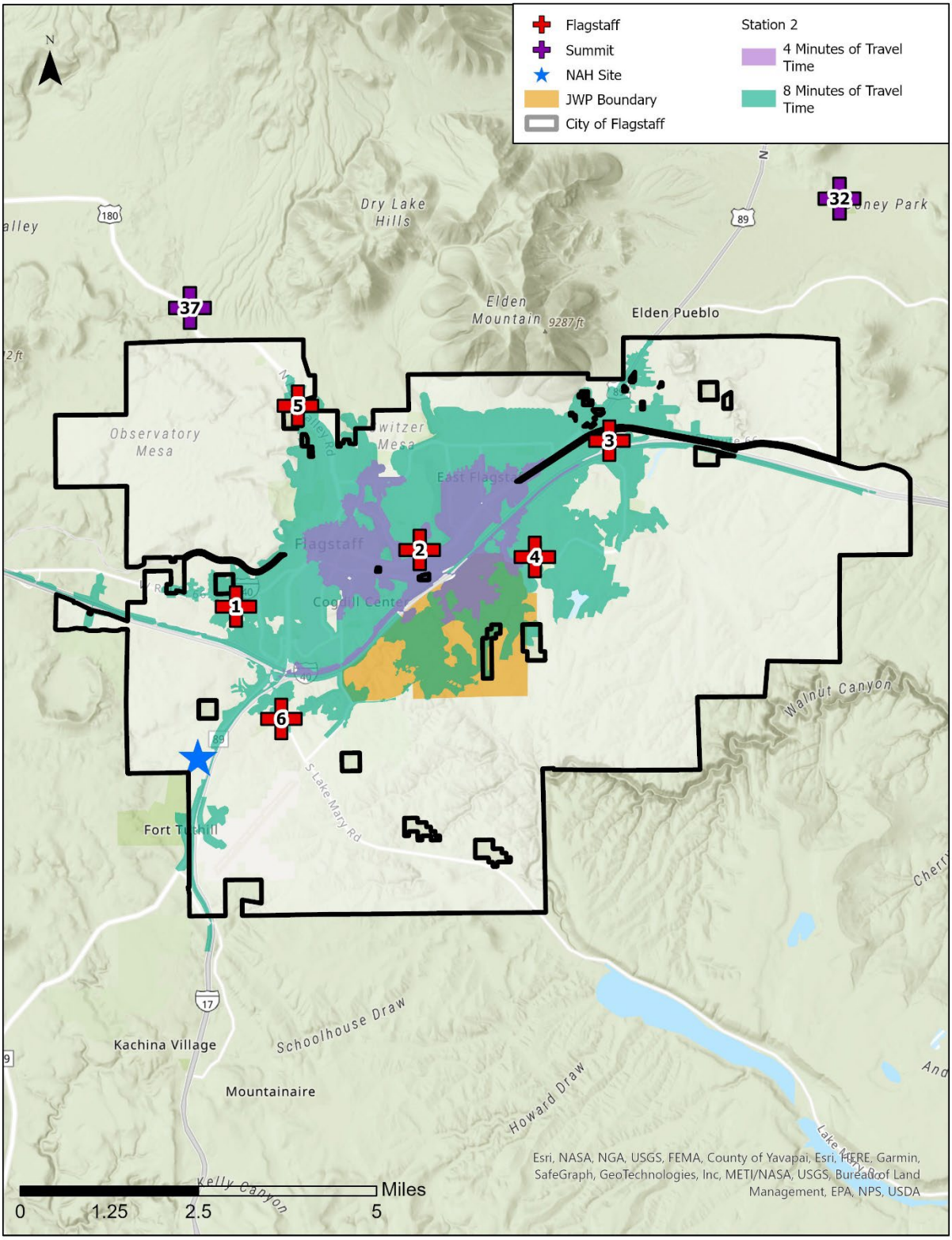
This map displays travel time under 8 minutes for the existing FFD battalion chief (BC) at Station 2 plus a notional additional FFD BC at Station 6; the JWP area was modeled with a representative street network.



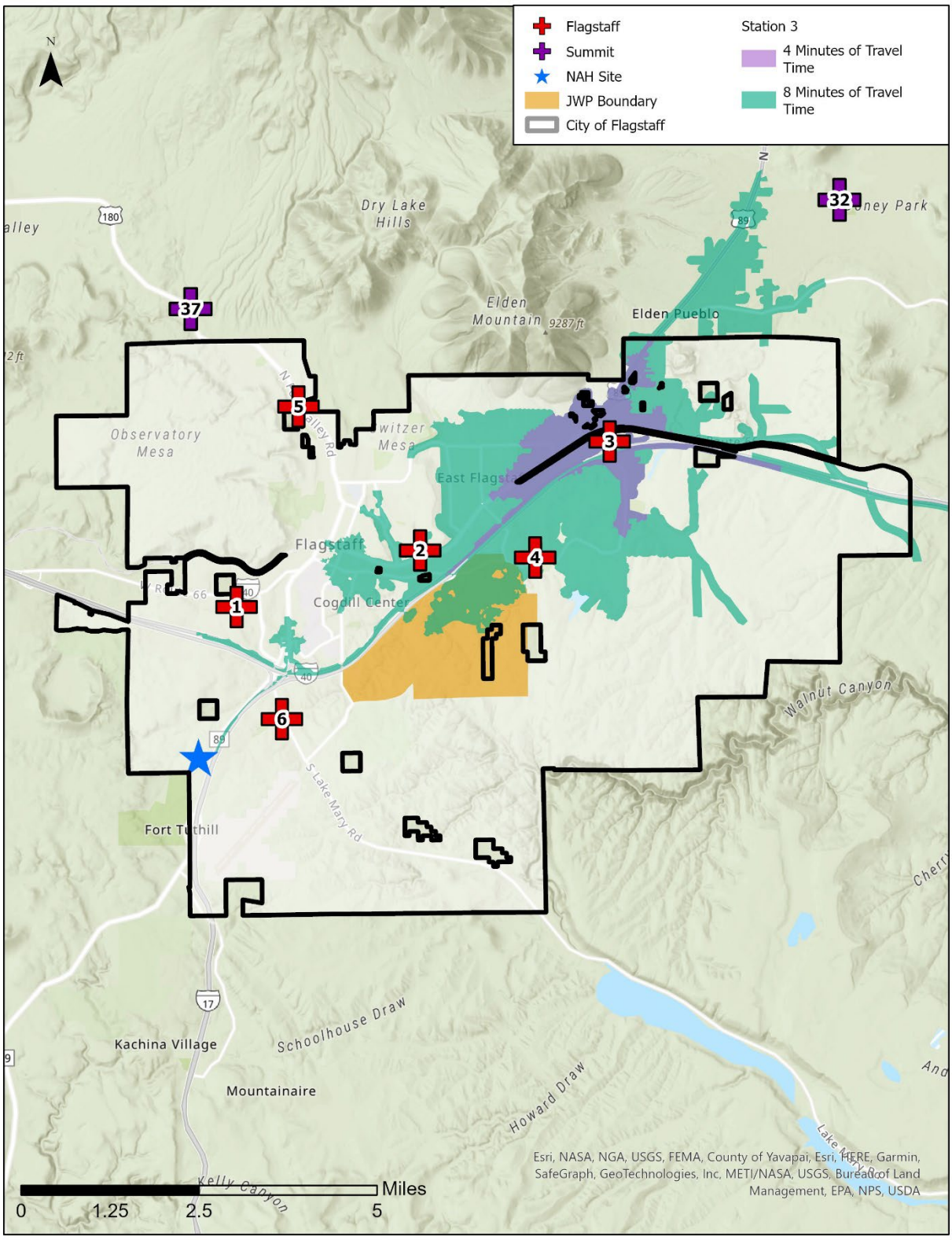
This map displays travel time under 4 minutes for the existing FFD rescue units.



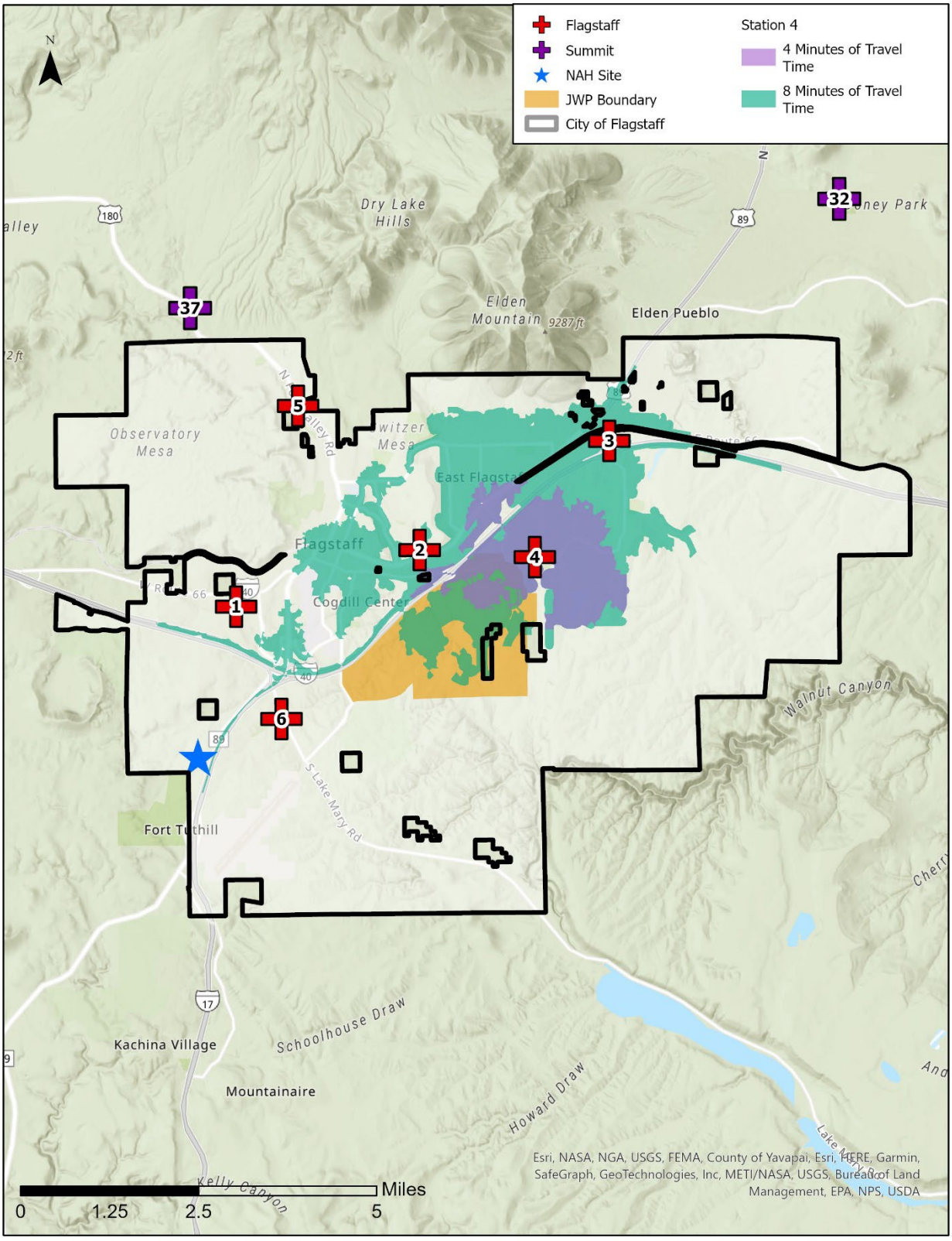
This map depicts travel times for any FFD unit(s) responding from Station 1.



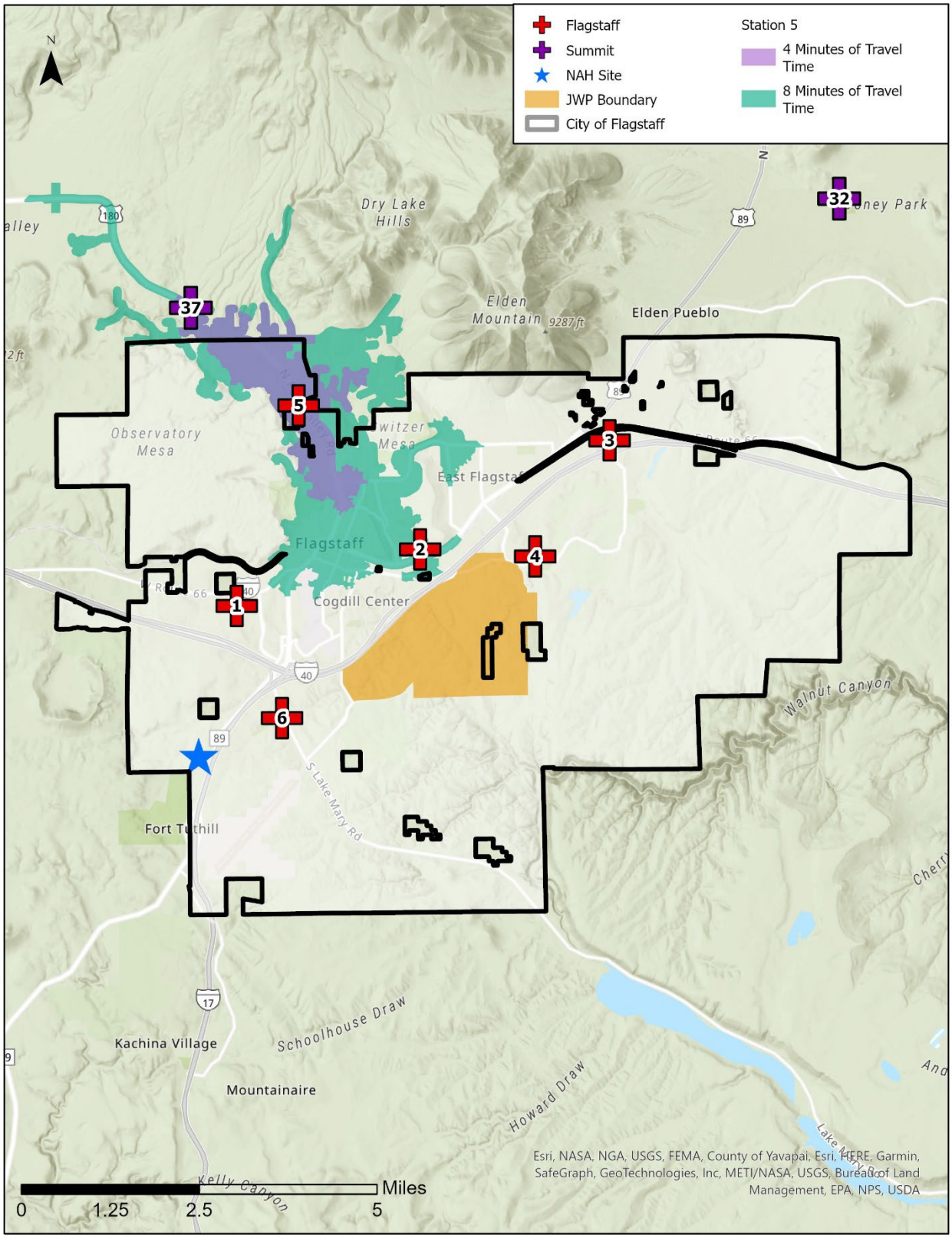
This map depicts travel times for any FFD unit(s) responding from Station 2.



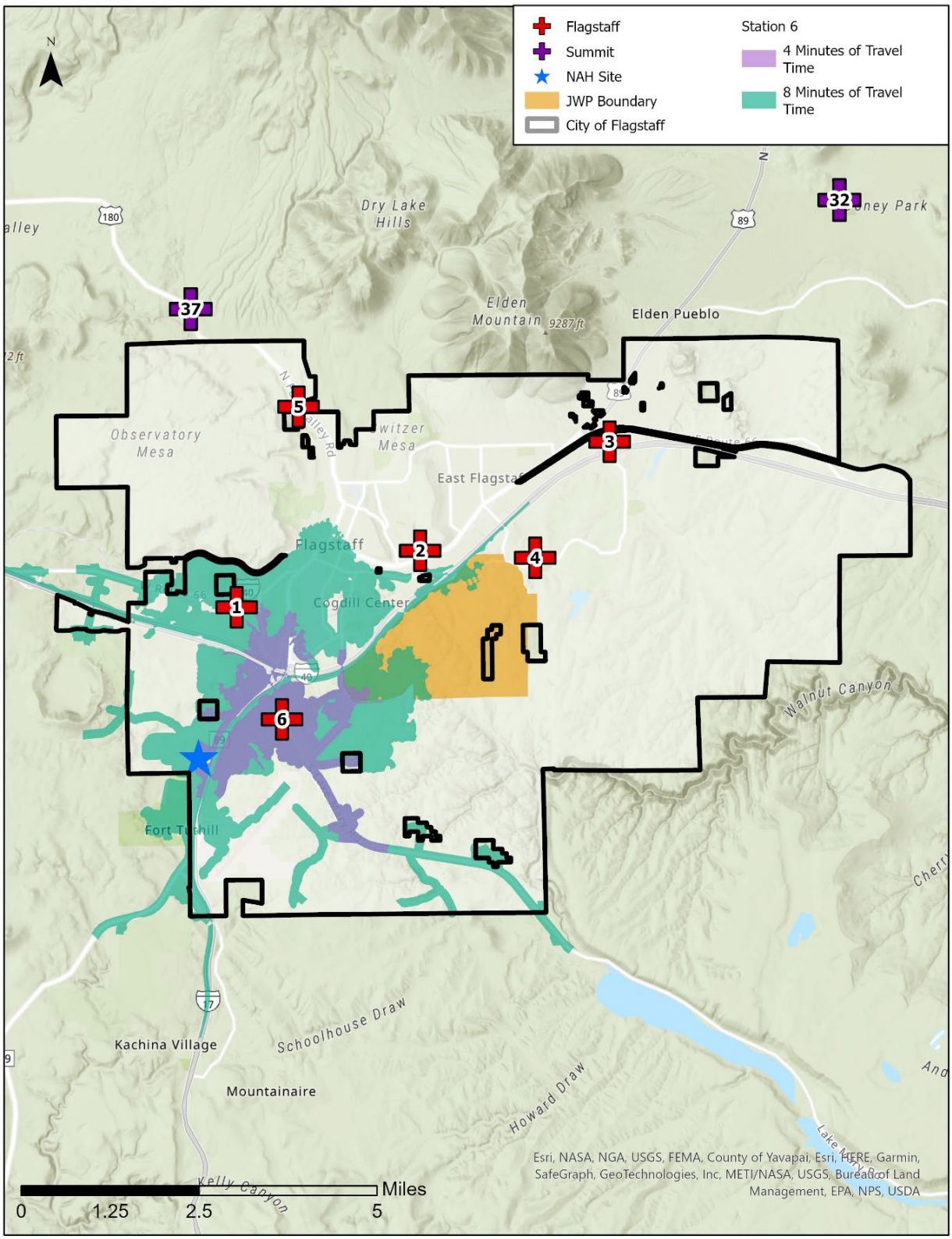
This map depicts travel times for any FFD unit(s) responding from Station 3.



This map depicts travel times for any FFD unit(s) responding from Station 4.



This map depicts travel times for any FFD unit(s) responding from Station 5.



This map depicts travel times for any FFD unit(s) responding from Station 6.

NAH Health Village

The need to provide a safe and effective response to the high-rise tower of the proposed NAH facility demands additional response units beyond what would be required for a lower-risk occupancy. The NAH site can be reached from several existing FFD stations as part of assembling the NFPA 1710-required EFF of personnel and apparatus for a high-risk, high-rise healthcare occupancy.

The City of Flagstaff does have other high-rise structures: an industrial facility in the eastern part of the City and several buildings on the NAU campus. The existing staffing of the FFD does not provide an NFPA 1710-compliant response to any of these structures.

Regardless, the FFD's inability to provide a fully-staffed ladder company 24x7x365, without sacrificing an engine(s), represents a resource insufficiency across the City; this deficiency will be even more salient with the vertical character and location of the NAH development relative to the rest of the City's existing built environment.



Without additional resources proximal to the NAH Health Village and/or additional staffing on FFD units City-wide, assembling an EFF will require the response of additional engines from FFD's current resource deployment. This will essentially strip the city of FFD presence with any incident in the hospital tower, for the duration of that incident.

Moreover, the location of the NAH facility will necessarily draw those units into the far SW corner of the city, causing them to be unavailable from their first-due response areas for a longer time, even once becoming available, than they are from a similar incident in a more central area(s) of the City. It will take longer for units in the SW corner of the City to move and/or respond back into their primary coverage areas from an incident at the new hospital.

Given the vulnerability of hospitalized patients, regardless of the required fire protection systems and other safety features, even seemingly "routine" incidents will need a "high risk" response from the FFD, until the severity and type of incident is confirmed by FFD personnel on the scene.

The development of a commercial and institutional occupancy on the periphery of the City places additional demands on the Flagstaff Fire Department and accentuates the need for a fully-staffed ladder company for the City of Flagstaff.

In the longer term, development at the south end of the City may encourage other activity in the area. Commercial areas east of I-17 at the Pullium Airport and the intersection of John Wesley Powell Boulevard/South Pullium Drive may see follow-on development as a result of this project.

NFPA 1710 requires the arrival of the first engine company with a travel time of 240 seconds (4 minutes) or less. Fire Station 6, located at 3877 Lake Mary Road, is within a 4-minute travel time capability to the NAH site. For high-rise occupancies such as the proposed hospital tower at the NAH Health Village, NFPA 1710 requires the assembly of at least 42 firefighters and fire officers at the scene of the incident within 610 seconds travel time. The Flagstaff Fire Department, even with all the resources of its automatic aid system, cannot comply with this requirement today.

As stated earlier, the closest Flagstaff fire station to the proposed NAH development is Station 6. This station currently houses: Engine 6, a three-person Type I engine; a Type VI (wildland) engine that is cross-staffed with Engine 6; and a water tender (water tanker) that is also cross-staffed with Engine 6.

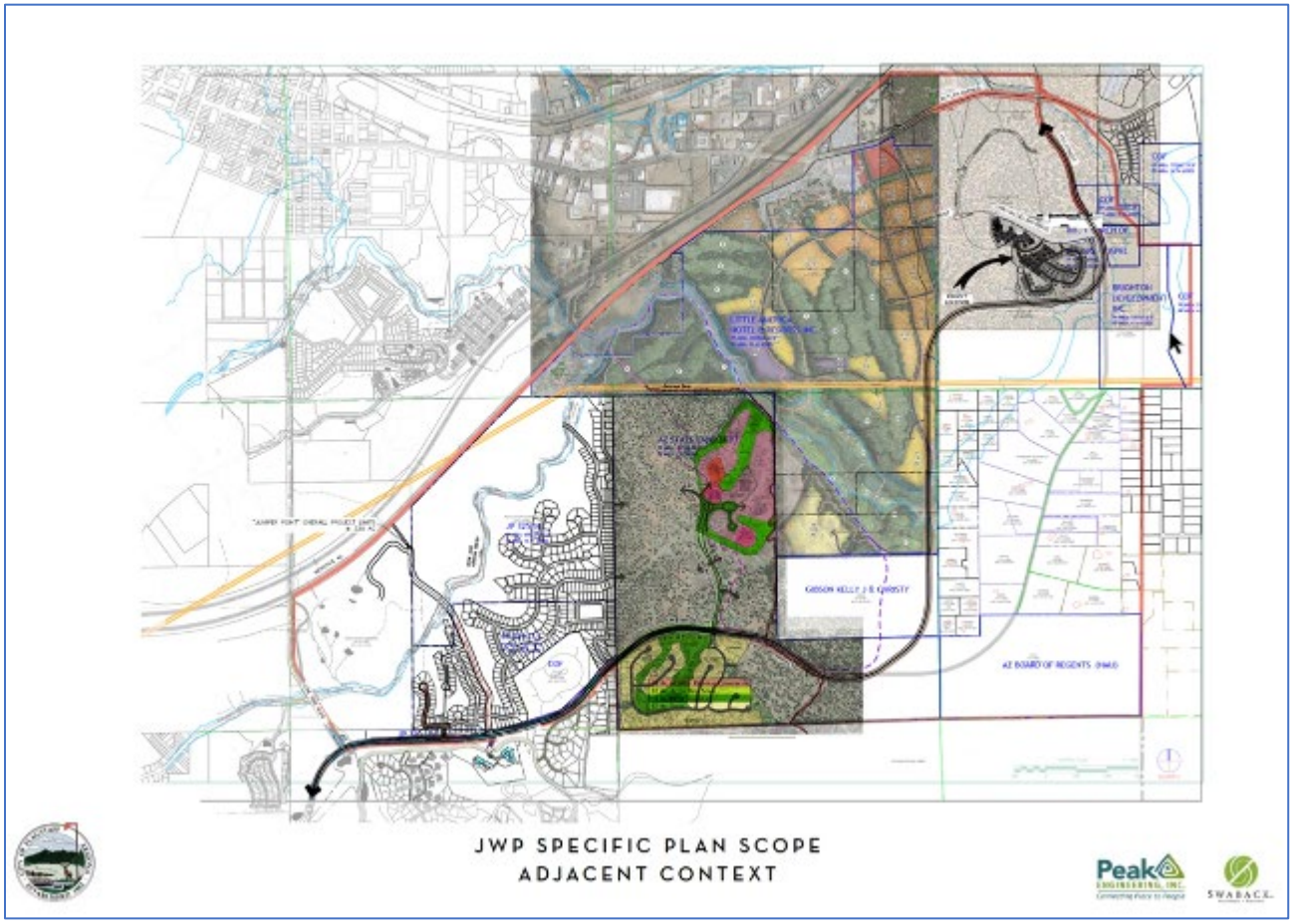
The three personnel assigned to Fire Station 6 are insufficient to provide a reasonable level of initial response to the NAH Health Village. Ideally, a second emergency response unit, staffed to national standards, should be provided at Station 6. This would readily deliver an initial response of 7-8 firefighters to an incident at the NAH site and its environs, providing immediate firefighting capability and limiting the impact on the rest of the FFD's deployment system.

Independent of the NAH development, the FFD needs a fully-staffed ladder company to assure the immediate availability of that service City-wide. If this unit was deployed from Fire Station 6, with proximity to both I-40 and the I-17/Milton, the firefighters assigned to it could provide significant additional depth to the NAH response while providing ladder company coverage to the City as a whole.

In its present configuration and location, Fire Station 6 may not be suitable for an additional emergency response unit(s): the station itself may be too small to accommodate additional apparatus/personnel; the wildland engine and water tender at the station are needed in that location; and the lot may be impractical for a larger fire station. If Station 6 is found incapable of housing an additional response unit(s), then a new fire station—as close as possible to the current location—will be needed. This station should have access to I-40 and I-17/Milton and be large enough to accommodate two fully-staffed emergency response units, plus their support apparatus/equipment, to provide all-hazards fire-EMS coverage to southern Flagstaff without negatively affecting the balance of the City, under normal service demand conditions.

John Wesley Powell (JWP) Corridor

The JWP Corridor is already showing signs of significant development.



With respect to FFD resource deployment, there are two aspects of the JWP area that primarily impact FFD's ability to provide service: road network access and density. All other things set equal, the road network affects FFD's ability to meet first-arriving unit response time goals for all types of incidents, and equally important—the cumulative time it takes to assemble an effective firefighting force from multiple stations to a more severe incident along the JWP Corridor.

Regardless of the ultimate primary/secondary road network throughout the JWP area, the FFD will need at least one additional fire station and fully-staffed engine company (plus wildland and tender apparatus) to provide the City's current level of all-hazards fire and emergency response service across the JWP area.

The precise location and resource deployment of this new station will depend on the ultimate configuration of the street network, water infrastructure, and density/character of development. Additionally, since the overall FFD system of fire stations affects response and EFF assembly

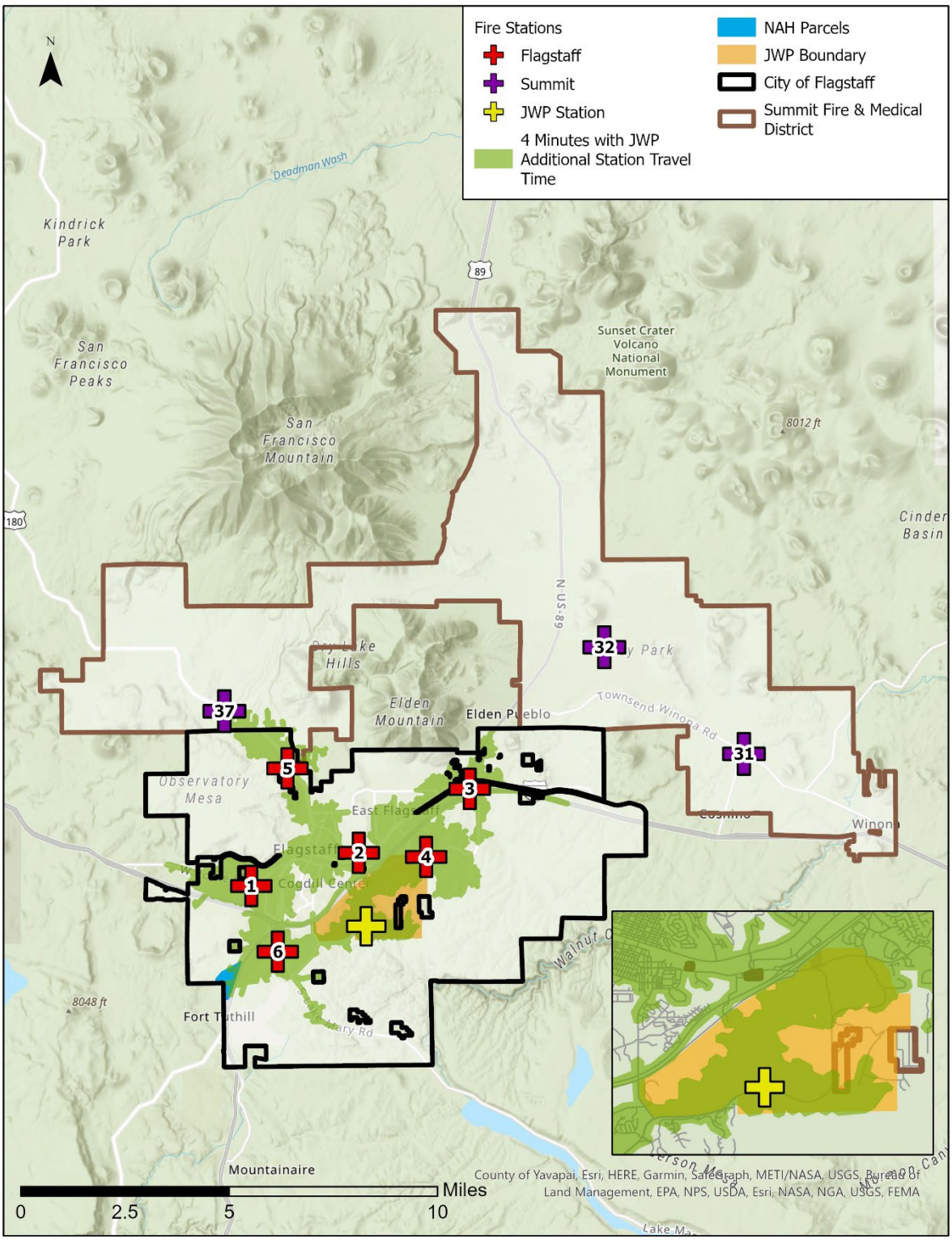
times into the JWP area, any changes to the existing network of fire stations and assigned units could also affect coverage in the JWP Corridor, and vice versa.

Additional density beyond what is presently anticipated for JWP-adjacent parcels could require additional response units and/or fire stations, depending on the location(s), height, and area of multi-family dwellings, commercial/retail occupancies, and any high(er)-hazard or industrial uses.

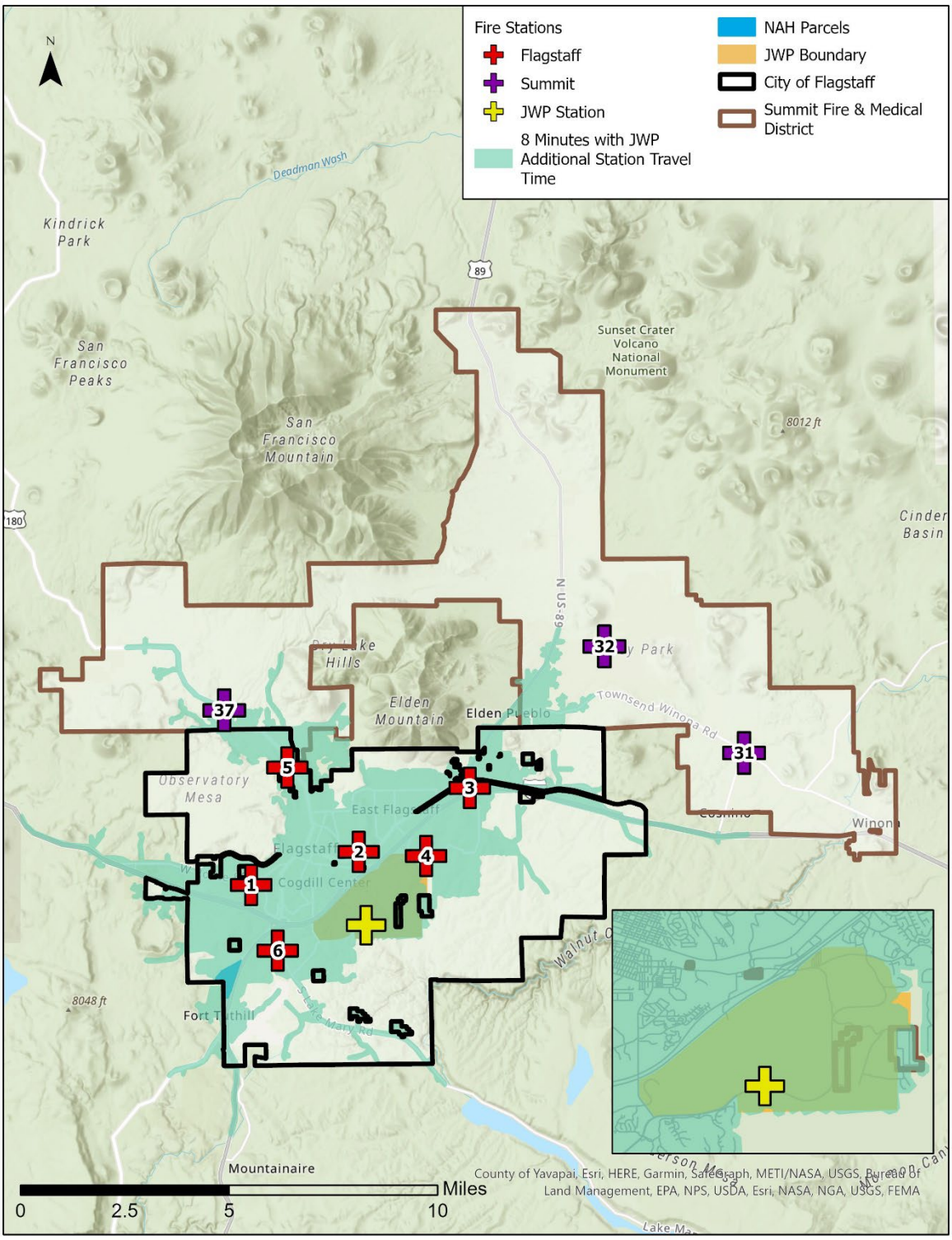


While the ultimate configuration and impact of the JWP development is difficult to forecast, given the dynamic nature of current planning efforts, it seems apparent that growth in this area will cause a significant increase in fire-EMS service demand over today's baseline.

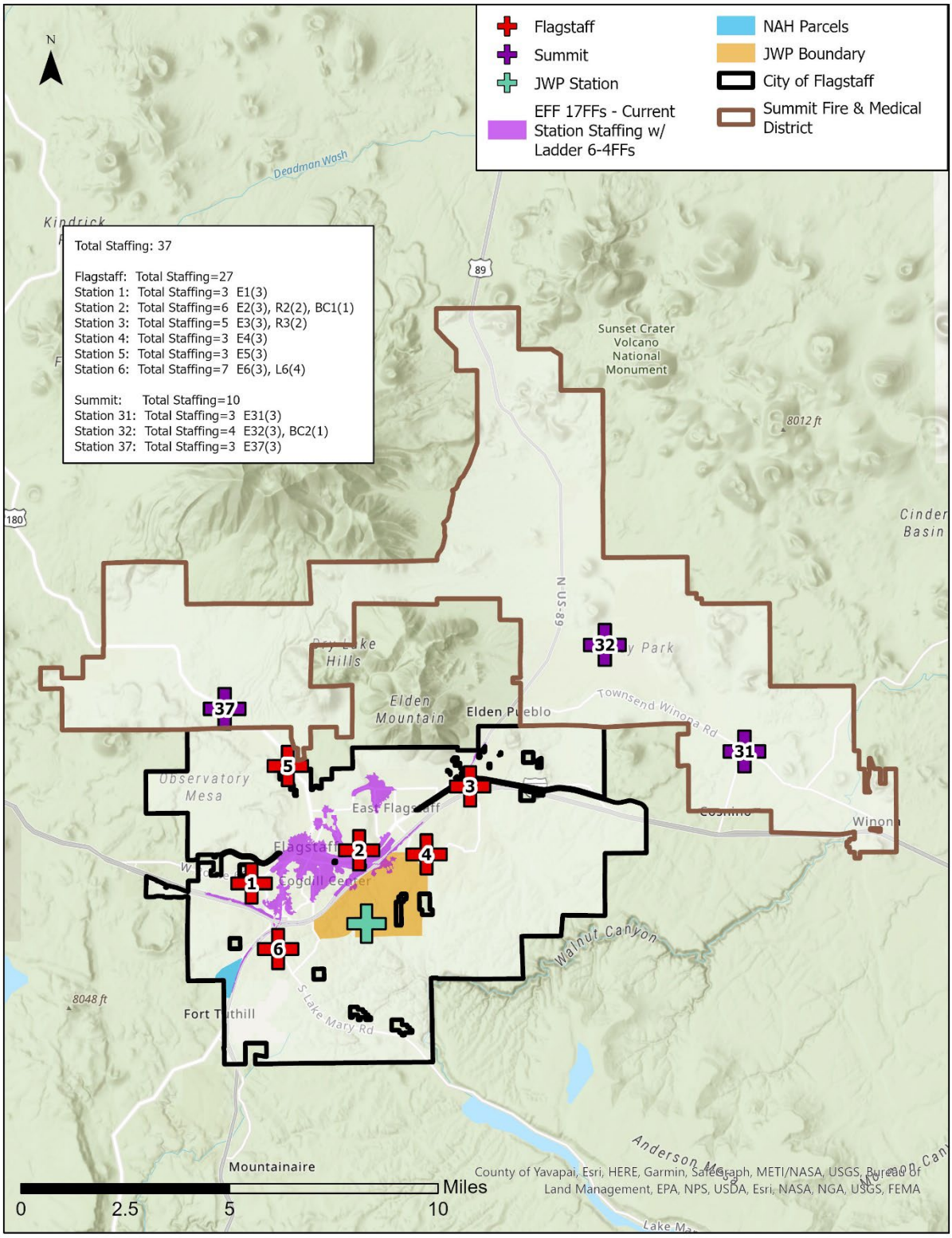
Given the present uncertainty, but using currently available information to create a representative road network and density projection, FACETS has modeled several different scenarios for siting/staffing a new FFD station serving the JWP area, and the entire City of Flagstaff.



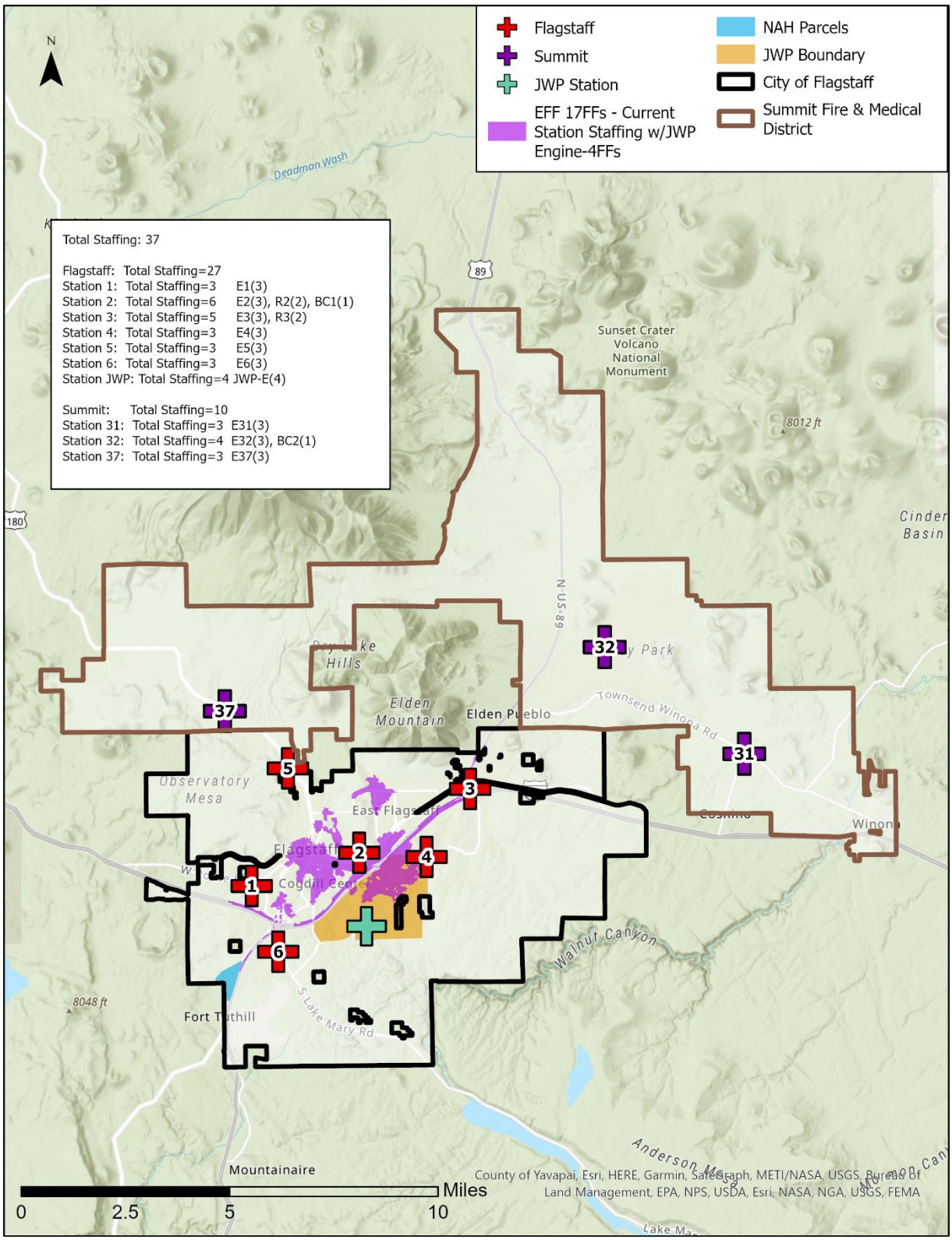
This map depicts the 4-minute travel time(s) for an(y) FFD unit(s) responding from the existing 6 Flagstaff fire stations and a notional new station primarily serving the JWP area.



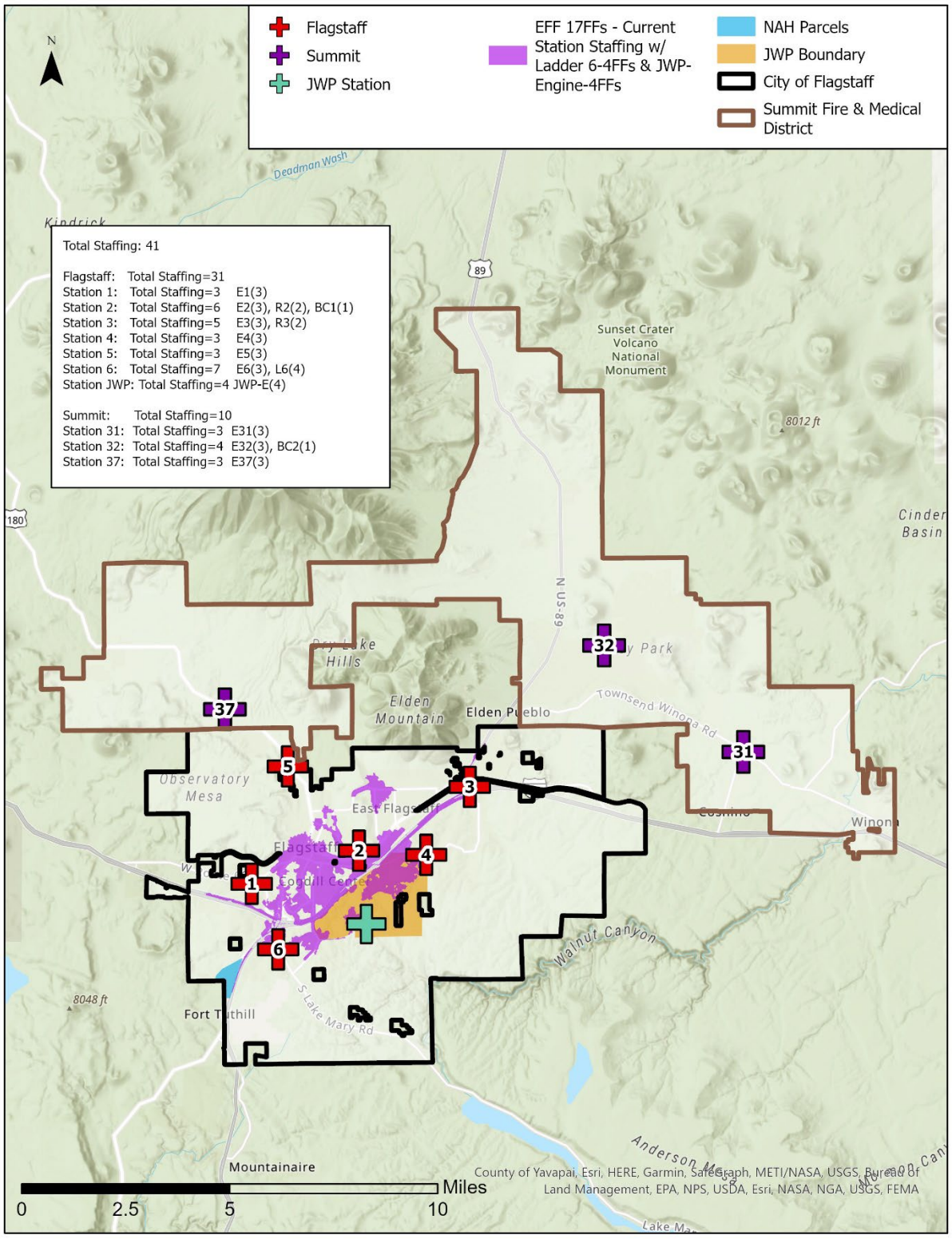
This map depicts the 8-minute travel time(s) for an(y) FFD unit(s) responding from the existing 6 Flagstaff fire stations and a notional new station primarily serving the JWP area.



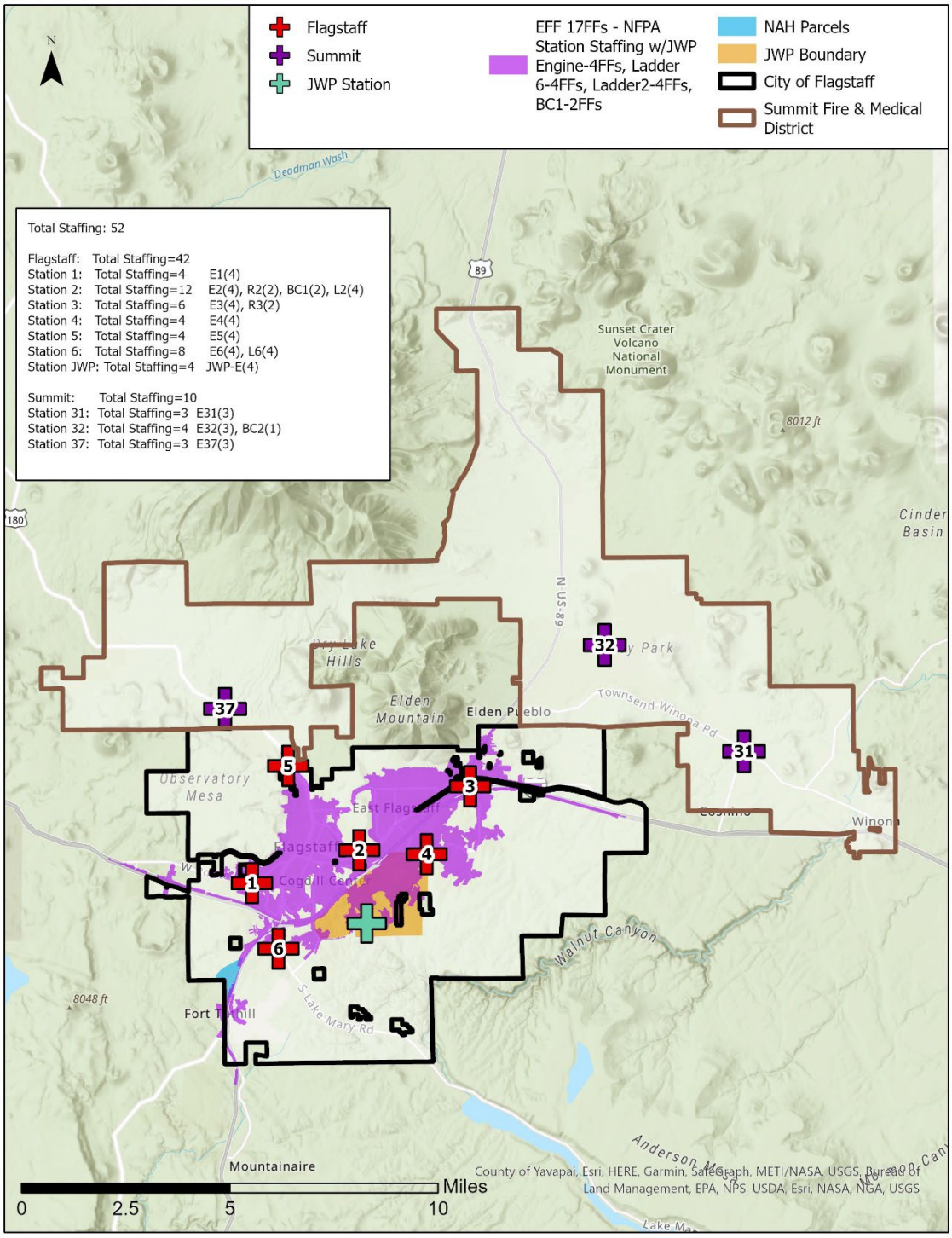
This map depicts the notional 8-minute EFF response time City-wide with a staffed 4-person ladder company at Station 6 and a new, unstaffed fire station in the JWP area.



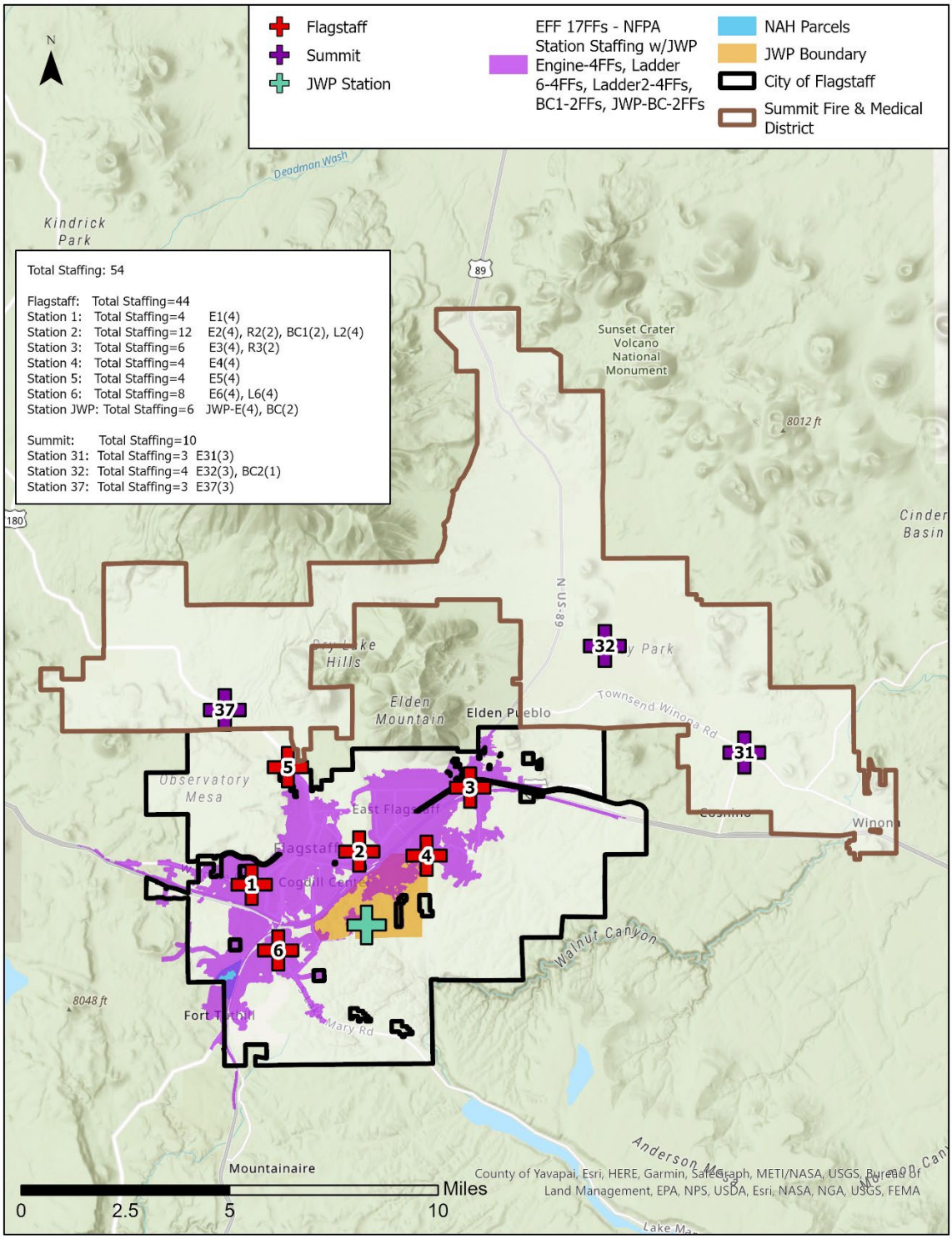
This map depicts the notional 8-minute EFF response time City-wide with a staffed 4-person engine company at a new fire station in the JWP area.



This map depicts the notional 8-minute EFF response time City-wide with a staffed 4-person ladder company at Station 6 and a 4-person engine company at a new fire station in the JWP area.



This map depicts the notional 8-minute EFF response time City-wide with NFPA 1710-compliant staffing on all existing units, staffed ladder companies at Stations 2 & 6, and an engine company at a new fire station in the JWP area. This scenario provides an NFPA 1710-compliant high-rise response to the NAH Health Village and other existing high-rise buildings.



This map depicts the notional 8-minute EFF response time City-wide with NFPA 1710-compliant staffing on all existing units, staffed ladder companies at Stations 2 & 6; plus an engine company and additional FFD battalion chief (BC) at a new fire station in the JWP area. This scenario provides an NFPA 1710-compliant high-rise response to the NAH Health Village and other existing high-rise buildings.

CONCLUSION

The FFD does not presently meet national standards and best practices for coverage and minimum staffing on front-line fire-EMS response units. The FFD's staffing deficiencies have accrued over decades of dedicated service by its members. As the City continues to grow and face 21st-Century threats, it has reached a point where the demand for all-hazards emergency response services cannot be met without additional FFD resources.

Given the City of Flagstaff's risk profile, regional importance, and limited surrounding mutual-aid resources, the FFD should work toward full compliance with the NFPA 1710 *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*.

As an interim step, with the increasing density and risks posed by near-term development activity, the FFD should immediately provide full-time, dedicated staffing on at least one of its two ladder trucks to ensure 24x7x365 availability and effectiveness to perform vital fireground support functions while adding depth to the entire FFD response system. It seems possible that this investment could also positively influence the FFD's ISP PPC rating; a reduction from ISO Class 2 to ISO Class 1 can be reasonably expected to reduce insurance policyholders' premiums on properties across the City.



Based on the predicted growth and expected increase in fire-EMS demand, the FFD requires an additional fire station along the JWP Corridor; the exact location/siting and number/type of response units staffed at this facility will depend on the ultimate density/character of the built environment in the JWP area, including an expected 3,000-4,000 new homes.

While the proposed NAH Health Village is currently planned for 315 residential units at medium density, its peripheral location and the relatively high(er) risk of the healthcare facilities requires additional resources in Flagstaff fire stations (existing/renovated, relocated, and/or new). Anticipated (and unrelated) development to the northwest of the NAH Health Village will likely create additional fire-EMS demand; given uncertainty around the ultimate character and timing of potential development activity in that area, FACETS is unable to forecast the expected resources needed in the future.

Leveraging contemporary building and fire codes to engineer safety into new structures from inception is a vital component of any strategy to reduce life, property, and environmental risk from fires; both the NAH and JWP developments will benefit from using state-of-the-art codes/standards throughout their buildings' lifecycles.

Development along the JWP Corridor, and in the NAH Health Village, creates additional risk of wildland urban interface (WUI) fires; additional wildfire mitigation and response resources should be considered for both areas.

While an economic analysis of revenue and expenditure flows from development activity is beyond the scope of this report, from discussions with City officials it seems likely that existing development impact fees are insufficient to provide additional fire-EMS resources that can keep pace with expanding service demand in growth areas.

FACETS appreciates, from first-hand experience in communities across the United States, the challenges of balancing multiple public service priorities with persistent fiscal constraints. This engagement, and report, are focused entirely on the fire protection and all-hazards emergency response challenges facing the City of Flagstaff today.

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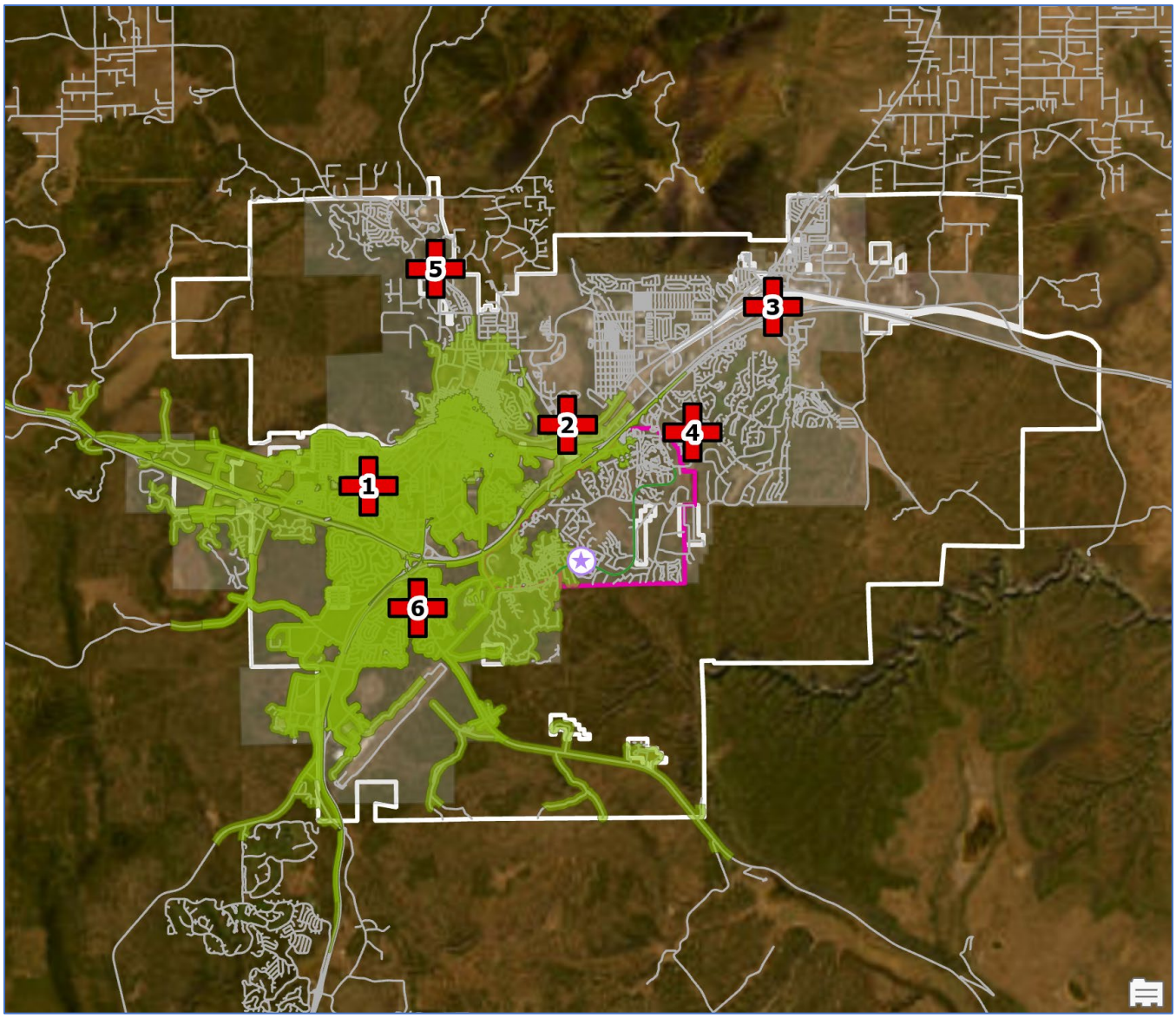
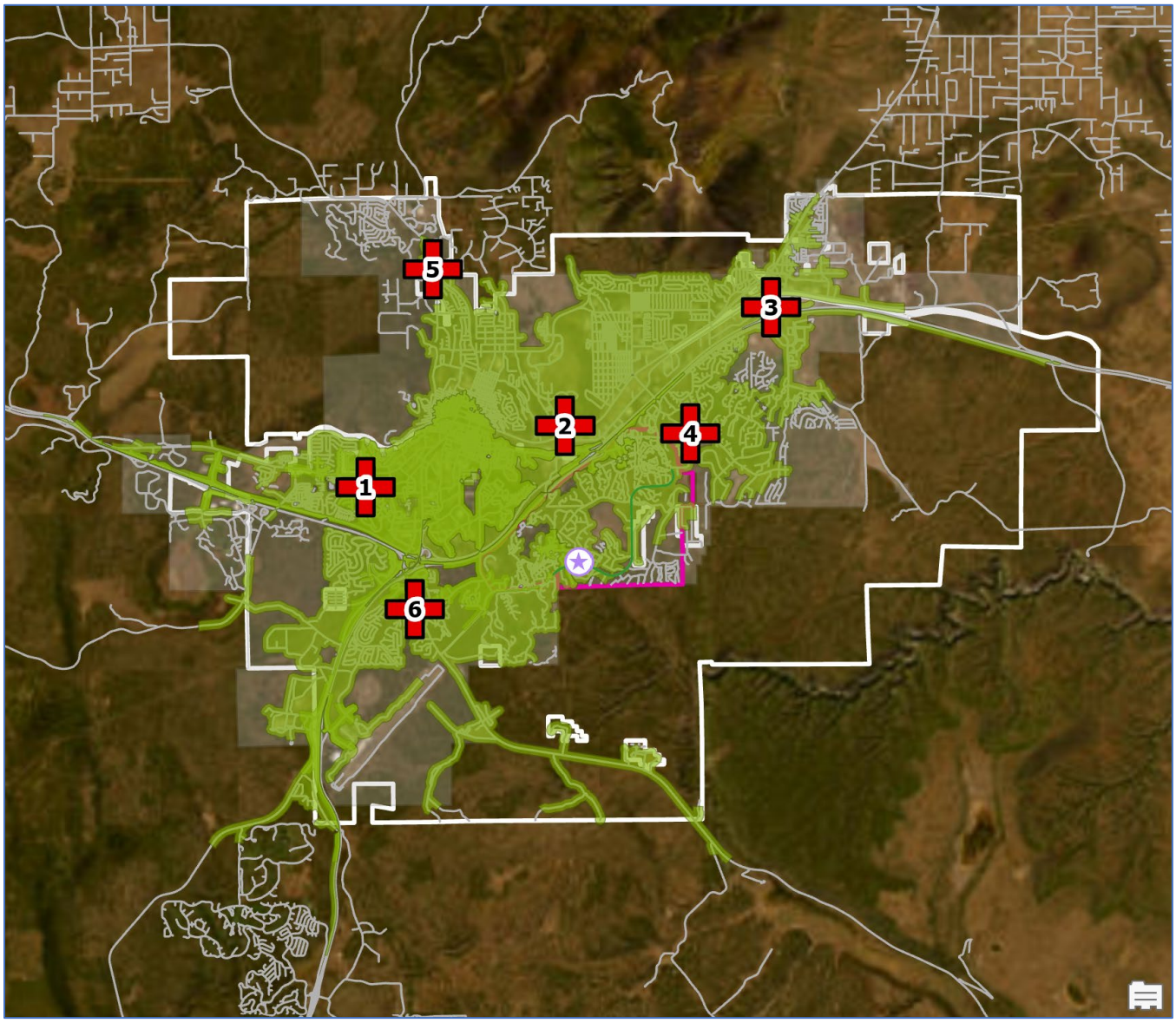
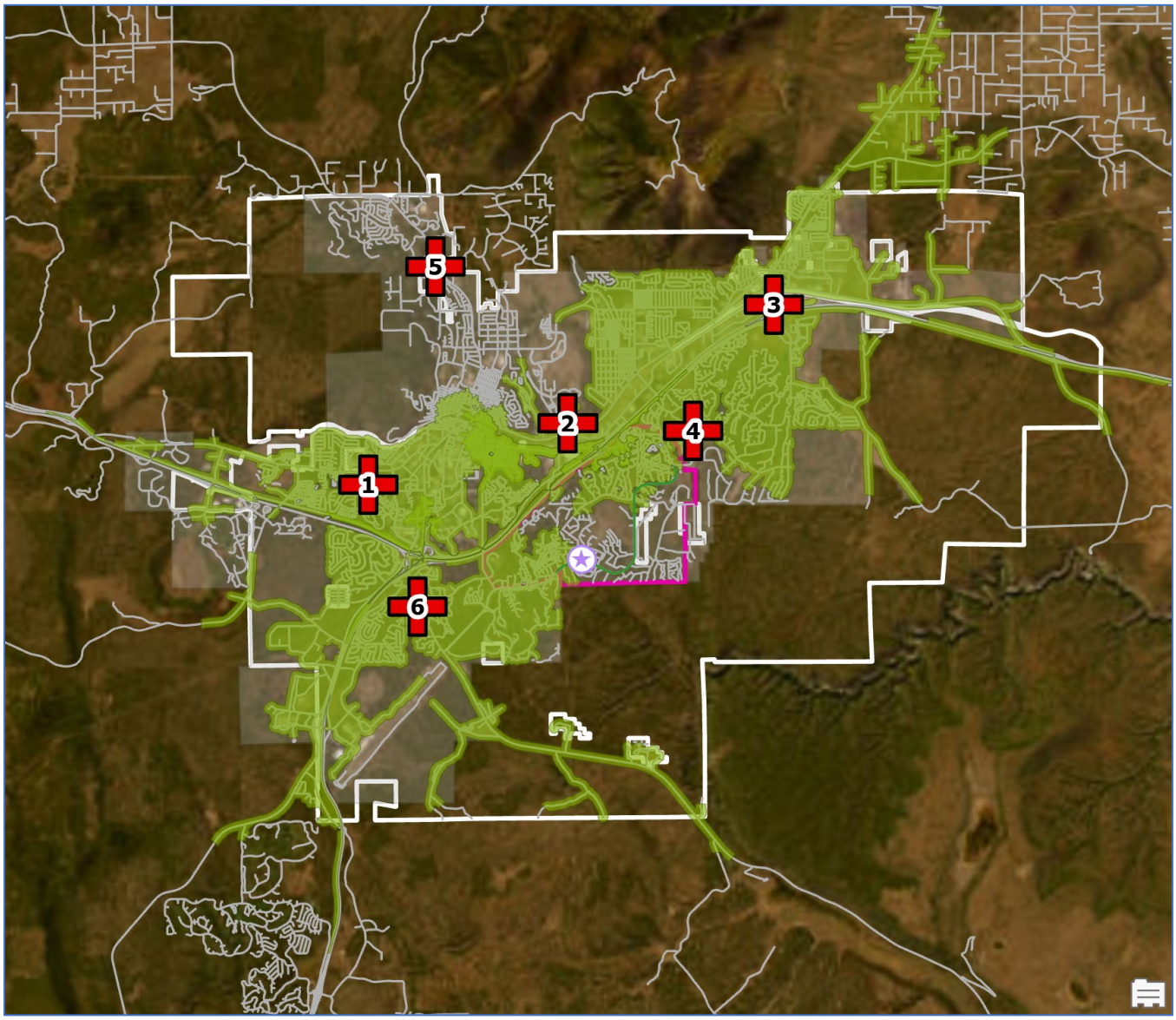
APPENDIX A: FFD Ladder Company Location Scenarios



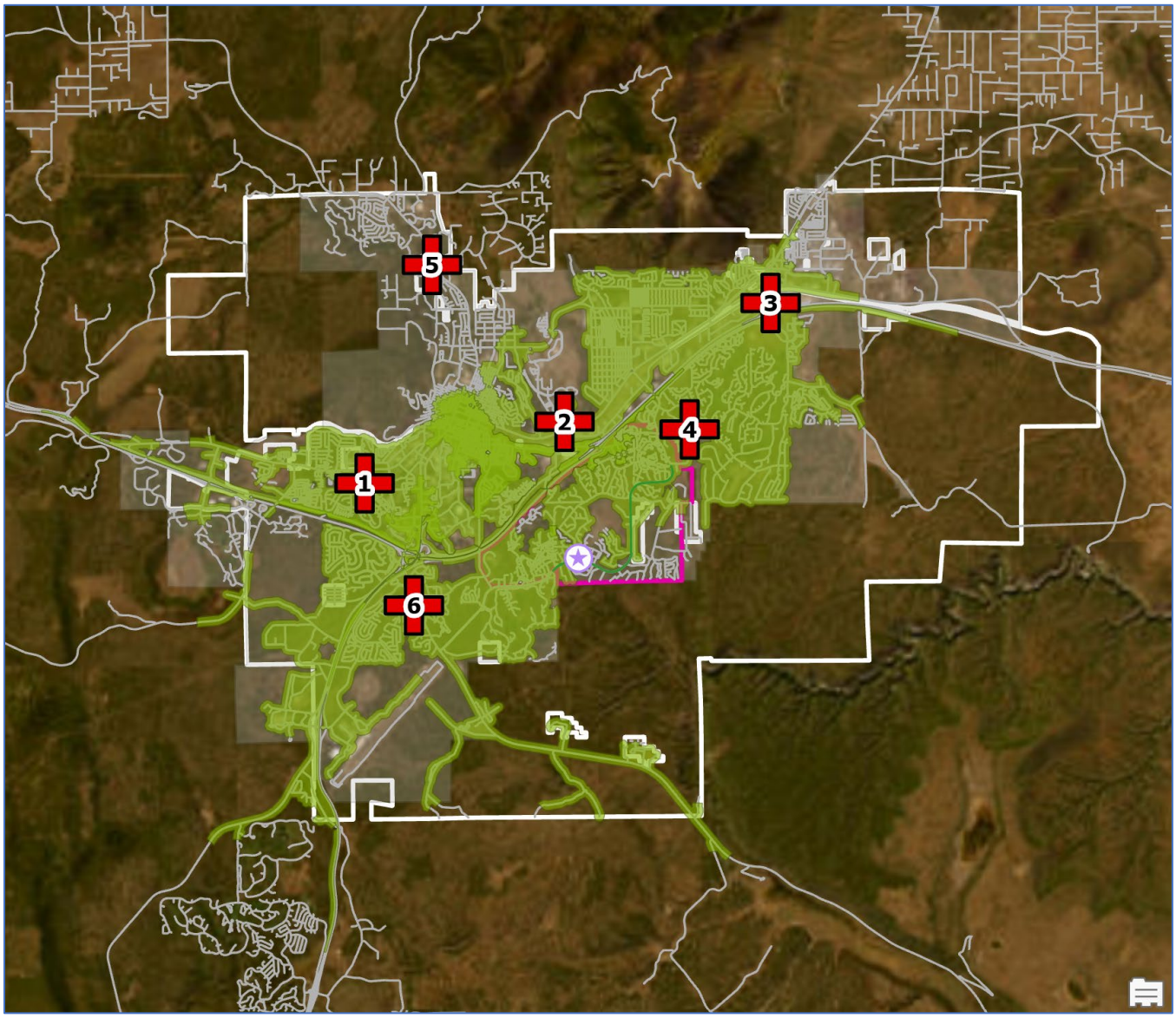
This map depicts a notional 8-minute travel time scenario for 2 fully-staffed ladder companies responding from FFD Stations 1 and 6.



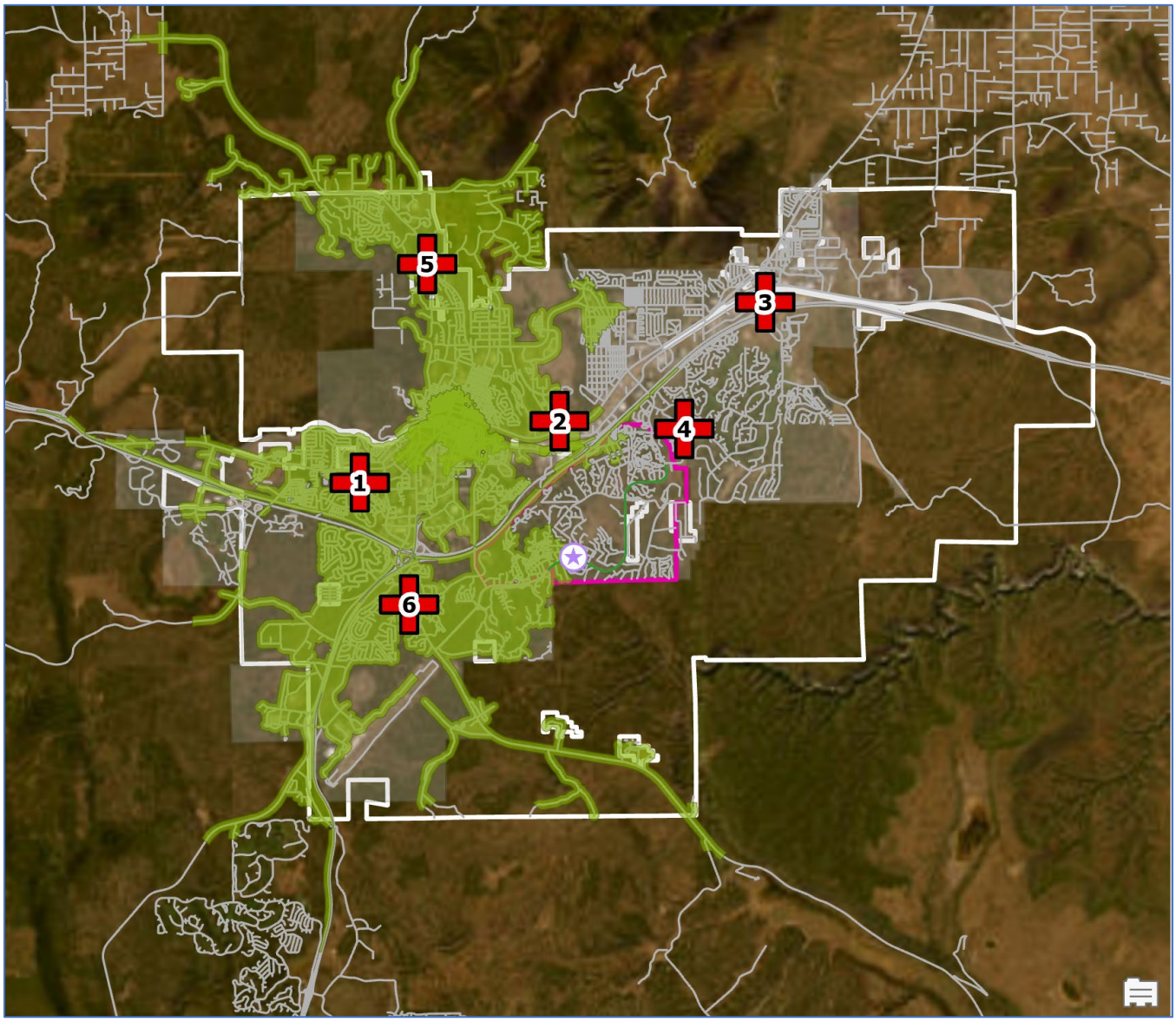
This map depicts a notional 8-minute travel time scenario for 2 fully-staffed ladder companies responding from FFD Stations 2 and 6.



This map depicts a notional 8-minute travel time scenario for 2 fully-staffed ladder companies responding from FFD Stations 3 and 6.

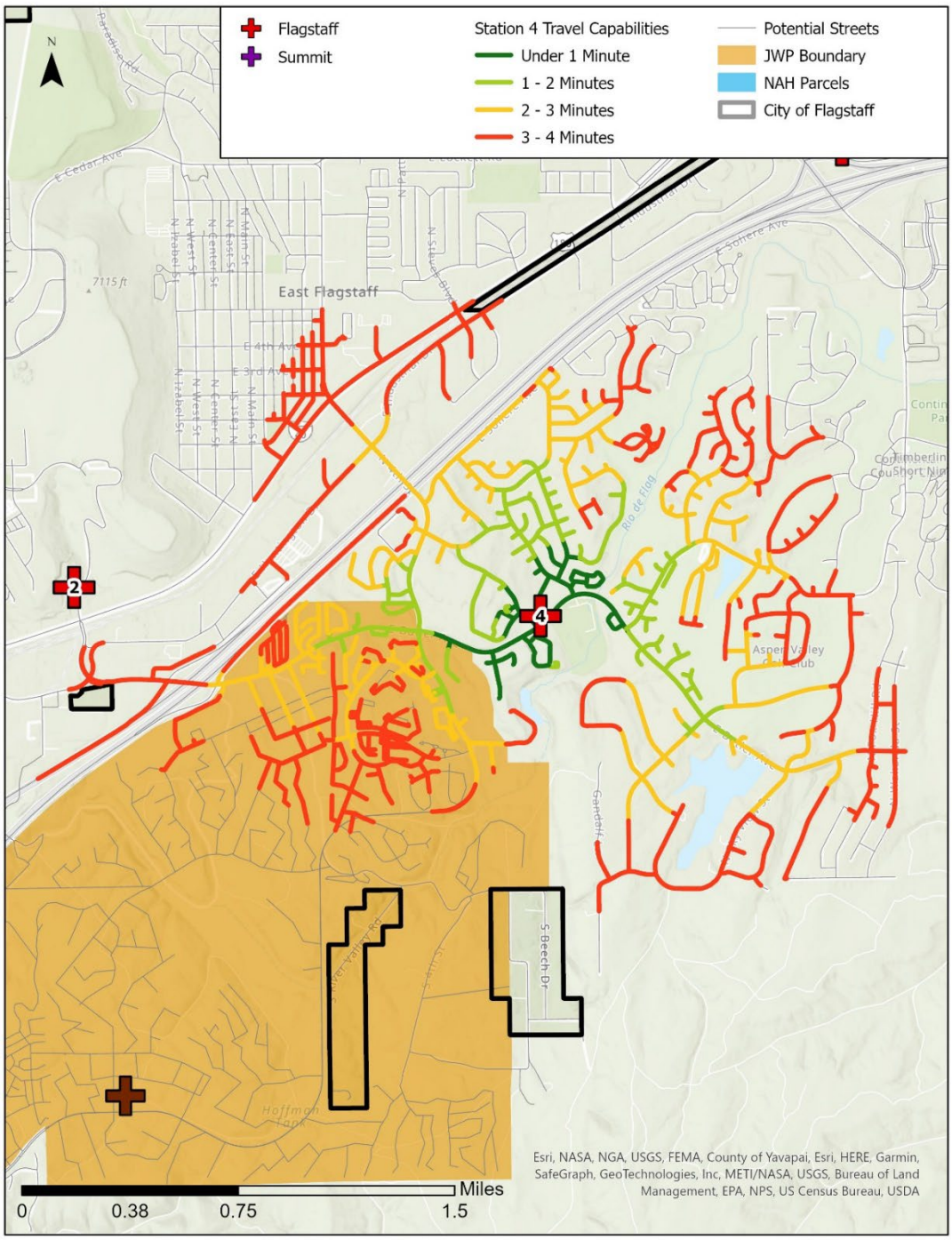


This map depicts a notional 8-minute travel time scenario for 2 fully-staffed ladder companies responding from FFD Stations 4 and 6.



This map depicts a notional 8-minute travel time scenario for 2 fully-staffed ladder companies responding from FFD Stations 5 and 6.

APPENDIX B: FFD Station 4 Location Analysis



This map illustrates the contours of the travel coverage that can be provided by a response unit housed at FFD Fire Station 4 in up to four minutes.

Flagstaff Fire Station 4 is located at 4040 East Butler Avenue in east-central Flagstaff. The station is situated on a small parcel of land near the intersection with North Mustang Way. The station houses Engine 4, a three-person Type I (structural) engine, a Type VI (wildland) engine that is cross-staffed with Engine 4, and a water tender (water tanker) that is also cross-staffed with Engine 4.

In terms of travel distance and response times—given current service demand—the location of Fire Station 4 adequately serves its first-due area. Moving the station to the north would create overlaps with the coverage provided by Fire Station 3. Moving the station to the west (if the street network would permit it) would create overlaps in coverage with Fire Station 2. Moving the station to the south would impinge on the coverage that will be provided by the proposed JWP fire station and create gaps in the area between Fire Station 4 and Fire Station 3. The JWP area cannot adequately be covered by Fire Station 4 and Fire Station 6.

Fire Station 4 is located on an arterial street with good access to the neighborhoods and other occupancies that surround it. The station is located in the lower section of a valley that requires an uphill response in both directions.

The primary challenge to the existing fire station is its limited size and the size of the parcel. The station is not capable of housing additional response units or staffing. Due to the size of the fire station's parcel, expansion of the current station on the existing site could be impractical. If the presence of additional response units or staffing at Fire Station 4 was to become appropriate, the current fire station may not be capable of accommodating them.

APPENDIX C: Notional "Clean Slate" FFD Station Location Scenarios

The City of Flagstaff—due to its overall shape, topography, street network, service demand profile, and the existence of limited access highways and rail lines—presents some difficulties in siting and distributing fire-EMS stations to provide an adequate level of emergency service with equitable coverage City-wide.

That said, Flagstaff has a network of six existing fire stations and an apparent need for an additional station based on growth in the JWP area.

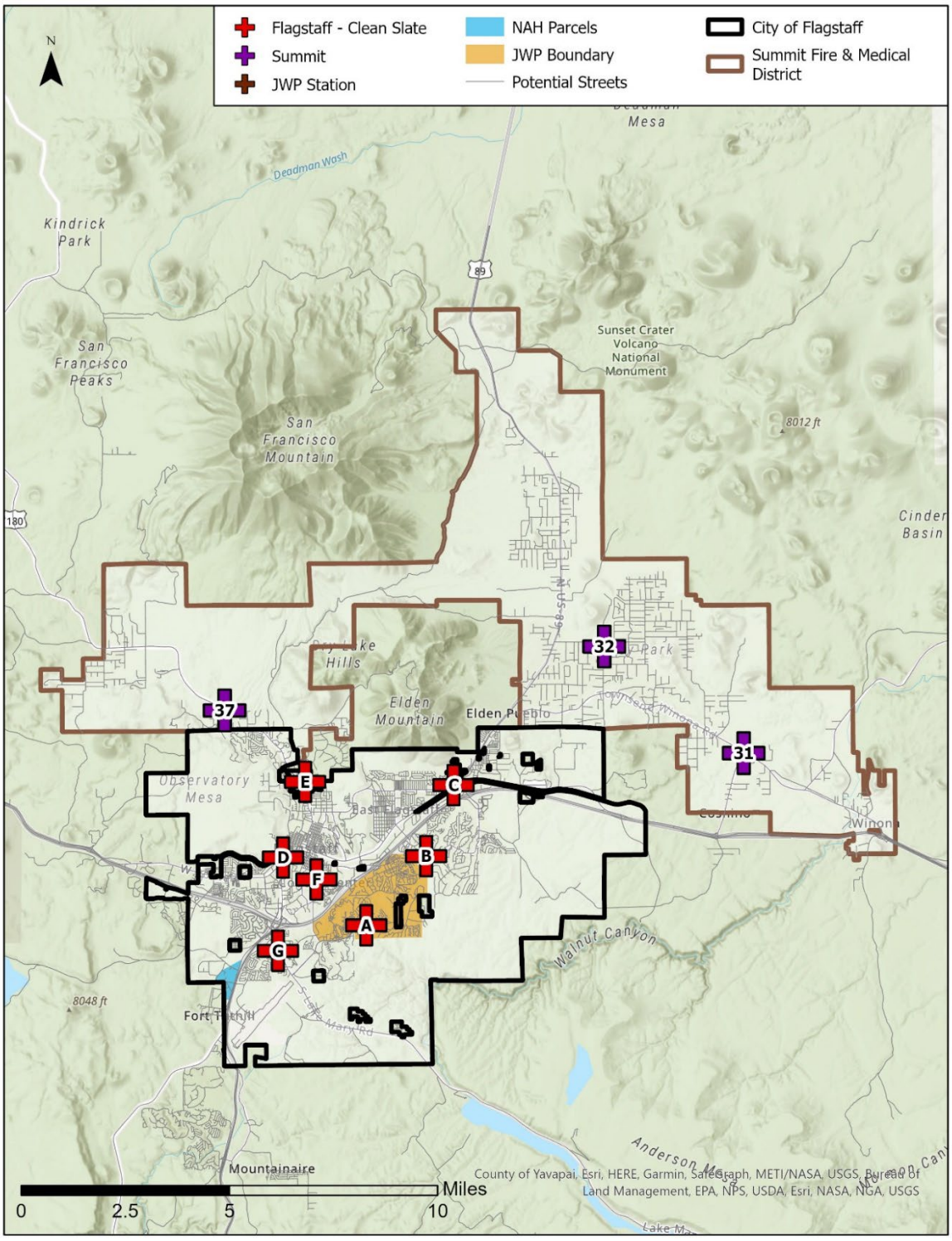
This appendix illustrates the notional locations for seven Flagstaff fire stations if there was no limitation on funding or available land. This distribution of fire stations was guided by: access to the maximum number of existing occupancies in Flagstaff; optimizing overall fire-EMS coverage based on current demand and equitable response times; and a model of development in the JWP corridor compiled from our research for this project (not a suggestion of how the area should be developed).

The seven "clean slate" stations would be staffed with 7 engine companies, 2 ladder companies, 3 rescues, and 2 battalion chiefs.

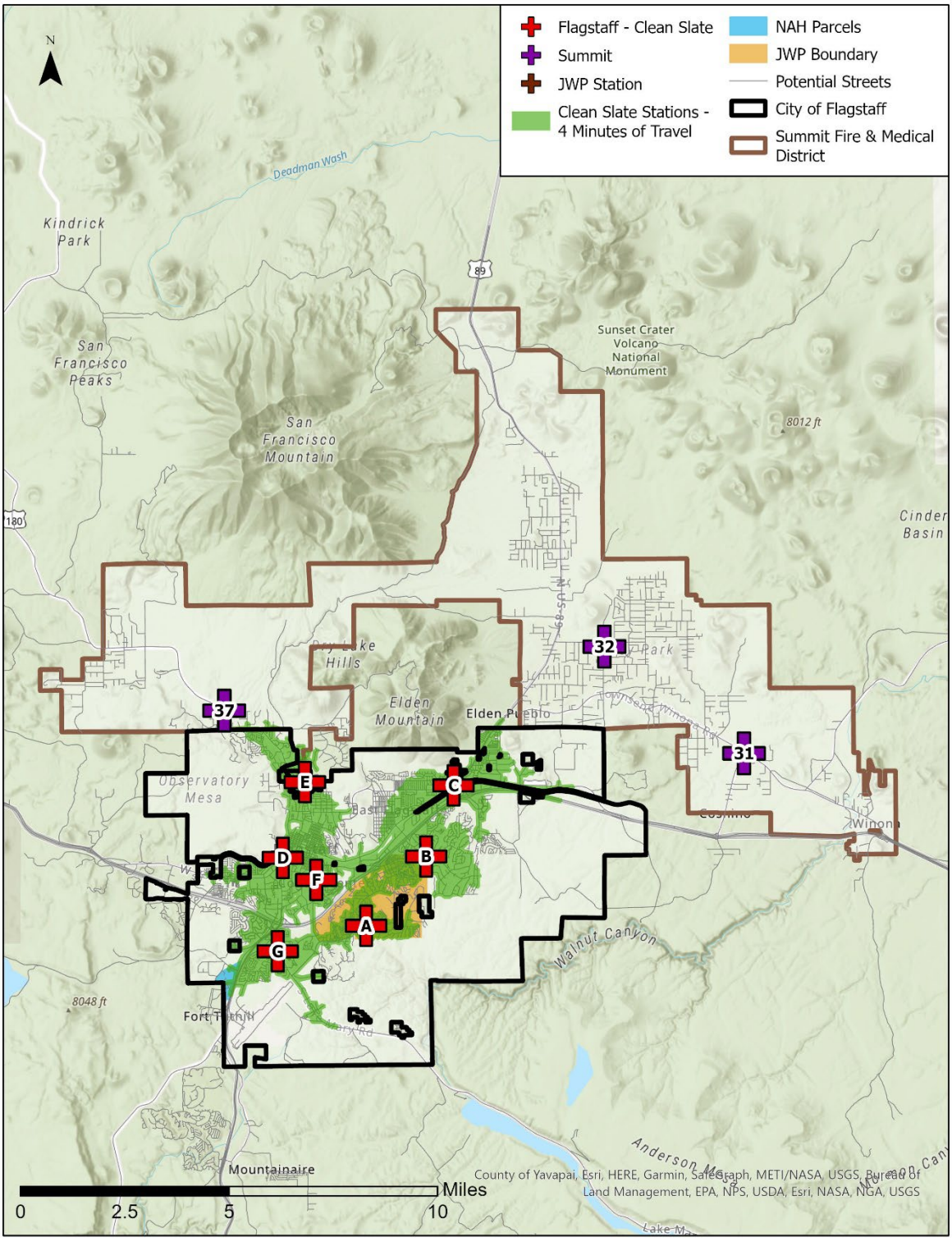
Station	Staffing	Station	Staffing
Station A		***Station F***	
Engine	4	Engine	4
Battalion Chief	2	Rescue	2
Station B		Battalion Chief	2
Engine	4	***Station G***	
Ladder	4	Engine	4
Rescue	2	Ladder	4
Station C		***Summit Station 31***	
Engine	4	Engine	3
Rescue	2	***Summit Station 32***	
Station D		Engine	3
Engine	4	Battalion Chief	1
Station E		***Summit Station 33***	
Engine	4	Engine	3

Flagstaff TOTAL On-Duty Staffing per Shift: 46

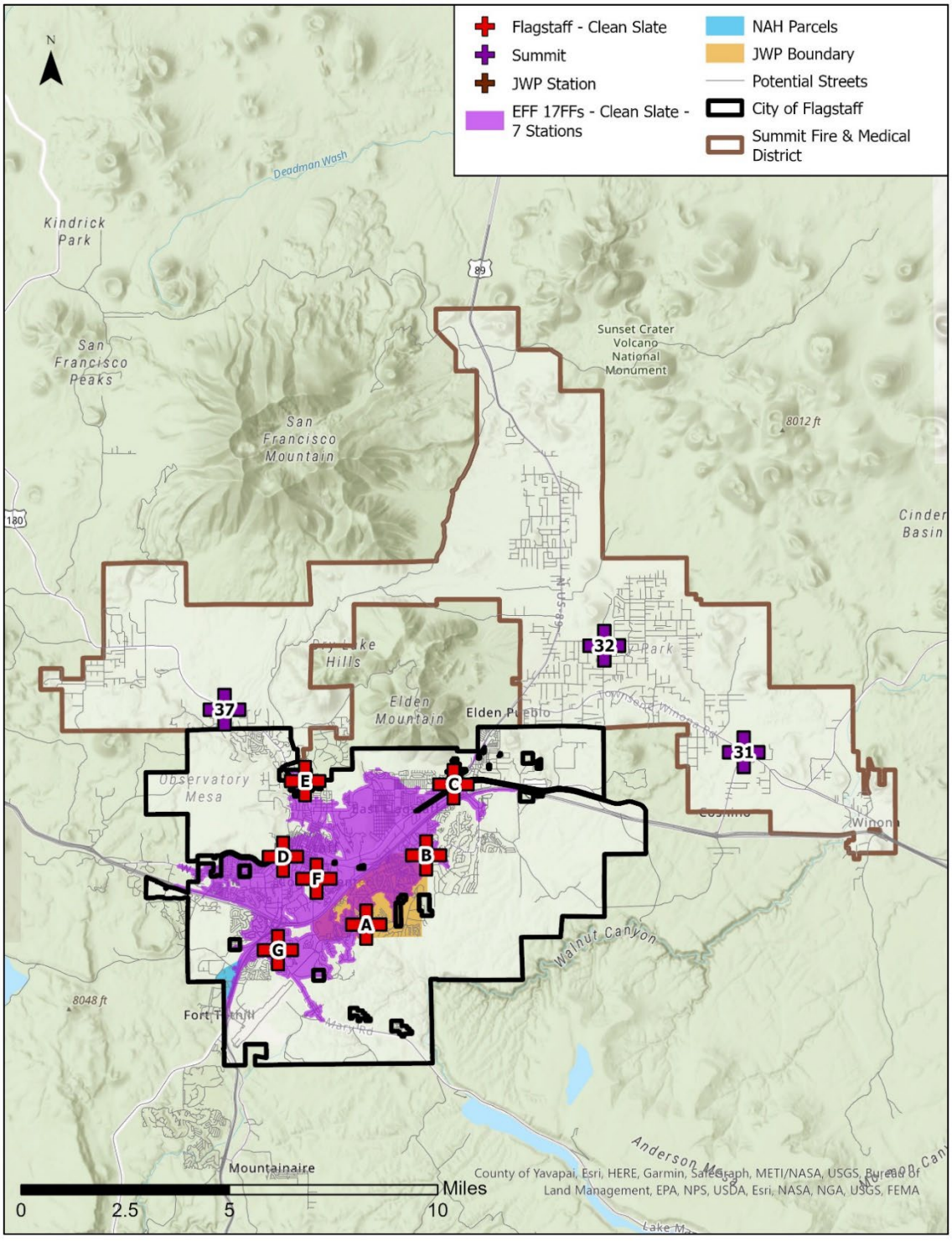
Summit TOTAL On-Duty Staffing per Shift: 10



The proposed locations align closely with the current locations of Fire Station 1, Fire Station 3, Fire Station 4, Fire Station 5, Fire Station 6, and the location recommended for the JWP fire station. The location of Fire Station 2 is pulled to the west due to the density of population and emergency incidents in downtown Flagstaff and Northern Arizona University.

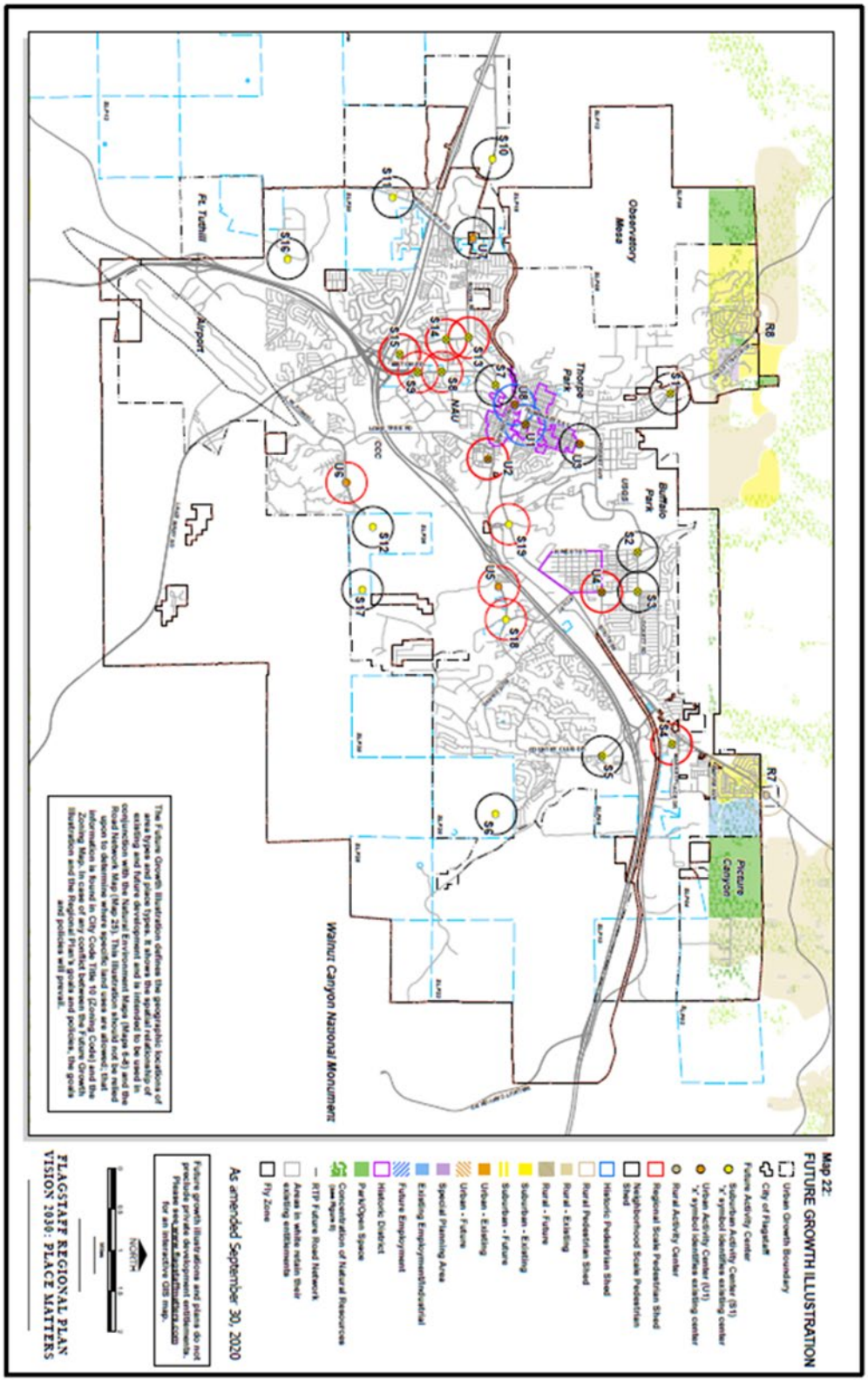


This map depicts the 4-minute “first-due” travel time coverage from the 7 notional “clean slate” fire stations.

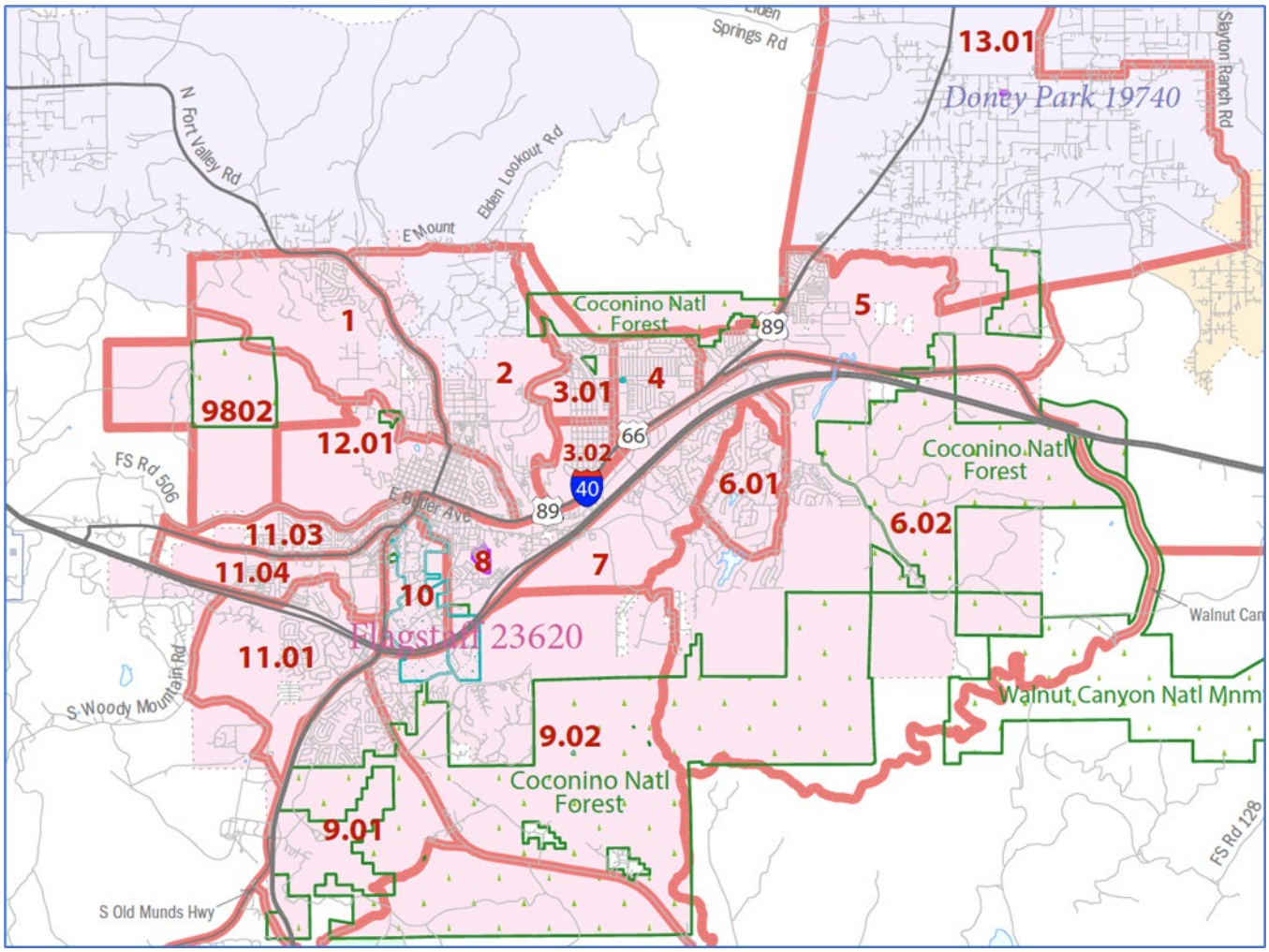


This map depicts the 8-minute effective firefighting force (EFF) coverage from the 7 notional "clean slate" fire stations.

APPENDIX D: Flagstaff Regional Plan 2030: Future Growth Illustration



APPENDIX E: City of Flagstaff At-Risk Population, by Census Tract

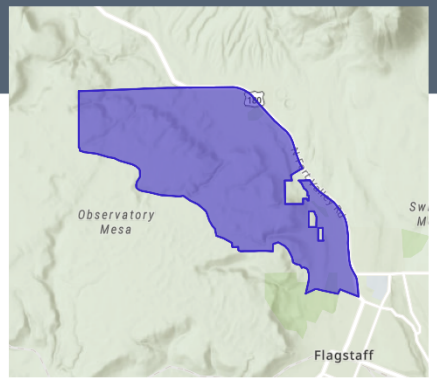


AT RISK POPULATION PROFILE

Census Tract 1

esri

Area: 3.25 square miles



3,842	1,472	2.60	42.7	$120,343	$418,240	186	141	47
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

400	732	10
Households With Disability	Population 65+	Households Without Vehicle

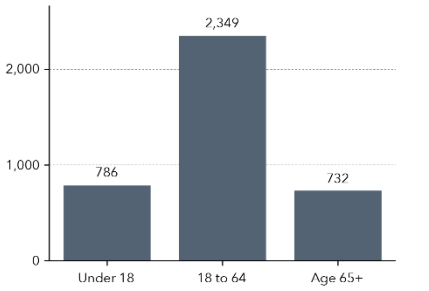
POVERTY AND LANGUAGE

7%	91	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

2,503	42	309
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	631	1,895	555	3,081
Spanish	22	104	23	149
Spanish & English Well	15	104	23	142
Spanish & English Not Well	7	0	0	7
Spanish & No English	0	0	0	0
Indo-European	0	7	12	19
Indo-European & English Well	0	7	12	19
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	0	0	0
Asian-Pacific Isl & English Well	0	0	0	0
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	16	0	16
Other Language & English Well	0	15	0	15
Other Language & English Not Well	0	1	0	1
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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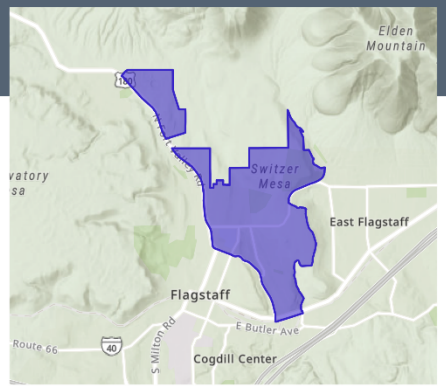
AT RISK POPULATION PROFILE

Census Tract 2

esri

Area: 2.5 square miles



4,002	1,835	2.15	34.1	$79,919	$402,874	74	97	56
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

339	567	94
Households With Disability	Population 65+	Households Without Vehicle

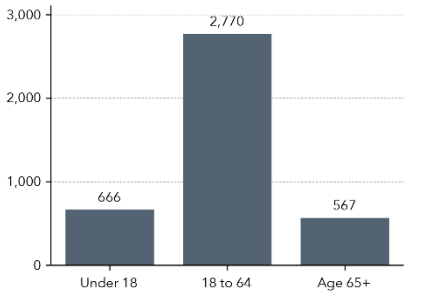
POVERTY AND LANGUAGE

11%	173	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

6,166	241	4,788
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**679**	**1,765**	**547**	**2,991**
Spanish	**0**	**62**	**13**	**75**
Spanish & English Well	0	62	13	75
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	**0**	**31**	**9**	**40**
Indo-European & English Well	0	31	9	40
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	**7**	**29**	**0**	**36**
Asian-Pacific Isl & English Well	7	29	0	36
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**0**	**123**	**9**	**132**
Other Language & English Well	0	112	6	118
Other Language & English Not Well	0	11	3	14
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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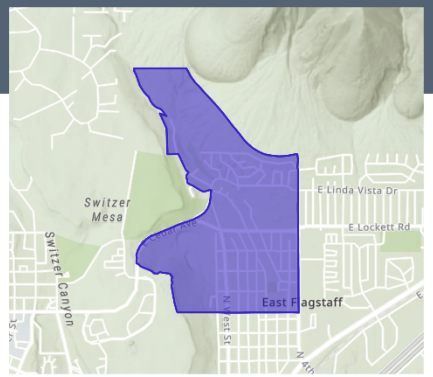
AT RISK POPULATION PROFILE

Census Tract 3.01

esri

Area: 0.96 square miles



4,028	1,437	2.75	29.2	$52,661	$421,935	72	61	83
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

192	416	62
Households With Disability	Population 65+	Households Without Vehicle

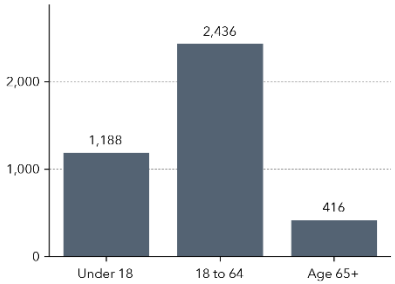
POVERTY AND LANGUAGE

21%	263	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

4,027	192	1,932
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	306	1,360	222	1,888
Spanish	10	266	82	358
Spanish & English Well	10	233	71	314
Spanish & English Not Well	0	33	11	44
Spanish & No English	0	0	0	0
Indo-European	0	8	0	8
Indo-European & English Well	0	8	0	8
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	0	0	0
Asian-Pacific Isl & English Well	0	0	0	0
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	345	218	0	563
Other Language & English Well	159	218	0	377
Other Language & English Not Well	186	0	0	186
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle, Esri forecasts for 2022, 2027, 2016-2020.

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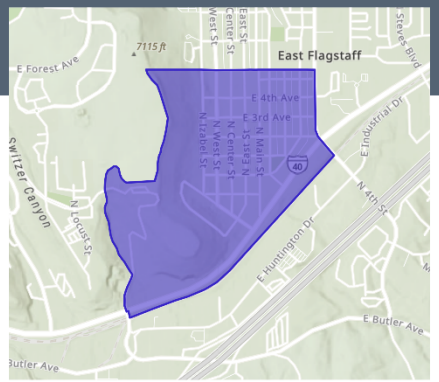
AT RISK POPULATION PROFILE

Census Tract 3.02

esri

Area: 0.69 square miles



2,917	1,091	2.51	28.8	$55,535	$283,594	41	91	84
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

402	188	237
Households With Disability	Population 65+	Households Without Vehicle

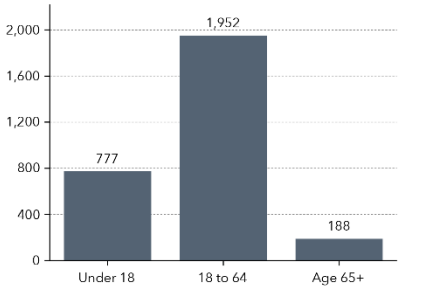
POVERTY AND LANGUAGE

21%	251	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

3,330	158	1,858
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**80**	**1,030**	**189**	**1,299**
Spanish	**388**	**767**	**41**	**1,196**
Spanish & English Well	388	550	41	979
Spanish & English Not Well	0	209	0	209
Spanish & No English	0	8	0	8
Indo-European	**0**	**0**	**0**	**0**
Indo-European & English Well	0	0	0	0
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	**0**	**117**	**0**	**117**
Asian-Pacific Isl & English Well	0	100	0	100
Asian-Pacific Isl & English Not Well	0	17	0	17
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**0**	**167**	**0**	**167**
Other Language & English Well	0	102	0	102
Other Language & English Not Well	0	65	0	65
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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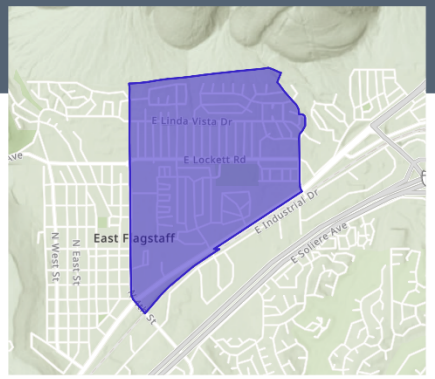
AT RISK POPULATION PROFILE

Census Tract 4

Area: 1.04 square miles



5,163	1,869	2.73	36.4	$79,399	$309,317	85	124	72
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

533	769	30
Households With Disability	Population 65+	Households Without Vehicle

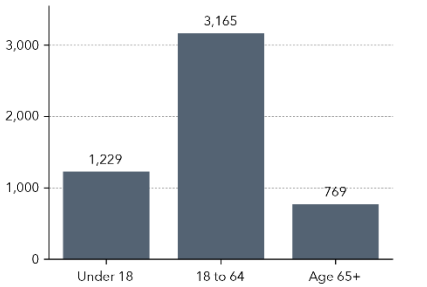
POVERTY AND LANGUAGE

5%	88	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

5,214	317	2,842
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	1,034	2,775	519	4,328
Spanish	59	100	108	267
Spanish & English Well	59	91	108	258
Spanish & English Not Well	0	9	0	9
Spanish & No English	0	0	0	0
Indo-European	158	103	0	261
Indo-European & English Well	158	103	0	261
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	10	0	10
Asian-Pacific Isl & English Well	0	10	0	10
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	179	110	0	289
Other Language & English Well	179	110	0	289
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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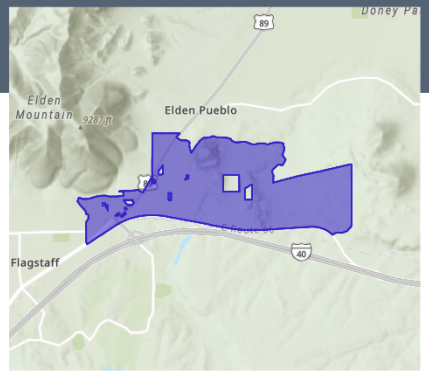
AT RISK POPULATION PROFILE

Census Tract 5

esri

Area: 3.8 square miles



5,074	1,851	2.71	32.9	$69,013	$293,686	61	114	82
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

367	537	28
Households With Disability	Population 65+	Households Without Vehicle

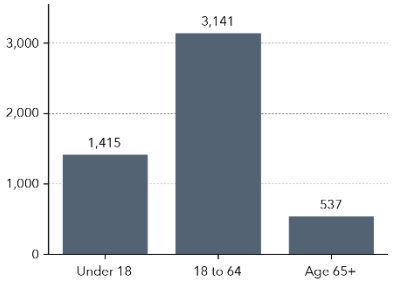
POVERTY AND LANGUAGE

15%	227	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

5,368	225	3,193
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**609**	**2,098**	**284**	**2,991**
Spanish	**70**	**483**	**18**	**571**
Spanish & English Well	70	403	18	491
Spanish & English Not Well	0	48	0	48
Spanish & No English	0	32	0	32
Indo-European	**0**	**6**	**0**	**6**
Indo-European & English Well	0	6	0	6
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	**0**	**10**	**0**	**10**
Asian-Pacific Isl & English Well	0	10	0	10
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**0**	**52**	**5**	**57**
Other Language & English Well	0	17	5	22
Other Language & English Not Well	0	35	0	35
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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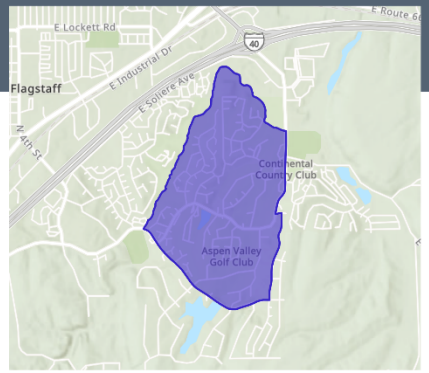
AT RISK POPULATION PROFILE

Census Tract 6.01

esri

Area: 1.23 square miles



2,108	906	2.31	54.3	$103,067	$463,004	151	108	43
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

147	534	19
Households With Disability	Population 65+	Households Without Vehicle

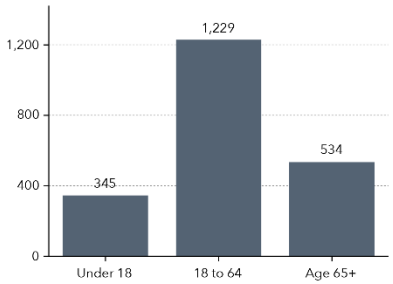
POVERTY AND LANGUAGE

2%	18	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

1,339	32	323
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**246**	**1,389**	**427**	**2,062**
Spanish	**0**	**18**	**30**	**48**
Spanish & English Well	0	18	30	48
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	**0**	**0**	**0**	**0**
Indo-European & English Well	0	0	0	0
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	**22**	**40**	**0**	**62**
Asian-Pacific Isl & English Well	22	40	0	62
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**0**	**0**	**0**	**0**
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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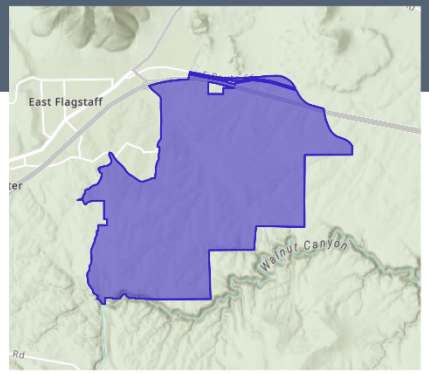
AT RISK POPULATION PROFILE

Census Tract 6.02

esri

Area: 15.55 square miles



3,443	1,513	2.28	34.0	$80,549	$495,531	139	77	60
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

460	507	0
Households With Disability	Population 65+	Households Without Vehicle

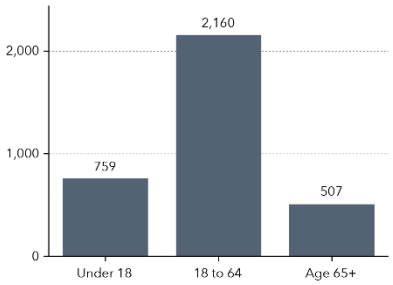
POVERTY AND LANGUAGE

8%	97	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

2,585	70	821
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	484	1,584	578	2,646
Spanish	0	7	0	7
Spanish & English Well	0	7	0	7
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	16	120	0	136
Indo-European & English Well	16	105	0	121
Indo-European & English Not Well	0	16	0	16
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	0	0	0
Asian-Pacific Isl & English Well	0	0	0	0
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	49	14	63
Other Language & English Well	0	49	0	49
Other Language & English Not Well	0	0	7	7
Other Language & No English	0	0	7	7

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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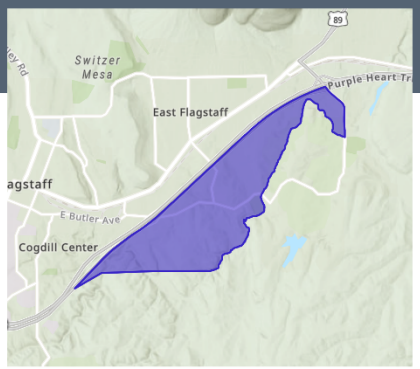
AT RISK POPULATION PROFILE

Census Tract 7

esri

Area: 2.39 square miles



4,140	1,666	2.47	36.4	$78,334	$374,668	84	102	66
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

173	600	34
Households With Disability	Population 65+	Households Without Vehicle

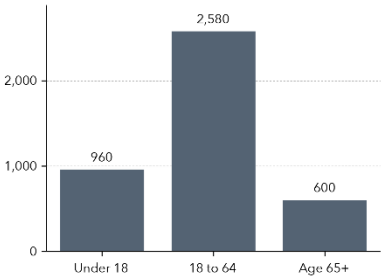
POVERTY AND LANGUAGE

7%	111	1
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

2,825	59	807
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	554	1,898	382	2,834
Spanish	544	279	1	824
Spanish & English Well	495	279	0	774
Spanish & English Not Well	49	0	0	49
Spanish & No English	0	0	1	1
Indo-European	18	29	4	51
Indo-European & English Well	18	29	4	51
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	48	0	48
Asian-Pacific Isl & English Well	0	48	0	48
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	118	0	118
Other Language & English Well	0	116	0	116
Other Language & English Not Well	0	2	0	2
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016 2020.

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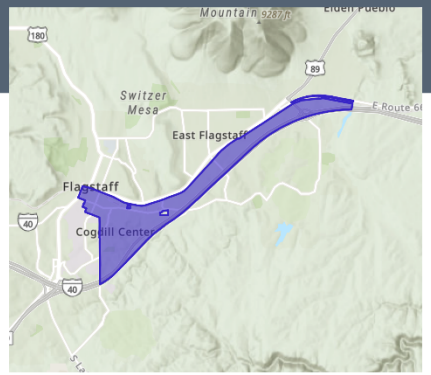


AT RISK POPULATION PROFILE

Census Tract 8

esri

Area: 2.44 square miles

6,452	2,444	2.38	26.0	$37,895	$345,144	31	52	74
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

399	477	166
Households With Disability	Population 65+	Households Without Vehicle

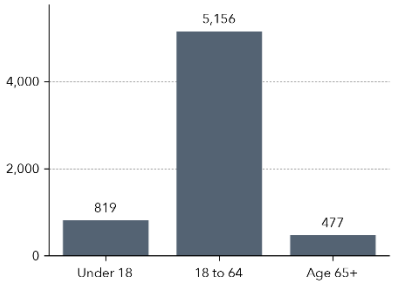
POVERTY AND LANGUAGE

39%	855	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

9,311	501	7,236
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**384**	**4,749**	**137**	**5,270**
Spanish	**22**	**232**	**80**	**334**
Spanish & English Well	22	202	64	288
Spanish & English Not Well	0	30	16	46
Spanish & No English	0	0	0	0
Indo-European	**7**	**105**	**0**	**112**
Indo-European & English Well	7	105	0	112
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	**0**	**68**	**0**	**68**
Asian-Pacific Isl & English Well	0	68	0	68
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**0**	**425**	**47**	**472**
Other Language & English Well	0	414	47	461
Other Language & English Not Well	0	11	0	11
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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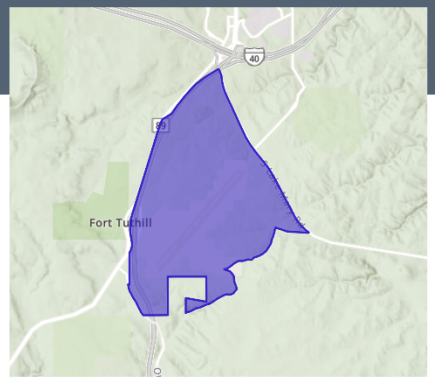
AT RISK POPULATION PROFILE

Census Tract 9.01

esri

Area: 4.1 square miles



5,026	1,832	2.74	31.6	$106,228	$432,024	93	120	58
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

259	414	0
Households With Disability	Population 65+	Households Without Vehicle

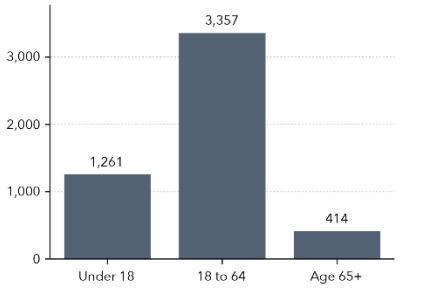
POVERTY AND LANGUAGE

4%	72	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

3,440	56	571
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	789	2,290	644	3,723
Spanish	0	49	0	49
Spanish & English Well	0	49	0	49
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	0	43	0	43
Indo-European & English Well	0	43	0	43
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	39	38	0	77
Asian-Pacific Isl & English Well	39	38	0	77
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	40	130	15	185
Other Language & English Well	40	130	15	185
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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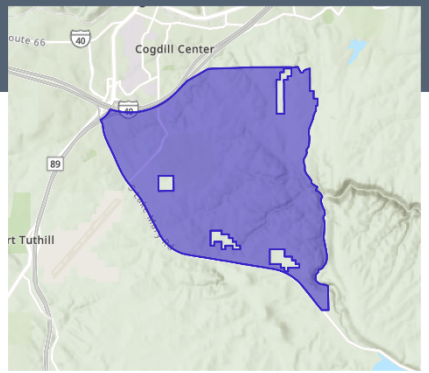


AT RISK POPULATION PROFILE

Census Tract 9.02

esri

Area: 9.29 square miles

3,340	1,396	2.39	26.5	$45,868	$531,250	54	43	72
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

267	251	102
Households With Disability	Population 65+	Households Without Vehicle

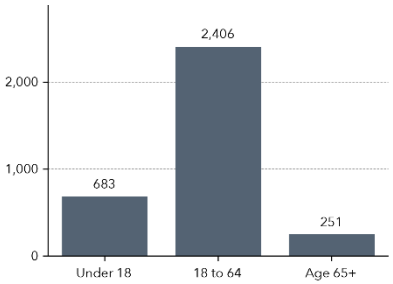
POVERTY AND LANGUAGE

25%	264	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

2,229	28	446
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**233**	**1,474**	**130**	**1,837**
Spanish	**54**	**85**	**24**	**163**
Spanish & English Well	54	85	24	163
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	**0**	**11**	**0**	**11**
Indo-European & English Well	0	11	0	11
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	**0**	**3**	**0**	**3**
Asian-Pacific Isl & English Well	0	3	0	3
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**0**	**47**	**0**	**47**
Other Language & English Well	0	47	0	47
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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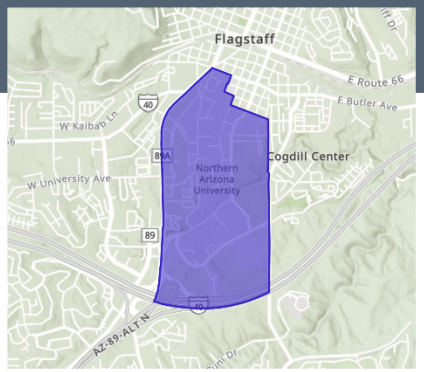
AT RISK POPULATION PROFILE

Census Tract 10

esri

Area: 1.09 square miles



10,417	612	2.25	20.2	$13,701	$0	11	0	66
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

110	18	134
Households With Disability	Population 65+	Households Without Vehicle

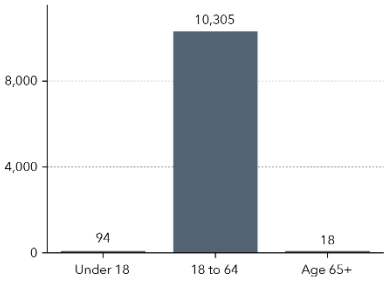
POVERTY AND LANGUAGE

64%	428	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

11,436	178	4,372
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	145	11,006	15	11,166
Spanish	43	1,464	0	1,507
Spanish & English Well	37	1,341	0	1,378
Spanish & English Not Well	6	123	0	129
Spanish & No English	0	0	0	0
Indo-European	14	260	0	274
Indo-European & English Well	14	228	0	242
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	32	0	32
Asian-Pacific Island	11	272	0	283
Asian-Pacific Isl & English Well	11	241	0	252
Asian-Pacific Isl & English Not Well	0	31	0	31
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	212	0	212
Other Language & English Well	0	198	0	198
Other Language & English Not Well	0	14	0	14
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri Data Axle. Esri forecasts for 2022, 2027, 2016 2020.

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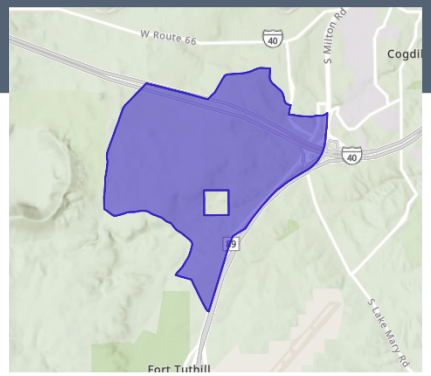
AT RISK POPULATION PROFILE

Census Tract 11.01

esri

Area: 2.79 square miles



5,293	2,133	2.47	31.8	$77,984	$415,625	83	91	52
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

231	580	45
Households With Disability	Population 65+	Households Without Vehicle

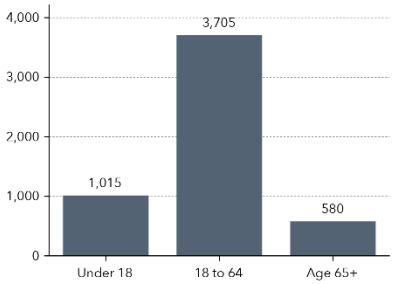
POVERTY AND LANGUAGE

24%	440	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

4,189	102	1,484
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**689**	**2,728**	**291**	**3,708**
Spanish	**0**	**193**	**57**	**250**
Spanish & English Well	0	193	57	250
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	**18**	**94**	**0**	**112**
Indo-European & English Well	18	75	0	93
Indo-European & English Not Well	0	19	0	19
Indo-European & No English	0	0	0	0
Asian-Pacific Island	**0**	**130**	**4**	**134**
Asian-Pacific Isl & English Well	0	130	0	130
Asian-Pacific Isl & English Not Well	0	0	4	4
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**0**	**15**	**0**	**15**
Other Language & English Well	0	14	0	14
Other Language & English Not Well	0	1	0	1
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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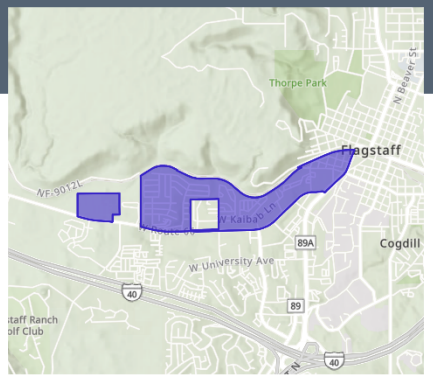
AT RISK POPULATION PROFILE

Census Tract 11.03

esri

Area: 0.71 square miles



5,316	1,920	2.44	28.5	$60,168	$252,273	55	117	77
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

431	409	55
Households With Disability	Population 65+	Households Without Vehicle

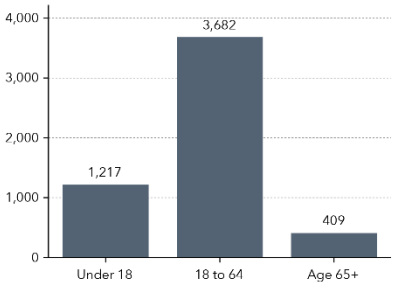
POVERTY AND LANGUAGE

17%	298	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

3,629	98	910
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	455	2,470	229	3,154
Spanish	94	237	38	369
Spanish & English Well	94	237	38	369
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	0	0	0	0
Indo-European & English Well	0	0	0	0
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	28	0	28
Asian-Pacific Isl & English Well	0	28	0	28
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	275	15	290
Other Language & English Well	0	275	0	275
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	15	15

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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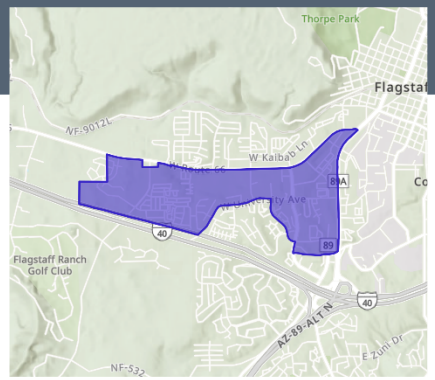
AT RISK POPULATION PROFILE

Census Tract 11.04

esri

Area: 1.13 square miles



5,129	2,251	2.20	29.0	$43,465	$423,469	45	50	64
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

253	663	57
Households With Disability	Population 65+	Households Without Vehicle

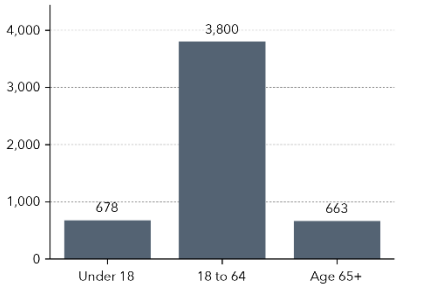
POVERTY AND LANGUAGE

29%	418	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

6,426	303	4,429
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	234	2,554	205	2,993
Spanish	0	9	4	13
Spanish & English Well	0	9	4	13
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	14	192	5	211
Indo-European & English Well	14	171	5	190
Indo-European & English Not Well	0	21	0	21
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	143	39	182
Asian-Pacific Isl & English Well	0	112	0	112
Asian-Pacific Isl & English Not Well	0	31	39	70
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	56	23	79
Other Language & English Well	0	56	4	60
Other Language & English Not Well	0	0	4	4
Other Language & No English	0	0	15	15

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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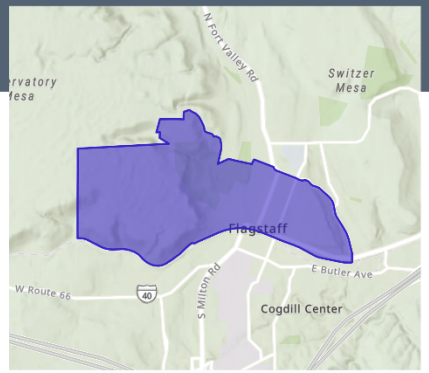
AT RISK POPULATION PROFILE

Census Tract 12.01

esri

Area: 2.54 square miles



2,818	1,334	2.10	36.5	$76,365	$441,503	73	84	44
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

308	395	121
Households With Disability	Population 65+	Households Without Vehicle

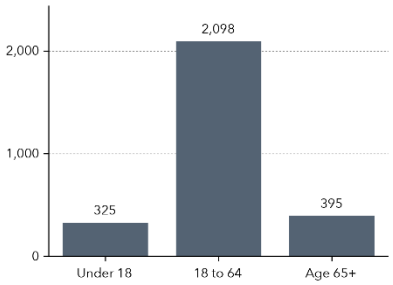
POVERTY AND LANGUAGE

19%	254	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

6,757	614	6,580
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**249**	**1,746**	**267**	**2,262**
Spanish	**16**	**67**	**23**	**106**
Spanish & English Well	16	54	23	93
Spanish & English Not Well	0	13	0	13
Spanish & No English	0	0	0	0
Indo-European	**13**	**78**	**10**	**101**
Indo-European & English Well	13	78	4	95
Indo-European & English Not Well	0	0	6	6
Indo-European & No English	0	0	0	0
Asian-Pacific Island	**11**	**13**	**13**	**37**
Asian-Pacific Isl & English Well	11	13	13	37
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**0**	**16**	**4**	**20**
Other Language & English Well	0	16	4	20
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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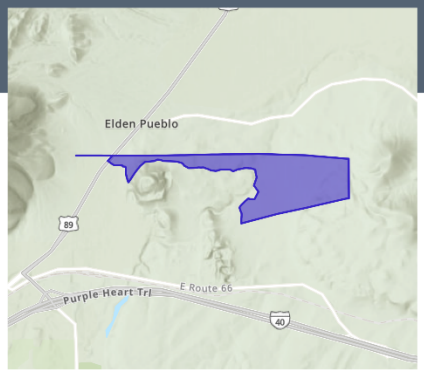
AT RISK POPULATION PROFILE

Census Tract 13.01

Area: 0.84 square miles



51	16	3.19	48.8	$113,402	$450,000	160	0	56
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

5	12	1
Households With Disability	Population 65+	Households Without Vehicle

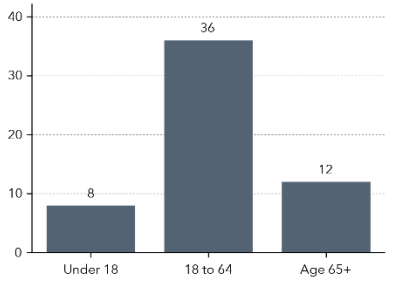
POVERTY AND LANGUAGE

13%	2	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

58	3	26
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	7	23	10	40
Spanish	1	3	0	4
Spanish & English Well	1	3	0	4
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	0	0	0	0
Indo-European & English Well	0	0	0	0
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	0	0	0
Asian-Pacific Isl & English Well	0	0	0	0
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle, Esri forecasts for 2022, 2027, 2016-2020.

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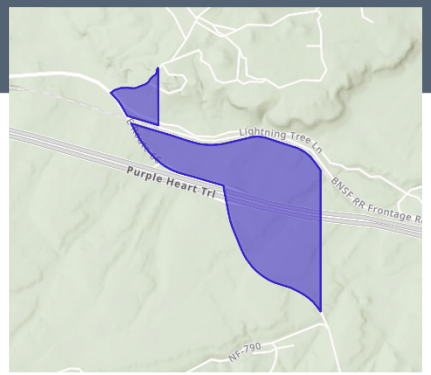
AT RISK POPULATION PROFILE

Census Tract 13.02

Area: 0.62 square miles



6	2	3.00	65.0	$62,500	$350,000	77	0	66
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

0	0	0
Households With Disability	Population 65+	Households Without Vehicle

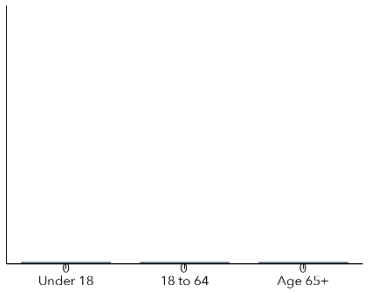
POVERTY AND LANGUAGE

0%	0	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

3	0	0
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	1	2	0	3
Spanish	0	0	0	0
Spanish & English Well	0	0	0	0
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	0	0	0	0
Indo-European & English Well	0	0	0	0
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	0	0	0
Asian-Pacific Isl & English Well	0	0	0	0
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	1	0	1
Other Language & English Well	0	1	0	1
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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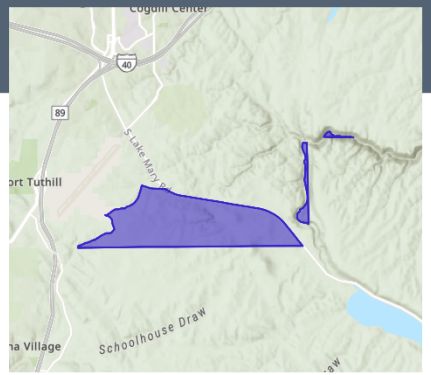
AT RISK POPULATION PROFILE

Census Tract 15

esri

Area: 2.92 square miles



3	0	0.00	0.0	$0	$0	0	0	44
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

0	0	0
Households With Disability	Population 65+	Households Without Vehicle

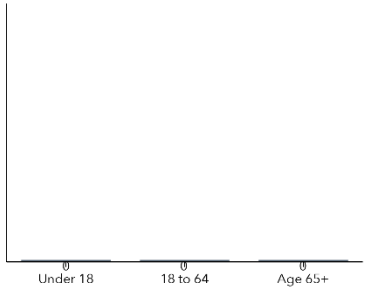
POVERTY AND LANGUAGE

0%	0	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

1	0	0
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	0	1	1	2
Spanish	0	0	0	0
Spanish & English Well	0	0	0	0
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	0	0	0	0
Indo-European & English Well	0	0	0	0
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	0	0	0
Asian-Pacific Isl & English Well	0	0	0	0
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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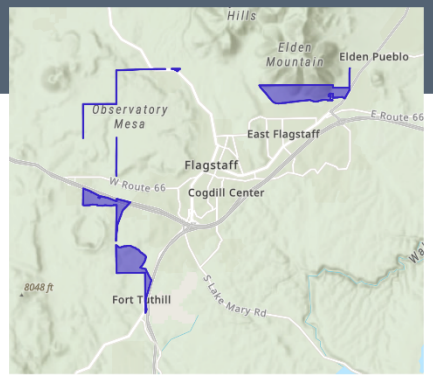
AT RISK POPULATION PROFILE

Census Tract 22.01

Area: 2.26 square miles



65	27	2.41	48.0	$75,000	$642,857	159	0	34
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

3	11	0
Households With Disability	Population 65+	Households Without Vehicle

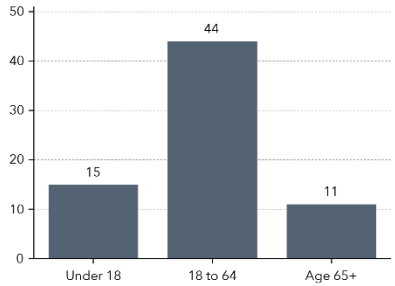
POVERTY AND LANGUAGE

6%	2	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

340	5	71
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	3	36	22	61
Spanish	0	0	0	0
Spanish & English Well	0	0	0	0
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	0	0	0	0
Indo-European & English Well	0	0	0	0
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	0	0	0
Asian-Pacific Isl & English Well	0	0	0	0
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle, Esri forecasts for 2022, 2027, 2016-2020.

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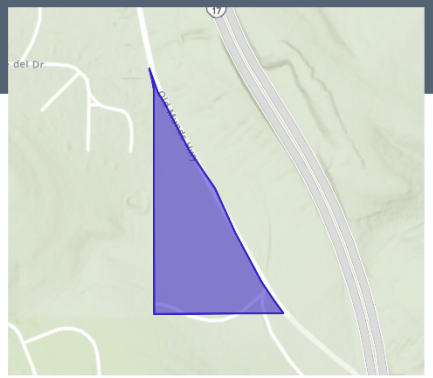
AT RISK POPULATION PROFILE

Census Tract 22.02

Area: 0.03 square miles



Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index
0	0	0.00	0.0	$0	$0	0	0	0

AT RISK POPULATION

Households With Disability	Population 65+	Households Without Vehicle
0	0	0

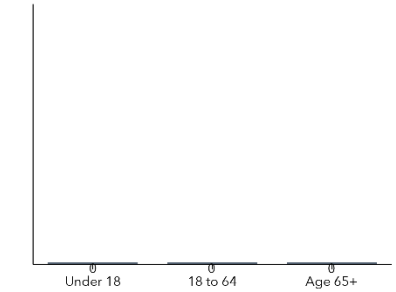
POVERTY AND LANGUAGE

Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English
0%	0	0

POPULATION AND BUSINESSES

Daytime Population	Total Businesses	Total Employees
0	0	0

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	0	0	0	0
Spanish	0	0	0	0
Spanish & English Well	0	0	0	0
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	0	0	0	0
Indo-European & English Well	0	0	0	0
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	0	0	0
Asian-Pacific Isl & English Well	0	0	0	0
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri-Data Axle. Esri forecasts for 2022, 2027, 2016-2020.

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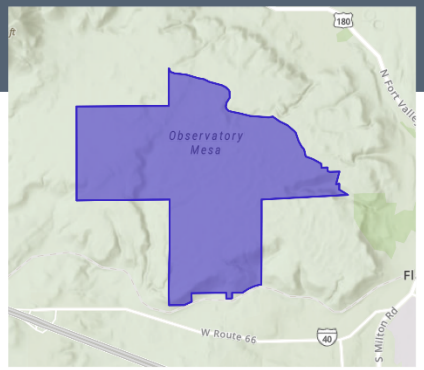
AT RISK POPULATION PROFILE

Census Tract 9802

Area: 3.66 square miles



0	0	0.00	0.0	$0	$0	0	0	0
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

AT RISK POPULATION

0	0	0
Households With Disability	Population 65+	Households Without Vehicle

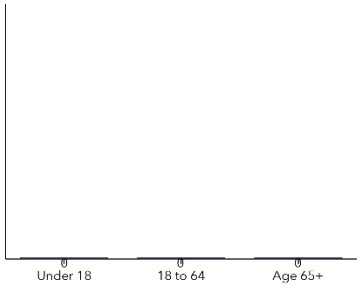
POVERTY AND LANGUAGE

0%	0	0
Households Below the Poverty Level	Households Below the Poverty Level	Pop 65+ Speak Spanish & No English

POPULATION AND BUSINESSES

0	0	0
Daytime Population	Total Businesses	Total Employees

POPULATION BY AGE



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	0	0	0	0
Spanish	0	0	0	0
Spanish & English Well	0	0	0	0
Spanish & English Not Well	0	0	0	0
Spanish & No English	0	0	0	0
Indo-European	0	0	0	0
Indo-European & English Well	0	0	0	0
Indo-European & English Not Well	0	0	0	0
Indo-European & No English	0	0	0	0
Asian-Pacific Island	0	0	0	0
Asian-Pacific Isl & English Well	0	0	0	0
Asian-Pacific Isl & English Not Well	0	0	0	0
Asian-Pacific Isl & No English	0	0	0	0
Other Language	0	0	0	0
Other Language & English Well	0	0	0	0
Other Language & English Not Well	0	0	0	0
Other Language & No English	0	0	0	0

Source: Esri, ACS, Esri Data Axle. Esri forecasts for 2022, 2027, 2016 2020.

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FLAGSTAFF UNIFIED
School District

928-527-6000
3285 East Sparrow Avenue, Flagstaff, AZ 86004
December 16, 2021

Tiffany Antol, Planning Development Manager
City of Flagstaff, Community Development Department
211 W. Aspen Ave.
Flagstaff, AZ 86001

RE: **Project: NAH Health Village**
Project No.: PZ-21-00126
Applicant: Northern Arizona Healthcare

Dear Ms. Antol:

We are aware of Northern Arizona Healthcare's application to develop property near Fort Tuthill for the purpose of building a new hospital and ambulatory surgery center, together with surrounding development intended to be commercial, retail, lodging and residential uses. We understand the project will include up to 177 residential units.

To assist in your review of this proposed project, we can provide the following information:

- The location of the proposed NAH project lies within the area served by Flagstaff High School, Mount Elden Middle School and DeMiguel Elementary School.

- FUSD generally estimates school enrollment generated from residential development at 0.2 percent of total residential units. For 177 units, this would mean about 35 students.

- Capacity at the schools listed here will not be significantly impacted by new enrollments generated by the proposed project.

- Vehicular circulation within the proposed development should be carefully planned to allow easy maneuverability of school buses.

- In order to serve shifting population centers within the City of Flagstaff, FUSD anticipates

the need for a new elementary school south of I-40 along the I-17 corridor. This will require a 14-acre site. If the NAH development is not suitable for a school site, then new residential development north and west of the new hospital should take this need into consideration.

FUSD should be kept apprised of the progress of this project and is not requesting additional study at this time. Please let me know if you have questions.

Sincerely,



Robert Kuhn
Assistant Superintendent
Director of Operations

APPLIED ECONOMICS

ECONOMIC IMPACTS OF THE NEW NORTHERN ARIZONA HEALTHCARE CAMPUS

PREPARED FOR:

Northern Arizona Healthcare Corporation
1200 N. Beaver Street
Flagstaff, AZ 86001

DECEMBER 2022

Economic & Fiscal Impact **Demographic Analysis** **Economic Development**

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1.0 INTRODUCTION

Applied Economics was retained by Northern Arizona Healthcare (NAH) to perform an economic impact analysis of the planned medical campus and wellness village in the City of Flagstaff. NAH provided data on the mix of uses, employment and payroll, construction costs and development timing. The buildout of this campus is anticipated to occur over approximately 25 years and would include a new hospital, ambulatory care, surgical and medical office facilities to replace the existing NAH facilities. An expansion of the new hospital, ambulatory care and medical offices is anticipated in 2044. The medical facilities would be surrounded by a wellness village that would include commercial, residential, hotels and research facilities. This analysis is intended to provide a framework for understanding the economic and revenue impacts that the campus buildout could generate in the City of Flagstaff through 2045.

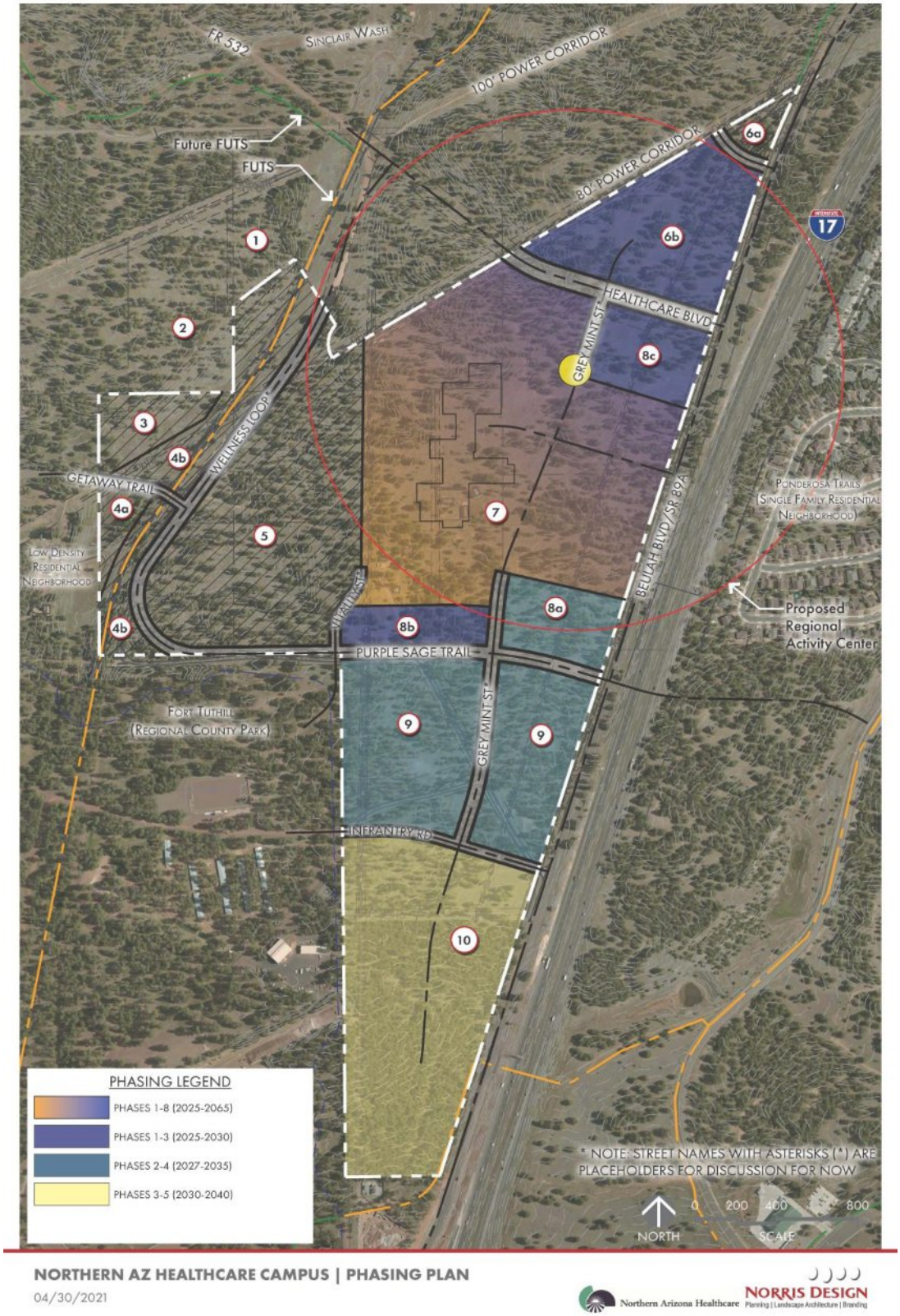
1.1 Project Description

The project area includes 172.6 gross acres on the west side of Interstate 17, just north of Highway 89A (Figure 1). Within the Activity Center, the proposed master plan includes 1.39 million square feet of medical facilities, two hotels totaling 240 rooms, 28,000 square feet of mixed use (retail, restaurant, services) and 315 residential units that would anchor the new NAH campus. It would be surrounded by 50,000 square feet of retail and services space, and 160,000 square feet of office space for clinical partners (Figure 2). In addition, there would be a Research and Innovation Center that would include 200,000 square feet of office space, 40,000 square feet of laboratory and R&D space and 10,000 square feet of classrooms.

Development of this campus is projected to occur in multiple phases between 2023 and 2044 with construction costs estimated at $1.08 billion in current dollars. The mix of uses that are envisioned for the site will result in a high-quality development that will create a new focal point for the city for health-related research and training activities, as well as expanded healthcare options for are residents.

This analysis is not intended to be used as a feasibility study. It is simply an estimate of the economic impacts based on current development plans. The project parameters are likely to be refined as the project moves forward. However, even if the assumptions outlined in this report do occur, there will usually be differences between the estimates and the actual results because events and circumstances frequently do not occur as expected. In no way will Applied Economics be held responsible or have any liability or be subject to damages resulting from this analysis.

FIGURE 1
PROPOSED PHASING PLAN



NORTHERN AZ HEALTHCARE CAMPUS | PHASING PLAN
04/30/2021

Northern Arizona Healthcare
NORRIS DESIGN
Planning | Landscape Architecture | Branding

FIGURE 2
PROJECTED DEVELOPMENT TIMING

	New Square Feet or Housing Units Added by Year of Construction																		
Absorption	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Inside Activity Center																			
Residential (units)	0	0	315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hospital	0	0	0	724,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ambulatory & Surgery	0	197,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Medical Office	66,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail	0	0	0	0	0	0	0	10,000	0	0	0	0	2,320	0	0	0	0	0	0
Restaurant	0	0	0	0	0	9,520	0	0	0	0	0	0	0	0	0	0	0	0	0
Service	0	0	0	0	0	6,160	0	0	0	0	0	0	0	0	0	0	0	0	0
Hotels	0	0	0	0	0	72,000	0	0	0	0	0	0	72,000	0	0	0	0	0	0
Outside Activity Center																			
Clinical Partners	0	0	0	0	80,000	0	80,000	0	0	0	0	0	0	0	0	0	0	0	0
Retail	0	0	0	0	0	15,000	0	0	0	0	0	0	15,000	0	0	0	0	0	0
Service	0	0	0	0	0	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Research & Innovation																			
Laboratory	0	0	0	0	0	0	0	10,000	0	0	0	0	0	0	0	0	0	0	0
R&D	0	0	0	0	0	0	0	30,000	0	0	0	0	0	0	0	0	0	0	0
Classrooms	0	0	0	0	0	0	0	10,000	0	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	50,000	0	0	0	0	50,000	0	0	0	0	100,000	0

Figure 3 details the assumptions for each of the development components, including occupancy rate, employment, construction cost, taxable sales and lease rates. The businesses in the development could employ an estimated 1,985 people at buildout, including NAH employees and employees at other businesses within the NAH campus. This analysis assumes a long-term occupancy rate of 90 percent for most of the commercial and office space. In cases where there is a single user, such as the hospital, laboratory and R&D space, the occupancy rate is set at 100 percent. The occupancy rate of 65 percent for the hotels reflects room occupancy. While the average occupancy rate for all hotels in the region as reported by the Arizona Office of Tourism is above 70 percent, this analysis uses a more conservative estimate of occupancy.

Taxable retail sales per square foot are set at $200 for general retail and $500 for restaurants. Some of the mixed-use space is anticipated to be occupied by service establishments that do not generate sales tax. For the hotels, an average daily room rate (ADR) of $193 (see lease rate/hotel ADR column in Figure 3) is assumed within the activity center based on current rates for the Drury Inn and Residence Inn in Flagstaff. Hotel room sales are distinct from other taxable sales and are captured separately in the analysis.

FIGURE 3
DEVELOPMENT CHARACTERISTICS
NORTHERN ARIZONA HEALTHCARE CAMPUS

Land Use	Total Square Feet	Occupancy	New Employees	Const Cost per Sq Ft	Taxable Retail Sales per Sq Ft	Lease rate/ Hotel ADR
Within Activity Center						
Hospital, Emergency, MOB	1,388,154	100%				na
Hospital	1,004,578	100%	370	$736	$0	na
Ambulatory and Surgery	277,576	100%	142	$548	$0	na
Medical Office	106,000	90%	57	$415	$0	$24
Mixed Use						
Retail	12,320	90%	22	$124	$200	$24
Service	6,160	90%	11	$124	$0	$24
Restaurant	9,520	90%	57	$213	$500	$24
Residential (315 units total)	346,500	88%	10	$175	$0	na
Hotels (240 rooms)	144,000	65%	60	$190	$0	$193
Outside Activity Center						
Clinical Partners	160,000	100%	711	$235	$0	$20
Retail	30,000	90%	54	$124	$200	$24
Service	20,000	90%	45	$197	$0	$24
Research and Innovation						
Laboratory	10,000	100%	20	$196	$0	$15
R&D	30,000	100%	60	$196	$0	$15
Classrooms	10,000	100%	7	$168	$0	$15
Office	200,000	90%	360	$235	$0	$20

Source: Northern Arizona Healthcare; Applied Economics; Gordian, Square Foot Costs, 2022.

2.0 IMPACT SUMMARY

This large-scale healthcare and mixed-use development would provide significant economic and revenue benefits to the City of Flagstaff and its residents. These benefits are contingent on the broad mix of uses that have been proposed, including the hospital and ambulatory care center, hotels, retail, restaurant, office, classroom, laboratory and R&D space. The project capitalizes on the development potential that exists in the freeway corridor in South Flagstaff and the accessibility of this site to the larger region.

- Projected construction expenditures of $1.08 billion could support over 10,000 direct construction jobs and close to 3,200 additional indirect jobs in Flagstaff and Coconino County during the 23-year construction period. The total construction impact is estimated at $1.55 billion with 75 percent of that impact occurring in the first eight years.

- Once development is complete in 2045, the project could generate an annual economic impact of $387 million in the region, including direct and indirect operations impacts and off-site visitor spending related to the new hotels. This includes $244 million in direct impacts in Flagstaff, plus $142 million in indirect and induced impacts countywide, although given the proximity and the diversity of businesses in Flagstaff, it is likely that the majority of the indirect and induced impacts would be captured in the city.

- The hospital, ambulatory care, medical office, mixed use commercial, hotels, laboratory, classroom and research facilities in the development could directly employ an estimated 1,985 people at buildout. In addition, the development could support an estimated 1,100 indirect and induced jobs at other local businesses in Flagstaff and Coconino County. The indirect and induced jobs, labor income and output are the result of local purchases made by the businesses in the development, as well as local spending by their employees.

- An estimated $113.0 million in direct labor income (or earnings) and $159.0 million in total direct and indirect and induced labor income could be generated each year by the businesses in the Northern Arizona Healthcare Campus at buildout, creating the potential for significant local expenditures by employees and their families.

- In addition, the guests at the hotels would spend money in the community (outside of the development) on retail, restaurants, local transportation and entertainment. Annual off-site visitor spending is estimated at $9.8 million by 2036. This spending could create an annual economic impact of $15.6 million supporting an estimated 142 hospitality and related jobs, in addition to the annual operations impact of the businesses in the development.

- All total, the direct and indirect jobs generated by the Northern Arizona Healthcare Campus could support an estimated local population of about 2,600 people (in addition to the residents at the 315 housing units within the activity center). Based on current commuting patterns, approximately half of those workers and their families would likely live in Flagstaff.

- In terms of revenues to the city, school district and county, the project could directly generate an estimated $39.1 million in sales tax, board and beverage tax, property taxes and state shared revenues to the City of Flagstaff over the next 23 years, including $3.4 million in transit sales taxes and $11.3 million in other roads and transportation sales taxes, plus $31.8 million in sales taxes, property taxes and state shared revenues to the county, school district and other special districts. These figures include $18.0 million in construction sales taxes to the city and county.

- Employee and visitor tax revenues to the city, county and school district are estimated at a total of $31.7 million over the next 23 years, in addition to taxes generated directly by the development.

The Northern Arizona Healthcare Campus could directly create an estimated $3.9 million in annual new tax revenues for local governments at buildout, as well as approximately 1,985 new direct jobs. In addition, it would provide a new hospital, ambulatory care, medical office, laboratory and research space, hotels, commercial development and housing options, creating a new focal point of economic activity and health services for the city.

3.0 ECONOMIC IMPACTS

The economic benefits resulting from the development of the Northern Arizona Healthcare Campus in Flagstaff include one-time construction impacts, on-going operations impacts and visitor impacts. These impacts are quantified in terms of direct and indirect/induced jobs, labor income and output that could be generated by the project. Indirect and induced impacts are the result of the multiplier effect and capture supported supplier and consumer businesses and employees in the region that would benefit from this new development.

3.1 Construction Impacts

The total increase in economic activity from new construction expenditures can be measured in terms of jobs, labor income and output. Although construction is a non-recurring impact, the construction activity for this project is anticipated to extend over a 23-year period. The dates below represent the year in which each phase will be completed. Construction impacts are shown in the year preceding completion.

- The ambulatory care and medical office are expected to open first in 2024, followed by the hospital and residential development in 2026 and 2027, and the first phase of clinical partner space in 2028 and mixed-use commercial in 2029.

- The second phase of the clinical partner space is projected to open in 2030 and the research and innovation center is anticipated to come on line beginning in 2031, with subsequent office development in 2036 and 2041.

- Buildout is projected for 2045, culminating with the completion of the hospital, ambulatory care and medical office expansion.

The development could result in estimated total construction expenditures of $1.08 billion over 23 years. The multiplier effects of this level of construction spending on the region would result in an estimated total increase in economic activity of $1.55 billion (Figure 4). The approximately 10,000 direct jobs and 3,200 indirect and induced jobs created by this construction project could result in nearly $661.0 million in total labor income in Flagstaff and Coconino County over the 23-year construction period.

FIGURE 4
CONSTRUCTION IMPACTS OF NORTHERN ARIZONA HEALTHCARE CAMPUS ON FLAGSTAFF AND COCONINO COUNTY

	Direct Impacts			Total Impacts		
Year	**Construction Cost**	**Jobs**	**Labor Income**	**Output**	**Jobs**	**Labor Income**
2023	$27,365,580	244	$12,668,029	$38,947,044	322	$16,226,389
2024	$108,283,986	965	$50,126,643	$154,111,156	1,273	$64,206,863
2025	$60,618,096	815	$40,616,191	$92,817,189	1,043	$50,791,759
2026	$533,040,188	4,750	$246,754,079	$758,629,626	6,269	$316,065,557
2027	$18,782,720	187	$9,104,945	$27,256,195	244	$11,693,608
2028	$21,948,168	218	$10,639,399	$31,849,675	285	$13,664,330
2029	$18,782,720	187	$9,104,945	$27,256,195	244	$11,693,608
2030	$22,495,000	224	$10,904,477	$32,643,201	292	$14,004,772
2031	$0	0	$0	$0	0	$0
2032	$12,444,202	111	$5,760,649	$17,710,748	146	$7,378,775
2033	$0	0	$0	$0	0	$0
2034	$0	0	$0	$0	0	$0
2035	$27,539,417	274	$13,349,764	$39,963,312	357	$17,145,289
2036	$0	0	$0	$0	0	$0
2037	$6,747,152	60	$3,123,380	$9,602,633	79	$4,000,716
2038	$0	0	$0	$0	0	$0
2039	$0	0	$0	$0	0	$0
2040	$23,478,400	234	$11,381,181	$34,070,243	304	$14,617,010
2041	$0	0	$0	$0	0	$0
2042	$0	0	$0	$0	0	$0
2043	$0	0	$0	$0	0	$0
2044	$201,548,304	1,796	$93,300,406	$286,846,129	2,370	$119,507,831
2045	$0	0	$0	$0	0	$0
Total	**$1,083,073,933**	**10,064**	**$516,834,087**	**$1,551,703,346**	**13,228**	**$660,996,508**

Note: All figures are in 2022 dollars.

3.2 Operations Impacts

The operations impacts capture the economic activity associated with the commercial, healthcare and hospitality businesses in the development. The results presented here are grouped into direct impacts of those businesses, hotel guest spending at establishments outside the development, and indirect and induced impacts at other local businesses. Direct impacts include employment, payroll and output for businesses within the Northern Arizona Healthcare Campus. These businesses will make some supplier purchases in the local area, and their employees will make local purchases that are captured in the indirect and induced impact estimates. In addition, off-site visitor spending by hotel guests will create direct and indirect impacts at local retail, restaurants, transportation services and entertainment businesses outside the development. The total impact includes both the direct impacts and the secondary or indirect and induced impacts created by other local businesses and their employees.

As different phases of the development are completed, they will begin to support new jobs and on-going economic impacts. Figure 5 shows annual impacts at five-year intervals beginning in 2025 and extending to 2045 when the campus will be built out. Although the ambulatory and surgical facilities, medical office and hospital will be constructed in the next five years, there will be no new employment associated with this component of the development. Existing NAH employees will be transferred to the new campus where the more efficient design of the new hospital will result in a decrease in employment at the hospital and a shifting of employees to the new ambulatory and surgical facilities. However, when the expansion of the healthcare facilities is completed in 2045, there could be an estimated 569 new jobs created.

In total, the nonresidential components of this development could support am estimated 890 direct jobs by 2030, increasing to an estimated 1,985 jobs at buildout in 2045. This translates into an estimated $51.8 million in direct annual labor income or employee earnings in 2030, increasing to $113.0 million per year by 2045 once the project is complete, based on the phasing assumptions used in this analysis. On average, the income from these direct jobs will be about $57,000 per employee at buildout. Wages from retail and hotel uses tend to be lower, but the health care, office and R&D uses tend to generate higher wage jobs.

The multiplier effect of this increase in jobs and labor income in the city and county could result in a total annual output impact of $386.6 million at buildout. This $386.6 million represents the annual gross revenues created by the businesses within the project, plus the increase in purchases from local suppliers and local purchases by employees. The businesses in the Northern Arizona Healthcare Campus could directly and indirectly support close to 3,100 jobs and $159.0 million in annual labor income. *Note that impacts of off-site visitor spending by guests at the hotels are in addition to these impacts and are quantified in section 3.3.*

The differences between direct and total impacts are called multiplier effects. Multiplier effects are a way of representing the larger economic effects on the local economy. The multipliers effects translate an increase in output (loosely defined as gross sales, less inventory and transportation costs) into a corresponding increase in jobs and labor income. In essence, the multiplier effect represents the recycling of local spending. This recycling process creates new business opportunities.

Multipliers measure the degree to which the various businesses and households in an economy are interrelated. They quantify the impact of a given external change, such as a new investment, operations of a new business or new household spending, on total economic activity in a given region though the re-spending of new dollars within that economy.

FIGURE 5
ANNUAL ECONOMIC IMPACTS OF NORTHERN ARIZONA HEALTHCARE CAMPUS
2025 TO 2045

	Direct Impacts			Total Impacts		
Project Component	**Output**	**Jobs**	**Labor Income**	**Output**	**Jobs**	**Labor Income**
2025	**$3,967,905**	**10**	**$237,223**	**$4,340,568**	**12**	**$351,341**
Hospital, Emergency, MOB	$0	0	$0	$0	0	$0
Retail/Service/Restaurant	$0	0	$0	$0	0	$0
Hotels	$0	0	$0	$0	0	$0
Clinical Partners	$0	0	$0	$0	0	$0
Lab/R&D/Office/Classroom	$0	0	$0	$0	0	$0
Residential	$3,967,905	10	$237,223	$4,340,568	12	$351,341
2030	**$92,527,741**	**890**	**$51,790,871**	**$156,522,466**	**1,368**	**$70,997,212**
Hospital, Emergency, MOB	$0	0	$0	$0	0	$0
Retail/Service/Restaurant	$8,517,383	140	$3,949,388	$13,320,053	173	$5,337,764
Hotels	$3,025,792	30	$944,703	$4,447,970	40	$1,427,496
Clinical Partners	$77,016,661	710	$46,659,556	$134,413,875	1,143	$63,880,611
Lab/R&D/Office/Classroom	$0	0	$0	$0	0	$0
Residential	$3,967,905	10	$237,223	$4,340,568	12	$351,341
2035	**$118,062,960**	**1,085**	**$61,486,345**	**$197,370,295**	**1,672**	**$85,332,841**
Hospital, Emergency, MOB	$0	0	$0	$0	0	$0
Retail/Service/Restaurant	$9,579,966	158	$4,395,031	$15,026,857	195	$5,967,410
Hotels	$3,025,792	30	$944,703	$4,447,970	40	$1,427,496
Clinical Partners	$77,016,661	710	$46,659,556	$134,413,875	1,143	$63,880,611
Lab/R&D/Office/Classroom	$24,472,636	177	$9,249,832	$39,141,026	282	$13,705,984
Residential	$3,967,905	10	$237,223	$4,340,568	12	$351,341
2040	**$130,755,584**	**1,236**	**$66,910,217**	**$217,031,179**	**1,876**	**$93,010,595**
Hospital, Emergency, MOB	$0	0	$0	$0	0	$0
Retail/Service/Restaurant	$11,420,359	189	$5,166,883	$17,983,041	234	$7,057,956
Hotels	$6,051,584	60	$1,889,406	$8,895,939	81	$2,854,993
Clinical Partners	$77,016,661	710	$46,659,556	$134,413,875	1,143	$63,880,611
Lab/R&D/Office/Classroom	$32,299,075	267	$12,957,148	$51,397,756	406	$18,865,696
Residential	$3,967,905	10	$237,223	$4,340,568	12	$351,341
2045	**$244,401,531**	**1,985**	**$112,987,849**	**$386,641,928**	**3,091**	**$158,980,591**
Hospital, Emergency, MOB	$97,993,068	569	$38,663,000	$151,681,613	966	$55,650,572
Retail/Service/Restaurant	$11,420,359	189	$5,166,883	$17,983,041	234	$7,057,956
Hotels	$6,051,584	60	$1,889,406	$8,895,939	81	$2,854,993
Clinical Partners	$77,016,661	710	$46,659,556	$134,413,875	1,143	$63,880,611
Lab/R&D/Office/Classroom	$47,951,954	447	$20,371,780	$69,326,892	656	$29,185,119
Residential	$3,967,905	10	$237,223	$4,340,568	12	$351,341

Note: Direct impacts for residential represent property management. Hospital jobs reflect FTE total. All figures are in 2022 dollars.

3.3 Visitor Impacts

Another component of the economic impact would be from hotel guest spending on goods and services off-site, or outside the development. The hotels could bring a significant number of additional visitors to Flagstaff who will spend money in the community. This would include expenditures for restaurants, retail, entertainment and local transportation by guests at the hotels in the development. Based on stabilized occupancy rates of 65 percent, the first hotel could attract approximately 51,000 guests per year from 2029 to 2035, increasing to 102,000 guests per year beginning in 2036 when the second hotel opens. These estimates assume 1.8 persons per room.[1]

According to the Arizona Office of Tourism and Longwoods International, the average visitor in Northern Arizona spends about $223 per day on lodging, retail, restaurants, entertainment and local transportation.[2] These spending levels are adjusted to account for higher spending on lodging based on projected stabilized room rates of $193 per night. Adjustments are also made for on-site spending at the restaurants and retail in the development, assuming that 50 percent of guest spending on retail and 75 percent of guest spending on restaurants would be captured within the development. This resulted in average per person per day spending of $158 on-site and $96 off-site for guests at all three hotels combined (Figure 6). In total, guests at the hotels could spend an estimated $16.2 million per year on-site (or within the development) on lodging, retail and food beginning in 2035, and $9.8 million off-site (outside the development) at other local businesses. The off-site spending forms the basis for the visitor impacts.

[1] This analysis does not include any adjustments for net new visitors, versus existing visitors that may choose to stay at these new hotels instead of at other existing properties.

[2] Arizona Office of Tourism and Longwoods International, Northern Region Year-End Data Review, 2021.

FIGURE 6
ANNUAL VISITOR SPENDING

Type of Expenditure	On-Site Expenditures	Distribution	Off-Site* Expenditures	Distribution
2029-2035				
Lodging	$5,494,710	68%	$0	0%
Food & Beverage	$1,767,987	22%	$589,329	12%
Local Transportation	$0	0%	$1,793,610	36%
Entertainment	$0	0%	$1,691,118	34%
Retail*	$845,559	10%	$845,559	17%
Total Annual 2029-2035	**$8,108,256**	**100%**	**$4,919,616**	**100%**
Total Visitor Days**	51,246			
Average Expenditure per Day	$158		$96	

Type of Expenditure	On-Site Expenditures	Distribution	Off-Site* Expenditures	Distribution
2036 and beyond				
Lodging	$10,989,420	136%	$0	0%
Food & Beverage	$3,535,974	44%	$1,178,658	24%
Local Transportation	$0	0%	$3,587,220	73%
Entertainment	$0	0%	$3,382,236	69%
Retail	$1,691,118	21%	$1,691,118	34%
Total Annual 2036 and beyond	**$16,216,512**	**200%**	**$9,839,232**	**200%**
Total Visitor Days**	102,492			
Average Expenditure per Day	$158		$96	

Source: Arizona Office of Tourism and Longwoods International, Northern Region Year-End Data Review, 2021; Applied Economics, 2022.

*Off-site expenditues are outside the NAH campus at other businesses in Flagstaff. Analysis assumes that 25% of food and beverage, 50% of retail, 100% of local transportation and 100% of entertainment expenditures would occur elsewhere in Flagstaff.

**Hotel visitor day estimates assume 1.8 persons per room.

Industry-specific multipliers are applied to each category of visitor expenditures. As a result of the multiplier effect, the indirect impacts of this spending are spread to local suppliers. All total, the $4.9 million in new off-site visitor spending each year from 2029 to 2035 could result in a total economic impact of $7.8 million per year in Flagstaff and Coconino County (Figure 7). This level of activity could support $3.1 million in total annual labor income and an estimated 71 direct, indirect and induced jobs at local retail, restaurant, transportation services and entertainment establishments. Similarly, the projected buildout level of visitor spending of $9.8 million per year beginning in 2036 could create a total annual economic impact of $15.6 million per year, directly and indirectly supporting more than 140 jobs and $6.2 million in annual labor income.

FIGURE 7
OFF-SITE VISITOR SPENDING IMPACTS FROM HOTEL GUESTS

	Direct			Total Impacts		
	Visitor Spending	Jobs	Labor Income	Output	Jobs	Labor Income
2029 to 2035	$4,919,616	51	$2,261,772	$7,821,947	71	$3,106,095
2036 and beyond	$9,839,232	102	$4,523,544	$15,643,893	142	$6,212,189

Note: Visitor spending excludes spending for hotel, and the portion of retail and food sales that are included in the direct impacts of the project. All figures are in 2022 dollars.

3.4 Combined Economic Impacts

The operations impacts and visitor impacts can be combined to estimate the total on-going economic impacts resulting from the proposed development. These combined impacts are detailed in Figure 8. All total, the project could create an annual economic impact of $402.3 million in Flagstaff and Coconino County by 2045, or a cumulative impact of $3.5 billion between 2025 and 2045. The project could directly and indirectly support an estimated 3,233 local jobs and $165.2 million in annual payroll in the region at buildout (2045). This would represent a significant increase in economic activity in Flagstaff and the surrounding area. All direct impacts would be in Flagstaff, and the majority of the indirect/induced and visitor spending impacts would also be captured in the city, given the location of existing businesses that would serve as suppliers, and businesses that sell goods and services to employees and visitors.

The new jobs generated by the Northern Arizona Healthcare Campus could also support an estimated local population of about 2,600 people, not including the residents in the 315 residential units within the NAH campus. Supported population includes families of direct employees, as well as families of employees at related supplier and consumer businesses. It is estimated that about 50 percent of the employees who work in the development would live in Flagstaff, based on local commuting data, with the remaining employees mostly living elsewhere in Coconino County.[3]

The multipliers used in this analysis are from IMPLAN, a national vendor of economic impact software, and are specific to Coconino County. Industry specific multipliers are applied for the expected types of businesses in the development, visitor spending, and construction. The average output multiplier for this mixed-use development is 1.65, which means that for every $1 million of gross revenues created by the office, retail, restaurant, research, hotel and healthcare uses, an additional $650,000 in economic activity and 5.1 indirect and induced jobs are generated in the local economy.

[3] On The Map, Census Longitudinal Employer Household Dynamics.

FIGURE 8
COMBINED TOTAL ECONOMIC IMPACTS OF NORTHERN ARIZONA HEALTHCARE CAMPUS
(MILLIONS OF DOLLARS)

	NAH Campus Direct Impacts			NAH Campus Indirect/Induced Impacts			Off-Site Visitor Spending			Total Ec
Annual Impacts	Output	Jobs	Labor Income	Output	Jobs	Labor Income	Output	Jobs	Labor Income	Output
2025	$4.0	10	$0.2	$0.4	2	$0.1	$0.0	0	$0.0	$4.3
2030	$92.5	890	$51.8	$64.0	478	$19.2	$7.8	71	$3.1	$164.3
2035	$118.1	1,085	$61.5	$79.3	587	$23.8	$7.8	71	$3.1	$213.0
2040	$130.8	1,236	$66.9	$86.3	640	$26.1	$15.6	142	$6.2	$232.7
2045	$244.4	1,985	$113.0	$142.2	1,106	$46.0	$15.6	142	$6.2	$402.3
Total 2025-2045	**$1,971.0**	**1,985**	**$1,015.1**	**$1,292.0**	**1,106**	**$392.3**	**$219.01**	**142**	**$86.97**	**$3,482.0**

Note: All figures are in 2022 dollars.

4.0 REVENUE IMPACTS

In addition to supporting jobs and payroll in the development and at related businesses in the region, the Northern Arizona Healthcare Campus could generate significant local tax revenues through sales taxes on retail, restaurant and hotel sales and leases, as well as property taxes. Direct annual taxes to the city, county and local school districts are estimated at $3.9 million per year by 2045, or $70.9 million cumulatively from 2023 to 2045, including construction sales tax (Figure 9). In addition, there could be an estimated $31.7 million in cumulative taxes generated by employees and visitors elsewhere in Flagstaff and Coconino County.

4.1 Direct Revenues

Figure 9 details revenues by type and jurisdiction. Property taxes are estimated at $225,000 per year to the city and $1.1 million to the county, schools and special districts by 2045.[4] There are no property taxes on the exempt hospital, ambulatory care and medical offices. Over the next 23 years from 2023 to 2045, the non-exempt development in the Northern Arizona Healthcare Campus could generate in $17.2 million in new local property tax revenues.

Sales taxes shown in Figure 9 include construction sales taxes estimated at $11.4 million to the city and $6.5 million to the county over 23 years. These estimates assume that the materials portion of the construction cost for the hospital, ambulatory care and medical offices would be exempt from construction sales taxes, but the labor portion would still be taxable. For all other construction, sales taxes would apply to construction materials. In addition to taxes on construction materials, there would also be an estimated 300 non-local contractors per week working on the hospital, ambulatory care and medical office construction from 2023 to 2025 that would be given weekly stipends of approximately $500 to cover local food and lodging expenses. This analysis assumes that $400 (80%) of that total per person weekly amount would be spent in Flagstaff, including $250 on lodging, resulting in $9.6 million in taxable local spending of construction stipends over three years. Sales taxes on this spending are estimated at $219,000 to the city and $125,000 to the county over three years.

In addition, $14.6 million in non-construction sales taxes to the city and $8.3 to the county from leases, hotels, retail and restaurants are projected from 2026 to 2045. Taxable sales and leases are increased at a rate of 2 percent per year to reflect inflation. Total city sales taxes (construction and non-construction) are estimated at $26.1 million, including $11.4 in general fund sales tax, $3.4 million in dedicated transit sales tax, and $11.3 million in dedicated sales taxes for transportation, road repair and the Butler Overpass.

City bed, board and beverage taxes would be generated by the two hotels and the restaurants in the development and are estimated at $451,000 per year by 2045, or $5.8 million cumulatively over the 23-year period. This includes lodging taxes on construction contractor housing from 2023 through 2025.

[4] Property tax estimates are based on current limited property value per square foot for comparable residential, office, retail, restaurant and hotel properties in Flagstaff applied to the projected square footage by type in the development.

FIGURE 9
ANNUAL LOCAL REVENUE IMPACTS OF BUSINESSES
IN NORTHERN ARIZONA HEALTHCARE CAMPUS

	City of Flagstaff						Schools	Special Districts	Coconino County	
	Property Tax	GF Sales Tax (1%)	Transit Sales Tax (0.295%)	Roads & Transportation Sales Tax (0.986%)	Bed Board & Beverage Tax	State Shared Revenues	Property Tax	Property Tax	Property Tax	Sales Tax
Total	**$3,023,807**	**$11,432,515**	**$3,372,592**	**$11,272,460**	**$5,788,829**	**$4,233,780**	**$10,579,142**	**$2,576,388**	**$1,031,431**	**$14,862,270**
2023	$0	$139,620	$41,188	$137,665	$30,000	$0	$0	$0	$0	$181,505
2024	$0	$521,340	$153,795	$514,041	$60,000	$0	$0	$0	$0	$677,742
2025	$0	$434,174	$128,081	$428,096	$30,000	$0	$0	$0	$0	$564,427
2026	$51,998	$2,268,575	$669,230	$2,236,815	$0	$211,689	$181,920	$44,304	$17,737	$2,949,147
2027	$52,251	$138,897	$40,975	$136,953	$0	$211,689	$182,805	$44,519	$17,823	$180,566
2028	$52,503	$177,128	$52,253	$174,648	$0	$211,689	$183,690	$44,735	$17,909	$230,266
2029	$84,949	$304,177	$89,732	$299,918	$207,012	$211,689	$297,203	$72,379	$28,976	$395,430
2030	$84,949	$349,967	$103,240	$345,067	$211,152	$211,689	$297,203	$72,379	$28,976	$454,957
2031	$134,240	$250,683	$73,952	$247,174	$215,375	$211,689	$469,656	$114,378	$45,790	$325,888
2032	$134,240	$308,274	$90,941	$303,958	$219,683	$211,689	$469,656	$114,378	$45,790	$400,756
2033	$134,240	$260,811	$76,939	$257,160	$224,077	$211,689	$469,656	$114,378	$45,790	$339,054
2034	$134,240	$266,027	$78,478	$262,303	$228,558	$211,689	$469,656	$114,378	$45,790	$345,835
2035	$134,240	$450,354	$132,854	$444,049	$233,129	$211,689	$469,656	$114,378	$45,790	$585,460
2036	$180,149	$399,055	$117,721	$393,468	$377,164	$211,689	$630,273	$153,493	$61,450	$518,772
2037	$180,149	$435,543	$128,485	$429,445	$384,708	$211,689	$630,273	$153,493	$61,450	$566,206
2038	$180,149	$415,177	$122,477	$409,364	$392,402	$211,689	$630,273	$153,493	$61,450	$539,730
2039	$180,149	$423,480	$124,927	$417,552	$400,250	$211,689	$630,273	$153,493	$61,450	$550,525
2040	$180,149	$584,560	$172,445	$576,376	$408,255	$211,689	$630,273	$153,493	$61,450	$759,928
2041	$225,042	$468,594	$138,235	$462,034	$416,420	$211,689	$787,335	$191,743	$76,763	$609,172
2042	$225,042	$477,966	$141,000	$471,274	$424,748	$211,689	$787,335	$191,743	$76,763	$621,356
2043	$225,042	$487,525	$143,820	$480,700	$433,243	$211,689	$787,335	$191,743	$76,763	$633,783
2044	$225,042	$1,348,817	$397,901	$1,329,934	$441,908	$211,689	$787,335	$191,743	$76,763	$1,753,462
2045	$225,042	$521,772	$153,923	$514,467	$450,746	$211,689	$787,335	$191,743	$76,763	$678,303

4.2 Employee Revenue Impacts

In addition to direct taxes paid by the businesses in the development, there would also be taxes generated by employees and by off-site visitor spending. Using the results from the economic impact analysis, it is possible to estimate these employee and visitor tax impacts. All total, the employees working in the development could generate an estimated $27.1 million in tax revenues to the city, county, schools and other special districts from 2024 to 2045.

City sales taxes from employee spending by the estimated 1,985 employees within the development are estimated at $3.8 million from 2024 to 2045, assuming 50 percent of the workers live in Flagstaff (Figure 10). This total includes $1.7 million in city general fund sales tax, $0.5 million in dedicated sales taxes for transit, and $1.7 million in dedicated sales taxes for other road and transportation improvements. Additional employee sales taxes of approximately $4.4 million are projected for the county from 2024 to 2045, assuming all the workers live in Coconino County. Employee sales taxes are calculated by multiplying direct labor income from the economic impact times 33 percent, times the local sales tax rate, times the percent of workers that are assumed to live in the region.[5]

Property taxes on employee housing are estimated at about $1.8 million total to the city from 2024 to 2045. There would be an additional $8.6 million in property taxes to the county, school district and other special taxing districts during this same period. Employee property taxes are estimated based on per capita assessed value of residential property in Coconino County, times the annual supported population living in the city and county, times the property tax rates for each area.

There would also be an estimated $5.2 million in city state-shared revenues and $3.4 million in county state-shared revenues from 2024 to 2045 based on the supported population associated with this development that would be living in Flagstaff, and in Coconino County. This includes state shared income and sales taxes and vehicle license taxes.

[5] According to the Census Bureau Consumer Expenditure Survey, persons in the median income range spend about 33 percent of their income on taxable goods.

FIGURE 10
ANNUAL LOCAL REVENUE IMPACTS FROM EMPLOYEES
WORKING IN NORTHERN ARIZONA HEALTHCARE CAMPUS

	City of Flagstaff					Schools	Special Districts	Coconino County		
	Property Tax	GF Sales Tax (1%)	Transit Sales Tax (0.295%)	Roads & Transportation Sales Tax (0.986%)	State Shared Revenues	Property Tax	Property Tax	Property Tax	Sales Tax	St
Total	**$1,828,907**	**$1,686,689**	**$497,573**	**$1,663,075**	**$5,161,325**	**$6,398,646**	**$1,558,292**	**$623,847**	**$4,376,638**	**$**
2024	$0	$0	$0	$0	$0	$0	$0	$0	$0	
2025	$0	$0	$0	$0	$0	$0	$0	$0	$0	
2026	$958	$392	$116	$387	$2,704	$3,352	$816	$327	$1,018	
2027	$958	$392	$116	$387	$2,704	$3,352	$816	$327	$1,018	
2028	$958	$392	$116	$387	$2,704	$3,352	$816	$327	$1,018	
2029	$34,972	$38,963	$11,494	$38,418	$98,694	$122,354	$29,797	$11,929	$101,102	
2030	$51,278	$45,493	$13,420	$44,856	$144,710	$179,402	$43,691	$17,491	$118,045	
2031	$85,292	$84,064	$24,799	$82,887	$240,701	$298,404	$72,672	$29,093	$218,130	
2032	$103,941	$100,093	$29,528	$98,692	$293,330	$363,649	$88,561	$35,455	$259,724	
2033	$103,941	$100,093	$29,528	$98,692	$293,330	$363,649	$88,561	$35,455	$259,724	
2034	$103,941	$100,093	$29,528	$98,692	$293,330	$363,649	$88,561	$35,455	$259,724	
2035	$103,941	$100,093	$29,528	$98,692	$293,330	$363,649	$88,561	$35,455	$259,724	
2036	$103,941	$100,093	$29,528	$98,692	$293,330	$363,649	$88,561	$35,455	$259,724	
2037	$118,423	$107,499	$31,712	$105,994	$334,201	$414,318	$100,901	$40,395	$278,939	
2038	$118,423	$107,499	$31,712	$105,994	$334,201	$414,318	$100,901	$40,395	$278,939	
2039	$118,423	$107,499	$31,712	$105,994	$334,201	$414,318	$100,901	$40,395	$278,939	
2040	$118,423	$107,499	$31,712	$105,994	$334,201	$414,318	$100,901	$40,395	$278,939	
2041	$118,423	$107,499	$31,712	$105,994	$334,201	$414,318	$100,901	$40,395	$278,939	
2042	$135,667	$119,758	$35,328	$118,081	$382,864	$474,648	$115,593	$46,277	$310,748	
2043	$135,667	$119,758	$35,328	$118,081	$382,864	$474,648	$115,593	$46,277	$310,748	
2044	$135,667	$119,758	$35,328	$118,081	$382,864	$474,648	$115,593	$46,277	$310,748	
2045	$135,667	$119,758	$35,328	$118,081	$382,864	$474,648	$115,593	$46,277	$310,748	

4.3 Visitor Revenue Impacts

Additional taxes could be generated by off-site visitor spending at retail, restaurants and entertainment outside of the Northern Arizona Healthcare Campus. It is assumed that 50 percent of the retail spending and 75 percent of restaurant spending by hotel guests would be captured by the businesses within the project. The remaining amount would most likely be spent in Flagstaff at other local businesses. This off-site visitor spending could generate an estimated $2.6 million in city sales (including both general fund and dedicated transit and other road and transportation sales taxes), $0.4 million in city bed, board and beverage taxes on restaurants, and $1.5 million in county sales taxes for a total of $4.5 million from 2024 to 2045, assuming an annual inflation rate of 2 percent (Figure 11).

FIGURE 11
ANNUAL LOCAL REVENUE IMPACTS FROM HOTEL GUESTS

	City of Flagstaff				Coconino County	
	GF Sales Tax (1%)	Transit Sales Tax (0.295%)	Roads & Transportation Sales Tax (0.986%)	Bed Board & Beverage Tax	Sales Tax	Total Revenues
Total	**$1,147,290**	**$338,451**	**$1,131,228**	**$432,585**	**$1,491,477**	**$4,541,031**
2024	$0	$0	$0	$0	$0	$0
2025	$0	$0	$0	$0	$0	$0
2026	$0	$0	$0	$0	$0	$0
2027	$0	$0	$0	$0	$0	$0
2028	$0	$0	$0	$0	$0	$0
2029	$35,204	$10,385	$34,711	$13,274	$45,765	$139,339
2030	$35,908	$10,593	$35,405	$13,539	$46,680	$142,126
2031	$36,626	$10,805	$36,113	$13,810	$47,614	$144,968
2032	$37,359	$11,021	$36,836	$14,086	$48,566	$147,867
2033	$38,106	$11,241	$37,572	$14,368	$49,538	$150,825
2034	$38,868	$11,466	$38,324	$14,655	$50,528	$153,841
2035	$39,645	$11,695	$39,090	$14,948	$51,539	$156,918
2036	$80,876	$23,859	$79,744	$30,494	$105,139	$320,113
2037	$82,494	$24,336	$81,339	$31,104	$107,242	$326,515
2038	$84,144	$24,822	$82,966	$31,726	$109,387	$333,045
2039	$85,827	$25,319	$84,625	$32,361	$111,575	$339,706
2040	$87,543	$25,825	$86,318	$33,008	$113,806	$346,501
2041	$89,294	$26,342	$88,044	$33,668	$116,082	$353,431
2042	$91,080	$26,869	$89,805	$34,342	$118,404	$360,499
2043	$92,902	$27,406	$91,601	$35,028	$120,772	$367,709
2044	$94,760	$27,954	$93,433	$35,729	$123,188	$375,063
2045	$96,655	$28,513	$95,302	$36,444	$125,651	$382,565

4.4 Summary

The proposed mix of uses in the master plan for the Northern Arizona Healthcare Campus could create significant economic and community benefits for the region, as well as a large amount of local tax revenues. These benefits include the economic impacts of the extended construction phase, and the on-going operations impacts of businesses in the development. Over the long-term, this project would help to create a new employment node in the I-17 corridor, supporting a significant number of new jobs, generating new sales and property taxes, and creating additional demand at other local businesses based on supplier purchases and employee spending. The hotels could also significantly increase the number of visitors to the city, who would in turn spend money at other local establishments and create additional economic activity. All these economic impacts are in addition to the community benefits of expanded healthcare options that will be available to residents of Flagstaff and Coconino County at this new NAH campus.

Northern Arizona Healthcare

Citizen Participation Report

Case No. PZ-21-00126, PZ-21-0026-01, and PZ-21-00126-02

Application for Minor Regional Plan Amendment
Application for Creation of a Specific Plan
Application for Zoning Map Amendment
Application for Development Agreement

Location: Northeast of the Fort Tuthill County Park, encompassing several parcels totaling approximately 172.62 +/- acres.

APNs: 112-05-001H, 112-05-125, 112-05-126, 112-05-127, 112-05-128, 112-10-001L, 112-10-001V, 112-10-002A, 112-10-004, 112-10-037, 112-10-005T, 112-10-006A, 112-10-006B, 112-10-006C, 112-10-032A, 112-10-036, and 116-13-004B.

Submittal Date: October 12, 2022

Prepared By:

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I. INTRODUCTION

In connection with its (i) Application for Minor Regional Plan Amendment; (ii) Application for Creation of a Specific Plan; (iii) Application for Zoning Map Amendment; and (iv) Application for Development Agreement (collectively herein the "Applications"), the Applicant, Northern Arizona Healthcare ("NAH" or the "Applicant"), designed and implemented a robust Citizen Participation Plan, about which the Applicant is now pleased to provide this report to Planning & Development Services and City Council.

The Applicant has submitted its Applications in an effort to obtain development rights to support NAH's vision to bring a new, state-of-the-art Health and Wellness Village to Flagstaff. The proposed project will consist of a new hospital campus and ambulatory care center, and will be 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 development, and housing opportunities ("NAH Health Village").

NAH Health Village will be located northeast of Fort Tuthill County Park and will consist of approximately 172.62 acres (the "Property"). The Property as currently zoned consists of either Rural Residential (RR) or Estate Residential (ER) parcels, with one half-acre parcel at the northern tip zoned Single-Family Residential (R1). The Applicant has requested a change in the zoning in the Property, with some parcels becoming Highway Commercial (HC), others being Public Facilities (PF), and finally a small section becoming Research and Development (RD). The request for zoning changes, creation of a specific plan, and amendments to the minor Regional Plan are more fully discussed in the Applications on file with the City.

The purpose of this Citizen Participation Report (the "Report") is to provide Development Services, City Council, neighborhood meeting attendees, and other interested parties with information regarding how interested citizens, property owners, neighboring homeowner's associations, and local groups throughout the community have been informed of the Applications, and the Health Village project generally. Further, this Report details how these individuals have been able to provide feedback regarding the proposed project. This Report is intended to provide a substantive overview of the Applicant's citizen outreach efforts and the results thereof. The Applicant hopes this Report will showcase the extensive efforts made by the Applicant to gather feedback and to incorporate that feedback into the proposed development to ensure NAH Health Village will provide substantial benefits to the community while mitigating any perceived community concerns.

II. CONTACT LIST

The City of Flagstaff Zoning Code (the "Code") requires an applicant to hold at least two (2) neighborhood meetings, and to provide notice of these meetings to all property owners within 300 feet of the subject property. Further, the Code requires an applicant to provide notice to all homeowner's associations within 1,000 feet of the subject property. Due to the substantial scope of the Health Village project, the Applicant's contact list went far beyond that required by the Code. To ensure adequate citizen outreach for the Health Village project, the Applicant contacted the following groups and individuals throughout the citizen outreach process:

- All property owners within one-half mile of the subject property, consisting of approximately 900 property owners. This mailing list and radius map for the neighborhood meetings held on January 6 and 18, 2022 is attached hereto as **Exhibit "A"**. The mailing list and radius map for the neighborhood meeting held on October 10, 2022 is attached hereto as **Exhibit "B"**.
- All homeowner's associations within one-half mile of the subject property, consisting of six (6) homeowner's associations (namely, Mt. Dell Ridge Homeowners' Association, Inc., Pine Del Homeowners' Association, Ponderosa Highlands Homeowners' Association, Ponderosa Trails Homeowners' Association, Inc., University Terrace Homeowners' Association, Inc., and The Village at University Heights Owners' Association). *See* **Exhibit "A"** and **Exhibit "B".**
- All local government agencies which have reviewed and commented on the proposed project.
- All persons and groups on the City's "Registry of Persons and Groups". *See* **Exhibit "A"** and **Exhibit "B".**
- ADOT & City Traffic, Kinney Construction, Genterra Development, various City and County Representatives, MetroPlan (FMPO), Mountain Line (NAIPTA), Economic Collaborative of Northern Arizona, Flagstaff Chamber of Commerce, Flagstaff Downtown Business Alliance, Coconino County Parks and Recreation, the Airport Commission, Northern Arizona University, Sterling Real Estate Management Properties (which manages 8 homeowner's associations), Forest Highlands, City Police and City Fire, Northern Arizona Association of Realtors, the Office of the Governor, the Open Spaces Commission, NALA, Assistance League of Flagstaff, Arizona Commerce Authority, Camp Verde Economic Development, Northern Arizona Builders Association, various neighborhood associations, Friends of Flagstaff, and representative from the Navajo Nation. *See* Section IV, *infra*, for a summary of group and community meetings held in addition to the two required neighborhood meetings.
- Health care professionals within the NAH organization and various health care professional groups in the state and region, such as Arizona Nurses Association, Arizona Public Health Association, Arizona Medical Association, Arizona Health Care Cost Containment System, and Guardian Medical Transport.

III. NOTIFICATION TECHNIQUE / NOTICE OF NEIGHBORHOOD AND COMMUNITY MEETINGS

As required by the Code, the Applicant provided notice to the property owners and homeowner's associations within one-half mile of the Property and to all individuals and groups on the Registry through an informational mailing. The mailing for the January 6 and January 18, 2022 meeting is attached hereto as **Exhibit "C"** and the mailing for the October 10, 2022 neighborhood meeting is attached hereto as **Exhibit "D"**. Both mailings were sent via first class mail to all individuals and groups contained on the respective mailing lists. An Affidavit of Notification for the January 6, 2022 and January 18, 2022 neighborhood meetings is attached hereto as **Exhibit "E"** and an Affidavit of Notification for the October 10, 2022 meeting is attached hereto as **Exhibit "F"**. Both mailed notices included information regarding the purpose,

date, and time of the meetings, as well as a link to the virtual neighborhood meetings, a link to download complete application information, and a link and email to which comments could be submitted in advance of the meetings. All mailing notices complied with the requirements set forth in Zoning Code Section 10-20.30.060 and were approved by City staff.

Further, the Applicant posted signage on the Property, with an attached information tube, providing information regarding the January 6 and January 18, 2022 neighborhood meetings, as well as the October 10, 2022 meeting. All signage posted on the property for neighborhood meetings consisted of two (2) 4' x 4' signs providing all information as required by Code Section 10-20.30.060(D)(6). All signage contained the same information as the mailed notice and consisted of a white background with black lettering. The signage as posted was clearly visible from State Route 89A (Beulah Boulevard). An image of the signage for the January 2022 meetings is attached hereto as **Exhibit "G"** and an image of the signage posted for the October 10, 2022 meeting is attached hereto **Exhibit "H"**. The Applicant's Affidavit of Sign Posting for the January 2022 meetings is attached hereto as **Exhibit "I"** and an Affidavit of Sign Posting for the October 10, 2022 meeting is attached hereto as **Exhibit "J"**. Finally, in addition to hosting required neighborhood meetings, the Applicant contacted and held group meetings with numerous other groups, as identified in Section II, above, and Section IV, below.

In addition to the formal noticing requirements, the Applicant also created a website dedicated to keeping the public informed on the project's status. *See* https://www.nahealth.com/expansion. This website has been used to provide ongoing communication with the public and contains the following information:

- An overview of the Health Village project;
- Notice of upcoming Public Neighborhood Meetings;
- Links to view previous Public Neighborhood Meetings; and
- A detailed "Frequently Asked Questions" page.

The Applicant has posted updates to the website throughout the application process as project details were finalized and as more feedback from the community was received.

Finally, there have been numerous postings in the Arizona Daily Sun providing advanced notice of the Applicant's public participation meetings, general information regarding the project details, and updates regarding the project's status. The numerous articles on the Arizona Daily Sun have allowed the Applicant to continue to update the community regarding the project. By way of example, the following articles have appeared in the Arizona Daily Sun over the past year:

- Northern Arizona Constructs Timeline for New Flagstaff Medical Center Campus- https://azdailysun.com/news/local/northern-arizona-healthcare-constructs-timeline-for-new-flagstaff-medical-center-campus/article_f9ec1637-ca0f-59d9-b786-04e51752112e.html
- Northern Arizona Healthcare Outlines Additional Plans for New FMC Campus- https://azdailysun.com/news/local/northern-arizona-healthcare-outlines-

additional-plans-for-new-fmc-campus/article_06c99c30-de4c-5927-b754-ddc70bf36905.html

- NAH Gives Updates on Plans for New FMC Campus- https://azdailysun.com/news/local/nah-gives-updates-on-plans-for-new-fmc-campus/article_481b8d6e-e12b-11ec-9fe3-8f90fc5a0468.html

The Applicant will continue to utilize Arizona Daily Sun as a notification vehicle throughout development of the project.

IV. GROUP AND COMMUNITY MEETINGS FORMAT

In addition to the two (2) neighborhood meetings required by the Code, the Applicant has held numerous, smaller "group meetings" with multiple individuals, groups, and organizations in Northern Arizona. The format of these "group meetings" varied from meeting to meeting. These "group meetings" have taken the form of smaller community meetings (for example, meetings with nearby landowners), formal presentations, and one-on-one consultations. By holding smaller group meetings, the Applicant has been able to receive substantial input from City and County officials, neighboring landowners, and interested business and community organizations and leaders throughout the region. Due to the limited number of attendees at these "group meetings", attendees were able to communicate directly with NAH representatives in a question-and-answer/discussion format. These meetings have created an open dialogue between NAH and the various attendee groups.

The Applicant began its public outreach early in the application process. In February 2021, the Applicant held its first meeting with a group of landowners to the northwest of the Property. This early and continued public outreach has allowed the Applicant to ensure that it could incorporate public feedback into the project's design process. From February 2021 through October 11, 2022, the Applicant has held approximately 120 "group meetings" with various City[1] and County representatives, community and business organizations, landowners, and transit authorities. A complete list of the "group meetings" held to date is attached hereto as **Exhibit "K"**.

V. GROUP AND COMMUNITY MEETINGS RESULTS

As a result of holding smaller group meetings early and often in the application process, the Applicant was able to identify several areas of common concerns. These concerns included issues related to transit and bus services to the new proposed project, overall access to the new campus, traffic, repurposing of the current NAH campus, helicopter/ambulance noise (as well as noise issues for patients), building height, environmental concerns, and concerns regarding recreational opportunities such as access to the FUTS. By identifying these issues early, the Applicant was able to adjust its design and overall project and include substantive information addressing each of these concerns in the Applicant's presentations at the formal neighborhood meetings. These issues are addressed in detail in Section VII, below.

[1] The Applicant has included several meetings with the City of Flagstaff (planning staff and Council members) as part of its estimate of the number of group meetings held to date.

VI. NEIGHBORHOOD MEETINGS FORMAT

The Applicant has hosted three (3) neighborhood meetings. On advice from Staff, the Applicant held two neighborhood meetings early in the process (January 6 and January 18, 2022) and a final neighborhood meeting late in the process (October 10, 2022) after mitigation and project details were further developed in advance of Planning and Zoning and Council public meetings. As stated in Section II, above, the Applicant sent out approximately 900 invites for all neighborhood meetings. Further, the meeting notices were provided on-site, in the newspaper, and on NAH's website. Due to the projected number of attendees, all neighborhood meetings were held virtually via Zoom Webinar. The first neighborhood meeting was held on January 6, 2022, at 5:30 p.m. and lasted approximately 90 minutes. The second neighborhood meeting was held on January 18, 2022, at 5:30 p.m. and lasted approximately 120 minutes. Finally, the last neighborhood meeting was held on October 10, 2022, at 6:00 p.m. and lasted approximately 120 minutes.

Due to the number of property owners and interested citizens receiving invites to the neighborhood meeting, and with an assumption that interested citizens outside the notification radius would also attend, the Applicant deemed that the Zoom Webinar format would be the best format to ensure all attendees would have the ability to be heard by NAH representatives, as all attendees would have access to the Webinar's "Q&A" function. Further, attendees were informed that the meeting was being recorded. By recording the meeting and by posting the recording on its website, NAH has ensured that interested parties that were unable to attend the meeting will have access to all public outreach documents and presentations. The Zoom Webinar format was approved by City staff and the Applicant allowed attendees to submit questions in advance of and during the meetings. Further, with the use of the "raise hand" function within the meeting, attendees were able to voice concerns, questions, and support regarding the project.

All neighborhood meetings began with a presentation by NAH representatives. The presentation included the following:

- An introduction to NAH generally;
- A brief history of NAH's developments on the existing campus;
- An overview of the challenges NAH faces with the existing campus;
- An overview of shifts to the healthcare industry;
- NAH's vision for the Health Village project;
- An explanation of the City's current Regional Plan;
- An overview and site plan of the Health Village concept;
- The proposed timeline for the Health Village development phases;
- An overview of public outreach to date;
- Discussions regarding supportive feedback to date;
- Discussions regarding primary concerns raised to date; and
- Proposed uses for the existing NAH campus.

The meeting summaries are detailed in Section VII, below. The Applicant's presentation deck for the January 2022 meetings is attached hereto as **Exhibit "L"** and the presentation deck for the October 10, 2022 meeting is attached hereto as **Exhibit "M"**. In each meeting, following the Applicant's presentation, the Applicant opened the floor for a question-and-answer session. In the January 2022 meetings, attendees were asked to submit questions via the Zoom webinar's "Q&A" function, or in advance of the meeting via email. A list of questions submitted at the January 6, 2022 meeting, and answers[2] to those questions are attached hereto as **Exhibit "N"**[3] and a list of questions and answers submitted at the January 18, 2022 meeting is attached hereto as **Exhibit "O"**. The Applicant addressed these questions in the order submitted. An overview of this question-and-answer session and a detailed summary of the meetings are discussed in Section VII, below. Finally, a chat log from both meetings is attached hereto as **Exhibit "P"**.

At the October 10, 2022 meeting, the Applicant provided attendees the opportunity to submit questions in advance of the meeting via email or during the meeting via the chat. A list of questions submitted, and the answers provided during the October 10, 2022 meeting is attached hereto as **Exhibit "Q"**. The Applicant also allowed attendees to utilize the "raise hand" feature to allow attendees to voice questions, comments, and concerns directly to the Applicant during the meeting. No attendees chose to utilize the "raise hand" function, accordingly all questions submitted can be found in the meetings Q&A report or the chat log. An overview of the comments received during the meeting is discussed in Section VII, below. A chat log from the October 10, 2022 meeting is attached hereto as **Exhibit "R"**.

VII. NEIGHBORHOOD MEETINGS SUMMARY

A. January 6, 2022 Meeting Summary

The January 6, 2022 meeting had approximately 70 attendees. A sign in list is attached hereto as **Exhibit "S"**. The recording to the January 6, 2022 meeting can be found at https://zoom.us/rec/play/I8q9ccDO_XYUhFRPm-q_DxMfuG5OyFW67kgu4GUeO5sKyRTjYwuQdRuCNgwpsfRModbKdQiV_TLBEMQr.M3uwq9n7u0gq0fQe?autoplay=true

(i) Project Overview

The Applicant's attorney, Whitney Cunningham of Aspey, Watkins & Diesel PLLC, began the meeting by providing background on the public participation process generally. This included an overview of the Code's public participation requirements. Further, the Applicant explained that the overall purpose of public participation is to allow the City and the Applicant to

[2] Some responses given during the Q&A session of both January meetings (as well as the written responses in the attached Q&A report from the January meetings) contain information that has since been updated. The October 10, 2022 presentation deck, this Report, and the Q&A Report from the October meeting provide the most up to date information on the project.

[3] The Applicant's answers in all attached Q&A reports are summaries of the answers provided during the meeting. They are not a word-for-word iteration of the actual answer provided. The actual question and answer sessions can be viewed on the recording links provided herein.

make informed decisions regarding the Applications and to allow the Applicant to address community concerns.

During the meeting, the Applicant provided the attendees with information regarding additional ways interested parties could provide input on the Health Village project, including emails, website links, and contact information for Tiffany Antol. Following a brief introduction to the public comment process, the Applicant provided a brief overview of NAH generally. This included background on the services offered by NAH as a full spectrum care provider and the only Level-1 Trauma Center North of the greater Phoenix Area.

Prior to laying out the framework of the proposed Health Village project, the Applicant's VP of Construction and Real Estate, Steve Eiss, provided a background discussion of the existing NAH campus. This discussion included a construction timeline of when various existing NAH buildings were constructed. As shown in the January meetings presentation deck, roughly 50% of the current campus' square footage was constructed pre-1990. The Applicant explained that the expected shelf life for most hospitals is approximately 50 to 60 years.

The Applicant discussed challenges with the current FMC campus which includes the campus being undersized. The Applicant explained that the current facility is more than 25% smaller than contemporary benchmarks when looking at square footage per bed. Further, the Applicant discussed parking issues associated with the current campus, including that NAH is more than 500 spaces short on parking. Further, due to the layout of the current campus, inpatient beds span 5 different buildings which creates substantial inefficiencies, which hampers the quality of medical services offered. Finally, the city street layout and elevation changes at the current campus create challenges in both expanding and integrating additional outpatient services.

NAH's then Chief Operating Officer and now Chief Executive Officer, Josh Tinkle, provided an overview in the shift of economic structure for healthcare. The Applicant detailed the shift in the healthcare systems from acute care to ambulatory services and value-based payments. The Applicant explained that the Health Village project would allow NAH to provide community members with access to these ambulatory services. The Health and Wellness Village would be purposed to provide "well-care" rather than "sick-care."

The Applicant then set forth several benefits the proposed medical center would provide to the community. The benefits set forth by the Applicant included expanded emergency departments, access to the best doctors (recruiting and retention), higher quality care, new specialties currently lacking in Northern Arizona, state of the art facilities and technology, and an overall focus on providing the proper healthcare and wellness amenities to keep the community healthy. The Applicant detailed the NAH Health Village vision which includes creating a healthy lifestyle destination in Flagstaff.

The Applicant provided a brief overview of Flagstaff's current Regional Plan. The Applicant explained that the location of the proposed project is in an area which is set out in the Regional Plan as a location for a future suburban activity center. The Applicant then discussed the proposed zoning changes to predominantly Highway Commercial, as well as having a

designated open space and some Research and Development zoned areas. The Applicant also explained that it is seeking to remove certain uses from the Highway Commercial zoning that would otherwise be permitted in order to ensure that future development in the area complements the Health Village vision.

The presentation also included a concept site plan of the proposed development. This concept site plan detailed the proposed uses of the various areas within the 172-acre development. As presented, these uses included the 7-story replacement hospital (approximately 900,000 sq. ft. sitting on a 55-acre parcel), an open space area, a wellness retreat (a roughly 22-acre ponderosa pine forest), a conference center, commercial and mixed-use buildings, a research and innovation development center, clinical partnerships, and retail. The Applicant stated that it intends to have at least 177[4] residential units in the development.

The Applicant set forth a proposed phasing for the development. The Applicant clarified that this is a best estimate and is likely to change. However, the Applicant made clear that it is not presenting a development that would include 172-acres of development all at once. Rather, the development would be spread out over the course of two decades.

Following the overview of the proposed development and construction timeline, the Applicant provided attendees with a brief background of outreach completed to date. This included a discussion regarding the "group meetings" detailed in this Report in Sections IV and V, above.

(ii) Summary of Feedback to Date

Prior to the January 2022 meetings, the Applicant had already completed substantial community outreach. *See* Sections IV and V. Accordingly, the Applicant was able to provide attendees at the neighborhood meeting with an overview of the supportive feedback and concerns raised to date, and how the Applicant has been able to address those concerns. The Applicant highlighted several common areas of supportive feedback. Due to the substantial scope of the project and due to the substantial community outreach performed, the Applicant cannot recite each area of supportive feedback. However, this Report (as well as the Applicant's presentation in the January 2022 meetings) highlight several of the common themes received in support of the project:

- Economic Development: Community members have voiced support for the project due to the substantial economic impact it will have for the City. The Applicant highlighted that the overall development is projected to generate approximately $387 million in annual economic benefit.
- Better Access to Care and New Clinical Services: Community members are supportive of NAH adding new clinical services, modernizing the facility, improving wait times, and providing an overall improvement to NAH's ability to provide efficient and effective care.

[4] Since the January 2022 meeting, the Applicant has increased the intended number of residential units to 315 in response to community concerns regarding Flagstaff's housing crisis.

- The Health and Wellness Vision: The community has been supportive of NAH's vision of taking a holistic approach to building a community around health and wellness.

In addition to touching on some of the areas of support, the Applicant also proactively addressed some of the common areas of concern. Again, this Report will not expand on every concern raised to date (however, the attached Q&A Report Exhibits provide the Applicants response to many of the minor concerns not detailed herein) but will focus the six areas of common concerns raised throughout the public participation process:

- Transit and Bus Service: The concerns raised focus on the lack of a transit line running towards the southwest portion of Flagstaff. NAH understands the importance of having public transit running to the Health Village. Accordingly, the Applicant informed attendees that it is currently working with Mountain Line, NAIPTA, Coconino County, and the Airport to create a collaborative solution to the area's transit needs. The Applicant has committed to providing transit by the time the new hospital opens.
- Access to the New Campus: Individuals living within immediate proximity to the current campus expressed concern that the proposed relocation will make the hospital less accessible to City residents. The Applicant clarified that the proposed move will actually provide much better access for most patients. Over 60% of NAH's patients come from outside of Flagstaff proper and patients will have direct access to the new campus off I-17 and I-40.
- Traffic: Traffic concerns have commonly been raised throughout the outreach process. The Applicant explained that it has been working with the City from the beginning of this process to address traffic concerns. The Applicant explained that it has performed and submitted an extensive traffic impact analysis. While the City is still analyzing this traffic impact analysis, the Applicant informed attendees that Beulah (State Route 89A) will likely be widened to 4 lanes and new traffic signals will be placed along the road to address traffic concerns. The Applicant's Development Agreement will address all required traffic mitigation to address these concerns.
- Re-use of Existing NAH Campus: Community members have expressed concerns regarding how the existing campus will be utilized once vacated by NAH. The Applicant explained that the timeline for redevelopment of the existing campus will likely not start until approximately 2028, but NAH is committed to an open and collaborative process with the community in determining the current campus' future use. The Applicant then provided imagery of some potential re-uses which include small scale commercial, residential and/or assisted living. Following the January 2022 meeting, the Applicant retained the Progressive Urban Management Associates (PUMA) team, who recently worked on the Downtown Flagstaff Vision Plan, in an effort to address community concerns regarding redevelopment. NAH and City representatives will coordinate a public participation and planning process in conjunction with community members and

facilitated by PUMA to develop a Vision Plan for the existing medical campus. The Vision Plan will be advanced by a steering committee that represents Flagstaff's diverse community with the intention that the Vision Plan will inform the FMC-centered activity center of the Regional Plan that the City is concurrently preparing. Initial stakeholder meetings were held September 6 – 8, 2022. The Applicant has also addressed this concern by ensuring the development agreement contains appropriate requirements for redevelopment of the legacy campus.

- Helicopter/Ambulance Noise: Residents living within close proximity to the Health Village Property have expressed concerns regarding noise impacts to neighboring communities. The Applicant explained that flight patterns are dictated by the FAA and that those flight patterns will not change due to the relocation. However, the move will create less noise over the city center. Further, the Applicant explained that most ambulances that come to campus do not have lights or sirens on. The Applicant has also designed the property to ensure adequate buffer between the proposed development and neighboring communities.
- Building Height: The Applicant is requesting approval of a 160' tall structure for part of the new hospital building. The Applicant explained the purpose of this request is to achieve optimal clinical conditions for patients. To address concerns raised by community members, the Applicant explained that the height will be mitigated through the use of the Property's natural slope as well as keeping mature ponderosa pine trees throughout the existing landscape.

Following the Applicant's formal presentation, the Applicant engaged in a Q&A session.

(iii) Question and Answer Session

The questions received during the January 6, 2022 meeting are attached hereto as Exhibit N. The Applicant answered the questions in the order received. Many questions received were answered during the formal presentation, however, for any questions answered during the Q&A session, those answers are included in the "Q&A Report" attached hereto as Exhibit N. Of note, several questions in the Q&A Report relate to the Applicant's plan to comply with the dark sky ordinance. The Applicant has addressed these concerns within the Specific Plan. All lighting will conform with the City's Dark Sky Ordinance and to address concerns of light leakage from the patient tower, all direct west facing windows (towards the Naval Observatory) on the high-rise portions of the project will include installation of black-out shades on automatic timers and will be deployed at sunset to prevent any light spill towards the observatory. In addition to shading at the west facing windows, all patient rooms at the high-rise portion of the project will have integral blinds as well as shading elements built into the façade that will be oriented to help shield any light spill towards the west.

B. January 18, 2022 Meeting

The January 18, 2022 meeting had approximately 100 attendees. A sign in list is attached hereto as **Exhibit "T"**. The recording to the January 18, 2022 meeting can be found at https://nahealth.zoom.us/rec/play/YtcawERlH9qszGllk156sJH6JtlUGeiJrI94pdQqY_vIUWr-HrcQUdB7dMZhVo0sVV9Uw00sfaC80m3O.biyFLG1xrVuJ3q5P?startTime=1642552201000&_x_zm_rtaid=MwrkonoKRhK3-QwBoJl6_Q.1643143985460.c55ac37a5d05289accab7211db9d31f2&_x_zm_rhtaid=746

(i) Project Overview

The Applicant provided the same project overview presented in the January 6, 2022 meeting, which is summarized above.

(ii) Summary of Feedback to Date

The Applicant provided the same summary of feedback to date presented in the January 6, 2022 meeting, which is summarized above.

(iii) Question and Answer Session

The questions received during the January 18, 2022 meeting are attached hereto as Exhibit O. The Applicant answered the questions in the order received. Many questions received were answered during the formal presentation, however, for any questions answered during the Q&A session, those answers are included in the "Q&A Report" attached hereto as Exhibit O.

The Applicant also received questions prior to the January 18, 2022 meeting. The Applicant received a question regarding whether current amenities at Fort Tuthill, such as the frisbee golf course and Soldier Trail Loop would be eliminated or changed. Fort Tuthill is not NAH property so there will be no change for Fort Tuthill amenities.

C. October 10. 2022 Meeting

The October 10, 2022 meeting had approximately 154 attendees. A sign in list is attached hereto as **Exhibit "U"**. The recording to the October 10, 2022 meeting can be found at https://nahealth.zoom.us/rec/play/4qJsPh6q0oCKzTCGBOiKIkqgYPgWJXN4raeENSY39aIhsxRDmdonvYKIJXdvtClnMJ9VU3l_b1fTSzCO.ffArwoWN1IPqvj9j.

(i) Project Overview

The Applicant began the October 10, 2022 neighborhood meeting in a similar fashion as that of the January 2022 neighborhood meetings. The Applicant's presentation team consisted of Whitney Cunningham, Steve Eiss, Josh Tinkle, and Chris Lininger, the Applicant's Director of Facility Program Development. Josh Tinkle started the presentation by providing attendees with a brief background of NAH generally, including providing information of NAH's employment numbers, nonprofit status, and status as the only level 1 trauma facility north of Phoenix.

The Applicant then provided a background of the current Flagstaff Medical Campus and the issues related to the current campus. These issues discussed regarding the current campus are similar to the issues discussed in the January meetings and include that the facility is 25% smaller than modern benchmarks, inpatient beds span 5 different buildings creating staffing and

operational inefficiencies, lack of required parking, and the inability to integrate ambulatory care. Further, the Applicant highlighted the need for a larger facility by identifying that within the past 12 months, the current campus has had to defer 5,600 patients (roughly 15 patients per day) due to unit capacity, with 55% of the deferrals being from facilities on tribal land.

An overview of the proposed Health Village development was then provided. The Applicant noted that NAH expects to incur a capital expenditure of more than $800 million to provide the updated, state-of-the-art facilities. The Applicant highlighted the location of the new development as being easily accessible via I-17 & I-40. This new location will provide easier and quicker access for many of the hospital's patients and visitors. In fact, the Applicant noted that it has conducted time travel studies to support their findings regarding access times and accessibility. To address concerns that the project would be undertaken all at once, the Applicant provided an image of the phasing plan which details construction to occur in four phases, with phase one beginning in Q2 of 2023 and phase four being completed in 2040.

The Applicant's attorney then provided a detailed explanation of why the hospital's applications with the City were necessary. The Applicant detailed the four minor amendments to the Regional Plan, the purpose of the adoption of the Specific Plan and the Development Agreement, and the proposed rezone classifications.

To provide further support for the need for larger, improved medical facilities, the Applicant detailed several advantages the new hospital would bring, as compared to the current campus. The new location will allow for an improved patient experience through the use of private, larger rooms, reduced emergency department wait times, expanded clinical options, convenient outpatient imaging, and ease of access and wayfinding.

To proactively address concerns regarding building height, design, tree thinning, and other aspects of development, the Applicant provided background information on steps taken to date to mitigate potential impacts. First, the Applicant discussed that it began meeting with City staff regarding transportation issues in 2019, as well as meetings with Mountain Line since 2019 to discuss transit opportunities for the campus. Kate Morley, a Mountain Line Representative, explained that NAH and NAIPTA have been in ongoing with NAH over the past several years to ensure transit is provided to the new site. While the parties are still working on finalized an agreement, both NAH and Mountain Line expressed optimism that an agreement would be reached ahead of the hospital's expected 2027 opening.

Further, the Applicant highlighted its involvement in working with an advisory council of Native American leaders to get input and guidance to honor the traditional healing practices and respect the culture of tribal communities. The Applicant also provided information regarding proposed redevelopment of the current campus, and to address issues raised previously (and as more fully discussed above) the Applicant detailed its partnership with PUMA and the creation of a transparent inclusive process for redevelopment of the existing campus.

(ii) Proactive Responses to Previous Feedback

In addition to proactively addressing concerns regarding transit and redevelopment, within its presentation the Applicant address several other areas of concern that it had heard throughout its public engagement process. These included concerns regarding height, dark sky compliance, energy efficiency, and considerations regarding the fire department.

To address concerns regarding the proposed 160' height variance allowance, the Applicant explained that the actual height will actually be somewhere around 140'. Further, by providing proposed renderings, the Applicant was able to show that only about 15% of the hospitals footprint (just the patient towers) would exceed the Code's height limitations. The Applicant provided further background regarding the necessity of vertical integration for the hospital to ensure staffing efficiencies and operational efficiencies for patient care. The Applicant provided additional renderings from its viewshed analysis which show that by pushing the hospital away from Beulah and due to the slope and mature ponderosa pines on site, the patient towers are barely visible, or not visible at all, from many locations around the property.

To address concerns regarding dark sky compliance, the Applicant reiterated that it would meet or beat the City's Dark Sky Ordinance. The complete response regarding dark sky compliance is discussed in Section VII(A)(iii), above.

To address concerns regarding sustainability and energy efficiency, the Applicant stated that it planned to be more efficient than 80% of all hospitals in the U.S. and that the new campus' energy consumption will be 50% less than that of the current campus. Further, the Applicant has proposed use of a new vacuum waste system which is projected to save approximately 3.6 million gallons of water per year as compared to other systems. Finally, the Applicant noted that it had prepared a robust sustainability plan that had received no further comments from City staff during the review process.

As in previous neighborhood meetings, the Applicant ended the formal presentation by highlighting the outpouring of support received to date from community members, healthcare professionals and organizations, and political leaders, like Senator Sinema. The applicant also provided an overview of the community outreach to date, such as the group meetings discussed herein. Finally, the Applicant discussed the substantial economic impact the proposed development will have for the City and region.

(iii) Question and Answer Session

After its formal presentation, the Applicant opened the discussion to attendees for a question-and-answer session. The questions received during the October 10, 2022 meeting are attached hereto as Exhibit Q. The Applicant answered the questions in the order received. Many questions received were answered during the formal presentation, however, for any questions answered during the Q&A session, those answers are included in the "Q&A Report" attached hereto as Exhibit Q.

VIII. STATUS PROCEDURES

Through this Report and its Amended Citizen Participation Plan, attached hereto as **Exhibit "V"**, the Applicant has kept the City informed as to the status of the Applicant's

ongoing citizen outreach. These status updates include (i) details of techniques the Applicant used to involve the public; (ii) dates and locations of neighborhood meetings with copies of all notices; (iii) a summation of all meetings held to date; (iv) a list of attendees; and (v) a summary of the substance of the concerns, issues, and problems raised to date and how NAH has addressed such concerns (concerns are detailed and addressed throughout this Report and the attached Q&A Reports). This Report has been provided to the City and the Applicant will provide a link to the Report and all supporting exhibits to those individuals that entered their email on the attendee report at any of the Zoom Webinar neighborhood meetings. In addition, the Applicant will be sending a mailer to all individuals and HOAs within a half-mile radius that contains a link to this Report and the supporting documentation.

IX. SUMMARY OF PUBLIC OUTREACH EFFORTS AND FEEDBACK

A. Outreach Events/Efforts

As discussed in detail herein, the Applicant's public outreach has included the following:

1. At least one hundred twenty (120) group meetings from February 2021 through submittal of this Report. *See* Exhibit K.

2. Three (3) properly noticed neighborhood meetings. *See* Sections III and VI-VII.

3. Several articles published in the Arizona Daily Sun.

B. Positive Feedback

The Applicant highlighted several common areas of supportive feedback received to date. In addition to the positive comments received during the neighborhood meetings (shown in the attached Q&A reports), the Applicant has also received approximately **295 letters of support** for the Health Village project. These letters of support are attached hereto as **Exhibit "W"**. As shown in the attached letters of support, residents and interested parties recognize the substantial community benefits the Health Village will bring to the community. Community members recognize the substantial economic benefit the proposed project will bring and also acknowledge the need for updated health care facilities in Northern Arizona. As the region's only Level 1 trauma center (and the only Level 1 trauma center north of Phoenix), community members have provided substantial and ongoing support for the project to ensure that NAH can continue to provide the community with comprehensive care in a central, easily accessible location. The letters of support highlight the advantages of the proposed new campus as compared to the existing campus which includes updated facilities, expanded clinical options, the "Health Village" concept, and a central location near the I-17 and I-40 interchange.

While the Applicant will not provide an overview of all 295 supportive letters received to date, it is important to highlight a few of these letters. Notably, the Applicant has received numerous letters of support from health care professionals from both within and outside the NAH organization. These health care professionals have firsthand knowledge of the importance updated facilities and expanded clinical options are for residents to receive proper care. Each of these letters of support from health care professionals detail the importance of the Health Village

for the community and the importance of the potential for expanded clinical options for patients. Further, numerous health care organizations from throughout the region and state have also expressed their complete support for the project. For example, the Arizona Nurses Association, the Arizona Public Health Association, the Arizona Medical Association, and Guardian Medical Transport have all detailed their support for the project and expressed the vital need that the only Level 1 trauma center in the region have the facilities and clinical options that can only be provided at the proposed Health Village. Further, Dr. Richard Carmona, 17th Surgeon General of the United States, has provided a letter of support which highlights, from his firsthand experience, "the importance and value of having a modern hospital that leverages state-of-the-art health care technologies . . . ." Healthcare professionals and organizations know firsthand the value the proposed Health Village can have on patients and the community at large.

The letters of support have not been only from those within the health care industry. Community members that rely on these services have also expressed their support for the project. Further, economic groups such as the Arizona Commerce Authority and Camp Verde Economic Development have expressed their support due to the substantial economic benefits the Health Village will bring to the region.

Finally, NAH has received support from senator Krysten Sinema. When meeting with NAH Representative to discuss the new Health Village, Senator Sinema stated "Access to health care is essential for medically underserved communities in Northern Arizona. I'm looking forward to working with local stakeholders and Northern Arizona Healthcare who is leading the way to meet the needs of this growing community and allowing Arizonans to receive the highest-quality care closer to home." Further, Senator Sinema provided a letter of support which highlights the direct positive impact Health Village would provide for medically underserved communities in Northern Arizona, especially Native American tribes. Senator Sinema also highlights the substantial economic benefit the development will bring to Flagstaff and the greater region.

The overwhelming outpouring of support from community members has amplified the obvious need for an updated medical facility in the area and the Health Village provides ample community benefits which approximately 300 community members, government leaders, medical associations, and interested parties have recognized in their letters of support (this does not include the individuals who voiced support at the neighborhood meetings but did not provide written letters of support).

C. Issues and Concerns Raised and Responses to Concerns

This Report, and the attached "Q&A Reports" showcase the concerns raised to date and how NAH has responded to those concerns. In addition to the concerns raised during the neighborhood meetings, the Applicant has also received 6 letters expressing concern/opposition and approximately 60 letters seeking clarification on certain aspects of the project (the questions posed in these letters are similar in nature to those posed during the neighborhood meetings, or relate to internal questions from NAH staff members). Each of these letters are attached hereto as

Exhibit "X". Many of these concerns and requests for information were addressed substantively during the neighborhood meetings. Section VII, above, and the attached "Q&A" reports.

The major areas of concern are as follows:

- Redevelopment of the Existing Campus: NAH has received feedback regarding concerns related to redevelopment of the existing campus. While the Applicant has not yet decided how the existing campus will be repurposed. The Applicant has been able to address concerns related to such redevelopment by hiring the Progressive Urban Management Associates (PUMA) team, who recently worked on the Downtown Flagstaff Vision Plan. NAH and City representatives will coordinate a public participation and planning process in conjunction with community members and facilitated by PUMA to develop a Vision Plan for the existing medical campus. The Vision Plan will be advanced by a steering committee that represents Flagstaff's diverse community with the intention that the Vision Plan will inform the FMC-centered activity center of the Regional Plan that the City is concurrently preparing. Initial stakeholder meetings were held September 6 – 8, 2022. The Applicant has also addressed this concern by ensuring the development agreement contains appropriate requirements for redevelopment of the legacy campus.
- Access to the New Location: The Applicant has received comments of concern from some community members that moving the hospital from its current location to the downtown location will impact accessibility to the hospital services. However, the Applicant was able to address these concerns by highlighting that the new location will be directly off the I-17 and I-40 interchange which allows quick access of the two major interstates in the area. Approximately 60% of NAH patients come to NAH from outside of Flagstaff proper. For these patients access will be much quicker at the new location than the current location. Further, Guardian Air highlighted that because its base of operations is at the airport, when temperatures require flights to take off and arrive from the airport, it will take substantially less time to transport patients to and from flights from the airport to the new location.
- Public Transit: The Applicant understands the importance of providing public transit to and from the new location. This concern has been highlighted by community groups, such as Friends of Flagstaff. Accordingly, the Applicant has committed to providing public transit to Health Village to ensure access for those relying on public transit. The Applicant has met numerous times with NAIPTA to develop a transit plan that will benefit the new location.

For responses to all questions received regarding the proposed Health Village process during the neighborhood meetings, see the attached Q&A reports.

X. CONCLUSION

As highlighted in this Report, the Applicant has engaged in substantial community outreach. The Applicant has been extremely transparent throughout the Application process to ensure that any and all issues could be heard and addressed, to the extent possible, prior to approval by City Council. The Applicant understands that due to the substantial scope of the Health Village project, that it needed to go above and beyond the public participation requirements required by the City's Zoning Code. Accordingly, the Applicant hosted three (3) neighborhood meetings, along with over 100 "group meetings" with City and County representatives, neighboring landowners and neighborhood associations, NAIPTA, and other interested groups. The Applicant has received far more supportive feedback than opposition throughout its robust citizen participation process. The outpouring of support highlights the community's need for Health Village which will allow NAH to expand its capabilities and offerings to the region.

EXHIBIT A

PLOTTED: Nov 15, 2021–5:13pm

STATE TRUST LAND

UNIVERSITY HEIGHTS SUBDIVISION

COCONINO COUNTY

CITY OF FLAGSTAFF

MOUNT DELL SUBDIVISION

112–10–009A
112–10–009B
112–10–005A
112–10–005M
112–10–005D
112–10–010
112–10–005E
112–48–063A
112–05–130A
112–10–012C
112–10–005R
112–10–012B
112–10–005L
112–10–033
112–05–001K
112–10–005E
112–05–129
112–10–022
112–10–024B
112–10–018B
112–10–001Z
112–10–032
112–10–023
112–10–018C
112–10–008
112–10–031
112–10–014
112–10–030
112–10–018D
112–10–013B
112–10–029
112–10–021A
112–10–017B
112–10–013A
112–10–015
112–10–021B
112–10–017C
112–10–028

PONDEROSA TRAILS SUBDIVISION

INTERSTATE 17

SR 89A / BEULAH BLVD

FR 532

NATIONAL FOREST

GETAWAY TRAIL

PROJECT SITE

112–10–027C
112–10–035
112–10–027D

CITY OF FLAGSTAFF
COCONINO COUNTY

PURPLE SAGE TRAIL

116–13–009

FORT TUTHILL COCONINO COUNTY PARK

116–61–012
116–61–006A
116–61–011
116–13–005B
116–61–010
116–61–008B
116–61–002
COCONINO COUNTY
CITY OF FLAGSTAFF
116–61–003A
116–13–006
116–61–005B
116–13–008A
116–13–008A

SCALE 1" : 600'
0 300 600

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING OR RECORDING

C.O.F. Project # PZ-21-00126

FLAGSTAFF
ARIZONA

NAH HEALTH VILLAGE

HALF MILE BUFFER MAP

JOB NO:	18214
DATE:	NOV 21
SCALE:	AS SHOWN
DRAWN:	HAS
DESIGN:	CNP
CHECKED:	GEC

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0334
928.774.8934 fax
www.swiaz.com

Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you dig, it's the law.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
CP06

SHT NO. 7 OF 11

FILE: P:\2018\18214\DRAWINGS\CONCEPT ZONE PLAN\18214 – BUFFER MAP.DWG CPHAM

PLOTTED: Nov 15, 2021 - 5:13pm

MAILING LIST

APN	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
	THE VILLAGE AT UNIVERSITY HEIGHTS OWNERS' ASSOCIATION	323 S RIVER RUN RD #1	FLAGSTAFF	AZ	86001
	UNIVERSITY TERRACE HOMEOWNERS' ASSOCIATION, INC.	4074 S ALISA WAY	FLAGSTAFF	AZ	86001
	PONDEROSA TRAILS HOMEOWNERS' ASSOCIATION, INC.	323 S RIVER RUN RD #1	FLAGSTAFF	AZ	86001
	PONDEROSA HIGHLANDS HOMEOWNERS' ASSOCIATION	1016 W UNIVERSITY AVE #203	FLAGSTAFF	AZ	86001
	MT. DELL RIDGE HOMEOWNERS' ASSOCIATION, INC.	1236 W PALMER AVE	FLAGSTAFF	AZ	86001
	PINE DEL HOMEOWNERS' ASSOCIATION	51 PINE DELL DR	FLAGSTAFF	AZ	86001
11205017	PATEL DHAVALKUMAR K & HINABEN D	475 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205018	PATRICK ANALISA & BRIAN	483 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205019	DAY JAMES A	491 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205020	HARMON JOHN & MISTIE	346 E DENNISPORT CT	GILBERT	AZ	85295
11205021	FOX LARA LEIGH & BANNING JAMES	507 W WULFENITE RD	FLAGSTAFF	AZ	86001
11205022	CAMPBELL CHAD & RACHAEL	525 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205023	SEVERINGHAUS FAMILY LIVING TRUST DTD 07-27-20	533 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205024	YATES JAMES D & SHARON S	541 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205025	ALESSI FAMILY LIVING TRUST DTD 06-22-16	549 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205026	MOGHADDAM HESAM SARVGHAD	4987 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205027	PEACE DONNA J	4995 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205028	GAPPA KELLY	5003 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205029	CHAVEZ DANIEL M & KELLY R	5011 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205030	GUERRERO ROBERT JR & SHANNON	5019 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205031	COOK CHAD M & KINSEY A	311 W BERYL RD	FLAGSTAFF	AZ	86001
11205032	MILLS RONALD J & PATRICIA	319 W BERYL RD	FLAGSTAFF	AZ	86005
11205033	SWANSON DUSTIN R & MONIKA R FAMILY TRUST DTD 03-01-17	327 W BERYL RD	FLAGSTAFF	AZ	86005
11205034	WOODWARD JULIE K & MITCHELL T	702 N BEAVER ST	FLAGSTAFF	AZ	86001
11205035	PARKER ELIZABETH	343 W BERYL RD	FLAGSTAFF	AZ	86005
11205036	GAUDIO JOSEPH G & MARY E	4842 E MOUNTAIN VIEW RD	PARADISE VALLEY	AZ	85253
11205037	OLSON TRENT J & GWENDOLEN G	500 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205038	VANLUVANEE JOHN CHRISTOPHER & MARTHA JO	508 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205039	SHAW NATHAN LEVI & HOLLY JEAN	516 W WULFENTINE RD	FLAGSTAFF	AZ	86005
11205040	CERNOHOUS STEVE J & JENNIFER J	524 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205041	ALONSO PERGENTINO JR & KAREN D	532 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205042	BYRNE AUSTIN A & JANEA L	5055 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205043	HIMMES THOMAS J	44505 N 14TH ST	NEW RIVER	AZ	85087
11205044	SMITH STEVEN L & VICTORIA N	5071 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205045	JOCZ FAMILY TRUST DTD 04-21-99	5079 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205046	TRAISTARU TIBERIU & SOPHIA	5087 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205047	MORTENSEN BRUCE A & JANET J	5095 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205048	THARP CLIFTON L & PAMELA	302 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205049	COX GREGORY S & SONDRA L	310 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205050	STRINGER ERIN S & JENNIFER S	3844 E COUNTY DOWN DR	CHANDLER	AZ	85249
11205051	WHITE DONALD F & ANGELA S	12800 E CAMINO ANCHO	TUCSON	AZ	85749
11205052	CISNEROS TIMOTHY & DEBRA	6002 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205053	KING STEPHEN J & LORELEI A	5094 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205054	VERGHESE MOHITH E & ELIZABETH B LIVING TRUST DTD 03-12-21	15219 S FOXTAIL LN	PHOENIX	AZ	85048
11205055	JOHNDROW JUSTIN & ELIZABETH	5078 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205056	BOGGIANO ROBERT C & MICHELLE HEYING	6113 E HODGES ST	CAVE CREEK	AZ	85331
11205057	HAIGHT VALERIE TRUST DTD 04-11-18	3541 E UTOPIA RD	PHOENIX	AZ	85050
11205058	BLAND MICHAEL T & JENNIFER M	5058 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205059	THEISS JEFFREY A & DEANNA V	302 W BERYL RD	FLAGSTAFF	AZ	86005
11205060	WILLIAMSON FAMILY LIVING TRUST DTD 06-03-20	310 W BERYL RD	FLAGSTAFF	AZ	86005
11205061	ZHOU XI	318 W BERYL RD	FLAGSTAFF	AZ	86005
11205062	JAMES SCOTT M & SARAH A	5053 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205063	CANTERBURY JOSHUA R & BRENNA L	5061 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205064	THOMPSON CHRISTIAN J & MAURIE H	5069 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205065	RUST DYLAN P & JILL T	5077 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205066	PETERSEN-SNIDER KATRINA	2920 E CERRADA LOS PALITOS	TUCSON	AZ	85718
11205067	NOYCE JODIE L	5093 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205068	IRWIN MATTHEW & ERIN	400 W WULFENITE RD	FLAGSTAFF	AZ	86001
11205069	GLEASON CLINT & TWILA	408 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205070	HALLOWS CHRISTOPHER M & ABBY G	416 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205071	STRAUSS LIVING TRUST 09-06-06	2605 W OAKLAND ST	CHANDLER	AZ	85224
11205072	GROCE ALEX DAVID	432 WULFENITE RD	FLAGSTAFF	AZ	86005
11205073	CROWDER JEFFREY & CHRISTINE U	440 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205074	WENSEL LIVING TRUST DTD 06-10-08	11424 N BANCROFT DR	PHOENIX	AZ	85028
11205075	ALMENDAREZ NICHOLAS & JENNIFER	456 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205076	RENZ MARK B & RENEE	326 W BERYL RD	FLAGSTAFF	AZ	86005
11205077	HANSEN JONATHAN D & MEGAN M	334 W BERYL RD	FLAGSTAFF	AZ	86005
11205078	SEAY GREG	8458 E HAVASUPAI DR	SCOTTSDALE	AZ	85255
11205079	JACOBELLIS NICHOLAS P & KIMBERLY	467 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205080	MYERS MATTHEW & APRIL H	469 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205081	TANTAU CATHY A SURVIVOR'S TRUST DTD 4-14-13	PO BOX 705	EXETER	CA	93221
11205082	EYDELMAN MARIA	449 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205083	HART MURDOCK & MINYIN	441 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205084	MOTLAGH SHOKOFEH	10214 N EIGHT IRON LN	TUCSON	AZ	85737
11205085	BECKSTEAD BENJAMIN L & CARRIE L	425 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205086	HUNT LESTER J & GAIL L	417 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205087	KORUTH JOSEPH PUTHENPARAMPIL	409 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205088	LAMER FAMILY TRUST DTD 11-09-10	401 W WULFENTINE RD	FLAGSTAFF	AZ	86005
11205089	LLANO MATTHEW T	6061 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205090	PLATO RAYMOND J & SARAH E	91 W MEXICAN HAT TRL	FLAGSTAFF	AZ	86005
11205091	BADGER LIVING TRUST DTD 03-23-11	6045 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205092	BRITT AMY HELEN	6037 S AMETHYST RD	FLAGSTAFF	AZ	86001
11205093	STALEY ANNE L	6078 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205094	WHITEFORD GERALD & RAE ANNE TRUST DTD 07-14-00	4332 S AMBROSIA CT	CHANDLER	AZ	85248
11205095	BARNARD RUSSELL D & JEANNIE	6062 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205096	PAXTON FAMILY TRUST DTD 01-02-13	13516 WALNUT ST	WHITTIER	CA	90602
11205097	NANCE BRIAN	6042 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205098	KUNZE FAMILY TRUST DTD 12-03-20	6034 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205099	CLARK ERIC & CHRISTINE	6026 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205100	COOK 2010 LIVING TRUST	3143 E TIFFANY WAY	GILBERT	AZ	85298
11205101	DEVLIN MJ FAMILY TRUST DTD 09-07-13	339 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205102	HUNNICUT JAMES DANIEL	331 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205103	ABOUD GEORGE M & KATHY D	323 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205104	OLSEN-ZWICK JULIE ANN	315 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205105	CRAWFORD JON L & REBECCA M	317 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205106	BERG FAMILY TRUST DTD 11-17-92	1332 W LISA LN	TEMPE	AZ	85284
11205107	SHADIAN JAMIE LYNN	301 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205108	BASSETT RALPH & JUDY	6222 E TURQUOISE AVE	PARADISE VALLEY	AZ	85253
11205109	MARTINEZ ALBERT P & CINDY S	27109 N 15H LN	PHOENIX	AZ	85065
11205110	KELLY BETTY J & BENNIE R	5072 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205111	CROWDER FAMILY TRUST DTD 01-08-14	5064 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205112	OTHON FAMILY TRUST DTD 7-27-09	5056 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205113	CARNEY FAMILY TRUST DTD 06-14-07	5048 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205114	MILLER GREGORY P & SUSAN A	5032 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205115	MACK LINDA M	5026 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205116	WRIGHT JOHN & THERESA	6906 PEACE RIVER DR	SPRING	TX	77379
11205117	ZHANG YULEI	5010 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205118	WORCESTER TERRY C & SANDRA M	105 N AUSTIN AVE NO 11104	GEORGETOWN	TX	78626
11205119	SEEMANN CARSTEN	3743 VIA ZUMAYA ST	CORONA	CA	92881

APN	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
11205125	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11205126	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11205127	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11205128	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11205129	FOUNTAINHEAD FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11209003	RYAN REBEKAH M & SEAN M	1190 W COX AVE	FLAGSTAFF	AZ	86005
11209004	BUZZARD BRIAN & RACHEL	1140 W COX AVE	FLAGSTAFF	AZ	86005
11209005	BUROSAL BRADLEY C	1250 W COX AVE	FLAGSTAFF	AZ	86005
11209006	WOLF WILLIAM W & MARTHA J	1362 W COX AVE	FLAGSTAFF	AZ	86005
11210004	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210008	LEON LIVING TRUST DTD 09-25-04	1431 N ACACIA CLIFFS CT	TUCSON	AZ	85745
11210010	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11210014	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210015	ODEGAARD VAN ALLEN & GLENDA GEANE	PO BOX 2984	FLAGSTAFF	AZ	86003
11210022	PITMAN SERGEY & ELLA	2251 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86001
11210023	BULLMORE STACEY L & MICHAEL J	2211 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86005
11210028	COOPERRIDER BRYAN E & ELIZABETH C	1860 W GETAWAY TRL	FLAGSTAFF	AZ	86005
11210029	NICHOLS ERIC C & ROBIN B	2301 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86005
11210030	SILVERMAN KS REVOCABLE TRUST DTD 09-11-96	29443 N 78TH ST	SCOTTSDALE	AZ	85262
11210031	FOUNTAINHEAD FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210032	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210033	FOUNTAINHEAD FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210035	VP CINEMA LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
11211001	JOCAR PROPERTIES LLC	1125 W PALMER AVE	FLAGSTAFF	AZ	86005
11211002	BUROSAL SUSAN A	PO BOX 19	WIKIEUP	AZ	85360
11211005	GARRO DENISE & STEVE	1235 W PALMER AVE	FLAGSTAFF	AZ	86005
11211006	MANZO THOMAS & GRACE E	5200 W PASEO DE COLINAS	TUCSON	AZ	85745
11211008	MOUNTAIN DELL WATER INC	1492 W PALMER AVE	FLAGSTAFF	AZ	86005
11211009	REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04	31015 LYNX BASIN LN	OAK CREEK	CO	80467
11211010	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211011	REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04	31015 LYNX BASIN LN	OAK CREEK	CO	80467
11211015	MOUNTAIN DELL WATER INC	1492 W PALMER AVE	FLAGSTAFF	AZ	86005
11211016	SANDERS CATHERINE C	4211 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11211017	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211019	SPINING CHARLES M	1170 W HOLMES AVE	FLAGSTAFF	AZ	86005
11211022	VAUGHN ROBIN G	1345 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11211023	SHOOPMAN VICKY J REVOCABLE LIVING TRUST DTD 12-13-07	6351 E 41ST ST	YUMA	AZ	85365
11211024	SHOOPMAN VICKY J REVOCABLE LIVING TRUST DTD 12-13-07	6351 E 41ST ST	YUMA	AZ	85365
11211025	ALVA EDWARD MARK	PO BOX 30084	FLAGSTAFF	AZ	86003
11211030	FELIX ESTHER M	PO BOX 153	FLAGSTAFF	AZ	86002
11211031	BESON KIM	4135 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11211032	BOONE MARY K	31 LEUPP RD	FLAGSTAFF	AZ	86004
11211033	MIKULA LYNN	1345 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11211034	ALONSO LIVING TRUST DTD 02-06-02	704 W SANTA FE AVE	FLAGSTAFF	AZ	86001
11211035	ENGLER RUTH L	2001 N ADAMS ST NO 34	ARLINGTON	VA	22201
11211036	ALONSO LIVING TRUST DTD 02-06-02	704 W SANTA FE AVE	FLAGSTAFF	AZ	86001
11211038	CAIN TODD W & MARISA N	1408 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11211039	PASTICK JODY ELIZABETH	1424 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11211042	HICKS JENNIFER L	1468 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11211043	MACCORMACK DAVID BRIAN	1480 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11211048	BURFORD ARIANNE	1475 E COCHRAN AVE	FLAGSTAFF	AZ	86005
11211049	LEUNING MARK & JENNIFER A	1477 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11211052	DAVIS BRADLEY K	100 E PASEO DEL RIO NO 2	FLAGSTAFF	AZ	86001
11211053	WULBERN J & J REVOCABLE TRUST DTD 02-18-94	4304 ALDINE DR	SAN DIEGO	CA	92116
11211054	BUZZARD MARK A & ANNE E	1460 W COX AVE	FLAGSTAFF	AZ	86005
11211055	LEVIN MICHAEL D & JANET T	1362 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11211056	FERGUSON GAVIN	1385 W COX AVE	FLAGSTAFF	AZ	86005
11211057	BORDWELL THEODORE A & KATHRYN T	1427 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11211063	WOLF WILLIAM W & MARTHA J	1362 W COX AVE	FLAGSTAFF	AZ	86005
11211064	RYAN GERED C	1384 W COX AVE	FLAGSTAFF	AZ	86005
11211065	VAUGHAN ELLEN L	1400 W COX AVE	FLAGSTAFF	AZ	86005
11211066	BUZZARD MARK A & ANNE E	1460 W COX AVE	FLAGSTAFF	AZ	86005
11211067	REZNICK PETER	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211068	REZNICK PETER	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211070	SPINING CHARLES M	1170 W HOLMES AVE	FLAGSTAFF	AZ	86005
11211079	WOLF WILLIAM W & MARTHA J	1362 W COX AVE	FLAGSTAFF	AZ	86005
11213007	COLLINS CAROL A	1133 W COY DR	FLAGSTAFF	AZ	86005
11213008	ALLEN JAMES A & KATHERINE L	1155 W COY DR	FLAGSTAFF	AZ	86005
11213009	TIERNEY DANIEL J	1177 W COY DR	FLAGSTAFF	AZ	86005
11213038	VILLALOBOS OSCAR R & MARTHA C	1045 W COY DR	FLAGSTAFF	AZ	86005
11231023	COOKE PATRICIA A	1320 W MELISSA DR	FLAGSTAFF	AZ	86005
11231024	KAUPISCH ADAM & ELIZABETH	1330 W MELISSA DR	FLAGSTAFF	AZ	86005
11231026	SPILLANE ERIC	1350 W MELISSA DR	FLAGSTAFF	AZ	86005
11231027	MUEHLBAUER CHARLES B & PATRICIA A	1360 W MELISSA DR	FLAGSTAFF	AZ	86005
11247001	KWAN KENNETH & KEEN Y	3909 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247002	LENNERS RUSSELL L & JACELYN M	3917 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247003	MARIN JOE A JR & OLIVIA	8432 W TONTO LN	PEORIA	AZ	85382
11247004	MAMMEN MICHAEL & SHANNON STOLFO TRUST DTD 04-08-16	1252 E LE MARCHE AVE	PHOENIX	AZ	85022
11247005	BALLARD SHELLEY E	3941 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247006	BREES JEREMY R & EMILY A	3949 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247007	SMITH ANNE LOUISE	3957 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247008	SCHUSSMAN ALAN T & HEATHER R	3965 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247009	BACA VINCENT A & JENNIFER	3973 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247010	RUSSELL DAVID N & DONNA W	3981 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247011	STIRANKA INNA	3438 W TWAIN CT	ANTHEM	AZ	85086
11247012	COLLINS FAMILY TRUST DTD 12-17-93	1522 W HORSETAIL TRL	PHOENIX	AZ	85085
11247014	HITESMAN LIVING TRUST DTD 11-20-19	4013 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247015	VANDIVIER JAMES J & ALICE L	3998 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247016	VALLEN GARY & KIM TRUST DTD 10-09-13	1655 N KITTREDGE RD	FLAGSTAFF	AZ	86001
11247017	STRONES RICK D & PATTI A	4051 S ALISA WAY	FLAGSTAFF	AZ	86005
11247018	BINGHAM SCOTT N & JAMIE L	4059 S ALISA WAY	FLAGSTAFF	AZ	86005
11247019	HAUGHWOUT MARK S & RACHEL J	4067 S ALISA WAY	FLAGSTAFF	AZ	86005
11247021	JOHNS ROBERT A	4083 S ALISA WAY	FLAGSTAFF	AZ	86005
11247022	HORTON STEVEN B	4074 S ALISA WAY	FLAGSTAFF	AZ	86005
11247023	MASK MARK L	4066 S ALISA WAY	FLAGSTAFF	AZ	86005
11247024	LUGO JAMES A & LYNDA S	PO BOX 11963	GLENDALE	AZ	85318
11247025	BROWER K REVOCABLE TRUST DTD 09-30-92	1472 E PEACH TREE DR	CHANDLER	AZ	85249
11247026	PLATO HOLDINGS VII LLC	3283 S TEHAMA CIR	FLAGSTAFF	AZ	86005
11247027	ROGERS KENNETH E & CINDY L	3910 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247028	LUGO JAMES A & LYNDA S	PO BOX 11963	GLENDALE	AZ	85318
11247029	PAULSON TIMOTHY S JR	144014 W WETHERSFIELD RD	SURPRISE	AZ	85379
11247031	UNIVERSITY TERRACE HMEOWNERS ASSOCIATION	4075 S ALISA WAY	FLAGSTAFF	AZ	86005
11247033	REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04	31015 LYNX BASIN LN	OAK CREEK	CO	80467
11247034	PLATO HOLDINGS IV LLC	91 W MEXICAN HAT TRL	FLAGSTAFF	AZ	86005
11247035	MILLER TIFFANY & CODY	4029 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247036	CHAMPAGNE JAMI & MICHAEL	4045 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247037	COLLINS TERRY M & SUSAN R	4053 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247038	CANIZALES GABRIEL A & JORI S	4061 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247039	ROBARGE REBECCA H & ANDREW	4069 S HOLLAND RD	FLAGSTAFF	AZ	86001

APN	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
11247040	CANNIFF CHRISTOPHER & LAUREN	4077 S HOLLAND RD	FLAGSTAFF	AZ	86001
11247041	PHILLIPS DANIEL & MIKAELA	4085 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247042	WAHE GURU 007 LLC	2730 E RAVEN WAY	GILBERT	AZ	85297
11247043	LEPPER FORREST JAMES & LINDA SUE	4101 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247044	TAIT MARK ROBERT & JACQUELYN SEMERAU	4109 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247045	MCPHERSON WILLIAM & KERI	4117 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247046	FELSTED DAVID & JENNICA	4125 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247047	MONTGOMERY WILLIAM & ANN	4118 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247048	DERRYBERRY LIVING TRUST DTD 12-22-08	4102 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247049	SINGLETON CHRIS D & JEANNIE E	4094 S HOLLAND RD	FLAGSTAFF	AZ	86001
11247050	WILES KEVING R & JEANNE L	4078 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247051	SYDOW GREGG P & NICOLE R	4062 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247052	FISHER JAMES A & MARY LEE FAMILY TRUST DTD 08-24-04	4030 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247053	TIBBETTS FAMILY TRUST DTD 4-5-18	3131 ROCKING HORSE	LAKE HAVASU CITY	AZ	86406
11247056	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11247059	UNIVERSITY TERRACE UNIT 2 HOMEOWNERS ASSOC INC	PO BOX 10000	PRESCOTT	AZ	86304
11247060	UNIVERSITY TERRACE UNIT 2 HOMEOWNERS ASSOC INC	PO BOX 10000	PRESCOTT	AZ	86304
11247061	UNIVERSITY TERRACE UNIT 2 HOMEOWNERS ASSOC INC	PO BOX 10000	PRESCOTT	AZ	86304
11247062	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11248077	FIERRO FELIX F & OLGA	1213 CAMINO DEL LLANO	ARTESIA	NM	88210
11248078	MAZZA SCOTT & NATIVIDAD	3834 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11248079	ARUNDEL TERENCE R	3856 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11248080	GOOBY GRETCHEN & JOHN	3874 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11248081	BLANCHARD DAVID O & SUSAN E	3892 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11248082	OLTROGGE DANIEL P & MAUREEN H	3914 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11248083	CHICO LIVING TRUST DTD 01-25-10	3932 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11248092	SANDALL RYAN & CAROL TRUST DTD 03-12-20	8580 LA MANCHA LN	FLAGSTAFF	AZ	86004
11248093	KRATZ ROBERT L TRUST DTD 10-09-14	3861 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86001
11248094	CARROLL ANDREW J & THERESA C REVOCABLE TRUST DTD 12-19-04	1320 N BRENTWOOD PL	CHANDLER	AZ	85224
11248095	MCCALLUM JAMES D	3819 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11248096	GEISLINGER ERIC	3152 S LINDSEY LOOP	FLAGSTAFF	AZ	86005
11248097	SMITH DANA P & GRETCHEN A	397 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11248098	381 CATTLE LLC	6301 N 4TH DR	PHOENIX	AZ	85013
11248110	FRANCIS ANDREA K	3843 S WAGON TRL	FLAGSTAFF	AZ	86005
11248111	PADILLA SARA EMMALENE	3851 S WAGON TRL	FLAGSTAFF	AZ	86005
11250006	PATTERSON DAVID & DEBORAH	352 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11250007	GREGG SANDRA GILBERT REVOCABLE LIVING TRUST DTD 10-24-06	370 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11250008	RUSHALL JEFF & AMY	388 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11250009	MCADAM TARI A	2662 DIAMONDBACK ST	KINGMAN	AZ	86401
11250010	KING BRADLEY R & CATHERINE A	424 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11250011	LINDEN STACY L	442 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11250012	SCHERPEREEL CHRISTOPHER M & DIANE S	460 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11250013	STIFEL JENNIFER	478 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11250014	BATTAGLIA JAMES L & COURTNEY D	496 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11250015	CLAUSCHEE SUSAN F & REGGIE	514 W OLD TERRITORY TRL	FLAGSTAFF	AZ

PLOTTED: Nov 15, 2021 - 5:13pm

MAILING LIST

APN	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
11250090	SHARP ROBERT R & JENNIFER L	3827 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11250091	FOSTER NEVIN C & ANGELA	3839 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11250092	NEFF LOUIS T & LIND S	PO BOX 1013	MONTICELLO	UT	84535
11250093	SHEARON JEFFERY P	3865 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11250094	CARLSEN KURT J & CATHERINE M	3871 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11250095	PAIGE TANERA Y LIVING TRUST DTD 04-23-10	3879 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11250096	BOTTINO GEORGE W	3882 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11250097	MORTENSEN MICHAEL J & HEIDI LYN	3864 S BIG SKY TRL	FLAGSTAFF	AZ	86001
11250098	GRIFFIN CHRISTOPHER G & ANNA M	3846 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11250099	MCW FAMILY TRUST DTD 09-09-20	3030 N 3RD ST NO 770	PHOENIX	AZ	85012
11251001	STARK BENJAMIN W & TAMRA S	540 W CATTLE DR	FLAGSTAFF	AZ	86001
11251002	ROSENOW TIM & KRISTINA E	558 W CATTLE DR TRL	FLAGSTAFF	AZ	86005
11251003	LERUD LANCE C & MICHELE A	576 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251004	SENNETT CAROL M	596 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251005	JAY GREGORY & CRYSTAL	612 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251006	LAURIE DAVID J & MARY L	630 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251007	HERRERA ELIDA L	388 N 161ST AVE	GOODYEAR	AZ	85338
11251008					
11251009	LURIE BRANDON A & MACKENZIE R	1060 W BASALT LN	FLAGSTAFF	AZ	86001
11251010	CRUZ MARIO & DANIELA M	702 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251011	MILLER DONALD PATRICK & LI-CHIU	1809 SILVANA LN	SANTA CRUZ	CA	95062
11251012	MCGLOTHLIN DEBORAH & DOUG R	738 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251013	GEST COLLEEN & BRYAN	756 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251014					
11251015	ABBOTT BRANDON H & TIFFANY A	753 W CATTLE DRIVE TRAIL	FLAGSTAFF	AZ	86005
11251016	RAAB SCOT A & AMY L	737 W CATTLE DR	FLAGSTAFF	AZ	86005
11251017	WRIGHT JOSHUA J & TANYA K	5842 E 39TH LN	YUMA	AZ	85365
11251018	HASSELL MARTIN & MARY	703 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251019	SPENDLOVE JACOB E & MARCI A	695 W CATTLE DR TRL	FLAGSTAFF	AZ	86005
11251020	AYLESBURY TOBY	687 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251021	GEORGIA SHALAMAR	661 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251022	MODRELL IAN P & RACHEL A	643 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251023	DUMAS PAUL I & JUDITH A	PO BOX 2876	FLAGSTAFF	AZ	86003
11251024	JRS ON DUTY HOME WATCH LLC	38400 N SCHOOL HOUSE RD NO 667	CAVE CREEK	AZ	85331
11251025	WACHTER ZACHARY P & MICHELLE I	814 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251026	PARRA MIGUEL	828 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251027	BTOWEN LLC	4024 N PINNACLE HILLS CIR	MESA	AZ	85207
11251028	RAJPARA & PATEL FAMILY TRUST DTD 07-11-19	26061 RAMJIT CT	LAKE FOREST	CA	92630
11251029	HORTON CHRISTOPHER OLSEN	870 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251030	BANKS MATTHEW D	884 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251031	CROUSE MARK	898 W LIL BEN TRL	FLAGSTAFF	AZ	86001
11251032	NOLL CHRISTOPHER A & PATRICIA J	912 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251033	PATEL CHIRAGBHAI G	32 W TRAVERTINE TRL	FLAGSTAFF	AZ	86005
11251034	HILL BARBARA J & TIMOTHY J	940 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251035	SONGS JASON & ARIEL	20361 BRENTSTONE LN	HUNTINGTON BEACH	CA	92646
11251036	BUI BRIAN	623 S COOPER ST	SANTA ANA	CA	92704
11251037	GARCIA-VEGA MARTIN	982 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251038	HERNANDEZ KEILA ZUGEY & DAVID	2228 W PENNSYLVANIA CT	FLAGSTAFF	AZ	86001
11251039	KOWALL WILLIAM RICHARD JR	1010 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251040	OKEEFE DENNIS & JILL	1119 BOGGIO DR	GALLUP	NM	87301
11251041	DANKOF CURTIS CLAY	1038 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251042	MILLER DONALD L & JULIE C	1052 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251043	SHENTON SUZANNE LORRAINE	1066 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251044	DAVILA PAUL R & LINDA	1080 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251045	THOMPSON JENNIFER L & CODY L	1094 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251046	HUFFMON COLBY T & ANDREA J	1108 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251047	PATEL VIPUL V & BINA G	1122 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251048	DEROSA MARLENE & CARL	PO BOX 1065	FLAGSTAFF	AZ	86002
11251049	MCCLINTON RODNEY F & SABINE I	1150 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251050	LOWDEN WILLIAM D	4101 E CAMPBELL AVE	PHOENIX	AZ	85018
11251051	MONTOYA JOHN G & REBECCA L	1178 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251052	GIBBS LIVING TRUST DTD 04-10-08	1192 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251053	PERDIKOGIANNIS THREE LLC	1220 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251054	NG PIN T	1234 N LIL BEN TRL	FLAGSTAFF	AZ	86005
11251055	MIRISE FAMILY LIVING TRUST B	1248 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251056	MORRISON STEVE J & DAWN M	2545 ROCK SPRINGS RD	KINGSPORT	TN	37664
11251057	NGUYEN DUC HUU	1276 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251058	NORMAN AARON D & EMILY E	1290 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251059	HECK JOAN M & JEROME J	1304 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251060	COMNICK FAMILY TRUST DTD 08-07-14	1318 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251061	1332 WEST LIL BEN TRAIL LLC	PO BOX 5275	GOODYEAR	AZ	85338
11251062	KORN PRESTON J & MARILYNN B	1346 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251063	SPENCER EVONNE C	843 S DESERT CANYON WAY	KINGMAN	AZ	86401
11251064	PETTITT SCOTT & HUNT-PETTITT LINDSAY	1374 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251065	TOGNACCI NED & RACHELLE TRUST 09-18-09	1388 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251066	BULLMORE MARK E & YOLANDA D	1402 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251067	WRIGHT JAMES M	1416 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251068	BEAN KERBY G & STACIE L	1430 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251069	JACOBSEN CHRIS R & SUZANNE L	1444 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251070	BURCAR SHANE ANTHONY & JULIE A	1458 W LIL BEN	FLAGSTAFF	AZ	86005
11251071	MAYES NORMAN E	1472 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251072	KRON FAMILY TRUST DTD 08-11-06	4315 E MOUNTAIN VIEW RD	PHOENIX	AZ	85028
11251073	PERSINGER JOANIE E	1500 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251074	THOMAS JAMES D & NANCY C	3117 E CASHMAN DR	PHOENIX	AZ	85050
11251075	DOWDEN CHARLES J & FRIEDA S	510 S CATALINA AVE NO B	REDONDO BEACH	CA	90277
11251076	LISTER CRAIG	3946 S AMERICA WEST TRL	FLAGSTAFF	AZ	86001
11251077	BERNARD KENNETH R & KELLY CONRON	3928 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11251078	TEAGUE ROBERT R JR & AMANDA M	3910 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11251079	MAZOUR CORY J	3892 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11251080	MORROW BRENT	3874 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11251081	FRESHOUR MATTHEW D & MELISSA B	3856 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11251085	MALTESE MARK	802 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251086	ALTSISI GARY & TONYA	3798 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11251087	ANHYGOEL OHANA TRUST DTD 08-04-16	3788 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11251088	HARBOTTLE DANIEL L & LINDA A	3780 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11251089	TIDEMANN BRIAN M & TRACY L	3772 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11251090	RECKNOR JUSTIN	3766 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11251091	ELLIOTT JEFFERY A & KIM M REVOCABLE LIVING TRUST DTD 01-17-11	37034 N 17TH AVE	PHOENIX	AZ	85086
11251092	DAMGAARD KAREN K	3754 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11251093	VOJTA SCOTT C & CHRISTINA D	5791 COSNINO RD	FLAGSTAFF	AZ	86004
11251094	STAMPA CARSTEN & LISA	869 W LIL BEN TRAIL	FLAGSTAFF	AZ	86005
11251095	WALSH PATRICK & BERENICE H FAMILY TRUST DTD 01-22-16	24541 KINGS VIEW	LAGUNA NIGUEL	CA	92677
11251096	STELLMACHER STEPHAN	897 W LIL BEN TRAIL	FLAGSTAFF	AZ	86005
11251097	CROFFORD PATRICIA J LIVING TRUST DTD 04-25-13	911 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251098	STONE DAWN	925 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251099	WADDELL THOMAS P & SHARISE R	937 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251100	PECHART WILLIAM F	955 W LIL BEN TRAIL	FLAGSTAFF	AZ	86005
11251101	BURGER BARBARA H REVOCABLE LIVING TRUST DTD 04-23-04	2327 VISTA MADERA	SANTA BARBARA	CA	93101
11251102	MILEHAM BRANDON & ASHLEY	995 W LIL BEN TRL	FLAGSTAFF	AZ	86005

APN	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
11251103	SCHAFER KAREN & JEREMY	10202 W TWISTED VINE DR	STAR	ID	83669
11251104	CARRICK DANIEL J & BRITTANY M	1037 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251105	JOYNSON SAMUEL	1059 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251106	HARE MICHAEL R & HELEN A	1077 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251107	VELASCO FAMILY LIVING TRUST DTD 08-07-19	1089 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251108	ARMSTRONG JAMES P & ELAINE M	1107 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251109	ADAMS JARED S & TANJA Y	2901 DUBLIN DR	AUSTIN	TX	78745
11251110	PEARSON LIVING TRUST DTD 8-18-06	5230 W FALLEN LEAF LN	GLENDALE	AZ	85310
11251111	BHATHEJA BHUPENDRA K & KUSUM L	14610 N 14TH DR	PHOENIX	AZ	85023
11251112	BEAUPRE JEFF & SUSAN	5055 S OPAL RD	FLAGSTAFF	AZ	86001
11251113	WARKE DARIN & KATIE	1205 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251114	LULU INVESTMENTS I LLC	6622 N 40TH ST	PARADISE VALLEY	AZ	85253
11251115	BRADLEY MICHAEL D & BRIGITTE A	1233 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251116	DARBY MICHAEL & BRITTANY LEE	1255 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251117	LANGEVIN MICHAEL W	112 W SOARING AVE	PRESCOTT	AZ	86301
11251118	CHAN DAVID RYAN	1297 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251119	MCMILLIN JOEL	1317 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251120	BROOKS ANDREW DAVID & MICHELLE LYNN	13414 CRISPIN WAY	ROCKVILLE	MD	20853
11251121	WITT SCOTT W & CAROLINA L	PO BOX 1118	FLAGSTAFF	AZ	86002
11251122	OTT CAROL A	3960 S LASSO TRL	FLAGSTAFF	AZ	86005
11251123	LIEBE REVOCABLE TRUST DTD 09-23-98	1401 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251124	LORENTZEN PAUL & JANE LIVING TRUST DTD 12-20-16	1811 N HARPER	MESA	AZ	85207
11251125	CESPON KEITH	1421 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251126	SMART FAMILY LIVING TRUST	1433 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251127	MADUGONDE FAMILY TRUST DTD 11-16-15	1445 W LIL BEN TRL	FLAGSTAFF	AZ	86001
11251128	OAKLEY JILENE	1459 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251129	HARRIS GREGORY & LYNN	1473 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251130	DAVIS KERRI A & CHRISTIAN A	1487 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251131	NICHOLS ROSS & DEBRA	1509 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251132	DORWEILER LYNDA L TRUST DTD 11-09-15	3899 S AMERICA WEST TRL	FLAGSTAFF	AZ	86001
11251133	ANDERSEN BREE & JARRETT	1498 W WESTON TRL	FLAGSTAFF	AZ	86005
11251134	DISARIO FAMILY TRUST DTD 11-11-11	2166 NUGGET CREEK CT	GOLD RIVER	CA	95670
11251135	CONSTABLE JACQUELYN	1470 W WESTON TRL	FLAGSTAFF	AZ	86005
11251136	CHA GROUP LLC	28 E SAN MIGUEL AVE	PHOENIX	AZ	85012
11251137	DRUSCHEL MICHAEL JAMES & KALINA	1442 W WESTON TRL	FLAGSTAFF	AZ	86005
11251138	KEMPTON DIANE	8022 W DONALD DR	PEORIA	AZ	85383
11251139	NORD RICHARD P & BARBARA S	1418 W WESTON TRL	FLAGSTAFF	AZ	86005
11251140	JONES AARON & KARLETTA	1404 W WESTON TRL	FLAGSTAFF	AZ	86005
11251141	NICHOLSON BRIAN C & ELIZABETH A	1390 W WESTON TRL	FLAGSTAFF	AZ	86005
11251142	SALVATION ARMY	2707 E VAN BUREN ST	PHOENIX	AZ	85008
11251143	MARTINEZ KATHY & PATRICK	1358 W WESTON TRL	FLAGSTAFF	AZ	86005
11251144	YU YIN TRUST DTD 05-12-20	3750 E JUNIPER CIR	MESA	AZ	85205
11251145	FELDMAN BENJAMIN	1302 W WESTON TRL	FLAGSTAFF	AZ	86005
11251146	SINGER NICOLE A	1274 W WESTON TRL	FLAGSTAFF	AZ	86005
11251147	HUYNH OSCAR & KIMBERLY	1246 W WESTON TRL	FLAGSTAFF	AZ	86005
11251148	3167 LLC	9382 E BAHIA DR NO B103	SCOTTSDALE	AZ	85260
11251149	BOWKER SHAWN P & CHARLES E	1210 W WESTON TRL	FLAGSTAFF	AZ	86005
11251150	KUBICEK SUEANNE M	1190 W WESTON TRL	FLAGSTAFF	AZ	86005
11251151	MURRAY PETER W	1166 W WESTON TRL	FLAGSTAFF	AZ	86005
11251152	LAGIES MELISSA A	1138 W WESTON TRL	FLAGSTAFF	AZ	86005
11251153	WHEELER PATRICK J & SARAH M	1110 W WESTON TRL	FLAGSTAFF	AZ	86005
11251154	SITTS TAYLOR K	1082 W WESTON TRL	FLAGSTAFF	AZ	86005
11251155	SHREDER FAMILY TRUST DTD 8/30/2006	6364 E OASIS	MESA	AZ	85215
11251156	DALEY SCHNEIDER LIVING TRUST DTD 04-13-21	1026 W WESTON TRL	FLAGSTAFF	AZ	86005
11251157	TAYLOR AMY & BRYAN	998 W WESTON TRL	FLAGSTAFF	AZ	86005
11251158	JOHNSON RICHARD E & LAURA G LIVING TRUST DTD 01-25-12	1758 E LAVIEVE LN	TEMPE	AZ	85284
11251159	SPRINGER LAWRENCE MATTHEW & SUSAN R	956 W WESTON TRL	FLAGSTAFF	AZ	86005
11251160	WIECK CHRISTOPHER & JAMIE R	942 W WESTON TRL	FLAGSTAFF	AZ	86005
11251161	NGUYEN THAO P & TRI	928 W WESTON TRL	FLAGSTAFF	AZ	86005
11251162	KEMMER RENEE & JAMES	914 W WESTON TRL	FLAGSTAFF	AZ	86004
11251163	BAKER LIVING TRUST DTD 04-05-18	900 W WESTON TRL	FLAGSTAFF	AZ	86005
11251164	PETE AMOS H & DEBORAH M	886 W WESTON TRL	FLAGSTAFF	AZ	86005
11251165	BURMAHLN FAMILY LIVING TRUST DTD 04-11-01	872 W WESTON TRL	FLAGSTAFF	AZ	86005
11251166	HARVEY DUANE & TRACI	858 W WESTON TRL	FLAGSTAFF	AZ	86005
11251167	SUCH ALLAN & DEBORAH FAMILY TRUST DTD 3-15-18	859 W WESTON TRL	FLAGSTAFF	AZ	86005
11251168	ROYBAL MARCOS A	871 W WESTON TRAIL	FLAGSTAFF	AZ	86005
11251169	BERESON DAVID M & AMY M	885 W WESTON TRL	FLAGSTAFF	AZ	86005
11251170	SALVATORE MARK R & THERESA	899 W WESTON TRAIL	FLAGSTAFF	AZ	86005
11251171	KASUN FAMILY TRUST DTD 05-21-01	6310 E LE MARCHE AVE	SCOTTSDALE	AZ	85254
11251172	DUFFY JOHN & SHEILA J	2200 E CEDAR AVE NO 12	FLAGSTAFF	AZ	86001
11251173	AXELROD JAMIE & MARY JANE	941 W WESTON TRL	FLAGSTAFF	AZ	86005
11251174	LAIRD DEBORAH G	963 W WESTON TRL	FLAGSTAFF	AZ	86005
11251175	GIBONEY MICHAEL K & DONNA M	9131 W CIELO GRANDE	PEORIA	AZ	85383
11251176	PAIGE TANERA Y LIVING TRUST DTD 04-23-10	3879 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11251177	LIEBERT GLENN W	20 NEW ALBANY FARMS RD	NEW ALBANY	OH	43054
11251178	WETTERHAN SANDOR ZOLTAN & MICHELLE ELIZABETH	1137 W WESTON TRL	FLAGSTAFF	AZ	86005
11251179					
11251180	SEPULVEDA JOE & ANAMARIE L	1211 W WESTON TRL	FLAGSTAFF	AZ	86005
11251181	GALL BRIAN L	1239 W WESTON TRL	FLAGSTAFF	AZ	86005
11251182	JORGENSEN JOHN & GAIL REVOCABLE TRUST DTD 10-05-17	1287 W WESTON TRL	FLAGSTAFF	AZ	86005
11251183	GOTTSCHALL THOMAS M & ELIZABETH B	1331 W WESTON TRL	FLAGSTAFF	AZ	86005
11251184	WELLING TRUST DTD 9-11-18	1369 W WESTON TRAIL	FLAGSTAFF	AZ	86005
11251185	KLINE NATASHA	1381 W WESTON TRL	FLAGSTAFF	AZ	86005
11251186	GOBLE BRIAN & BAILLEE DANIELLE	1403 W WESTON TRL	FLAGSTAFF	AZ	86005
11251187	PATEL JAI M	28 MEANDERING WAY	ROUND ROCK	TX	78664
11251188	BRAUN IAN & SHAWNA	1425 W WESTON TRL	FLAGSTAFF	AZ	86005
11251189	ROWDEN BRYAN & DANA	1435 W WESTON TRL	FLAGSTAFF	AZ	86005
11251190	FADEN JASON R & JENNIFER C	1441 W WESTON TRL	FLAGSTAFF	AZ	86005
11251191	MCKENZIE DAVID & DEBRA REVOCABLE TRUST DTD 05-08-08	PO BOX 1168	VICTOR	ID	83455
11251192	DOEDENS ROBERT & MARGARET TRUST DTD 05-04-99	2036 HIGHLAND DR	NEWPORT BEACH	CA	92660
11251193	MCGUIRE FAMILY TRUST DTD 08-01-12	2700 S WOODLANDS VILLAGE BLVD NO 300-220	FLAGSTAFF	AZ	86001
11251194	GREENWALD ERIC & MOLLY	1497 W WESTON TRL	FLAGSTAFF	AZ	86005
11251195	LITTLEMAN LAWRENCE & TINA MARIE	1511 W WESTON TRL	FLAGSTAFF	AZ	86005
11251196	ROWELL VICTORIA	3815 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11251197	LANE CHELSIE RAE & JEFFERY CHARLES JR	811 W LONE STAR TRL	FLAGSTAFF	AZ	86001
11251198	HOULAHAN PADRAIG J	823 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251199	MARCILLA JOE P & NORA L	837 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251200	WALCH HANS G & HAYLEY L	849 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251201	MERKLI EDWARD A & MARTHA M REVOCABLE LIVING TRUST DTD 07-20-09	7 E ASPEN AVE NO 13	FLAGSTAFF	AZ	86001
11251202	BURGER BARBARA H REVOCABLE LIVING TRUST DTD 04-23-04	2327 VISTA MADERA	SANTA BARBARA	CA	93101
11251203	VOGELSANG JESS & GENIE	891 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251204	HENDERSON MICAH	3155 N OAKMONT DR	FLAGSTAFF	AZ	86001
11251205	LORY JAY R	1540 W KENT DR	CHANDLER	AZ	85224
11251206	PANG FAMILY TRUST 12-11-00	1719 E MOUNTAIN VIEW RD	PHOENIX	AZ	85020
11251207	AYERS LON M & JANICE K	1069 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251208	JADIN PROPERTIES LLC	1400 N ROCKRIDGE RD	FLAGSTAFF	AZ	86001
11251209	ZIEGLER FAMILY TRUST DTD 09-15-16	1168 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251210	FIRST GLENDALE RENTAL LLC	45 W QUARTZ RD	FLAGSTAFF	AZ	86005
11251211	HANLEY FAMILY TRUST DTD 02-16-07	9403 N 55TH ST	PARADISE VALLEY	AZ	85253

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11251212	SHINKLE TIMOTHY & JANET	944 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251213	LOEBS DENNIS T	930 W LONE STAR TRL	FLAGSTAFF	AZ	86001
11251214	FAWLEY IAN & LAUREN	916 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251215	SMYERS MATTHEW DANIEL & RACHEL ANNE	902 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251216	BERNIER WILLIAM & JANET	6025 W RUNNING DEER TRL	PHOENIX	AZ	85083
11251217	LEWIS MAGGIE	874 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251218	YAMAMOTO MICHAEL J & YOLANDA	6780 LYNX LN	FLAGSTAFF	AZ	86004
11251219	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11251220	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11253001	BRODDE REVOCABLE TRUST DTD 01-07-21	19501 N CANYON WHISPER DR	SURPRISE	AZ	85387
11253002	YANCEY TRENT R	3958 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253003	LDR TRUST DTD 02-09-10	1819 E MOUNTAIN VIEW RD	PHOENIX	AZ	85020
11253004	MILTON FAMILY REVOCABLE TRUST DTD 08-22-15	1860 ALTAMIRA PL	SAN DIEGO	CA	92103
11253005	AGNEW TRAVIS C	3912 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253006	HANNON PATRICK ROY & CLEOFE TIWANA	13771 N FOUNTAIN HILLS BLVD NO 114-3589	FOUNTAIN HILLS	AZ	85268
11253007	ELLIOTT TINA L	810 N CAMINO SANTIAGO	TUCSON	AZ	85745
11253008	GUEST MICHELE J	94 UNION ST UNIT 1	SOMERSWORTH	NH	3878
11253009	ADAMS CHARLES D	3896 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253010	DAVILA BRETT & RACHEL	3892 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253011	CURE TODD M	1372 NEWPORT RIDGE DR	PRESCOTT	AZ	86303
11253012	CROFT FAMILY TRUST DTD 08-01-90	11622 S TUSAYAN CT	PHOENIX	AZ	85044
11253013	ROEING JONATHAN & KIMBERLY	3880 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253014	KINZEL MARYANN F	3876 S OXBOW LOOP	FLAGSTAFF	AZ	86005
11253015	SINGER DANIELLE	5020 S OPAL RD	FLAGSTAFF	AZ	86005
11253016	MIRA JEFFREY J	3868 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253017	LOVE CHERYL JOAN LIVING TRUST DTD 11-17-16	3864 S OX BOW LOOP	FLAGSTAFF	AZ	86001
11253018	SANCHEZ KYLE & AMANDA	3860 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253019	HALLOWS CHRISTOPHER M & ABBY G	416 W WULFENITE RD	FLAGSTAFF	AZ	86005
11253020	REINHART HENRY & CHRYSTAL	6326 EL CAMINO REAL	HARLINGEN	TX	78552
11253021	FRANCHI MICHAEL & KENDRA	492 E CLOVER CREEK DR	FLAGSTAFF	AZ	86005
11253022	VOJTA CHRISTINA DEVIN	5791 N COSNINO	FLAGSTAFF	AZ	86004
11253023	MCLAUGHLIN GREGORY SCOTT & DEVONNA LOUISE	69 W TRAVERTINE TRL	FLAGSTAFF	AZ	86001
11253024	TOTH HEIDI E	3836 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253025	WOODBURNE MO & JM REVOCABLE TRUST DTD 10-13-99	2304 N FREMONT BLVD	FLAGSTAFF	AZ	86001
11253026	HENES ALFRED E	620 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
11253027	HELGESON FAMILY TRUST DTD 06-06-06	3837 N MORNING DR	MESA	AZ	85207
11253028	TERAN JOSE & BEVERLY JOAN	3827 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253029	DRY DONALD & MORGAN	3832 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253030	HARANG LISA	18606 N 5TH AVE	FLAGSTAFF	AZ	86005
11253031	KRAMER FAMILY LIVING TRUST DTD 04-17-03	3556 W VERMONT AVE	PHOENIX	AZ	85019
11253032	HOOVAN JOHN	3820 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253033	STONE BRIAN A & KARA M	3823 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253034	HUBLITZ GEORGE & LOUISE	3819 S OXBOW LOOP	FLAGSTAFF	AZ	86005
11253035	NAVARRO REVOCABLE TRUST DTD 04-18-00	23224 N DEL MONTE DR	SUN CITY WEST	AZ	85375
11253036	HETKE THEODORE S & DONNA J	5360 SE PINE ST	HILLSBORO	OR	97123
11253037	SAPIO CHRISTINE	3816 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253038	PEGELOW LAINEE D	3812 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253039	WOODBURNE MO & JM REVOCABLE TRUST DTD 10-13-99	2304 N FREMONT BLVD	FLAGSTAFF	AZ	86001
11253040

PLOTTED: Nov 15, 2021–5:13pm

MAILING LIST

APN	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
11260005	TINGEY KG & K D TRUST AGREEMENT DTD 11/24/06	4989 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260006	LEIENDECKER ANDREW J & ALAINA P	4997 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260007	SKELTON TYSON J & BETHANY	5005 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260008	PHILLIPS TIMOTHY W & CARLEEN A	5013 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260009	JONES ROSS & LINDSAY	5021 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260010	DURSCHMIDT DON F & SULLIVAN DEBORAH A TRUST DTD 05-27-05	1561 E INDIGO DR	CHANDLER	AZ	85286
11260011	CHANG TYLER KUNG ON	5037 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260012	LI MEI	5045 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260013	BLACK ERIC	5053 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260014	STAMILE ZACHARY P & JENNIFER D	100 W QUARTZ RD	FLAGSTAFF	AZ	86005
11260015	GHIGLIERI CONSTANCE S REVOCABLE TRUST DTD 05-01-03	101 W QUARTZ RD	FLAGSTAFF	AZ	86005
11260016	ALDERETE THOMAS	93 W QUARTZ RD	FLAGSTAFF	AZ	86005
11260017	PANCIO ALLEN P & KATHY B	85 W QUARTZ RD	FLAGSTAFF	AZ	86005
11260052	AYLOR WILLIAM & AMY	4986 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260053	GARCIA JOSE V MUNGUIA	4978 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260054	MARTINELL LIVING TRUST DTD 10-31-18	4970 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260055	MARTUSCIELLO MARIO F & MANDEE A	4962 S TOPAZ RD	FLAGSTAFF	AZ	86005
11260060	LAGRO JONATHAN MICHAEL	100 W AGATE CT	FLAGSTAFF	AZ	86005
11260061	MCDOWELL DANNY & SHAWNEE	2604 N FOX RUN RD	FLAGSTAFF	AZ	86004
11260062	MCDOWELL DANNY & SHAWNEE	2604 N FOX RUN RD	FLAGSTAFF	AZ	86004
11261001	MORFIN VICTOR L & MELINDA B	6012 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261002	MEEK FREDERICK A & LINDA L	6016 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261003	LEONORA JAMES J	6020 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261004	HART KAREN S & ALAN D	6024 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261005	FAGAN DOUGLAS LEE	6028 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261006	COOK MATTHEW	19 AMBER SKY DR	RANCHO PALOS VERDES	CA	90275
11261007	STOFKO JOHN & TONYA	6036 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261008	SARGENT KIMBERLY	6040 S CUPRITE TR	FLAGSTAFF	AZ	86005
11261009	NELSON ADAM & HALEY	6044 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261010	WOOD MICHAEL C & SUSAN M	6048 S CUPRITE TRAIL	FLAGSTAFF	AZ	86005
11261011	NELSON STEVEN W & CARI L	6052 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261012	SHINAMAN COLE M & JENNIFER ELIZABETH	6056 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261013	ALLEN MICHAEL & DEBORAH	6060 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261014	BEAUDRIE BRIAN & BARBARA	628 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261015	PASSALACQUA SEAN R & CHERIE ANN	622 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261016	MODRELL CASEY R & MANDY D	618 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261017	DOERING BRANTLEY & TAMMY	614 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261018	PENDERGAST JOSEPH & SHAWN	610 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261019	GLENN CLINTON C	6055 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261020	NELSON JARED & MELISSA	6051 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261021	LEDESKY JEREMY R & MONICA	6047 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261022	WHITEHEAD BECKI & SHAWN	6043 S CUPRITE	FLAGSTAFF	AZ	86005
11261023	ANDERSON MICHAEL R & BIANCA M	6039 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261024	NELSON ROBERT & MARGIE	6037 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261025	SMITH & MCCART TRUST DTD 11-22-11	6033 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261026	CURCIO CHRISTOPHER F	8126 N 13TH WAY	PHOENIX	AZ	85020
11261027	KONRADI CHRISTOPHER J & MICHELLE LEE	6021 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261028	CAMPBELL BRIAN ALLEN & HEIDI MARIA	6011 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261029	MORRIS-GONZALI KATHRYN & LORENA	6005 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261030	LASHLEY NATHAN C	513 W NUGGET TRL	FLAGSTAFF	AZ	86005
11261031	SMITH THOMAS E & TRICIA T	517 W NUGGET TRL	FLAGSTAFF	AZ	86005
11261032	ROSS GLENN	521 W NUGGET TRL	FLAGSTAFF	AZ	86004
11261033	PITTS JON ALLEN & SHAUNA MICHELLE	525 W NUGGET TR	FLAGSTAFF	AZ	86005
11261034	BEGAY GENEVIEVE	529 W NUGGET TRL	FLAGSTAFF	AZ	86005
11261035	533 NUGGET LLC	54 COUNTY ROAD 3791	FARMINGTON	NM	87401
11261036	537 WEST NUGGET TRAIL LLC	29 MONARCH BAY DR	DANA POINT	CA	92629
11261037	WISNIEWSKI PAUL MATTHEW & JUDY ANN	541 W NUGGET TRL	FLAGSTAFF	AZ	86005
11261038	CONTRERAS JOHN ALEMAN	545 W NUGGET TRL	FLAGSTAFF	AZ	86005
11261039	STONEBERGER SASIYA & CRAIG ALAN	549 NUGGET TRL	FLAGSTAFF	AZ	86005
11261040	LONDEREE NICHOLAS ROBERT	544 W NUGGET TRL	FLAGSTAFF	AZ	86001
11261041	STEELE LIVING TRUST DTD 08-27-14	328 E BROOK HOLLOW DR	PHOENIX	AZ	85022
11261042	LOPEZ STEPHEN M REVOCABLE TRUST DTD 08-04-14	1440 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
11261043	DEGOMEZ KAI D & STEPHANIE N	1895 E HARDSCRABBLE CT	FLAGSTAFF	AZ	86005
11261044	NUGGET RETREAT LLC	PO BOX 17839	CHANDLER	AZ	85246
11261045	WHITNEY CHRISTOPHER G & LAURI A	524 W NUGGET TRAIL	FLAGSTAFF	AZ	86005
11261046	LICINI JOHN J & HEIDI L	520 W NUGGET TRL	FLAGSTAFF	AZ	86005
11261047	KINSEY KIRK M & KARI L	516 W NUGGET TRL	FLAGSTAFF	AZ	86005
11261048	MEYERS DAVID M & JOIANNE C	512 W NUGGET TRL	FLAGSTAFF	AZ	86005
11261049	DIDOVIC MARK J	508 W NUGGET TRL	FLAGSTAFF	AZ	86005
11261050	TAYLOR MC FAMILY TRUST DTD 6-10-15	5992 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261051	BADGER DAVID L & MICHELLE L	5996 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261052	BIRDNO FAMILY LIVING TRUST DTD 12-05-18	6004 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261053	PRYCZYNSKI RON & KIMBERLY	6008 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261054	KELLY GGRANT P	5348 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261055	RUST KEITH O	5340 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261056	KAYAANI BEN & BERNICE	PO BOX 476	CHINLE	AZ	86503
11261057	GUZMAN BRYAN MICHAEL & JESSICA THERESE	5324 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261058	BLACK VICKI	5316 S AZURITE TRL	FLAGSTAFF	AZ	86001
11261059	METCALF TIMOTHY B	12948 E GOLD DUST AVE	SCOTTSDALE	AZ	85259
11261060	WICKBERG BRUCE G & DIANE J	5296 S AZURITE TRL	FLAGSTAFF	AZ	86001
11261061	BUSCHMANN TIM & SUCHEEWA	5288 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261062	WALLACE GEORGE & LYNN	5280 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261063	SEDEH SAMANEH MOEINI	5272 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261064	UPHAM RICHARD E & DONNA M	5264 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261065	STEIGERWALD DENNIS & JANET R	5256 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261066	EHRENREICH STEPHEN M & STACEY MARIE	5248 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261067	MEWS JEFFREY A & ALEECIA A	5249 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261068	PETTITT SCOTT DAVID	3421 S PIMA DR	FLAGSTAFF	AZ	86005
11261069	STETINA FRANCIS L JR & PAMELA E	5273 A AZURITE	FLAGSTAFF	AZ	86005
11261070	IANNILLO DARYL & HOLLY	5285 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261071	JONES LAURA	5297 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261072	YU YIN TRUST DTD 05-12-20	3750 E JUNIPER CIR	MESA	AZ	85205
11261073	RANSDELL LYNDA	5321 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261074	BROWNFIELD ERIC & MEGGAN	5333 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261075	KIURU ESKO ARVO	5341 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261076	SHINER JENNIFER LIANE & MATTHEW GEORGE	5221 E PARADISE LN	SCOTTSDALE	AZ	85254
11261077	ECKERT ERIC & ALLISON	553 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261078	PROBERT STEPHEN M & JESSICA R	549 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261079	REESE FREDERICK & ELISA	545 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261080	MUNDERLOH TIMOTHY J	541 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261081	LEWIS STEVEN O	537 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261082	BABBITT CHARLIE J	275 S RIVER RUN RD NO 7	FLAGSTAFF	AZ	86001
11261083	ELLMAN NICOLE G & ZACHARY JAMES WALKER	594 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261084	MODAHL HOLLY	590 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261085	SALT TULLY & MARY J	PO BOX 7218	SHONTO	AZ	86054
11261086	LOVE CHERYL JOAN LIVING TRUST FUND DTD 11-17-16	582 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261087	FRENCH CHRISTINE & MICHAEL	574 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261088	SMAGLIK EDWARD J	570 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261089	FLORES JESUS	2430 E DANBURY RD	PHOENIX	AZ	85032

APN	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
11261090	LOVE MARK & KERRY-LYN	560 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261091	RUIZ DAVID W	556 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261092	ELLMAN 1989 FAMILY TRUST DTD 05-04-89	552 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261093	TUFFS REVOCABLE TRUST DTD 03-06-16	6049 E HASSAYAMPA CIR	SCOTTSDALE	AZ	85266
11261094					
11261095	HATCH INVESTMENTS LLC	9575 E CIERVO TRL	FLAGSTAFF	AZ	86001
11261096	FLEMING JENNIFER L IRREVOCABLE TRUST DTD 01-07-97	16655 N 90TH ST NO 101	SCOTTSDALE	AZ	85260
11261097	MASSERINI JOHN PATRICK	532 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261098	D & G PROPERTY INVESTMENT LLC	2604 N FOX RUN DR	FLAGSTAFF	AZ	86004
11261099	BEST JEFFREY E & KEESHA Y	520 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261100	JESSEN STEVEN A & KELLEY K	516 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261101	YAZZIE BOBBY L	512 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261102	JOHNSON MICHAEL B & MARLENE	508 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261103	LIGHTNER ROBERT P & REBECCA	2245 W TOPEKA AVE	FLAGSTAFF	AZ	86001
11261105	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11261111	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11261112	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11613006	USA	LUKE AIR FORCE BASE RECREATIONAL CTR	FORT TUTHILL FLAGSTAFF	AZ	86005
11613009	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11661002	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661004	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661010	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661011	BOGGESS THOMAS S IV & JONETTE D	1425 W FOREST MEADOWS ST	FLAGSTAFF	AZ	86001
11661012	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661013	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11205001H	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11205001K	FOUNTAINHEAD FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11205001S	REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04	31015 LYNX BASIN LN	OAK CREEK	CO	80467
11205120A	SUMMIT AT PONDEROSA TRAILS HOMEOWNERS ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
11205130A	FOUNTAINHEAD FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11205130B	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11209001M	FLAGSTAFF UNIFIED SCHOOL DISTRICT 1	3285 E SPARROW AVE	FLAGSTAFF	AZ	86004
11210001L	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210001M	ODEGAARD VAN & CAROL	2109 N FOURTH ST NO 3	FLAGSTAFF	AZ	86004
11210001V	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210001Z	BOYER RONALD C	6090 W FORT VALLEY RANCH RD	FLAGSTAFF	AZ	86001
11210002A	NORTHERN ARIZONA HEALTHCARE CORP	120 N BEAVER ST	FLAGSTAFF	AZ	86001
11210005A	UNIVERSITY BUILDING LLC	5020 W MOHAWK LN	GLENDALE	AZ	85308
11210005D	FLAG 85 LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005E	FLAG 85 LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005L	FLAG 201 LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005M	FLAG 201 LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005P	FLAG 201 LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005R	FLAG 85 LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005T	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210006A	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210006B	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210006C	NORTHERN ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210009A	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11210009B	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11210011A	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11210012B	FOUNTAINHEAD FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210012C	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11210013A	MUSTOE FAMILY TRUST DTD 08-02-05	23646 N CAMINO ADELE ST	SCOTTSDALE	AZ	85255
11210013B	CZ7 LLC	1729 E OSBORN RD	PHOENIX	AZ	85016
11210017B	CRANNELL ZACHARY A	1980 W GETAWAY TRL	FLAGSTAFF	AZ	86005
11210017C	COOPER MARK J & KAREN S	5490 S CASSANDRA BLVD	FLAGSTAFF	AZ	86005
11210018B	PERELSTEIN ERWIN S & KAY H	1185 GREENTREE LN	COLORADO SPRINGS	CO	80908
11210018C	RUDOLFO PASQUAL L & CHRISTINE MARIE TTEE , RUDOLFO RVCBL LIV TRUST DTD 6-30-98	PO BOX 1033	WADDELL	AZ	85355
11210018D	CUNNINGHAM LIVING TRUST DTD 10-28-15	5330 S CASSANDRA BLVD	FLAGSTAFF	AZ	86005
11210021A	BENAVIDES LUIS C & SHERYL J	8194 W DEER VALLEY RD NO 106-220	PEORIA	AZ	85382
11210021B	BRANDON KEVIN & NORMA S	2004 W GETAWAY TRL	FLAGSTAFF	AZ	86005
11210024A	PERELSTEIN ERWIN S & KAY H	1185 GREENTREE LN	COLORADO SPRINGS	CO	80908
11210024B	MAPEL DOUGLAS	2181 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86005
11210025A	REESER BENJAMIN LEE & YI-TZU TINA	2340 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86005
11210025C	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11210025D	KUENN FAMILY TRUST DTD 04-28-20	3325 E EVA ST	PHOENIX	AZ	85028
11210025E	NYRE AVEDESIAN FAMILY TRUST DTD 05-07-19	2274 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86005
11210027C	FAE HOLDINGS 463918R LLC	5510 E SUNBURST DR	FOUNTAIN HILLS	AZ	85268
11210027D	HANNEMANN VALARIE L	1851 W GETAWAY TRL	FLAGSTAFF	AZ	86005
11211003A	RUIZ ARMANDO & ALEJANDRINA	1207 W PALMER AVE	FLAGSTAFF	AZ	86005
11211007A	SCHMIDT DAVID J & LEAH M	4285 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11211008B	BUZZARD BRIAN & RACHEL	1140 W COX AVE	FLAGSTAFF	AZ	86005
11211012B	JOCAR PROPERTIES LLC	1125 W PALMER AVE	FLAGSTAFF	AZ	86005
11211012C	TAK COMMERCIAL REAL ESTATE LLC	1125 W PALMER AVE	FLAGSTAFF	AZ	86005
11211014A	ROONEY WHITNEY	1263 W HOMES AVE	FLAGSTAFF	AZ	86005
11211014B	GIFFORD TINA	1262 W PALMER AVE	FLAGSTAFF	AZ	86005
11211014C	ENDRES VICTORIA LYNN	18010 N 41ST AVE	GLENDALE	AZ	85308
11211018A	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211018B	ROSS ANN K	1387 W HOLMES AVE	FLAGSTAFF	AZ	86005
11211018C	RODRIGUEZ JOSE V	1367 W HOLMES AVE	FLAGSTAFF	AZ	86005
11211020A	MARTINEZ BASILIO CUEVAS	11380 N VALLEY VIEW DR	FLAGSTAFF	AZ	86004
11211021B	BUZZARD BRIAN & RACHEL	1140 W COX AVE	FLAGSTAFF	AZ	86005
11211021C	COLMENERO FRED F	4180 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11211022A	SIEH JOHN	1338 W HOLMES AVE	FLAGSTAFF	AZ	86005
11211026A	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211026B	WAY BETTER CONSTRUCTION LLC	2828 W PICO DEL MONTE	FLAGSTAFF	AZ	86001
11211026C	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211026D	THOMAN DENNIS J	1495 ROMNEY AVE	FLAGSTAFF	AZ	86005
11211026E	LOCICERO JESSICA	1425 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11211026F	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211026G	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211027B	SKRELUNAS TONY	1245 COCHRAN AVE	FLAGSTAFF	AZ	86005
11211028A	HAMMOND SHERRY	1215 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11211029A	RYAN MATTHEW G	1235 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11211037A	ALONSO LIVING TRUST DTD 02-06-02	704 W SANTA FE AVE	FLAGSTAFF	AZ	86001
11211037B	ALONSO LIVING TRUST DTD 02-06-02	704 W SANTA FE AVE	FLAGSTAFF	AZ	86001
11211040C	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211041B	KEARNEY MICHELLE L	1456 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11211046A	RAYNSFORD ROBERT LEWIS & CHRISTINA MARIA	1425 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11211050E	BORDWELL JONATHAN & HONNA	1152 W COCHRAN AVE NO 3	FLAGSTAFF	AZ	86005
11211051B	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11211051F	RYAN REBEKAH M & SEAN M	1190 W COX AVE	FLAGSTAFF	AZ	86005
11211051G	BUZZARD BRIAN & RACHEL	1140 W COX AVE	FLAGSTAFF	AZ	86005
11211051J	SCHMIDT BENJAMIN FRANK & KRISTEN ROSE	1195 W COX AVE	FLAGSTAFF	AZ	86005
11211052A	ERASUN M SOLEDAD	4066 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11211052B	ERASUN M SOLEDAD	4066 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11211052D	NORLIN CHRISTINA	1255 W COX AVE	FLAGSTAFF	AZ	86005
11211058A	RAYNSFORD ROBERT LEWIS & CHRISTINA MARIA	1425 W COCHRAN AVE	FLAGSTAFF	AZ	86005

APN	OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
11211062A	BURDSAL BRADLEY C	1250 W COX AVE	FLAGSTAFF	AZ	86005
11213005A	HALL RICHARD C & BARBARA J	1089 W COY DR	FLAGSTAFF	AZ	86005
11231022A	OXFORD A BRANT	1320 W MELISSA DR	FLAGSTAFF	AZ	86005
11231025A	MIRAGE JAMES T & DEBORAH M	1340 W MELISSA DR	FLAGSTAFF	AZ	86005
11231034B	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11247013A	BLECHER STEVEN T & SHERRI L	4005 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247020A	SWEET DAVID M & VALERIE FAUST FAMILY REVOCABLE TRUST DTD 03-26-20	4075 S ALISA WAY	FLAGSTAFF	AZ	86005
11247054A	UNIVERSITY TERRACE UNIT 2 HOMEOWNERS ASSOC INC	PO BOX 10000	PRESCOTT	AZ	86304
11248063A	SANDSTONE HIGHLANDS/FLAGSTAFF LP	4745 N 7TH ST NO 110	PHOENIX	AZ	85014
11248063B	HIGH COUNTRY/FLAGSTAFF LP	4745 N 7TH ST NO 110	PHOENIX	AZ	85014
11248064A	PONDEROSA TRAILS HOMEOWNERS ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
11251082A	LINN SCOTT W & BRIDGET K	3838 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11251083A	LIU XIAOYI	3820 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11251084A	FUSSELMAN DEREK & BRIDGET	789 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11260153A	NORTH SLOPES HOMEOWNERS ASSOCIATION	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
11261104B	PONDEROSA TRAILS UNIT 0B COMMUNITY ASSOC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
11261104C	METCALF TIMOTHY B	12948 E GOLD DUST AVE	SCOTTSDALE	AZ	85259
11613001C	ARIZONA DEPARTMENT OF TRANSPORTATION	205 S 17TH AVE NO 612E	PHOENIX	AZ	85007
11613001W	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11613004B	NORTHER ARIZONA HEALTHCARE CORP	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11613005B	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11613008A	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11661003A	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661005B	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661006A	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661008B	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001

REGISTRY OF PERSONS AND GROUPS

	OWNER/GROUP NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002
MICHELE A. JAMES	FRIENDS OF FLAGSTAFF'S FUTURE	P.O. BOX 23462	FLAGSTAFF	AZ	86002
	NORTHERN ARIZONA BUILDING ASSOCIATION	1500 EAST CEDAR AVENUE, SUITE 86	FLAGSTAFF	AZ	86004
JEFFREY HERD	NORTHERN ARIZONA ASSOCIATION OF REALTORS	1515 EAST CEDAR AVENUE, SUITE C-4	FLAGSTAFF	AZ	86004
	TISH BOGAN-OZMUN	5271 MT. PLEASANT DRIVE	FLAGSTAFF	AZ	86004
	MARILYN WEISSMAN	1055 EAST APPLE WAY	FLAGSTAFF	AZ	86001
MAURY HERMAN	COAST AND MOUNTAIN PROPERTIES	3 NORTH LEROUX STREET	FLAGSTAFF	AZ	86001
	NAT WHITE	1120 NORTH ROCKRIDGE ROAD	FLAGSTAFF	AZ	86001
	CHARLIE SILVER	720 WEST ASPEN AVENUE	FLAGSTAFF	AZ	86001
	BETSY MCKELLAR	330 S ASH LANE	FLAGSTAFF	AZ	86004
	DAVID CARPENTER	495 S RIVER RUN SUITE 100	FLAGSTAFF	AZ	86001
DORENDA COLEMAN	ARIZONA ARMY NATIONAL GUARD, AZAA-FMO	5636 E MCDOWELL RD, M5330	PHOENIX	AZ	85008
MARY BETH DREUSKE	US NAVY, INTERGOVERNMENTAL BRANCH	850 PACIFIC HIGHWAY, BUILDING 1 – 5TH FLOOR, SUITE 513	SAN DIEGO	CA	92101
	CELIA BAROTZ	3354 N CREST STREET	FLAGSTAFF	AZ	86001
	NORM WALLEN	3716 N GRANDVIEW	FLAGSTAFF	AZ	86004
JAY CHRISTELMAN	COCONINO COUNTY COMMUNITY DEVELOPMENT	2500 N FORT VALLEY ROAD, BLDG 1	FLAGSTAFF	AZ	86001
	TYLER DENHAM	800 W FOREST MEADOWS ST, APT 119	FLAGSTAFF	AZ	86001
JESS MCNEELY	COCONINO COUNTY COMMUNITY DEVELOPMENT	2500 N FORT VALLEY ROAD, BLDG 1	FLA

"Registry of Persons and Groups"
As Required in Zoning Code Section 10-20.30.080.B

Last updated: January 13, 2021

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info@friendsofflagstaff.org
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Michele A. James
Executive Director
Friends of Flagstaff's Future
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"Registry of Persons and Groups"
As Required in Zoning Code Section 10-20.30.080.B

Last updated: January 13, 2021

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Requested Notification of
Zoning Code Text Amendments Only

David Hayward
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510-331-3380
david@neighborhoodhomes.com

Barry Levitan
19 S San Francisco St
Flagstaff, AZ 86001
bllips@aol.com

EXHIBIT B

APN	OWNERNAME	OWNERADDRESS_ADDRESS1	OWNERADDRESS_CITY	OWNERAD	OWNERADDRESS_ZIP
11253059	1105 W OVERLAND PASS DR LLC	3202 N SCOTTSDALE RD NO 23	SCOTTSDALE	AZ	85251
11253060	1109 OVERLAND LLC	2304 N TALKINGTON DR	FLAGSTAFF	AZ	86001
11251061	1332 WEST LIL BEN TRAIL LLC	PO BOX 5275	GOODYEAR	AZ	85338
11251127	1445 W LIL BEN TRAIL LLC	12073 E LUPINE AVE	SCOTTSDALE	AZ	85259
11251148	3167 LLC	9382 E BAHIA DR NO B103	SCOTTSDALE	AZ	85260
11250060	3803 S BOX CANYON TRAIL LLC	28 E SAN MIGUEL AVE	PHOENIX	AZ	85012
11248098	381 CATTLE LLC	6301 N 4TH DR	PHOENIX	AZ	85013
11261035	533 NUGGET LLC	54 COUNTY ROAD 3791	FARMINGTON	NM	87401
11261036	537 WEST NUGGET TRAIL LLC	29 MONARCH BAY DR	DANA POINT	CA	92629
11251015	ABBOTT BRANDON H & TIFFANY A	753 W CATTLE DRIVE TRAIL	FLAGSTAFF	AZ	86005
11205103	ABOUD GEORGE M & KATHY D	323 W WULFENITE RD	FLAGSTAFF	AZ	86005
11251174	ABUNDANCE FLAGSTAFF LLC	100 EASY ST STE 2569	CAREFREE	AZ	85377
11253009	ADAMS CHARLES D	3896 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11251109	ADAMS JARED S & TANJA Y	2901 DUBLIN DR	AUSTIN	TX	78745
11253005	AGNEW TRAVIS C	3912 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11260016	ALDERETE THOMAS	93 W QUARTZ RD	FLAGSTAFF	AZ	86005
11261038	ALEMAN-CONTRERAS JOHN D	545 W NUGGET TRL	FLAGSTAFF	AZ	86005
11205025	ALESSI FAMILY LIVING TRUST DTD 06-22-16	549 W WULFENITE RD	FLAGSTAFF	AZ	86005
11213008	ALLEN JAMES A & KATHERINE L	1155 W COY DR	FLAGSTAFF	AZ	86005
11261013	ALLEN MICHAEL & DEBORAH	6060 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11253047	ALLISON DARRIN B & MARIANNE L	67 SUNCHASE CT	OAKLEY	CA	94561
11205075	ALMENDAREZ NICHOLAS & JENNIFER	456 W WULFENITE RD	FLAGSTAFF	AZ	86005
11211036	ALONSO LIVING TRUST DTD 02-06-02	704 W SANTA FE AVE	FLAGSTAFF	AZ	86001
11211034	ALONSO LIVING TRUST DTD 02-06-02	704 W SANTA FE AVE	FLAGSTAFF	AZ	86001
11211037A	ALONSO LIVING TRUST DTD 02-06-02	704 W SANTA FE AVE	FLAGSTAFF	AZ	86001
11211037B	ALONSO LIVING TRUST DTD 02-06-02	704 W SANTA FE AVE	FLAGSTAFF	AZ	86001
11205041	ALONSO PERGENTINO JR & KAREN D	532 W WULFENITE RD	FLAGSTAFF	AZ	86005
11251086	ALTSISI GARY & TONYA	3798 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11251133	ANDERSEN BREE & JARRETT	1498 W WESTON TRL	FLAGSTAFF	AZ	86005
11253072	ANDERSEN THOMAS	1136 W OVERLAND PASS DR	FLAGSTAFF	AZ	86004
11253054	ANDERSON FAMILY TRUST DTD 10-22-18	27903 N 17TH AVE	PHOENIX	AZ	85085
11261023	ANDERSON MICHAEL R & BIANCA M	6039 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11247022	ANDRIC PHILLIP	4074 S ALISA WAY	FLAGSTAFF	AZ	86005
11251087	ANHYGOEL OHANA TRUST DTD 08-04-16	3788 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11613001C	ARIZONA DEPARTMENT OF TRANSPORTATION	205 S 17TH AVE NO 612E	PHOENIX	AZ	85007
11261010	ARMSTRONG BLAKE SHAMBLIN	6048 S CUPRITE TRL	FLAGSTAFF	AZ	86004
11248079	ARUNDEL TERENCE R	3856 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11253046	ATKINS BRIAN S & LAURA E	1063 W DEADWOOD CT	FLAGSTAFF	AZ	86005
11251173	AXELROD JAMIE & MARY JANE	941 W WESTON TRL	FLAGSTAFF	AZ	86005
11251207	AYERS LON M & JANICE K	1069 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11261082	BABBITT CHARLIE J	275 S RIVER RUN RD NO 7	FLAGSTAFF	AZ	86001
11247009	BACA VINCENT A & JENNIFER	3973 S HOLLAND RD	FLAGSTAFF	AZ	86005
11261051	BADGER DAVID L & MICHELLE L	5996 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11205091	BADGER LIVING TRUST DTD 03-23-11	6045 S AMETHYST RD	FLAGSTAFF	AZ	86005
11253058	BAKALL BENJAMIN BENNY ARIE & ANDREA NICOLE	15042 N 49TH WAY	SCOTTSDALE	AZ	85254
11251163	BAKER LIVING TRUST DTD 04-05-18	900 W WESTON TRL	FLAGSTAFF	AZ	86005
11247005	BALLARD SHELLEY E	3941 S HOLLAND RD	FLAGSTAFF	AZ	86005
11253015	BALLARD TERESA LEI	3872 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11251030	BANKS MATTHEW D	884 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11250040	BARNETT TIMOTHY J & BONNIE L	477 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11253040	BARTOW MARIANNA & NICHOLAS	1086 W DEADWOOD CT	FLAGSTAFF	AZ	86005
11250022	BAUER WAYNE EDMUND	3775 S TRADING POST TRL	FLAGSTAFF	AZ	86005

11251068	BEAN KERBY G & STACIE L	1430 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11261014	BEAUDRIE BRIAN & BARBARA	628 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11251112	BEAUPRE JEFF & SUSAN	1191 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11205085	BECKSTEAD BENJAMIN L & CARRIE L	425 W WULFENITE RD	FLAGSTAFF	AZ	86005
11250059	BEEKMAN CLAYTON W	522 W CATTLE DR TRL	FLAGSTAFF	AZ	86005
11261034	BEGAY GENEVIEVE	529 W NUGGET TRL	FLAGSTAFF	AZ	86005
11250021	BEISMAN JAMES JOSEPH III & KELSEY JEAN	3751 S TRADING POST TRL	FLAGSTAFF	AZ	86005
11251169	BERESON DAVID M & AMY M	885 W WESTON TRL	FLAGSTAFF	AZ	86005
11205106	BERG FAMILY TRUST DTD 11-17-92	1332 W LISA LN	TEMPE	AZ	85284
11248091	BERMAN SCOTT S & MEGON	777 W CALLE CONCORDIA	ORO VALLEY	AZ	85704
11251216	BERNIER FAMILY LIVING TRUST DTD 05-31-22	6025 W RUNNING DEER TRL	PHOENIX	AZ	85083
11211031	BESON KIM	4135 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11261099	BEST JEFFREY E & KEESHA Y	520 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261096	BEVAN 2007 FAMILY TRUST DTD 09-05-07	536 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11251111	BHATHEJA BHUPENDRA K & KUSUM L	14610 N 14TH DR	PHOENIX	AZ	85023
11247018	BINGHAM SCOTT N & JAMIE L	4059 S ALISA WAY	FLAGSTAFF	AZ	86005
11261052	BIRDNO FAMILY LIVING TRUST DTD 12-05-18	6004 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11253057	BLACK JAMES ROBERT	1097 W OVERLAND PASS DR	FLAGSTAFF	AZ	86005
11261058	BLACK VICKI	5316 S AZURITE TRL	FLAGSTAFF	AZ	86001
11248081	BLANCHARD DAVID O & SUSAN E	3892 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11205058	BLAND MICHAEL T & JENNIFER M	5058 S AMETHYST RD	FLAGSTAFF	AZ	86005
11250064	BOATNER ERIC J & LISA J	3849 S BOX CANYON TRL	FLAGSTAFF	AZ	86005
11661011	BOGGESS THOMAS S IV & JONETTE D	1425 W FOREST MEADOWS ST	FLAGSTAFF	AZ	86001
11205056	BOGGIANO ROBERT C & MICHELLE HEYING	6113 E HODGES ST	CAVE CREEK	AZ	85331
11211032	BOONE MARY K	31 LEUPP RD	FLAGSTAFF	AZ	86004
11211050E	BORDWELL JONATHAN & HONNA	1152 W COCHRAN AVE NO 3	FLAGSTAFF	AZ	86005
11211057	BORDWELL THEODORE A & KATHRYN T	1427 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11250081	BOSCH RICHARD A & BARBARA L	3814 S BOX CANYON TRL	FLAGSTAFF	AZ	86005
11250096	BOTTINO GEORGE W	3882 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11251149	BOWKER SHAWN P & CHARLES E	1210 W WESTON TRL	FLAGSTAFF	AZ	86005
112100017	BOYER RONALD C	6090 W FORT VALLEY RANCH RD	FLAGSTAFF	AZ	86001
11251115	BRADLEY BRIGITTE A LIVING TRUST DTD 07-12-21	1233 W LIL BEN TRL	FLAGSTAFF	AZ	86005
112100218	BRANDON KEVIN & NORMA S	2004 W GETAWAY TRL	FLAGSTAFF	AZ	86005
11250043	BRANDTMEIER MICHAEL T & JULIE A	423 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11259116	BRASMER TIMOTHY M & MARY C	131 W HANCE TRL	FLAGSTAFF	AZ	86005
11251188	BRAUN IAN & SHAWNA	1425 W WESTON TRL	FLAGSTAFF	AZ	86005
11247006	BREES JEREMY R & EMILY A	3949 S HOLLAND RD	FLAGSTAFF	AZ	86005
11205092	BRITT AMY HELEN	6037 S AMETHYST RD	FLAGSTAFF	AZ	86001
11253001	BRODDE REVOCABLE TRUST DTD 01-07-21	19501 N CANYON WHISPER DR	SURPRISE	AZ	85387
11250018	BROOKS ANDREW	3792 S TRADING POST TRL	FLAGSTAFF	AZ	86005
11251120	BROOKS ANDREW DAVID & MICHELLE LYNN	13414 CRISPIN WAY	ROCKVILLE	MD	20853
11247025	BROWER K REVOCABLE TRUST DTD 09-30-92	1472 E PEACH TREE DR	CHANDLER	AZ	85249
11250032	BROWN AARON W	639 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11260003	BROWN ALAN ROBERT & KATHLEEN ELIZABETH	4973 S TOPAZ RD	FLAGSTAFF	AZ	86005
11261074	BROWNFIELD ERIC & MEGGAN	5333 S AZURITE TRL	FLAGSTAFF	AZ	86005
11205039	BRUCE FAMILY REVOCABLE TRUST DTD 02-25-22	516 W WULFENITE RD	FLAGSTAFF	AZ	86005
11247045	BUDDHAS TREEHOUSE LLC	4117 S HOLLAND RD	FLAGSTAFF	AZ	86005
11251036	BUI BRIAN	623 S COOPER ST	SANTA ANA	CA	92704
11210023	BULLMORE STACEY L & MICHAEL J	2211 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86005
11251070	BURCAR SHANE ANTHONY & JULIE A	1458 W LIL BEN	FLAGSTAFF	AZ	86005
11209005	BURDSAL BRADLEY C	1250 W COX AVE	FLAGSTAFF	AZ	86005
11211062A	BURDSAL BRADLEY C	1250 W COX AVE	FLAGSTAFF	AZ	86005
11211002	BURDSAL SUSAN A	PO BOX 19	WIKIEUP	AZ	85360

11211048	BURFORD ARIANNE	1475 E COCHRAN AVE	FLAGSTAFF	AZ	86005
11251101	BURGER BARBARA H REVOCABLE LIVING TRUST DTD 04-23-04	2327 VISTA MADERA	SANTA BARBARA	CA	93101
11251202	BURGER BARBARA H REVOCABLE LIVING TRUST DTD 04-23-04	2327 VISTA MADERA	SANTA BARBARA	CA	93101
11253008	BURGHER ABRAM & LEANN	7201 N CLEARWATER PKWY	PARADISE VALLEY	AZ	85253
11251165	BURMAHLN FAMILY LIVING TRUST DTD 04-11-01	872 W WESTON TRL	FLAGSTAFF	AZ	86005
11251031	BURTON SEAN	898 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11261061	BUSCHMANN TIM & SUCHEEWA	5288 S AZURITE TRL	FLAGSTAFF	AZ	86005
11253063	BUTLER FAMILY TRUST DTD 02-05-02	2470 QUAIL CREEK PL	ESCONDIDO	CA	92027
11260002	BUTTREY LIVING TRUST DTD 08-26-13	4965 S TOPAZ RD	FLAGSTAFF	AZ	86001
11211021E	BUZZARD BRIAN & RACHEL	1140 W COX AVE	FLAGSTAFF	AZ	86005
11211008E	BUZZARD BRIAN & RACHEL	1140 W COX AVE	FLAGSTAFF	AZ	86005
11211051C	BUZZARD BRIAN & RACHEL	1140 W COX AVE	FLAGSTAFF	AZ	86005
11209004	BUZZARD BRIAN & RACHEL	1140 W COX AVE	FLAGSTAFF	AZ	86005
11211054	BUZZARD MARK A & ANNE E	1460 W COX AVE	FLAGSTAFF	AZ	86005
11211066	BUZZARD MARK A & ANNE E	1460 W COX AVE	FLAGSTAFF	AZ	86005
11205042	BYRNE AUSTIN A & JANEA L	5055 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11211038	CAIN TODD W & MARISA N	1408 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11261028	CAMPBELL BRIAN ALLEN & HEIDI MARIA	6011 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11247038	CANIZALES GABRIEL A & JORI S	4061 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247040	CANNIFF CHRISTOPHER & LAUREN	4077 S HOLLAND RD	FLAGSTAFF	AZ	86001
11205063	CANTERBURY JOSHUA R & BRENNA L	5061 S AMETHYST RD	FLAGSTAFF	AZ	86005
11250094	CARLSEN KURT J & CATHERINE M	3871 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11250046	CARLSON ROBIN	3455 N BOYCE SPRING LN	TUCSON	AZ	85745
11205113	CARNEY FAMILY TRUST DTD 06-14-07	5048 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11251104	CARRICK DANIEL J & BRITTANY M	1037 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11248094	CARROLL ANDREW J & THERESA C REVOCABLE TRUST DTD 12-19-04	2443 W HAWKEN PL	CHANDLER	AZ	85286
11205040	CERNOHOUS STEVE J & JENNIFER J	524 W WULFENITE RD	FLAGSTAFF	AZ	86005
11251125	CESPON KEITH	1421 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251136	CHA GROUP LLC	28 E SAN MIGUEL AVE	PHOENIX	AZ	85012
11247036	CHAMPAGNE JAMI & MICHAEL	4045 S HOLLAND RD	FLAGSTAFF	AZ	86005
11251118	CHAN DAVID RYAN	1297 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11260011	CHANG TYLER	14811 N 1ST AVE	PHOENIX	AZ	85023
11205029	CHAVEZ DANIEL M & KELLY R	5011 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11250039	CHAVEZ LAWRENCE & ALYSSA MARIE	495 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11248083	CHICCI LIVING TRUST DTD 01-25-10	3932 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11205052	CISNEROS TIMOTHY & DEBRA	6002 S AMETHYST RD	FLAGSTAFF	AZ	86005
11205099	CLARK ERIC & CHRISTINE	6026 S AMETHYST RD	FLAGSTAFF	AZ	86005
11250015	CLAUSCHEE SUSAN F	514 WEST OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11205130E	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11613005E	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11613009	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11211051E	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11613008A	COCONINO COUNTY	219 E CHERRY AVE	FLAGSTAFF	AZ	86001
11251077	COE DAVID PATTON	3928 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11205059	COLES TYLER & SARAH	302 W BERYL RD	FLAGSTAFF	AZ	86005
11213007	COLLINS CAROL A	1133 W COY DR	FLAGSTAFF	AZ	86005
11247012	COLLINS FAMILY TRUST DTD 12-17-93	1522 W HORSETAIL TRL	PHOENIX	AZ	85085
11247037	COLLINS TERRY M & SUSAN R	4053 S HOLLAND RD	FLAGSTAFF	AZ	86005
11211021C	COLMENERO FRED F	4180 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11251060	COMNICK FAMILY TRUST DTD 08-07-14	1318 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251135	CONSTABLE JACQUELYN	1470 W WESTON TRL	FLAGSTAFF	AZ	86005
11205100	COOK 2010 LIVING TRUST	3143 E TIFFANY WAY	GILBERT	AZ	85298
11205031	COOK CHAD M & KINSEY A	311 W BERYL RD	FLAGSTAFF	AZ	86001

11261006	COOK MATTHEW	19 AMBER SKY DR	RANCHO PALOS VERDES	CA	90275
11231023	COOKE PATRICIA A	1320 W MELISSA DR	FLAGSTAFF	AZ	86005
11210028	COOPERRIDER BRYAN E & ELIZABETH C	1860 W GETAWAY TRL	FLAGSTAFF	AZ	86005
11205049	COX FAMILY TRUST DTD 10-14-21	310 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205108	CRABDREE MICAH & KATHRYN	5088 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205105	CRAWFORD JON L & REBECCA M	317 W WULFENITE RD	FLAGSTAFF	AZ	86005
11251097	CROFFORD PATRICIA J LIVING TRUST DTD 04-25-13	911 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11253012	CROFT FAMILY TRUST DTD 08-01-90	11622 S TUSAYAN CT	PHOENIX	AZ	85044
11205111	CROWDER FAMILY TRUST DTD 01-08-14	5064 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205073	CROWDER JEFFREY & CHRISTINE U	440 W WULFENITE RD	FLAGSTAFF	AZ	86005
11251010	CRUZ MARIO & DANIELA M	702 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11210018[illegible]	CUNNINGHAM TRUST DTD 10-28-15	5330 S CASSANDRA BLVD	FLAGSTAFF	AZ	86005
11261026	CURCIO CHRISTOPHER F	8126 N 13TH WAY	PHOENIX	AZ	85020
11253011	CURE TODD M	1372 NEWPORT RIDGE DR	PRESCOTT	AZ	86303
11250054	CURLEY ROGER D	204 W PORTLAND ST NO 151	PHOENIX	AZ	85003
11210013[illegible]	CZ7 LLC	1729 E OSBORN RD	PHOENIX	AZ	85016
11261098	D & G PROPERTY INVESTMENT LLC	2604 N FOX RUN DR	FLAGSTAFF	AZ	86004
11259096	D & G PROPERTY INVESTMENT LLC	2604 N FOX RUN DR	FLAGSTAFF	AZ	86004
11251156	DALEY SCHNEIDER LIVING TRUST DTD 04-13-21	1026 W WESTON TRL	FLAGSTAFF	AZ	86005
11251092	DAMGAARD KAREN K	3754 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11251041	DANKOF CURTIS CLAY	1038 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251116	DARBY MICHAEL & BRITTANY LEE	1255 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11253010	DAVILA BRETT & RACHEL	3892 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11251044	DAVILA PAUL R & LINDA	1080 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11211052	DAVIS BRADLEY K	100 E PASEO DEL RIO NO 2	FLAGSTAFF	AZ	86001
11251130	DAVIS KERRI A & CHRISTIAN A	1487 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11205019	DAY JAMES A	491 W WULFENITE RD	FLAGSTAFF	AZ	86005
11261043	DEGOMEZ KAI D & STEPHANIE N	1895 E HARDSCRABBLE CT	FLAGSTAFF	AZ	86005
11251048	DEROSA MARLENE & CARL	PO BOX 1065	FLAGSTAFF	AZ	86002
11247048	DERRYBERRY LIVING TRUST DTD 12-22-08	4102 S HOLLAND RD	FLAGSTAFF	AZ	86005
11205101	DEVLIN MJ FAMILY TRUST DTD 09-07-13	339 W WULFENITE RD	FLAGSTAFF	AZ	86005
11261049	DIDOVIC MARK J	508 W NUGGET TRL	FLAGSTAFF	AZ	86005
11251134	DISARIO FAMILY TRUST DTD 11-11-11	2166 NUGGET CREEK CT	GOLD RIVER	CA	95670
11251192	DOEDENS ROBERT & MARGARET TRUST DTD 05-04-99	2036 HIGHLAND DR	NEWPORT BEACH	CA	92660
11261017	DOERING BRANTLEY & TAMMY	614 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11251132	DORWEILER LYNDA L TRUST DTD 11-09-15	3899 S AMERICA WEST TRL	FLAGSTAFF	AZ	86001
11251137	DRUSCHEL FAMILY LIVING TRUST DTD 08-24-22	1442 W WESTON TRL	FLAGSTAFF	AZ	86005
11253029	DRY FAMILY REVOCABLE TRUST DTD 07-21-22	3832 S OX BOW LP	FLAGSTAFF	AZ	86005
11213009	DUDEK JASON	1177 W COY DR	FLAGSTAFF	AZ	86005
11251172	DUFFY SHEILA J	2200 E CEDAR AVE NO 12	FLAGSTAFF	AZ	86001
11251023	DUMAS PAUL I & JUDITH A	PO BOX 2876	FLAGSTAFF	AZ	86003
11253048	DUROJAIYE BAMIDELE	1071 W DEADWOOD CT	FLAGSTAFF	AZ	86001
11260010	DURSCHMIDT DON F & SULLIVAN DEBORAH A TRUST DTD 05-27-05	1561 E INDIGO DR	CHANDLER	AZ	85286
11259091	DYER FAMILY TRUST DTD 07-01-95	120 W HANCE TRL	FLAGSTAFF	AZ	86005
11261077	ECKERT ERIC & ALLISON	553 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11253031	EDGAR THOMAS LAWTON & JANET LYNN	6562 CALIENTE RD NO 101 PMB 111	OAK HILLS	CA	92344
11261066	EHRENREICH STEPHEN M & STACEY MARIE	5248 S AZURITE TRL	FLAGSTAFF	AZ	86005
11253033	EKOLA JUDITH L LIVING TRUST DTD 06-01-20	3823 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253042	ELLIOTT COOPER D	1078 W DEADWOOD CT	FLAGSTAFF	AZ	86005
11250016	ELLIOTT DREW J & VIKKI	532 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11251091	ELLIOTT JEFFERY A & KIM M REVOCABLE LIVING TRUST DTD 01-17-11	37034 N 17TH AVE	PHOENIX	AZ	85086
11253007	ELLIOTT TINA L	810 N CAMINO SANTIAGO	TUCSON	AZ	85745
11261092	ELLMAN 1989 FAMILY TRUST DTD 05-04-89	552 W CINNABAR TRL	FLAGSTAFF	AZ	86005

11261083	ELLMAN NICOLE G & ZACHARY JAMES WALKER	594 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11253071	ELTERS ELIAS & MAYA	5907 S TUCANA LN	GILBERT	AZ	85298
11211014C	ENDRES VICTORIA LYNN	1286 W PALMER AVE	FLAGSTAFF	AZ	86005
11211035	ENGLER RUTH L	3620 BARCROFT VIEW TERR NO 403	FALLS CHURCH	VA	22041
11211052A	ERASUN M SOLEDAD	4066 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11211052B	ERASUN M SOLEDAD	4066 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11205082	EYDELMAN MARIA	449 W WULFENITE RD	FLAGSTAFF	AZ	86005
11251190	FADEN JASON R & JENNIFER C	1441 W WESTON TRL	FLAGSTAFF	AZ	86005
11210027C	FAE HOLDINGS 463918R LLC	5510 E SUNBURST DR	FOUNTAIN HILLS	AZ	85268
11261005	FAGAN DOUGLAS LEE	6028 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11251214	FAWLEY IAN & LAUREN	916 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251145	FELDMAN BENJAMIN	1302 W WESTON TRL	FLAGSTAFF	AZ	86005
11211030	FELIX ESTHER M	4120 S SINCLAIR ST S	FLAGSTAFF	AZ	86005
11211056	FERGUSON GAVIN	1385 W COX AVE	FLAGSTAFF	AZ	86005
11247046	FERNANDEZ ERIC	4125 S HOLLAND RD	FLAGSTAFF	AZ	86005
11250047	FERRARO KATHLEEN	6052 E ABINEAU CANYON DR	FLAGSTAFF	AZ	86004
11248077	FIERRO FELIX F & OLGA	1213 CAMINO DEL LLANO	ARTESIA	NM	88210
11251210	FIRST GLENDALE RENTAL LLC	45 W QUARTZ RD	FLAGSTAFF	AZ	86005
11247052	FISHER JAMES A & MARY LEE FAMILY TRUST DTD 08-24-04	4030 S HOLLAND RD	FLAGSTAFF	AZ	86005
11210005L	FLAG 201 LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005P	FLAG 201 LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005N	FLAG 201 LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11661010	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11261111	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661005B	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661002	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661004	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661012	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11247056	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11251220	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11250085	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661013	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11261112	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661008B	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11231034B	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11247062	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661003A	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11210025C	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11261105	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11661006A	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11251219	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11613001W	FLAGSTAFF CITY OF	211 W ASPEN AVE	FLAGSTAFF	AZ	86001
11209001N	FLAGSTAFF UNIFIED SCHOOL DISTRICT 1	3285 E SPARROW AVE	FLAGSTAFF	AZ	86004
11205070	FLG MOUNTAIN PROPERTIES - THE SUMMIT LLC	5120 W KILTIE LN	FLAGSTAFF	AZ	86005
11253019	FLG MOUNTAIN PROPERTIES LLC	5120 W KILTIE LN	FLAGSTAFF	AZ	86005
11250065	FLINT JEFFREY M & EILEEN M JOINT LIVING TRUST	143 HIGHLAND CREST DR	PORT ANGELES	WA	98362
11261089	FLORES JESUS	2430 E DANBURY RD	PHOENIX	AZ	85032
11250091	FOSTER NEVIN C & ANGELA	3839 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11205021	FOX LARA LEIGH & BANNING JAMES	507 W WULFENITE RD	FLAGSTAFF	AZ	86001
11253021	FRANCHI MICHAEL & KENDRA	492 E CLOVER CREEK DR	FLAGSTAFF	AZ	86005
11248110	FRANCIS ANDREA K	3843 S WAGON TRL	FLAGSTAFF	AZ	86005
11261087	FRENCH FAMILY TRUST DTD 04-21-22	3680 CIONE RANCH RD	FLAGSTAFF	AZ	86001
11251081	FRESHOUR MATTHEW D & MELISSA B	3856 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005

11250078	FRITCH FAMILY TRUST DTD 08-20-19	3868 S BOX CANYON TRL	FLAGSTAFF	AZ	86005
11251084A	FUSSELMAN DEREK & BRIDGET	789 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251181	GALL BRIAN L	1239 W WESTON TRL	FLAGSTAFF	AZ	86005
11205028	GAPPA KELLY	5003 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11251037	GARCIA-VEGA MARTIN	982 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251108	GARNELLO LAWRENCE & DENISE J	1107 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11211005	GARRO DENISE & STEVE	1235 W PALMER AVE	FLAGSTAFF	AZ	86005
11205036	GAUDIO JOSEPH G & MARY E	4842 E MOUNTAIN VIEW RD	PARADISE VALLEY	AZ	85253
11248096	GEISLINGER ERIC	3152 S LINDSEY LOOP	FLAGSTAFF	AZ	86005
11250076	GEMIN JOSEPH & PAMELA REVOCABLE TRUST DTD 02-10-16	3904 S BOX CANYON TRL	FLAGSTAFF	AZ	86005
11251021	GEORGIA SHALAMAR	661 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251013	GEST COLLEEN & BRYAN	756 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11260015	GHIGLIERI CONSTANCE S REVOCABLE TRUST DTD 05-01-03	101 W QUARTZ RD	FLAGSTAFF	AZ	86005
11251052	GIBBS LIVING TRUST DTD 04-10-08	1192 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251175	GIBONEY FAMILY LIVING TRUST DTD 05-09-07	9131 W CIELO GRANDE	PEORIA	AZ	85383
11211014B	GIFFORD TINA	1262 W PALMER AVE	FLAGSTAFF	AZ	86005
11251166	GLEASON TRACI	858 W WESTON TRL	FLAGSTAFF	AZ	86005
11250026	GLEEMAN JONATHAN	724 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11261019	GLENN CLINTON C	6055 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11259046	GNEISS TRAIL LLC	6129 E SHANGRI LA RD	SCOTTSDALE	AZ	85254
11251186	GOBLE BRIAN & BAILLEE DANIELLE	1403 W WESTON TRL	FLAGSTAFF	AZ	86005
11253044	GOMEZ LARRY	6509 MAGMA PL	ALBUQUERQUE	NM	87120
11250044	GOMEZ RANDY C II	405 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11248080	GOOBY GRETCHEN & JOHN	3874 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11251212	GORMAN CATLEA	944 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11251183	GOTTSCHALL THOMAS M & ELIZABETH B	1331 W WESTON TRL	FLAGSTAFF	AZ	86005
11251194	GREENWALD ERIC & MOLLY	1497 W WESTON TRL	FLAGSTAFF	AZ	86005
11251098	GREENWALT DAWN ANGELLE	925 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11250007	GREGG SANDRA GILBERT REVOCABLE LIVING TRUST DTD 10-24-06	370 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11250073	GRIEB DAVID & SONJA	10159 E WHISPERING WIND DR	SCOTTSDALE	AZ	85255
11250098	GRIFFIN CHRISTOPHER G & ANNA M	3846 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11205072	GROCE ALEX DAVID	432 WULFENITE RD	FLAGSTAFF	AZ	86005
11205030	GUERRERO ROBERT JR & SHANNON	5019 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11261057	GUZMAN BRYAN MICHAEL & JESSICA THERESE	5324 S AZURITE TRL	FLAGSTAFF	AZ	86005
11250057	GUZZETTA JOHN & PAMELA	486 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11205057	HAIGHT VALERIE TRUST DTD 04-11-18	3541 E UTOPIA RD	PHOENIX	AZ	85050
11213005A	HALL RICHARD C & BARBARA J	1089 W COY DR	FLAGSTAFF	AZ	86005
11211028A	HAMMOND SHERRY	1215 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11251211	HANLEY FAMILY TRUST DTD 02-16-07	9403 N 55TH ST	PARADISE VALLEY	AZ	85253
11210027D	HANNEMANN VALARIE L	1851 W GETAWAY TRL	FLAGSTAFF	AZ	86005
11253006	HANNON PATRICK ROY & CLEOFE TIWANA	13771 N FOUNTAIN HILLS BLVD NO 114-3589	FOUNTAIN HILLS	AZ	85268
11205077	HANSEN JONATHAN D & MEGAN M	334 W BERYL RD	FLAGSTAFF	AZ	86005
11253030	HARANG LISA	18606 N 5TH AVE	FLAGSTAFF	AZ	86005
11251088	HARBOTTLE DANIEL L & LINDA A	3780 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11251106	HARE MICHAEL R & HELEN A	1077 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11205020	HARMON JOHN & MISTIE	346 E DENNISPORT CT	GILBERT	AZ	85295
11251129	HARRIS GREGORY & LYNN	1473 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11261004	HART KAREN S & ALAN D	6024 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11205083	HART MURDOCK & MINYIN	441 W WULFENITE RD	FLAGSTAFF	AZ	86005
11211016	HARVEY ROBERT & DOROTHY	7733 W REDFIELD RD	PEORIA	AZ	85381
11251018	HASSELL MARTIN & MARY	703 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11261095	HATCH INVESTMENTS LLC	9575 E CIERVO TRL	FLAGSTAFF	AZ	86001
11247019	HAUGHWOUT MARK S & RACHEL J	4067 S ALISA WAY	FLAGSTAFF	AZ	86005

11253070	HAUSCHILD DIANE E	1128 W OVERLAND PASS DR	FLAGSTAFF	AZ	86005
11259043	HAZLE DEAN & MIA	114 W SEPARATION CANYON TRL	FLAGSTAFF	AZ	86005
11251059	HECK JOAN M & JEROME J	1304 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11253027	HELGESON FAMILY TRUST DTD 06-06-06	3837 N MORNING DR	MESA	AZ	85207
11251204	HENDERSON MICAH	905 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11253026	HENES ALFRED E	620 N PINE CLIFF DR	FLAGSTAFF	AZ	86001
11251038	HERNANDEZ KEILA ZUGEY & DAVID	2228 W PENNSYLVANIA CT	FLAGSTAFF	AZ	86001
11251007	HERRERA ELIDA L	388 N 161ST AVE	GOODYEAR	AZ	85338
11253036	HETKE THEODORE S & DONNA J	5360 SE PINE ST	HILLSBORO	OR	97123
11211042	HICKS JENNIFER L	1468 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11248063	HIGH COUNTRY/FLAGSTAFF LP	4745 N 7TH ST NO 110	PHOENIX	AZ	85014
11251034	HILL BARBARA J & TIMOTHY J	940 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11259090	HILL KAREN TRUST DTD 03-26-15	4751 S ELVES CHASM TRL	FLAGSTAFF	AZ	86001
11205043	HIMMES THOMAS J	44505 N 14TH ST	NEW RIVER	AZ	85087
11247014	HITESMAN LIVING TRUST DTD 11-20-19	4013 S HOLLAND RD	FLAGSTAFF	AZ	86005
11253032	HOOVAN JOHN	3820 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11251029	HORTON CHRISTOPHER OLSEN	870 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251198	HOULAHAN PADRAIG J	823 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11253034	HUBLITZ FAMILY TRUST DTD 03-01-22	3819 S OXBOW LOOP	FLAGSTAFF	AZ	86005
11251046	HUFFMON COLBY T & ANDREA J	1108 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11205060	HUIE RICHARD CRAIG & CYNTHIA E REVOCABLE TRUST DTD 02-13-14	3355 E JAEGER CIR	MESA	AZ	85213
11205102	HUNNICUT JAMES DANIEL	331 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205086	HUNT LESTER J & GAIL L	417 W WULFENITE RD	FLAGSTAFF	AZ	86005
11250029	HUSBAND BRUCE H & DIANA B	693 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11251147	HUYNH OSCAR & KIMBERLY	1246 W WESTON TRL	FLAGSTAFF	AZ	86005
11251042	HYLTON KEITH	2424 S HOLLYHILL CT	FLAGSTAFF	AZ	86005
11261070	IANNILLO DARYL & HOLLY	5285 S AZURITE TRL	FLAGSTAFF	AZ	86005
11250099	INTORF DYLAN & DANIELLE	1441 E CAROLINA LN	TEMPE	AZ	85284
11253035	IOLI DON & DARCELLE TRUST DTD 04-09-14	13035 N JOAN D ARC AVE	PHOENIX	AZ	85032
11205068	IRWIN MATTHEW & ERIN	400 W WULFENITE RD	FLAGSTAFF	AZ	86001
11250028	IVEY MICHAEL E & KARLA J	711 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11205079	JACOBELLIS NICHOLAS P & KIMBERLY	467 W WULFENITE RD	FLAGSTAFF	AZ	86005
11251069	JACOBSEN CHRIS R & SUZANNE L	1444 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251208	JADIN KYLE D	1400 N ROCKRIDGE RD	FLAGSTAFF	AZ	86001
11205062	JAMES SCOTT M & SARAH A	5053 S AMETHYST RD	FLAGSTAFF	AZ	86005
11251005	JAY GREGORY & CRYSTAL	612 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11261100	JESSEN STEVEN A & KELLEY K	516 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11250062	JESTER ERIN	3833 S BOX CANYON TRL	FLAGSTAFF	AZ	86005
11211012	JOCAR PROPERTIES LLC	1125 W PALMER AVE	FLAGSTAFF	AZ	86005
11205045	JOCZ FAMILY TRUST DTD 04-21-99	5079 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205055	JOHNDROW JUSTIN & ELIZABETH	5078 S AMETHYST RD	FLAGSTAFF	AZ	86005
11247021	JOHNS ROBERT A	4083 S ALISA WAY	FLAGSTAFF	AZ	86005
11205037	JOHNSON CHAD L & DANA M	500 W WULFENITE RD	FLAGSTAFF	AZ	86005
11261102	JOHNSON MICHAEL B & MARLENE	508 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11251158	JOHNSON RICHARD E & LAURA G LIVING TRUST DTD 01-25-12	1758 E LAVIEVE LN	TEMPE	AZ	85284
11251012	JOHNSON TYLER L	738 W CATTLE DR TRL	FLAGSTAFF	AZ	86005
11251140	JONES AARON & KARLETTA	1404 W WESTON TRL	FLAGSTAFF	AZ	86005
11261071	JONES LAURA	5297 S AZURITE TRL	FLAGSTAFF	AZ	86005
11205034	JONES NATHANIEL D & RAE	335 W BERYL RD	FLAGSTAFF	AZ	86005
11251182	JORGENSEN JOHN & GAIL REVOCABLE TRUST DTD 10-05-17	1287 W WESTON TRL	FLAGSTAFF	AZ	86005
11251105	JOYNSON SAMUEL	1059 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251024	JRS FLAGSTAFF LLC	38400 N SCHOOL HOUSE RD NO 667	CAVE CREEK	AZ	85331
11253067	KARANTINOS ESTATE TRUST DTD 08-03-05	3828 N BARRON CIR	MESA	AZ	85207

11251171	KASUN FAMILY TRUST DTD 05-21-01	6310 E LE MARCHE AVE	SCOTTSDALE	AZ	85254
11231024	KAUPISCH ADAM & ELIZABETH	1330 W MELISSA DR	FLAGSTAFF	AZ	86005
11261056	KAYAANI BEN & BERNICE	PO BOX 476	CHINLE	AZ	86503
11211041E	KEARNEY MICHELLE L	1456 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11250041	KELLER SCOTT F & LINDSAY R	459 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11253069	KELLOGG REVOCABLE TRUST DTD 02-22-06	26041 N 41ST DR	PHOENIX	AZ	85083
11205110	KELLY BETTY J & BENNIE R	5072 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11261054	KELLY GGRANT P & SONIA	5348 S AZURITE TRL	FLAGSTAFF	AZ	86005
11251162	KEMMER RENEE & JAMES	914 W WESTON TRL	FLAGSTAFF	AZ	86004
11251138	KEMPTON CORY & TAMMY	8893 W HATFIELD RD	PEORIA	AZ	85383
11253061	KENNEDY MARK W & ELIZABETH A	14032 N DEL WEBB TRL	MARANA	AZ	85658
11250010	KING BRADLEY R & CATHERINE A	424 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11261047	KINSEY KIRK M & KARI L	516 W NUGGET TRL	FLAGSTAFF	AZ	86005
11253014	KINZEL MARYANN F	3876 S OXBOW LOOP	FLAGSTAFF	AZ	86005
11261075	KIURU ESKO ARVO	5341 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261027	KONRADI CHRISTOPHER J & MICHELLE LEE	6021 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11251062	KORN PRESTON J & MARILYNN B	1346 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11205087	KORUTH JOSEPH PUTHENPARAMPIL	409 W WULFENITE RD	FLAGSTAFF	AZ	86005
11251039	KOWALL WILLIAM RICHARD JR	1010 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11248093	KRATZ ROBERT L TRUST DTD 10-09-14	3861 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86001
11259094	KREMAN LIVING TRUST DTD 02-24-14	4597 S BEDROCK TRL	FLAGSTAFF	AZ	86005
11251072	KRON FAMILY TRUST DTD 08-11-06	4315 E MOUNTAIN VIEW RD	PHOENIX	AZ	85028
11251150	KUBICEK SUEANNE M	1190 W WESTON TRL	FLAGSTAFF	AZ	86005
11210025E	KUENN FAMILY TRUST DTD 04-28-20	3325 E EVA ST	PHOENIX	AZ	85028
11210025D	KUENN FAMILY TRUST DTD 04-28-20	3325 E EVA ST	PHOENIX	AZ	85028
11205098	KUNZE FAMILY TRUST DTD 12-03-20	6034 S AMETHYST RD	FLAGSTAFF	AZ	86005
11247001	KWAN KENNETH & KEEN Y	3909 S HOLLAND RD	FLAGSTAFF	AZ	86005
11251152	LAGIES MELISSA A	1138 W WESTON TRL	FLAGSTAFF	AZ	86005
11205088	LAMER FAMILY TRUST DTD 11-09-10	401 W WULFENTINE RD	FLAGSTAFF	AZ	86005
11210017C	LANE CARLETON & SARA	5490 S CASSANDRA BLVD	FLAGSTAFF	AZ	86005
11251197	LANE CHELSIE RAE & JEFFERY CHARLES JR	811 W LONE STAR TRL	FLAGSTAFF	AZ	86001
11247013A	LANEY BRIAN F	4005 S HOLLAND RD	FLAGSTAFF	AZ	86005
11251117	LANGEVIN MICHAEL W	112 W SOARING AVE	PRESCOTT	AZ	86301
11261030	LASHLEY NATHAN C	513 W NUGGET TRL	FLAGSTAFF	AZ	86005
11259045	LASLEY CHRISTOPHER C & KELLY G	130 W SEPARATION CANYON TRL	FLAGSTAFF	AZ	86005
11251006	LAURIE DAVID J & MARY L	630 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11261021	LEDESKY JEREMY R & MONICA	6047 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11253045	LEE BRETT ERSKINE & HELEN	4581 ANDROMEDA CT	BELLEMONT	AZ	86015
11260012	LEE GREGORY	5045 S TOPAZ RD	FLAGSTAFF	AZ	86001
11260006	LEIENDECKER FAMILY REVOCABLE LIVING TRUST DTD 10-19-21	4997 S TOPAZ RD	FLAGSTAFF	AZ	86005
11205095	LEIGHTON TIMOTHY	536 E BENNETT DR	FLAGSTAFF	AZ	86005
11247002	LENNERS RUSSELL L & JACELYN M	3917 S HOLLAND RD	FLAGSTAFF	AZ	86005
11210008	LEON LIVING TRUST DTD 09-25-04	1431 N ACACIA CLIFFS CT	TUCSON	AZ	85745
11261003	LEONORA JAMES J	6020 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11247043	LEPPER FORREST JAMES & LINDA SUE	4101 S HOLLAND RD	FLAGSTAFF	AZ	86005
11211049	LEUNING MARK & JENNIFER A	1477 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11211055	LEVIN JANET TAYLOR	1362 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11251217	LEWIS MAGGIE	874 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11261081	LEWIS STEVEN O	537 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261046	LICINI JOHN JOSEPH	520 W NUGGET TRL	FLAGSTAFF	AZ	86005
11251123	LIEBE REVOCABLE TRUST DTD 09-23-98	1401 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251177	LIEBERT GLENN W	20 NEW ALBANY FARMS RD	NEW ALBANY	OH	43054
11261103	LIGHTNER ROBERT P & REBECCA	2245 W TOPEKA AVE	FLAGSTAFF	AZ	86001

11250011	LINDEN STACY L	442 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11251082A	LINN SCOTT W & BRIDGET K	3838 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11251076	LISTER CRAIG	3946 S AMERICA WEST TRL	FLAGSTAFF	AZ	86001
11251195	LITTLEMAN LAWRENCE & TINA MARIE	1511 W WESTON TRL	FLAGSTAFF	AZ	86005
11251083A	LIU XIAOYI	3820 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11205089	LLANO MATTHEW T	6061 S AMETHYST RD	FLAGSTAFF	AZ	86005
11211026E	LOCICERO-WALSH JESSICA GRACE	1425 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11261097	LOCKWOOD TODD C & BARBARA D	11434 N 43RD ST	PHOENIX	AZ	85028
11251213	LOEBS DENNIS T	930 W LONE STAR TRL	FLAGSTAFF	AZ	86001
11261040	LONDEREE NICHOLAS ROBERT	544 W NUGGET TRL	FLAGSTAFF	AZ	86001
11261042	LOPEZ STEPHEN M REVOCABLE TRUST DTD 08-04-14	1440 E LINDA VISTA DR	FLAGSTAFF	AZ	86004
11251124	LORENTZEN PAUL & JANE LIVING TRUST DTD 12-20-16	1811 N HARPER	MESA	AZ	85207
11251205	LORY JAY R	1540 W KENT DR	CHANDLER	AZ	85224
11253017	LOVE CHERYL JOAN LIVING TRUST DTD 11-17-16	3864 S OX BOW LOOP	FLAGSTAFF	AZ	86001
11261086	LOVE CHERYL JOAN LIVING TRUST FUND DTD 11-17-16	582 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261090	LOVE MARK & KERRY-LYN	560 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11251050	LOWDEN WILLIAM D	1164 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251094	LOY ROBERT & JILL FAMILY TRUST DTD 12-03-21	7838 E SPANISH OAKS DR	SCOTTSDALE	AZ	85258
11247024	LUGO JAMES A & LYNDA S	PO BOX 11963	GLENDALE	AZ	85318
11247028	LUGO JAMES A & LYNDA S	PO BOX 11963	GLENDALE	AZ	85318
11251114	LULU INVESTMENTS I LLC	6622 N 40TH ST	PARADISE VALLEY	AZ	85253
11211043	MACCORMACK DAVID BRIAN	1480 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11251009	MACDONALD KEVIN & JULIA A	5134 N 43RD PL	PHOENIX	AZ	85018
11253052	MACE VICTORIA LEE	3790 S OXBOW LOOP	FLAGSTAFF	AZ	86001
11253053	MACIAS ANGEL & SUSSIE	1092 W OVERLAND PASS DR	FLAGSTAFF	AZ	86005
11205115	MACK LINDA M	5026 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11253050	MAGNESS JEREMY B	11260 GREENFIELD DR	BELLEMONT	AZ	86015
11250023	MAGOFFIN JENNIFER ANN & CHRISTOPHER OTTO	3793 S TRADING POST TRL	FLAGSTAFF	AZ	86005
11251085	MALTESE MARK	802 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11247004	MAMMEN MICHAEL & SHANNON STOLFO TRUST DTD 04-08-16	1252 E LE MARCHE AVE	PHOENIX	AZ	85022
11210021A	MANDY DALTON LIVING TRUST DTD 04-23-18	6429 E FRIESS DR	SCOTTSDALE	AZ	85254
11211006	MANZO THOMAS & GRACE E	5200 W PASEO DE COLINAS	TUCSON	AZ	85745
11210024B	MAPEL DOUGLAS & ERICA TRUST	2181 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86005
11251199	MARCILLA JOE P & NORA L	837 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11247003	MARIN JOE A JR & OLIVIA	8432 W TONTO LN	PEORIA	AZ	85382
11260001	MARSHALL FAMILY TRUST DTD 04-02-13	4957 S TOPAZ RD	FLAGSTAFF	AZ	86005
11250055	MARTIN SCOTT ALAN & TERRI	W336N906 MEADOW LN	DELAFIELD	WI	53018
11260054	MARTINELL LIVING TRUST DTD 10-31-18	4970 S TOPAZ RD	FLAGSTAFF	AZ	86005
11205109	MARTINEZ ALBERT P & CINDY S	27109 N 15H LN	PHOENIX	AZ	85065
11211020A	MARTINEZ BASILIO CUEVAS	11380 N VALLEY VIEW DR	FLAGSTAFF	AZ	86004
11251143	MARTINEZ KATHY & PATRICK	1358 W WESTON TRL	FLAGSTAFF	AZ	86005
11260055	MARTUSCIELLO MARIO F & MANDEE A	4962 S TOPAZ RD	FLAGSTAFF	AZ	86005
11253064	MASCHNER FAMILY TRUST DTD 03-04-13	6102 E GREENWAY LN	SCOTTSDALE	AZ	85254
11247023	MASK MARK L	4066 S ALISA WAY	FLAGSTAFF	AZ	86005
11251071	MAYES NORMAN E	1472 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251079	MAZOUR CORY J	3892 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11248078	MAZZA SCOTT & NATIVIDAD	3834 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11250009	MCADAM TARI A	PO BOX 565	LIBBY	MT	59923
11248095	MCCALLUM JAMES D	3819 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11251049	MCCLINTON RODNEY F	1150 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251014	MCCULLOUGH BRANNON & SUSAN	1491 W UNIVERSITY HEIGHTS DR N	FLAGSTAFF	AZ	86005
11260062	MCDOWELL DANNY & SHAWNEE	2604 N FOX RUN RD	FLAGSTAFF	AZ	86004
11260061	MCDOWELL DANNY & SHAWNEE	2604 N FOX RUN RD	FLAGSTAFF	AZ	86004

11251193	MCGUIRE FAMILY TRUST DTD 08-01-12	2700 S WOODLANDS VILLAGE BLVD NO 300-220	FLAGSTAFF	AZ	86001
11251191	MCKENZIE DAVID & DEBRA REVOCABLE TRUST DTD 05-08-08	PO BOX 1168	VICTOR	ID	83455
11253023	MCLAUGHLIN LIVING TRUST DTD 09-02-21	69 W TRAVERTINE TRL	FLAGSTAFF	AZ	86005
11251119	MCMILLIN JOEL	1317 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11261002	MEEK FREDERICK A & LINDA L	6016 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261059	METCALF TIMOTHY B	6601 E CHOLLA DR	PARADISE VALLEY	AZ	85253
11261104C	METCALF TIMOTHY B	6601 E CHOLLA DR	PARADISE VALLEY	AZ	85253
11261067	MEWS JEFFREY A & ALEECIA A	5249 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261048	MEYERS DAVID M & JOIANNE C	512 W NUGGET TRL	FLAGSTAFF	AZ	86005
11211033	MIKULA LYNN	1345 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11251102	MILEHAM BRANDON & ASHLEY	995 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11205114	MILLER GREGORY P & SUSAN A	5032 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11247035	MILLER TIFFANY & CODY	4029 S HOLLAND RD	FLAGSTAFF	AZ	86005
11251011	MILLER TRUST DTD 03-18-21	1809 SILVANA LN	SANTA CRUZ	CA	95062
11250019	MILLER WESLEY D	3774 S TRADING POST TRL	FLAGSTAFF	AZ	86005
11205032	MILLIS LIVING TRUST DTD 12-05-02	1172 CASTLEGATE LN	SANTA ANA	CA	92705
11253004	MILTON FAMILY REVOCABLE TRUST DTD 08-22-15	1860 ALTAMIRA PL	SAN DIEGO	CA	92103
11253016	MIRA JEFFREY J	3868 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11231025A	MIRAGE JAMES T & DEBORAH M	1340 W MELISSA DR	FLAGSTAFF	AZ	86005
11251055	MIRISE FAMILY LIVING TRUST B	1248 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11261084	MODAHL HOLLY	590 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261016	MODRELL CASEY R & MANDY D	618 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11251022	MODRELL IAN P & RACHEL A	643 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11205026	MOGHADDAM HESAM SARVGHAD	4987 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11247047	MONTGOMERY WILLIAM & ANN	4118 S HOLLAND RD	FLAGSTAFF	AZ	86005
11251051	MONTOYA JOHN G & REBECCA L	1178 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11253068	MOORE TRACYE A	PO BOX 2455	FLAGSTAFF	AZ	86003
11261001	MORFIN LIVING TRUST DTD 03-30-22	6012 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11253051	MORRIS KATHERINE	PO BOX 20314	SEDONA	AZ	86341
11261029	MORRIS-GONZALI KATHRYN & LORENA	6005 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11251056	MORRISON STEVE J & DAWN M	2545 ROCK SPRINGS RD	KINGSPORT	TN	37664
11251080	MORROW BRENT	3874 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11205047	MORTENSEN BRUCE A & JANET J	5095 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11250097	MORTENSEN MICHAEL J & HEIDI LYN	3864 S BIG SKY TRL	FLAGSTAFF	AZ	86001
11205084	MOTLAGH SHOKOFEH	10214 N EIGHT IRON LN	TUCSON	AZ	85737
11211008	MOUNTAIN DELL WATER INC	1492 W PALMER AVE	FLAGSTAFF	AZ	86005
11211015	MOUNTAIN DELL WATER INC	1492 W PALMER AVE	FLAGSTAFF	AZ	86005
11250061	MRMC LLC	2300 SILVER ST	GRANVILLE	OH	43023
11231027	MUEHLBAUER CHARLES B & PATRICIA A	1360 W MELISSA DR	FLAGSTAFF	AZ	86005
11261080	MUNDERLOH TIMOTHY J	541 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11250030	MUNNS FAMILY TRUST DTD 05-09-94	675 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11251151	MURRAY PETER W	1166 W WESTON TRL	FLAGSTAFF	AZ	86005
11210013A	MUSTOE FAMILY TRUST DTD 08-02-05	23646 N CAMINO ADELE ST	SCOTTSDALE	AZ	85255
11205080	MYERS MATTHEW & APRIL H	469 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205097	NANCE BRIAN	6042 S AMETHYST RD	FLAGSTAFF	AZ	86005
11250034	NEAL JENNA C & TIMOTHY S	8650 ARROYO TRL	FLAGSTAFF	AZ	86004
11250092	NEFF LOUIS T & LINDA S	3847 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11261009	NELSON ADAM & HALEY	6044 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11250033	NELSON CHRISTINE L	621 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11261020	NELSON JARED & MELISSA	6051 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261024	NELSON ROBERT & MARGIE	6037 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261011	NELSON STEVEN W & CARI L	6052 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11259042	NEWBOULD SCHULD TRUST DTD 12-12-03	3492 W SHANNON ST	CHANDLER	AZ	85226

11251185	NEWMAN KEVIN & ANGELA	1381 W WESTON TRL	FLAGSTAFF	AZ	86001
11251054	NG PIN T	1234 N LIL BEN TRL	FLAGSTAFF	AZ	86005
11251057	NGUYEN DUC HUU	1276 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11250037	NGUYEN KENNY	7741 14TH ST NO A	WESTMINSTER	CA	92683
11251161	NGUYEN THAO P & TRI	928 W WESTON TRL	FLAGSTAFF	AZ	86005
11210029	NICHOLS ERIC C & ROBIN B	2301 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86005
11251131	NICHOLS ROSS & DEBRA	1509 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251141	NICHOLSON BRIAN C & ELIZABETH A	1390 W WESTON TRL	FLAGSTAFF	AZ	86005
11260013	NOEL AMIKA ROSE & LOUIS-PHILIPPE	5053 S TOPAZ RD	FLAGSTAFF	AZ	86005
11251139	NORD RICHARD P & BARBARA S	1418 W WESTON TRL	FLAGSTAFF	AZ	86005
11211052[illegible]	NORLIN CHRISTINA	1255 W COX AVE	FLAGSTAFF	AZ	86005
11251058	NORMAN AARON D & EMILY E	1290 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11250080	NORRIS TIFFANY J	3832 S BOX CANYON TRL	FLAGSTAFF	AZ	86005
11260153[illegible]	NORTH SLOPES HOMEOWNERS ASSOCIATION	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
11613004[illegible]	NORTHER ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11205125	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210002[illegible]	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210006[illegible]	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11205127	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210004	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210032[illegible]	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210001[illegible]	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210006[illegible]	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210037	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11205128	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210005[illegible]	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11205001[illegible]	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210001L	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11210006[illegible]	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11205126	NORTHERN ARIZONA HEALTHCARE CORPORATION	1200 N BEAVER ST	FLAGSTAFF	AZ	86001
11253020	NOVAK NANCY	3852 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11205067	NOYCE JODIE L	5093 S AMETHYST RD	FLAGSTAFF	AZ	86005
11261044	NUGGET RETREAT LLC	3026 E BLUE RIDGE PL	CHANDLER	AZ	85249
11251128	OAKLEY JILENE	1459 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11250027	O'CONNOR GAVIN & RACHEL	725 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11210036	ODEGAARD VAN & CAROL	2109 N FOURTH ST NO 3	FLAGSTAFF	AZ	86004
11210015	ODEGAARD VAN ALLEN & GLENDA GEANE	PO BOX 2984	FLAGSTAFF	AZ	86003
11259095	OHARA RYAN C	4589 S BEDROCK TRL	FLAGSTAFF	AZ	86005
11251040	OKEEFE DENNIS & JILL	1119 BOGGIO DR	GALLUP	NM	87301
11250031	OLD TERRITORY TRAIL LLC	410 S PERRY LN STE NO 1	TEMPE	AZ	85281
11205104	OLSEN-ZWICK JULIE ANN	315 W WULFENITE RD	FLAGSTAFF	AZ	86005
11248082	OLTROGGE DANIEL P & MAUREEN H	3914 S MARBLE CANYON TRL	FLAGSTAFF	AZ	86005
11205112	OTHON FAMILY TRUST DTD 7-27-09	5056 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11251122	OTT CAROL A	3960 S LASSO TRL	FLAGSTAFF	AZ	86005
11231022[illegible]	OXFORD A BRANT	1320 W MELISSA DR	FLAGSTAFF	AZ	86005
11250036	PADILLA ROBERT & LYNETTE M	5234 JOSIE AVE	LAKEWOOD	CA	90713
11248111	PADILLA SARA EMMALENE	3851 S WAGON TRL	FLAGSTAFF	AZ	86005
11250095	PAIGE TANERA Y LIVING TRUST DTD 04-23-10	3879 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11251176	PAIGE TANERA Y LIVING TRUST DTD 04-23-10	3879 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11251032	PALACIO TIMOTHY & YVONNE	3690 S VISTA PL	CHANDLER	AZ	85248
11259089	PALMER STEPHEN E & JENNIFER L	4759 S ELVES CHASM TRL	FLAGSTAFF	AZ	86005
11251206	PANG FAMILY TRUST 12-11-00	1719 E MOUNTAIN VIEW RD	PHOENIX	AZ	85020
11205035	PARKER ELIZABETH	343 W BERYL RD	FLAGSTAFF	AZ	86005

11260009	PARKINSON JARED & HEATHER	2363 WOODLAKE CIR	LODI	CA	95242
11251026	PARRA MIGUEL	828 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11261073	PARRISH ROBERT BRIAN & LORENA CABALLERO DE	5321 S AZURITE TRL	FLAGSTAFF	AZ	86005
11261015	PASSALACQUA SEAN R & CHERIE ANN	622 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11211039	PASTICK JODY ELIZABETH	1424 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11251033	PATEL CHIRAGBHAI G	32 W TRAVERTINE TRL	FLAGSTAFF	AZ	86005
11205022	PATEL DEVANGKUMAR G & ARPANABAHEN	525 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205017	PATEL DHAVALKUMAR K & HINABEN D	475 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205069	PATEL FORAM	408 W WULFENITE RD	FLAGSTAFF	AZ	86005
11251187	PATEL JAI M	28 MEANDERING WAY	ROUND ROCK	TX	78664
11251047	PATEL VIPUL V & BINA G	1122 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11205018	PATRICK ANALISA & BRIAN	483 W WULFENITE RD	FLAGSTAFF	AZ	86005
11250006	PATTERSON DAVID & DEBORAH	352 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11247029	PAULSON TIMOTHY S JR	144014 W WETHERSFIELD RD	SURPRISE	AZ	85379
11205096	PAXTON FAMILY TRUST DTD 01-02-13	13516 WALNUT ST	WHITTIER	CA	90602
11205027	PEACE DONNA J	4995 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205023	PEARCE GARY BRICE & LISA MICHELE	1149 LIL BEN TRL	FLAGSTAFF	AZ	86005
11251110	PEARSON LIVING TRUST DTD 8-18-06	5230 W FALLEN LEAF LN	GLENDALE	AZ	85310
11251100	PECHART WILLIAM F	955 W LIL BEN TRAIL	FLAGSTAFF	AZ	86005
11253038	PEGELOW LAINEE D	3812 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11261018	PENDERGAST JOSEPH & SHAWN	610 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11251053	PERDIKOGIANNIS THREE LLC	6763 E PARADISE LN	SCOTTSDALE	AZ	85254
11210024A	PERELSTEIN ERWIN S & KAY H	1185 GREENTREE LN	COLORADO SPRINGS	CO	80908
11210018E	PERELSTEIN ERWIN S & KAY H	1185 GREENTREE LN	COLORADO SPRINGS	CO	80908
11250071	PERKINS JOHN	14606 S 4TH AVE	PHOENIX	AZ	85045
11250072	PERKINS JOHN	14606 S 4TH AVE	PHOENIX	AZ	85045
11251073	PERSINGER JOANIE E	1500 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251164	PETE AMOS H & DEBORAH M	886 W WESTON TRL	FLAGSTAFF	AZ	86005
11205066	PETERSEN-SNIDER KATRINA	2920 E CERRADA LOS PALITOS	TUCSON	AZ	85718
11251064	PETTITT SCOTT & HUNT-PETTITT LINDSAY	1374 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11261068	PETTITT SCOTT DAVID	3421 S PIMA DR	FLAGSTAFF	AZ	86005
11247041	PHILLIPS DANIEL & MIKAELA	4085 S HOLLAND RD	FLAGSTAFF	AZ	86005
11260008	PHILLIPS TIMOTHY W & CARLEEN A	5013 S TOPAZ RD	FLAGSTAFF	AZ	86005
11250042	PISACANO ANNE M	441 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11259041	PITCHER DIANA R	2358 E GALILEO DR	GILBERT	AZ	85298
11210022	PITMAN SERGEY & ELLA	2251 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86001
11261033	PITTS JON ALLEN & SHAUNA MICHELLE	525 W NUGGET TR	FLAGSTAFF	AZ	86005
11247034	PLATO HOLDINGS IV LLC	91 W MEXICAN HAT TRL	FLAGSTAFF	AZ	86005
11247026	PLATO HOLDINGS VII LLC	3283 S TEHAMA CIR	FLAGSTAFF	AZ	86005
11205090	PLATO RAYMOND J & SARAH E	91 W MEXICAN HAT TRL	FLAGSTAFF	AZ	86005
11211001	POLLARD FAMILY TRUST DTD 06-13-11	1125 W PALMER AVE	FLAGSTAFF	AZ	86005
11253073	PONDEROSA HIGHLANDS HOMEOWNERS ASSOC	PO BOX 10000	PRESCOTT	AZ	86304
11253076	PONDEROSA HIGHLANDS HOMEOWNERS ASSOC	PO BOX 10000	PRESCOTT	AZ	86304
11253079	PONDEROSA HIGHLANDS HOMEOWNERS ASSOC	PO BOX 10000	PRESCOTT	AZ	86304
11253080	PONDEROSA HIGHLANDS HOMEOWNERS ASSOC	PO BOX 10000	PRESCOTT	AZ	86304
11253077	PONDEROSA HIGHLANDS HOMEOWNERS ASSOC	PO BOX 10000	PRESCOTT	AZ	86304
11253074	PONDEROSA HIGHLANDS HOMEOWNERS ASSOC	PO BOX 10000	PRESCOTT	AZ	86304
11253078	PONDEROSA HIGHLANDS HOMEOWNERS ASSOC	PO BOX 10000	PRESCOTT	AZ	86304
11253075	PONDEROSA HIGHLANDS HOMEOWNERS ASSOC	PO BOX 10000	PRESCOTT	AZ	86304
11248064A	PONDEROSA TRAILS HOMEOWNERS ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
11261104E	PONDEROSA TRAILS UNIT 08 COMMUNITY ASSOC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
11250052	POUENMUANG ARIN & CHENNAPHA	396 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11250067	PRITIKA LAWRENCE B & LAURIE M	3901 S BOX CANYON TRL	FLAGSTAFF	AZ	86005

11261078	PROBERT STEPHEN M & JESSICA R	549 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11261053	PRYCZYNSKI RON & KIMBERLY	6008 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11250063	QUAIL PAK NORTH LLC	8547 N FAIRVIEW DR	SCOTTSDALE	AZ	85258
11250066	R L PROPERTIES INC	126 W DESERT HILLS DR	PHOENIX	AZ	85086
11251016	RAAB SCOT A & AMY L	737 W CATTLE DR	FLAGSTAFF	AZ	86005
11251028	RAJPARA & PATEL FAMILY TRUST DTD 07-11-19	26061 RAMJIT CT	LAKE FOREST	CA	92630
11250074	RAPATZ BR TRUST DTD 09-23-21	10817 N 9TH PL	PHOENIX	AZ	85020
11251201	RAY KYLER V & DONNA	863 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11250079	RAYNAR COREY	3850 S BOX CANYON TRL	FLAGSTAFF	AZ	86005
11211058A	RAYNSFORD ROBERT LEWIS & CHRISTINA MARIA	1425 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11211046A	RAYNSFORD ROBERT LEWIS & CHRISTINA MARIA	1425 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11251090	RECKNOR JUSTIN	3766 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11261079	REESE FREDERICK & ELISA	545 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11250014	REITER ANDREW	496 W OLD TERRITORY RD	FLAGSTAFF	AZ	86001
11259093	REMIKER MARK	4605 S BEDROCK TRL	FLAGSTAFF	AZ	86005
11205076	RENZ MARK B & RENEE	326 W BERYL RD	FLAGSTAFF	AZ	86005
11251003	REYES ELIAS & JENNIFER	4160 RAYWILL RD	JACKSONVILLE	FL	32218
11211009	REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04	31015 LYNX BASIN LN	OAK CREEK	CO	80467
11247033	REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04	31015 LYNX BASIN LN	OAK CREEK	CO	80467
11205001S	REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04	31015 LYNX BASIN LN	OAK CREEK	CO	80467
11211011	REZNICK NW FMLY TR C/U THE ALCOVE TRUST DTD 11-29-04	31015 LYNX BASIN LN	OAK CREEK	CO	80467
11211067	REZNICK PETER	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211068	REZNICK PETER	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211040C	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211026C	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11210011A	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211026A	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11210010	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211026F	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211010	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211017	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11210009A	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11210012C	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211026C	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11211018A	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11210009E	REZNICK PETER S & ZAIRA J	1500 W PALMER AVE	FLAGSTAFF	AZ	86005
11260004	RICE REBECCA & JEFFREY	154 RANCHWAY DR	BURLESON	TX	76028
11211025	RICHARDSON SUSAN K	1737 W SONORAN VIEW DR	GREEN VALLEY	AZ	85622
11250035	RJG/JTG TRUST DTD 9-8-03	22416 N 87TH AVE	PEORIA	AZ	85383
11247039	ROBARGE REBECCA H & ANDREW	4069 S HOLLAND RD	FLAGSTAFF	AZ	86001
11253056	ROCKEL MARY LOUISE	1317 W LYNWOOD	PHOENIX	AZ	85007
11211018C	RODRIGUEZ JOSE V	1367 W HOLMES AVE	FLAGSTAFF	AZ	86005
11253041	ROE CHANDLER C	1082 W DEADWOOD CT	FLAGSTAFF	AZ	86005
11253013	ROEING JONATHAN & KIMBERLY	3880 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253066	ROGERS GREG & KELLY	10490 E SHANGRI LA RD	SCOTTSDALE	AZ	85259
11247027	ROGERS KENNETH E & CINDY L	3910 S HOLLAND RD	FLAGSTAFF	AZ	86005
11211014A	ROONEY WHITNEY	1263 W HOMES AVE	FLAGSTAFF	AZ	86005
11251002	ROSENOW TIM & KRISTINA E	558 W CATTLE DR TRL	FLAGSTAFF	AZ	86005
11211018E	ROSS ANN K	1387 W HOLMES AVE	FLAGSTAFF	AZ	86005
11253043	ROSS DAVID BRADLEY II	1074 W DEADWOOD CT	FLAGSTAFF	AZ	86005
11261032	ROSS GLENN	521 W NUGGET TRL	FLAGSTAFF	AZ	86004
11251189	ROWDEN BRYAN & DANA	1435 W WESTON TRL	FLAGSTAFF	AZ	86005
11251196	ROWELL VICTORIA	3815 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005

11251168	ROYBAL MARCOS A	871 W WESTON TRAIL	FLAGSTAFF	AZ	86005
11210018C	RUDOLFO PASQUAL L & CHRISTINE MARIE TTEE ; RUDOLFO RVCBL LIV TRUST DTD 6-30-98	PO BOX 1033	WADDELL	AZ	85355
11211003A	RUIZ ARMANDO M	1207 W PALMER AVE	FLAGSTAFF	AZ	86005
11261091	RUIZ DAVID W	556 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11251066	RUNYAN RAYMOND E & LORRAINE K	1402 W LIL BEN TRL	FLAGSTAFF	AZ	86001
11250008	RUSHALL JEFF & AMY	388 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11247010	RUSSELL DAVID N & DONNA W	3981 S HOLLAND RD	FLAGSTAFF	AZ	86005
11205065	RUST DYLAN P & JILL T	5077 S AMETHYST RD	FLAGSTAFF	AZ	86005
11261055	RUST KEITH O	5340 S AZURITE TRL	FLAGSTAFF	AZ	86005
11209007	RYAN GERED C	1384 W COX AVE	FLAGSTAFF	AZ	86005
11211064	RYAN GERED C	1384 W COX AVE	FLAGSTAFF	AZ	86005
11211029A	RYAN MATTHEW G	1235 W COCHRAN AVE	FLAGSTAFF	AZ	86005
11209003	RYAN REBEKAH M & SEAN M	1190 W COX AVE	FLAGSTAFF	AZ	86005
11211051F	RYAN REBEKAH M & SEAN M	1190 W COX AVE	FLAGSTAFF	AZ	86005
11250075	RYERS-HEATON TRUST DTD 08-15-07	2901 N SANTA ROSA PL	TUCSON	AZ	85712
11250024	SALBERN FAMILY TRUST DTD 10-29-18	1448 E RANCHO DR	PHOENIX	AZ	85014
11261085	SALT TULLY & MARY J	PO BOX 7218	SHONTO	AZ	86054
11251142	SALVATION ARMY	2707 E VAN BUREN ST	PHOENIX	AZ	85008
11251170	SALVATORE MARK R & THERESA	899 W WESTON TRL	FLAGSTAFF	AZ	86005
11253018	SANCHEZ KYLE & AMANDA	3860 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11248092	SANDALL RYAN & CAROL TRUST DTD 03-12-20	8580 LA MANCHA LN	FLAGSTAFF	AZ	86004
11248063A	SANDSTONE HIGHLANDS/FLAGSTAFF LP	4745 N 7TH ST NO 110	PHOENIX	AZ	85014
11253037	SAPIO CHRISTINE	3816 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11261008	SARGENT KIMBERLY	6040 S CUPRITE TR	FLAGSTAFF	AZ	86005
11250012	SCHERPEREEL CHRISTOPHER M & DIANE S	460 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11251146	SCHLINKERT MICHAEL & KARYN	1274 W WESTON TRL	FLAGSTAFF	AZ	86005
11211051J	SCHMIDT BENJAMIN FRANK & KRISTEN ROSE	1195 W COX AVE	FLAGSTAFF	AZ	86005
11211007A	SCHMIDT DAVID J & LEAH M	4285 S SINCLAIR ST	FLAGSTAFF	AZ	86005
11250068	SCHUESSLER AARON & CARRIE	3923 S BOX CANYON TRL	FLAGSTAFF	AZ	86005
11247008	SCHUSSMAN ALAN T & HEATHER R	3965 S HOLLAND RD	FLAGSTAFF	AZ	86005
11259044	SCOVEL REVOCABLE TRUST DTD 02-29-16	122 W SEPARATION CANYON TRL	FLAGSTAFF	AZ	86005
11205078	SEAY GREGORY S TRUST DTD 08-24-21	8458 E HAVASUPAI DR	SCOTTSDALE	AZ	85255
11261063	SEDEH SAMANEH MOEINI	5272 S AZURITE TRL	FLAGSTAFF	AZ	86005
11205119	SEEMANN CARSTEN	3743 VIA ZUMAYA ST	CORONA	CA	92881
11251004	SENNETT CAROL M	596 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251180	SEPULVEDA JOE & ANAMARIE L	1211 W WESTON TRL	FLAGSTAFF	AZ	86005
11253055	SEPULVEDA STEPHEN ALEJANDRO	1100 W OVERLAND PASS DR	FLAGSTAFF	AZ	86005
11205033	SEVERANCE SARA & SAMUEL	327 W BERYL RD	FLAGSTAFF	AZ	86005
11205107	SHADIAN JAMIE LYNN	301 W WULFENITE RD	FLAGSTAFF	AZ	86005
11250051	SHALLCROSS ANDREW & GRETCHEN	378 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11250090	SHARP ROBERT B & JENNIFER L	3827 S BIG SKY TRL	FLAGSTAFF	AZ	86005
11210030	SHAW NATHAN & HOLLY	516 W WULFENITE RD	FLAGSTAFF	AZ	86005
11251043	SHENTON SUZANNE LORRAINE	1066 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11261012	SHINAMAN COLE M & JENNIFER ELIZABETH	6056 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261076	SHINER JENNIFER LIANE & MATTHEW GEORGE	5221 E PARADISE LN	SCOTTSDALE	AZ	85254
11211023	SHOOPMAN VICKY J REVOCABLE LIVING TRUST DTD 12-13-07	6351 E 41ST ST	YUMA	AZ	85365
11211024	SHOOPMAN VICKY J REVOCABLE LIVING TRUST DTD 12-13-07	6351 E 41ST ST	YUMA	AZ	85365
11251155	SHREDER FAMILY TRUST DTD 08-30-06	6364 E OASIS	MESA	AZ	85215
11211022A	SIEH JOHN	1338 W HOLMES AVE	FLAGSTAFF	AZ	86005
11247049	SINGLETON CHRIS D & JEANNIE E	4094 S HOLLAND RD	FLAGSTAFF	AZ	86001
11250077	SIPKA DANKO DAN & LJILJANA LILIANA	3886 S BOX CANYON TRL	FLAGSTAFF	AZ	86005
11250045	SISSON EMILY	387 WOLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11251154	SITTS TAYLOR K	1082 W WESTON TRL	FLAGSTAFF	AZ	86005

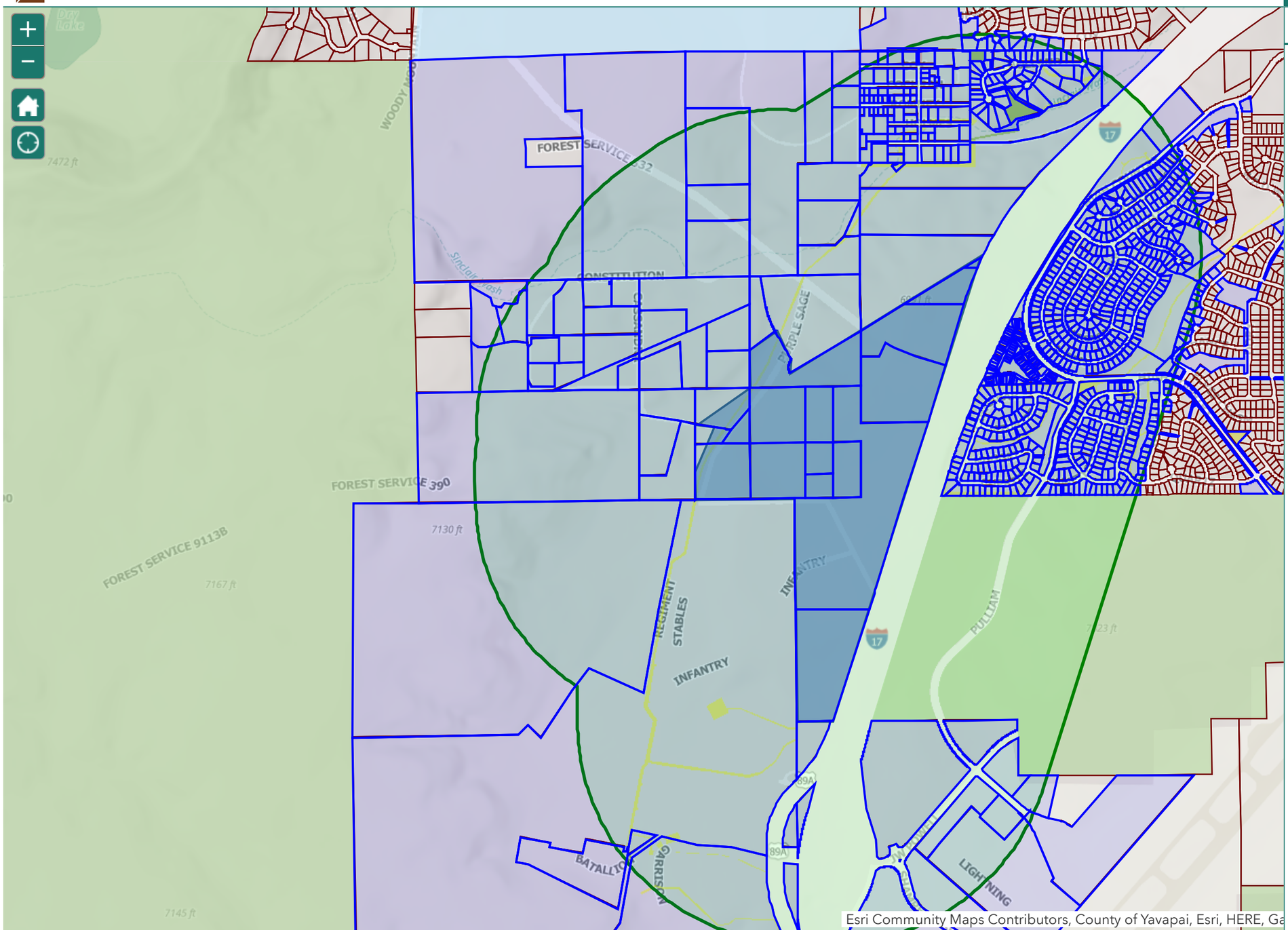
11250020	SKEEN BRANDON GENE & HEATHER	3752 S TRADING POST TRL	FLAGSTAFF	AZ	86005
11260007	SKELTON TYSON J & BETHANY	5005 S TOPAZ RD	FLAGSTAFF	AZ	86005
11261088	SMAGLIK EDWARD J	570 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11251126	SMART FAMILY LIVING TRUST	1433 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11261025	SMITH & MCCART TRUST DTD 11-22-11	6033 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11247007	SMITH ANNE LOUISE	3957 S HOLLAND RD	FLAGSTAFF	AZ	86005
11248097	SMITH DANA P & GRETCHEN A	397 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11205044	SMITH STEVEN L & VICTORIA N	5071 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11261031	SMITH THOMAS E & TRICIA T	517 W NUGGET TRL	FLAGSTAFF	AZ	86005
11251215	SMYERS MATTHEW DANIEL & RACHEL ANNE	902 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11210017E	SMYTH-CRANNELL FAMILY TRUST	1980 W GETAWAY TRAIL DR	FLAGSTAFF	AZ	86005
11251035	SONGS JASON & ARIEL	20361 BRENTSTONE LN	HUNTINGTON BEACH	CA	92646
11210033	SPEK-FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11205129	SPEK-FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11205130A	SPEK-FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11205001K	SPEK-FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005D	SPEK-FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210031	SPEK-FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005F	SPEK-FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210005E	SPEK-FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11210012E	SPEK-FLAG LLC	6245 N 24TH PKWY NO 205	PHOENIX	AZ	85016
11251063	SPENCER EVONNE C	843 S DESERT CANYON WAY	KINGMAN	AZ	86401
11251019	SPENDLOVE JACOB E & MARCI A	695 W CATTLE DR TRL	FLAGSTAFF	AZ	86005
11251020	SPIEWAK ALEXANDER & EMILY	687 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11231026	SPILLANE ERIC	1350 W MELISSA DR	FLAGSTAFF	AZ	86005
11211019	SPINING CHARLES M	1170 W HOLMES AVE	FLAGSTAFF	AZ	86005
11211070	SPINING CHARLES M	1170 W HOLMES AVE	FLAGSTAFF	AZ	86005
11251159	SPRINGER LAWRENCE MATTHEW & SUSAN R	956 W WESTON TRL	FLAGSTAFF	AZ	86005
11205093	STALEY ANNE L	6078 S AMETHYST RD	FLAGSTAFF	AZ	86005
11260014	STAMILE JENNIFER D	100 W QUARTZ RD	FLAGSTAFF	AZ	86005
11251001	STARK BENJAMIN W & TAMRA S	540 W CATTLE DR	FLAGSTAFF	AZ	86001
11261041	STEELE LIVING TRUST DTD 08-27-14	328 E BROOK HOLLOW DR	PHOENIX	AZ	85022
11261065	STEIGERWALD DENNIS & JANET R	5256 S AZURITE TRL	FLAGSTAFF	AZ	86005
11250069	STEINER DANIEL L	3957 S BOX CANYON TRL	FLAGSTAFF	AZ	86005
11251096	STELLMACHER STEPHAN	897 W LIL BEN TRAIL	FLAGSTAFF	AZ	86005
11261069	STETINA FRANCIS L JR & PAMELA E	5273 A AZURITE	FLAGSTAFF	AZ	86005
11250017	STEVENS PAUL & LILY	550 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11250053	STEWART CRAIG M & KAYLA E	414 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11250013	STIFEL JENNIFER	478 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11247011	STIRANKA INNA	3438 W TWAIN CT	ANTHEM	AZ	85086
11261007	STOFKO JOHN & TONYA	6036 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11261039	STONEBERGER SASIYA & CRAIG ALAN	549 NUGGET TRL	FLAGSTAFF	AZ	86005
11205071	STRAUSS LIVING TRUST 09-06-06	2605 W OAKLAND ST	CHANDLER	AZ	85224
11205050	STRINGER ERIN S & JENNIFER S	3844 E COUNTY DOWN DR	CHANDLER	AZ	85249
11247017	STRONES RICK D & PATTI A	4051 S ALISA WAY	FLAGSTAFF	AZ	86005
11251167	SUCH ALLAN & DEBORAH FAMILY TRUST DTD 3-15-18	859 W WESTON TRL	FLAGSTAFF	AZ	86005
11205120A	SUMMIT AT PONDEROSA TRAILS HOMEOWNERS ASSOC INC	323 S RIVER RUN RD NO 1	FLAGSTAFF	AZ	86001
11247020A	SWEET DAVID M & VALERIE FAUST FAMILY REVOCABLE TRUST DTD 03-26-20	4075 S ALISA WAY	FLAGSTAFF	AZ	86005
11247051	SYDOW GREGG P & NICOLE R	4062 S HOLLAND RD	FLAGSTAFF	AZ	86005
11247044	TAIT MARK ROBERT & JACQUELYN SEMERAU	4109 S HOLLAND RD	FLAGSTAFF	AZ	86005
11211012C	TAK COMMERCIAL REAL ESTATE LLC	1125 W PALMER AVE	FLAGSTAFF	AZ	86005
11205081	TANTAU CATHY A SURVIVOR'S TRUST DTD 04-14-13	PO BOX 705	EXETER	CA	93221
11251157	TAYLOR AMY & BRYAN	998 W WESTON TRL	FLAGSTAFF	AZ	86005

11261050	TAYLOR MC FAMILY TRUST DTD 06-10-15	5992 S CUPRITE TRL	FLAGSTAFF	AZ	86005
11251078	TEAGUE ROBERT R JR & AMANDA M	3910 S AMERICA WEST TRL	FLAGSTAFF	AZ	86005
11250070	TERAN FAMILY IRREVOCABLE TRUST DTD 08-03-20	3827 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11253028	TERAN JOSE & BEVERLY JOAN	3827 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11205048	THARP CLIFTON L & PAMELA	302 W WULFENITE RD	FLAGSTAFF	AZ	86005
11211026[illegible]	THOMAN DENNIS J	1495 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11251074	THOMAS JAMES D & NANCY C	3117 E CASHMAN DR	PHOENIX	AZ	85050
11205064	THOMPSON CHRISTIAN J & MAURIE H	5069 S AMETHYST RD	FLAGSTAFF	AZ	86005
11251045	THOMPSON JENNIFER L & CODY L	1094 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11247053	TIBBETTS FAMILY TRUST DTD 4-5-18	3131 ROCKING HORSE	LAKE HAVASU CITY	AZ	86406
11251089	TIDEMANN BRIAN M & TRACY L	3772 S HIDEOUT TRL	FLAGSTAFF	AZ	86005
11260005	TINGEY KG & K D TRUST AGREEMENT DTD 11/24/06	4989 S TOPAZ RD	FLAGSTAFF	AZ	86005
11251065	TOGNACCI NED & RACHELLE TRUST 09-18-09	1388 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11253024	TOTH HEIDI E	3836 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11205046	TRAISTARU TIBERIU & SOPHIA	5087 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11253003	TUCKER FAMILY LIVING TRUST DTD 03-03-20	4614 N CHELSEA	BUCKEYE	AZ	85396
11261093	TUFFS REVOCABLE TRUST DTD 03-06-16	6049 E HASSAYAMPA CIR	SCOTTSDALE	AZ	85266
11253065	TWADDLE ROBERT R & LAYLE A	11095 E DE LA O RD	SCOTTSDALE	AZ	85255
11253062	UHEY DAVID & MELISSA	7735 RED ROCK CIRCLE	LARKSPUR	CO	80118
11210005[illegible]	UNIVERSITY BUILDING LLC	5020 W MOHAWK LN	GLENDALE	AZ	85308
11247031	UNIVERSITY TERRACE HMEOWNERS ASSOCIATION	4075 S ALISA WAY	FLAGSTAFF	AZ	86005
11247061	UNIVERSITY TERRACE UNIT 2 HOMEOWNERS ASSOC INC	PO BOX 10000	PRESCOTT	AZ	86304
11247059	UNIVERSITY TERRACE UNIT 2 HOMEOWNERS ASSOC INC	PO BOX 10000	PRESCOTT	AZ	86304
11247054[illegible]	UNIVERSITY TERRACE UNIT 2 HOMEOWNERS ASSOC INC	PO BOX 10000	PRESCOTT	AZ	86304
11247060	UNIVERSITY TERRACE UNIT 2 HOMEOWNERS ASSOC INC	PO BOX 10000	PRESCOTT	AZ	86304
11261064	UPHAM RICHARD E & DONNA M	5264 S AZURITE TRL	FLAGSTAFF	AZ	86005
11613006	USA	LUKE AIR FORCE BASE RECREATIONAL CTR	FORT TUTHILL FLAGSTAFF	AZ	86005
11247016	VALLEN GARY & KIM TRUST DTD 10-09-13	1655 N KITTREDGE RD	FLAGSTAFF	AZ	86001
11247015	VANDIVIER JAMES J & ALICE L	3998 S HOLLAND RD	FLAGSTAFF	AZ	86005
11205038	VANLUVANEE JOHN CHRISTOPHER & MARTHA JO	508 W WULFENITE RD	FLAGSTAFF	AZ	86005
11205053	VARA ENTERPRISES LLC	2317 E GARDENIA DR	PHOENIX	AZ	85020
11211065	VAUGHAN ELLEN L	1400 W COX AVE	FLAGSTAFF	AZ	86005
11211022	VAUGHN ROBIN G	1345 W ROMNEY AVE	FLAGSTAFF	AZ	86005
11251107	VELASCO FAMILY LIVING TRUST DTD 08-07-19	1089 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11205054	VERGHESE MOHITH E & ELIZABETH B LIVING TRUST DTD 03-12-21	15219 S FOXTAIL LN	PHOENIX	AZ	85048
11250093	VERM TRUST UNDER TRUST DTD 10-18-16	27321 N 51ST GLEN	PHOENIX	AZ	85023
11213038	VILLALOBOS OSCAR R & MARTHA C	1045 W COY DR	FLAGSTAFF	AZ	86005
11251203	VOGELSANG JESS & GENIE	891 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11253022	VOJTA CHRISTINA DEVIN	5791 N COSNINO	FLAGSTAFF	AZ	86004
11251093	VOJTA SCOTT C & CHRISTINA D	5791 COSNINO RD	FLAGSTAFF	AZ	86004
11210035	VP CINEMA LLC	2502 E CAMELBACK RD NO 214	PHOENIX	AZ	85016
11251025	WACHTER ZACHARY P & MICHELLE I	814 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251099	WADDELL THOMAS P & SHARISE R	937 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11247042	WAHE GURU 007 LLC	2730 E RAVEN WAY	GILBERT	AZ	85297
11251103	WALBERER ZACHARY & LISETTE	1017 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11251200	WALCH HANS G & HAYLEY L	849 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11261062	WALLACE GEORGE & LYNN	5280 S AZURITE TRL	FLAGSTAFF	AZ	86005
11251095	WALSH PATRICK & BERENICE H FAMILY TRUST DTD 01-22-16	24541 KINGS VIEW	LAGUNA NIGUEL	CA	92677
11251075	WANDLER FAMILY TRUST DTD 07-01-16	27007 N 14TH LN	PHOENIX	AZ	85085
11250058	WANG JIN	504 W CATTLE DRIVE TRL	FLAGSTAFF	AZ	86005
11251113	WARKE DARIN & KATIE	1205 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11250025	WARNER ANDERSEN FAMILY TRUST DATED 2-2-15	712 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11211026[illegible]	WAY BETTER CONSTRUCTION LLC	2828 W PICO DEL MONTE	FLAGSTAFF	AZ	86001

11251184	WELLING TRUST DTD 9-11-18	1369 W WESTON TRAIL	FLAGSTAFF	AZ	86005
11210025A	WENDING TRUST DTD 05-06-22	2340 W CONSTITUTION BLVD	FLAGSTAFF	AZ	86005
11205074	WENSEL LIVING TRUST DTD 06-10-08	11424 N BANCROFT DR	PHOENIX	AZ	85028
11211027E	WERNER ANDREW	PO BOX 117027	CHANDLER	AZ	85248
11251160	WESTON DREAMS LLC	8149 AUTUMN DR	FLAGSTAFF	AZ	86004
11251178	WETTERHAN SANDOR ZOLTAN & MICHELLE ELIZABETH	1137 W WESTON TRL	FLAGSTAFF	AZ	86005
11251153	WHEELER PATRICK J & SARAH M	1110 W WESTON TRL	FLAGSTAFF	AZ	86005
11205051	WHITE DONALD F & ANGELA S	12800 E CAMINO ANCHO	TUCSON	AZ	85749
11205094	WHITEFORD GERALD & RAE ANNE TRUST DTD 07-14-00	4332 S AMBROSIA CT	CHANDLER	AZ	85248
11261022	WHITEHEAD BECKI & SHAWN	6043 S CUPRITE	FLAGSTAFF	AZ	86005
11261045	WHITNEY CHRISTOPHER G & LAURI A	524 W NUGGET TRAIL	FLAGSTAFF	AZ	86005
11261060	WICKBERG BRUCE G & DIANE J	5296 S AZURITE TRL	FLAGSTAFF	AZ	86001
11247050	WILES KEVING R & JEANNE L	4078 S HOLLAND RD	FLAGSTAFF	AZ	86005
11259092	WILLEFORD SCOTT CHRISTOPHER	4613 S BEDROCK TRL	FLAGSTAFF	AZ	86005
11250038	WIRTH KATHRYN ELIZABETH & KEVIN	513 W OLD TERRITORY TRL	FLAGSTAFF	AZ	86005
11261037	WISNIEWSKI PAUL MATTHEW & JUDY ANN	541 W NUGGET TRL	FLAGSTAFF	AZ	86005
11251121	WITT SCOTT W & CAROLINA L	PO BOX 1118	FLAGSTAFF	AZ	86002
11211079	WOLF WILLIAM W & MARTHA J	1362 W COX AVE	FLAGSTAFF	AZ	86005
11209006	WOLF WILLIAM W & MARTHA J	1362 W COX AVE	FLAGSTAFF	AZ	86005
11211063	WOLF WILLIAM W & MARTHA J	1362 W COX AVE	FLAGSTAFF	AZ	86005
11250056	WOOD GERALD K	468 W CATTLE DRIVE TRAIL	FLAGSTAFF	AZ	86005
11253025	WOODBURNE MO & JM REVOCABLE TRUST DTD 10-13-99	2304 N FREMONT BLVD	FLAGSTAFF	AZ	86001
11253039	WOODBURNE MO & JM REVOCABLE TRUST DTD 10-13-99	2304 N FREMONT BLVD	FLAGSTAFF	AZ	86001
11251027	WOOLBRIGHT JT FAMILY TRUST DTD 03-31-21	14018 N SHILOH WAY	FOUNTAIN HILLS	AZ	85268
11205118	WORCESTER TERRY C & SANDRA M	105 N AUSTIN AVE NO 11104	GEORGETOWN	TX	78626
11251067	WRIGHT JAMES M	1416 W LIL BEN TRL	FLAGSTAFF	AZ	86005
11205116	WRIGHT JOHN & THERESA	5014 BRIDGEVALLEY CT	SPRING	TX	77379
11251017	WRIGHT JOSHUA J & TANYA K	5842 E 39TH LN	YUMA	AZ	85365
11211053	WULBERN J & J REVOCABLE TRUST DTD 02-18-94	4304 ALDINE DR	SAN DIEGO	CA	92116
11251218	YAMAMOTO MICHAEL J & YOLANDA	6780 LYNX LN	FLAGSTAFF	AZ	86004
11253002	YANCEY TRENT R	3958 S OX BOW LOOP	FLAGSTAFF	AZ	86005
11205024	YATES JAMES D & SHARON S	541 W WULFENITE RD	FLAGSTAFF	AZ	86005
11261101	YAZZIE BOBBY L	512 W CINNABAR TRL	FLAGSTAFF	AZ	86005
11253049	YETTER JOYCE MARIE	2422 E NORTH LN	PHOENIX	AZ	85028
11261072	YU YIN TRUST DTD 05-12-20	3750 E JUNIPER CIR	MESA	AZ	85205
11251144	YU YIN TRUST DTD 05-12-20	3750 E JUNIPER CIR	MESA	AZ	85205
11205117	ZHANG YULEI	5010 S SERPENTINE RD	FLAGSTAFF	AZ	86005
11205061	ZHOU XI	318 W BERYL RD	FLAGSTAFF	AZ	86005
11251209	ZIEGLER FAMILY TRUST DTD 09-15-16	1168 W LONE STAR TRL	FLAGSTAFF	AZ	86005
11210032B					
11251179					
11210014					
11261094					
11251008					

MAILING LIST TOOL

Coconino County GIS



CREATE MAILING LIST

Select or search for a feature in the map

Select | Clear

Apply a search distance

0.5 Miles

Addressee Layer

Coconino County Parcels

Format

Comma-separated values (CSV)

890 addressees found; do you want to continue?

Download

EXHIBIT C

Notice of Public Neighborhood Meetings

JANUARY 6, 2022 at 5:30 p.m. and JANUARY 18, 2022 at 5:30 p.m.

Via Zoom. Meeting Link:
https://nahealth.zoom.us/j/94858764490?pwd=WjlCN0hVT1c4bHRnZE9YL253NDJvZz09
Or Telephone: Dial +1 669 900 6833 or +1 253 215 8782 / Webinar ID: 948 5876 4490 Passcode: 846155

Northern Arizona Healthcare ("NAH") seeks to develop a Health Village on property it owns northeast of the Fort Tuthill County Park, comprised of a new hospital and a variety of mixed uses compatible with the Health Village concept, including open space and also commercial, retail, lodging and residential uses. The development totals approximately 185 acres.

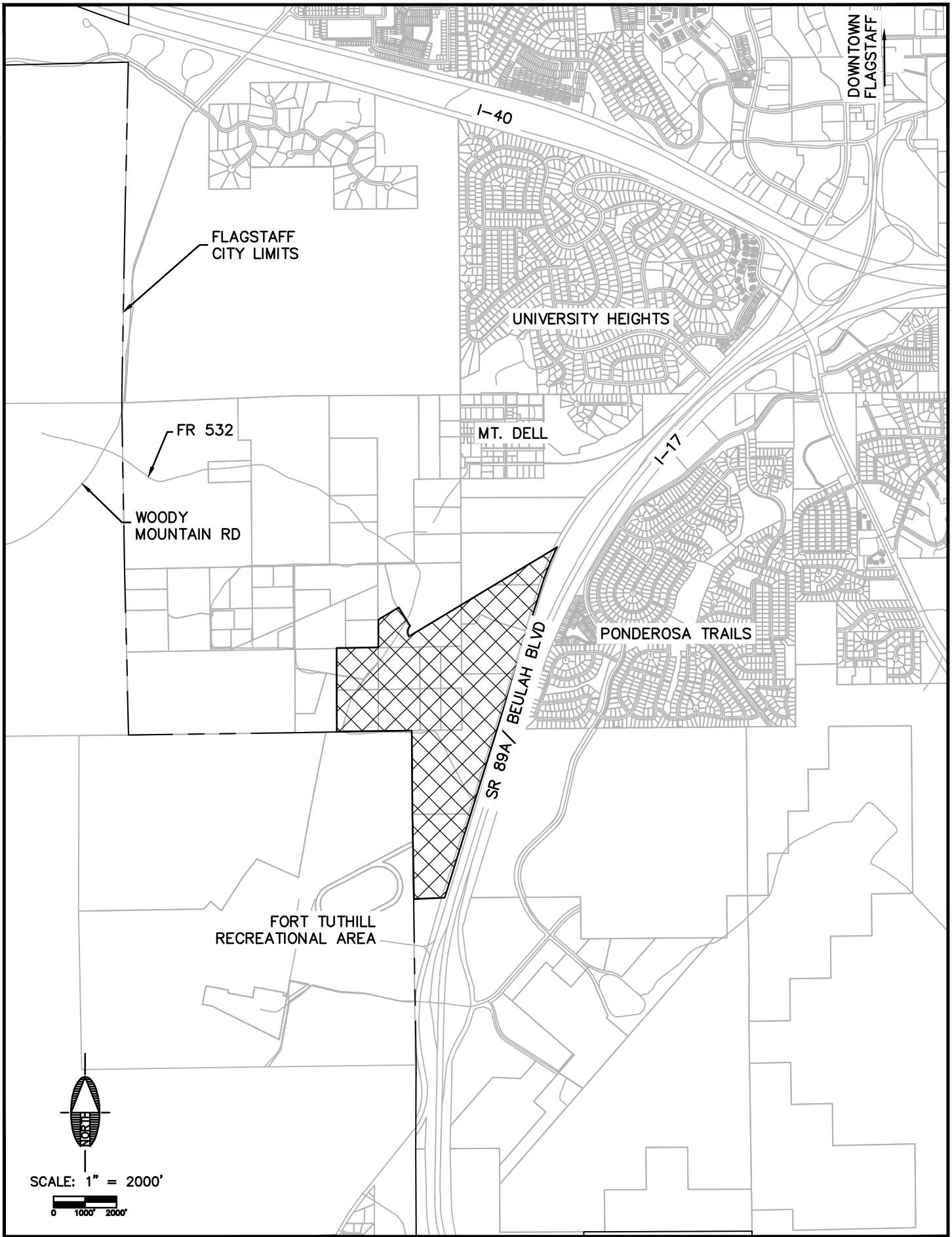
To obtain the development rights needed for this project, NAH has filed with the City of Flagstaff applications for minor Regional Plan amendments, creation of a specific plan, and zoning map amendments. The details of the proposed project, as well as the proposed zoning changes, are summarized briefly in this notice and are discussed in detail in NAH's applications filed with the City. Complete applications can be viewed or downloaded at this link: https://awdlaw267.sharefile.com/d-s48366d7b5deb48b8b8e7096cca67bf96

These applications if approved will result in minor amendments to the Flagstaff Regional Plan, adoption of a specific plan, and a zoning map amendment changing current zoning of Rural Residential (RR), Estate Residential (ER), and Single-Family Residential (R1) to Public Facilities (PF), Highway Commercial (HC), and Research & Development (RD). On the following pages are a vicinity map that shows the location of the project, a concept plan showing the types and locations of intended uses, and an excerpt from the Flagstaff Regional Plan showing the proposed relocation of a future planned activity center.

As part of the application process, NAH is hosting neighborhood meetings to introduce more information about this project, and to solicit feedback from neighbors and potentially affected individuals and organizations. At the meetings, representatives from NAH will present the project in more detail and provide information on frequently asked questions. Those in attendance will have a chance to submit written questions and comments, and these will be addressed at the meeting to the greatest extent possible. Questions or comments can be submitted before or after the meeting by emailing City of Flagstaff Planning Development Manager Tiffany Antol, whose email is tantol@flagstaffaz.gov.

The Project Number of NAH's Applications with the City is PZ-21-00126.

The parcels included in this project are Coconino APN: 112-05-001H, 112-05-125, 112-05-126, 112-05-127, 112-05-128, 112-10-001L, 112-10-001M, 112-10-001V, 112-10-002A, 112-10-004, 112-10-005T, 112-10-006A, 112-10-006B, 112-10-006C, 112-10-032, 116-13-004B.



PLOTTED: Apr 15, 2021-8:35pm

FILE: P:\2018\18214\DRAWINGS\DRAINAGE\18214 - VICINITY MAP.DWG BDIXON

Shephard Wesnitzer, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax

www.swiaz.com

JOB NO.	18214
DATE	APR 21
SCALE	AS SHOWN
DRAWN	TNO
DESIGN	TNO
CHECKED	GEC

NORTHERN ARIZONA HEALTHCARE

FLAGSTAFF ARIZONA

VICINITY MAP

SHEET 1 OF 1

FR 532

SINCLAIR WASH

100' POWER CORRIDOR

80' POWER CORRIDOR

FUTS, See Multi Modal System Plan for associated detail

3a 1.1 AC.

12.3 AC. 3b

INTERSTATE 17

HEALTHCARE BLVD

9.6 AC.

WELLNESS LOOP*

1a 3.5 AC.

2a

GETAWAY TRAIL

1.7 AC. 1b

22.4 AC. 2b

3c 61.8 AC.

BEULAH BLVD/SR 89A

PONDEROSA TRAILS (SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD)

LOW DENSITY RESIDENTIAL NEIGHBORHOOD

Proposed Regional Activity Center

2a

3d 2.4 AC.

PURPLE SAGE TRAIL

FORT TUTHILL (REGIONAL COUNTY PARK)

3e 13.0 AC.

GREY MINT ST*

3e 8.6 AC.

INFANTRY RD

4 27.0 AC.

LAND USE AREA LEGEND

- 1a LOW DENSITY RESIDENTIAL
- 1b LOW DENSITY RESIDENTIAL
- 2a OPEN SPACE FOR FUTS
- 2b WELLNESS AREA
- 3a MONUMENT SIGN
- 3b MIXED USE - HOTEL / COMMERCIAL / RESIDENTIAL
- 3c MEDICAL CENTER
- 3d HOTEL
- 3e CLINICAL PARTNERSHIPS AND RETAIL
- 4 RESEARCH AND INNOVATION

* See Report for Intent detail, Allowed Uses, and Building Form and Property Development Standards for each Land Use Area.

** Buildings and Parking shown are for illustrative purposes only. They match the intensity/density detailed in the Land Use Program table. There is no expectation that the Land Use Areas will develop with buildings and parking as shown. See the Illustrative Development Plan for approximate, illustrative heights.

* NOTE: STREET NAMES WITH ASTERISKS (*) ARE PLACEHOLDERS FOR DISCUSSION FOR NOW

NORTH

0 200 400 800

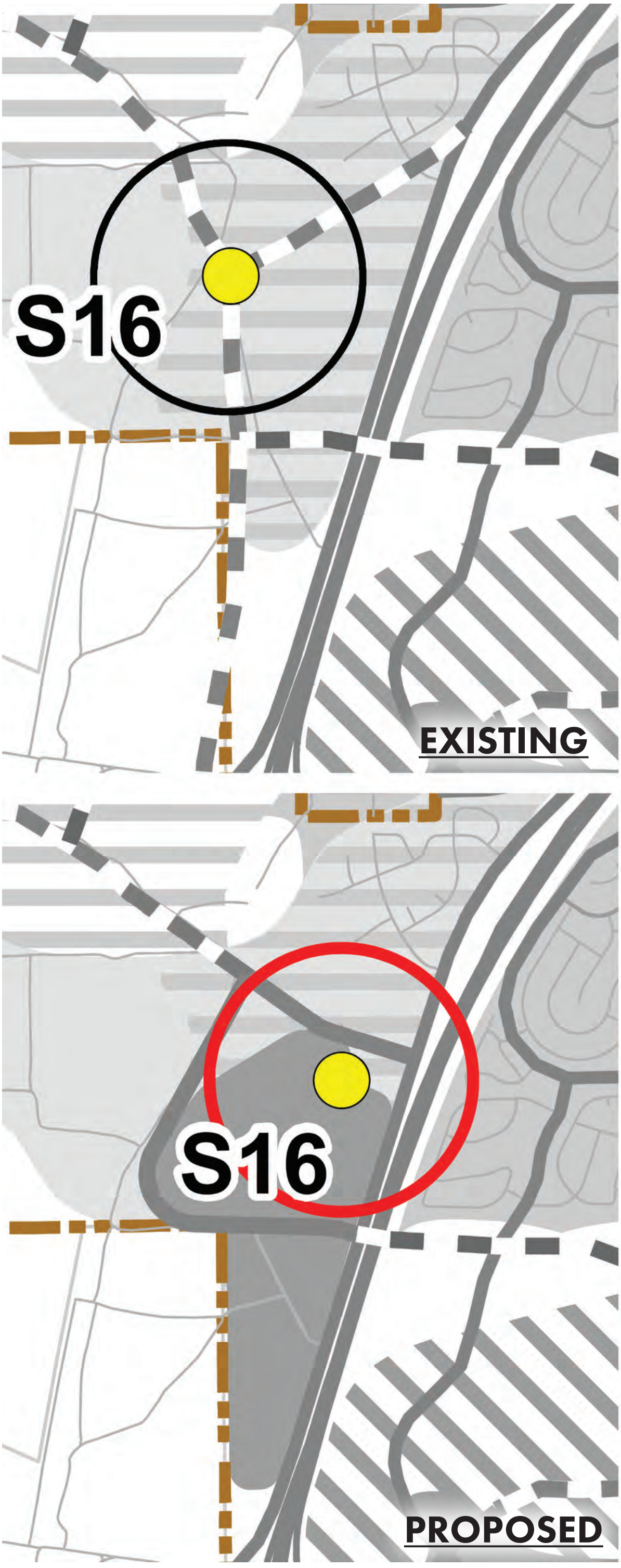
SCALE

NAH HEALTH VILLAGE | CONCEPT ZONING PLAN - LAND USE

11/08/2021

Northern Arizona Healthcare

NORRIS DESIGN
Planning | Landscape Architecture | Branding



ACTIVITY CENTERS

- FMPO Boundary
- Urban Growth Boundary
- City of Flagstaff

Future Activity Center

- Suburban Activity Center (S1)

'x' symbol identitfies existing center

- Urban Activity Center (U1)

'x' symbol identitfies existing center

- Rural Activity Center (R1)
- Regional Scale Pedestrian Shed
- Neighborhood Scale Pedestrian Shed
- Historic Pedestrian Shed
- Rural Pedestrian
- Parks/Open Space
- Rural - Future
- Suburban - Future
- Urban -
- Industrial / Business Park - Future
- Rural - Existing
- Suburban - Existing
- Urban - Existing
- Industrial / Business Park - Existing
- Special District

EXHIBIT D

TREVOR T. KORTSEN
TKORTSEN@AWDLAW.COM

September 28, 2022

Dear Property Owner:

NOTICE OF PUBLIC NEIGHBORHOOD MEETINGS

OCTOBER 10th, 2022, at 6:00 p.m.
Via Zoom. Meeting Link (or scan QR code below):
https://nahealth.zoom.us/j/96851216507?pwd=NmhHZC9YK0pKd1h3LzAzRlF6YjBxdz09
Or Telephone: Dial +1 669 900 6833 or +1 719 359 4580 / Meeting ID: 968 5121 6507
Passcode: 533406

Northern Arizona Healthcare ("NAH") seeks to develop a new, state-of-the-art, regional hospital and ambulatory care facility, 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 development, and housing opportunities. The proposed Health Village development will occur on property owned by NAH northeast of Fort Tuthill County Park, comprising approximately 172.6 +/- acres.

To obtain the development rights needed for this project, NAH has filed with the City of Flagstaff the following applications: (i) minor Regional Plan amendments, (ii) creation of a specific plan, and (iii) zoning map amendments. If approved, the applications will result in (i) minor amendments to the Flagstaff Regional Plan, (ii) adoption of a specific plan, and (iii) a zoning map amendment changing current zoning of Rural Residential (RR), Estate Residential (ER), and Single-Family Residential (R1) to Public Facilities (PF), Highway Commercial (HC), and Research & Development (RD). The details of the proposed project, as well as the proposed zoning changes, are discussed in detail in NAH's applications filed with the City. Complete applications can be viewed or downloaded at this link: https://awdlaw267.sharefile.com/d-s884c80e1ef0d43b68f7877673a2749cd (or QR code below).

As part of the application process, NAH is hosting a neighborhood meeting to provide community members with more information about this project, and to solicit feedback from neighbors and potentially affected individuals and organizations. At the meeting, representatives from NAH will present the project in more detail and provide information on frequently asked questions. Those in attendance will have a chance to submit written questions and comments, and these will be addressed at the meeting to the greatest extent possible.

Further, meeting attendees will have the opportunity to voice their concerns, questions, support and otherwise interact with NAH during the live Q&A session. Interested parties may also submit questions or comments before or after the meeting by emailing the Applicant's representatives, Trevor Kortsen or Whitney Cunningham of Aspey, Watkins & Diesel, PLLC, at publicmeeting@awdlaw.com or the City of Flagstaff Zoning Code Manager Tiffany Antol, whose email is tantol@flagstaffaz.gov.

The Project Numbers of NAH's Applications with the City are: PZ-21-00126, PZ-21-00126-01, and PZ-21-00126-02.

The parcels included in this project are Coconino APN: 112-05-125, 112-05-126, 112-05-127, 112-05-128, 112-05-001H, 112-10-001L, 112-10-001V, 112-10-002A, 112-10-004, 112-10-037, 112-10-005T, 112-10-006A, 112-10-006B, 112-10-006C, 112-10-032A, 112-10-036, 116-13-004B

Zoom Link QR Code:

NAH Application Sharefile Link:



ASPEY, WATKINS & DIESEL PLLC

Trevor T. Kortsen
TTK/gsb

EXHIBIT E

Affidavit of Mailing Notifications for Neighborhood Meeting

Case Number: PZ-21-00126, PZ-21-00126-01, and PZ-21-00126-02

Project Name: NAH Health Village

Applicant Name: Northern Arizona Healthcare Corp.

Location: Northeast of the Fort Tuthill County Park, encompassing several parcels totaling approximately 172.62 +/- acres.

In order to provide adequate notice to interested and affected parties regarding Neighborhood Meetings to be held in relation to the Applicant's applications for Minor Regional Plan Amendment, Creation of a Specific Plan, Zoning Map Amendment, and Development Agreement, the **applicant** provided notice by first class mail to all property owners and homeowners' associations within a one-half (1/2) mile radius of the Property, as well as to all persons and groups whose names are on the City's registry of persons and groups list. **Section 10-20.30.060 of the City of Flagstaff Zoning Code requires the Applicant to provide mailing notice to the individuals and groups listed above at least ten (10) days prior to the Neighborhood Meeting.**

I confirm that the required notifications for the Applicant's January 6th and January 18th, 2022 neighborhood meetings were mailed as detailed in Section 10-20.30.060 of the City of Flagstaff Zoning Code at least ten (10) days prior to the Neighborhood Meeting.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this 13 day of October, 2022 by:

_____
Notary Public

Seal:

GAVIN S. BUCKLEY
COMMISSION # 628275
NOTARY PUBLIC – STATE OF ARIZONA
COCONINO COUNTY
My commission expires May 11, 2026.

EXHIBIT F

Affidavit of Mailing Notifications for Neighborhood Meeting

Case Number: PZ-21-00126, PZ-21-00126-01, and PZ-21-00126-02

Project Name: NAH Health Village

Applicant Name: Northern Arizona Healthcare Corp.

Location: Northeast of the Fort Tuthill County Park, encompassing several parcels totaling approximately 172.62 +/- acres.

In order to provide adequate notice to interested and affected parties regarding Neighborhood Meetings to be held in relation to the Applicant's applications for Minor Regional Plan Amendment, Creation of a Specific Plan, Zoning Map Amendment, and Development Agreement, the **applicant** provided notice by first class mail to all property owners and homeowners' associations within a one-half (1/2) mile radius of the Property, as well as to all persons and groups whose names are on the City's registry of persons and groups list. **Section 10-20.30.060 of the City of Flagstaff Zoning Code requires the Applicant to provide mailing notice to the individuals and groups listed above at least ten (10) days prior to the Neighborhood Meeting.**

I confirm that the required notifications for the Applicant's October 10, 2022 neighborhood meeting were mailed as detailed in Section 10-20.30.060 of the City of Flagstaff Zoning Code at least ten (10) days prior to the Neighborhood Meeting.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this 10 day of October, 2022 by:

Gavin Buckley
Notary Public

Seal:

GAVIN S. BUCKLEY
COMMISSION # 628275
NOTARY PUBLIC – STATE OF ARIZONA
COCONINO COUNTY
My commission expires May 11, 2026.

EXHIBIT G



Dec 20, 2021 2:00:19 PM
2001 Cecil Richardson
Flagstaff
Coconino County
Arizona

EXHIBIT H


NEIGHBORHOOD MEETING
This meeting will introduce Northern Arizona Healthcare's plan to develop a new medical campus and health village comprised of commercial, retail, lodging and residential uses and open space.
Case No. PZ-21-00126, PZ-21-00126-01, and PZ-21-00126-02
Property: Northeast of Fort Tuthill County Park, comprising 172.6 +/- acres.
Coconino APN: 112-05-125, 112-05-126, 112-05-127, 112-05-128, 112-05-001H, 112-10-001L, 112-10-001V, 112-10-002A, 112-10-004, 112-10-037, 112-10-005T, 112-10-006A,112-10-006B, 112-10-006C, 112-10-032A, 112-10-036, 116-13-004B
Interested persons may appear at the neighborhood meeting to receive more information about the project, discuss questions and concerns, and provide any other feedback to NAH regarding the proposed project.
For Additional Information Contact:
Whitney Cunningham
Aspey, Watkins & Diesel, PLLC
123 N. San Francisco St, Suite 300, Flagstaff, Arizona 86001
(928) 774-1478, publicmeeting@awdlaw.com
Tiffany Antol, Zoning Code Manager
City of Flagstaff, Community Development Department
211 W. Aspen Avenue, Flagstaff, Arizona 86001
928-213-2605, tantol@flagstaffaz.gov
Posting Date: 9/30/22
NEIGHBORHOOD MEETING
Notice is hereby given that Northern Arizona Healthcare Corp. will hold a
PUBLIC NEIGHBORHOOD MEETING
OCTOBER 10, 2022 AT 6:00 P.M.
MEETING LINK:
Telephone: Dial +1 669 900 6833 or +1 719 359 4580 / Meeting ID: 968 5121 6507 Passcode: 533406
Link to Full Applications:
SCAN ME
For the purpose of discussing the following:
Adoption of Specific Plan / Concept Zoning Map Amendment / Minor Regional Plan Amendment
These applications if approved will result in minor amendments to the Flagstaff Regional Plan, adoption of a specific plan, and a zoning map amendment changing current zoning of
RURAL RESIDENTIAL (RR), ESTATE RESIDENTIAL (ER), AND SINGLE FAMILY RESIDENTIAL (R1)
to
PUBLIC FACILITIES (PF), HIGHWAY COMMERCIAL (HC), AND RESEARCH AND DEVELOPMENT (RD)
PHOTO DATE:
9/30/2022

EXHIBIT I

Affidavit of Sign Posting for Neighborhood Meeting

Case Number: PZ-21-00126, PZ-21-00126-01, and PZ-21-00126-02

Project Name: NAH Health Village

Applicant Name: Northern Arizona Healthcare Corp.

Location: Northeast of the Fort Tuthill County Park, encompassing several parcels totaling approximately 172.62 +/- acres.

In order to provide adequate notice to interested and affected parties regarding Neighborhood Meetings to be held in relation to the Applicant's applications for Minor Regional Plan Amendment, Creation of a Specific Plan, Zoning Map Amendment, and Development Agreement, the **applicant** installed two (2) 4' x 4' signs on the Property, in an area clearly visible from Beulah Boulevard, setting forth the purpose, time, date, and place of the neighborhood meeting, along with an attached information tube containing copies of the meeting notice. **Section 10-20.30.060 of the City of Flagstaff Zoning Code requires the Applicant to install at least one (1) 4' x 4' sign on the property, detailing the information above, at least ten (10) days prior to the Neighborhood Meeting.**

I confirm that the required signage was posted on the Property, as detailed in section 10-20.30.060 of the City of Flagstaff Zoning Code, for the Applicant's January 6, 2022 and January 18, 2022 neighborhood meetings, and that such signage was installed at least ten (10) days prior to the Neighborhood Meeting.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this 10 day of OCTOBER, 2022 by:

Gavin Buckley
Notary Public

Seal:

GAVIN S. BUCKLEY
COMMISSION # 628275
NOTARY PUBLIC – STATE OF ARIZONA
COCONINO COUNTY
My commission expires May 11, 2026.

EXHIBIT J

Affidavit of Sign Posting for Neighborhood Meeting

Case Number: PZ-21-00126, PZ-21-00126-01, and PZ-21-00126-02

Project Name: NAH Health Village

Applicant Name: Northern Arizona Healthcare Corp.

Location: Northeast of the Fort Tuthill County Park, encompassing several parcels totaling approximately 172.62 +/- acres.

In order to provide adequate notice to interested and affected parties regarding Neighborhood Meetings to be held in relation to the Applicant's applications for Minor Regional Plan Amendment, Creation of a Specific Plan, Zoning Map Amendment, and Development Agreement, the **applicant** installed two (2) 4' x 4' signs on the Property, in an area clearly visible from Beulah Boulevard, setting forth the purpose, time, date, and place of the neighborhood meeting, along with an attached information tube containing copies of the meeting notice. **Section 10-20.30.060 of the City of Flagstaff Zoning Code requires the Applicant to install at least one (1) 4' x 4' sign on the property, detailing the information above, at least ten (10) days prior to the Neighborhood Meeting.**

I confirm that the required signage was posted on the Property, as detailed in section 10-20.30.060 of the City of Flagstaff Zoning Code, for the Applicant's October 10, 2022 neighborhood meetings, and that such signage was installed at least ten (10) days prior to the Neighborhood Meeting.

Applicant's/Representative's Signature: _____

SUBSCRIBED AND SWORN before me this 10 day of OCTOBER, 2022 by:

Gavin Buckley
Notary Public

Seal:

GAVIN S. BUCKLEY
COMMISSION # 628275
NOTARY PUBLIC – STATE OF ARIZONA
COCONINO COUNTY
My commission expires May 11, 2026.

EXHIBIT K

Completed Community Outreach

Date	NAH Staff Member	Organization	Contact(s) Met With
Multiple	Design team	ADOT & City Traffic	
2/5/2021	Chris, Whitney C, Alan B, Guillermo C	Land Owners to the NW	Rick Schust and Ross Wilson
3/3/2021	Steve Eiss	Kinney Construction	Tim Kinney
3/3/2021	Steve Eiss	Genterra Development – airport work developer	Rich Bowen
3/10/2021	Steve, Chris, Whitney C, Alan B, Guillermo C	Land Owners to the NW	Rick Schust and Ross Wilson
3/18/2021	Steve Eiss	City of Flagstaff	Tiffany Antol
3/29/2021	Steve, Chris, Guillermo C, Alan B	Coconino County Representatives	
4/6/2021	Steve Eiss	City Manager	Greg Clifton
4/19/2021	Steve, Chris, JJV, Frank, Amy	City of Flagstaff Business Retention and Expansion Manager	John Saltonstall
4/21/2021	Steve, Chris	Land Owners to the NW	Rick Schust and Ross Wilson
4/21/2021	Steve, Chris, JJV, Frank, Amy, Whitney	City of Flagstaff, Planning Manager	Sara Dechter
4/21/2021	Steve, Chris, JJV, Frank, Amy	Economic Collaborative of Northern Arizona	Gail Jackson
4/26/2021	Steve, Chris	Coconino County Representatives	
4/27/2021	Flo, Josh, Steve, JJV and Frank	Flagstaff Chamber of Commerce Board of Directors Meeting	
5/5/2021	Steve, Chris, JJV, Frank	Flagstaff Downtown Business Alliance	Terry Madeksza
5/6/2021	Steve, Chris, JJV, Frank	Coconino County Parks & Recreation Commission	
5/13/2021	Steve, Chris	Airport Commission	
5/19/2021	Steve, Chris, Whitney C, Guillermo C, Dawn I	Mountain Line	
5/25/2021	Steve, Tyff, JJV	NAU, RE: possible partnership	
5/25/21021	Steve , Josh, Frank, Jannienne	Sterling Real Estate Management Properties (covering 8 HOAs) Evening Session	
5/26/2021	Steve, Chris, Whitney C	Public Participation Plan	
5/27/2021	Steve , Josh, Frank, Jannienne	Sterling Real Estate Management Properties (covering 8 HOAs) Morning Session	
5/27/2021	Steve, Chris, Whitney C	Regional Plan Amendment/Analysis	
6/3/2021	Steve, Chris, Whitney C	Specific Plan Requirements	
6/8/2021	Steve , Josh, Frank, Jannienne	Coconino County Board of Supervisors Meeting	
6/10/2021	Steve, Chris, Whitney C	City Waste Water	
6/10/2021	Steve, Chris, Whitney C	Multimodal Comments	
6/15/2021	Steve, Chris, Whitney C	City Parks and Rec	
6/22/2021	Steve , Josh, Frank, Jannienne	Townsite Meeting	
6/24/2021	Chris	ECONA Board Meeting	
6/24/2021	Steve	City Sustainability Commission	
6/29/2021	Steve , Josh, Frank, Jannienne	Vision Community Properties	
6/30/2021	Steve, Chris, Whitney C	Mountain Line	
7/6/2021	Steve , Josh, Frank, Jannienne	Forest Highlands - Evening Session	
7/8/2021	Steve , Josh, Frank, Jannienne	Forest Highlands - Morning Session	
7/20/2021	Steve , Josh, Frank	Vision Communities	
8/5/2021	Steve, Chris	City Police & Fire	
8/11/2021	Steve, Chris, Whitney C	Mountain Line	
8/19/2021	Steve , Josh, Frank, Jannienne	University Heights	
8/20/2021	Steve, Josh, Chris, JJV, Frank	Northern Arizona Association of Realtors	
9/21/2021	Steve , Josh, Frank	Neighborhood Bordering New Campus - Steve Request	
9/23/2021	Steve, Flo, Josh	Office of the Govenor	
9/27/2021	Steve, Josh, Chris	Open Spaces Commission	
10/14/2021	Steve, Flo	NALA	
11/4/2021	Chris	Mountain Line - TAC Meeting	
11/8/2021	Chris	Assistance League of Flagstaff	
11/8/2021	Steve , Josh, Frank	Friends of Flagstaff	
11/11/2021	Steve, Flo, Josh	Congressman O'Halleran	
11/15/2021	Steve	Jeff Axtell (NACA)	
11/16/2021	Steve	Chamber of Commerce Board of Directors	
11/18/2021	Steve, Flo	NALA	
11/22/2021	Chris	Mountain Line - Board Meeting	
1/6/2022	Josh, Steve, Whitney	Public Participation Meeting #1 - Mandatory per City	
1/12/2022	Steve	ECONA Executive Board	
1/14/2022	Steve	City of Flagstaff (BRT Coordination)	
1/17/2022	Steve	Flagstaff Certicicate Holders	
1/18/2022	Josh, Steve, Whitney	Public Participation Meeting #2 - Mandatory per City	
1/20/2022	Steve	AZ Chamber Board of Directors Meeting	
1/24/2022	Steve, HKS	Naval Observatory	
1/25/2022	Steve	Congressman O'Halleran	
1/25/2022	Steve	Flagstaff Chamber of Commerce Board of Directors Meeting	
1/26/2022	Steve	Verde Valley Certificate Holders	
2/21/2022	Josh, Steve, Chris	Mountain Dell Ridge HOA	
2/23/2022	Steve, Chris	Northern Arizona Association of Realtors	
2/23/2022	Steve, Chris	Continuum of Care Flagstaff	
2/24/2022	Steve, Josh	Verde Valley Mayors, Managers, Supervisors, Tribe and Nation Bi-Weekly Meeting	
2/24/2022	Chris	BRT & Related NAIPTA Opportunities (MetroPlan, NAIPTA, CoF)	
3/1/2022	Steve	City of Cottonwood	
3/4/2022	Steve	F3 & NAU Action Team	
3/9/2022	Steve	Coconino Community College (Susie Garretson)	
3/9/2022	Steve	ECONA Executive Board	
3/10/2022	Steve,Flo	Joe Nackard	
3/10/2022	Steve	Northern Arizona Leadership Alliance	
3/22/2022	Chris, HKS, WSP, Genterra	City of Flagstaff Sustainability Planning	
3/24/2022	Chris, Genterra	Northern Arizona Building Association	
3/31/2022	Steve, Chris, Whitney, HKS	City of Flagstaff Development (Tiffany A)	
4/13/2022	Steve, Chris, Whitney, HKS	City of Flagstaff Development (Tiffany A, Michelle M)	
5/4/2022	Rich, Tim, Erika	COF grants	Stacy BK
5/5/2022	Rich, Tim, Erika	MPO - MetroPlan	Dave Wessel
5/11/2022	Steve, Rich, Tim, Erika	City Council	Adam S
5/12/2022		City Council	Miranda
5/24/2022	Erika	ADOT	Audra Merrick
5/27/2022	Erika	ECoNA	Gail Jackson
6/1/2022	Erika	Naipta	Kate, Bizzy
Week of 6/6/22	Steve, Rich	Council Members	
6/6/2022	Steve / Flo	Chamber	
6/6/2022	Tim, Erika	ADOT	Brendan Foley
6/16/2022	Erika, Rich	Friends of Flagstaff	Michelle James
6/29/2022	Rich, Tim	NAU	Christi Farley
6/30/2022	Erika, Rich, Tim, Steve	MetroPlan	Dave Wessel
7/1/2022	Tim/Rich	Friends of Flagstaff	Suzie Garrison
7/6/2022	Rich, Erika	Senator Kelly Office	Coral Evans
7/7/2022	Rich, Erika	Naipta	Heather, Kate
Various Meetings	Erika	MPO, ADOT, COF	

7/12/2022	Erika	COF	Martin Ince
7/22/2022	Rich	Adjacent Land Owners	
8/3/2022	Erika	Naipta	Bizzy Collins
8/10/2022	Steve / Rich	COF	Greg Clifton, Heidi H
Week of 8/15/22	Steve, Rich, Tim, Erika	City Council	one - on -one
8/29/2022	Erika	Naipta	Kate, Bizzy
9/6/2022		PUMA	
9/7/2022	Steve - Genterra	PUMA	Rick Lopez
9/7/2022	Rich	CCC	Outgoing and Incoming President
9/7/2022	Steve, Rich, Erika, Chris, PUMA	Community Advisory for FMC redevelopment	Devona McLaughlin, Michele James, John Vanlandingham, Gary Nelson
9/7/2022	Chris, Erika, Rich	Chamber	Julie, Joe
9/7/2022	Chris, Rich, Erika	COF Planning	Michelle M, Alaxandra P, Dave Mc
9/7/2022	Steve, Rich, Erika	DBA	Terry Madeksza, John Van, Miranda Sweet
9/7/2022	Steve, Rich, Erika	NALA	Palmer Nackard, Tim Dodt, Amanda Bosh, Jeff Hall, Dave Dirlaan, Jana Keltering
9/7/2022	Steve, Rich, Erika	Sunnyside Neighborhood	Daniel Williamson
9/7/2022	Steve, Rich, Erika	CCC	Christina Albrecht
9/7/2022	Steve, Chris, Rich, Erika	Southside Neighborhood	Deb Harris
9/8/2022	Chris, Rich, Erika	Long Range Planning	Sara Dechter and Michelle McNulty
9/8/2022	Chris, Rich, Erika	F3	Susie G, Marie Jones, Michele James
9/8/2022	Chris, Rich, Erika	Council Members	
9/8/2022	Rich, Chris		Becky Daggett
9/14/2022	Rich, Erika	Naipta	Kate, Heather
	Rich	Navajo Nation President's Office	

EXHIBIT L



Health & Wellness Village

Northern Arizona Healthcare

Agenda

Northern Arizona Healthcare – NAH Health Village
Neighborhood Meeting (Zoom – Recorded)
January 18, 2022, 5:30 p.m.
City of Flagstaff Application PZ-21-00126

1. Introductions & Instructions for Participation
2. Purpose of Neighborhood Meeting
3. Additional Ways to Learn & Comment
    - www.nahealth.com/expansion
    - questions@nahealth.com
    - tantol@flagstaffaz.gov
4. Presentation of NAH Health Village
5. Discussion of Questions & Comments
6. Next Steps
    - Circulating Summary of Meetings
    - Continue Working on Planned Health Village
    - Presentation to Planning & Zoning and to City Council



Northern Arizona Healthcare

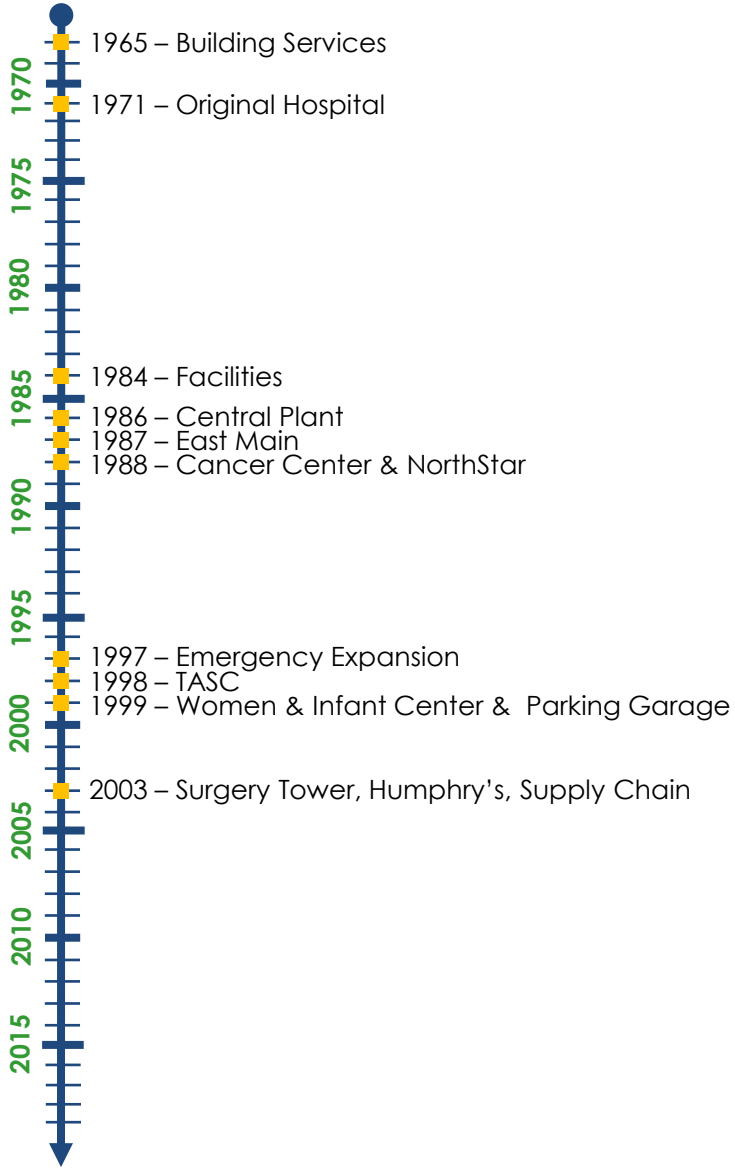
We are…

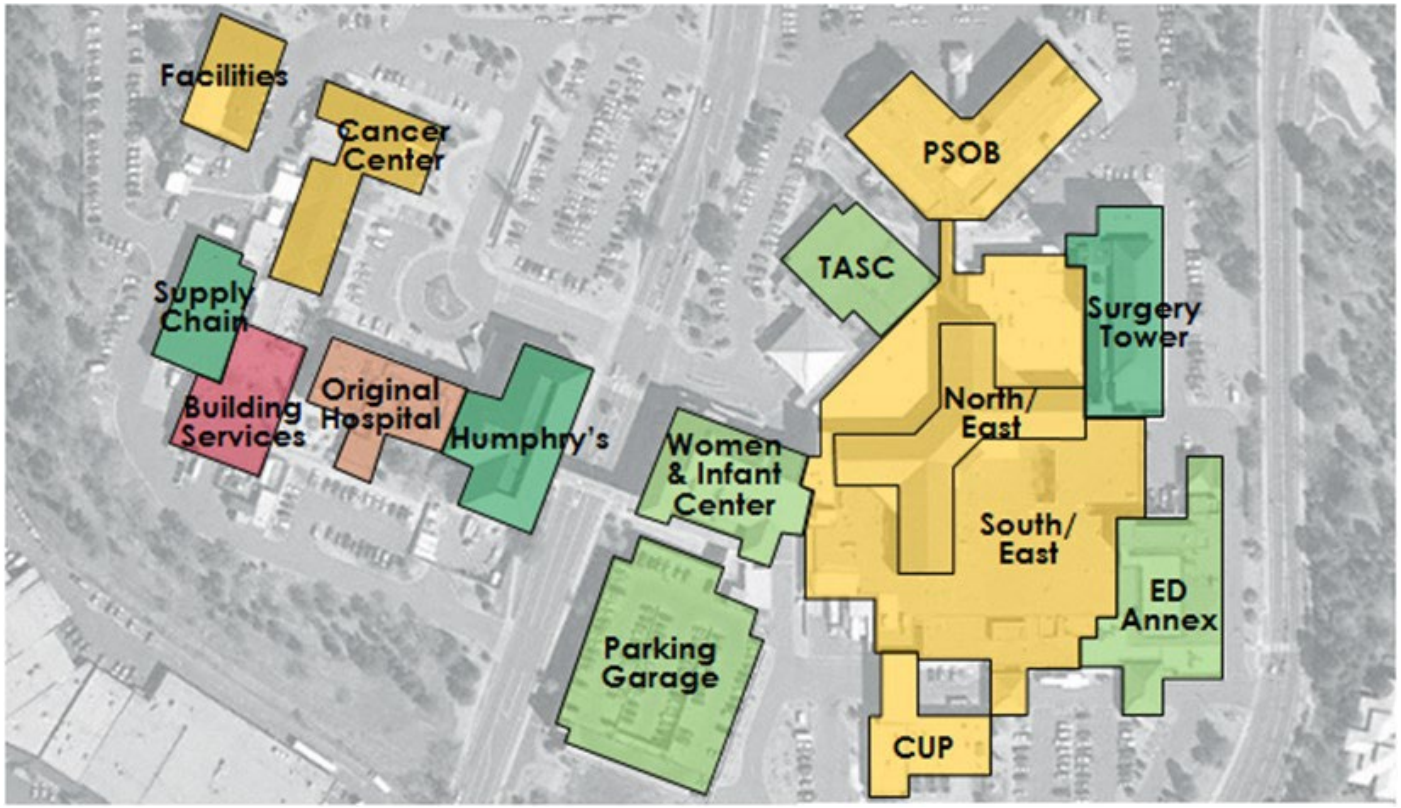
- A non-profit healthcare system that operates to serve a public interest, and are governed by a volunteer board of directors
- The only Level-1 Trauma Center North of the greater Phoenix area, providing life and limb saving care to thousands each year
- An employer to approximately 4,000 people throughout the Flagstaff and Verde Valley region
- Care givers to more than 700,000 residents and millions of tourists to Northern Arizona each year
- A place for employed and independent healthcare providers to provide treatment and care for their patients
- An open emergency room to all, regardless of ability to pay
- A full spectrum of care provider—education, prevention, and treatment—that benefits all members of the community

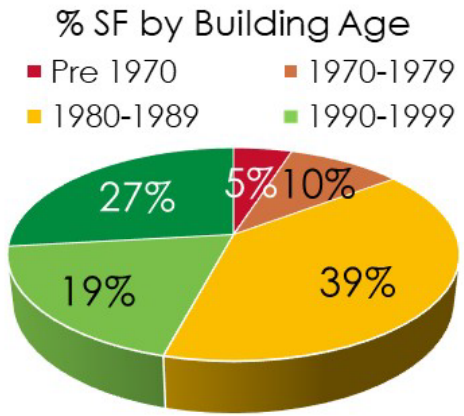
NAH is Comprised of:

- Two Hospitals
- Primary Care & Specialty Physician Clinics
- Outpatient Surgery Centers
- NAH Cardiovascular Institute
- Orthopedic & Spine Institute
- Cancer Centers of Northern Arizona
- EntireCare Rehab & Sports Medicine
- Children's Health Center
- Guardian Air (air ambulance)
- Guardian Medical Transport (ground ambulance)
- and more…

Flagstaff Medical Center







Building Date	BGSF
Pre 1970	24,375
1970-1979	47,615
1980-1989	192,915
1990-1999	92,940
2000-2009	130,585
2010-Present	0

Challenges with FMC Campus

Undersized

The facility is more than 25% smaller than contemporary benchmarks, resulting in storage of equipment and supplies in clinical areas

Parking

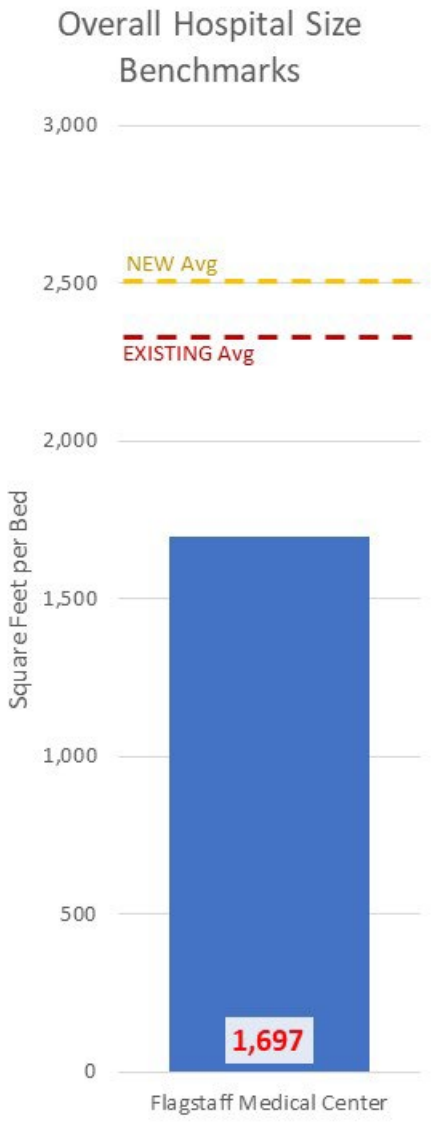
For current services, we are more than 500 spaces short, which grows to more than 1,000+ with additional, in demand outpatient services

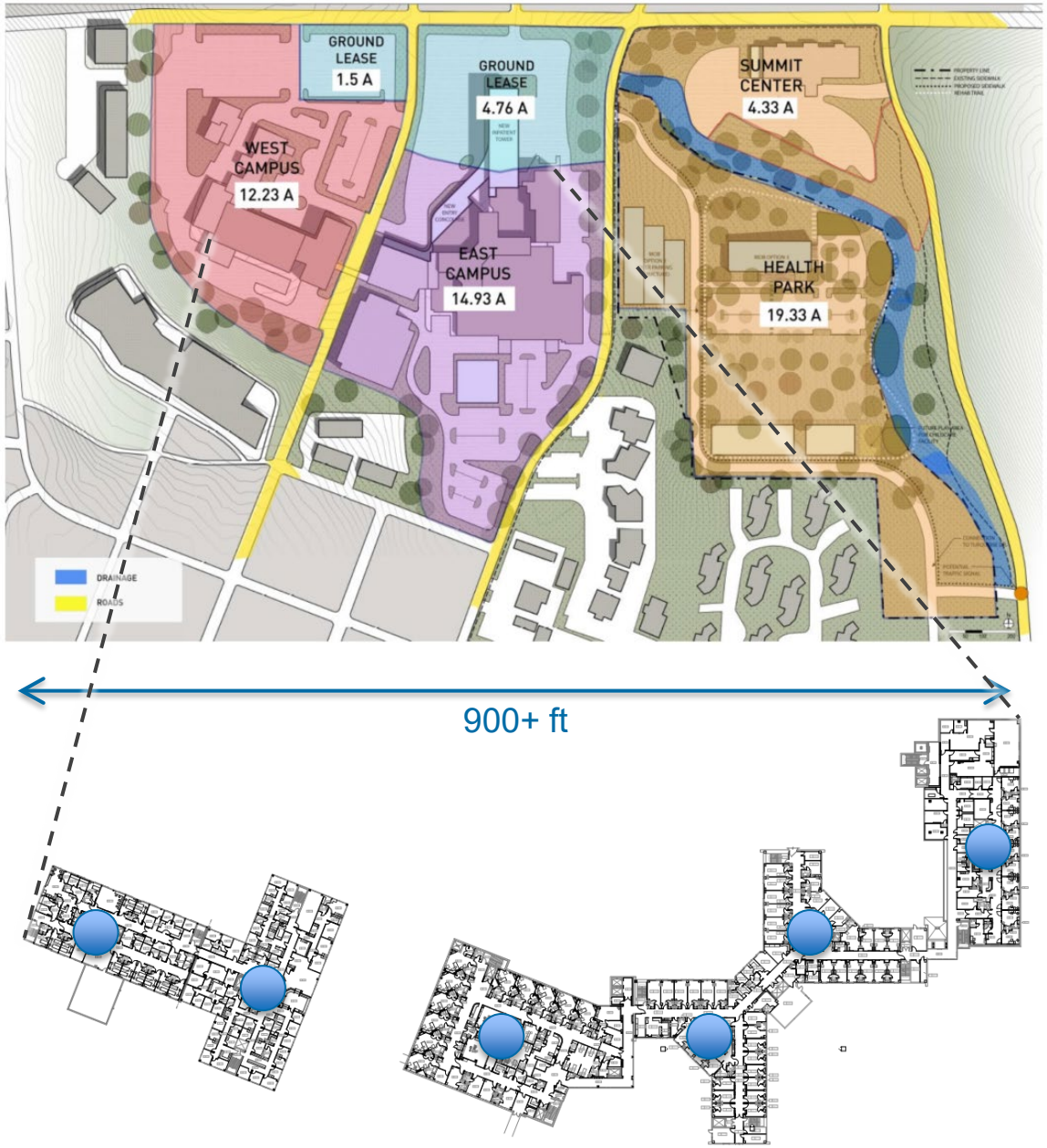
Fragmented

Inpatient beds span 5 different buildings, and more than 900 feet of walking distance

Can't Integrate Ambulatory

City streets, elevation changes, and a drainage wash prevent us from being able to integrate additional outpatient services





Shift in Economic Structure for Healthcare

Ambulatory Services

- Payers continue to shift procedures and care towards the lowest cost locations, increasing the capabilities of and demand for outpatient/ambulatory services
- NAH's lack of a modern and comprehensive ambulatory platform is resulting in payers directing their patients to leave the region for care, despite the fact that research shows that people recover faster and better closer to home

Value-based Payment

- Value-based payment systems encourage high-quality, low-cost care, and has been the pursuit of healthcare systems since the 1990s
- Leading organizations are showing that successfully making this transition leads to healthier populations, affordable care, and a sustainable healthcare system

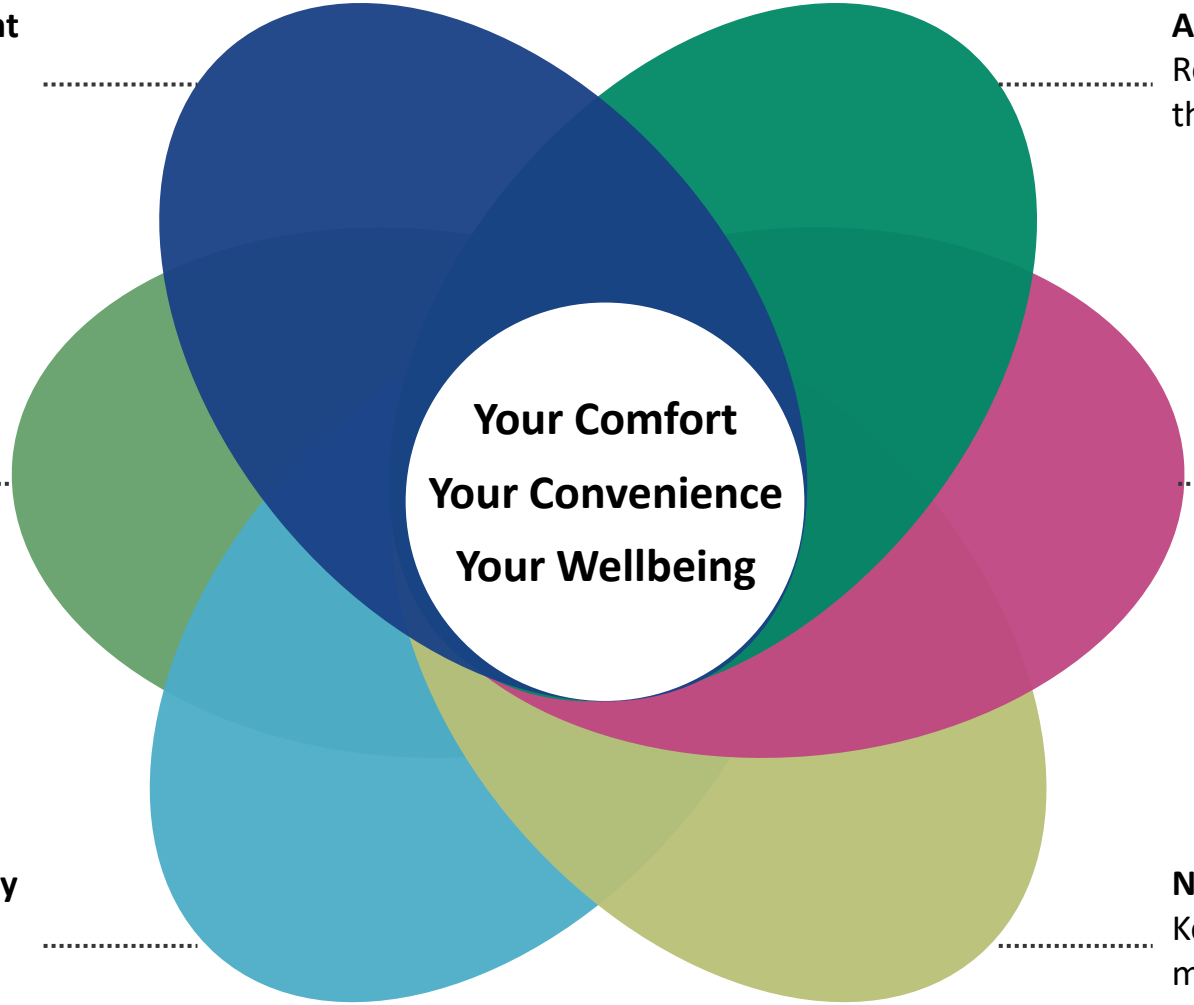
Health & Wellness

- The objective is no longer just to treat the sick, but to provide resources and services for patients to continue staying healthy and well
- Healthcare is integrating with retail, commercial, education, residential, and wellness services, in a concept known as the 'health village'

How Would A New Medical Center Benefit You?

Expanded Emergency Department
Less waiting, faster service

Access to the Best Doctors
Retaining those we have, and recruiting the best of the next generation



Keeping You Healthy
Innovative wellness providers, technology, and facilities

Highest Quality Care
Keeping you safe with 100% private rooms

State of the Art Facilities & Technology
The latest procedures, best care, at affordable prices

New Specialties
Keeping your care close to home, no more driving to Phoenix

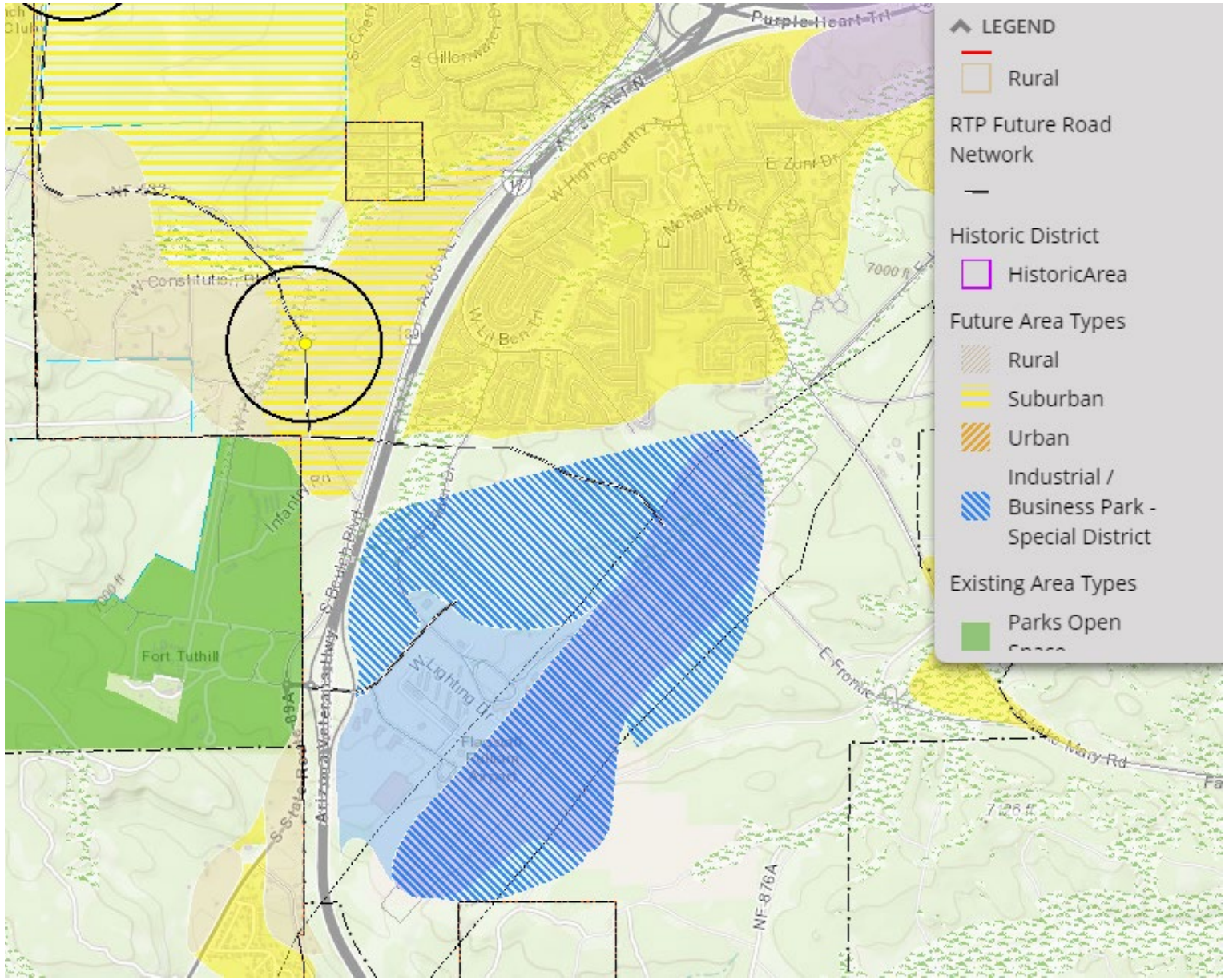
The NAH Health Village Vision

Creating a **healthy lifestyle destination** in Flagstaff that will take care of Northern Arizona residents and with an emphasis on **wellness, innovation, virtual and world class care.**

We will create a **gathering place** for the community, a sanctuary highly **integrated with its natural environment,** that helps community members **relieve stress and engage in healthy lifestyle choices.**

The development will be highly **accessible to all members of the community,** capitalizing on neighboring developments and amenities, to enable NAH to **expand revenue stream into a value based business** through **synergistic partnerships and lifetime care.**

Current Flagstaff Regional Plan



The NAH Health Village Concept

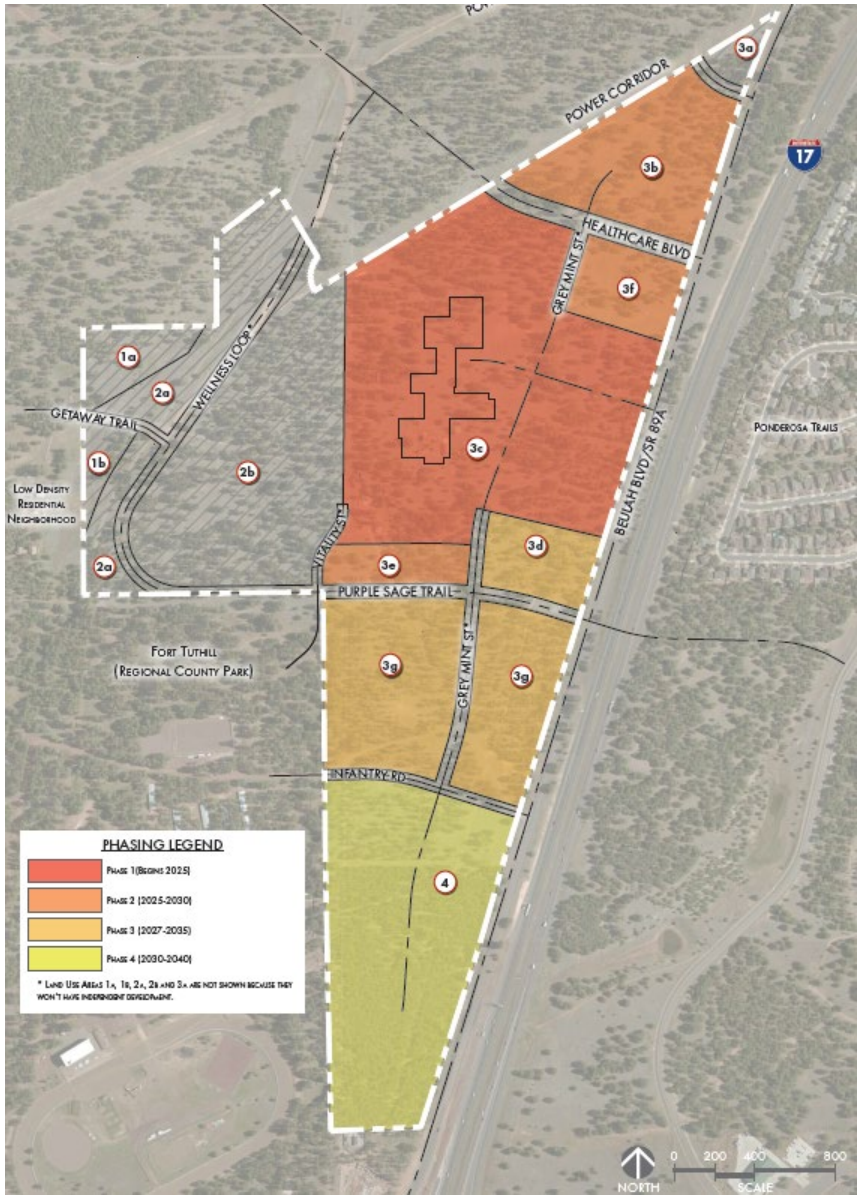


Health Village Phasing

PHASING LEGEND

- Phase 1 (Begins 2025)
- Phase 2 (2025-2030)
- Phase 3 (2027-2035)
- Phase 4 (2030-2040)

* Land Use Areas 1a, 1b, 2a, 2b and 3a are not shown because they won't have independent development.



PHASE 1 (2023 – 2027)

- Replacement hospital
- Ambulatory Care Center

PHASE 2 (2025 – 2030)

- Hotel
- Grocery Store
- Restaurants
- Retail

PHASE 3 (2027 – 2035)

- Hotel
- Conference Center
- Clinical Partnerships
- Restaurants
- Retail

PHASE 4 (2030 – 2040)

- Research & Development
- Incubator Space

Outreach To-date…

- ADOT & City Traffic
- Coconino County Representatives
- Flagstaff City Manager
- ECONA
- Chamber of Commerce
- Airport Commission
- Mountain Line/NAIPTA
- NAU
- Townsite Homes
- Flagstaff City Support Divisions
- Sustainability Commission
- Neighboring Land Owners
- Forest Highlands HOA
- Vision Communities
- University Heights
- Northern Arizona Association of Realtors
- Genterra Development
- Downtown Business Association
- Sterling Real Estate
- Assistance League of Flagstaff
- Friends of Flagstaff

Supportive Feedback

Economic Development

- Not only will the new hospital and ambulatory care center provide for new services and attract providers and employees, but the overall development is projected to generate $389 million in annual economic impact.

New Clinical Services

- A good portion of our immediate needs are to bring ambulatory services to the region, particularly ones that currently require community members to travel for…including:
  - > Comprehensive oncology services
  - > Robust therapy and rehabilitation services
  - > A wound program, with hyperbaric chambers
  - > Convenient Outpatient Imaging

Better Access to Care

- In addition to new clinical services, the right-sizing and modernization of facilities for existing services will improve our ability to provide efficient and effective care for residents and visitors of Northern Arizona, minimizing the need to travel. Expanded ED and faster wait times.

Focus on Health & Wellness

- While NAH will continue to provide care and services to the sick, this campus will enable us to better help community members to stay health and live their best life.

Primary Community Concerns

Transit / Bus Service

- This move will demand development of new routes for Mountain Line, requiring additional buses, stops, and operational expenses; NAH is already partnering with NAIPTA, Coconino County, and the Airport to create a collaborative solution

Traffic

- Moving the hospital across town will impact traffic, and NAH is working with the City, County, and ADOT to study and plan for any required improvements
- We are currently working on plans through City traffic that includes widening of Beulah and new traffic signals along that road

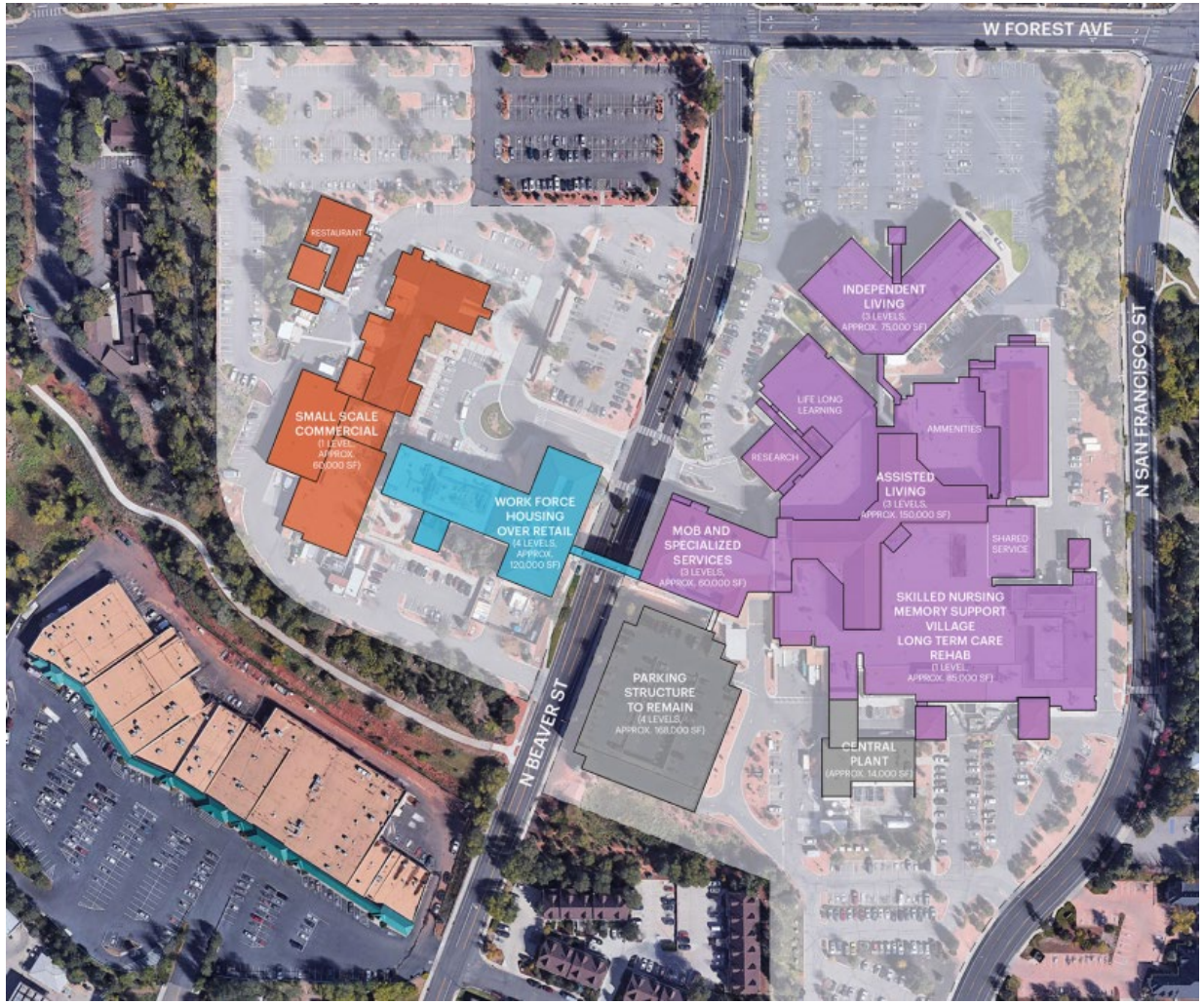
Access to New Campus

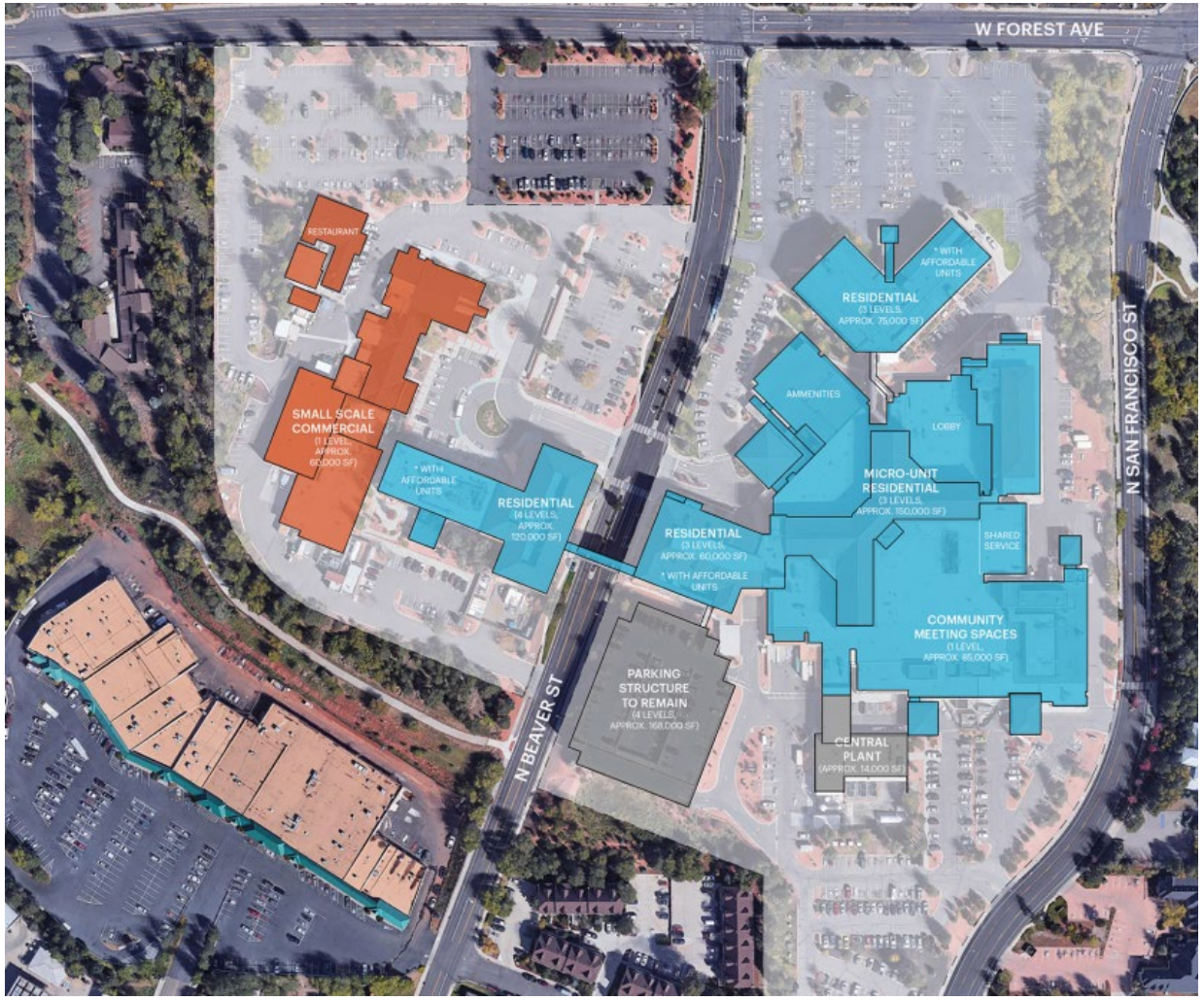
- NAH recognizes that this move will make the hospital less convenient to access for residents on the North side of Flagstaff, but also note that the majority of Flagstaff residents live along or South of the I-40 corridor, and that >60% of our inpatients come from outside of Flagstaff

Re-use of Existing Campus

- Redevelopment of the current FMC campus is not likely to start until ~2028, but NAH is committed to an open and collaborative process in determining the future use of the campus
- As a non-profit, NAH will ensure that the re-development use of the current FMC campus is in the community's best interest and is open to forming a community steering committee

Potential Re-use of Existing Campus





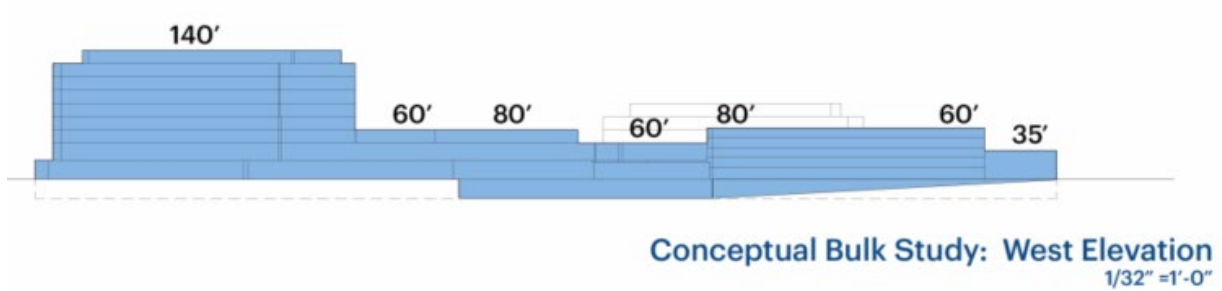
Primary Community Concerns

Helicopter/Ambulance Noise

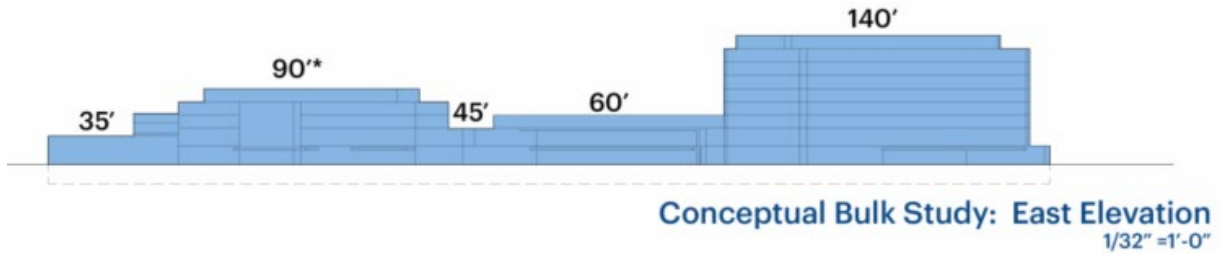
- Helicopter traffic is dictated by the FAA and flight patterns. Our bases from all directions will not change their flight paths and will create less noise over the city center. A small amount of ambulances that come to campus have lights and sirens on. We anticipate a very minimal impact to the surrounding communities.

Building Height

- We are requesting 150’ in height. To achieve optimal clinical conditions for patients, the new hospital will be designed to be more vertical and less horizonal. It will be 7 floors and up to 150 feet high in some parts. Height will be mitigated in part through use of natural slope on the site as well as mature ponderosa pines throughout the existing landscape.



Conceptual Bulk Study: West Elevation
1/32″ =1′-0″



Conceptual Bulk Study: East Elevation
1/32″ =1′-0″

Our Mission:

Improving Health, Healing People

Our motivation is a healthier Flagstaff and a vibrant and thriving Northern Arizona

Health is not just provided by the care and services that NAH offers, it is the lifestyles that we inspire people to live

We are choosing not the easy path, but the path that leads to a better future…for Flagstaff, and for Northern Arizona

Flagstaff can be a beacon of health, wellbeing, and inspiration, for the state of Arizona, as well as the nation



Northern Arizona Healthcare

Mission:
Improving health, healing people.

Vision:
Always better care.
Every person, every time...**together.**

EXHIBIT M



Northern Arizona Healthcare Health and Wellness Village

October Neighborhood Public Meeting

Oct. 10, 2022


For more than 50 years, Northern Arizona Healthcare has had an unwavering commitment to better serve patients, health care providers and the community.
NORTHERN ARIZONA HEALTHCARE
HEALTH & WELLNESS VILLAGE

About us

Nonprofit health care system governed by a volunteer board of directors who balance financial decisions with respect for community concerns and needs

3,000+ employees serve a community of more than a million people

All revenue is reinvested to improve facilities, equipment and patient care

ERs open to all, regardless of ability to pay

Only Level 1 Trauma facility north of Phoenix

How we serve the community

25% of patients are considered **financially disadvantaged**

Serving a region of **more than 50,000 square miles** in northern Arizona

Sole community provider health system in northern Arizona

1/3 of our patients at Flagstaff Medical Center are **enrolled members of Native American tribes**

NAH provided **more than $125 million* in care for patients** who would not have been able to afford those services otherwise in FY2021

HEALTH AND WELLNESS VILLAGE



Flagstaff Medical Center – Google Earth View 2022

We've outgrown our home at FMC

Current facility more than 25% smaller than modern benchmarks

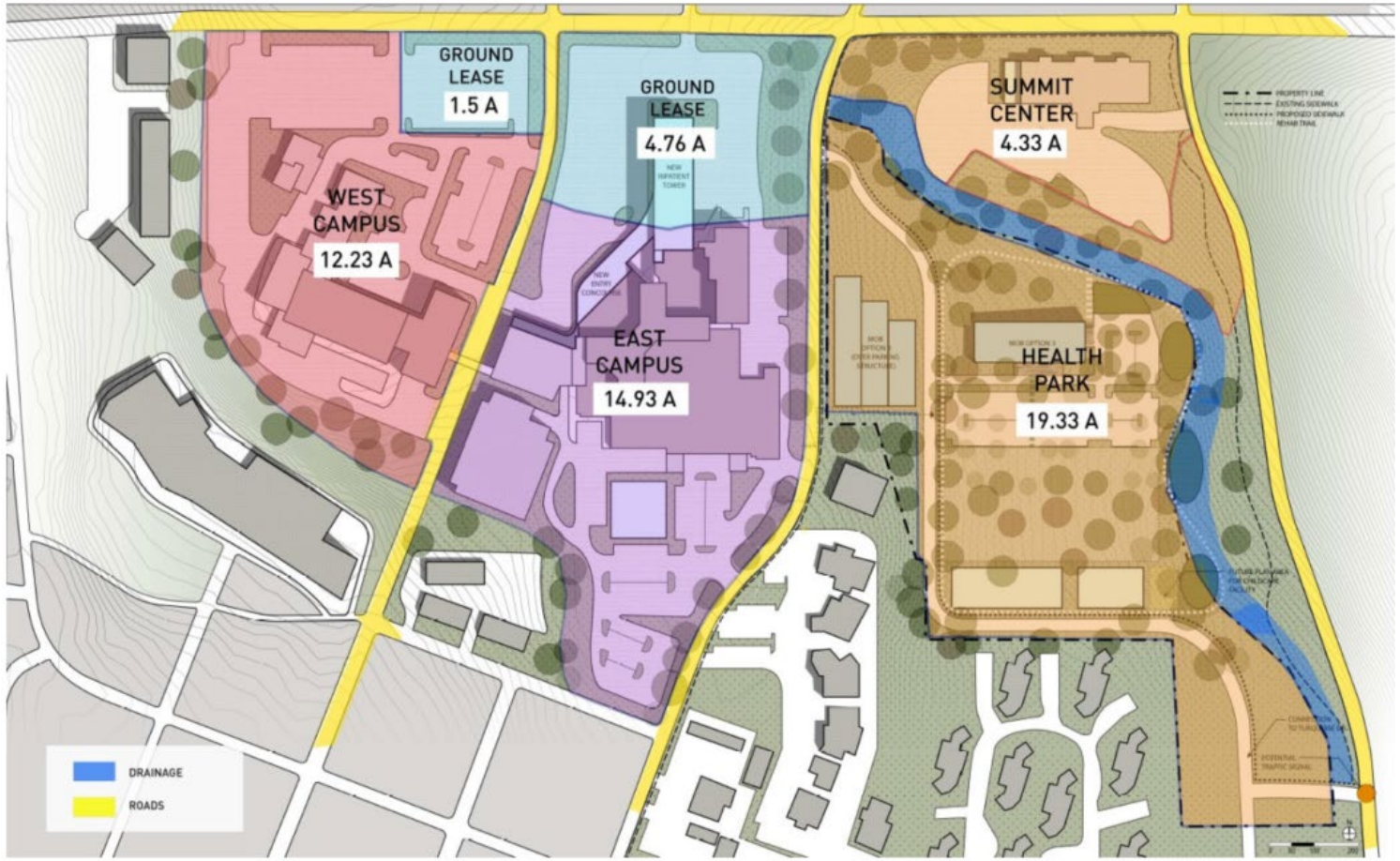
Inpatient beds span 5 different buildings, which complicates wayfinding for patients and families

Unable to integrate ambulatory care

Not enough parking to meet demand of outpatient services

In the past year, we have had 5,600 deferrals due to unit capacity with 55% of those being from facilities on tribal lands

Limitations of the current Flagstaff Medical Center



Current Flagstaff Medical Campus

Require at least 40 contiguous acres

East & West campuses total 33 acres; leaving a shortfall of 7 acres

Current footprint cannot be modified

Campus divided by two city streets (Beaver and San Francisco)

Elevation change of 50 feet from Health Park to East Campus

Drainage wash bisects Health Park site from Summit Center; limiting development capacity

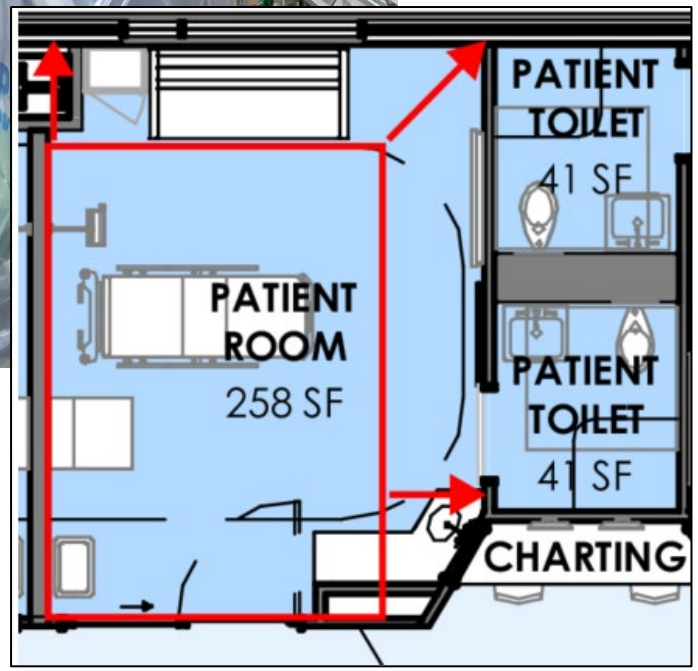
Limitations of the current Flagstaff Medical Center

Ambulatory Services – Out-Patient Only	Proposed Campus	Current Campus
Surgery Center	Fully Integrated	Partially Integrated
Office-Based Labs	Fully Integrated	Partial Capabilities
Imaging Center	Fully Integrated	Partially Integrated
Therapy (PT, OT, ST)	Fully Integrated	Full Capabilities
Lab / Lab Draw	Fully Integrated	Full Capabilities
Retail Pharmacy	Fully Integrated	Fully Integrated
Clinic / Medical Office Building	Fully Integrated	Limited Integration
Infusion Center	Fully Integrated	Not Available
Out-Patient GI /Endoscopy	Fully Integrated	Not Available
Urgent / Immediate Care	Fully Integrated	Full Capabilities
Hyperbaric Chamber	Fully Integrated	Not Available

HEALTH AND WELLNESS VILLAGE



Example of a current FMC ICU Room



Red outline represents current FMC ICU room set within the future ICU floorplan

What we're facing today

FMC's current ICU rooms do not meet modern standards of care

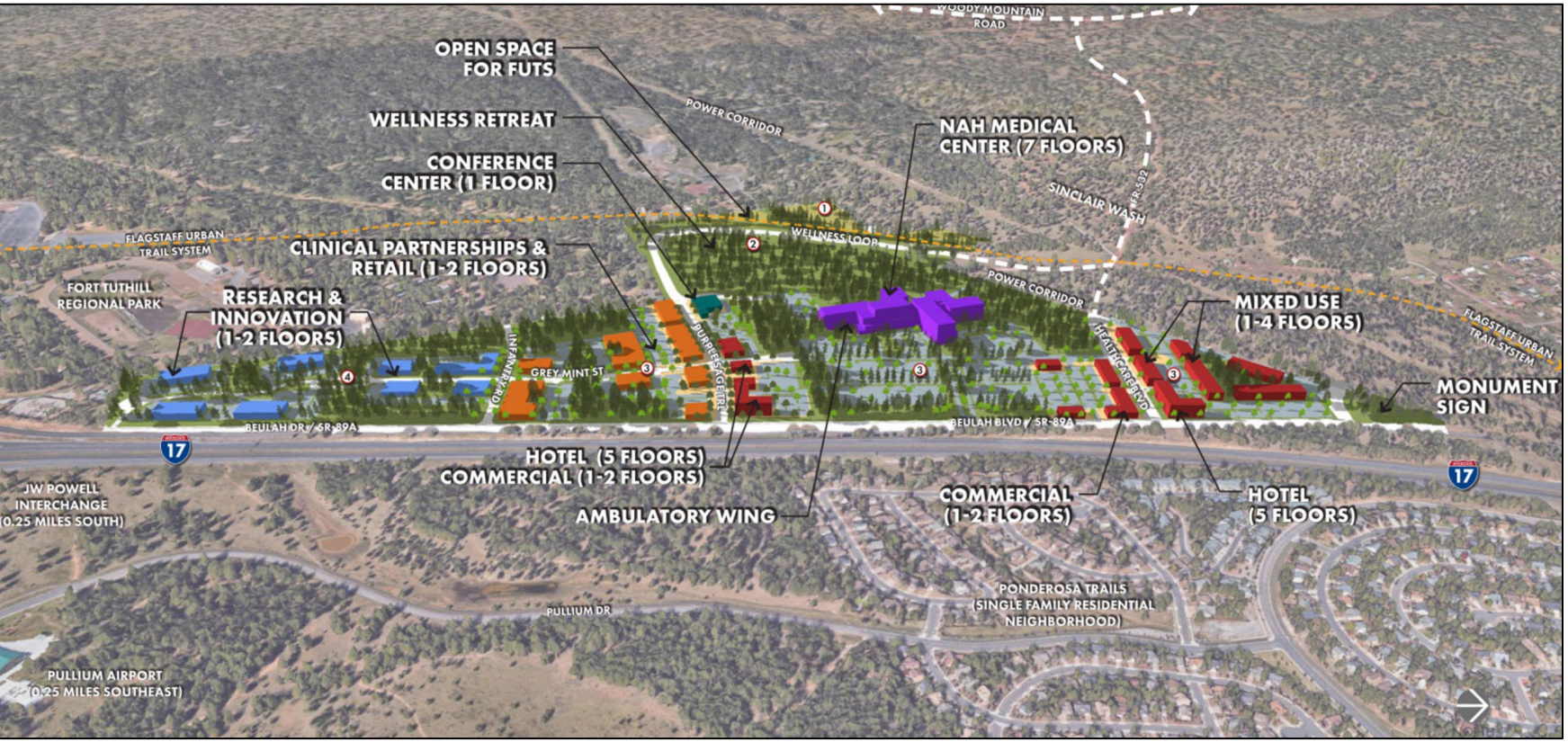
Insufficient square footage for clinicians and equipment needed to provide best-in-class patient care

Clinicians may not have clear line of sight to patient rooms from charting stations

Family is not able to stay in the room with patients to provide support

Not all rooms have windows and sunlight

HEALTH AND WELLNESS VILLAGE



So we're making our largest ever investment

More than $800 million to provide state-of-the-art facilities and next generation treatment options

Easily accessible via I-17 & I-40

New campus near Fort Tuthill will integrate under one roof the medical, surgical, emergency, ambulatory and other healthcare services

HEALTH AND WELLNESS VILLAGE

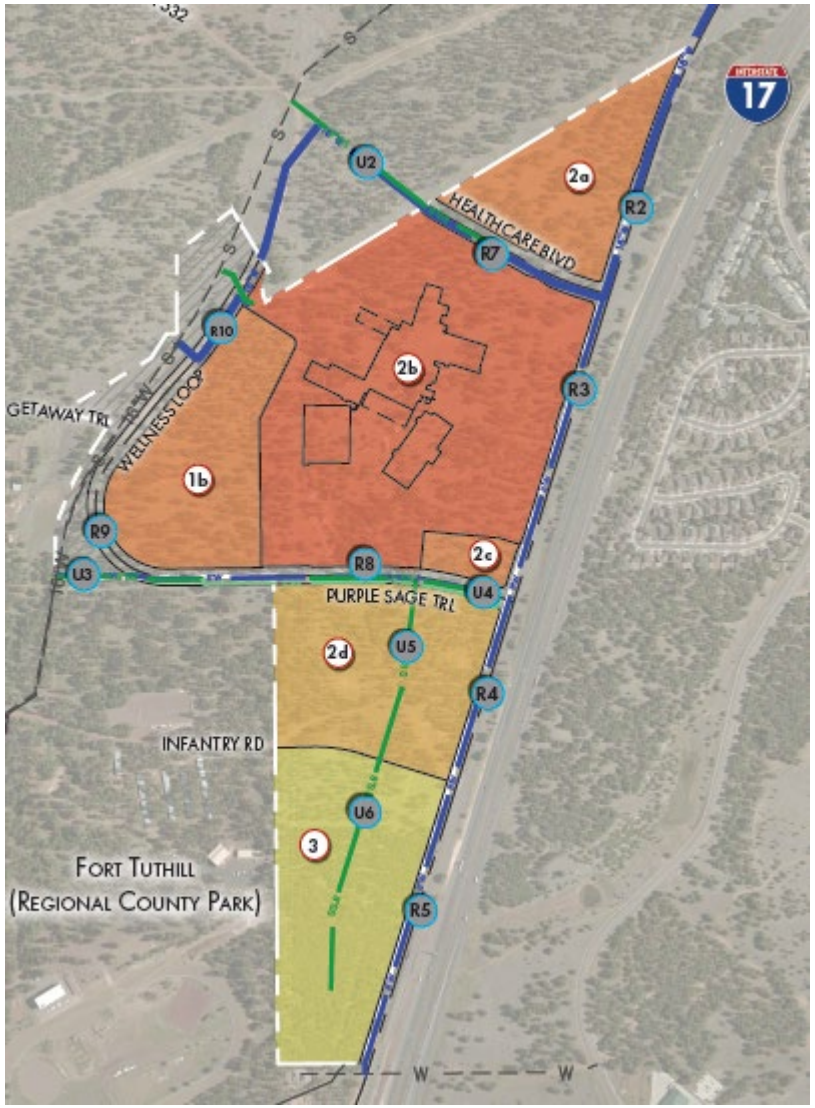
It's unlike anything you've ever seen

Anchored by a new hospital and ambulatory care center

Thoughtfully designed for a holistic approach to patient health and overall wellbeing.

A true community gathering spot

Housing, dining, retail, grocery, lodging and a 22-acre natural retreat with trails integrated with Flagstaff's existing trail system (FUTS).



PHASE 1 (2023 – 2027)
Replacement Hospital
Ambulatory Care Center

PHASE 2 (2025 – 2030)
Housing
Hotel
Restaurants
Retail

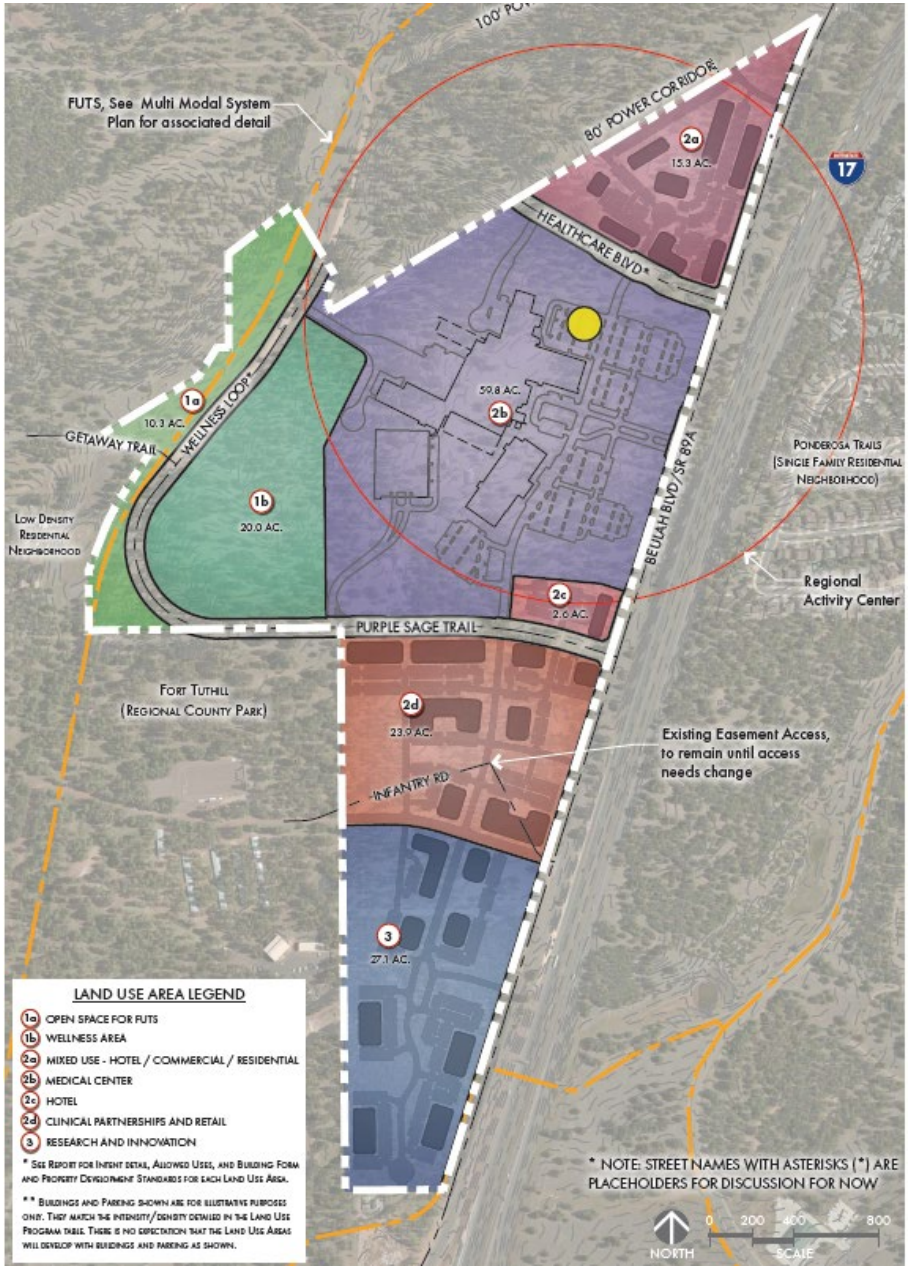
PHASE 3 (2027 – 2035)
Hotel
Clinical Partnerships
Restaurants
Retail

PHASE 4 (2030 – 2040)
Research & Development
Incubator Space

HEALTH AND WELLNESS VILLAGE

About the City of Flagstaff application process

1. Minor Amendment to Regional Plan
2. Adoption of the Specific Plan
3. Concept Zoning Map Amendment
4. Approval of Development Agreement



HEALTH AND WELLNESS VILLAGE



Patient Room Example

Improved patient experience

All patient rooms will be private, suite-style rooms

Rooms will be larger than patient rooms at the current campus

Each room will have full bathrooms and in-room, pull-out couches for patients and their visitors

Large windows will allow for more natural light in each room

HEALTH AND WELLNESS VILLAGE



Exterior Facade Design (Schematic Design Renderings from Elevated Perspective)

Preparing for future needs

Larger scope and scale than the current medical center

Expanded clinical options

More comprehensive oncology services

Expanded therapy and rehabilitation

Wound-healing program with hyperbaric chambers

Convenient outpatient imaging

Easily accessible via I-17 & I-40

With better emergency treatment facilities

Increasing our ability to provide care:
From 19,000 sq ft to 33,000 sq ft with all single occupancy rooms

Linear Track design concept allowing us to be responsive to patient volumes

"Universal" exam and treatment rooms to maximize clinical and operational flexibility

Introducing a Low-Acuity, Quick-Look Bay / Fast-Track Area to decrease waiting times

Separate areas to support intoxicated patients

HEALTH AND WELLNESS VILLAGE



Exterior Facade Design (Schematic Design Renderings from Elevated Perspective)

Consideration for all aspects of development

Respectfully integrated into the natural setting of Ft. Tuthill

Proactively engaged traffic, transportation, housing, sustainability, forestry and numerous other experts and leaders

Working with an advisory council of Native American leaders and a Native American-owned architecture firm

Seeking input and guidance to honor traditional healing practices and respect the culture of tribal communities

Establishing a redevelopment council with civic and community leaders, and other stakeholders

HEALTH AND WELLNESS VILLAGE



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

Sample Views of the Proposed Buildings

HEALTH AND WELLNESS VILLAGE



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

Sample Views of the Proposed Buildings

HEALTH AND WELLNESS VILLAGE

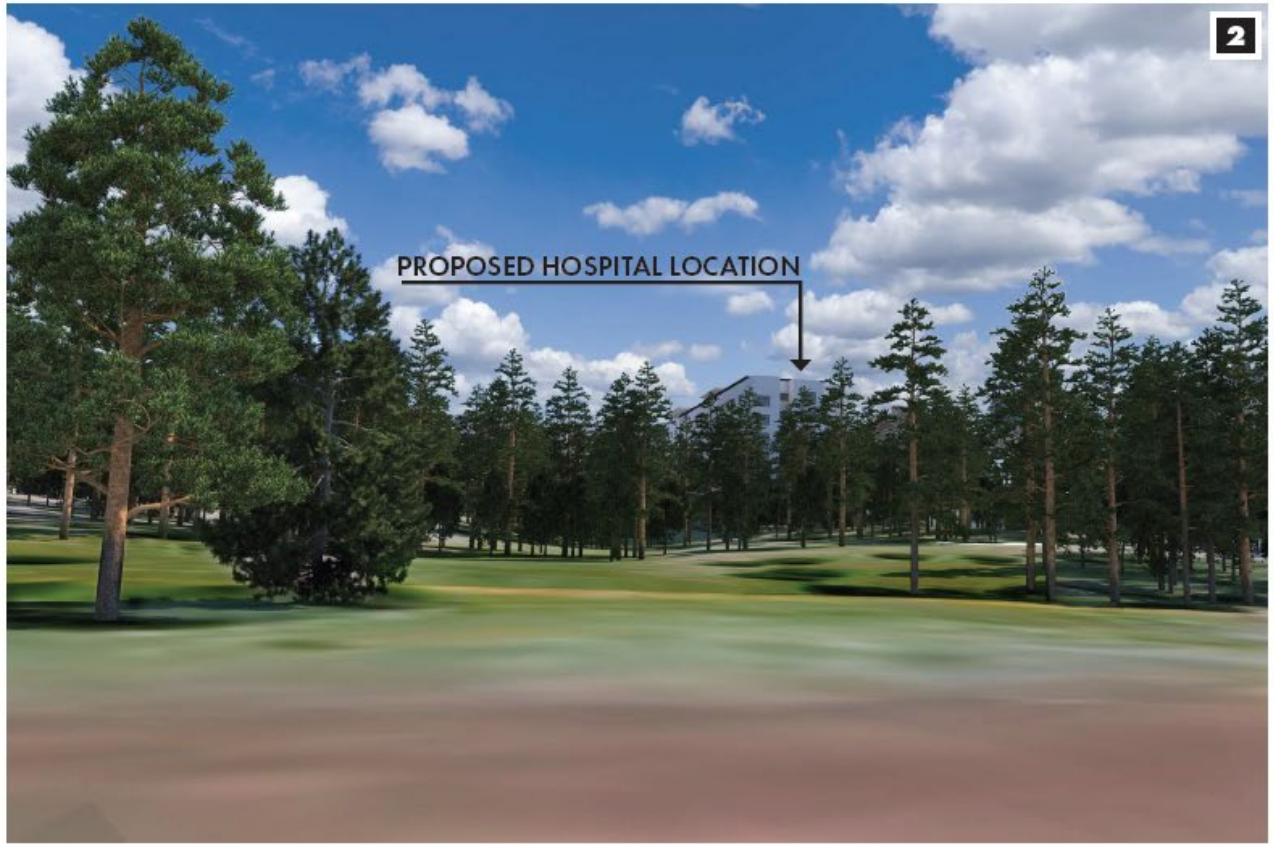


EXISTING CONDITION - VIEW FROM SINCLAIR WASH FUTS

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

Sample Views of the Proposed Buildings



Preserving Flagstaff's Dark Sky

Outdoor lighting will focus on adequate and necessary nighttime safety and utility

Lighting needed to accommodate patient care at emergency department ambulance and walk-in entry canopies will be recessed and directed downward

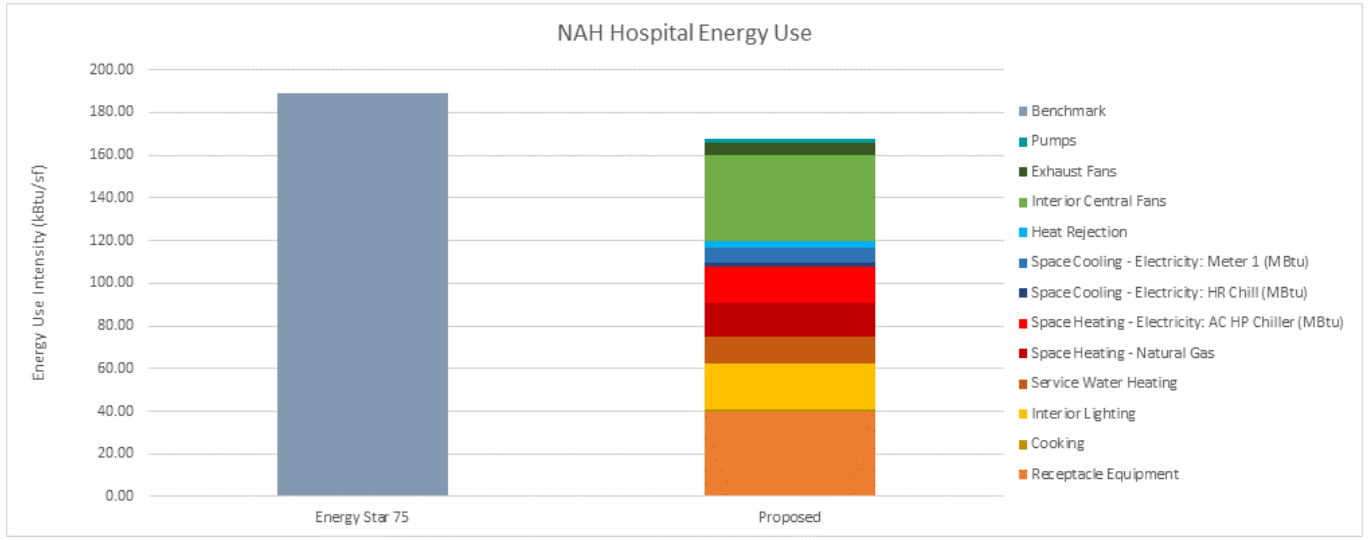
All parking lot, landscape and building lighting will comply with or outperform the Dark Sky Ordinances

Development will not utilize decorative building up-lighting

Presence of Naval Observatory to the west is being taken into account for building and lighting design

HEALTH AND WELLNESS VILLAGE





Energy efficiency at our proposed hospital & ACC

Planned to be more energy efficient than 80% of all hospitals in the U.S., NAH's energy consumption at new campus will be 50% less vs. the current campus

Our outpatient building will be all electric and not use natural gas, which is a non-renewable resource

A vacuum waste system is projected to save 3.6 million gallons of water per year vs. other systems

An energy recovery system and water side economizer will reduce the amount of energy needed to heat and cool

City of Flagstaff Sustainability Department has reviewed and approved NAH's sustainability plans

Public transportation considerations

Finalizing long-term funding considerations with City of Flagstaff

Will establish point-to-point shuttle or fixed-route service for future Ambulatory Care Center

Will work to establish a fixed-route service for future hospital in partnership with Mountain Line

Flagstaff Fire Department considerations

NAH is funding an expanded report to analyze the City's fire department coverage for the anticipated development at and near our proposed campus

The proposed campus will contribute significant funding to the Fire Department and the City of Flagstaff to support city services through impact fees and direct taxes

Redevelopment of NAH's current Flagstaff campus

Redevelopment expected to begin in 2028

PUMA retained and tasked with developing a robust community engagement process for responsible redevelopment

Committed to an inclusive, transparent process with neighbors, downtown businesses and the Flagstaff community

Estimated economic benefits for City of Flagstaff

$387 MILLION

Annual economic benefit generated by full buildout in 2045 to the community

10,000+ JOBS

Generated by the construction and operation of the village

$6.7 MILLION

Construction-related sales taxes paid directly to the City of Flagstaff

$1.5 MILLION

Annual taxes paid directly to the City of Flagstaff over the lifetime of the project and in perpetuity

Support for our proposal

Approximately 300+ individuals and community leaders

Arizona Health Care Cost Containment System

Arizona Medical Association

Northern Arizona Association of Realtors

Arizona Nurses Association

Arizona Osteopathic Medical Association

Arizona Commerce Authority

Arizona Public Health Association

Dr. Richard Carmona
Former U.S. Surgeon General

Senator Kyrsten Sinema (D-Ariz.)

A sample of NAH's outreach and public engagement

ADOT & City Traffic

Coconino County Representatives

Flagstaff City Manager

ECONA

Flagstaff Chamber of Commerce

Airport Commission

Mountain Line/NAIPTA

Navajo Nation

Northern Arizona University

Townsite Homes

Flagstaff City Support Divisions

Sustainability Commission

Neighboring Landowners

Sen. Mark Kelly

Sen. Kyrsten Sinema

Rep. Tom O'Halleran

Forest Highlands HOA

Vision Communities

University Heights

Northern Arizona Association of Realtors

Downtown Business Alliance

Sterling Real Estate

Assistance League of Flagstaff

Friends of Flagstaff

Mountain Dell Ridge HOA

Continuum of Care Flagstaff

Verde Valley Mayors, Managers, Supervisors, Tribe and Nation Bi-Weekly Meeting

City of Cottonwood

Coconino Community College

Northern Arizona Leadership Alliance

City of Flagstaff Sustainability Planning

Northern Arizona Building Association

City of Flagstaff Development

Arizona Department of Health Services

Public Meetings per City Guidelines on 01/04, 01/18 (approximately 240 attended the meetings) and planned for 10/10

HEALTH AND WELLNESS VILLAGE

Mission

Improving health, healing people.

Vision

Always better care.
Every person, every time...**together.**

Values



EXHIBIT N

Question Report

Report Generated:		1/6/2022 18:58			
Topic	**Webinar ID**	**Actual Start Time**	**Actual Duration (minutes)**	**# Question**	
MFP Public Participation Webinar	948 5876 4490	1/6/2022 17:09	107	38	

Question Details

#	Question	Asker Name	Asker Email	Answer(s)	Question Time	Answered Time
1	Is there a helicopter landing pad or will incoming helicopters be routed to the airport?	Nancy	nwolfe7800@gmail.com	live answered	1/6/2022 18:00	1/6/2022 18:00
	Answer: There will be a helicopter pad at the new campus. There is also a base at the Flagstaff Atiport where helicopters will take off from. The helicopter pad at the campus will be just transports coming into the facility.					
2	Is there a parking structure or just open parking lots everywhere where trees and forest could otherwise be?	Nancy	nwolfe7800@gmail.com	live answered	1/6/2022 18:01	1/6/2022 18:19
	Answer: The Applicant is anticipating 1,000 parking spaces in a parking garage and 1,000 surface parking spaces.					
3	Where will the 177 residences be located?	Zach	zcrannell@gmail.com	live answered	1/6/2022 18:01	1/6/2022 18:21
	Answer: The locations have not been fully developed but the initial inclination is that the majority of the housing will go on the North end of the Property.					
4	I'm surprised by how sprawling this plan is - the buildings are very short and spread out over a large area. Couldn't you preserve more of the surronding forest if you built up and more densly?	TDenham	denham.roots@gmail.com	live answered	1/6/2022 18:01	1/6/2022 18:20
	Answer: Yes, but there is a certain ratio of building to land the Applicant is trying to meet. Further, because the project is in a resource protection overlay, the plan is to preserve a substantial amount of trees and open areas.					
5	Who will be choosing what businesses get to be near the hospital? You mentioned daycare; who gets to vet the potential businesses	Nancy	nwolfe7800@gmail.com	live answered	1/6/2022 18:02	1/6/2022 18:22
	Answer: The Applicant plans on engaging development partners. NAH desires to retain ownership of all the land and all development will be via ground lease so that NAH can ensure that the businesses mesh with the health and wellness village vision.					
6	Are you re-aligning Purple Sage	Arnie Kuenn	arnie.kuenn@outlook.com	live answered	1/6/2022 18:02	1/6/2022 18:25
	Answer: Yes. It would become more of a 90 degree angle to Beulah.					
7	So it appears from your map that your streets will only be widened for the immediate space in front of NAH parcel. Is there a reason for that? Also when this was the Villagio Montana development parcel a few years back, there was a planned interchange on i-17. Can you speak to that?	larry	larrydusty@hmail.com	live answered	1/6/2022 18:04	1/6/2022 18:26
	Answer: The images in the presentation are concept only. The traffic impacts are still being studied but Beulah will likely be widened from JW Powell to Lake Mary. There may be a future underpass rather than an interchange.					
8	Will this mean a higher potential to receive care in Flagstaff without having to go to Phx? Meaning more specialty care based on needs.	Matt	Matthew.sena@nahealth.com	live answered	1/6/2022 18:07	1/6/2022 18:27
	Answer: Yes. It will also reduce overall healthcare costs.					
9	Will there be a new entry/exit off of I17 to access the new hospital...north of the Airport exit?	Mike	mike86001@yahoo.com	live answered	1/6/2022 18:10	1/6/2022 18:25
10	This isn't a question....160 ft is100 ft over the current approved building height in Flagstaff. I think that's too high. You do it and more will follow. That will ruin Flagstaff.	CConnie	conniegig@gmail.com	live answered	1/6/2022 18:10	1/6/2022 18:28
	Answer: This height exemption would apply only to the hospital. This would not permit other developers to exceed the height limitations without going through the same application processes.					
11	You have discussed collaborating with NAIPTA for transportation. If that doesn't go well or budget doesn't allow for expansion, will NAH consider shuttle services to a point somewhere downtown and somewhere in east Flagstaff such as the mall for those who do not have cars or don't wish to contribute to the congestion on our streets?	Nancy	nwolfe7800@gmail.com	live answered	1/6/2022 18:11	1/6/2022 18:29
	Answer: The Applicant would consider it but there would have to be a market demand study but it is something the Applicant would look into.					
12	How do you reduce risk of rapid decimation in case of forest fire? Seems like it could take a long time to get large number of patients out of facility surrounded by forest	Nancy	nwolfe7800@gmail.com	live answered	1/6/2022 18:16	1/6/2022 18:30
	Answer: NAH has conducted two studies related to fires (a fire impact analysis and a wild fire study). The Applicant can address concerns through thinning and proper building materials. NAH will also have evacuation plans for the proposed new campus.					
13	How will this new facility allow you to better care for patients during a pandemic vs. your existing facility?	Cliff Loader	clifford.loader@nahealth.com	live answered	1/6/2022 18:19	1/6/2022 18:32
	Answer: The new facility will have better mechanical air capacity to address airborn illnesses. The new hospital will also be entirely private rooms.					
14	You noted that it's better for patients & staff for the building to be tall as opposed to wide. So why are you bragging about keeping the building height low for most of hospital? And wouldn't a taller building with a smaller land area allow for more preservation of the surronding forest?	TDenham	denham.roots@gmail.com	live answered	1/6/2022 18:20	1/6/2022 18:31
15	Is there really a need for such a large hotel, given the close proximity of Marriott and other hotels near Woodlands Plaza?	Christina Vojta	christina.d.vojta@gmail.com	live answered	1/6/2022 18:20	1/6/2022 18:35
	Answer: There will have to be a market demand analysis done to see if the hotel is actually needed and what size and scale it will be.					
16	What sort of mitigation will NAH provide to ensure discharged ETOH transients do not end up in the surrounding neighborhoods? The rezoning changes the dynamics with the area around us and we bought into. Do you have current numbers regarding FPD calls for service related to DC'd ETOH patients and patients that have left AMA with nowhere else to go? Will you analyze this and provide funding for mitigation, ie. some sort of physical barrier, increased patrol, and/or subsidized public transport?	Sonia K	soniazipkin@hotmail.com	live answered	1/6/2022 18:20	1/6/2022 18:38
	Answer: The Applicant will have to follow-up with the actual numbers.					
17	What green building design features are you planning to include? Is there a plan for sustainable energy production on site?	Nancy	nwolfe7800@gmail.com	live answered	1/6/2022 18:20	1/6/2022 18:41
	Answer: This is still being analyzed. The Applicant is open to sustainable energy and is already talking to solar providers. Being in a more modern building will reduce overall consumption per square foot by 30% compared to the current campus.					
18	Will an analysis be done on additional water consumption on Flagstaff water system?	Christina Vojta	christina.d.vojta@gmail.com	live answered	1/6/2022 18:21	1/6/2022 18:41
	Answer: This analysis is spearheaded by the City and is nearly complete.					
19	You talk about development partners. What will you do to support local businesses that might want to move close to the new hospital because they already serve the current hospital location, for example.	Nancy	nwolfe7800@gmail.com	live answered	1/6/2022 18:24	1/6/2022 18:41
	Answer: The Applicant is open to those discussion. The Applicant is also focused on hiring local construction partners.					
20	Will there be plans for sound reduction walls to reflect the increase in noise along I-17 North into Flagstaff?	Colonel William Montgomery	wmontag89@outlook.com	live answered	1/6/2022 18:25	1/6/2022 18:43
	Answer: No plans for noise reduction at this point. NAH has pushed the hospital off the road so that a noise barrier is not needed.					
21	Where is the main driving entrance to the hospital intended to be? Purple sage? Health care blvd? Or directly off Beulah?	Zach	zcrannell@gmail.com	live answered	1/6/2022 18:28	1/6/2022 18:43
	Answer: There will be a separate main entrance to the hospital and an emergency entrance.					
22	Will this development adhere to Flagstaff's dark sky ordinance?	Sonia K	soniazipkin@hotmail.com	live answered	1/6/2022 18:29	1/6/2022 18:46
	Answer: The Applicant anticipates bringing in a dark sky consultant and has started discussios with the naval observatory.					
23	This is an exciting concept that will build on world class, affordable healthcare to residents and visitors alike. Big economic impact that will last for years to come.	Mike	mike86001@yahoo.com	live answered	1/6/2022 18:29	1/6/2022 18:54
24	Can you speak to energy efficiency in the new facility? And adherance to Flagstaff dark sky standards for lighting?	Amy Corrieri	amynotredame@gmail.com	live answered	1/6/2022 18:30	1/6/2022 18:47
25	It seems like this location will potentially reduce access to care for the indigent and others who might not have reliable transportation. How will you serve these vulnerable populations?	Nancy	nwolfe7800@gmail.com	live answered	1/6/2022 18:31	1/6/2022 18:50
	Answer: Most patients do not come via foot and there has been analysis done on this.					
26	Thank you NAH for anticipating the future medical needs of our community and investing in northern Arizona. Can you touch on how many new beds, new jobs and total capital investment this project will bring to our community?	Gail Jackson	gjackson@econa-az.com	live answered	1/6/2022 18:32	1/6/2022 18:54
27	Also not a question, but the idea that a 160 ft building is going to "ruin" Flagstaff is so overdramatic	Edward Jr	enoquecjr@gmail.com	live answered	1/6/2022 18:34	1/6/2022 18:54
28	I applaud the transition to private patient rooms! Wouldn't this not only be a patient satisfier but I would think improve overall patient experience and quality outcomes?	Larry Kushner	larry.kushner@nahealth.com	live answered	1/6/2022 18:36	1/6/2022 18:54
29	What will happen with the Taylor House?	Nancy	nwolfe7800@gmail.com	live answered	1/6/2022 18:36	1/6/2022 18:50
	Answer: The Applicant is anticipating keeping the Taylor House.					
30	Maybe a statement versus a question, but it seems if you were going to build a hospital in flagstaff and one did not already exist, this new location is far more suitable than the current location that is subject to congestion and navigation issues for anyone other than those living in very close proximity.	Matt	Matthew.sena@nahealth.com	live answered	1/6/2022 18:37	1/6/2022 18:54
31	How will patient rooms be different, if at all, from rooms in the current hospital.	John Rivers	jrmrjr@hotmail.com	live answered	1/6/2022 18:46	1/6/2022 18:51
	Answer: The rooms will be larger and will allow for a true family zone in each room. The rooms will also have updated technology.					
32	Are there plans to use reclaimed water for landscaping and toilet facilities?	larry	larrydusty@hmail.com	live answered	1/6/2022 18:46	1/6/2022 18:51
	Answer: No, but the Applicant is planning on having low maintenance landscaping to reduce water use generally. Further, there will be retention ponds within the development that the Applicant could use for irrigation purposes.					
33	Thank you for bringing up the Dark Sky ordinances!	Christina Vojta	christina.d.vojta@gmail.com	live answered	1/6/2022 18:47	1/6/2022 18:49
34	Hotels in Flagstaff are not at all affordable to the families of a large number of your clients who come from the Navajo and other reservations. How will you help those families?	Nancy	nwolfe7800@gmail.com	live answered	1/6/2022 18:50	1/6/2022 18:53
	Answer: NAH already subsidized Taylor House and hotel and lodging for those less fortunate. NAH is not a for profit corporation so there is already a focus on this.					
35	Don't forget the great views from the rooms!!	Mike Saady	msaady@hksinc.com	live answered	1/6/2022 18:53	1/6/2022 18:54
36	Thank you for your clear and organized presentation.	Christina Vojta	christina.d.vojta@gmail.com		1/6/2022 18:56	
37	As a current NAH employee, this is exciting and very much needed. We are out of space in our current hospital.	Kim Alexander	kimberlyb.alexander@nahealth.com		1/6/2022 18:56	
38	Why are you limiting the site plan to 177 housing units? Having more housing next to one of Flagstaff's largest employers would help traffic issues	TDenham	denham.roots@gmail.com		1/6/2022 18:56	

EXHIBIT O

Question Report

Report Generated:		1/18/2022 19:32			
Topic	**Webinar ID**	**Actual Start Time**	**Actual Duration (minutes)**	**# Question**	
MFP Public Participation Webinar	948 5876 4490	1/18/2022 17:11	139	82	

Question Details

#	Question	Asker Name	Asker Email	Answer(s)	Question Time	Answered Time
1	I want to know if Mr. Tinkle will be teahcing arobics at the new campus and if Mr. Eiss is teaching tap dance?	Mitch Martens	mitch.martens@nahealth.com		1/18/2022 17:31	
2	What are the details of the intersections along Beulah that would receive traffic mitigations/signals/etc. between Lake Mary and the airport? **Answer: The City is still reviewing the traffic impact analysis on where traffic signals will be placed.**	Sean Michael Ryan	sean.ryan@nau.edu	live answered	1/18/2022 17:33	1/18/2022 18:20
3	Can you please speak to the plan for integrating bike and walk access throughout the development, as well as where it will connect with the FUTS? **Answer: The internal streets will be bike and pedestrian friendly. There will be a small trail system in the wellness retreat area that will connect with FUTS but that connection location has not been specifically pinpointed.**	Sean Michael Ryan	sean.ryan@nau.edu	live answered	1/18/2022 17:34	1/18/2022 18:22
4	Will the open space and wellness retreat areas be open to the public, or will these be fenced off and only accessible to official patients and staff? **Answer: It will be open to the public.**	Sean Michael Ryan	sean.ryan@nau.edu	live answered	1/18/2022 17:35	1/18/2022 18:23
5	In what ways is the traffic, water, wastewater, and flood and fire mitigation being coordinated between the City, the County, and NAH for the Mt. Dell neighborhood? **Answer: Our application on file with the City shows impact anaylsis on all of these issues.**	Sean Michael Ryan	sean.ryan@nau.edu	live answered	1/18/2022 17:37	1/18/2022 18:24
6	With a billion dollar project how many local contractors and/or businesses will be included in the construction phase? So many of the large housing projects in the past 5 years have not used local businesses and I would sure hope that our local hospital can keep work here for local contractors/businesses. **Answer: NAH is focused on hiring local contractors. NAH has used local engineering firms when possible. The main contractor has an office in Flagstaff and has partnered with Loven Contstruction, a local general contractor.**	Anonymous Attendee		live answered	1/18/2022 17:42	1/18/2022 18:25
7	FMC and the various outpatient clinics have lost a number of employees in the last 2 years, are unable to adequately staff the current hospital and clinics, and are relying heavily on "traveler" providers at various levels. Given this, what are NAH/FMC's plans to attract and retain adequate staffing for an even bigger inpatient hospital and outpatient clinics? **Answer: By investing in the facility it will be easier to attract and retain talent. Part of this is also looking at housing because workforce housing has been one factor impeding attracting and retaining talent.**	Anonymous Attendee		live answered	1/18/2022 17:44	1/18/2022 18:28
8	We live in a local neighborhood close to the new proposed hospital location. The new sewer and water line that was run to Fort Tuthill runs right through our neighborhood. However we don't have the option to "tie into" either utility... however a massive project such as this will get both. How is this fair?	Ben	bschmidt22@yahoo.com	live answered	1/18/2022 17:49	1/18/2022 18:31
9	Will the new vision and campus provide for increased access to behavioral / mental health care (including beds / inpatient care) for adolescents? **Answer: NAH is looking into further developing its behavioral health strategy for the new campus.**	Kristen Marie Waring	kristen.waring@nau.edu	live answered	1/18/2022 17:50	1/18/2022 18:30
10	Will this village have expanded specialty and capacity for pediatrics, or will many of those services still be deferred to Phoenix Children's Hospital? **Answer: It depends on how much volume the hospital can get but the new campus will have capacity to expand these specialties.**	Sean Michael Ryan	sean.ryan@nau.edu	live answered	1/18/2022 17:51	1/18/2022 18:31
11	Will the hospital (and all this land) remain part of the County or become City land? **Answer: The Property is within the City but will remain NAH owned land.**	Bryan Cooperrider	bryan@cooperrider.org	live answered	1/18/2022 17:56	1/18/2022 18:32
12	If I'm not mistaken, this property is county property. Why is the city so involved if this is the case? Shouldn't the county be involved as much, if not more than the city? **Answer: The Property is within the City limits.**	RS	rhiannio@hotmail.com	live answered	1/18/2022 17:57	1/18/2022 18:32
13	Just for context on my questions submitted - I appreciate, and watched the other meeting recording. I know that you all will touch on some items that I have asked about on a general level, but I am looking to hear more detailed responses please.	Sean Michael Ryan	sean.ryan@nau.edu	live answered	1/18/2022 17:58	1/18/2022 18:32
14	Traffic flow through the roundabout at Fort Tuthill gets congested at times, particularly with events at the park (when it sometimes comes very close to a stop). What plans do you have for mitigating the increase due to the hospital? (I live south of the park and use the roundabout often) **Answer: The roundabout was part of the traffic impact analysis. NAH is working with ADOT and the City to address this.**	Kristen Marie Waring	kristen.waring@nau.edu	live answered	1/18/2022 18:01	1/18/2022 18:32
15	why were neighborhood residents that will be directly impacted by this development not notified of these mandatory meetings? the meeting was posted by a neighbor on nextdoor, but the majority of residents are not on the nextdoor app. how would most residents of Flagstaff even know about this meeting? **Answer: The Applicant sent out invites to all property owners within a one-half mile radius (roughly 900 mailings).**	Carol	rare_jewel@rocketmail.com	live answered	1/18/2022 18:05	1/18/2022 18:33
16	In addition to the in-depth overview you have given regarding the health related benefits, what are some of the non healthcare related benefits of this new facility/ village? Jobs, revenues, community facility access? **Answer: The project is projected to have a $389 million economic impact. Also, with better healthcare it is easier to attract and retain talent for other businesses in the area.**	matt	matthew.kraemer@nahealth.com	live answered	1/18/2022 18:06	1/18/2022 18:35
17	Why Flagstaff? Considering all factors involved, why did you decide on Flagstaff, which is already currently thriving without this project, cities like Cottonwood or Camp Verde just to name 2 other locations lack life and business ops etc, (factors like, ease of access / including winter weather, population especially retired do not live there, affordable housing for employees or potential employees, so I ask again why are you choosing Flagstaff and not other surrounding cities that need this so much more and for so many more reasons then Flagstaff.... **Answer: From a healthcare deliver perspective the majority of NAH staff already lives and works here. Further, NAH is a regional facility so it will continue to add services in the other communities as well.**	Deanna	deanna.odisho@nahealth.com	live answered	1/18/2022 18:08	1/18/2022 18:37
18	When you displayed the slide highlighting the 4 phases of the Health Village, I didn't see the "Wellness Retreat" listed. When do you anticipate that being completed? **Answer: It will open with the hospital.**	Mitch Martens	mitch.martens@nahealth.com	live answered	1/18/2022 18:17	1/18/2022 18:39
19	Have you calculated how many trees you will cut down to create your wellness campus? **Answer: This has not been done yet. That will happen when we get closer to knowing what the building layouts will be.**	Maren	yo@gmail.com	live answered	1/18/2022 18:18	1/18/2022 18:39
20	Why do you have to build on the land so close to Flagstaffs biggest park? why not N of I 40 **Answer: NAH needed City services and it offers great access. Further, the regional plan shows residential growth on the south side of town so this location provides great access.**	Ann E. Rossi	arossi@fusd1.org	live answered	1/18/2022 18:18	1/18/2022 18:40
21	How will the new campus affect sewage and water needs, and what implications are there for Flagstaff's future resource use because of the combined new campus plus the old campus's continued utilization in some form (this will make FLagstaff larger)?	Daniel Greenspan	dan@dangreenspan.com	live answered	1/18/2022 18:18	1/18/2022 19:17
22	Have you driven through fort tuthill during a concert or the fair? Have you taken that traffic into consideration for your wellness retreat?	Maren	yo@gmail.com	live answered	1/18/2022 18:18	1/18/2022 19:17
23	Also, what about Mountain Dell? seems like you are encrouching on that area too. This is one of the most peaceful places in Flag and now you want to ruin it **Answer: NAH's intention is to be a benefit for the community and is trying to mitigate any potential traffic impacts, etc.**	Ann E. Rossi	arossi@fusd1.org	live answered	1/18/2022 18:19	1/18/2022 18:42
24	You mentioned that EMS only runs to the hospital lights and sirens 1-3 times a day. That doesn't count how many times EMS runs from the hospital lights and sirens. What are those statistics? It is significantly more than that. **Answer: The 1-3 times a day figure comes from Guardian.**	RS	rhiannio@hotmail.com	live answered	1/18/2022 18:19	1/18/2022 18:43
25	I wrote this to you, but in case you missed it. What about behavioral health? Specifically, will there be any access to outpatient psychiatric services?	Jo Cully	jocully@yahoo.com	live answered	1/18/2022 18:20	1/18/2022 19:17
26	find a more industrial part of town for this	Ann E. Rossi	arossi@fusd1.org		1/18/2022 18:20	
27	To your knowledge, when working with the city on traffic management, is there a future plan to connect 4th street to JW Powell in order to aid in a more direct route from the east side of town? **Answer: Flagstaff's future plans call for this future connection regardless of this development.**	Jason	Jpt75@nau.edu	live answered	1/18/2022 18:21	1/18/2022 18:43
28	How much water will the hospital pull from the wells at Fort Tuthill? **Answer: The project will be part of Flagstaff's water distribution scheme.**	Maren	yo@gmail.com	live answered	1/18/2022 18:21	1/18/2022 18:44
29	Hi, thank you for the presentation. This will become a gateway feature for our community and the largest structure we've seen in Flagstaff. Will you please speak to the architecture and materials? **Answer: NAH will try for a mountain modern look. The Applicant is also trying to point views towards the peaks.**	Julie Leid	julie@peakegr.com	live answered	1/18/2022 18:21	1/18/2022 18:44
30	Has there been any consideration regarding the integration of renewable energy and recycling at the new facility? **Answer: The Applicant is looking into renewable energy but no decisions have been made. This is still an early phase of the overall design.**	Paula	paula.mcallister@nahealth.com	live answered	1/18/2022 18:22	1/18/2022 18:47
31	Last I heard the hospital had 800+ open positions. If this wellness village is larger, what is the plan to staff this so the community is taken care of safely? **Answer: NAH can take care of more patients with the same amount of staff with the updated facility. Also, the new facility will allow NAH to better attract and retain talent**	RS	rhiannio@hotmail.com	live answered	1/18/2022 18:23	1/18/2022 18:47
32	wellness retreat open to anyone free? **Answer: Yes.**	Ann E. Rossi	arossi@fusd1.org	live answered	1/18/2022 18:23	1/18/2022 18:50
33	What study will be done regarding impact of any preexisting wildlife corridor? **Answer: The Applicant has not done anything yet but that is something the Applicant is open to hearing more about.**	Little Lot Farm	christina.raynsford@gmail.com	live answered	1/18/2022 18:24	1/18/2022 18:51
34	how will access from Mountain Dell subdivision be handled? **Answer: Beulah will be widened but the existing street off Buelah accessing Mountain Dell will remain.**	Anna Whorton	annaxwhorton@gmail.com	live answered	1/18/2022 18:24	1/18/2022 18:57
35	What are your plans for the homeless population that is released from the emergency department and where they will be going? How will you keep them from wandering around in the woods around your hospital property and the adjacent neighborhoods? **Answer: Public transit and/or a shuttle service.**	Prairie Home	shaina.raynsford@gmail.com	live answered	1/18/2022 18:24	1/18/2022 18:57
36	What do you see as the negative impacts on the community from your wellness center? **Answer:That some physicians/employees may have bought specifically to be close to the old campus.**	Maren	yo@gmail.com	live answered	1/18/2022 18:24	1/18/2022 18:52
37	Has there been any consideration of Dark sky lighting? **Answer: Yes, the Applicant is holding meetings with the naval observatory and will likely hire a dark sky consultant.**	Daniel Greenspan	dan@dangreenspan.com	live answered	1/18/2022 18:25	1/18/2022 18:46
38	What about all of the toxic chemicals that hospitals use? **Answer: NAH has a toxic chemical waste program to handle that waste.**	Ann E. Rossi	arossi@fusd1.org	live answered	1/18/2022 18:25	1/18/2022 18:58
39	It's nice that you are actively coordinating these things, but you should share the findings with the community.	Maren	yo@gmail.com	live answered	1/18/2022 18:25	1/18/2022 18:58
40	FMC struggles to staff the current size of the hospital. How do you expect to staff a bigger hospital?	Maren	yo@gmail.com	live answered	1/18/2022 18:26	1/18/2022 18:54
41	Have you requested numbers for current calls for service from FPD regarding the trickle effects of ETOH transients and patients leaving AMA in the surrounding hospital area, specifically trespass, disorderly conducts, and assault? Will this potential safety issue for neighborhoods in close proximity be addressed?	Sonia K	soniazipkin@hotmail.com	live answered	1/18/2022 18:26	1/18/2022 18:58
42	Why is so little housing (177 units) planned to be included? With the magnitude of Flagstaff's housing crisis, more housing would be a huge community benefit. And having more housing within walking distance of one of Flagstaff's biggest employers would help address traffic issues. **Answer: The 177 unit propsal is a minimum. NAH will try to maximize housing on the site while still being able to bring on the other development partners needed for the area.**	Tyler	Tyler.b.denham@gmail.com	live answered	1/18/2022 18:27	1/18/2022 18:59

43	What will you do to ensure ingress and egress for exising homeowners off Purple Sage. We should not have to wait each and every time we leave our properties. We have kids to pick up, appts to make and we don't have extra time in our day to worry about how long we'll be held up on a road that has always been very low traffic impact. For example, my husband 's employer is UNFORGIVING for any late arrivals. He has 1hr 30 min to get to winslow...30 minutes from call time to hitting I17/pulliam airport rd. He can't account for potential delays that may or may not exist. He doesn't have any set time as to when he'll be going to work, so any delay for him could be catostrophic...what is the plan to ensure we don't have to deal with. When we purchased our home, we purchased for quiet and ease of access. **Answer: NAH will make sure that those residents have safe and effective ingress and egress during construction.**	Stacey Bullmore	bullmoremom@yahoo.com	live answered	1/18/2022 18:27	1/18/2022 19:00	
44	Are you using local artists **Answer: Yes (although NAH is far awar from putting in its art program).**	Ann E. Rossi	arossi@fusd1.org	live answered	1/18/2022 18:28	1/18/2022 19:02	
45	In spite of a "traffic impact analysis", real time, real life shows a significant strain on that area (think back to Guardian Air days when Flag fire could not access the area due to quantity of traffic). Other examples, County Fair days, Music Events, rodeo. Why isn't an anticipation of true impact of traffic being considered? Four lanes on Beulah? Where do those extra two lanes get developed?	Little Lot Farm	christina.raynsford@gmail.com		1/18/2022 18:30		
46	When will the city decide if they will allow the rezoning for the properties? **Answer: The City is still doing a substantive review of the application. After that it will go to Planning and Zoning and then to City Council.**	Maren	yo@gmail.com	live answered	1/18/2022 18:30	1/18/2022 19:02	
47	How is this project going to impact this area of Flagstaff as a Dark Sky City?	Little Lot Farm	christina.raynsford@gmail.com	live answered	1/18/2022 18:30	1/18/2022 18:55	
48	Just to clarify: the NAH COVID dashboard for FMC right now states 54 pts that are positive. Not 90. https://www.nahealth.com/covid-19-resources	RS	rhiannio@hotmail.com	live answered	1/18/2022 18:31	1/18/2022 19:03	
49	not a question, just a suggestion that you may want to look at putting some apartments that are more affordable on your site for nurses, so you can keep them.	Diane Wickber	anglsgft@aol.com		1/18/2022 18:34		
50	Right now when a patient without transportation is released, they are in walking distance to public transportation. What will happen at the new location in these circumstances?	Little Lot Farm	christina.raynsford@gmail.com		1/18/2022 18:34		
51	When will the city vote on the rezoning?	Maren	yo@gmail.com		1/18/2022 18:38		
52	Two part question:	Mitch Martens	mitch.martens@nahealth.com		1/18/2022 18:40		
53	Can you make sure that Trader Joe's is included in the commercial portion of the plan? **Answer: A healthy grocer is on the target list.**	Ben	bschmidt22@yahoo.com	live answered	1/18/2022 18:40	1/18/2022 19:04	
54	1) What excites you most about this project? 2) What stresses you out most about this project?	Mitch Martens	mitch.martens@nahealth.com		1/18/2022 18:41		
55	Are any of you who are doing the planning and construction of this project long time residents of the area? Have you all moved here for this project? **Answer: Josh is not a longtime resident but moved to Flagstaff to raise his family, not specifically for this project. Whitney is a longtime Flagstaff resident. Further, the design team consists of local firms.**	Maren	yo@gmail.com	live answered	1/18/2022 18:41	1/18/2022 19:05	
56	Several of the ancillary facilities (Bone and Joint, North Country to name couple) will no longer be in close proximity to the hospital. How do the medical providers feel about this proposed project? **Answer: It depends on the practicioner. NAH is still looking into how some of these practicioners will follow NAH to the new campus.**	CConnie	conniegig@gmail.com	live answered	1/18/2022 18:42	1/18/2022 19:06	
57	Will guardian air maintain their base on the mesa off Cedar? **Answer: Yes.**	Maren	yo@gmail.com	live answered	1/18/2022 18:43	1/18/2022 19:06	
58	Is this area going to be annexed into Flagstaff City?	Suzanne McMillan	3641ancient@gmail.com	live answered	1/18/2022 18:44	1/18/2022 19:07	
59	For clarification: The ambulances are so busy that they do respond from the hospital to their calls and they do respond code 3. I'm just wondering what those statistics are.	RS	rhiannio@hotmail.com		1/18/2022 18:44		
60	Thank you for answering all the questions. And for hte many meetings. I have met with Steve and I appreciate the work in reaching out to all of us. I want to simply comment that the hospital is not the problem. I trust what you say is true. It's the development that this is opening the door to. Please keep that in mind as the hospital manages the growth in this area on your land.	Bryan Cooperrider	bryan@cooperrider.org	live answered	1/18/2022 18:44	1/18/2022 19:16	
61	The staffing problem has been going on for a long time, not since the pandemic. In 2004 FMC built a PICU. They couldn't open it for months due to staffing. It's been a problem for a long time. Does NAH expect to rent out all of the facilities at the wellness center and collect rent. Is that part of the draw to have so many additional buildings?	Maren	yo@gmail.com	live answered	1/18/2022 18:50	1/18/2022 19:16	
62	Are you open to the possibility of including more housing on site to reduce the number of employees that have to commute to work? **Answer: Yes.**	Tyler	Tyler.b.denham@gmail.com	live answered	1/18/2022 18:50	1/18/2022 19:08	
63	consult with Arizona Game and Fish	tantol	Tantol@flagstaffaz.gov	live answered	1/18/2022 18:51	1/18/2022 19:09	
64	there are loud concerts that occur at the fort Tuthill amphitheater. the music can be heard from miles away, deepening on wind direction. we certainly don't want our music and cultural events to be curtailed, as they are part of what makes Flagstaff fabulous. just curious how you are planning for noise like these concerts. **Answer: NAH will look into acoustical mitigation on the design end.**	Carol	rare_jewel@rocketmail.com	live answered	1/18/2022 18:54	1/18/2022 19:09	
65	Has NAH considered the residents in Purple Sage and Mountain Dell who chose to live in the spots they do to avoid living near developments like this? They may have chosen their land knowing that they were living by an area zoned "residential rural" and now you are a requesting a rezone and affecting many people who planned to live in a residential rural area who are now going to be living near an over 100 acre wellness center. **Answer: The Regional Plan calls for a suburban activity center in the area.**	Maren	yo@gmail.com	live answered	1/18/2022 18:54	1/18/2022 19:10	
66	Is NAH concerned with the volume of transients that will now be dc'd into the forest and into the surrounding neighborhoods? How will NAH address this concern? **Answer: NAH is working with local municipalities. Also, NAH has a robust leadership team that can handle this. This is not a site specific issue, if it were an issue it would also be an issue at the current campus.**	RS	rhiannio@hotmail.com	live answered	1/18/2022 18:56	1/18/2022 19:12	
67	As a Flagstaff resident and someone who hopes to retire and enjoy the rest of my life here, I am excited about this project and appreciate that NAH is wanting to extend the quality of my life. Thank you.	Mitch Martens	mitch.martens@nahealth.com	live answered	1/18/2022 18:57	1/18/2022 19:16	
68	Will the land north of the "power corridor" ever be developed? Or is this not usable? Land between NAH and Mountain Dell Rd **Answer: Anything north of the proposed monument sign is not NAH property.**	Ben	bschmidt22@yahoo.com	live answered	1/18/2022 19:03	1/18/2022 19:14	
69	You mentioned working with Mountain Line for transport and hoping that will be a valid option for transport in the future- but even right now Mountain Line has a route down due to staffing. What is the back up plan in the event that Mountain Line doesn't pan out? **Answer: NAH would probably look at a shuttle service or other alternative transit options.**	RS	rhiannio@hotmail.com	live answered	1/18/2022 19:05	1/18/2022 19:15	
70	I really hope that there will be outpatient private healthcare psychiatrist services. The hospital doesn't have that now.	Jo Cully	jocully@yahoo.com	live answered	1/18/2022 19:05	1/18/2022 19:16	
71	Who will your housing be targeted toward? I heard that the hospital is actively bringing foreign nurses here to work, will that housing be for those foreign nurses or for residents of Flagstaff? **Answer: It is too early to fully answer this. NAH's intention is not to restrict all of the housing for NAH employees.**	Prairie Home	shaina.raynsford@gmail.com	live answered	1/18/2022 19:09	1/18/2022 19:16	live answe ######## ########
72	What is your Plan B if rezoning isn't granted? **Answer: NAH would look at a conditional use permit for just the hospital aspect of the project.**	CConnie	conniegig@gmail.com	live answered	1/18/2022 19:15	1/18/2022 19:17	
73	Comment: I heard that NAH will NOT have facilities remaining in town (examples: ED/urgent care, lab, radiology, etc). I hope you will reconsider this, given the inconvenient/distant location of the future hospital, especially for residents on the East side of Flagstaff, and the great number of residents living East of town (especially the reservation). Please don't expect us to drive South of town just for a blood-draw, etc. **Answer: The new campus for most patients will be a quicker commute. Also, there will still be primary care and lab draw in various areas throughout the City.**	BM	becca.marlatt@gmail.com	live answered	1/18/2022 19:16	1/18/2022 19:16	
74	How many call for service have been reported in relation to discharged transients from the hospital? I continue to ask for specifics because some nights Flag PD only has 5 officers to cover the entire city. The hospitals current location is centrally located and easy for them to respond to calls. The new proposed area typically does not experience many calls for service and would take longer for officers to respond to.	Sonia K	soniazipkin@hotmail.com		1/18/2022 19:17		
75	Is NAH concerned with possibly building a bunch of buildings and not being about to find tenants? There are many housing developments in Flagstaff with intended commercial use on lower levels and most of them are empty. Or will you not build a building without a planned tenant? **Answer: NAH will partner with development partners that will do due diligence on that. This is not a "build it and they will come" project. That is why there is a phasing element of the project.**	Maren	yo@gmail.com	live answered	1/18/2022 19:17	1/18/2022 19:20	
76	Conditional use permit is still a discretionary review and requires approval before the Planning & Zoning Commission through a public hearing. The height limit in the Rural Residential zone is 35 feet.	tantol	Tantol@flagstaffaz.gov	live answered	1/18/2022 19:20	1/18/2022 19:22	
77	Thank you for the information. The presentation is larger than the last one I attended. I understand that FMC wants to grow and feels they need a larger space. As a long time resident in Flagstaff, I appreciate that Fort Tuthill is a recreation area and it seems like this area should remain recreation and open space. Development in general is hard to accept in this part of town. Hospitals are city infrastructure.	Maren	yo@gmail.com		1/18/2022 19:22		
78	Is there enough parking designed or will a parking garage be in future plans? **Answer: NAH has performed an extensive parking analysis. It is above and beyond code requirements. There will be a parking garage and surface parking.**	Ben	bschmidt22@yahoo.com	live answered	1/18/2022 19:22	1/18/2022 19:25	
79	Right now the current hospital is approx 15 mins away from everyone in town. With the new building proposal, Cheshire, Baderville or even the Snowbowl travel time is going to be extended significantly, especially with travel down Milton. Will you be working with ADOT to fix these issues as well now? Call time for surgeons and staff may be longer than the required 20-30 mins time. **Answer: There may be future plans in terms of connecting 180 to I-40. NAH is working with the City and County to address traffic concerns.**	RS	rhiannio@hotmail.com	live answered	1/18/2022 19:24	1/18/2022 19:25	
80	For you guys who live off Snowbowl Road and in Lakewood estates, try to consider learning that a new, over 100 acre wellness center, would now be built within 1/2 a mile of what you thought was going to be a nice quiet place for you to live.	Maren	yo@gmail.com		1/18/2022 19:25		
81	Dr. Feuquay and others very clearly stated in an employee forum (and perhaps in a newspaper article) that NAH would NOT keep in town services (ED/urgent care/lab/etc). Good to know that apparently this has been reconsidered.	BM	becca.marlatt@gmail.com		1/18/2022 19:28		
82	My family truly commends NAH for their significant efforts to ensure that they provide appropriate access for our community and our region. This is greatly needed and long past due. 5 members of our family work or have worked for NAH over the past 25+ years. We are also community members and CHOSE Flagstaff for so many reasons; like many of the rest of our community but we also are healthcare providers....who struggle to care for our community and region in our current facility. It is extremely difficult and heartbreaking to have the significant limitations our physical facility forces upon us. It wears on the healthcare system and the providers when you can't do your work efficiently and provide the necessary critical care for your community. NAH has made so many efforts to try to make the current facility work as long as possible. We have outgrown and need change. Our community is important to us which includes providing healthcare and keeping us healthy. Thank you all for you hard work.	Lindy Parker	linda.parker@nahealth.com		1/18/2022 19:29		

EXHIBIT P

January 6, 2022 Chat Log

17:29:57 From Mike Mills to Everyone:
Welcome, we'll give folks a moment to get in and we'll get started at 5:31. Thanks for joining!
17:30:18 From Casey Modrell to Hosts and panelists:
Are we all muted?
17:30:34 From Steve Eiss - VP Construction & Real Estate to Hosts and panelists:
yes
17:30:55 From Mike Mills to Everyone:
Everyone is in listen only mode and your cameras are turned off and not available by default
17:31:14 From Casey Modrell to Hosts and panelists:
thank you
17:31:19 From Mike Mills to Hosts and panelists:
ready for me to stop share for you to do intro Whitney?
17:31:29 From Steve Eiss - VP Construction & Real Estate to Mike Mills(Direct Message):
I am
17:31:30 From Whitney Cunningham to Hosts and panelists:
yes
17:32:40 From Mike Mills to Hosts and panelists:
40 on at the moment, half-ish are NAH Employees
17:32:50 From Josh Tinkle, NAH Chief Operating Officer to Mike Mills(Direct Message):
Great!
17:39:16 From Mike Mills to Hosts and panelists:
That QR goes to AWD Law file serve site, is that correct?
17:39:24 From Steve Eiss - VP Construction & Real Estate to Mike Mills(Direct Message):
yes
17:39:40 From Whitney Cunningham to Mike Mills(Direct Message):
yes
17:42:18 From Josh Tinkle, NAH Chief Operating Officer to Mike Mills(Direct Message):
I would assume not… I also see a spelling error on the second slide
17:55:49 From Michael Skaggs to Hosts and panelists:
We are so excited to have such a state of the art facility in our community. Thank you for making this a reality for Northern Arizona.
17:58:52 From Josh Tinkle, NAH Chief Operating Officer to Michael Skaggs and all panelists:
Thank you for your support!
18:19:55 From Colonel William Montgomery to Hosts and panelists:
Will there be plans for sound reduction walls, similar to what is next to major roads in Phoenix, to minimize the increase in noise and traffic to both Ponderosa Trails and University Heights?
18:20:34 From Mike Mills to Colonel William Montgomery and all panelists:
Hello, you can copy and past this into the Q&A area, that will ensure the panelists see it. Thanks
18:20:40 From Mike Mills to Colonel William Montgomery and all panelists:
paste*
18:35:29 From Mike Mills to Everyone:
Questions and Concerns after our time together this evening can be sent to questions@nahealth.com

18:38:13 From Michael Skaggs to Hosts and panelists:
Hotel I feel is needed for our large amount of out of town patients. Patients drive 3 hours from places like Chinle or Fort Defiance to be with their loved ones undergoing procedures. A hotel on site would be ideal.

18:54:43 From Mike Mills to Josh Tinkle, NAH Chief Operating Officer(Direct Message):
where's the typo?

18:54:52 From Josh Tinkle, NAH Chief Operating Officer to Michael Skaggs and all panelists:
Next slide

18:54:59 From Josh Tinkle, NAH Chief Operating Officer to Michael Skaggs and all panelists:
I think it says NAZ vs NAH

18:55:17 From Josh Tinkle, NAH Chief Operating Officer to Mike Mills(Direct Message):
Next slide I think it says NAZ vs NAH

18:56:01 From Mike Mills to Josh Tinkle, NAH Chief Operating Officer(Direct Message):
found it, correct you are. Corrected

January 18, 2022 Chat Log

17:30:23 From Mike Mills to Hosts and panelists:
Ready now or wait till 5:31
17:30:25 From Mike Mills to Hosts and panelists:
?
17:30:32 From Josh Tinkle, NAH Chief Operating Officer to Hosts and panelists:
531
17:30:34 From Steve Eiss - VP Construction & Real Estate to Mike Mills(Direct Message):
5:31
17:30:46 From Mike Mills to Everyone:
We'll get started in one minute
17:30:53 From Mike Mills to Everyone:
Thanks for joining this evening!
17:31:22 From Mike Mills to Hosts and panelists:
Ready Whitney?
17:35:40 From Mike Mills - NAH IT Manager to Everyone:
questions@nahealth.com
17:53:31 From Bryan Cooperrider to Hosts and panelists:
Will the hospital remain in County, or will it become part of the City?
17:55:32 From Mike Mills - NAH IT Manager to Bryan Cooperrider and all panelists:
Hi Bryan, please copy/paste your question into the Q&A area to ensure the panelist see it and can respond. Thanks!
18:16:08 From Daniel Greenspan to Hosts and panelists:
How will the new hospital affect sewage and water needs, and what implications are there for Flagstaff's future resource use because of the larger campus + continued utilization of the old campus in some form?
18:19:08 From Josh Tinkle, NAH Chief Operating Officer to Hosts and panelists:
Mike slide 10 please
18:20:06 From Stacey Bullmore to Hosts and panelists:
What are you going to do to ensure that residents that live off Purple Sage road. My husband CAN NOT be late to work. The railroad is unforgiving of time and he has only 1 hr 30 min to get to Winslow from our house. that means he only has 30 minutes to get ready and get to the I40 right by our house…what will be in place to ensure existing residents will be able to get out with NO delays! This is true for dr appts., picking up kids…any scheduled time that we won't be able to "estimate" for time sitting in construction. I didn't purchase out here to then have to deal with this imposition.
18:20:25 From Mike Mills - NAH IT Manager to Hosts and panelists:
Whitney, when you ask a question, you can click on Answer Live and then you can click answered once done and the question will go into the Answered category
18:20:49 From Stacey Bullmore to Hosts and panelists:
And I see I deleted some of my text. What can you do to ensure our access to 89A and the freeway so that we have no delays getting out of here.
18:21:10 From Mike Mills - NAH IT Manager to Stacey Bullmore and all panelists:
Hi Stacey, please copy/paste your question into the Q&A area to ensure the panelist see it and can respond. Thanks!
18:30:50 From Maren to Hosts and panelists:
I can't believe how picky this panel is on what questions they will answer.

18:31:51 From Mike Mills - NAH IT Manager to Everyone:
We've got over 35 questions in the queue, thanks for typing in your questions!
18:34:45 From Bryan Cooperrider to Hosts and panelists:
We received a letter. Thank you
18:34:51 From Maren to Hosts and panelists:
Carol, I live in ponderosa trails and my HOA sent notices about the meetings. The AZ Daily sun also posted about it in an article.
18:36:21 From Maren to Hosts and panelists:
They had some meetings last year too. This meeting has more information and they are being more careful about making everything sound really wonderful. In my opinion, there are many negative things about the hospital moving to this location and they don't talk about that in the presentations.
18:36:49 From Mike Mills - NAH IT Manager to Everyone:
Bryan and Maren, thanks for confirming receipt of the letters.
18:37:23 From Maren to Hosts and panelists:
Why can't community members see all of the comments?
18:37:44 From Maren to Hosts and panelists:
I can only see comments by the panelists. I'd rather see what my community members think.
18:38:42 From Maren to Hosts and panelists:
Does your panel regulate who can see comments? That's too bad.
18:40:40 From Maren to Hosts and panelists:
At the last meeting I attended, I could see all the comments from all attendees. There was a benefit to that.
18:42:01 From Mike Mills - NAH IT Manager to Maren and all panelists:
We want to keep this forum to Q&A and allow people to have their own opinions. Thanks
18:42:29 From Maren to Hosts and panelists:
That's unfortunate to regulate the communities comments on the topic.
18:46:59 From Kristen Marie Waring to Hosts and panelists:
Thank you for hosting yet another meeting and answering our questions! Seems like a well-designed and thoughtful project, with side benefits as well. Glad to hear you are working with the GFFP on the forestry side of things.
18:51:33 From Mike Mills - NAH IT Manager to Everyone:
questions@nahealth.com
18:52:05 From Josh Tinkle, NAH Chief Operating Officer to Kristen Marie Waring and all panelists:
Thank you Kristen
18:52:17 From Maren to Hosts and panelists:
Are you concerned about seeing negative comments from community members?
18:55:25 From Maren to Hosts and panelists:
Do you post all questions and comments or only the ones you have chosen to address?
18:55:36 From Maren to Hosts and panelists:
I'd like to read all comments and questions from my community.
18:56:32 From Maren to Hosts and panelists:
I think you are limiting showing public comments so we can't interact. The previous meeting I attended the community members were able to comment to each other.
19:27:15 From Maren to Hosts and panelists:
Much of that traffic on Milton goes to the hospital and will then be moved down to Fort Tuthill area.

19:30:14 From Suzanne McMillan to Hosts and panelists:
thank you for holding this ZOOM.

EXHIBIT Q

Question Report
Report Generated: 10/10/2022 20:13
Topic

	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Question
NAH Health Village - Neighborhood Meeting	968 5121 6507	10/10/2022 17:40	149	86

Question Details

#	Question	Asker Name	Asker Email	Answer	Question Time	Answered Time
1	Will this encroach on mt Dell? Will there be a lot of helicopters and ambulance traffic A: No, there is a buffer of non-NAH owned land between the proposed development and Mt. Dell. There will be less helicopter traffic over Mt. Dell coming from the south and more helicopter noise coming from the north. NAH expects that there will be no noticeable difference in overall helicopter traffic. The Guardian base is already at the airport. As for ambulance traffic, there will be increased ambulance traffic, however, ambulances only travel to the hospital with lights and sirens on about 3% of the time.	Dave Russell	'-	live answered	10/10/2022 18:07	10/10/2022 18:57
2	What is NAH's plan for staffing the new hospital? A: The updated state-of-the-art facilities, as well as the ability to expand clinical options, will help NAH to attract and retain talent that would otherwise not want to work at an outdated facility. Medical staffing has been an issue nationwide since the pandemic began, however NAH has seen the labor market start to normalize. Finally, the new hospital will be more efficient from a staffing perspective.	AB	'-	live answered	10/10/2022 18:23	10/10/2022 19:00
3	Pleased define an "activity center." A: An activity center is typically a community hub which features residential, commercial, retail, and dining uses.	Cathy Ransom for House AZ LD1	'-	live answered	10/10/2022 18:24	10/10/2022 18:27
4	Very worried about traffic flow on 89a and purple sage as being a primary entrance and exit to current residents west of proposed area, also how this build will affect fort tut hill as a recreation and event venues A: Beulah will be widened to help handle increased traffic flow. The Applicant has performed an exhaustive traffic impact analysis to help determine the traffic mitigation measures needed. The proposed development will not impact Ft. Tuthill as a recreation and event venue.	Bullmore	'-	live answered	10/10/2022 18:25	10/10/2022 19:04
5	Is there any building in town, including on the NAU campus that is 160' for a comparison.	CC Dems	'-	live answered	10/10/2022 18:36	10/10/2022 19:01

	A: No, the largest building on NAU's campus is the Sechrist dorms which are 109' tall. Also, the actual built elevation for the hospital will be slightly under 140' and only the patient towers (approximately 15% of the hospital's footprint) will exceed the Code's height limitations.					
6	1) Why after all this design are the diagrams, computer images not reflecting what the new infrastructure will look like? One would expect a clearer picture of roads, realignments A: The Applicant has provided all attendees with access to the complete application package which has all diagrams and renderings. Please access https://www.nahealth.com/expansion.	Bill Weaver	'-	live answered	10/10/2022 18:42	10/10/2022 19:04
7	TIA report shows need for 4 lanes on JW Powell bridge over I-17and new roundabout at NB I-17 exit. New bridge over I-17 currently under design for bid in late 2023. Has number of lanes been coordinated with ADOT? A: The Applicant is working with ADOT to coordinate the number of lanes for the new bridge.	George	'-	live answered	10/10/2022 18:52	10/10/2022 19:07
8	Any consideration by City or NAH to extending JW Powell to Butler/ 4th St to provide a more direct access to hospital from the east side? A: This is a plan for the City in the future and there is a proposed plan to run JW Powell under I-17 to connect to Beulah. This will still be possible with the proposed development.	George	'-	live answered	10/10/2022 18:54	10/10/2022 19:06
9	What about increasing the water and sewer infrastructure? A: Water and sewer infrastructure improvements were made several years ago that can support the project.	Dave Russell	'-	live answered	10/10/2022 18:56	10/10/2022 19:11
10	NAH has made a compelling case for a new hospital and ambulatory care center. However, there are many people who feel that NAH has NOT made the case for the additional development of the new housing, dining, retail, grocery, lodging, conference center and health-wellness village. Those additional "non-hospital/ambulatory" care aspects will add a significant amount of traffic, light, noise to what will already be a massive new amount of those elements added to this area of Flagstaff from just the new hospital and ambulatory care facilities. Please, offer NAH's justification for the additional non-hospital/ambulatory, Heath A: NAH's vision for the entire development is health centered. The Health Village concept will allow NAH to move from a "sick-care" model to a "well-care" model which is a trend in healthcare nationally.	Mitch Strohman	'-	live answered	10/10/2022 18:56	10/10/2022 19:16
11	Can you talk about the impact of this investment to the Verde Valley Medical Center? A: Health Village will not pose an impact to the Verde Valley Medical Center. NAH is comitted to continuing to invest in the medical offerings in the Verde Valley.	Mike Martinell	'-	live answered	10/10/2022 18:57	10/10/2022 19:07
12	What is the plan to manage traffic on Beulah? Are there plans to add lights/stop signs/roundabouts at the entrances to Mountain Dell and University Heights? A: Beulah will be widened to 4 lanes to help manage traffic. The traffic impact analysis recommends traffic mitigation measures at these entrances however the actual mitigation measure (turn lanes, stop lights, signs, etc.) will be determined in the design process.	Michelle Kearney	'-	live answered	10/10/2022 18:57	10/10/2022 19:09

13	What was the response from the Verde Valley Mayors, Managers, Supervisors and the VV Tribal leadership? How are you addressing concerns of loss of care in the Verde Valley? A: There will not be a loss of care in the Verde Valley, NAH will continue to invest in the Verde Valley area. The new hopsital will also be a benefit for those within the Verde Valley as it expands the clinical offerings for the region.	Cathy Ransom for House AZ LD1	-	live answered	10/10/2022 18:57	10/10/2022 19:10
14	Will a nursing school be part of the process, for example through NAU or another academic group? A: NAH cannot speak to what NAU plans to do. However, NAH has been in discussions with NAU and CCC to discuss partnerships, including a nurse simulation program offering.	rruchti	-	live answered	10/10/2022 18:58	10/10/2022 19:11
15	Will you put all of NAH's committments to the city and the community in writing within the Development Agreement that provides specific details and NAH fiscal committments? A: The Development Agreement will detail NAH's commitments regarding mitigation measures for traffic, fire, transit, and other areas related to the project. These commitments are also detailed throughout the application documents	Michele James	-	live answered	10/10/2022 19:00	10/10/2022 19:15
16	Idea of new campus and state of the art equipment has helped operations recruit vital staffing positions A: NAH is confident that the new facilities will continue to help attract and retain talent.	Matt Sena	-	live answered	10/10/2022 19:01	10/10/2022 19:18
17	With up to 10000 new jobs over the next 20 years due to this development, what is the expect demand for new housing units in the Flagstaff metro area? A: The 10,000 job figure includes jobs related directly to construction. The full time job creation from the development will be much lower. However, the development will include 315 residential units and NAH believes that this development may spur future development on large tracts of residential land to the west of NAH's property.	Paul Saint-Pierre	-	live answered	10/10/2022 19:01	10/10/2022 19:18
18	What planning have you done and conclusions you've reached regarding the impact on traffic on Milton Rd and 89 A/ Beulah Blvd which are already seriously overcrowded? A: The Applicant has performed an exhaustive traffic impact analysis (which can be found in the applciation documents) which shows the projected increase in traffic on Beulah. To address any impacts Beulah will be widened. Traffic on Milton may be mitigated from this development as it pulls traffic from Milton from people traveling to the hospital from the south.	pattie boyer	-	live answered	10/10/2022 19:01	10/10/2022 19:20
19	With Apricus micro hospital on hold, why did you sign a long term lease for that space on Switzer Mesa if you are going to build this new facility? Seems like you have plenty of space in proximity to buildings you have. Is it true NAH offered the existing campus to NAU and it was refused? A: NAH did not offer its existing campus to NAU. NAH will continue to provide certain medical offerings throughout the City.	Bill Weaver	-	live answered	10/10/2022 19:03	10/10/2022 19:21

20	What is the plan for discharging intoxicated patients at all hours from the ER with an elementary school near by & woods surrounding most of the campus? A: This is a problem no matter where the hospital is located. This is a problem at the current location as well. However, the new propsoed emergency department will have a space dedicated to intoxicated patients. The goal will be to have the ability to better manage intoxicated patients.	Danielle Hale	'-	live answered	10/10/2022 19:03	10/10/2022 19:20
21	Remind us -- who will be authorized to utilize the housing in the NAH plan? A: The residential units will be open to anyone	diane	'-	live answered	10/10/2022 19:03	10/10/2022 19:17
22	What's NAHs plan to integrate state-of-the-art technology? Can you identify today what that might look like? You've talked about the current facility being 'old and tired'... Is it NAHs plan to be an industry leader in Arizona relative to technology in the new facility? A: NAH plans to integrate state of the art technology to modernize its facilities. Details are not finalized but the Applicant would be willing to discuss with anyone what this will likely look like and the Applicant can provide examples of technology offerings that will be implemented.	Executive	'-	live answered	10/10/2022 19:03	10/10/2022 19:26
23	Our population is in Flagstaff, where will the ambluances origionate from? Time is impt. A: NAH will not be moving its current three stations from which ambulances originate. Accordingly, the proposed move will not have any impact on response times from the station house to the emergency scene.	Susan Golightly	'-	live answered	10/10/2022 19:03	10/10/2022 19:25
24	How many feet do you calculate per story for a 5 story building? A 160 ft building sure seems it would be a lot more than 5 stories. A: The patient tower will actually be 7 stories. However, hospitals typically have taller floor-to-floor heights than other buildings due to the amount of duct work and infrastructure needed to support operations. For example, floor-to-floor height on the patient tower floors will be approximately 15'. Finally, as stated above, the actually built elevation will be slightly lower than 140'.	pattie boyer	'-	live answered	10/10/2022 19:04	10/10/2022 19:22
25	Will NAH reach an agreement with adequate fiscal committments (and put in writing in the Development Agreement) for the short-term and long-term public transportation with Mountain Line prior to going to City Council for approval of the rezoning application? A: Whether this will be finalized before City Council is not clear. However, Mountain Line has been helpful in determining where stops and service should be for the new development. NAH is committed to meeting that level of service. Further, there is amble time between now and when the hospital is set to open in 2027 to reach an agreement on the specifics regarding transit. However, NAH is committed to offering transit and that will be outlined in the Development Agreement.	Michele James	'-	live answered	10/10/2022 19:04	10/10/2022 19:30
26	Please give an example of what could be present in the activity center. A: The Activity Center will be comprised primarily of the hospital and to the north of the hospital there will be at least 315 residential units and mixed use (for example, retail and restaurants that are supportive of the residential community).	Susan Golightly	'-	live answered	10/10/2022 19:05	10/10/2022 19:28

27	How will the Fire Dept obtain the equiptment needed to cover a building of this height. A: The development will generate millions of dollars that can be used for this purpose, however, the City (and the fire department) will need to decide how those funds are used.	Babe G	-	live answered	10/10/2022 19:05	10/10/2022 19:30
28	36 million gallons is correct - NOT 3.6 per Jared Mason A: N/A	Mike Saady	-	live answered	10/10/2022 19:05	10/10/2022 19:14
29	Who owns the land where the new facility and village will be built? If NAH has already acquired the land, from whom did they purchase the land? A: NAH acquired the land from a host of private owners.	sam	-	live answered	10/10/2022 19:06	10/10/2022 19:34
30	What type of traffic control is proposed (roundabouts, signals, etc.)? Is the increased traffic in University Heights during morning drop-off and afternoon pickup from Demiguel Elementary? A: The traffic impact analysis takes into consideration actual trips generated throughout various times of the day. The traffic control to be implemented has not been finalized.	Danielle Hale	-	live answered	10/10/2022 19:07	10/10/2022 19:40
31	It sounds like there are a number of issues that are still unsettled (although with good discussions ongoing). Things like traffic, public transportation, fire protection and commitments to future use of the current facility are very important to our community. When will these issues be put in writing and will that be prior to moving your proposal forward with planning and zoning and the council? A: NAH is confident that many of these questions will be answered during Planning and Zoning and City Council meetings. It is important to remember that we are talking about land use planning and not site planning.	Cathy Speirs	-	live answered	10/10/2022 19:07	10/10/2022 19:35
32	What is the expected capital investment ($$$$) burden on the shoulders of NAH, excluding the mixed use development improvements. Total NAH capital investment? A: NAH expects to expend just over $800 million on the hospital and ambulatory care center.	Paul Saint-Pierre	-	live answered	10/10/2022 19:07	10/10/2022 19:37
33	Where will the city water and sewer come from--along what route? A: It is already installed.	pattie boyer	-	live answered	10/10/2022 19:08	10/10/2022 19:33
34	With housing being at premium in Flagstaff. How much housing does NAH currently provide to its employees? How much will the new campus provide? A: NAH does not currently provide any housing to its employees. The new development will have at least 315 residential units which will be open for all, not just employees.	Jim Davis	-	live answered	10/10/2022 19:09	10/10/2022 19:34
35	Visually, it would be nice if the building materials could look like our mountain town: mai A: The Applicant has prepared architectural guidelines which address this concern. The devlopment will consist of mountain modern building designs.	Susan Golightly	-	live answered	10/10/2022 19:09	10/10/2022 19:37
36	Are you doing a traffic study for how this new location will affect Milton Road? A: Yes, the traffic impact analysis studies impacts to Milton (as well as impacts all the way to I-40 and Country Club).	CC Dems	-	live answered	10/10/2022 19:09	10/10/2022 19:38

37	Is there a possibility of a design compromise such as partial below grade buildings and a wider building footprint to minimize the overall building height? 160 feet high buildings does not seem to fit the overall northern Arizona scenes.	Rich	'-	live answered	10/10/2022 19:11	10/10/2022 19:43
38	:Malipai rock, wood, etc A: The actual built elevation will be slightly below 140'. Further, by utilizing the grade of the property, the overall building height does not visually look as tall as it is. This is shown in the viewshed anaylsis images that were provided during the presentation.	Susan Golightly	'-	live answered	10/10/2022 19:12	10/10/2022 19:37
39	SPeaking of traffic, how will the Mountain Dell entance be changed/protected? A: This was answered previously, see above.	Christina	'-	This will be included as any required mitigation in the final traffic impact analysis.	10/10/2022 19:13	10/10/2022 19:39
40	Do you think this development will trigger the development of residential areas west of the development site? Does traffic impacts consider the expansion of the residential areas? A: Yes, NAH does envision that this may trigger development west of the site. The City has also already anticipated development of those areas and accordingly it has future road networks that anticipate such development. NAH's traffic impact does not consider these future, unknown developments but when developed those future developements will perform their own traffic studies.	Paul Saint-Pierre	'-	live answered	10/10/2022 19:13	10/10/2022 19:38
41	The problems on Buleah will only be impacted by NAH. A: The traffic impact analysis takes this into consideration.	To	'-	live answered	10/10/2022 19:14	10/10/2022 19:42
42	Who owns the land where the new facility and village will be built? If NAH has already aquired the land, from whom did they purchase the land? A: This was answered previously, see above.	sam	'-	live answered	10/10/2022 19:14	10/10/2022 19:38
43	Hi. My name is Rachel and I am a nurse at FMC. I absolutely love caring for my patients and their families and hope to serve this community for many years to come. I strongly advocate for this new campus. This will greatly enhance my ability to care for my patients and their families. Please keep asking questions to understand how this will directly benefit our community and likely you and your family members when you seek care! A: Thank you for your input.	Rachel Modrell	'-	live answered	10/10/2022 19:14	10/10/2022 19:43
44	Why do you need all the other development you're proposing and not just stick with a hospital and allow other medical services to be scattered throughout Northern Arizona. A: The Health Village concept will allow NAH to move to a "well-care" model. There will still be medical services offered in other parts of town.	CC Dems	'-	live answered	10/10/2022 19:14	10/10/2022 19:44
45	How do you envision the development of the immediate close-in areas to the west and north of the site? A: This will be up to the future developers of that property as NAH does not own it. However, you can expect to see single family homes, townhomes, etc.	Paul Saint-Pierre	'-	live answered	10/10/2022 19:14	10/10/2022 19:41
46	When do you expect to start construction? A: Hopefully in Q2 of 2023.	Donny	'-	live answered	10/10/2022 19:16	10/10/2022 19:45

47	Are you asking for a rezoning before a specific plan or a development agreement? A: These are being requested at the same time.	CC Dems	'-	live answered	10/10/2022 19:16	10/10/2022 19:45
48	Is there anywhere I can see how many beds each department will have as well as planned amenities like LDRP beds, fancy equipment or increased capabilities besides the hyperbaric chambers? A: Some of these details are still being finalized. We are in the land use planning stage and some of these details are finalized in the site planning stage. However, please reach out directly to the Applicant to have a discussion regaridng what NAH envisions.	Danielle Hale	'-	live answered	10/10/2022 19:19	10/10/2022 19:46
49	New tech is taught in Medical Schools today. Upon graduation, docs want to practice as they have been taught. New tech brings better outcomes to patients. A: Thank you for your input.	Mike Martinell	'-	live answered	10/10/2022 19:19	10/10/2022 19:47
50	How can you justify a project larger than anything ever to happen in Flagstaff, a small town, or even Northern Arizona. A: This project is not just for Flagstaff. NAH's hospital is the only level 1 trauma center north of Phoenix. It is a regional hospital that services over 700,000 residents. Flagstaff makes up just about 10% of that population. As discussed in the presentiaton, the current campus is undersized and the new campus will help ensure NAH can continue to grow to accomodate growth in the region and ensure that NAH can continue to give the care the community deserves.	To	'-	live answered	10/10/2022 19:20	10/10/2022 19:47
51	Will you abandon the old Apercus space when the new hospital is built? A: No.	CC Dems	'-	live answered	10/10/2022 19:22	10/10/2022 19:46
52	I appreciate the involvement of F3 in hosting this presentation by NAH. Will F3 advocate for a delay in City Council voting on the 4 changes to the Regional Plan and rezoning until NAH releases its study on the inadequacy of the current facility? Also, will F3 insist on commitments from NAH for workforce housing and other community needs at the existing NAH campus before supporting the City agreeing to changes to the Regional Plan, zoning and entitlements for the new facility? Maury Herman A: This is a question for F3.	Maury Herman	'-	live answered	10/10/2022 19:24	10/10/2022 19:56
53	Could you tell us who NAH worked with from the CIty on the sustainabillty plan? It's my understanding that the last time NAH met with City Sustainability was several months ago and they had not approved anything at that time. A: NAH worked with Nicole Antonopolous and in its recent submittals NAH has not received any comments regarding sustainability and was informed the applications were approved from a sustainability perspective.	Michele James	'-	live answered	10/10/2022 19:24	10/10/2022 19:49
54	CoF Defines building height as measured from lowest adjacent grade to top of built element not inclusive of stair and elevator penthouses. A: N/A	Mike Saady	'-	live answered	10/10/2022 19:25	10/10/2022 19:47
55	Can you elaborate how the new hospital development is so important to containing the cost curve for medical services and to protect the mission for affordable care over the long term into the future ?	Paul Saint-Pierre	'-	live answered	10/10/2022 19:25	10/10/2022 19:48

	A: There will be less wait time and less overall time in the hospital which will decrease overall costs. Further, with increased staffing/labor efficiencies care costs will be decreased.					
56	Have you calcualated the time for the ambulance to pick up a patient in Baderville and then drive down Milton to get to the hospital? What is the expected time? A: There are different travel times to different areas of the region regardless of where the hospital is. However, there is no impact on time getting to the patient as the ambulance origination centers will not move.	mona	'-	live answered	10/10/2022 19:26	10/10/2022 19:49
57	Will the infrastucture improvements to the facility, ie water and sewer become available to the adjoining neighborhoods which were remote and rural--depending on wells etc become available to those neighborhoods. Previously those neighborhoods were denied services even though they were within city limits. A: Upsizing of infrastructure anticipates future growth needs on the surrounding areas.	pattie boyer	'-	live answered	10/10/2022 19:31	10/10/2022 19:50
58	There are NO current zoning laws in Flagstaff that will permit a functional hospital plan. A: N/A	Mike Saady	'-	live answered	10/10/2022 19:32	10/10/2022 19:50
59	There are several major out-patient medical facilities, such as Northern Arizona Surgicenter, that are located close to the current hospital campus, so they can be...close to the hospital in case of patient emergencies. How will moving the hospital to a location much further away from those out-patient facilities, impact the operations of those important parts of our community health care? What kind of input have you received from those out-patient operations?	Mitch Strohman	'-	live answered	10/10/2022 19:33	10/10/2022 19:52
60	Thank you Mitch Strohman! My exact concerns as well! A: NAH is exploring how some of these services can relocate to the new campus.	Dawn Dyer	'-	live answered	10/10/2022 19:34	10/10/2022 19:52
61	the current hospital can't develop due to land limitations... will the health and wellness village allow for necessary growth and spread so this problem doesn't occur again in the future? A: Yes. NAH has carefully designed the new hospital to ensure that it can last for decades and will allow room for growth. NAH anticipates that by the time the new location is not large enough to support the region there will be a need for additional facility locations.	Executive	'-	live answered	10/10/2022 19:35	10/10/2022 19:53
62	How will this impact rates and charges in the future? I know Guardain Air increased their rates 40%, And Trauma rates went up 213% or 3x A: NAH expects that the new hospital will decrease rates due to decreased time in the hospital, expanded and improved clinical offerings, and better labor efficiencies.	Guest	'-	live answered	10/10/2022 19:35	10/10/2022 19:52
63	For this new project, will there be a taxpayer obligation on residents or no? Aren't the dollars being raised thru other means? A: There will not be a taxpayer obligation.	Larry Kushner	'-	live answered	10/10/2022 19:35	10/10/2022 19:59
64	Is there a	Executive	'-	live answered	10/10/2022 19:36	10/10/2022 19:53
65	Is there a Plan B if, for some reason, the proposal is not accepted by the City of Flagstaff?	Executive	'-	live answered	10/10/2022 19:36	10/10/2022 19:53

	A: Hopefully this does not become an issue but if necessary NAH would explore just development of the new hospital and ambulatory care center.					
66	As an older community memeber will this new faclity better allow me to stay close to home for care versus having to treck to phoenix for specialty care A: Thank you for your input.	Matt Sena	'-	live answered	10/10/2022 19:37	10/10/2022 19:54
67	I want the viewers to be aware that I have submitted multiple questions and only 2 or three have been addressed. These people seem to pick and choose which questions they want to address. Perhaps they avoid the sticky ones?? A: All questions submitted were answered.	pattie boyer	'-	live answered	10/10/2022 19:37	10/10/2022 19:54
68	Great job by NAH to commit to providing housing as a part of the new campus. A: Thank you for your input.	Jim Davis	'-	live answered	10/10/2022 19:37	10/10/2022 19:54
69	Certan materials are not permitted to be used in critical facilities - such as a hospital. A: N/A	Mike Saady	'-	live answered	10/10/2022 19:37	10/10/2022 19:55
70	are you saying that your project is out of scale with the city? A: If the hospital serviced just the City then it may be out of scale. However, this is a regional hospital that services approximately 700,000 residents (Flagstaff makes up just about 10% of that population).	Mike Amundson	'-	live answered	10/10/2022 19:37	10/10/2022 19:56
71	There's a big difference between residential development and the business rezoing and commerical development that you are wanting A: The area was already designated as an activity center 10 years ago when the regional plan was developed. This would have included commercial development just on a smaller scale.	Mike Amundson	'-	live answered	10/10/2022 19:39	10/10/2022 19:56
72	If your plans are approved, when would construction start? A: Hopefully Q2 of 2023.	Michelle Kearney	'-	Q2 of 2023	10/10/2022 19:41	10/10/2022 19:57
73	So Banner spent $600 million to rebuild it entire Tucson campus which sees 2.5x the number of discharges...why is $850 million is appopiars A: Banner spent $440 million to build on its main campus. This was construction of a fourth patient tower and the budget was set in 2014. Here, NAH is planning on a completely new hospital which increases costs as compared to just the addition of a fourth tower and there have been substantial increases in construction costs between 2014 and now.	Guest	'-	live answered	10/10/2022 19:42	10/10/2022 19:58
74	Will construction be broken into multiple phases that allow local contractors to participate? A: Yes. In the presentation we showed a phasing plan which consists of four phases with phase one beginning in 2023 and phase four ending in 2040. NAH is committed to using local contractors and McCarthy has partnered with local contractor Loven Contracting as part of that effort.	pattie boyer	'-	live answered	10/10/2022 19:42	10/10/2022 19:59
75	Will you sell the undeveloped land you own in Switzer Mesa before you begin construction? A: There are no plans to sell this land. This may be an area where we can expand the Guardian.	CC Dems	'-	live answered	10/10/2022 19:42	10/10/2022 20:01
76	Has NAH considered buildling more affordable and attainable housing units to provide hospital staff housing that is under $500,000? This could go a long way in addressing staffing challenges.	Michele James	'-	live answered	10/10/2022 19:43	10/10/2022 20:01

	A: NAH is trying to make all the commitments it can in 2022 for something that is opening in 2027. However, the goal is to bring residential units at a good price point.					
77	Do you consider Dignity Health, with the expansion in Yavapai County, an organization that will build a similar facility in Northern Arizona that would complete with the proposed health and wellness village? A: Nah views Dignity Health as more of a partner than a competitor.	Executive	'-	live answered	10/10/2022 19:47	10/10/2022 20:02
78	This area was on standby evacuation last year because of fire. Are you making evacuation plans for such fires as part of your planning? If you don't think this is a concern, read about the fire in Paradise, California. A: Yes, there will be evacuation plans, just as there are for the current campus.	Mike Amundson	'-	live answered	10/10/2022 19:50	10/10/2022 20:03
79	I am excited for this new facility. My elderly mother got her COVID vaccine at your clinic. She lost her card. She called the clinic director last week and the director not only got her a new card but hand delivered it to my mother's home that evening. You can't get service like that in big cities! Thank you for planning for a facility to better support your staff and community. A: Thank you for your input.	Tom Cline	'-	live answered	10/10/2022 19:51	10/10/2022 20:03
80	How green will the facility be? A: The new campus will be more efficient than 80% of hospitals in the U.S. and energy consumption will be 50% than that of the current campus.	George	'-	live answered	10/10/2022 19:53	10/10/2022 20:04
81	Whitney	Guest	'-	live answered	10/10/2022 19:57	10/10/2022 20:03
82	Will this new facilty help to better serve the native amearican population. I know that NAH was vital to their care during the onset of covid A: Yes. There will be improved and expanded medical offerings and more beds to accommodate patients. In the past 12 months NAH has had to defer 5,600 patients due to lack of beds and 55% of those deferrals were from facilities on tribal lands.	Matt Sena	'-	live answered	10/10/2022 19:58	10/10/2022 20:04
83	Do you guys understand that many people don't disagree with the need for upgrading the hospital but it's the location that we disagree with. The size and height of this facility and its neighboring commerical development will RUIN this part of town. A: No matter where the new development is placed there will be some disagreement on that site selection. However, the proposed site has improved access from I-17 and I-40 and will serve to improve access for the region.	Mike Amundson	'-	live answered	10/10/2022 19:59	10/10/2022 20:05
84	Comprehensive regional healthcare facilities like this project will help to defray northern Arizona economic development across a broader geographic areas and avoid all of inevitable economic development pressures focused solely in the city of Flagstaff This is a great outcome A: Thank you for your input.	Paul Saint-Pierre	'-	live answered	10/10/2022 20:00	10/10/2022 20:06
85	I have spoken with Nicole Antonopolous with the City Sustainability Program and she says that she did not sign off on the NAH sustainability plan. Can you explain why you said that the city approved your plan?	Michele James	'-	live answered	10/10/2022 20:01	10/10/2022 20:06

	A: See above. With the latest application submittals, sustainability had no further questions and the application was deemed approved from a sustainabiltiy perspective.						
86	Would NAH build the new hospital and ambulatory care facility on this land, if NAH was not able to build the new housing, dining, retail, grocery, lodging and conference center add-ons contained in your current proposal? A: NAH would have to consider this option but likely yes.	Mitch Strohman	'-	live answered	10/10/2022 20:06	10/10/2022 20:07	

EXHIBIT R

18:00:14 From Mike Mills To All Panelists:
Up to 62
18:02:14 From Mike Mills To All Panelists:
While doing introductions, I'll stop share and then start again so that folks see you full screen
18:03:13 From Mike Mills To Chris Lininger(Privately):
Is it Kate Sommer-Elliot from Transit
18:05:08 From Mike Mills To All Panelists:
Raise Hand is in the box after they click Participants
18:05:33 From Chris Lininger To Mike Mills(Privately):
Kate Morley
18:05:42 From Mike Mills To Chris Lininger(Privately):
Got it, thanks
18:06:21 From Mike Mills To All Panelists:
Perfect!
18:47:42 From Christina To All Panelists:
Sorry that I'm late and this question may have already been addressed but how will the surrounding water wells be protected from the huge amount of water that the hospital will be using?
18:49:43 From Mike Mills To Kate Morley and All Panelists:
Thanks Kate, we can bring you back in if there are questions for you.
18:50:49 From Kate Morley To All Panelists:
Sounds good, I am still here and listening. Thanks again.
18:52:49 From Chris Lininger To Christina and All Panelists:
Thank you for your question, I have it noted and can provide it to Josh and Steve when we get to the Q&A section. If you would prefer to verbally ask it, we can promote you to a speaking role during the Q&A.
18:54:21 From Christina To All Panelists:
Im fine with typing it out, thx
18:54:45 From Mike Mills To Christina and All Panelists:
I believe you can copy/paste as well. Thanks
18:55:00 From Chris Lininger To Christina and All Panelists:
Yes, I've got it. Thank you Christina!
18:55:25 From Chris Lininger To Mike Mills(Privately):
Christina put it in the Chat, instead of the Q&A, but I've got it written down so it doesn't get lost.
18:59:14 From Christina To All Panelists:
thank you
18:59:15 From To To All Panelists:
The height bothers me. This can’t be the first thing people see as they enter Flagstaff on I17. Our peaks should be supreme. A larger 3 story building would be better.
19:00:45 From To To All Panelists:
You can’t staff your current facilities. How on earth can you staff this huge facility?
19:02:56 From To To All Panelists:
That will still be twice as tall as our tallest pines.
19:04:30 From Dana To All Panelists:
4 lanes on Beulah will create noise impacts in university heights
19:04:33 From To To All Panelists:

We are a small community. This is way to big for our mountain community.
19:05:26 From Lori Ann Rubino-Hare To All Panelists:
I apologize if this was shared. I joined late. Did they address plans for current hospital buildings on Beaver St? If so will recording be shared?
19:05:38 From Mike Mills To Everyone:
https://www.nahealth.com/expansion
19:06:25 From To To All Panelists:
This is the same slick presentation NAH has been know for. Flagstaff beware.
19:06:34 From Mike Saady To All Panelists:
36 million gallons is correct - NOT 3.6 per Jared Mason
19:06:36 From Chris Lininger To Lori Ann Rubino-Hare and All Panelists:
Yes, it has been discussed, and yes a recording of this will be posted on the NAH website.
19:06:58 From Chris Lininger To Mike Saady and All Panelists:
Thank you
19:08:38 From Christina To All Panelists:
Speaking of traffic. Will the entrance to Mountain Dell be changed?
19:10:25 From To To All Panelists:
Who will pay for the improvements toBuleah Blvd and the added lights needed at Univ Heights south
19:11:30 From Mike Mills To Everyone:
Reminder: Please place your questions in the Q&A area so that the panelist see them and can be answered in order. We don't want your questions to be missed. Thanks
19:11:58 From Christina To All Panelists:
👍
19:17:30 From Mike Saady To All Panelists:
This is City of Flagstaff's intent for the future as well with their plan showing this area as an activity center.
19:20:01 From Mike Amundson To All Panelists:
What about the health and well being of the people already living on the SW side of town who don't want a massive development in their backyard, the traffic, the noise, the pollution, and everything else?
19:23:21 From Mike Amundson To All Panelists:
As a good community member, why can't you live within the zoning laws of the land you purchased?
19:23:53 From Mike Amundson To All Panelists:
Every one of your new neighbors has done so.
19:24:47 From Mike Amundson To All Panelists:
I've heard this line before but that tower is going to be significantly higher than tree line.
19:26:42 From Mike Amundson To All Panelists:
If your plans to clear cut this forest and build a skyscraper in its place are denied, what will you do?
19:29:27 From Mike Amundson To All Panelists:
how much of all of this plan will the hospital receive rent on? Isn't that the goal here?
19:31:30 From Mike Mills To Everyone:
Reminder: Please place your questions in the Q&A area so that the panelist

see them and can be answered in order. We don't want your questions to be missed. Thanks
19:33:25 From Mike Amundson To All Panelists:
Commerical development?
19:46:28 From Mike Mills To Everyone:
questions@nahealth.com
19:48:07 From Mike Mills To All Panelists:
All questions will be captured and submitted.
19:48:21 From Chris Lininger To Mike Mills(Privately):
Thank you
19:50:49 From Cynthia McKinnon To All Panelists:
Has there been any conversation about utilizing the “ old” hospital dedicating space /monies/ staffing for a long term mental health care … in hospital and outpatient services … particularly the numerous homeless addicted individuals ?
19:55:28 From Mike Mills To Everyone:
Hi Pattie, no questions have been skipped or dismissed.
19:55:51 From Mike Mills To Everyone:
Oldest question in the queue is from 7:24pm
19:59:02 From Mike Mills To Everyone:
FYI - 72 Questions answered, 10 open questions remain.

EXHIBIT S

Attendee Report

Report Generated: 1/6/2022 18:58

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
MFP Public Participation Webinar	948 5876 4490	1/7/2022 0:09	107	68	92	0	No

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Yes	Mike Mills	mike.mills@nahealth.com	1/6/2022 17:09	1/6/2022 18:56	107	United States
Yes	Whitney Cunningham	wcunningham@awdlaw.com	1/6/2022 17:17	1/6/2022 18:56	99	United States
Yes	Steve Eiss - VP Construction & Real Estate (Steve Eiss)	steven.eiss@nahealth.com	1/6/2022 17:12	1/6/2022 18:56	105	United States
Yes	Josh Tinkle (Joshua Tinkle)	joshua.tinkle@nahealth.com	1/6/2022 17:24	1/6/2022 18:56	93	United States

Attendee Details

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Yes	PZSC	paige.smyth@gmail.com	1/6/2022 17:30	1/6/2022 18:56	87	United States		
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Yes	Chris Miles	chris.miles@nahealth.com	1/6/2022 17:28	1/6/2022 18:56	88	United States		
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Yes	Lauren Silverstein	lauren.silverstein@nahealth.com	1/6/2022 17:29	1/6/2022 18:56	87	United States		
Yes	TDenham	denham.roots@gmail.com	1/6/2022 17:33	1/6/2022 18:56	84	United States		
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Yes	Nicole Bullard	nicole.bullard@nahealth.com	1/6/2022 17:29	1/6/2022 18:56	88	United States		
Yes	Patrick	pburns86004@gmail.com	1/6/2022 18:26	1/6/2022 18:56	30	United States		
Yes	Randy Garrison	rgarrison@haskellsprings.com	1/6/2022 17:28	1/6/2022 17:52	24	United States		
Yes	Randy Garrison	rgarrison@haskellsprings.com	1/6/2022 18:45	1/6/2022 18:56	11	United States		
Yes	Larry Kushner	larry.kushner@nahealth.com	1/6/2022 17:31	1/6/2022 18:56	86	United States		
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Yes	John Rivers	jrmrjr@hotmail.com	1/6/2022 17:36	1/6/2022 18:56	80	United States		
Yes	Colonel William Montgomery	wmontag89@outlook.com	1/6/2022 17:29	1/6/2022 18:42	74	United States		
Yes	Cliff Loader	clifford.loader@nahealth.com	1/6/2022 17:29	1/6/2022 18:56	88	United States		

EXHIBIT T

Attendee Report

Report Generated: 1/18/2022 19:31

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
MFP Public Participation Webinar	948 5876 4490	1/19/2022 0:11	139	110	147	0	No

Panelist Details

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Yes	Presentation (Mike Mills)	mike.mills@nahealth.com	1/18/2022 17:13	1/18/2022 19:30	138	United States
Yes	Whitney Cunningham	wcunningham@awdlaw.com	1/18/2022 17:13	1/18/2022 19:30	137	United States
Yes	Steve Eiss - VP Construction & Real Estate (Steve Eiss)	steven.eiss@nahealth.com	1/18/2022 17:18	1/18/2022 19:30	132	United States
Yes	Josh Tinkle (Joshua Tinkle)	joshua.tinkle@nahealth.com	1/18/2022 17:26	1/18/2022 19:30	124	United States

Attendee Details

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Yes	Rich Bowen	rb@kinneyconstruction.net	1/18/2022 17:28	1/18/2022 19:09	101	United States	+1 (480) 540-5510	arossi@fusd1.org
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Yes	Angela	flagstaff.crc2@highgateseniorliving.com	1/18/2022 17:50	1/18/2022 19:30	100	United States		btskelton@gmail.com
Yes	+1 (928) 607-6238		1/18/2022 18:00	1/18/2022 19:22	83	United States		bullmoremom@yahoo.com
Yes	+1 (269) 350-1656		1/18/2022 17:51	1/18/2022 19:30	99	United States		caitlin.boren@nahealth.com
Yes	Mitch Martens	mitch.martens@nahealth.com	1/18/2022 17:30	1/18/2022 19:10	101	United States		chalaspin@earthlink.net
Yes	Steff Childs	stephanie.childs@fleishman.com	1/18/2022 17:31	1/18/2022 19:30	120	United States		christina.raynsford@gmail.com
Yes	Shanna L Harris	shanna.harris@nahealth.com	1/18/2022 17:28	1/18/2022 18:08	40	United States		clifford.loader@nahealth.com
Yes	Bethany	btskelton@gmail.com	1/18/2022 17:29	1/18/2022 17:30	1	United States		cnemeth@coconino.az.gov
Yes	Bethany	btskelton@gmail.com	1/18/2022 17:31	1/18/2022 17:32	1	United States		communications@nahealth.com
Yes	Little Lot Farm	christina.raynsford@gmail.com	1/18/2022 18:18	1/18/2022 18:19	1	United States		conniegig@gmail.com
Yes	Little Lot Farm	christina.raynsford@gmail.com	1/18/2022 18:20	1/18/2022 18:20	1	United States		cristine.currie@nahealth.com
Yes	Little Lot Farm	christina.raynsford@gmail.com	1/18/2022 18:20	1/18/2022 19:30	70	United States		crudolfo@me.com
Yes	Ann E. Rossi	arossi@fusd1.org	1/18/2022 17:56	1/18/2022 18:44	48	United States		dan@dangreenspan.com
Yes	+1 (928) 655-3844		1/18/2022 18:12	1/18/2022 18:14	2	United States		danette.anderson@nahealth.com
Yes	Caitlin Boren	caitlin.boren@nahealth.com	1/18/2022 17:34	1/18/2022 19:03	89	United States		daniel.greenspan@jhuapl.edu
Yes	Larry Kushner	larryk2424@gmail.com	1/18/2022 17:30	1/18/2022 17:44	14	United States		dawn.yengich@nahesith.com
Yes	Larry Kushner	larryk2424@gmail.com	1/18/2022 18:23	1/18/2022 19:24	61	United States		deanna.odisho@nahealth.com
Yes	Larry Kushner	larryk2424@gmail.com	1/18/2022 19:29	1/18/2022 19:30	2	United States		dee.tasa@nahealth.com
Yes	Charles Spining	chalaspin@earthlink.net	1/18/2022 17:28	1/18/2022 19:28	121	United States		dignace.scrimmins@gmail.com
Yes	nahmedicalstaffservices@nahealth.com	nahmedicalstaffservices@nahealth.com	1/18/2022 17:36	1/18/2022 17:55	20	United States		dinahgillette@gmail.com
Yes	Sara	scoverstone@hotmail.com	1/18/2022 17:36	1/18/2022 19:19	103	United States		dm@dmdrums.com
Yes	Travis Boren	travis.boren@nahealth.com	1/18/2022 17:32	1/18/2022 17:39	8	United States		don.f.durschmidt@gmail.com
Yes	Travis Boren	travis.boren@nahealth.com	1/18/2022 17:40	1/18/2022 18:53	74	United States		dr.reeser@gmail.com
Yes	Bobbi & Bob	wisermizer@gmail.com	1/18/2022 17:28	1/18/2022 19:31	123	United States		dsha1@msn.com
Yes	Cliff Loader	clifford.loader@nahealth.com	1/18/2022 17:28	1/18/2022 19:20	112	United States		ethan.rea@nahealth.com
Yes	Kristy	kristy.ferguson@nahealth.com	1/18/2022 17:28	1/18/2022 19:10	102	United States		flagstaff.crc2@highgateseniorliving.com
Yes	Prairie Home	shaina.raynsford@gmail.com	1/18/2022 18:07	1/18/2022 19:30	83	United States		flagstaffchaddy@yahoo.com
Yes	Smith	spudzdad@gmail.com	1/18/2022 17:28	1/18/2022 19:30	122	United States		gcortes@swiaz.com
Yes	Dana	dsha1@msn.com	1/18/2022 18:35	1/18/2022 18:50	16	United States		imahuggy1@aol.com
Yes	Lindy Parker	linda.parker@nahealth.com	1/18/2022 18:00	1/18/2022 19:30	90	United States		jake.lansburg@nahealth.com
Yes	Jason	jpt75@nau.edu	1/18/2022 18:03	1/18/2022 19:30	87	United States		jamietinkle@gmail.com
Yes	Whitney	whitney.rooney@gmail.com	1/18/2022 17:29	1/18/2022 17:36	7	United States		jeanne.wiles@nahealth.com
Yes	Whitney	whitney.rooney@gmail.com	1/18/2022 17:36	1/18/2022 18:13	37	United States		jenandjosh77@aol.com
Yes	Anna Whorton	annaxwhorton@gmail.com	1/18/2022 17:41	1/18/2022 19:14	93	United States		jhansen@lovencontracting.com
Yes	Anna Whorton	annaxwhorton@gmail.com	1/18/2022 19:14	1/18/2022 19:30	16	United States		jocully@yahoo.com
Yes	Jamie Tinkle	jamietinkle@gmail.com	1/18/2022 17:52	1/18/2022 19:28	96	United States		jpleon@att.net
Yes	Danette	danette.anderson@nahealth.com	1/18/2022 17:28	1/18/2022 19:30	122	United States		jpt75@nau.edu
Yes	Danette	danette.anderson@nahealth.com	1/18/2022 17:29	1/18/2022 17:30	1	United States		julie@peakegr.com
Yes	+1 (214) 683-9338		1/18/2022 17:33	1/18/2022 19:30	117	United States		karamarx@cox.net
Yes	Jo Cully	jocully@yahoo.com	1/18/2022 17:28	1/18/2022 19:30	123	United States		kate.sommer@nahealth.com
Yes	Mark and Eve Ford	markandeve72@gmail.com	1/18/2022 17:28	1/18/2022 18:35	68	United States		kathleen.brodie@nahealth.com
Yes	Allen	allen233@hotmail.com	1/18/2022 17:30	1/18/2022 18:52	83	United States		katrina.swan@nahealth.com
Yes	bill	bill.becket@gmail.com	1/18/2022 18:48	1/18/2022 19:30	42	United States		keli.openshaw@nahealth.com
Yes	+1 (928) 525-9313		1/18/2022 17:28	1/18/2022 17:31	4	United States		kenberkhoff@gmail.com
Yes	kb	kathleen.brodie@nahealth.com	1/18/2022 17:34	1/18/2022 18:57	84	United States		kristen.waring@nau.edu
Yes	Population Health	cristine.currie@nahealth.com	1/18/2022 17:28	1/18/2022 18:00	32	United States		kristy.ferguson@nahealth.com
Yes	+1 (970) 409-9688		1/18/2022 17:30	1/18/2022 19:30	120	United States		larryk2424@gmail.com
Yes	Alaxandra Pucciarelli	apucciarelli@flagstaffaz.gov	1/18/2022 17:31	1/18/2022 19:30	120	United States		linda.parker@nahealth.com
Yes	Bryan Cooperrider	bryan@cooperrider.org	1/18/2022 17:34	1/18/2022 18:57	83	United States		luis.lay@nahealth.com
Yes	+1 (765) 215-8597		1/18/2022 17:53	1/18/2022 18:56	64	United States		marie.liszewski@nahealth.com
Yes	Mark Hoffner	mhoffner@ur.com	1/18/2022 17:28	1/18/2022 19:30	122	United States		mariellenplese@gmail.com
Yes	Jon Hansen	jhansen@lovencontracting.com	1/18/2022 17:28	1/18/2022 18:30	62	United States		mark.carroll@healthchoiceaz.com
Yes	Jon Hansen	jhansen@lovencontracting.com	1/18/2022 18:30	1/18/2022 18:38	9	United States		markandeve72@gmail.com
Yes	Maren	yo@gmail.com	1/18/2022 17:34	1/18/2022 19:30	116	United States		matthew.kraemer@nahealth.com
Yes	Ryan	ryan.guy@nahealth.com	1/18/2022 17:51	1/18/2022 19:28	97	United States		mg5555@gmail.com
Yes	Dinah Gillette	dinahgillette@gmail.com	1/18/2022 17:28	1/18/2022 18:56	88	United States		mgnap@aol.com
Yes	Peter Reznick	peterreznick2@outlook.com	1/18/2022 17:32	1/18/2022 19:30	119	United States		mhoffner@ur.com
Yes	dsquared	don.f.durschmidt@gmail.com	1/18/2022 18:13	1/18/2022 18:38	26	United States		mitch.martens@nahealth.com
Yes	Christine Rudolfo	crudolfo@me.com	1/18/2022 17:36	1/18/2022 19:29	114	United States		mlbadger@gmail.com
Yes	Sean Michael Ryan	sean.ryan@nau.edu	1/18/2022 17:31	1/18/2022 19:30	119	United States		mloven@lovencontracting.com
Yes	Sarah Eickhoff	smeteehager@gmail.com	1/18/2022 17:28	1/18/2022 18:13	45	United States		msaady@hksinc.com
Yes	Tyler	tyler.b.denham@gmail.com	1/18/2022 17:52	1/18/2022 19:30	98	United States		mt44215@nahealth.com
Yes	Ethan	ethan.rea@nahealth.com	1/18/2022 17:56	1/18/2022 17:58	3	United States		nahmedicalstaffservices@nahealth.com
Yes	Mike Loven	mloven@lovencontracting.com	1/18/2022 17:28	1/18/2022 19:30	122	United States		nancy.c.thomas@me.com
Yes	Stacey Bullmore	bullmoremom@yahoo.com	1/18/2022 17:53	1/18/2022 19:30	97	United States		nkraft@indigo8.com
Yes	Deanna	deanna.odisho@nahealth.com	1/18/2022 17:28	1/18/2022 19:12	105	United States		oldtat2@gmail.com
Yes	RM	rmorrison@coconino.az.gov	1/18/2022 17:31	1/18/2022 17:33	2	United States		paula.mcallister@nahealth.com
Yes	Rob Morrison	rmorrison@coconino.az.gov	1/18/2022 17:33	1/18/2022 17:45	12	United States		peterreznick2@outlook.com
Yes	Rm	rmorrison@coconino.az.gov	1/18/2022 17:44	1/18/2022 19:30	106	United States		rare_jewel@rocketmail.com
Yes	Ben	bschmidt22@yahoo.com	1/18/2022 17:36	1/18/2022 19:30	114	United States		rb@kinneyconstruction.net
Yes	Bob	bob@hubbardmerrell.com	1/18/2022 17:29	1/18/2022 18:49	80	United States		rebecca.skversky@nahealth.com
Yes	William To	wtonuc08@gmail.com	1/18/2022 17:52	1/18/2022 18:51	59	United States		repeatforemphasis@yahoo.com
Yes	Dalton	dm@dmdrums.com	1/18/2022 18:26	1/18/2022 19:30	65	United States		rhiannio@hotmail.com
Yes	Cynthia Nemeth	cnemeth@coconino.az.gov	1/18/2022 17:28	1/18/2022 18:49	82	United States		rmorrison@coconino.az.gov
Yes	Cynthia Nemeth	cnemeth@coconino.az.gov	1/18/2022 18:49	1/18/2022 19:30	41	United States		ryan.guy@nahealth.com
Yes	Julie Leid	julie@peakegr.com	1/18/2022 17:28	1/18/2022 19:03	96	United States		schustpd@gmail.com
Yes	Julie Leid	julie@peakegr.com	1/18/2022 19:03	1/18/2022 19:04	2	United States		scoverstone@hotmail.com
Yes	Sonia K	soniazipkin@hotmail.com	1/18/2022 17:44	1/18/2022 18:13	29	United States		sean.ryan@nau.edu
Yes	Sonia K	soniazipkin@hotmail.com	1/18/2022 18:13	1/18/2022 19:30	77	United States		shaina.raynsford@gmail.com
Yes	Tim Kinney Jr.	tim@kinneylawaz.com	1/18/2022 17:29	1/18/2022 19:02	93	United States		shanna.harris@nahealth.com
Yes	CConnie	conniegig@gmail.com	1/18/2022 18:21	1/18/2022 19:30	69	United States		smeteehager@gmail.com
Yes	Teri Tallent	oldtat2@gmail.com	1/18/2022 18:57	1/18/2022 19:03	6	United States		soniazipkin@hotmail.com
Yes	peterschust	schustpd@gmail.com	1/18/2022 17:30	1/18/2022 18:25	56	United States		spudzdad@gmail.com
Yes	+1 (619) 889-1473		1/18/2022 18:00	1/18/2022 18:55	56	United States		stephanie.childs@fleishman.com
Yes	Trevor	trevor.gill@nahealth.com	1/18/2022 17:31	1/18/2022 18:03	32	United States		svargas@wlgore.com
Yes	Alice	agagnaire13@gmail.com	1/18/2022 17:28	1/18/2022 19:30	122	United States		tantol@flagstaffaz.gov
Yes	JoAnn Mayo	flagstaffchaddy@yahoo.com	1/18/2022 19:23	1/18/2022 19:30	8	United States		the4dropsrv@outlook.com
Yes	ken berkhoff	kenberkhoff@gmail.com	1/18/2022 17:51	1/18/2022 19:30	99	United States		tim@kinneylawaz.com
Yes	Jake Lansburg	jake.lansburg@nahealth.com	1/18/2022 18:12	1/18/2022 19:30	79	United States		tk@kinneyconstruction.net
Yes	Kate Sommer- Elliott	kate.sommer@nahealth.com	1/18/2022 17:28	1/18/2022 18:40	73	United States		travis.boren@nahealth.com
Yes	+1 (480) 540-5510		1/18/2022 17:33	1/18/2022 18:13	40	United States		trevor.gill@nahealth.com
Yes	KS	katrina.swan@nahealth.com	1/18/2022 17:29	1/18/2022 18:27	59	United States		tyler.b.denham@gmail.com
Yes	Kara Marx	karamarx@cox.net	1/18/2022 17:28	1/18/2022 19:30	122	United States		vanessa.catania@nahealth.com
Yes	sw	the4dropsrv@outlook.com	1/18/2022 18:30	1/18/2022 19:30	60	United States		whitney.rooney@gmail.com
Yes	Daniel Greenspan	dan@dangreenspan.com	1/18/2022 18:10	1/18/2022 19:15	66	United States		wisermizer@gmail.com
Yes	Becca	becca.marlatt@gmail.com	1/18/2022 17:28	1/18/2022 17:29	1	United States		wtonuc08@gmail.com
Yes	BM	becca.marlatt@gmail.com	1/18/2022 17:30	1/18/2022 19:30	121	United States		yo@gmail.com
Yes	Rebecca	rebecca.skversky@nahealth.com	1/18/2022 17:49	1/18/2022 17:52	3	United States		
Yes	Keli Openshaw	keli.openshaw@nahealth.com	1/18/2022 17:35	1/18/2022 19:25	110	United States		
Yes	Marie Liszewski	marie.liszewski@nahealth.com	1/18/2022 17:29	1/18/2022 19:29	120	United States		
Yes	Allen Pogue	allen.pogue@nahealth.com	1/18/2022 17:46	1/18/2022 19:29	103	United States		
Yes	jt5038	dee.tasa@nahealth.com	1/18/2022 17:50	1/18/2022 18:57	67	United States		
Yes	Jeanne Wiles	jeanne.wiles@nahealth.com	1/18/2022 17:28	1/18/2022 18:46	78	United States		
Yes	tantol	tantol@flagstaffaz.gov	1/18/2022 17:28	1/18/2022 19:30	122	United States		
Yes	Diane Wickber	anglsgft@aol.com	1/18/2022 17:28	1/18/2022 19:19	111	United States		
Yes	Mark Carroll	mark.carroll@healthchoiceaz.com	1/18/2022 17:31	1/18/2022 19:08	97	United States		
Yes	Paula	paula.mcallister@nahealth.com	1/18/2022 17:28	1/18/2022 18:55	87	United States		
Yes	margaret napolitano	mgnap@aol.com	1/18/2022 17:31	1/18/2022 19:30	119	United States		
Yes	Vanessa Catania	vanessa.catania@nahealth.com	1/18/2022 17:41	1/18/2022 18:07	27	United States		
Yes	Vanessa Catania	vanessa.catania@nahealth.com	1/18/2022 18:07	1/18/2022 19:06	60	United States		
Yes	Tim Kinney	tk@kinneyconstruction.net	1/18/2022 17:42	1/18/2022 19:30	108	United States		

Yes	Steve Vargas		svargas@wlgore.com	1/18/2022 17:30	1/18/2022 18:04	35	United States
Yes		+1 (928) 607-3432		1/18/2022 17:35	1/18/2022 17:39	4	United States
Yes	Nancy Thomas		nancy.c.thomas@me.com	1/18/2022 17:28	1/18/2022 19:30	122	United States
Yes	Susanne Ignace		dignace.scrimmins@gmail.com	1/18/2022 18:31	1/18/2022 19:30	59	United States
Yes	Mike Saady		msaady@hksinc.com	1/18/2022 17:28	1/18/2022 19:28	121	United States
Yes	Amanda G		amanda.gerard@nahealth.com	1/18/2022 17:31	1/18/2022 18:20	50	United States
Yes	MariDear		mariellenplese@gmail.com	1/18/2022 18:23	1/18/2022 19:30	67	United States
Yes	Kristen Marie Waring		kristen.waring@nau.edu	1/18/2022 17:31	1/18/2022 19:30	119	United States
Yes	Daniel Greenspan		daniel.greenspan@jhuapl.edu	1/18/2022 17:41	1/18/2022 17:44	3	United States
Yes	Daniel Greenspan		daniel.greenspan@jhuapl.edu	1/18/2022 18:01	1/18/2022 18:10	10	United States
Yes	Luis Lay		luis.lay@nahealth.com	1/18/2022 17:28	1/18/2022 19:30	122	United States
Yes		+1 (269) 350-1656		1/18/2022 17:28	1/18/2022 17:50	22	United States
Yes	Dawn Yengich		dawn.yengich@naheslth.com	1/18/2022 17:30	1/18/2022 17:49	20	United States
Yes	Linda		imahuggy1@aol.com	1/18/2022 17:28	1/18/2022 19:30	122	United States
Yes	Rhiannon		rhiannio@hotmail.com	1/18/2022 17:52	1/18/2022 17:54	2	United States
Yes	RS		rhiannio@hotmail.com	1/18/2022 17:54	1/18/2022 19:30	96	United States
Yes	Suzanne McMillan		3641ancient@gmail.com	1/18/2022 18:41	1/18/2022 19:30	50	United States
Yes	Reeser		dr.reeser@gmail.com	1/18/2022 17:56	1/18/2022 18:01	5	United States
Yes	Reeser		dr.reeser@gmail.com	1/18/2022 18:00	1/18/2022 18:02	3	United States
Yes	Reeser		dr.reeser@gmail.com	1/18/2022 18:02	1/18/2022 19:29	88	United States

EXHIBIT U

Attendee Report

Report Generated: 10/10/2022 20:12

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concu	Enable Registration
NAH Health Village -	968 5121 6507	10/10/2022 17:40	149	154	227	0	No

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Mike Mills	mike.mills@nahealth.com	10/10/2022 17:40	10/10/2022 20:10	150	No	United States
Yes	Josh Tinkle (Joshua Tinkle)	joshua.tinkle@nahealth.com	10/10/2022 17:41	10/10/2022 20:09	149	Yes	United States
Yes	Whitney Cunningham	wcunningham@awdlaw.com	10/10/2022 17:47	10/10/2022 20:09	143	Yes	United States
Yes	Chris Lininger	chris.lininger@nahealth.com	10/10/2022 17:57	10/10/2022 20:09	132	Yes	United States
Yes	Kate Morley		10/10/2022 18:47	10/10/2022 18:49	2	Yes	United States

Attendee Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Diane Bridger		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Andy Bertelsen		10/10/2022 18:01	10/10/2022 20:09	128	Yes	United States
Yes	19286006142		10/10/2022 18:01	10/10/2022 18:02	1	Yes	United States
Yes	Lena Steele		10/10/2022 18:04	10/10/2022 20:09	126	Yes	United States
Yes	Lena Steele		10/10/2022 18:07	10/10/2022 20:09	123	Yes	United States
Yes	terri martin		10/10/2022 17:59	10/10/2022 19:59	120	Yes	United States
Yes	Kate Sommer- Elliott		10/10/2022 17:59	10/10/2022 18:22	24	Yes	United States
Yes	Kate Sommer- Elliott		10/10/2022 18:38	10/10/2022 19:32	54	Yes	United States
Yes	matt kraemer		10/10/2022 18:05	10/10/2022 18:11	7	Yes	United States
Yes	matt kraemer		10/10/2022 18:12	10/10/2022 18:13	1	Yes	United States
Yes	matt		10/10/2022 18:13	10/10/2022 18:15	3	Yes	United States
Yes	matt kraemer		10/10/2022 18:13	10/10/2022 18:14	1	Yes	United States
Yes	Brenden		10/10/2022 18:01	10/10/2022 20:07	126	Yes	United States
Yes	Ellen Davis		10/10/2022 18:02	10/10/2022 18:57	55	Yes	United States
Yes	sara		10/10/2022 18:17	10/10/2022 20:08	112	Yes	United States
Yes	arucker		10/10/2022 19:36	10/10/2022 19:36	1	Yes	United States
Yes	diane		10/10/2022 18:01	10/10/2022 20:09	128	Yes	United States
Yes	Steff Childs		10/10/2022 17:59	10/10/2022 20:09	131	Yes	United States
Yes	Rebecca		10/10/2022 18:38	10/10/2022 20:09	92	Yes	United States
Yes	Kate Morley		10/10/2022 18:03	10/10/2022 18:07	4	Yes	United States
Yes	Kate Morley		10/10/2022 18:49	10/10/2022 20:09	81	Yes	United States
Yes	Kate Morley		10/10/2022 18:09	10/10/2022 18:47	39	Yes	United States
Yes	Jon Hansen		10/10/2022 17:59	10/10/2022 19:25	86	Yes	United States
Yes	Jon Hansen		10/10/2022 19:27	10/10/2022 20:09	42	Yes	United States
Yes	William Garbarino		10/10/2022 17:59	10/10/2022 20:09	131	Yes	United States
Yes	tantol		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Larry Kushner		10/10/2022 17:59	10/10/2022 19:59	121	Yes	United States
Yes	Mary Norton		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	19287746997		10/10/2022 18:23	10/10/2022 20:09	107	Yes	United States
Yes	Grace Marks		10/10/2022 18:45	10/10/2022 20:09	84	Yes	United States
Yes	Anne Buzzard		10/10/2022 17:59	10/10/2022 19:56	118	Yes	United States
Yes	GLINGOR		10/10/2022 17:59	10/10/2022 19:26	87	Yes	United States
Yes	Susan Golightly		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Brenden		10/10/2022 18:26	10/10/2022 18:32	6	Yes	United States
Yes	Jim C		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Abigail Kessler		10/10/2022 18:00	10/10/2022 20:09	130	Yes	United States
Yes	Danielle Hale		10/10/2022 18:01	10/10/2022 19:54	113	Yes	United States
Yes	Cynthia McKinnon		10/10/2022 17:59	10/10/2022 18:20	21	Yes	United States
Yes	Cynthia McKinnon		10/10/2022 18:22	10/10/2022 18:40	19	Yes	United States
Yes	Cynthia McKinnon		10/10/2022 18:41	10/10/2022 20:08	87	Yes	United States
Yes	Mike Saady		10/10/2022 18:00	10/10/2022 20:09	130	Yes	United States
Yes	⏮ ⏹ ▶ ⏸ ⏭		10/10/2022 17:59	10/10/2022 19:11	72	Yes	United States
Yes	John Cortese		10/10/2022 17:59	10/10/2022 19:16	77	Yes	United States
Yes	Judi		10/10/2022 18:03	10/10/2022 19:40	98	Yes	United States
Yes	Penny		10/10/2022 19:26	10/10/2022 20:09	44	Yes	United States
Yes	Cathy s		10/10/2022 17:59	10/10/2022 18:18	19	Yes	United States
Yes	Cathy Speirs		10/10/2022 18:17	10/10/2022 19:49	92	Yes	United States
Yes	Stacey		10/10/2022 18:06	10/10/2022 18:07	2	Yes	United States
Yes	Bill Weaver		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Casey Rucker		10/10/2022 19:18	10/10/2022 20:09	52	Yes	United States
Yes	Dave Russell		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Littlelotfarm		10/10/2022 17:59	10/10/2022 18:33	35	Yes	United States
Yes	Dawn Cartier		10/10/2022 20:00	10/10/2022 20:09	9	Yes	United States
Yes	Dawn Cartier		10/10/2022 18:18	10/10/2022 20:09	111	Yes	United States
Yes	bcd		10/10/2022 17:59	10/10/2022 18:33	34	Yes	United States
Yes	Mike Martinell		10/10/2022 17:59	10/10/2022 20:09	131	Yes	United States
Yes	Trevor Kortsen		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Michele James		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States

Yes	Jay		10/10/2022 18:07	10/10/2022 20:02	116	Yes	United States
Yes	Michelle Kearney		10/10/2022 17:59	10/10/2022 18:09	11	Yes	United States
Yes	Michelle Kearney		10/10/2022 18:10	10/10/2022 19:47	97	Yes	United States
Yes	Stacey	stacey.salyer@nahealth.com	10/10/2022 19:59	10/10/2022 19:59	1	No	United States
Yes	Tony WILLIAMS		10/10/2022 17:59	10/10/2022 20:07	128	Yes	United States
Yes	pattie boyer		10/10/2022 18:06	10/10/2022 20:09	123	Yes	United States
Yes	Michael		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Ryan Hamilton		10/10/2022 18:11	10/10/2022 18:15	4	Yes	United States
Yes	Elysse Ryan Hamilton Voyer		10/10/2022 18:15	10/10/2022 19:39	84	Yes	United States
Yes	Jim Elco	jim.elco@nahealth.com	10/10/2022 18:10	10/10/2022 19:49	99	No	United States
Yes	mona		10/10/2022 18:59	10/10/2022 20:09	70	Yes	United States
Yes	Susana		10/10/2022 18:12	10/10/2022 19:55	104	Yes	United States
Yes	Brian Gall		10/10/2022 17:59	10/10/2022 19:24	86	Yes	United States
Yes	Diane Hunt	diane.hunt@nahealth.com	10/10/2022 17:59	10/10/2022 18:07	9	No	United States
Yes	Executive		10/10/2022 17:59	10/10/2022 19:14	75	Yes	United States
Yes	Executive		10/10/2022 19:15	10/10/2022 20:09	54	Yes	United States
Yes	Todd Wyard		10/10/2022 17:59	10/10/2022 18:54	56	Yes	United States
Yes	Todd Wyard		10/10/2022 18:54	10/10/2022 18:55	1	Yes	United States
Yes	Todd Wyard		10/10/2022 18:55	10/10/2022 19:24	29	Yes	United States
Yes	Todd Wyard		10/10/2022 19:24	10/10/2022 19:39	16	Yes	United States
Yes	Todd Wyard		10/10/2022 19:39	10/10/2022 20:09	30	Yes	United States
Yes	William Riley		10/10/2022 18:18	10/10/2022 18:37	19	Yes	United States
Yes	Gail Jackson		10/10/2022 18:18	10/10/2022 19:43	85	Yes	United States
Yes	16027934130		10/10/2022 18:17	10/10/2022 20:10	114	Yes	United States
Yes	priscilla trowbridge		10/10/2022 18:08	10/10/2022 20:10	122	Yes	United States
Yes	19287746997		10/10/2022 18:18	10/10/2022 18:20	2	Yes	United States
Yes	Jim McGeorge		10/10/2022 18:00	10/10/2022 20:09	129	Yes	United States
Yes	Kathleen Day		10/10/2022 18:02	10/10/2022 20:09	128	Yes	United States
Yes	12023743010		10/10/2022 20:06	10/10/2022 20:09	3	Yes	United States
Yes	Lauren		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Bullmore		10/10/2022 18:05	10/10/2022 19:54	110	Yes	United States
Yes	Sue Strobel		10/10/2022 18:14	10/10/2022 19:50	97	Yes	United States
Yes	Guest		10/10/2022 18:28	10/10/2022 18:44	16	Yes	United States
Yes	Guest		10/10/2022 18:44	10/10/2022 18:44	1	Yes	United States
Yes	Guest		10/10/2022 18:44	10/10/2022 18:55	11	Yes	United States
Yes	Guest		10/10/2022 18:55	10/10/2022 20:09	75	Yes	United States
Yes	Guest		10/10/2022 18:24	10/10/2022 18:28	4	Yes	United States
Yes	Guest		10/10/2022 18:28	10/10/2022 18:28	1	Yes	United States
Yes	sam		10/10/2022 18:47	10/10/2022 20:09	82	Yes	United States
Yes	Adam S		10/10/2022 18:03	10/10/2022 18:48	45	Yes	United States
Yes	Marilyn		10/10/2022 18:03	10/10/2022 19:22	79	Yes	United States
Yes	liz		10/10/2022 19:06	10/10/2022 20:09	64	Yes	United States
Yes	markandeve72@gmail.com		10/10/2022 17:59	10/10/2022 19:16	77	Yes	United States
Yes	Prairie Home		10/10/2022 18:10	10/10/2022 20:09	120	Yes	United States
Yes	Halie Erwin		10/10/2022 18:25	10/10/2022 20:08	103	Yes	United States
Yes	Brian Cornell		10/10/2022 17:59	10/10/2022 19:50	111	Yes	United States
Yes	Zoom user		10/10/2022 18:00	10/10/2022 18:01	2	Yes	United States
Yes	Mehrzad		10/10/2022 18:02	10/10/2022 18:03	2	Yes	United States
Yes	Mehrzad		10/10/2022 19:15	10/10/2022 20:09	54	Yes	United States
Yes	Mehrzad		10/10/2022 19:01	10/10/2022 19:15	15	Yes	United States
Yes	McKenna Marino (GCY)		10/10/2022 17:59	10/10/2022 18:03	4	Yes	United States
Yes	Mike Marlow		10/10/2022 18:04	10/10/2022 19:02	59	Yes	United States
Yes	Joe Nackard		10/10/2022 18:07	10/10/2022 20:04	118	Yes	United States
Yes	Uri Farkas		10/10/2022 17:59	10/10/2022 18:04	5	Yes	United States
Yes	16023802947		10/10/2022 18:04	10/10/2022 20:09	125	Yes	United States
Yes	Paul Saint-Pierre		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Patrice Horstman		10/10/2022 18:05	10/10/2022 19:10	66	Yes	United States
Yes	Lauren Amundson		10/10/2022 18:40	10/10/2022 18:41	2	Yes	United States
Yes	Lauren Amundson		10/10/2022 18:50	10/10/2022 18:59	9	Yes	United States
Yes	kendra		10/10/2022 18:04	10/10/2022 19:22	79	Yes	United States
Yes	kendra		10/10/2022 19:24	10/10/2022 19:38	14	Yes	United States
Yes	Cathy Ransom for House AZ LD1		10/10/2022 17:59	10/10/2022 20:09	131	Yes	United States
Yes	Lori Ann Rubino-Hare		10/10/2022 19:00	10/10/2022 19:27	27	Yes	United States
Yes	15743027181		10/10/2022 18:27	10/10/2022 20:09	103	Yes	United States
Yes	hi		10/10/2022 18:13	10/10/2022 18:35	23	Yes	United States
Yes	Maury		10/10/2022 18:06	10/10/2022 18:19	13	Yes	United States
Yes	Maury Herman		10/10/2022 18:24	10/10/2022 20:09	105	Yes	United States
Yes	19283007982		10/10/2022 17:59	10/10/2022 18:12	14	Yes	United States
Yes	Cliff Loader	clifford.loader@nahealth.com	10/10/2022 18:01	10/10/2022 19:39	98	No	United States
Yes	Sherelle		10/10/2022 19:48	10/10/2022 19:54	6	Yes	United States
Yes	Sherelle		10/10/2022 18:18	10/10/2022 18:22	4	Yes	United States

Yes	Deborah Farnam		10/10/2022 19:09	10/10/2022 20:09	61	Yes	United States
Yes	Alice		10/10/2022 18:03	10/10/2022 20:09	127	Yes	United States
Yes	Sandy		10/10/2022 18:01	10/10/2022 18:24	23	Yes	United States
Yes	Sandy		10/10/2022 18:24	10/10/2022 19:54	90	Yes	United States
Yes	Poppi		10/10/2022 18:03	10/10/2022 20:09	126	Yes	United States
Yes	Kurt Watkins		10/10/2022 17:59	10/10/2022 18:21	23	Yes	United States
Yes	Kurt Watkins		10/10/2022 18:21	10/10/2022 20:09	108	Yes	United States
Yes	Carlton Johnson		10/10/2022 18:00	10/10/2022 20:09	130	Yes	United States
Yes	Donny		10/10/2022 17:59	10/10/2022 20:02	123	Yes	United States
Yes	Maraka Oltrogge		10/10/2022 18:04	10/10/2022 18:39	36	Yes	United States
Yes	Vince Martinez		10/10/2022 18:01	10/10/2022 20:09	128	Yes	United States
Yes	WNI IT		10/10/2022 17:59	10/10/2022 20:09	131	Yes	United States
Yes	Todd		10/10/2022 18:33	10/10/2022 20:09	96	Yes	United States
Yes	Lauren Walters		10/10/2022 19:26	10/10/2022 20:09	43	Yes	United States
Yes	Lauren Walters		10/10/2022 18:12	10/10/2022 18:44	33	Yes	United States
Yes	Lauren Walters		10/10/2022 18:45	10/10/2022 19:24	39	Yes	United States
Yes	Jake Lansburg	jake.lansburg@nahealth.com	10/10/2022 17:59	10/10/2022 20:09	130	No	United States
Yes	Guillermo Cortes		10/10/2022 18:02	10/10/2022 20:09	128	Yes	United States
Yes	Doug		10/10/2022 18:23	10/10/2022 19:28	65	Yes	United States
Yes	19286006142		10/10/2022 18:03	10/10/2022 20:09	126	Yes	United States
Yes	Bill Selby		10/10/2022 17:59	10/10/2022 18:31	32	Yes	United States
Yes	Bill		10/10/2022 18:37	10/10/2022 19:47	70	Yes	United States
Yes	Bill		10/10/2022 18:31	10/10/2022 18:37	7	Yes	United States
Yes	annaW		10/10/2022 17:59	10/10/2022 19:11	72	Yes	United States
Yes	Anna Whorton		10/10/2022 19:10	10/10/2022 20:04	54	Yes	United States
Yes	Lois Hirst		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Jared Mason		10/10/2022 17:59	10/10/2022 20:09	131	Yes	United States
Yes	Mike Purcell		10/10/2022 18:29	10/10/2022 19:14	45	Yes	United States
Yes	AB		10/10/2022 17:59	10/10/2022 19:02	63	Yes	United States
Yes	19286061511		10/10/2022 18:03	10/10/2022 19:10	67	Yes	United States
Yes	To		10/10/2022 18:41	10/10/2022 20:09	88	Yes	United States
Yes	Denice		10/10/2022 18:15	10/10/2022 19:30	76	Yes	United States
Yes	Denice		10/10/2022 18:14	10/10/2022 18:14	1	Yes	United States
Yes	csoqui		10/10/2022 19:45	10/10/2022 19:45	1	Yes	United States
Yes	Cynthia Nemeth# Coconino County P & R		10/10/2022 17:59	10/10/2022 20:09	131	Yes	United States
Yes	Mitch Strohman		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Dennis & Sharla Scovel		10/10/2022 18:21	10/10/2022 20:09	109	Yes	United States
Yes	Tom Cline		10/10/2022 18:05	10/10/2022 20:06	122	Yes	United States
Yes	Rebecca Pyrz		10/10/2022 18:41	10/10/2022 20:09	88	Yes	United States
Yes	ken berkhoff		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	janice Woodburne		10/10/2022 18:05	10/10/2022 19:51	107	Yes	United States
Yes	Pamela Bye		10/10/2022 19:58	10/10/2022 19:58	1	Yes	United States
Yes	Colleen Maring	colleen.maring@nahealth.com	10/10/2022 18:03	10/10/2022 20:09	127	No	United States
Yes	melanie boone		10/10/2022 18:16	10/10/2022 18:54	38	Yes	United States
Yes	George		10/10/2022 18:01	10/10/2022 20:08	127	Yes	United States
Yes	Rachel Modrell		10/10/2022 17:59	10/10/2022 19:56	118	Yes	United States
Yes	Matt Sena		10/10/2022 18:41	10/10/2022 20:09	88	Yes	United States
Yes	Derek Feuquay		10/10/2022 18:00	10/10/2022 20:09	130	Yes	United States
Yes	Richard Szal		10/10/2022 18:03	10/10/2022 18:06	4	Yes	United States
Yes	Rick Szal		10/10/2022 18:31	10/10/2022 18:31	1	Yes	United States
Yes	Rick Szal		10/10/2022 18:35	10/10/2022 18:36	2	Yes	United States
Yes	Rick Szal		10/10/2022 18:06	10/10/2022 18:08	2	Yes	United States
Yes	Rick Szal		10/10/2022 18:09	10/10/2022 18:10	1	Yes	United States
Yes	Rick Szal		10/10/2022 18:11	10/10/2022 18:16	5	Yes	United States
Yes	Rick Szal		10/10/2022 18:17	10/10/2022 18:33	16	Yes	United States
Yes	Mike Amundson		10/10/2022 19:15	10/10/2022 20:09	55	Yes	United States
Yes	Claire Greenfield		10/10/2022 18:06	10/10/2022 19:41	96	Yes	United States
Yes	Mike Loven		10/10/2022 17:59	10/10/2022 19:13	75	Yes	United States
Yes	Mike Loven		10/10/2022 19:21	10/10/2022 20:09	49	Yes	United States
Yes	19288536774		10/10/2022 18:04	10/10/2022 18:37	34	Yes	United States
Yes	Dawn Dyer		10/10/2022 17:59	10/10/2022 20:03	125	Yes	United States
Yes	Rich Bowen		10/10/2022 17:59	10/10/2022 20:09	130	Yes	United States
Yes	Lindy and Todd Parker		10/10/2022 18:05	10/10/2022 18:28	24	Yes	United States
Yes	Lindy and Todd Parker		10/10/2022 18:28	10/10/2022 19:37	69	Yes	United States
Yes	Christina		10/10/2022 18:41	10/10/2022 20:09	89	Yes	United States
Yes	19285220003		10/10/2022 18:26	10/10/2022 20:02	97	Yes	United States
Yes	Becky Daggett		10/10/2022 18:02	10/10/2022 20:09	128	Yes	United States
Yes	14107468479		10/10/2022 20:03	10/10/2022 20:09	6	Yes	United States
Yes	CC Dems		10/10/2022 17:59	10/10/2022 18:02	3	Yes	United States
Yes	CC Dems		10/10/2022 18:07	10/10/2022 19:33	86	Yes	United States
Yes	CC Dems		10/10/2022 19:33	10/10/2022 19:34	2	Yes	United States

Yes	CC Dems	10/10/2022 19:34	10/10/2022 19:35	2	Yes	United States
Yes	CC Dems	10/10/2022 19:35	10/10/2022 20:09	34	Yes	United States
Yes	Michelle Bleiberg	10/10/2022 18:01	10/10/2022 20:09	128	Yes	United States
Yes	Beth Cooperrider	10/10/2022 18:22	10/10/2022 19:32	70	Yes	United States
Yes	Beth Cooperrider	10/10/2022 19:32	10/10/2022 19:40	8	Yes	United States
Yes	Rich	10/10/2022 17:59	10/10/2022 20:09	131	Yes	United States
Yes	Babe G	10/10/2022 18:13	10/10/2022 19:35	82	Yes	United States
Yes	David Spence	10/10/2022 18:10	10/10/2022 19:26	76	Yes	United States
Yes	Dana	10/10/2022 17:59	10/10/2022 20:04	125	Yes	United States
Yes	John Niziolek	10/10/2022 18:00	10/10/2022 20:09	129	Yes	United States
Yes	Nancy Williams-Boyle	10/10/2022 18:30	10/10/2022 18:34	4	Yes	United States
Yes	Warke	10/10/2022 19:51	10/10/2022 20:09	18	Yes	United States
Yes	Warke	10/10/2022 18:08	10/10/2022 19:51	104	Yes	United States
Yes	Randy Garrison	10/10/2022 18:46	10/10/2022 20:08	83	Yes	United States
Yes	Kent	10/10/2022 18:26	10/10/2022 18:30	4	Yes	United States
Yes	Kent	10/10/2022 18:29	10/10/2022 20:09	100	Yes	United States
Yes	Jim Davis	10/10/2022 18:03	10/10/2022 20:09	127	Yes	United States
Yes	Amanda	10/10/2022 17:59	10/10/2022 20:09	131	Yes	United States
Yes	Paul	10/10/2022 17:59	10/10/2022 18:15	16	Yes	United States
Yes	Paul	10/10/2022 19:09	10/10/2022 19:27	18	Yes	United States
Yes	mare schumacher	10/10/2022 18:02	10/10/2022 20:09	128	Yes	United States
Yes	rruchti	10/10/2022 18:20	10/10/2022 19:12	53	Yes	United States

EXHIBIT V

WHITNEY CUNNINGHAM
WCUNNINGHAM@AWDLAW.COM

January 11, 2022

Via Email (tantol@flagstaffaz.gov)

Tiffany Antol, Planning Development Manager
City of Flagstaff Community Development Department
211 W. Aspen Ave
Flagstaff, AZ 86001

RE: **Citizen Outreach Plan (Second Amended)**
Project: NAH Health Village
Project No.: PZ-21-00126
Applicant: Northern Arizona Healthcare

Dear Ms. Antol:

In connection with its applications for (a) minor Regional Plan amendment; (b) creation of a specific plan; (c) zoning map amendment; and (d) development agreement (collectively, the "Applications"), the applicant, Northern Arizona Healthcare ("NAH"), has formulated the following Citizen Outreach Plan and welcomes feedback from the City of Flagstaff (the "City") regarding any of the details set forth herein. The information herein is intended to comply with relevant portions of the Flagstaff Zoning Code (the "Code"), including Sections 10-20.30.060 – 10-20.30.080 and 11-10.10.020 of the Code.

I. Introduction

NAH seeks to develop a Health Village on property it owns northeast of the Fort Tuthill County Park, comprised of a new medical campus together with a variety of mixed uses compatible with the Health Village concept, including significant open space and also commercial, retail, lodging and residential uses. The proposed development will encompass several parcels totaling approximately 185 acres. The details of the proposed project, as well as the proposed zoning changes are discussed in NAH's applications filed with the City.

What follows is a Citizen Outreach Plan intended to comply with the heightened outreach requirements necessary to prosecute a specific plan application. As a practical matter, NAH understands that the size and scope of its proposed project will demand community involvement, both quantitatively and qualitatively, beyond the minimum standards set in the Code. With this understanding, NAH has assigned a dedicated and experienced team, described in its applications, to coordinate public outreach. NAH intends to communicate first with its internal constituencies (employees, medical colleagues, clinical partners), and then turn to the community broadly. To this end, NAH has and will continue to follow Staff's guidance on ways to broaden and improve its overall communication strategy.

II. Neighborhood Meeting

A. Purpose

NAH understands the purpose of the required Neighborhood Meetings to encompass the following goals:

- Encourage NAH to allow for informed decision making through the dissemination of proposals and alternatives. *See* Code Section 10-20.30.060(B)(1).

- Ensure that NAH pursues early and effective citizen participation in conjunction with its Applications, giving it the opportunity to understand and try to mitigate any real or perceived impacts its Applications may have on the community. *See* Code Section 10-20.30.060(B)(2).

- Ensure that the citizens and property owners within the community have an adequate opportunity to learn about how NAH's Applications may affect them and to work with NAH to resolve concerns at an early stage of the process. *See* Code Section 10-20.30.060(B)(3).

- Facilitate ongoing communication between NAH, potentially affected citizens and adjacent property owners, City staff, Planning Commissioners and elected officials throughout the application review process. *See* Code Section 10-20.30.060(B)(4).

B. Applicability and Requirements

NAH understands its Applications require it to hold at least two neighborhood meetings and that it is responsible for the costs associated with these meetings. If the Planning Director requires as much, NAH will host one or more additional neighborhood meetings. Pursuant to Code Section 10-20.30.060(C)(2), NAH's plan for how it intends to conduct the neighborhood meetings must be submitted to and approved by the Planning Director. Per Code Section 10-20.30.060.C, these meetings must come after the pre-application meeting with the Planning Director (this was deemed effectively complete earlier in 2021 as NAH and city staff have been meeting regularly for over a year) and before site plan or review by the Planning Commission (which is not yet scheduled).

NAH conducted a neighborhood meeting on Thursday, January 6, 2022, and it will conduct the next neighborhood meeting on Tuesday, January 18, 2022. Due to COVID-19 pandemic constraints, the neighborhood meetings are being conducted virtually through Zoom Webinar or a similar technology platform. The details for these meetings are set forth later in this plan, but first NAH notes the following issues:

- The intention of requiring two neighborhood meetings is for one meeting to be held early in the review process, and for the second meeting to relay information to the public on how/if the application was changed/adjusted to meet community concerns before moving forward to public hearing. Because of the enlarged neighborhood notification area (previewed in the following bullet point), there is a large number of potentially affected property owners who must be notified of the neighborhood meetings. In order to reach as many of these neighbors as possible, two initial meetings are advised (January 6 and January 18), which can be followed up by one or more meetings later in the process. The later meeting(s) ought to occur during the 60-day notice period prior to the first public hearing before the Planning Commission (*see* Section III(E) below). NAH will work out the appropriate date(s) for such later meeting(s) in consultation with the Planning Director.

- NAH has been asked to provide notification of neighborhood meetings to property owners within a one-half mile radius of the project. This results in about 900 notifications. The Planning Director concludes that an in-person meeting of up to 900 participants is too large and questions if a Zoom Webinar of this size is feasible. The advantage of Zoom Webinar is that all participants – even up to 900 – have, in effect, the same seat and can simultaneously post their questions and concerns during the meeting. During the January 6 neighborhood meeting, the 900 or so invitations resulted in an attendance of about 70, and all questions submitted during the meeting were addressed at that time. NAH and the Planning Director should review the results of meetings on January 6 and January 18 and then determine if the format and level of participation effectively meets the intent of holding neighborhood meetings. The need for supplemental efforts at public participation, if any, should be determined in this manner.

C. Location, Date, Time

Due to COVID-19 pandemic constraints, the neighborhood meetings will be conducted virtually through Zoom Webinar or a similar technology platform. NAH held a neighborhood meeting at 5:30 p.m. on Thursday, January 6, 2022, and it will hold the next neighborhood meeting on Tuesday, January 18, 2022.

D. Notifications

The form of notification for the neighborhood meetings, including the purpose and substance of the proposed Applications and the time, date and place of the meetings, will include a direct mailing to the individuals and groups identified below, the posting of signage at the project site, and listing information about the meetings on the NAH website. All notices will include a link to the meetings, a link to download complete application information, and a link or email to which comments may be submitted. A copy of the direct mailing notice is attached as Exhibit A to this letter. A copy of the signage posted on site is attached as Exhibit B.

According to Section 11-10.10.020(D)(3)(b)(6) of the Code, the sign will be a minimum four (4) foot by eight (8) foot sign on the property in a location clearly visible from State Route 89A (Beulah Boulevard) setting forth the purpose, time, date, and place of the neighborhood meeting, with an attached information tube containing copies of the meeting notice. The sign shall be constructed of laminated coroplast, laminated plywood, or other suitable construction material. It will have a white background with black lettering. This sign will be installed at least 15 days prior the neighbor meeting.

While the Planning Director may determine that additional notices are required, NAH will, at a minimum, provide notices, via first class mail to the following parties at least 15 days in advance of the meetings:

- Property owners, citizens, jurisdictions and public agencies within one-half mile of the proposed project. This is approximately 900 points of contact, which are shown in map and spreadsheet form in Exhibit C attached to this letter;

- The head of any homeowners' association, or community/neighborhood representative within 1,000 feet of the proposed project. Irrespective of distance, notices will be sent to the following associations:
    - Mt. Dell Ridge Homeowners' Association, Inc.
    - Pine Del Homeowners' Association
    - Ponderosa Highlands Homeowners' Association
    - Ponderosa Trails Homeowners' Association, Inc.
    - University Terrace Homeowners' Association, Inc.
    - The Village at University Heights Owners' Association

- All persons or groups whose names are on the registry of persons and groups described in Code Section 10-20.30.080(B) & (C) who are interested in receiving such notice. A copy of the registry is attached as Exhibit D to this letter.

- The City of Flagstaff Community Development Department

Affidavits of Notification to Affected Property Owners and of Sign Posting will be submitted to the City together with NAH's Record of Proceedings (*see* Section II(F) below).

E. Form, Structure and Agenda

Utilizing virtual meeting technology, NAH will collect participant information so far as possible. Participants will be notified that the meeting is being recorded. Utilizing PowerPoint or similar technology, NAH will provide an introduction of the proposed development, with an overview of the development's general design and goals. The purpose and substance of each of the Applications will be reviewed. Topics NAH has come to understand to be high priority for the community will be previewed. NAH will then invite meeting attendees to submit questions and comments through the virtual meeting platform. Questions submitted before and during the meeting will be addressed by NAH representatives to the degree information and time are available to do so. All questions and comments will be preserved and included in the Record of Proceedings, and the meeting will be recorded. NAH will provide attendees with contact information to permit follow up discussions with any interested participant, as well as a link or email address to which comments may be submitted. Unless instructed otherwise, NAH will provide tantol@flagstaffaz.gov as an address to which comments may be sent. Following the meeting, the recording will be linked on the NAH website, www.nahealth.com/expansion.

The agenda for the January 6 neighborhood meeting, the presentation for the January 6 neighborhood meeting, and the proposed agenda for the January 18 neighborhood meeting are all attached as Exhibit E.

F. Record of Proceedings

Pursuant to Code Sections 10-20.30.060(F) and 11-10.10.020(D)(3)(d), after each of the meetings, NAH will create a written summary of the meetings and will submit the report to the Planning Director. The report will include the information specified in Code Section 10-20.30.060(F) and 11-10.10.020(D)(3)(d), including (i) certification, on a form established by the Planning Director, that the meeting was properly noticed and conducted; (ii) dates and locations of all meetings; (iii) a copy of the notices provided, including dates and number of mailings or deliveries; (iv) a copy of the mailing list and a summary of where residents, property owners, and potentially affected citizens receiving notices, newsletters, or other written materials were located; (v) the number and names of people that participated in the process based on the sign-in sheet (or equivalent); and a dated photograph of the sign installed on the subject property, as discussed above. In addition, NAH's report will contain a summary of concerns, issues and problems expressed during the neighborhood meetings, including: (i) the substance of the concerns, issues, and problems raised during the process; and (ii) how NAH has responded to these comments. Finally, NAH send the Record of Proceedings to all meeting attendings (this may in effect require sending to all invitees) and will link the Record of Proceedings on its website.

III. Additional Citizen Outreach

A. Applicability

NAH acknowledges that it is seeking creation of Specific Plan and that its proposed development is a new commercial and/or public facility development that exceeds 20 acres and/or has 100,000 square feet of gross floor area. Therefore, pursuant to Code Sections 10-20.30.070(A)(2) and 11-10.10.020, and in addition to the neighborhood meetings discussed above, NAH is required to perform additional citizen outreach.

B. Additional Requirements for Neighborhood Meetings

Prior to the neighborhood meetings, NAH will (i) provide the Planning Director with information regarding the neighborhood meeting for posting on the City website; (ii) post information regarding the neighborhood meeting on NAH's website; and (iii) notify by first class mail all property owners of record within one-half mile of the subject property.

C. Citizen Review Work Session

NAH recognizes that its Applications could be subject to a citizen review work session as required by Code Section 11-10.10.020(D). This would be in addition to the two public hearings before the Planning Commission discussed below in Section III(E) below. This citizen review work session would be held at a work session of the Planning Commission and will allow landowners and other citizens potentially affected by the proposed amendment to address the Planning Commission. NAH will notice the citizen review work session as required by Code Section 11-10.10.020 and 10-20.30.080.

D. Consultation with Other Jurisdictions

Pursuant to Code Section 11-10.10.020.G, "Upon receipt of a complete application for an amendment to the General Plan, the Council through the [Planning] Director shall consult with, advise and provide an opportunity for official comment by the following public officials and agencies generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the General Plan:

- Coconino County;
- Flagstaff Unified School District;
- Coconino County Superintendent of Schools;
- Northern Arizona Council of Governments;
- Public land management agencies, such as the United States Forest Service, United States Park Service, Arizona State Land Department, and Arizona State Parks;
- Other appropriate government jurisdictions;
- Public utility companies;
- Civic, educational, professional and other organizations; and
- Affected property owners and citizens as determined in subsection (D)(3) of this section, Neighborhood Meeting.

In connection with other requirements for its Applications, as well as expanded community outreach, NAH is consulting with most of the entities listed here (see below). If requested by the Planning Director, NAH will further consult and/or provide information to these organizations.

E. Planning Commission Public Hearing

In addition to at least two neighborhood meetings, the Planning Director must schedule at least two public hearings with the Planning Commission to provide additional opportunities for interested members of the public to be informed of and provide comments on NAH's development proposals. One of the meetings must be held off-site, meaning somewhere other than City Hall. NAH will notice the public hearing as required by Code Section 10-20.30.080.

A 60-day notice period is required before the first of the two Planning Commission hearings. Per Code Section 11-10.20.020(3): "At least sixty (60) days before notice of the first hearing of the Planning Commission on a new, comprehensive update, an element, or a major amendment to the General Plan, the Director shall transmit the proposal to the Planning Commission and the Council and shall submit a copy for review and further comment to all government agencies listed in A.R.S. Section 9.461 as it may be amended from time to time, and any person or entity that requests in writing to receive a review copy of the proposal. The proposal shall also be posted on the City's website and on the applicant or applicant's agent's website, if such website exists."

F. Additional Community Outreach Efforts

Even prior to filing its Applications, NAH has been in dialogue with constituencies throughout the city and region. This outreach has taken the form of community meetings, public hearing presentations, and one-on-one consultations. In

addition to organizing meetings such as the neighbor association meetings coordinated with the help of Sterling Real Estate Management listed below, NAH responds to every request to meet or provide information. Additionally, NAH posts information, including FAQ, about the project on its website at www.nahealth.com/expansion.

Below is a partial list of meetings completed thus far. For many of the groups listed below, multiple meetings have occurred, and in that case only the first meeting date is listed. NAH continues to meet regularly with individuals and groups interested in the project.

5-Feb-21	Fountainhead Flag, LLC / Flag 85, LLC (owners NW of project)
29-Mar-21	Coconino County representatives
6-Apr-21	Flagstaff City Manager
19-Apr-21	City of Flagstaff Business Retention and Expansion Manager
21-Apr-21	City of Flagstaff Planning Manager
21-Apr-21	Economic Collaborative of Northern Arizona
27-Apr-21	Flagstaff Chamber of Commerce
5-May-21	Flagstaff Downtown Business Alliance
6-May-21	Coconino County Parks & Recreation Commission
13-May-21	Airport Commission
19-May-21	Mountain Line
25-May-21	NAU leadership
25-May-21	Sterling Real Estate Management Properties*
8-Jun-21	Coconino County Board of Supervisors
15-Jun-21	City Parks and Recreation
16-Jun-21	Heritage Preservation Commission
22-Jun-21	Townsite
24-Jun-21	City Sustainability Commission
29-Jun-21	Vision Community Properties
30-Jun-21	Mountain Line
6-Jul-21	Forest Highlands
5-Aug-21	Flagstaff Police and Fire
19-Aug-21	University Heights
20-Aug-21	Northern Arizona Association of Realtors
8-Nov-21	Friends of Flagstaff's Future
15-Nov-21	Native Americans for Community Action

(* Includes Aspen Trails HOA, Juniper Meadows Townhouse HOA, North Slopes HOA, Ponderosa Trails HOA, The Retreat at Ponderosa Trails HOA, Sinclair Springs Townhomes HOA, The Summit at Ponderosa Trails HOA, and Village at University Heights Condominiums)

G. Apprising the Planning Director

A key aspect of the overall Citizen Outreach Plan includes keeping the City of Flagstaff Community Development Department apprised of the applicant's efforts and activities. In this regard, NAH has and will continue to notify you in advance whenever possible of all outreach efforts undertaken on its behalf, provide notices of all meetings for which notices are prepared, furnish records of proceedings and other meeting minutes and summaries, and continue to be in consultation with you about optimizing public outreach. Meetings between NAH representatives and Community Development regarding the specific topic of community outreach occurred first on May 26, 2021.

As indicated above, NAH understands the need for heightened community involvement throughout the application process and welcomes the City's input on any of the information and plans set forth herein. To the extent not expressly indicated, NAH intends to conduct the Citizen Outreach Process in accordance with the requirements of the Code.

Sincerely,

ASPEY, WATKINS & DIESEL PLLC



Whitney Cunningham

EXHIBIT W

KYRSTEN SINEMA
ARIZONA

317 HART BUILDING
WASHINGTON, DC 20510
(202) 224–4521

3333 E. CAMELBACK RD, SUITE 200
PHOENIX, AZ 85018
(602) 598–7327

20 E. OCHOA ST
TUCSON, AZ 85701
(520) 639–7080

http://sinema.senate.gov

United States Senate

COMMITTEES

BANKING, HOUSING, AND URBAN AFFAIRS

COMMERCE, SCIENCE, AND TRANSPORTATION

HOMELAND SECURITY AND GOVERNMENTAL AFFAIRS

VETERANS' AFFAIRS

September 29, 2022

Dear Mayor Deasy and members of the Flagstaff City Council:

I write in support of Northern Arizona Healthcare (NAH)'s proposed construction of a new hospital and ambulatory care center in Flagstaff. On a recent tour of NAH's existing hospital facilities, I saw firsthand how critical medical services provided in the ICU could be modernized and improved for residents of Flagstaff and surrounding communities. In meeting with local health care, tribal, and community leaders, it was clear that NAH's new hospital facilities and their larger plans for a Health and Wellness Village would expand access to the highest level of care in northern Arizona and create a new health care destination.

During the pandemic, NAH served as a critical hub for northern Arizonans seeking care, including the most vulnerable patients from our tribal communities and medically underserved areas. New hospital facilities, including an upgraded Level 1 trauma center, will strengthen northern Arizona's preparedness for future pandemics and disasters by creating spaces that can be used for normal hospital operations and quickly adapted to meet emergency needs.

The new facilities will permit NAH to offer expanded clinical care options locally so patients, caregivers, and their families can receive state-of-the-art care right here in Flagstaff, rather than seeking care hours away. For example, members of my staff are working with congressional appropriators to secure federal resources to build an advanced wound care and hyperbaric clinic. Medically underserved communities in northern Arizona, especially Native American tribes, face disproportionately higher rates of diabetes and cardiovascular disease, which can lead to untreated wounds becoming severely infected and necessitating amputations. This new clinic aims to serve thousands of wound patients a year, closer to where patients live in northern Arizona and the Navajo Nation.

I also support NAH's plans to build a new Health and Wellness Village that integrates a holistic approach to health care, housing, business, and recreation to meet the growing needs of the region. Adjacent to I-17 and I-40, the new development will be convenient and accessible to all of northern Arizona, serving as a destination focused on wellness. The Health and Wellness Village is expected to become an important economic engine. At a privately financed cost of $800 million, the project represents NAH's largest investment in the region's future. Upon its completion in 2045, it is estimated the village will generate $389 million per year in economic benefit for Flagstaff, including an additional $4.5 million per year in local tax revenues to fund entities like the Flagstaff Unified School District and Coconino Community College.

I am committed to working with the city to engage federal and state officials to help develop Flagstaff's ability to meet the growing health, transportation, and infrastructure needs of the region. I look forward to working with you to support this important project.

Sincerely,

Kyrsten Sinema
United States Senator

RICHARD H. CARMONA, M.D., M.P.H., FACS
17th Surgeon General of the United States

September 28, 2022

Northern Arizona Healthcare
Health and Wellness Village

Dear Mayor Deasy and Flagstaff City Council:

My name is Richard Carmona and I had the privilege to serve as the 17th Surgeon General of the United States. I am also currently a Distinguished Laureate Professor at the University of Arizona.

I write this letter in my personal capacity to express my support for Northern Arizona Healthcare's plan to construct a new hospital and ambulatory care center to replace Flagstaff Medical Center as part of their proposed Health and Wellness Village.

Throughout my medical career, I've seen firsthand the importance and value of having a modern hospital that leverages state-of-the-art health care technologies available to a diverse community. NAH serves a large segment of our state's indigenous and tribal communities as well as communities across Flagstaff and northern Arizona, who all deserve access to modern, quality care.

NAH also has worked closely with regional partners to ensure patients have convenient access to health care. This effort will be improved by moving their Level 1 trauma center from their current Flagstaff campus to the proposed Fort Tuthill location that is accessible via I-17 and I-40.

NAH's effort to expand access to medical, surgical, emergency, ambulatory and other health care services for patients and clinicians is exactly the type of development needed for the northern Arizona region.

Improved access for better outcomes will make us stronger and healthier.

I respectfully ask that you support Northern Arizona Healthcare's proposed Health and Wellness Village.

Sincerely,

Richard Carmona

Richard Carmona, M.D., M.P.H., FACS
17th Surgeon General of the United States

Chief of Health Innovations
Canyon Ranch®

Distinguished Professor
University of Arizona

ARIZONA
COMMERCE AUTHORITY

June 21, 2022

Dear Mayor and City Council,

As the state's leading economic development organization, our priority at the ACA is to enhance our state's operating environment so that Arizona will remain competitive among the world markets. Recent economic development wins in Flagstaff include attracting electric vehicle parts-marker UACJ Whitehall, the largest new employer to Flagstaff since W.L Gore in the 70's. Thanks in part to Northern Arizona University and Coconino Community College, Flagstaff's highly educated workforce was a key factor that helped recruit this topflight employer to the market.

In addition to bringing state-of-the-art health care to patients, the construction of the Health and Wellness Village will be a tremendous economic engine for the region. According to an economic-impact analysis conducted by Applied Economics, NAH's planned capital investment of more than $800 million in this complex will directly support over 8,800 construction jobs and nearly 2,8000 additional indirect jobs in Flagstaff and Coconino County until the project reaches full buildout. In total, economic benefit to the region is estimated at $1.34 billion, with over two-thirds of the impact occurring in the first eight years of construction.

Once the development is complete in 2045, the project is projected to generate an annual economic impact of $389 million/year, as well as off-site visitor spending related to future development that includes: housing, clinical partnerships, research and development, a small-business incubator, a hotel with a conference center, restaurants, and retail. The entirety of the project is designed to support patients, families and the community.

Northern Arizona is a fast-growing region. From the ACA's perspective, the NAH Health and Wellness Village will not only be a community asset, it also will be a generator of quality jobs and investment. This is exactly the kind of quality development Flagstaff and its region need.

On behalf of the Arizona Commerce Authority, we ask that the Flagstaff City Council support the NAH Health & Wellness Village.



Keith Watkins
Senior Vice President of Rural Economic Development
Arizona Commerce Authority

100 North 7th Avenue, Suite 400
Phoenix, Arizona 85007
602.845.1200 • 800.542.5684
azcommerce.com

AzNA
ARIZONA NURSES ASSOCIATION

Dear Mayor and City Council,

My name is Heidi Sanborn and I am the President of the Arizona Nurses Association (AzNA). We are the oldest and largest nursing association in Arizona, and our more than 3,700 members represent the full spectrum of the nursing practice and provide care in every corner of Arizona.

As nurses, our focus is always to provide the best possible care to our patients. That is why I write today in support of a new hospital and ambulatory care center sought by Northern Arizona Healthcare (NAH) as part of its proposed Health and Wellness Village in Flagstaff.

Though Flagstaff Medical Center has been a cornerstone of medical care in northern Arizona for 50 years, this facility is showing its age and cannot be further expanded to handle the kind of increased patient demand projected as Flagstaff and northern Arizona continue to grow. NAH's proposed hospital and ambulatory care center – including a Level 1 trauma facility – will be built with the needs of modern healthcare in mind. That means state-of-the-art facilities and the latest treatment options to help nurses, doctors and other healthcare professionals focus on what they do best: Care for patients.

As healthcare providers, we're pleased the proposed Health and Wellness Village will centralize inpatient treatment. The hospital's design will also allow for increased bed count under one roof and provide room for future expansion and improvements in patient care. Additionally:

- Patient care areas are being designed to ensure optimal nurse-to-patient ratios.
- Nurses and doctors will have appropriate storage for equipment and supplies without infringing on clinical space.
- The facility will include modern, suite-style rooms for improved patient care and privacy, as well as an expanded Emergency Department.
- Healthcare providers will have expanded clinical options and specialty treatments at their fingertips – comprehensive oncology services, additional therapy and rehabilitation, a wound-healing program with hyperbaric chambers, convenient outpatient imaging and more.

All of this means better access to care for patients – and all without having to make the trip to Phoenix!

It's important to remember Flagstaff Medical Center is a regional facility relied upon by all of northern Arizona. A new location immediately adjacent to I-17 and I-40 will provide improved accessibility to Flagstaff residents and the entire region.

Now is the time to ensure Flagstaff has a hospital built for the future with the amenities and services healthcare providers need and patients deserve. On behalf of the Arizona Nurses Association, I ask that you support the proposed NAH Health and Wellness Village.

Respectfully,

Heidi Sanborn DNP, RN, CNE
President, Board of Directors
Arizona Nurses Association

Dawna L. Cato

Dawna Cato PhD., RN, NPD-BC
CEO
Arizona Nurses Association

Arizona Nurses Association
1850 East Southern Ave, Suite 1
Tempe, AZ 85282
www.aznurse.org

AZPHA
Arizona Public Health Association

Dear Flagstaff Mayor and City Council,

My name is Will Humble. I am the former Director of the Arizona Department of Health Services, and currently serve as Executive Director of the Arizona Public Health Association (AzPHA). Our grassroots, public-health advocacy organization is made up of nearly 1,000 healthcare members with a single focus: to foster healthy communities across Arizona.

The pandemic has exposed real inequities in the healthcare system in Arizona and across the country. These inequities are disproportionately felt by the underserved, including communities of color, low-income patients, and Tribal areas.

Investment in high-quality, accessible healthcare is one way to help alleviate these disparities, which is why I write today in support of Northern Arizona Healthcare's proposed Health and Wellness Village.

After five decades and repeated expansion to meet the needs of the community, the Flagstaff Medical Center has reached a turning point, and the time has come to reboot if they are going to be able to continue to meet northern Arizona's growing needs. Now is the time for Flagstaff to plan a new hospital and ambulatory care center built for the rigors of modern healthcare and with this community's future needs in mind.

A new, Level I trauma center, hospital and ambulatory care center will ensure residents of Flagstaff and the surrounding region continue to receive the high level of medical care they need and deserve. The Health and Wellness Village will improve local access to a host of specialty services and treatments that often requires travel to Phoenix.

This travel – sometimes requiring an overnight stay – represents a hardship for low-income northern Arizonans and discourages patients from seeking critical care. We're especially mindful of the benefits of this new Health and Wellness Village to the Navajo and Hopi communities, which rely on Flagstaff Medical Center for many of their trauma and acute care needs.

Sustainability, social justice, inclusion, and equity are values long championed by the people of Flagstaff. AzPHA believes the Health and Wellness Village is consistent with these principles and – via improved access to a wider array of treatments and services – can plan an important role in closing gaps in access to medical care and equalizing health outcomes across the community.

The Arizona Public Health Association supports Northern Arizona Healthcare's proposed Health and Wellness Village, and we respectfully ask that you do the same.

Sincerely,



Will Humble, MPH
Executive Director, Arizona Public Health Association
Director, Arizona Department of Health Services (2009-2015)

ARIZONA MEDICAL ASSOCIATION

JENNIFER HARTMARK-HILL, MD, FAAFP
PRESIDENT

LIBBY MCDANNELL, CAE
CHIEF EXECUTIVE OFFICER

August 19, 2022

City of Flagstaff Mayor & Council
211 West Aspen Avenue
Flagstaff, Arizona 86001

Mayor Deasy and Members of the Flagstaff City Council:

On behalf of the Arizona Medical Association (ArMA) and our nearly 4,000 member physicians, residents, and medical students, I write to you in support of Northern Arizona Healthcare's plan to construct a new hospital and ambulatory care center to replace Flagstaff Medical Center.

ArMA promotes leadership in the art and science of medicine and advocates for economically sustainable medical practices, the freedom to deliver care in the best interests of patients, and health for all Arizonans. Our organization has been the strongest voice for medicine in Arizona for the last 130 years and we are proud of our patient-centered approach to advocacy and our passion for advancing access to quality health care.

FMC has served Flagstaff and northern Arizona well for more than 50 years, but to meet the future needs of the community, it is time to build a new facility that can house the medical innovations and technological advances we know are on the horizon.

NAH is wise to plan for the future with its proposed Health and Wellness Village, which will be anchored by a new hospital with a Level 1 trauma center. This complex will ensure patients and clinicians have access to a state-of-the-art facility that integrates under one roof the medical, surgical, emergency, ambulatory and other healthcare services northern Arizona deserves.

The planned location near Fort Tuthill is easily accessible via I-17 and I-40, making this campus convenient to patients across Flagstaff and throughout the region, including tribal communities.

The future Health and Wellness Village will meet the demands of modern healthcare and surpass industry benchmarks. Planned enhancements include:

- Private, suite-style patient rooms
- An expanded emergency department with faster service
- Expanded clinical, therapy and rehabilitation services, along with outpatient imaging
- Increased bed count that centralizes patient treatment
- Optimal nurse-to-patient rations to ensure a quality patient experience

info@AZmed.org
AZmed.org
@AZmedicine
@ArizonaMedicine
@ArizonaMedicine
2401 W. PEORIA AVE. SUITE 130 PHOENIX, AZ 85029 602.347.6900

JENNIFER HARTMARK-HILL, MD, FAAFP
PRESIDENT

LIBBY MCDANNELL, CAE
CHIEF EXECUTIVE OFFICER

Taken together, this means better support for NAH physicians and better health outcomes for patients.

On behalf of the Arizona Medical Association, I respectfully ask that you support the NAH Health and Wellness Village.

Sincerely,



Jennifer Hartmark-Hill, MD, FAAFP
President, Arizona Medical Association



Libby McDannell, CAE
CEO, Arizona Medical Association

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2401 W. PEORIA AVE. SUITE 130 PHOENIX, AZ 85029 602.347.6900

August 18, 2022

Mayor Paul Deasy
Flagstaff City Council
211 W Aspen Avenue
Flagstaff, AZ 86001

Dear Mayor Deasy and Flagstaff City Council:

The Arizona Health Care Cost Containment System (AHCCCS), Arizona's Medicaid agency, enthusiastically expresses its support for Northern Arizona Healthcare's (NAH's) proposal to construct a new hospital and ambulatory care center to replace Flagstaff Medical Center.

Flagstaff and northern Arizona have grown quickly in recent decades and are virtually certain to continue drawing new residents in the years ahead. Flagstaff Medical Center is not well-suited to meet these increased needs in its current downtown location. NAH has wisely proposed constructing a new hospital, ambulatory care facility and Level 1 trauma center, which will be accessible via I-17 and I-40 and convenient to patients across Flagstaff and throughout the region, including tribal communities.

This new complex will ensure patients and clinicians have access to a state-of-the-art facility that integrates under one roof the medical, surgical, emergency, ambulatory and other healthcare services northern Arizona deserves. It will be a great relief to Flagstaff and regional patients to have local access to specialty services and treatments that currently require travel to Phoenix. This is especially true for low-income Arizonans, such as AHCCCS members, who may face financial hardship if they need to stay multiple nights in a hotel while caring for a loved one undergoing a medical procedure.

Better access to care means improved health outcomes for patients. That's a win for all of us.

On behalf of AHCCCS, I respectfully ask that you support the Northern Arizona Healthcare hospital proposal.

Sincerely,

Jami Snyder
Director

Town of Camp Verde

♦ 473 S. Main Street, Suite 102 ♦ Camp Verde, Arizona 86322 ♦
♦ Telephone: 928.554-0000 ♦ Fax: 928.567.9061 ♦
♦ www.campverde.az.gov ♦

June 22, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Az 86001

Dear Flagstaff Development Staff, Mayor and Council,

The Town of Camp Verde's Economic Development Department wishes to express its enthusiastic support for Northern Arizona Healthcare's proposed new Health and Welfare Village off of Interstate 17. Quality healthcare is a basic necessity for any community hoping to attract better jobs and the class of companies that can fundamentally change the quality of life. From Camp Verde's point of view, such a facility will only strengthen Camp Verde's ability to bring in new businesses and strengthen the Northern Arizona region's economy, well into the future. We feel fortunate that NAH is willing to make the sort of investment it is planning to make.

As proposed, the new NAH Health and Wellness Village will also provide Verde Valley residents access to the most state-of-the-art healthcare available outside of the Phoenix Metro area. There is little doubt that a modern hospital, ambulatory care center and all the associated services, will be welcomed by all it serves. Additionally, the current location of the NAH Flagstaff campus is difficult for Camp Verde, as well as Verde Valley, residents to access, given Flagstaff's traffic issues. The proposed location of the new facility will cut drive times from the Verde Valley by 30 minutes or more.

We ask the Flagstaff Development Department staff as well as the Mayor and Council, as the custodians of the region's largest municipality, to allow this project to move forward.

Sincerely,

Steve Ayers
Economic Development Director
Town of Camp Verde

1200 North Beaver Street
Flagstaff, Arizona 86001
928-773-2145
www.guardianmedicaltransport.com

June 8, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- *Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.*
- *We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.*
- *Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.*

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Vince Martinez MSN, RN, CEP
Director
Guardian Medical Transport
Trauma Services FMC & VVMC
1200 N. Beaver St.
Flagstaff, Arizona 86001

Arizona Osteopathic Medical Association

VIA EMAIL

July 28, 2022

Dear Mayor Deasy and Flagstaff City Council,

First let me take this opportunity to thank you for your dedication and continued service to the citizens of Flagstaff, especially during these difficult times of post-fire floodings.

As the largest association representing osteopathic physicians in the state, the Arizona Osteopathic Medical Association (AOMA) writes this letter in support of Northern Arizona Healthcare and its plan to construct a new hospital and ambulatory care center to replace the current Flagstaff Medical Center (FMC).

FMC has been a pillar of Flagstaff and northern Arizona for over five decades. However, in that time medical practices and healthcare delivery have changed significantly, and the community served by FMC has grown tremendously. It is critical that Flagstaff has a hospital built to accommodate not only advances in healthcare but also the changing needs of physicians, associated medical practitioners, patients and their family members.

NAH is wise to plan for its future with a new hospital and ambulatory care center, including a Level 1 trauma center. More than just a hospital, the proposed Health & Wellness Village will ensure patients and clinicians have access to a state-of-the-art facility that integrates under one roof the medical, surgical, emergency, ambulatory, and other healthcare services patients need and deserve.

The new hospital will be located near I-17 and I-40, making the complex easily accessible to patients across Flagstaff and throughout the region, including tribal communities. Planned amenities include:

- Private, suite-style patient rooms
- An expanded emergency department with faster service
- Expanded clinical, therapy and rehabilitation services, and outpatient imaging
- Increased bed count that centralizes patient treatment
- Optimal nurse-to-patient ratios to ensure a quality patient experience

AOMA believes the Health & Wellness Village will give physicians and healthcare providers the facility and tools they need to provide the best possible care to patients, and we wholeheartedly support this plan.

We respectfully ask that you support NAH and its proposed Health & Wellness Village.

Sincerely,

Josephine Zammuto

Josephine Zammuto
Executive Director

1951 West Camelback Road, Suite 105 • Phoenix, Arizona 85015 • 602-266-6699 • 888-266-6669 • Fax 602-266-1393 • azosteo.org

PHOENIX CARDIAC SURGERY, P.C.

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health & Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a physician who practices in Flagstaff and serves the northern Arizona community, I am writing in support of the proposed Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would provide Flagstaff and northern Arizona residents with state-of-the-art health care services and resources for many years to come.

Medical technologies, treatments and patient care are constantly evolving, and with this proposed development, we can increase our communities' access to them. I believe NAH's proposed Health and Wellness Village can bring substantial medical benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our community has a modern and spacious medical complex that is designed to host the latest technologies and innovations.

- It will offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.

- This addition will further position Flagstaff as an attractive place for physicians to live, work and play with a mix of outdoor activities, healthcare options, housing, restaurants and more.

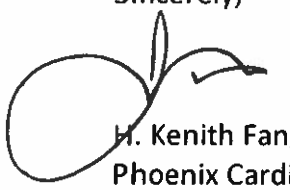
- Having the regions' only Level 1 trauma center means it is critical that NAH provide the community with comprehensive care in a central location. The Health and Wellness Village's location near I-17 and I-40 would only enhance the community's access to exceptional care.

3131 E. Clarendon Avenue, #102 • Phoenix, AZ 85016 • (602) 253-9168 • (602) 251-3126 fax

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



H. Kenith Fang, MD
Phoenix Cardiac Surgery, PC
Physician Executive Lead, NAH Cardiovascular Service Line

PHOENIX CARDIAC SURGERY, P.C.

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,

Li Zhang, MD
Phoenix Cardiac Surgery, PC
Physician Executive Lead, NAH Cardiovascular Service Line

FLAGSTAFF UNIFIED
School District

Office of the Superintendent
Phone: (928) 527-6000
3285 East Sparrow Avenue, Flagstaff, AZ 86004

August 5, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a resident and a leader of an organization that is deeply immersed in the community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

· The proposed Health and Wellness Village will feature a new hospital and ambulatory care – ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.

· Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.

· The development is poised to generate millions in tax revenue, which can be used to enhance our schools, roads, public entities and more.

If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Michael A. Penca
Superintendent

PHOENIX CARDIAC SURGERY, P.C.

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health & Wellness Village Applications

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3131 E. Clarendon Avenue, #102 • Phoenix, AZ 85016 • (602) 253-9168 • (602) 251-3126 fax

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Sincerely,

Modesto Colón-Rodriguez, MD
Phoenix Cardiac Surgery, PC
Physician Executive Lead, NAH Cardiovascular Service Line

PHOENIX CARDIAC SURGERY, P.C.

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,



Mark Tasset, MD
Phoenix Cardiac Surgery, PC
Physician Executive Lead, NAH Cardiovascular Service Line

NORTHERN ARIZONA BUILDING ASSOCIATION

Dear Council and Mayor,

August 10, 2022

Northern Arizona Building Association (NABA) supports the new NAH Wellness Village at Fort Tuthill.

Northern Arizona Healthcare (NAH) has always been committed to delivering high-quality healthcare close to home for all communities it has the honor to serve. NABA believes that the current Hospital has limited capability, or no remaining capability, to further healthcare in our community based on the limited ability to expand into additional health care services that are needed for a modern Hospital. Many of our members have worked at the old Hospital site and echo the concern for a new state of the art Hospital, with room to expand services needed for our community.

We should act with quickly to obtain the necessary entitlements for the site as this may be the last chance to acquire a site of this size that is necessary to accommodate a new hospital. The Fort Tuthill site has many advantages: easy access for most of NAH's users, reduces traffic on Milton Road, many opportunities to re-purpose the old site for community benefits, less helicopter traffic/noise to the center of town, and most important is additional healthcare benefits and services the new site will provide.

Thank you for your consideration.

Yours,

Northern Arizona Building Association Board of Directors

1500 E. Cedar Ave., Suite 86 • Flagstaff, AZ 86004 • Phone: 928-779-3071 - FAX: 928-268-3531
www.nazba.org
Affiliate: National Association of Home Builders

NAU NORTHERN ARIZONA UNIVERSITY

Office of the President

José Luis Cruz Rivera, Ph.D.
President
nau.edu/president

928-523-3232 office
PO Box 4092
Flagstaff, AZ 86011

January 31, 2022

Flo Spyrow
President and CEO
Northern Arizona Healthcare
1200 N. Beaver St.
Flagstaff, AZ 86001

Dear Flo,

Thank you for meeting last week to introduce our leadership teams and discuss shared priorities. NAU's strategic plan will include broadening participation to postsecondary education, particularly in areas of both high student demand and workforce need. Expanding capacity in healthcare education is critical to meeting these strategic goals to serve our state and the communities of Northern Arizona in particular.

We look forward to continuing to work with NAH leadership to develop future healthcare professionals for Arizona through enhanced integration of education and care. Your vision for a comprehensive health and wellness village provides additional opportunities for our partnership to grow through potential shared resources. I ask that you work through Christy Farley, NAU Senior Vice President of Engagement, to continue conversations with a comprehensive NAU team to develop options to consider.

Sincerely,

Jose Luis Cruz Rivera
President

PHOENIX CARDIAC SURGERY, P.C.

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health & Wellness Village Applications

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I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Nicole Sydow, MD
Phoenix Cardiac Surgery, PC
Physician Executive Lead, NAH Cardiovascular Service Line

PHOENIX CARDIAC SURGERY, P.C.

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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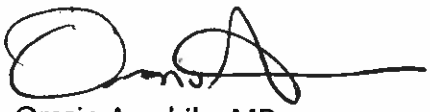

Orazio Amabile, MD
Phoenix Cardiac Surgery, PC
Physician Executive Lead, NAH Cardiovascular Service Line

Oxendale Auto Group
PO Box 1545
Cottonwood, AZ 86326

OXENDALE.COM
Phone: (928) 634-3656
Fax: (928) 634-5269

July 5, 2022

Planning and Development Services
City of Flagstaff
211 W Aspen Ave
Flagstaff, AZ. 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council,

As a resident and business owner who is deeply immersed in the community, I'm writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

- The proposed Health and Wellness Village will feature a new hospital and ambulatory care-ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.
- Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.
- The development is poised to generate millions in tax revenue, which can be used to enhance our schools, roads, public entities and more.

If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Tom Oxendale

Tom Oxendale, President

July 7, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

I have lived in Flagstaff for over 20 years and I have worked at Northern Arizona Healthcare (NAH) for 8 years. I am writing today to express my full support for NAH's plans to develop a Health and Wellness Village. This would be a vital healthcare expansion for Flagstaff and the Northern Arizona region, providing residents with state-of-the-art health care services in an environment conducive to healing and wellness.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region:

- improved hospital and ambulatory care center that meet the growth of our communities and regulatory requirements;
- a full suite of health care services for our patients and communities to easily access;
- expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers;
- expanded Emergency Department with faster service and the region's only Level 1 trauma center.

These improvements are necessary and essential for NAH to provide the level of care and capacity to serve that residents of Flagstaff and surrounding areas need. If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us. Thank you for your time in reading this letter.

Best regards,

Paula McAllister

Paula McAllister
305 W. Pine Ave.
Flagstaff, AZ 86001

January 20, 2022

Dear City of Flagstaff,

As a native of Flagstaff and a proud local I love to call this town my home. I was born at Flagstaff Medical Center as was my sister. My folks met at Flagstaff High School and my sister and I attended Coconino.

After obtaining my accountancy degree at Norther Arizona University I moved to the valley to start my career with Arthur Andersen. However, I would come back and visit my hometown on a regular basis. Once I had moved to San Diego to commence my graduate studies the trips back home became less frequent. Yet it was always a delight to come back and visit with childhood friends and see my family.

For 23 years I lived in various cities and towns all over the world from the Netherlands three different times to Thailand, Costa Rica, France, St. Thomas, St. Martin and then California, Florida, Washington and Maryland.

Almost two years ago I moved from Scottsdale to Flagstaff as a result of Covid-19. It was one of the best moves I have made. Our town is special and beckons people to join us here in the pristine Ponderosa Pines.

Our town is constantly evolving and building new apartment housing like Uncommon, Freemont Station, The Standard among others. I am always thankful when one of these new apartment housing projects is approved because it means that it will take some of the burden off of regular housing and place the students. These bright minds keep our town progressive.

It is wonderful that Timber Sky and Woodshire have been approved as new developments in our town because then we are able to provide housing to families and professionals that work here locally at employers like Northern Arizona Healthcare, Norther Arizona University, W.L. Gore, Purina and Lowell Observatory among others.

However, the infrastructure and growth of our town has not kept pace with demand. We could use another dozen or two dozen of these new home communities to house our local talent or keep the brain trust from campus from leaving our area.

In September of 2021 my grandmother was quite ill so I picked her up from her home in University Heights and we visited a Covid-19 rapid testing center. She was positive and I took care of her. The next morning she was in worse condition so we took an ambulance to NAH.

She remained in the hospital for three weeks and received excellent care. My mother would call the hospital each evening to get a status update and the nurses were kind and compassionate as well as her doctors. I'm thankful to say after three weeks she was released and is now very healthy.

I'm so thankful for the hospital because they saved my grandmother's life. Not only that, NAH provides much needed healthcare to our town as well as the surrounding areas. As an 18-year veteran in real estate I am on the front line working with home buyers and sellers each day. Many of my clients are baby boomers and mention the hospital as a reason why they chose our town over Pinetop or other mountain states.

We need the new NAH campus as it brings additional employment opportunities to Flagstaff. These new professionals and families then spend money at restaurants and boost the economy of Flagstaff. In turn we need housing which also provides work for tradesmen. And the bottom line is that NAH is able to save lives. Like my grandmother.

I am a pro-growth Flagstaff native. I believe we need the new NAH campus and trauma center out by Fort Tuthill. I am so thankful that both sides of my grandparents selected Flagstaff as their home. And I was fortunate to be born here. All of my friends from NAU comment on how lucky I am to live in Flagstaff. But they don't find it possible because of the lack of job opportunities and housing.

Northern Arizona Healthcare will provide much needed healthcare to our residents and job opportunities as well. We need the new NAH campus for many reasons. Myself, my parents and my grandma will thank you.

Sincerely,

Lori Anna Harrison

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a resident who is deeply immersed in the community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

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If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Christopher P. Sapp

Gary & Lynn Loving
Tel. (928) 773-0145
Email: gary.loving.gl@gmail.com
lasatter@gmail.com

July 18, 2022
Flagstaff, AZ

W. Cunningham
Via Email: wcunningham@awdlaw.com

Dear Mr. Cunningham,

I am writing to express our support for the new Wellness Center concept being considered by the Planning and Zoning Commission and City Council, next month. The major expansion of services being contemplated by Northern Arizona Healthcare (NAH) will include ambulatory services, a new state-of-the-art hospital, and a future Health and Wellness Village.

Northern Arizona Healthcare is committed to delivering high quality healthcare close to home for all the communities they serve. To continue providing excellent services, improvements and expansions are necessary in services and campuses. The concept contemplated by NAH brings onto one site hospital-based healthcare, outpatient surgery, imaging, rehabilitation, and clinic space. These along with other amenities such as spas, gyms, health food stores, restaurants, patient, or provider housing, as well as a mix of other practitioner services may be offered, all in a central location.

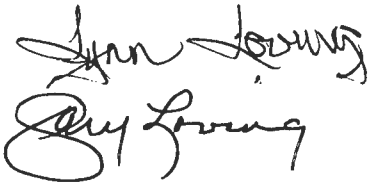
Building the new facilities will not directly impact healthcare costs. This is a budget-neutral development plan and will be funded through capital investment and the work of NAH's new Office of Philanthropy that is tasked with fundraising initiatives. The funding mechanism will be approximately $450M in bonds and $300M in cash. NAH will be the funding source for this work and the community will not participate financially. NAH does not anticipate the project will impact taxes of property values negatively.

Finally,

- The proposed location for the new Health Village will reduce the number of emergency vehicles that must travel through the downtown area.
- New jobs and revenues will be generated through the construction phases over the course of 5 years.
- Despite the increase in physical size there is an estimated reduction in energy consumption of up to 30%.

Please consider supporting this very important project for the health and welfare of the Flagstaff community.

Sincerely,



HOME ADDRESS: 5070 N Weatherford Rd, Flagstaff, AZ 86001
MAILING ADDRESS: PO Box 502, Flagstaff, AZ 86002

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

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Sincerely,

Kat Bath

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

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Todd Batt

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City of Flagstaff
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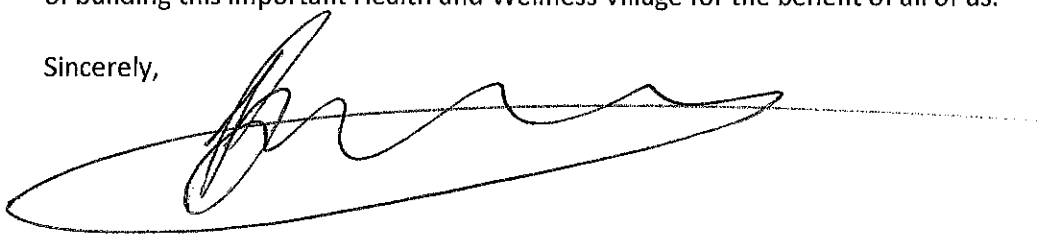

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Sincerely,

Kurt Marth

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely, Maddie Miller — Maddie Miller

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Benjamin J. Barmes

Planning and Development Services
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Jennifer L. Ortuno

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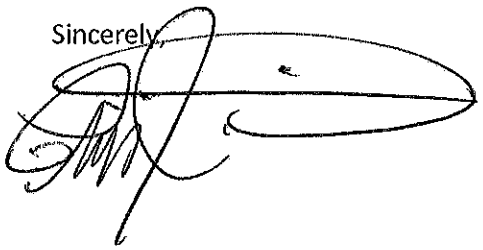

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Paige Henderson

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Planning and Development Services
City of Flagstaff
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Les J. Thurm
(FOREST HIGHLANDS, RESIDENT)

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

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Annette Cheraw - resident of Forest Highlands.

June 15th, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: **Northern Arizona Healthcare Health and Wellness Village Applications**

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.

- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.

- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Austin Rockstroh

Austin Rockstroh
IT Field Service Technician
Northern Arizona Healthcare
Austin.Rockstroh@nahealth.com
(928) 213-6633

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Dorothy G. Pitre

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Joyce Rhoden

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PETER KLOEBER

7651 MARY COLTER
FLAGSTAFF, AZ 86005

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7-6-22

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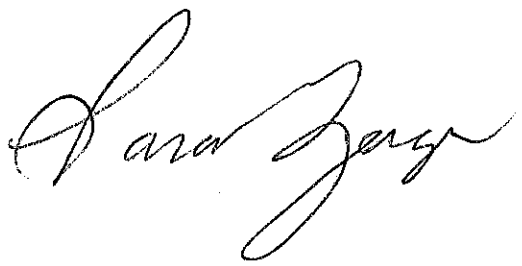

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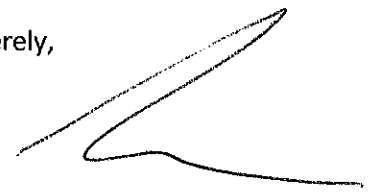

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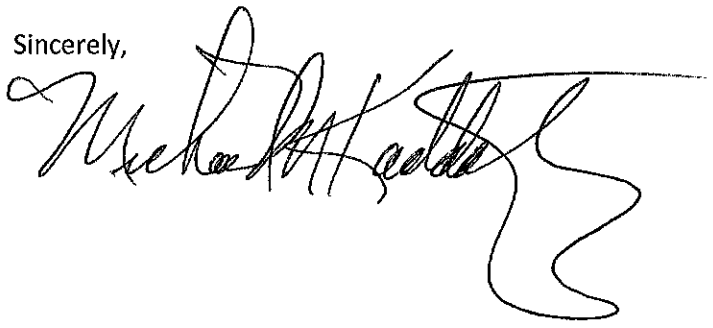

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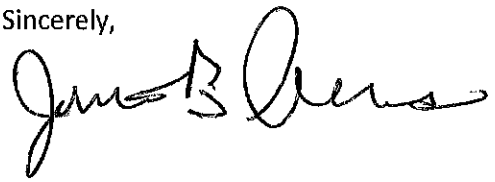

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Sincerely,



Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Mary Ann Kaddatz

Planning and Development Services
City of Flagstaff
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JOHN R. STRUKER

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City of Flagstaff
211 W. Aspen Avenue
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K. Smith

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City of Flagstaff
211 W. Aspen Avenue
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Hannah Weber

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Planning and Development Services
City of Flagstaff
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Kody Post

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Thomas A Hartwell Jr.

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Kathryn Rogers

Planning and Development Services
City of Flagstaff
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Flagstaff, AZ 86001

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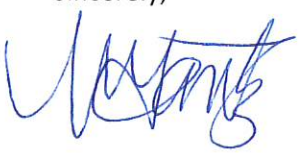

February 14, 2022

Jason Rohr
783 N. Forest View Drive
Flagstaff, AZ 86001

Flagstaff City Council
211 W. Aspen
Flagstaff, AZ 86001

In Support of Zoning Changes needed to Facilitate moving FMC

Flagstaff City Council,

Please receive a this note of encouragement from residents grew up in Flagstaff and currently live and work in the downtown area. We ask you to facilitate and cooperate with the enormous task of relocating our medical center from downtown Flagstaff to the Ft. Tuthill area. I'm sure there are pros and cons to be weighed but I can only see the following benefits.

1. Currently all ambulance traffic from a wide area of Northern Arizona must come through downtown Flagstaff. They are often driving extremely fast with sirens through our downtown area. Relocating all of this emergency traffic to just outside of town would be a huge improvement to our quality of life.
2. As someone living in the approach path for the air vac helicopters, I still think about the helicopters that collided and lives lost. That possibility is made worse with the approach path being over densely populated downtown.
3. As am a longtime local resident who has needed to emergency transport my wife to the medical center for an emergency delivery, I would much rather have been transporting and driving just outside of town than through the middle of our downtown district.
4. The upgrades in the new facility would increase the quality of care our medical professionals are able to provide and, perhaps more importantly, assist the medical center in attracting and retaining quality dedicated health care providers. Interestingly this has become the most urgent reason to support the move. Flagstaff faces an uphill battle to retain quality employees and the medical center is no exception. It has recently become nearly impossible to hang on to quality staff and we support any effort (such as a new first rate facility) that would help our medical center hire and retain high quality medical professionals.

For these reasons and many more, we would encourage council to generously cooperate and proactively accommodate all zoning requests needed by NAH to accomplish this improvement to our community.

Sincerely,

Jason Rohr

February 11, 2022

Flagstaff City Council
211 W. Aspen
Flagstaff, AZ 86001

We support Zoning changes needed by NAH

To Flagstaff Council Members,

Please receive my support of zoning changes and city cooperation with NAH as they work to relocate our medical center.

The upgrades in the new facility would increase the quality of care our medical professionals are able to provide and, perhaps more importantly, assist the medical center in attracting and retaining quality dedicated health care providers. This has become the most urgent reason I support the move. Flagstaff faces an uphill battle to retain quality employees and the medical center is no exception. It has recently become nearly impossible to hang on to quality staff and we support any effort (such as a new first rate facility) that would go a long way in allowing NAH to attract and retain high quality medical professionals.

Also, as someone living in the approach path for the air vac helicopters, I still think about the helicopters that collided and lives lost. That possibility is made worse with the approach path being over densely populated downtown.

A project of this scope requires cooperation from every part of the community. I hope our council will represent locals by being supportive and helpful to NAH with zoning accomodation in this enormous task.

Sincerely,

Mariah Rohr

Mariah Rohr

June 24th, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.
- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Amanda Butler
Executive Assistant to Larry Kushner, Chief Philanthropy Officer
Northern Arizona Healthcare
Amanda.Butler@nahealth.com

From: Amorell Demmert
To: Trevor Kortsen; Steven Eiss
Subject: Support of Northern Arizona Healthcare Health and Wellness Village
Date: Friday, July 8, 2022 12:58:49 PM

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Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

<!--[if !supportLists]-->• <!--[endif]-->*Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.*

<!--[if !supportLists]-->• <!--[endif]-->*We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.*

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Sincerely,

Rachel Modrell

Elle Demmert RN, MSN, PCCN

Progressive Care Unit Based Educator
Flagstaff Medical Center
Office: (928) 213-6432 or ext. 16432
Cell: (708) 334-2621



NORTHERN ARIZONA HEALTHCARE

Northern Arizona Healthcare
(928) 779-3366
1200 N. Beaver Street
Flagstaff, AZ 86001
NAHealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health & Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a physician who practices in Flagstaff and serves the northern Arizona community, I am writing in support of the proposed Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would provide Flagstaff and northern Arizona residents with state-of-the-art health care services and resources for many years to come.

Medical technologies, treatments and patient care are constantly evolving, and with this proposed development, we can increase our communities' access to them. I believe NAH's proposed Health and Wellness Village can bring substantial medical benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our community has a modern and spacious medical complex that is designed to host the latest technologies and innovations.
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- This addition will further position Flagstaff as an attractive place for physicians to live, work and play with a mix of outdoor activities, healthcare options, housing, restaurants and more.
- Having the regions' only Level 1 trauma center means it is critical that NAH provide the community with comprehensive care in a central location. The Health and Wellness Village's location near I-17 and I-40 would only enhance the community's access to exceptional care.

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I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Andrew Atiemo, MD
Cardiovascular Institute
Northern Arizona Healthcare

Mission
Improving health, healing people.

Vision
Always better care.
Every person, every time...**together.**

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,
April Anderson, RN

From: Steven Eiss
To: Trevor Kortsen
Subject: FW: Northern Arizona Healthcare Health and Wellness Village Applications
Date: Wednesday, June 8, 2022 12:08:22 PM

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fyi

Steve Eiss
Vice President
Construction & Real Estate Development
Northern Arizona Healthcare
480-677-5627



From: Benjamin Perry
Sent: Wednesday, June 8, 2022 11:55 AM
To: Steven Eiss <Steven.Eiss@nahealth.com>
Subject: Northern Arizona Healthcare Health and Wellness Village Applications

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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to a full suite of health care services.

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Benjamin Perry

Chief Flight Nurse / Clinical Manager
Guardian Air
(928) 774-0600
Benjamin.perry@nahealth.com

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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Sincerely,

Chelsea Madsen, RN, BSN

Northern Arizona Healthcare
Flagstaff Medical Center • Verde Valley Medical Center

1200 North Beaver Street
Flagstaff, AZ 86001
(928) 779-3366 Flagstaff,

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a resident, employer, and community leader who is deeply immersed in our wonderful community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village.

On July 12, 2022, I underwent an operation at FMC by Dr. Ritland. I received wonderful care and stayed the night in the Kendrick wing of the hospital. The staff were amazing, but the facility was just ok- at one point I was made aware that the Kendrick wing is the most recently renovated and nicest part of FMC. Its time for Flagstaff to provide its citizens the absolute best care! Which we do in terms of Doctors, Nurses, and staff, but not in facilities. It is time for the Health and Wellness Village! Please approve it.

If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us. Even each of you as you will someday need the services that NAH provides, and I'd much rather drive down Beulah than to Phoenix, wouldn't you?

Sincerely,

Chris Reed
Senior Pastor
Christ's Church of Flagstaff

June 17, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a resident who is deeply immersed in the community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

- The proposed Health and Wellness Village will feature a new hospital and ambulatory care – ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.
- Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.
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Sincerely,



Cooper Elliott
High School Teacher
Flagstaff Unified School District- Coconino High School
Head Coach, Coconino Boys Basketball

NORTHERN ARIZONA HEALTHCARE

Northern Arizona Healthcare
(928) 634-2251
269 S. Candy Lane
Cottonwood, AZ 86326
NAHealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Damon Schmelzle

Mission
Improving health, healing people.

Vision
Always better care.
Every person, every time**…together.**

NORTHERN ARIZONA HEALTHCARE

Northern Arizona Healthcare
(928) 779-3366
1200 N. Beaver Street
Flagstaff, AZ 86001
NAHealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health & Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a physician who practices in Flagstaff and serves the northern Arizona community, I am writing in support of the proposed Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would provide Flagstaff and northern Arizona residents with state-of-the-art health care services and resources for many years to come.

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Sincerely,

David Leder, MD
Cardiovascular Institute
Northern Arizona Healthcare

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Improving health, healing people.

Vision
Always better care.
Every person, every time...**together.**

Planning and Development Services

City of Flagstaff

211 W. Aspen Avenue

Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health & Wellness Village Applications

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,
Dawn B. Barrowman, ARNP

Director, Employee Health

From: Deborah Pipkin-Villas
To: Steven Eiss
Cc: Trevor Kortsen
Subject: Letter of support
Date: Thursday, July 7, 2022 12:27:12 PM

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Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As along time employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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Sincerely,
Debbie Villas



NOTICE: This e-mail (including attachments) is covered by the Electronic Communications Privacy Act (18 U.S.C. 2510-2521), is confidential, and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this e-mail (including attachments) is strictly prohibited. Please reply to the sender, state that you have received the message in error, and then delete the e-mail. Thank you.

Sometimes it's the smallest gesture that make people smile ☺

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

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Sincerely,

Deborah Lindquist

Deborah Lindquist, MD, FACP

Medical Oncology/Hematology

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

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Sincerely,

Emily Rugo
IT Security-Information Security Analyst
NAH IT Department

From: Tiffany Antol
To: Whitney Cunningham
Subject: FW: Northern Arizona Healthcare Specific Plan 60 Day Review
Date: Tuesday, August 2, 2022 2:10:44 PM
Attachments: image001.png

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Tiffany Antol, AICP
Zoning Code Manager
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2605

From: Michael Penca <mpenca@fusd1.org>
Sent: Thursday, July 28, 2022 5:04 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Re: Northern Arizona Healthcare Specific Plan 60 Day Review

Tiffany Antol,

Thank you for the opportunity to review the plans for the proposed NAH Health Village. I had our Director of Operations, Transportation Director, and recently-retired Assistant Superintendent review the plans. We are supportive of the project. We hope to be included in future discussions as more specific plans are developed, especially related to the impacts to FUSD's transportation services with the widening of Beulah and intersections at S. University, S. Mountain Dell, and Purple Sage Trail.

Sincerely,

Michael A. Penca
Superintendent
928-527-6002
mpenca@fusd1.org



From: Tiffany Antol <TAntol@flagstaffaz.gov>
Date: Friday, June 3, 2022 at 9:03 AM

To: ihunkler@coconino.az.gov <ihunkler@coconino.az.gov>, nreisner@azdot.gov <nreisner@azdot.gov>, Karen Modesto <kmodesto@azwater.gov>, Ryan.Wiesner@aps.com <Ryan.Wiesner@aps.com>, kent.bushman@aps.com <kent.bushman@aps.com>, Dee.McGrath@aps.com <Dee.McGrath@aps.com>, mmccrathy@aps.gov <mmccrathy@aps.gov>, keithw@azcommerce.com <keithw@azcommerce.com>, wa4741@ATT.com <wa4741@ATT.com>, medelman@azland.gov <medelman@azland.gov>, Curtis.Shanks@centurylink.com <Curtis.Shanks@centurylink.com>, Manuel.hernandez4@centurylink.com <Manuel.hernandez4@centurylink.com>, jchristelman@coconino.az.gov <jchristelman@coconino.az.gov>, vkeller@fs.fed.us <vkeller@fs.fed.us>, annette.fredette@usda.gov <annette.fredette@usda.gov>, Shaw, Melissa <mshaw@coconino.az.gov>, speru@coconino.az.gov <speru@coconino.az.gov>, DDirksen@fusd1.org <DDirksen@fusd1.org>, nicholas.glidden@usda.gov <nicholas.glidden@usda.gov>, matthew.mcgrath@usda.gov <matthew.mcgrath@usda.gov>, kayci_cook@nps.gov <kayci_cook@nps.gov>, Bob (Robert) Kuhn <bkuhn@fusd1.org>, Michael Penca <mpenca@fusd1.org>, Kurt Steele <ksteele@fusd1.org>, Katie Brandis <kbrandis@flagstaffaz.gov>, chris.fetzer@nacog.org <chris.fetzer@nacog.org>, Sheri.Miller@bnsf.com <Sheri.Miller@bnsf.com>, Sanford.yazzie@suddenlink.com <Sanford.yazzie@suddenlink.com>, tpuklavetz@uesaz.com <tpuklavetz@uesaz.com>, mconboy@uesaz.com <mconboy@uesaz.com>
Cc: Michelle J. McNulty <Michelle.McNulty@flagstaffaz.gov>, Christina Rubalcava <CRubalcava@flagstaffaz.gov>, Whitney Cunningham <WCunningham@awdlaw.com>, Steve Holloway <steve@darkskycapital.com>, Daniel Folke <DFolke@flagstaffaz.gov>, Greg Clifton <Greg.Clifton@flagstaffaz.gov>, Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>
Subject: Northern Arizona Healthcare Specific Plan 60 Day Review

Dear Agency Representative:

This email is to inform you of the 60-day public review for a proposed Specific Plan accompanied with a Minor Regional Plan Amendment, and a Zoning Map Amendment requested by Northern Arizona Healthcare for the development of approximately 172.62 acres of land located at 1120 W. Purple Sage Trail in the City of Flagstaff. The Specific Plan is intended to support a mixed-use, multi-phased development known as the Northern Arizona Healthcare Health Village which will focus on the construction of a new hospital and ambulatory surgical center with supporting uses. The Specific Plan and associated appendices can be found on the City of Flagstaff Website https://www.flagstaff.az.gov/10/Community-Development and the Northern Arizona Healthcare website https://www.nahealth.com/expansion

Please submit questions or comments via one of the following methods. All comments must be received by end of business on August 2, 2022.

- **Email:** Tiffany Antol, Zoning Code Manager, at tantol@flagstaffaz.gov
- **Mail comments to:**

  Tiffany Antol

Community Development
211 W Aspen Avenue
Flagstaff, AZ 86001

- **Call:** Tiffany Antol at (928) 213-2605. Comments can be left via voicemail. Please leave contact information if you like a return call.

We look forward to your participation in this review process. If you have questions or concerns please contact Tiffany Antol.

Tiffany Antol, AICP

Zoning Code Manager
211 W Aspen Avenue
Flagstaff, AZ 86002
928-213-2605
tantol@flagstaffaz.gov

June 21, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a resident who is deeply immersed in the community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and Northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

- The proposed Health and Wellness Village will feature a new hospital and ambulatory care – ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.
- Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.
- The development is poised to generate millions in tax revenue, which can be used to enhance our schools, roads, public entities and more.

If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Bo Calbert
2549 E. La Serena Drive
Flagstaff

June 21, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

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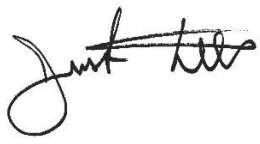

Justin Kelton
2581 S. Pinyon Jay Drive
Flagstaff

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

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As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.
- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,
Jacob Lansburg



June 15, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.
- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

As the Clinical Manager in the Special Care Nursery, I'm excited to share that the plans for the new facility include private rooms for all of our neonatal patients and their families. This is something that the current hospital does not have. Private rooms will allow parents and families to stay, sleep, be present and be much more involved in providing care for their baby during the baby's entire hospitalization. Being able to support the entire family, not just the neonatal population has been shown to improve neonatal outcomes and decrease the hospital length of stay. Families leave the hospital feeling more connected with their baby and more confident about the care they are able to provide after discharge.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Jeanne Wiles, BSN, RN-NIC
Clinical Manager
Special Care Nursery
Flagstaff Medical Center
Jeanne.Wiles@nahealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

June 30, 2022

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and Northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.
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- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Jennifer Loveless

Jennifer Loveless, BSN, RN, LNC, HACP, LSS-GB

July 14, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee, and spouse, of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- *Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.*
- *We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.*
- *Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.*

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Jill Worley-Shook

Parrish Shook

From: Jim Elco
To: Trevor Kortsen
Subject: FW: Northern Arizona Healthcare Health and Wellness Village Applications
Date: Wednesday, June 22, 2022 1:56:53 PM
Attachments: image002.png

Caution! This message was sent from outside your organization. Allow sender | Block sender

Apologies… misspelled your name.

From: Jim Elco
Sent: Wednesday, June 22, 2022 1:53 PM
To: 'council@flagstaffaz.gov' <council@flagstaffaz.gov>; 'tantol@flagstaffaz.gov' <tantol@flagstaffaz.gov>
Cc: Steven Eiss <Steven.Eiss@nahealth.com>; 'tkorsten@awdlaw.com' <tkorsten@awdlaw.com>
Subject: Northern Arizona Healthcare Health and Wellness Village Applications

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

I am writing today, as an employee of Northern Arizona Healthcare (NAH), to provide support of NAH's plans to develop its "Health and Wellness Village". Upon approval, this project will not only provide the residents of Flagstaff with a modern environment of care to best promote healing, but the campus will ensure that Flagstaff can continue to play a critical role in the healthcare needs for patients across northern Arizona. NAH works hard to deliver services close to home for residents of northern Arizona, in order to minimize the need to travel to Phoenix for care. This new campus will bring benefits such as:

- Private inpatient beds (FMC currently has multiple units with semi-private beds)
- More comprehensive oncology services
- Expanded therapy and rehabilitation
- Wound-healing program with hyperbaric chambers.
- An expanded Emergency Department
- Improved wayfinding for healthcare services
- Expanded surgical capacity
- Ability to grow inpatient capacity, as needed for the region

If approved, NAH's new hospital and ambulatory care center will also yield operational efficiencies that help physicians, nurses, and other clinical professionals do what they do best: Improving Health,

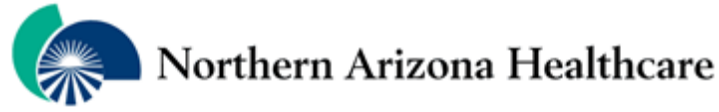
Healing People.

I appreciate the time, energy, and effort being put forth by the City of Flagstaff and the City Council to consider all aspects of a project of this magnitude and am hopeful that the City Council votes in favor of this project.

Respectfully,

Jim Elco, MBA, MHSA

Vice President, Strategy and Financial Planning
Cell: 480-215-0454
Email: jim.elco@nahealth.com





Kara Marx
490 East Twelve Oaks Drive
Flagstaff, Az 86005

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

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- *Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.*

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,
Kara Marx

June 17, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

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- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Kate Sommer
Assistant Director, Philanthropy
Northern Arizona Healthcare
Kate.sommer@nahealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health & Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.

We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.

Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Katharina Whittington, MBA

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH) and long-time resident of Flagstaff, I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

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- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Kathryn Butler

June 15, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: **Northern Arizona Healthcare Health and Wellness Village Application**

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

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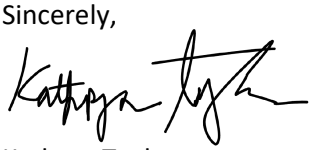
- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.
- Our strategic location of the Health and Wellness Village will improve timely access to urgent care for patients travelling from surrounding rural areas.
- As a nonprofit health care system, our new state-of-the-art facility will promote health equity in the community by allowing us to keep up with medical advances in order to provide high level, essential care to those in need for decades to come.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Kathryn Taylor
Donor Relations, Stewardship & Special Projects
Northern Arizona Healthcare
Kathryn.Taylor@nahealth.com
Cell: (713) 203-7291

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications
Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH) and a Flagstaff resident, I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,
Keegan Mahoney
2973 W Putnam Dr
Flagstaff, AZ 86001

Gavin S. Buckley

From: Ken Berkhoff <kenberkhoff@gmail.com>
Sent: Friday, June 10, 2022 8:31 PM
To: paul.deasy@flagstaffaz.gov; adam.shimoni@flagstaffaz.gov; regina.salas@flagstaffaz.gov; austin.aslan@flagstaffaz.gov; miranda.sweet@flagstaffaz.gov; jmccarthy@flagstaffaz.gov; Dan Folke; Michelle.McNulty@flagstaffaz.gov; Antol, Tiffany; Alaxandra Pucciarelli; greg.clifton@flagstaffaz.gov; Whitney Cunningham; Steven Eiss
Subject: New Wellness Village at Fort Tuthill

Caution! This message was sent from outside your organization. Allow sender | Block sender

Mr. Mayor and Council Members,

I am writing to express my sincere support and desire for the new Wellness Village at Fort Tuthill proposed by Northern Arizona Healthcare.

We have the opportunity to create better health care for our community.

A simple question everyone needs to ask is if not here, (Fort Tuthill) at this site now, then where would be a future site and when would that happen. My answer is that land opportunities in our community are not only limited but nonexistent. If we do not act now we will not have a chance to improve healthcare in the future.

I have had the occasion to discuss the new Wellness Village with the NAH leadership and have found them to be honest, ethical, sincere and knowledgeable.

The time to act is now or we will lose the opportunity, please support this very important project.

Ken

--
Ken Berkhoff, Owner/Broker
1st Brokers Realty
"Home of 1st Class Service"
1500 E. Cedar Ave.
Suite 86-B
Flagstaff, AZ 86004
Cell: 928-606-0800
Fax: 888-500-0310
www.1stBrokersRealty.com
www.KenBerkhoff.com

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message and notify the sender of the delivery error by e-mail or you may call the 1st Brokers Realty office in Flagstaff, Arizona, U.S.A at (+1)(928)-606-0800

Planning and Development Services 9 June 2022
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.
- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Latisha Jeffers

Latisha Jeffers
Clinical Manager 2 East
Flagstaff Medical Center

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Laurie McKinney-Hellman, M.S., CCC-SLP
Children's Health Center, Lead Therapist

From: Lindy Parker
To: Trevor Kortsen
Subject: Northern Arizona Healthcare Health and Wellness Village Letter of Support
Date: Tuesday, July 5, 2022 3:21:59 PM

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Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a long term employee of Northern Arizona Healthcare (NAH), I am writing today in STRONG support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

<!--[if !supportLists]-->• <!--[endif]-->*Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.*

<!--[if !supportLists]-->• <!--[endif]-->*We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.*

<!--[if !supportLists]-->• <!--[endif]-->*Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.*

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Lindy Parker RN, MHA

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,
Lisa DeRosa

From: Lovebeauna Cuaresma
To: Steven Eiss; Trevor Kortsen
Subject: RE: Northern Arizona Healthcare Health and Wellness Village Applications
Date: Wednesday, July 6, 2022 5:53:57 PM
Attachments: image001.png

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Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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<!--[if !supportLists]-->• <!--[endif]-->Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.

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If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,
Lovebeauna Cuaresma
Case Management Assistant
NAH Resource Center
Fax: 928-773-2563
Phone: 928-773-2563

Ext: 12384



Improving Health, Healing People

June 14, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Maraka Oltrogge
Vice President, Philanthropy
Northern Arizona Healthcare
Maraka.oltrogge@nahealth.com

From: Steven Eiss
To: Trevor Kortsen
Subject: FW: Letter to City of Flagstaff
Date: Tuesday, July 5, 2022 3:36:33 PM

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Steve Eiss
Vice President
Construction & Real Estate Development
Northern Arizona Healthcare
480-677-5627



From: Matthew Wright
Sent: Tuesday, July 5, 2022 3:26 PM
To: Steven Eiss <Steven.Eiss@nahealth.com>
Subject: Letter to City of Flagstaff

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Matthew Wright

System Security and Safety Services Manager
Northern Arizona Health Care
Matthew.Wright@nahealth.com

From: Steven Eiss
To: Trevor Kortsen
Subject: FW: RE: Northern Arizona Healthcare Health & Wellness Village Applications
Date: Wednesday, July 6, 2022 6:54:29 AM

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Steve Eiss
Vice President
Construction & Real Estate Development
Northern Arizona Healthcare
480-677-5627



From: Melissa Rudd
Sent: Tuesday, July 5, 2022 3:45 PM
To: Steven Eiss <Steven.Eiss@nahealth.com>
Subject: RE: Northern Arizona Healthcare Health & Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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Sincerely,

Melissa Rudd

Melissa Rudd
Benefits Manager
Northern Arizona Healthcare
Melissa.Rudd@nahealth.com



June 15, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,

Mike Mills
Manager, IT Field Services and AV Services
Northern Arizona Healthcare

Northern Arizona Healthcare
Flagstaff Medical Center • Verde Valley Medical Center

1200 North Beaver Street
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(928) 779-3366 Flagstaff,

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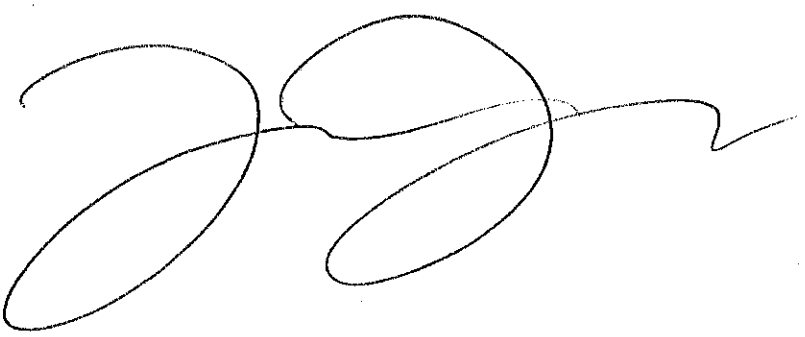

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Kathleen

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Danette Queen

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Pedro Retana

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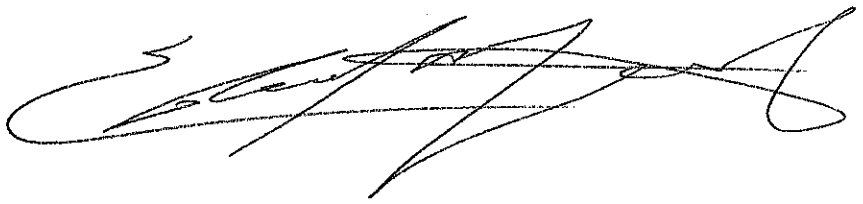

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Sincerely,

Northern Arizona Healthcare
Flagstaff Medical Center • Verde Valley Medical Center

1200 North Beaver Street
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Paula M Koen

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Brittani Halbison

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Benjamin Scott RN

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Tonya Y. Nelson

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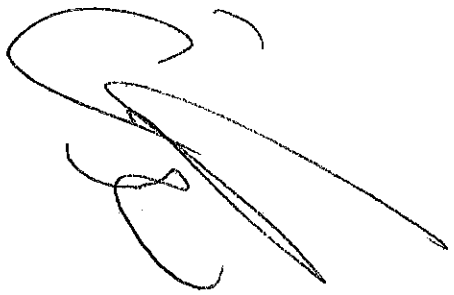

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Meredith Welsh

NORTHERN ARIZONA HEALTHCARE

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Joshua Miller

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Colleen Little

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Cristine Currie

NORTHERN ARIZONA HEALTHCARE

June 22, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

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Kim Jacobelis

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KReisner

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Beth Cashwell

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Cary VanDyke

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Rachel Wade

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Jessica Kenya

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Danny R Schumacher

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Keith Garrison

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Julianna Beisner

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Diana Williams

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Ronald F. Haase

RONALD F. HAASE

June 23, 2022

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NADIA IVANOVA-PFENNING

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Douglas Louden

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NORTHERN ARIZONA HEALTHCARE

June 22, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

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Sincerely,

Hali Erwin

NORTHERN ARIZONA HEALTHCARE

June 22, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely, Kam Mareen

NORTHERN ARIZONA HEALTHCARE

June 22, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,

Sandra Mauntz

NORTHERN ARIZONA HEALTHCARE

June 22, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,

Barbara Meyer

NORTHERN ARIZONA HEALTHCARE

June 22, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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NAH VP operations

NORTHERN ARIZONA HEALTHCARE

June 22, 2022

Planning and Development Services
City of Flagstaff
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Flagstaff, AZ 86001

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Scott M. Waldrop, MD

NORTHERN ARIZONA HEALTHCARE

June 22, 2022

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City of Flagstaff
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Flagstaff, AZ 86001

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TARA ORTEGA RN

NORTHERN ARIZONA HEALTHCARE

June 22, 2022

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City of Flagstaff
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Flagstaff, AZ 86001

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Sarah Reyes

NORTHERN ARIZONA HEALTHCARE

June 22, 2022

Planning and Development Services
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Flagstaff, AZ 86001

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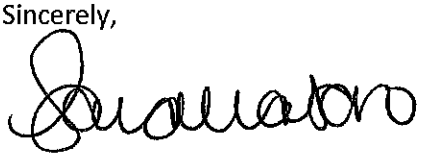

Planning and Development Services
City of Flagstaff
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Kim Hamersley

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

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With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

- The proposed Health and Wellness Village will feature a new hospital and ambulatory care – ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.
- Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.
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Sincerely,
Timothy and Rebecca Burns
6270 Silver Saddle rd.
Flagstaff Az 86004

Tim Burns

Rebecca Burns

June 28, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

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Guillermo E. Cortes, PE
Vice President
Shephard Wesnitzer, Inc.

July 15, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,

Sara Dorn

Sara Dorn
3592 Shoshone St.
Flagstaff, AZ 86005

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

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Sincerely,

Cat Duffy
Assistant Design Manager
McCarthy Building Companies, Inc.

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,



Luis Varela
Project Manager
McCarthy Building Companies, Inc.

John Niziolek
2700 N. Horseshoe St. #78
Flagstaff, AZ 86004

July 5, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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John Niziolek

July 5, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

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Bristol Bachman
Project Coordinator
Development & Construction
Northern Arizona Healthcare

June 28, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

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I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Adam Bevier
Project Manager
Cannon & Wendt Electric

June 28, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,



Brandon Fitts
Project Manager
W.D. Manor Mechanical Contractors

June 28, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,



Cullen Flake
Preconstruction Manager
McCarthy

June 28, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Bryce Godard
Vice President
Cannon and Wendt Electric

June 28, 2022

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City of Flagstaff
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Flagstaff, AZ 86001

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Sincerely,

Brock Huttenmeyer

Brock Huttenmeyer
VP Preconstruction Services
McCarthy Building Company

July 5, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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M. Lintel

Maureen Lintel
Construction Project Manager
Northern Arizona Healthcare

June 28, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Jared Mason, PE, PMP
Arizona Property and Buildings Leader
WSP

June 28, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,



Lauren Neal
Estimator
McCarthy Building Company

June 28, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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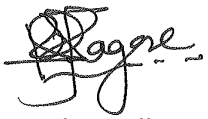

Harshwardhan Pagare
Associate
PK Associate LLC

June 28, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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G.M. Saady
Senior Project Architect
HKS, Inc.

June 29, 2022

Planning and Development Services
City of Flagstaff
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Flagstaff, AZ 86001

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Robert Vanderhei
VP - Partner
amfabsteel

Planning and Development Services
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Chris Anvik
SR VP Operations – Water Business Unit Leader
McCarthy Building Companies, Inc.

Planning and Development Services
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Scott Carfi
Project Director
McCarthy Building Companies, Inc.

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Kyle Monje
Project Manager
McCarthy Building Companies

Christopher Nickle & Antonya Williams
67 W. Hance Trail
Flagstaff, AZ 86005

June 21, 2021

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Christopher J. Nickle

Antonya R. Williams

Nick & Larissa Pearce
1171 E. Dogwood Ln.
Flagstaff, AZ 86001

June 21, 2022

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City of Flagstaff
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Flagstaff, AZ 86001

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Nick Pearce Larissa Pearce

Sean Slawson
5086 S Amethyst Rd
Flagstaff, AZ 86001

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

June 20, 2022

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Sean Slawson
Vice President Operations
McCarthy Building Companies

Northern Arizona Healthcare
Flagstaff Medical Center • Verde Valley Medical Center

1200 North Beaver Street
Flagstaff, AZ 86001
(928) 779-3366

Planning and Development Services
City of Flagstaff
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Francisco Gonzola

Northern Arizona Healthcare
Flagstaff Medical Center • Verde Valley Medical Center

1200 North Beaver Street
Flagstaff, AZ 86001
(928) 779-3366

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With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

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I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

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Flagstaff Medical Center • Verde Valley Medical Center

1200 North Beaver Street
Flagstaff, AZ 86001
(928) 779-3366

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Celia Cate

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Jackie I. Kuo

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Dwayne Brennan

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6-30-22
Robert Pulda

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Danielle Hess

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J Martinez 6/30/22

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Medical technologies, treatments and patient care are constantly evolving, and with this proposed development, we can increase our communities' access to them. I believe NAH's proposed Health and Wellness Village can bring substantial medical benefits to Flagstaff and the greater northern Arizona region.

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Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health & Wellness Village Applications

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Medical technologies, treatments and patient care are constantly evolving, and with this proposed development, we can increase our communities' access to them. I believe NAH's proposed Health and Wellness Village can bring substantial medical benefits to Flagstaff and the greater northern Arizona region.

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928.607.5675

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Trisha R. Hutton ACNP-C

Northern Arizona Healthcare
Flagstaff Medical Center • Verde Valley Medical Center

1200 North Beaver Street
Flagstaff, AZ 86001
(928) 779-3366 Flagstaff,

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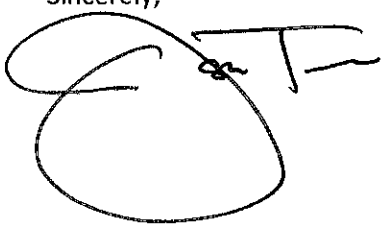

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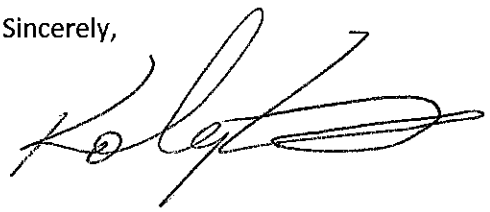

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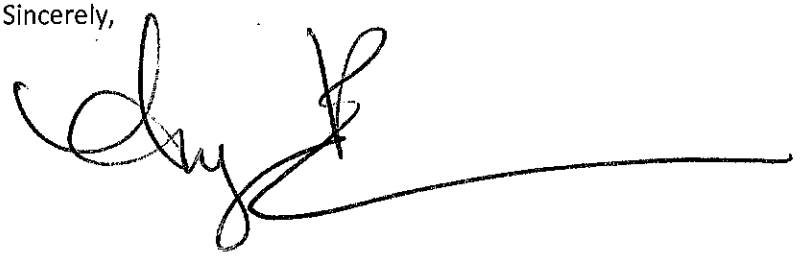

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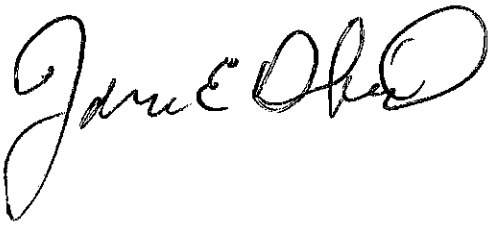

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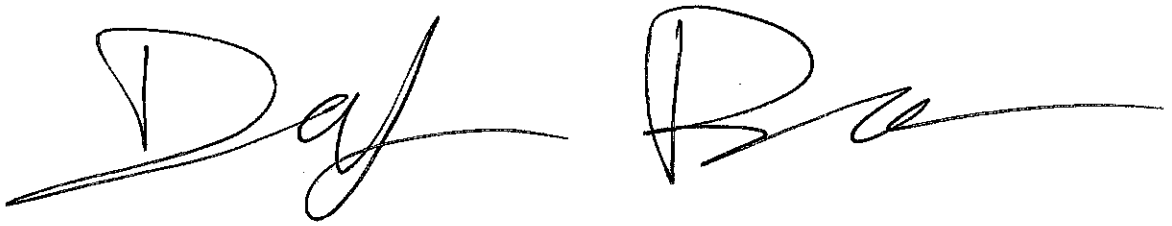

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a resident who is deeply immersed in the community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

- The proposed Health and Wellness Village will feature a new hospital and ambulatory care – ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.
- Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.
- The development is poised to generate millions in tax revenue, which can be used to enhance our schools, roads, public entities and more.

If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

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City of Flagstaff
211 W. Aspen Avenue
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Sincerely,

Jeanne Wiles
4078 S. Holland Rd
Flagstaff, Az 86005

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,

KReisner

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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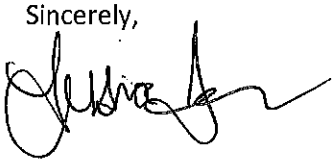

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,

Darcy M Schumer

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

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Sincerely,



LOVEN CONTRACTING
BUILDING RELATIONSHIPS SINCE 1985

July 13, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health Wellness Village Development

Dear City of Flagstaff Development Staff, Mayor Deasy, and Councilmembers:

We are writing in support of the proposed Northern Arizona Healthcare Wellness Village at Fort Tuthill. As community members and as members of the project team we are able to speak in an educated manner to the myriad benefits that this new campus will bring to Flagstaff.

Mike Loven, founder of our firm, remembers the early days of the Sechrist family and their formation of what is now Flagstaff Medical Center and Northern Arizona Healthcare. These local medical facilities were an immediate point of community pride and an essential step in enabling Flagstaff to grow into city it is today.

Now, at a time of consolidation with large corporate healthcare systems across the nation and in Arizona, the benefits of a new facility for our Flagstaff-based independent hospital and healthcare system cannot be underestimated. Every citizen of Flagstaff will be better served via state-of-the-art healthcare solutions that are close to home. The new Wellness Village, designed to exceed standards of care available through competitor systems in other cities, will greatly assist in the recruitment and retention of the best healthcare providers and practices.

Additionally:

- Healthcare options are a key consideration for individuals or companies considering a move to Northern Arizona. The new campus is a clear demonstration of our community's commitment to high quality of life at a high altitude;
- The new NAH campus construction will have a significant positive economic impact with a large multiplier effect – the design and construction teams have already relocated here, and the contributions to our local economy will continue through the multi-year activities of construction staff for the Ambulatory Care Center, Hospital, and the Wellness Village.
- Excellence attracts excellence – our city is committed to fostering STEM and healthcare education and industries. The new wellness campus provides an inspiring location for those striving to meet the future through scientific advancement.

Thank you for your thoughtful support of Flagstaff and Northern Arizona's future. As community members, the 60+ families of Loven Contracting look forward to working with you to achieve this vision.

Respectfully,

Jon Hansen,
President

Mike Loven,
Founder and CEO

1100 S. Pinnacle Street | Flagstaff, AZ 86001
P: 928.774.9040 | E: info@lovencontracting.com | ROC 114019

From: Nicholas Christifulli
To: Whitney Cunningham
Subject: Northern Arizona Healthcare - Wellness Village at Fort Tuthill
Date: Tuesday, June 28, 2022 6:18:40 PM

Caution! This message was sent from outside your organization. Allow sender | Block sender

Dear Mr. Cunningham,

Two weeks ago this past Monday evening, I took my wife Tamera to NAH for treatment of a kidney infection, which she has experienced on and off since her childhood growing up in Flagstaff. The Emergency Room wait was 8+ hours. After 3.5 hours, she did not care, all she wanted to do was take her medication, Tylenol, and go to bed. Tuesday, she became sicker and in need of an IV of fluids. The only place to get IV treatment in Flagstaff is the hospital. We went back to NAH, where the wait was 5+ hours. Fortunately, she was quite sick and only had to wait for 2.5 hours to receive an IV.

As much as Northern Arizona Healthcare is committed to serving high-quality healthcare to our growing community, it just is not feasible at the present location! The Flagstaff community has dramatically increased in size, thus causing NAH to outgrow their facility. As sad as it is, NAH's building is out of space and there is no longer land to expand at their present location. Plain and simple, the present facility is too small. Thus, I am writing to you today to share my support of Northern Arizona Healthcare's planned Expansion Plan.

As I am certain you are aware or will be made aware of the Expansion Plan, therefore I won't dive into what is planned. However, if you or your family member are like my wife, sick and in need of care with a shorter time then 8+ or 5+ hours, please move NAH's Expansion Plan forward for our community.

Thank you,

Nicholas Christifulli



NORTHERN ARIZONA HEALTHCARE

Northern Arizona Healthcare
(928) 779-3366
1200 N. Beaver Street
Flagstaff, AZ 86001
NAHealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health & Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

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Medical technologies, treatments and patient care are constantly evolving, and with this proposed development, we can increase our communities' access to them. I believe NAH's proposed Health and Wellness Village can bring substantial medical benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our community has a modern and spacious medical complex that is designed to host the latest technologies and innovations.
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- This addition will further position Flagstaff as an attractive place for physicians to live, work and play with a mix of outdoor activities, healthcare options, housing, restaurants and more.
- Having the regions' only Level 1 trauma center means it is critical that NAH provide the community with comprehensive care in a central location. The Health and Wellness Village's location near I-17 and I-40 would only enhance the community's access to exceptional care.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Omar Wani, MD
Cardiovascular Institute
Northern Arizona Healthcare

Mission
Improving health, healing people.

Vision
Always better care.
Every person, every time...**together.**

NORTHERN ARIZONA HEALTHCARE

Northern Arizona Healthcare
(928) 779-3366
1200 N. Beaver Street
Flagstaff, AZ 86001
NAHealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
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Sincerely,

Renzo Cataldo, MD
Cardiovascular Institute
Northern Arizona Healthcare

Mission
Improving health, healing people.

Vision
Always better care.
Every person, every time...**together.**

From: Rachel Modrell
To: Steven Eiss
Cc: Trevor Kortsen
Subject: NAH Health and Wellness Advocate letter
Date: Wednesday, June 8, 2022 2:10:25 PM

Caution! This message was sent from outside your organization. Allow sender | Block sender

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

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<!--[if !supportLists]-->• <!--[endif]-->*Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.*

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Rachel Modrell

Rachel Modrell, RN BSN
Clinical Manager
3 South Progressive Care
Centralized Monitoring
Office Phone 928.773.2243 ext. 12243



From: Victoria Coleman
To: council@flagstaffaz.gov
Cc: tantol@flagstaffaz.gov; Steven.Eiss@nahealth.com; Trevor Kortsen; Valerie Caro
Subject: Re: Letter of Support
Date: Friday, September 16, 2022 2:42:38 PM

Caution! This message was sent from outside your organization. Allow sender | Block sender

September 9, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

Re: NAH Health and Wellness Village Application

Dear Flagstaff Development Staff and City Council:

As a resident of Flagstaff for 18 years I have seen both positive and negative effects of growth in our community. Positive when meeting new residents of Flagstaff on our local trails who are excited to be living and working here, negative when I see mega-high rises, primarily for transient students, that put pressure on our landlocked road infrastructure and strained water resources.

However, there is one proposed development I believe will be beneficial to Flagstaff and Northern Arizona residents, students and visitors: NAH's new Health and Wellness Village.

With a growing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to Northern Arizona, such as:

- The complex will have newer equipment to allow hospital and ambulatory care staff to better treat patients with current rather aging technologies.
- This new facility will provide residents a better alternative than traveling hours to and from the Phoenix area for quality health care.
- The proposed development will provide necessary infrastructure (adjacent hotels) for families of patients who travel from other areas in Northern Arizona for health care.
- There will be better physical access for patients to this new facility which is just off two major highways with ample parking versus downtown.
- The move to a new location presents some timely opportunities as well:
    - For the City of Flagstaff and NAH leadership to research and analyze creative solutions to repurpose the existing downtown NAH facilities to better serve our community's other health, well being and infrastructure needs, and
    - For NAH's new CEO and Leadership team to investigate and implement

whatever is required to retain the existing high quality staff at the hospital and support facilities in the region.

I appreciate the City of Flagstaff's consideration and encourage Flagstaff City Council to vote in favor of building this important Health and Wellness Village for the benefit of all who need quality healthcare in Northern Arizona.

Sincerely,
Victoria Coleman
NAH Certificate Holder
Former City of Flagstaff Airport Commissioner

NORTHERN ARIZONA HEALTHCARE

Northern Arizona Healthcare
(928) 779-3366
1200 N. Beaver Street
Flagstaff, AZ 86001
NAHealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health & Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

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Medical technologies, treatments and patient care are constantly evolving, and with this proposed development, we can increase our communities' access to them. I believe NAH's proposed Health and Wellness Village can bring substantial medical benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our community has a modern and spacious medical complex that is designed to host the latest technologies and innovations.
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If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

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Cardiovascular Institute
Northern Arizona Healthcare

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Always better care.
Every person, every time...**together.**

City Council

City of Flagstaff

211 W. Aspen Ave.

Flagstaff, AZ 86001

Re: NAH Proposed Health and Wellness Village

Dear City Council,

Our community is rapidly changing and the old Flagstaff Medical Center campus is no longer adequate to meet current and future needs. As a long-time resident who has used the doctors' offices, operating rooms and hospital facilities, I recognize that space for upgrade and expansion on the current FMC footprint is not the answer.

If we are going to continue to be a progressive city that wants to attract new inhabitants and businesses, we will have to start with a fresh slate and approach our future health needs with a holistic approach. After viewing the plans for the NAH proposed Health and Wellness Village I believe this can be a template to fill our existing and future requirements for total health care.

By making a commitment to support this improvement you also will be encouraging the best and brightest health care professionals to join us here. This will cement the NAH Health and Wellness Village as the regional healthcare location of choice and will encourage more visitation and relocation. A development of this magnitude should generate millions of dollars of tax revenue.

Please support our future by considering this proposal and encouraging the City Council to vote in favor of the NAH Health and Wellness Village.

Thank you,

Rob Mason

2300 N. Country Club Dr.

Flagstaff, AZ 86004

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

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If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Sara Coverstone

From: Sean Openshaw
To: Steven Eiss; Trevor Kortsen
Subject: Re: IMPORTANT - NAH Health and Wellness Village
Date: Tuesday, July 5, 2022 3:23:33 PM

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Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

- *I have lived in Flagstaff for 30 years and I have worked for NAH for 15 and I believe this initiative is going to be more beneficial, farther-reaching and more impactful than anything I've seen in my time here.*
- *I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.*
- *Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.*
- *We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.*
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If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.
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Sincerely,
Sean Openshaw
Senior Visual Communication Specialist
Communications Department - Northern Arizona Healthcare
928-600-9007
sean.openshaw@nahealth.com

From: Shannon Wells, RN
To: Steven Eiss; Trevor Kortsen
Subject: letter to the city
Date: Tuesday, July 5, 2022 3:49:20 PM

Caution! This message was sent from outside your organization. Allow sender | Block sender

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As the infectious disease nurse navigator at Northern Arizona Healthcare (NAH), I write you today in support of NAH's plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing and holistic care.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- <!--[if !supportLists]--><!--[endif]-->*Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services, including expanded outpatient services.*

- <!--[if !supportLists]--><!--[endif]-->*We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.* These options will significantly help our patients and the community, especially in my field of infectious disease.

- <!--[if !supportLists]--><!--[endif]-->*Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.* Sadly, our ED has been overwhelmed during the pandemic making it challenging to care effectively for our community and adding stress to our healthcare team.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council ***to vote in favor*** *of building this important Health and Wellness Village for the benefit of all of us.*

Sincerely,

Shannon Wells, RN
Lead Nurse Navigator, NAH
Infectious Disease Nurse Navigator, NAH
928-607-8158
Shannon.wells@nahealth.com
NAH Community Care Network
1200 N. Beaver St.
Flagstaff, AZ 86001

Mission:
Improving health, healing people.

Vision:
Always better care.
Every person, every time . . . together.

Dear Flagstaff Development Staff and City Council:

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Amber Jake

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- *Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.*
- *We will be able to offer expanded clinical aptions, including more comprehensive oncolagy services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.*
- *Our NAH Health and Wellness Village will alsa include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.*

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vate in favar of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Stacey Salyer

TO: Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

DATE: June 28, 2022

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Fellow Community Members at the City of Flagstaff:

I am a proud local resident of the great city of Flagstaff and today I write to you to share my view and support of the new Northern Arizona Healthcare (NAH) Health and Wellness Village.

As a longstanding resident, I'm fortunate to say I have friends and acquaintances in all walks of life in our community. I feel like I'm decently connected to many people and to many local topics. I do hear from fellow residents that are either in favor of the village or that may also be opposed to the village. I do take it as an opportunity to be curious and ask reasons for both levels of support. For those that are in favor of the village, I hear them reflect that what we need in the future is a fair chance at continuing to host and receive top notch healthcare right here from within our community. These people, and I, are accustomed to great healthcare without having to go to Phoenix to receive it. For those that are opposed, I hear them mainly speak to change in general, or that the site is too far from the current site. I understand the angle that the distance to the new site could be considered far, yet it's far from the current site, and isn't necessarily far from our community, in my opinion. It makes me think about the airport in the city of Denver, where the airport use to be located downtown, and then it moved outside of the city. Immediately, yes, the impact could be seen as substantial, and the distance to their new airport felt far away. Fast forward to today, and you simply don't hear Denver residents talk about distance to the airport. The move allowed the city to create an efficient footprint that easily flows travelers through flying while the traveler's needs are well met, and they have created room for expansion and scalability. Change isn't easy for many people. I understand that.

I see NAH's objective as creating a footprint that allows for total healthcare. A move that allows for scalability and that allows for inclusion of the family unit that promotes the health of a patient each and every day. If creating the ability to plan and create the facilities and environment necessary to keep up with providing top notch healthcare is important to you, then you'll join me in considering this proposed move as a step in the right direction. The current site is convenient of course, however that's not enough to make up for literally not having the space to be able to add or upgrade service lines that will be capable of hosting medical equipment or capable of efficiently and effectively allowing the flow of care to occur, where compared to current facilities, a patient may have to travel an additional 900 feet between care stages. Don't just think of travel and travel time, but also consider risks encountered each time these inefficient patient moves must happen.

My ask of you is to think bigger than what we see today in and from NAH. Think about where we need to be from a care standpoint in ten or twenty years and ask yourselves if you believe the current facilities and 26 acres can meet your needs and the needs of our beautiful community. I will make myself available if you have questions for me, or if you'd like to discuss any of this further. I appreciate you accepting my input and I trust you will make a decision that sets this unique community up to win together.

Sincerely,

Steve Vargas
Flagstaff Community Member since 1983

From: Steven Eiss
To: Trevor Kortsen
Subject: FW: letter for city
Date: Tuesday, July 5, 2022 3:42:25 PM

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Steve Eiss
Vice President
Construction & Real Estate Development
Northern Arizona Healthcare
480-677-5627



From: Susan Howden
Sent: Tuesday, July 5, 2022 3:39 PM
To: Steven Eiss <Steven.Eiss@nahealth.com>
Subject: letter for city

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

<!--[if !supportLists]-->• <!--[endif]-->*Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access*

to a full suite of health care services.

<!--[if !supportLists]-->• <!--[endif]-->*We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.*

<!--[if !supportLists]-->• <!--[endif]-->*Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.*

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Susan Howden RN, MSN, CCRN
System Director of Surgical Services
Northern Arizona Healthcare
Susan.Howden@nahealth.com
(602) 463-0114 cell



6/22/22

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an individual who has utilized Northern Arizona Health for emergency care and someone who is deeply interested in the success and positive growth of the Flagstaff community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

- The proposed Health and Wellness Village will feature a new hospital and ambulatory care – ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.
- Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.
- The development is poised to generate millions in tax revenue, which can be used to enhance schools, roads, public entities and more.

If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all.

Sincerely,



Todd E. Genenbacher
Design Integration Manager
McCarthy Building Companies

From: Trevor Gill
To: Steven Eiss; Trevor Kortsen
Subject: NAH Health and Wellness Village Support Letter
Date: Wednesday, June 15, 2022 9:41:26 AM

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Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a Flagstaff native and an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

<!--[if !supportLists]-->• <!--[endif]-->Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.

<!--[if !supportLists]-->• <!--[endif]-->We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.

<!--[if !supportLists]-->• <!--[endif]-->Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,
Trevor Gill

EXHIBIT X

From: Tiffany Antol
To: Whitney Cunningham
Subject: FW: hospital move
Date: Wednesday, June 15, 2022 3:24:03 PM

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FYI

From: Ellen Grabarek <ellengrabarek01@gmail.com>
Sent: Wednesday, June 15, 2022 1:15 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: hospital move

You don't often get email from ellengrabarek01@gmail.com. Learn why this is important

Dear Tiffany and City of Flagstaff,

I am deeply opposed to the proposed relocation of Flagstaff Medical Center to the South of Town for several reasons;
I feel the existing lhospitalcan be redesigned and reworked to meet the needs of Flagstaff, it is centrally located and convenient to the citizens of Flagstaff.
It seems wasteful to create a new footprint that requires the removal of trees and an increased demand on transportation, when the corridors are already gridlocked regularly. Being further out from the center, means increased response time, endangering lives in emergency situations.
The current location is closer to most medical offices making it more convenient than the proposed site.
Please put me on record as opposed to this move.

Ellen S. Grabarek, RDH, MPH
Flagstaff

NAH Expansion
I have now attended 3 Zoom meetings presented by NAH.
Here are some of my questions and concerns. I'm very angry with the arrogance of the presenters and view them as nothing more than spin doctors.

I have found the format in which these meetings have been presented to be very unsatisfactory.
All participants are muted, except for the presenters.
There is no dialogue exchange between the audience and the presenters and no opportunity offered to have that exchange.
The audience is only able to type in questions and comments and then the presenters choose which ones to answer.
There is no opportunity to challenge the answers or ask follow up questions unless you type them in.
In the last meeting I attended (Jan 18th) only the questions they chose to answer were shown to the audience. Apparently, there were around 75 questions/comments in total and several were not addressed.
I reviewed the transcripts which I assume will be shared with Planning and Zoning and City Council, they are full of typos and those questions/comments which were not addressed, were not included.
All too often the answers were not answers but spun to their liking (it's called chaff and redirect).

"Go-carts and adult entertainment" were mentioned as "off the table"? This is insulting. Did they think this was funny?
Does their plan have to go through approval by the Traffic Commission? It seems as though there will be significant traffic considerations and changes…if not, why not and if so when?

When asked if any of the presenters were long time residents of Flagstaff, neither Josh and Steve answered the question but indicated that they did not come to Flagstaff to build a new facility…yet both indicated they had done this before in other places. Whitney did answer, saying he has been in Flag for 25 years…however…he's been hired as a lawyer and is on the payroll for this project. Enough said.

This is a multiphase project, and if I understand the timeline, construction will occur *constantly* over the next 15 to 20 years, completely disrupting the lives of the communities surrounding that area.

I used to live on the 800 block of N Leroux, and was bombarded with the noise of ambulances and helicopters, day and night. I moved to Ponderosa Trails to escape that. They say that noise will not be a factor/disturbance to the surrounding neighborhood. I strongly disagree.

There are currently more than 700 vacant staffing positions at NAH…why do they think they can staff a larger facility?

What solutions do you have for discharging homeless transients or people with no transportation to keep them from wandering off into the surrounding neighborhoods or the woods? I experienced the following on my property on N Leroux…it's a real problem. Twice people, still wearing hospital bracelets entered my house through the front door. If I was home my front door wasn't necessarily locked…that changed after those incidents. Three times I found men sleeping in my back yard (I put up a fence, that stopped that) and once I walked out in the morning to find a man rolled up in a rug I had put out for bulk pickup. I thought he was dead. That sealed the deal, I moved.

150 ft is almost 100 ft over what is currently allowed for commercial buildings= 60 ft. Their reason given is efficiency…"imagine pushing trash 900 ft as opposed to walking a few feet and putting it down a trash chute."
We have seen what has happened since The Hub was built. If they are allowed this height there is nothing to stop other businesses coming and requesting the same concession. We are familiar with the" If You Give The Mouse a Cookie" philosophy, which is a slippery slope that Flagstaff has found itself in far too many times. This is a philosophy that says the universe has and will continue to reproduce itself an infinite number of times. I don't want that for my Flagstaff or the future generations to come.

Have they contacted or consulted with any of the following organizations? Flagstaff Dark Skies Coalition, Coconino County Sustainable Building Program, Friends of Flagstaff Future, NAZCCA, Sierra Club, Grand Canyon Trust, The Nature Conservancy…just to name a few.
Have they considered carbon neutrality strategies?

What is their plan B if this one isn't approved?

Thank you for your consideration.
Connie Ghiglieri…a resident of Flagstaff for 37 years.
101 W Quartz Rd
Flagstaff, AZ
928-380-2872
conniegig@gmail.com

From: Ruth Garcia
To: Whitney Cunningham
Cc: Tiffany Antol
Subject: Re: OPPOSE PZ-21-00126 Change of Regional Plan/Zoning Adjustment
Date: Tuesday, January 18, 2022 4:45:46 PM
Attachments: image001.png

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Hello Whitney,

Thanks for your email and the links. I will review the information. Unfortunately I am traveling and will be mid-flight at the time of the public meeting. Therefore, I won't be able attend tonight's meeting by phone or Zoom. Thank you for taking my written comments into consideration and passing them along.

Regards

Ruth

From: Whitney Cunningham <WCunningham@awdlaw.com>
Sent: Tuesday, January 18, 2022 5:38:30 PM
To: ruth.engler@gmail.com <ruth.engler@gmail.com>
Cc: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: RE: OPPOSE PZ-21-00126 Change of Regional Plan/Zoning Adjustment

Ms. Engler,

I am working with the hospital in its efforts to obtain development rights. Tiffany Antol at the City shared your email below.

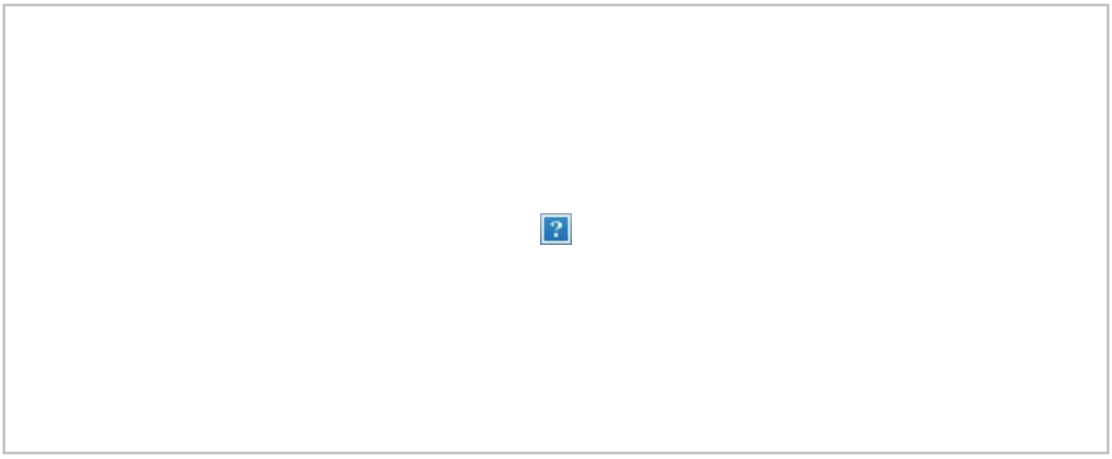
First, in answer to your questions, below are links to the project applications as well as tonight's neighborhood meeting (via Zoom). You should also have received an invite to the meeting by mail. It will begin at 5:30 and you can connect using the link below.

Meeting:
https://nahealth.zoom.us/j/94858764490?pwd=WjlCN0hVT1c4bHRnZE9YL253NDJvZz09

Applications:
https://awdlaw267.sharefile.com/d-s48366d7b5deb48b8b8e7096cca67bf96

Second, I appreciate your comments even though they are not supportive of the project. We will consider them and also make sure to pass them along to the City in our final report on public participation.

Whitney



From: Ruth Engler <ruth.engler@gmail.com>
Sent: Sunday, January 16, 2022 11:02 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Cc: Paul Deasy <Paul.Deasy@flagstaffaz.gov>; Becky Daggett <Becky.Daggett@flagstaffaz.gov>; Adam Shimoni <Adam.Shimoni@flagstaffaz.gov>; Regina Salas <Regina.Salas@flagstaffaz.gov>; Austin Aslan <Austin.Aslan@flagstaffaz.gov>; Miranda Sweet <Miranda.Sweet@flagstaffaz.gov>; Jim McCarthy <JMcCarthy@flagstaffaz.gov>; mryan@coconino.az.gov
Subject: OPPOSE PZ-21-00126 Change of Regional Plan/Zoning Adjustment

I am writing to express my EXTREME OPPOSITION to the request by Northern Arizona Healthcare to develop a Health Village on property northwest of Fort Tuthill County Park. I own property in Mt. Dell, my childhood home, which will be negatively affected by this project. I will be directly impacted by this proposed change and am strongly opposed to it.

I am so frustrated by the continued destruction of Flagstaff's environment and our representatives' refusal to honor the wishes of the people of Flagstaff and Coconino County. This project will ruin what is left of the rural way of life in Flagstaff along its southwestern boundary. Stop cutting down trees and increasing density, traffic, and pollution for development that if necessary, should be directed to East Flagstaff where redevelopment is badly needed. You have already destroyed so much of Flagstaff's environment by allowing the uninhibited expansion of NAU and related housing and services.

East Flagstaff, already devoid of trees and not a pristine environment, is ripe for redevelopment. Southwestern Flagstaff does NOT need a medical center or additional businesses, hotels, or industry as proposed by NAH and the requested change to the regional plan and zoning. Again, focus all your tax increasing growth in East Flagstaff through redevelopment and focus on quality of life for the area's residents rather than trying to bring in more population or increasing the City's tax base.

Please direct me to links that provide access to the traffic impact studies, water use impact studies, watershed impact studies, and environmental impact studies for this proposed project.

I can't help but think that the sewer project to Ft. Tuthill--a project that I in addition to many Mt. Dell residents strongly opposed--was but a ruse for this destructive development.

Ruth

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

friends of
Flagstaff's Future

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Nat White

PO Box 23462
Flagstaff, AZ 86002
info@friendsofflagstaff.org

July 28, 2022

Ms. Antol:

Friends of Flagstaff's Future (F3) provides the following comments during the 60-day public review of the proposed Specific Plan, Minor Regional Plan Amendment, and Zoning Map Amendment for the Northern Arizona Healthcare Corporation (NAH) development known as the Northern Arizona Health Village, 1120 W. Purple Sage Trail.

Existing Hospital

An important concern for the Flagstaff community, and for F3, is the fate of the current hospital site and adjacent lands owned by NAH, should the proposed Health Village be built. F3 understands that the City regards any future development of the current hospital and NAH-owned lands as unrelated to the City's current planning process at this time. However, F3 understands that City Council members are likely to inquire about the development plans for the current hospital site as part of their review of the NAH rezoning request.

As such, F3 requests that NAH commit, via a written agreement with the City of Flagstaff, to participate in a City-led community specific planning process, or scenario planning for this area, using the model the City has established with the Plaza Vieja and Southside community plans. Such a commitment by NAH must also include funding of city positions and the consulting services necessary to complete the community specific plan within a relatively short period of time such that by the time the new hospital is in use, there is a plan in place to guide development of this area. The goal of the specific planning would be to put forth the community's intentions for the area regardless of current or future ownership of individual parcels.

Proposed Hospital

F3 was pleased to read in the Specific Plan Section D (page 18), that NAIPTA proposes to provide 20-minute peak hour bus service to the new hospital. However, the information provided in the Specific Plan does not indicate if sufficient funding has been secured for this bus service, nor is there an indication of the longevity of service provided.

F3 strongly believes that both start-up and long-term funding must be secured to serve the new hospital. It is critical for the Flagstaff community to have public transportation to and from the new hospital site. NAH should not move from the existing site until both types of funding have been secured.

F3 encourages NAH to utilize state of the art green building practices and materials and renewable energy sources where possible. Flagstaff is known as a community that values sustainable practices and the presence of a new hospital that reflects these values would be an asset.

Thank you for your consideration of these comments. Please feel free to contact me at MJames@friendsofflagstaff.org.

Sincerely,

Michele James
Executive Director

From: Tiffany Antol
To: Whitney Cunningham; Steven Eiss
Subject: FW: FMC Expansion Unanswered Question on Mental Health Care
Date: Tuesday, January 25, 2022 1:20:30 PM

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FYI

Tiffany Antol, AICP
Senior Planner
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2605

From: Shane Dille <SDille@flagstaffaz.gov>
Sent: Tuesday, January 25, 2022 11:00 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>; Daniel Folke <DFolke@flagstaffaz.gov>; Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>; Michelle J. McNulty <Michelle.McNulty@flagstaffaz.gov>
Subject: FW: FMC Expansion Unanswered Question on Mental Health Care

FYI

From: Jo Cully <jocully@yahoo.com>
Sent: Tuesday, January 25, 2022 8:36 AM
To: Mayor and Council <council@flagstaffaz.gov>
Subject: FMC Expansion Unanswered Question on Mental Health Care

Some people who received this message don't often get email from jocully@yahoo.com. Learn why this is important

Hello. Could you please ask Northern Arizona Healthcare whether included in their new campus and expanded service there are any plans to expand mental health services through FMC? I attended the online public forum last week, but NAH did not answer my question. Prior to the public meeting, I also wrote to NAH and did not receive an answer. They answered one question about mental health which was about adding inpatient beds for teens. I believe their response was that the teen beds were not full now. I am asking about outpatient services.

I've spoken to both Jim McCarthy and Adam Shimoni in the past. I've gone with my family members to private mental health providers in Flagstaff. It only took three visits with one social worker at FMC to get an acknowledgement of likely mental illness. We were also referred to a psychiatrist by Phoenix Children's hospital. The providers we saw in Flagstaff either didn't recognize mental illness or couldn't or wouldn't guide us to make any progress. FMC is only for emergency mental illness care. You have to be either suicidal or in danger of harming others to be admitted. At FMC there's no outpatient psychiatric clinic.

With NAU and the STEM businesses in town, we have a high-risk population of either their employees or their employees' families. My family falls in that category, and we couldn't get help. The need for medical mental health care is growing as families are diagnosed and treatments improve. Public mental health care isn't necessarily private or individual. There's enough stigma about mental illness without relegating patients to separate facilities. Flagstaff needs supervised, organized and accountable outpatient medical mental illness care. I hope I'm wrong about the FMC expansion not including expansion of mental illness care. I think it's important to find out, and get the question answered. I appreciate your help.

Jo Cully
4343 E Soliere Ave. 2066
Flagstaff, AZ 86004

928-699-4640

From: Tiffany Antol
To: Whitney Cunningham; Chris Lininger
Subject: FW: Hospital move: what"s the process?
Date: Wednesday, May 26, 2021 1:57:36 PM

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Tiffany Antol, AICP
Planning Director
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2605 | F: (928) 213-2089
We work with our community to balance competing interests to create a safe place to live together. Our challenge is to create a built environment that allows our community to succeed individually and collectively.

From: Tiffany Antol
Sent: Wednesday, May 26, 2021 9:53 AM
To: sashastortz@gmail.com
Cc: Mayor and Council <council@flagstaffaz.gov>; Daniel Folke <DFolke@flagstaffaz.gov>; Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>
Subject: Hospital move: what's the process?

Dear Ms. Stortz,

Thank you for reaching out regarding the proposed hospital relocation so that we can clarify the development review process required by the City. Northern Arizona Healthcare (NAH) has submitted several applications currently under review by City staff. These applications include a Concept Zoning Map Amendment (rezoning request), a Minor Regional Plan Amendment, and a request for a new Specific Plan which will regulate development in this area over the long term. None of these applications have been approved by either staff or the City Council. Staff is in the initial process of determining if the applications submitted are complete.

The Regional Plan does identify a Neighborhood Activity Center in the general location of the new hospital. This activity center was intended to support the Villaggio Montana development that was originally proposed for this general area in 2005. The NAH plan is intended to develop the activity center currently identified as a Neighborhood center as a Regional Activity Center – this is the primary focus of the Minor Regional Plan Amendment. The uses proposed include general commercial and retail, housing, research and development and open space intended to support the new hospital.

As part of these application NAH is preparing a Traffic Impact Analysis to determine what impacts will occur on the overall transportation network. Once impacts have been identified staff will work

with NAH to determine the appropriate mitigation. City Staff is also working with Mountain Line to ensure that the new facility will be serviced by transit. Staff is first working towards finding the best route that can serve this area and potentially serve other uses in the immediate area such as the airport.

The Climate Action and Adaptation Plan as well as the draft Carbon Neutrality Plan are foremost in staff's mind as we work through the application.

Staff has received a draft public participation plan from NAH that is currently in review. NAH will be required to seek public input on their proposal prior to any public hearings with the City. I expect that NAH will hold many meetings throughout the community over the next several months. Once the applications have been reviewed by staff, public hearings before the Planning & Zoning Commission and City Council will be held to discuss, review, and approve or deny the application request.

We are still very early in the application review process. Please let us know how we can keep you informed about this project as it moves through the development review process.

Tiffany Antol, AICP
Planning Development Manager
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2605 | F: (928) 213-2089

From: Sasha Stortz <sashastortz@gmail.com>
Sent: Tuesday, May 25, 2021 9:48 AM
To: Mayor and Council <council@flagstaffaz.gov>
Subject: Hospital move: what's the process?

Dear Mayor and City Council,

I'm writing to express my confusion and concern over the recent announcement that the Flagstaff hospital is moving locations as described in an article in the Arizona Daily Sun. I'm especially alarmed that the article made it sound like this was a bit of a done deal. How does this development align with Flagstaff's regional plan? I don't believe this area was identified as a development core and am concerned about public process and the preferential treatment of a for-profit entity.

I'm sure the hospital needs more updated facilities and ways to serve the community, but a "destination health and wellness village"? A conference center? Residential living spaces and commercial spaces? FMC is showing it's cards as a for-profit institution seeking special treatment from the city and it's not a good look.How do other hotels and businesses feel about pulling visitation out of downtown? Are we headed towards a future where conference attendees can get off an airplane, go to their conference, and never visit the businesses of central Flagstaff? Are we contributing to sprawl and traffic on Milton, and increasing ambulance travel times in traffic jams? Will there be a budget to improve public transportation and access for hospital patients who don't have cars and rely on the frequent downtown bus service to access the hospital? What happens to

goals for in-fill and climate sustainability?

I would like the city to tell us what the public process is for this plan change. The hospital is holding a public meeting, but what is the city doing? It sounds like there is a need to approve a change in zoning. What about amendments to the Regional Plan? That Regional Plan was developed through an extensive public process and we need transparency about changes to it. What is the point of developing a strategic document if we don't follow it?

Clearly there are more questions than answers at this point. I don't doubt the need for the hospital to improve services to patients, but it seems like citizens could wind up subsidizing FMC's for-profit real estate expansion outside their lane as a healthcare provider, without an effective public process and alignment to the regional plan and climate sustainability goals.

I'd appreciate your thoughts and answers on this issue.
Best,
Sasha Stortz
--
Sasha Stortz
(503) 314-4317

Chris Lininger

From: Catherine Harpst
Sent: Thursday, March 25, 2021 7:33 PM
To: Questions
Subject: New campus question

Hello,

I am wondering about investing in provider and colleague education as part of the build. Will there be a state-of-the-art education build complete with high-quality simulation? Has there been discussion about collaborating with NAU to build something like this and partner with a university for education and research, thus creating a pipeline of new nurses and providers to staff our hospital?

Catherine Harpst, RN, MSN, ACNS-BC, CCNS
Quality Director: Infection Prevention and Clinical Outcomes
Office: 928-773-2082
Cell: 928-853-2069





Confidentiality Notice:
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Chris Lininger

From: Joshua Tinkle
Sent: Monday, March 29, 2021 7:35 AM
To: Steven Eiss; Questions
Cc: Bristol Bachman
Subject: RE: New campus question

So the answer is we will certainly have an education space much like we do today and the discussions with NAU are about innovation and education on the south portion of the campus. Will not likely be in the very first build without some dollars from the foundation.

From: Steven Eiss <Steven.Eiss@nahealth.com>
Sent: Friday, March 26, 2021 2:23 PM
To: Questions <Questions@nahealth.com>; Joshua Tinkle <Joshua.Tinkle@nahealth.com>
Cc: Bristol Bachman <Bristol.Bachman@nahealth.com>
Subject: RE: New campus question

Looking for Josh' input on this one also. I can answer the other one that came in at 2:03PM

Steve Eiss
Vice President
Construction & Real Estate Development
Northern Arizona Healthcare
480-677-5627



From: Questions
Sent: Friday, March 26, 2021 2:01 PM
To: Steven Eiss <Steven.Eiss@nahealth.com>; Joshua Tinkle <Joshua.Tinkle@nahealth.com>
Cc: Bristol Bachman <Bristol.Bachman@nahealth.com>
Subject: FW: New campus question

Hi,

Here is another question that came into questions inbox. If you could please reply directly to the employee, it would be appreciated.

Thank you,
Allie

From: Catherine Harpst <Catherine.Harpst@nahealth.com>
Sent: Thursday, March 25, 2021 7:33 PM
To: Questions <Questions@nahealth.com>
Subject: New campus question

Hello,

I am wondering about investing in provider and colleague education as part of the build. Will there be a state-of-the-art education build complete with high-quality simulation? Has there been discussion about collaborating with NAU to build something like this and partner with a university for education and research, thus creating a pipeline of new nurses and providers to staff our hospital?

Catherine Harpst, RN, MSN, ACNS-BC, CCNS
Quality Director: Infection Prevention and Clinical Outcomes
Office: 928-773-2082
Cell: 928-853-2069



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Chris Lininger

From: Patrick Mowrer
Sent: Thursday, March 25, 2021 3:37 PM
To: Questions
Subject: What is the plan for the existing building?

In a sustainable and ecofriendly city, what are you plans for the building that we presently have? Condos? Affordable housing?

Chris Lininger

From: Brenda Phipps <bphipps441@gmail.com>
Sent: Thursday, March 25, 2021 4:25 PM
To: Questions
Subject: New building

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.
What is going to happen to our current hospital when we build the new facility?

Chris Lininger

From: Emily Csepp
Sent: Friday, March 26, 2021 3:19 PM
To: Questions
Subject: Ft Tuthill

Hello!
I am curious how therapy will work there (if any?) As a physical therapist assistant I am curious how the model will be once surgeries are up and running there.
Thanks!

Emily Csepp, PTA
928-213-6471 x16471
EntireCare, Acute Care
Flagstaff Medical Center

Chris Lininger

From: Anna Singleton
Sent: Friday, March 26, 2021 8:50 AM
To: Questions
Subject: Fort Tuthill replacement hospital

I have a few questions about the Fort Tuthill replacement hospital.

1. How long is this expected to take to build and develop, pending everything goes smoothly with the city permits/entitlements?
2. What will happen with FMC's current building, will it be repurposed, will some of the departments stay where they are, or will the building/land be sold?
3. And finally, will LDRP and SCN move to the Fort Tuthill location or will those departments stay at the current campus?

Thanks so much.

Warmly,
Anna Singleton, BS, IBCLC
Lactation Consultant

Chris Lininger

From: Anna Singleton
Sent: Friday, March 26, 2021 8:51 AM
To: Questions
Subject: Another question about the Fort Tuthill hospital

One more question, what will happen to the outpatient Physical Therapy department, where will that be housed?

Warmly,
Anna Singleton, BS, IBCLC
Lactation Consultant

Chris Lininger

From: Brenda Phipps
Sent: Monday, March 29, 2021 9:09 AM
To: Questions
Subject: I have a question about the March 25, 2021 Master Facility Planning announcement

"As you have experienced over the past year, the challenges of our 50-year old Flagstaff Medical Center facility and the lack of flexible ambulatory facilities, have created urgency in our planning and responses to our consumer and colleague needs."

I do not understand what this means. Could you explain it to me? Thanks.

Brenda L. Phipps, BS, IBCLC
Lactation Consultant
The Breastfeeding Center
1200 N. Beaver Street
Flagstaff, AZ 86001
(928) 214-2605

Chris Lininger

From: Brian Riebe
Sent: Wednesday, March 31, 2021 10:48 AM
To: Questions
Subject: New hospital

Hi,
Are there any thoughts as to keeping any services at the current location? I have been lucky enough to walk or ride my bike to work for the past 18ish years and the thought of needing to cross north to south through one of the busiest corridors in town basically sucks. As a partner with the city commuting past the biggest contributor to traffic, NAU, to get to the second biggest contributor to traffic in the city, the new NAH facility, have there been thoughts or discussions on this? You asked so I clicked on the communicate link on Flo's video!

Thanks, just wondering

Brian Riebe

Chris Lininger

From: Jennifer Quigley
Sent: Thursday, April 1, 2021 2:18 PM
To: Questions
Subject: New Build

To Whom It May Concern
Thank you for opening up questions to the staff.
I had a few questions in regards to the new location.

Will there be on site child care? Is this considered a priority considering a large portion of staff members have families and need assistance with childcare? I do know there was a project initiated by a colleague to try to implement this here in town near the current hospital but there was no progress made after a large amount of work.

Are we concerned about our golden hour times, door to balloon times, and stroke times with this location being at the very south side of town? The majority of the city population currently lives near the current hospital. Aren't hospitals supposed to be more at city centers?

Have we considered traffic congestion at that area? I recall quite a lot of traffic when Fort Tuthill has events. Do we have alternate routes planned for EMS vehicles to get through congestion? How will that work with the multiple round abouts in place?

Thank you
Jenn Quigley

Chris Lininger

From: Steven Eiss
Sent: Friday, April 2, 2021 12:22 PM
To: Questions; John Mougin, MD
Subject: RE: New Build

John, below are my thoughts. Feel free to add what you want.

Steve Eiss
Vice President
Construction & Real Estate Development
Northern Arizona Healthcare
480-677-5627



From: Questions
Sent: Friday, April 2, 2021 11:08 AM
To: Steven Eiss <Steven.Eiss@nahealth.com>; John Mougin, MD <John.Mougin@nahealth.com>
Subject: FW: New Build

Hi Steve and Dr. Mougin,

This email came into the questions inbox. I thought maybe you could tackle this one together, since it is "construction" and the second question is more clinical based.

Thank you,
Allie

From: Jennifer Quigley <Jennifer.Quigley@nahealth.com>
Sent: Thursday, April 1, 2021 2:18 PM
To: Questions <Questions@nahealth.com>
Subject: New Build

To Whom It May Concern

Thank you for opening up questions to the staff.

I had a few questions in regards to the new location.

Will there be on site child care? Is this considered a priority considering a large portion of staff members have families and need assistance with childcare? I do know there was a project initiated by a colleague to try to implement this here in town near the current hospital but there was no progress made after a large amount of work. Daycare is one of the many things we are exploring from a development perspective for the land around the hospital and ambulatory structure. NAH wouldn't develop this type of business themselves but would look to see if we can get a partner to develop on our land in the health care village.

Are we concerned about our golden hour times, door to balloon times, and stroke times with this location being at the very south side of town? The majority of the city population currently lives near the current hospital. Aren't hospitals supposed to be more at city centers? It is not typical for hospitals to be located in the center of cities. They are typically located in some periphery to reduce traffic congestion and be built on more flexible land like our plans for the Ft. Tuthill site. Being landlocked and not having growth opportunity is one of the decision points for not staying in our current location. **John – to add more clinical info on times**

Have we considered traffic congestion at that area? I recall quite a lot of traffic when Fort Tuthill has events. Do we have alternate routes planned for EMS vehicles to get through congestion? How will that work with the multiple round abouts in place? We are currently meeting weekly about this very topic. As part of our zoning process we need to go through a full traffic impact study. This is being done in conjunction with the city and county and considering both in region and out of region trip generation. Through this process we will determine what road improvements NAH will be responsible for as part of our development and which ones the city/county may be responsible for. In addition to this we will try and do whatever is possible to separate emergency traffic from non-emergency traffic.

Thank you

Jenn Quigley

Chris Lininger

From: Amanda Craver
Sent: Monday, April 26, 2021 11:57 AM
To: Questions
Cc: Trista MacVittie; Kathleen Day
Subject: Hospitality House for new Health & Wellness Village

Thank you for allowing colleagues to reach out via this email address to approach those involved with the Master Facility Planning for the Fort Tuthill property.

Our Taylor House team is very curious what lies in the future for our service:

1. As we provide affordable housing for hundreds of families throughout each year, one of our most common appreciative compliments is the close proximity of Taylor House to the hospital, giving our guests peace of mind lodging so close to their patient. Is NAH exploring the option of building a hospitality house on the new campus that will provide a similar affordable service and beautiful environment? We noticed there are plans for hotels on the property, but wondered if those would be outsourced to be managed and maintained by outside corporations . . . i.e. Hilton, Marriott, etc… Affordability for nearby lodging would be a concern for many of our patients' families.

2. Currently, we have complimentary shuttle service between Taylor House and FMC campus, which is beneficial for our guests without a vehicle during their stay. Would this service continue when the ambulatory and in-patient care facilities are moved to the new campus?

3. As our Flagstaff community was largely involved with the inception of Taylor House in 2001, I'm sure we could expect inquiries regarding the future of Taylor House and if there will be opportunity to contribute to building a new hospitality house. Are there any thoughts around plans for this facility in the upcoming years?

We look forward to learning more around this topic. It is such a privilege and honor to provide this hospitable service for NAH and would love to hear it will be continued.

Amanda Craver
Manager, Hospitality Services
Northern Arizona Healthcare
(928) 226-0300 phone/fax
Amanda.Craver@NAHealth.com



Chris Lininger

From: Brittney Witmer
Sent: Thursday, April 29, 2021 3:21 PM
To: Questions
Subject: childcare

Could we consider having a childcare center built at the new facility? A partnership with either NAU childhood education or a company like Childtime could run the daycare center.

It would greatly help employees with childcare, improve employee satisfaction and likely help with retaining staff.

Thank you!

Chris Lininger

From: Casey Paschall
Sent: Friday, May 14, 2021 12:19 PM
To: Questions
Subject: I have a question about the March 25, 2021 Master Facility Planning announcement

Hello,

Where near Tuthill will the new complex be located?

Thank you,

Casey Paschall, MSW
Care Coordination
Northern Arizona Healthcare
(928) 679-0139

Chris Lininger

From: Glenn via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Monday, June 14, 2021 2:01 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Monday, June 14, 2021 - 14:00

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Glenn
Last name Rink
E-mail address faroutbotany@gmail.com
Phone (928) 220-1478
Street address 801
City Flagstaff
State AZ
Zip code 86001
Submit your question on the Flagstaff Expansion Project
What is the expected timing for construction and the move?

What do you expect to happen with the hospital hill campus?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/958

Chris Lininger

From: Phillip via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Friday, July 9, 2021 1:01 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Friday, July 9, 2021 - 13:00

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Phillip
Last name Andric
E-mail address phil@twinpeaksaz.com
Phone (602) 690-7445
Street address 2593 W CRIPPLE CREEK DR
City Flagstaff
State AZ
Zip code 86001
Submit your question on the Flagstaff Expansion Project
Where exactly is this located? I see along the west side of the I-17, but where / by what exits is this north/south of?
I would like to receive additional messages and information from Northern Arizona Healthcare. No
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1112

Chris Lininger

From: Sue via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Friday, July 9, 2021 1:00 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Friday, July 9, 2021 - 13:00

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Sue
Last name Neder
E-mail address ssnndr@gmail.com
Phone (928) 699-3502
Street address 4559 E ALLISON DR
City Flagstaff
State ARIZONA
Zip code 86004
Submit your question on the Flagstaff Expansion Project
1. What is the estimated period of time this project will take?
2. We will have two hospitals in the relatively small town of Flagstaff?
3. What is meant by affordable cost to the community?
4. How is this Flagstaff Expansion Project being paid for?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1111

Chris Lininger

From: Mary via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Friday, July 9, 2021 3:03 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Friday, July 9, 2021 - 15:03

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Mary
Last name Steiger
E-mail address steig.100me@yahoo.com
Phone (928) 221-6801
Street address 4015 Spring Meadow Circle
City Flagstaff
State Arizona
Zip code 86004
Submit your question on the Flagstaff Expansion Project
What is the day and time of the morning Zoom meeting?
Thank you,
Mary Steiger
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1113

Chris Lininger

From: Robert via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Saturday, July 10, 2021 7:59 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Saturday, July 10, 2021 - 07:58

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Robert
Last name Gewald
E-mail address Robert@Gewald.org
Phone (480) 225-8495
Street address 210 E Camille
City Flagstaff
State Arizona
Zip code 86005
Submit your question on the Flagstaff Expansion Project
Please email to me a drawing of where this expansion is to take place vis-a-vis Flagstaff city limits: basically a screen shot of this location and the surrounding area.
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1114

Chris Lininger

From: Steven Eiss
Sent: Wednesday, July 21, 2021 11:14 AM
To: Questions; Joshua Tinkle
Subject: RE: NAH Health Village Vision

Follow Up Flag: Follow up
Flag Status: Completed

Got it.

Steve Eiss
Vice President
Construction & Real Estate Development
Northern Arizona Healthcare
480-677-5627



From: Questions
Sent: Wednesday, July 21, 2021 8:29 AM
To: Joshua Tinkle <Joshua.Tinkle@nahealth.com>; Steven Eiss <Steven.Eiss@nahealth.com>
Subject: FW: NAH Health Village Vision

Steve would you like to take the lead on this one?
Alanna

From: Elizabeth Elgin <elgin73@msn.com>
Sent: Tuesday, July 20, 2021 6:57 PM
To: Questions <Questions@nahealth.com>
Subject: NAH Health Village Vision

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.

Hi Josh Tinkle & Steve Bliss

The normal concept of a "village" includes permanent residents. Will your Health Village primarily provide care, or will it include a place for the elderly population to live as well? I have heard of such communities in the Netherlands.

Liz Elgin

Chris Lininger

From: Fredrick via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Thursday, July 29, 2021 2:17 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Thursday, July 29, 2021 - 14:16

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Fredrick
Last name Peterson
E-mail address mindset839@aol.com
Phone (623) 337-7236
Street address 1140 W. University Heights Drive South
City
State
Zip code 86005
Submit your question on the Flagstaff Expansion Project
Do you plan on consulting with neighboring communities that will see the greatest impact such as University Heights? If so, why hasn't this process already begun? My community has numerous questions and concerns that should be addressed before this process goes any further.
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1235

Chris Lininger

From: Anya via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Friday, July 30, 2021 7:34 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Friday, July 30, 2021 - 19:34

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Anya
Last name Dehr-Turrell
E-mail address turrellanya@gmail.com
Phone (480) 606-8500
Street address 3522 S Dylan St
City Flagstaff
State AZ
Zip code 86005
Submit your question on the Flagstaff Expansion Project
1) I live in University Highlands and I'm concerned about the heavy onslaught of traffic that will occur on Beulah when the new hospital goes in at Ft Tuthill. What will be done to mediate this issue? There are already traffic accidents that occur at University Heights Dr S x Beulah. Traffic lights? Round-about? Etc?

2) What about the events that currently occur at Ft Tuthill like Pine Country Pro Rodeo, musical events, beer festivals, etc. Will those events still occur?

3) What will be done with the facility where the hospital currently resides? It would be amazing if a Northern Az VA Hospital would go in there similar to the VA hospital in Prescott. It would bring much needed jobs to the community. I am a Pharmacist and it would be great to have that option as a hospital Pharmacist too. I know the community also needs a facility (other than a clinic) for the veterans so they don't always have to drive to Prescott.

Thank you!
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1242

Chris Lininger

From: bryan@cooperrider.org
Sent: Thursday, August 19, 2021 7:56 PM
To: Questions
Subject: Hospital development

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.
Can someone please come speak to our community about the hospital? There are about 20 homes just west of the hospital off Purple Sage. We are in the City but we are constantly overlooked - we have limited to no services and have limited services. We suffer a bit with lack of services, but enjoy being close to town in a beautiful area. The hospital will change all of this and we are all very concerned. The hospital now owns the property that directly borders me. Can someone please come out here and talk with us?

Bryan Cooperrider
928.707.9891

Chris Lininger

From: James via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Saturday, August 21, 2021 8:42 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Saturday, August 21, 2021 - 08:41

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name James
Last name Marzolf
E-mail address jmar@msn.com
Phone (928) 606-3559
Street address 607 n leroux st
City Flagstaff
State Az
Zip code 86001What
Submit your question on the Flagstaff Expansion Project What are you plans for the large existing campus and buildings?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1363

Chris Lininger

From: Arnie via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Thursday, September 2, 2021 5:08 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Thursday, September 2, 2021 - 17:07

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Arnie
Last name Kuenn
E-mail address Arnie.Kuenn@outlook.com
Phone (602) 953-2981
Street address
City
State
Zip code
Submit your question on the Flagstaff Expansion Project
When and where are upcoming meetings for the public to attend to learn more and provide input on the proposed Tuthill campus?
I would like to receive additional messages and information from Northern Arizona Healthcare. No
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1436

Chris Lininger

From: paul via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Wednesday, September 29, 2021 10:37 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wednesday, September 29, 2021 - 10:36

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name paul
Last name christian
E-mail address teralawoffice@gmail.com
Phone (928) 310-2591
Street address 300 High Country Trail
City
State
Zip code 86005
Submit your question on the Flagstaff Expansion Project
Is this within city limits? If not the bus system will not serve the location. This could be resolved by you funding the bus system or you may have other ideas.
I would like to receive additional messages and information from Northern Arizona Healthcare. No
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1599

Chris Lininger

From: Jess via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Wednesday, October 20, 2021 5:26 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wednesday, October 20, 2021 - 05:26

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Jess
Last name Tenery
E-mail address jessicatenery@gmail.com
Phone (520) 603-3518
Street address 212 Theodore Rd
City Nashville
State Tennessee
Zip code 37214
Submit your question on the Flagstaff Expansion Project
Is there an anticipated timeline if (or when) the project is approved by the city of Flagstaff?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1648

Chris Lininger

From: Arnie via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Sunday, October 24, 2021 7:15 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Sunday, October 24, 2021 - 19:14

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Arnie
Last name Kuenn
E-mail address arnie.kuenn@outlook.com
Phone (602) 953-2981
Street address
City
State
Zip code
Submit your question on the Flagstaff Expansion Project
I own a home near this proposed project. I want to know when and where the public meetings are, so far it seems you are not being very open about these meetings. My biggest concerns are traffic and water usage. Will the project affect the wells and water availability for homes in the area?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1651

Chris Lininger

From: Joan Cosper <jmcosper@gmail.com>
Sent: Tuesday, November 9, 2021 4:26 PM
To: Questions
Subject: New campus and traffic plan

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.

I'm wondering what the traffic plan is all along Beulah and into 89A. There is already a lot of traffic there, and we in University Heights only have one exit with a light, and the timing does not favor those of us leaving Univ Hts, but rather those coming from Lake Mary. The traffic will increase by multiples and it will be awful for us. What is your plan to be a good neighbor and not a neighborhood-destroyer??

Thank you
Joan Cosper
3440 S. Moore Circle

--
Sent from my iPhone 12 Pro

Chris Lininger

From: Jeff via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Tuesday, November 9, 2021 3:14 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Tuesday, November 9, 2021 - 15:13

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Jeff
Last name Ross
E-mail address jeff@allflagstaffhomes.com
Phone (928) 607-5556
Street address 3381 S. Carol Drive
City
State
Zip code 86005
Submit your question on the Flagstaff Expansion Project
what are the plans for 89a,
we live in University Heights and at times tough to get out the south entrance by the Church?
will there be a dedicated bike Lane along the revised 89a, also will the FUTS trail be impacted at all?
At this time not opposed to the project, if University Heights reacts like Coconino Estates did, property values will go up, though in todays housing market, not sure how that can happen.

Thanks
Jeff and Sue Ross
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1656

Chris Lininger

From: PJ via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Wednesday, November 10, 2021 11:19 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wednesday, November 10, 2021 - 11:18

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name PJ
Last name Aerts
E-mail address paula.aerts@nau.edu
Phone (928) 213-9292
Street address 3280 S Skye Way
City Flagstaff
State Arizona
Zip code 86005
Submit your question on the Flagstaff Expansion Project
Will Forest Road 532 outside the Health Village Campus boundaries be impacted/changed by the proposed development? Currently 532 is a dirt road...are there plans to pave it?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1658

Chris Lininger

From: pastorjeane <pastorjeane@gmail.com>
Sent: Wednesday, November 10, 2021 8:17 AM
To: Questions
Subject: Health Village Campus: Questions

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.
(1) How can I get a map of the proposed campus that shows its boundaries over a current map that includes current roads, trails and housing?

(2) What is the proposal for handling traffic impacts on the University Heights neighborhood? How far in advance of campus construction would road construction begin? Would this new road system be in place before any portion of the health campus starts creating traffic, including construction traffic? Who will pay for the proposed road construction?

(3) Same set of questions from #2 regarding traffic impact on all road systems just north of the University Heights neighborhood including South Beulah Blvd, South Lake Mary Road, South Woodlands Village Blvd, West McConnell Drive, West Forest Meadows Street and South Milton Road?

(4) What entities must give their approval for NAH to proceed with this Health Village Campus? Please provide a list.

Thank you,
Jeane Walker

Chris Lininger

From: Sue Hernandez <sjeehernandez@gmail.com>
Sent: Thursday, November 11, 2021 5:30 PM
To: Questions
Subject: Questions about Behavioral health space

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.

Good afternoon,
I viewed some of the proposal map, and would like to know how much space, ie how many adult beds and youth beds are set aside for crisis and inpatient behavioral health? Currently. This is, considering the size of our region. It's currently a sad reflection on not just our community's needs, but the region. Based on what I have witnessed when I was credentialed in this state, and as a family member of individuals that have had to use the crisis due to behavioral health not substance issues at the current hospital, it truly has much to be desired, but is still a far better choice than TGC. That really doesn't leave us with much as a community, but what will this new "hospital community" offer families and individuals in need of these particular services? And, above all else, hopefully staffed with different people. The behavioral health care techs that sat in with patients were amazing, but much could be left to be desired with some of the "psychiatrists" we dealt with and heads of the department. Very disappointing, especially clinicians doing intake. Their notes were as thorough as a junior high student looking out a window during class at their crush walking by.
Will we have confidence, in a crisis, to go there?
Thank you for your time amd attention to this matter,
Sincerely,
Community Member
sjeehernandez@gmail.com

Chris Lininger

From: Judy via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Friday, November 12, 2021 8:39 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Friday, November 12, 2021 - 08:39

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Judy
Last name Harman
E-mail address Harmanj@northazortho.com
Phone (623) 738-7974
Street address 1485 North Turquoise Drive
City
State
Zip code 86001
Submit your question on the Flagstaff Expansion Project
Good Morning,

Can you please share details as to the time frame of this project? Do you have a date regarding breaking ground?

Thanks very much,

Judy
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1660

Chris Lininger

From: Questions
Sent: Tuesday, November 16, 2021 10:28 AM
To: Steven Eiss
Subject: FW: Please provide a rendering of the proposed NAH campus overlaying existing roads and properties in the area.

Steve this came into the questions inbox.

Thanks,
Allie

From: Terry Talbott-Mccall <terrantula53@msn.com>
Sent: Monday, November 15, 2021 10:22 PM
To: Questions <Questions@nahealth.com>
Subject: Please provide a rendering of the proposed NAH campus overlaying existing roads and properties in the area.

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.

Please provide a rendering of the proposed NAH campus overlaying existing roads and properties in the area in a size and image quality that people can actually interpret.

Thank you,

Dorothy Talbott-McCall
928 310 0258
3221 S. Walkup Dr.
Flagstaff Az., 86005

Sent from Mail for Windows

Chris Lininger

From: Jo Cully <jocully@yahoo.com>
Sent: Wednesday, December 1, 2021 10:42 PM
To: Questions
Subject: Question about the new campus

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.

Hello. I apologize for being a little late in asking, but I'm wondering if at the new campus there are plans to expand behavioral health? I can't emphasize how unbelievably bad the care has been that we've received in Flagstaff. One exception was from a social worker in your outpatient clinic. Unfortunately your psychiatrists only treat inpatient patients, and we could really use some alternatives.

Jo Cully

Chris Lininger

From: Jo via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Sunday, January 16, 2022 1:49 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Sunday, January 16, 2022 - 13:48

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Jo
Last name Cully
E-mail address jocully@yahoo.com
Phone (928) 699-4640
Street address 4343 E Soliere Ave, 2066
City Flagstaff
State Arizona
Zip code 86004
Submit your question on the Flagstaff Expansion Project
I'm wondering if at the new campus there are plans to expand behavioral health? I can't emphasize how unbelievably bad the care has been that we've received in Flagstaff. One exception was from a social worker in your outpatient clinic. Unfortunately your psychiatrists only treat inpatient patients, and we could really use some alternatives. If insurance from the big employers in town could be accepted, that would be really helpful also. The in network providers are either not familiar, and if familiar are not effective in addressing mental illness.
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1687

Chris Lininger

From: Kimberly Alexander (BH)
Sent: Tuesday, January 18, 2022 11:56 AM
To: Questions
Subject: RE: You have a new public question submission on the Flagstaff Expansion Project

We recently expanded our adolescent unit from 5 beds to 9 beds. We have capacity on the adult side and are open for admissions and we have not yet decided on the exact number of beds at the new location. We would love to provide more outpatient services but are extremely limited in providers as is the rest of the country. Please know we are doing our best to manage this public health crisis of inadequate behavioral health services in our community.

Please let Jo know I would be happy to discuss her concerns 213-6410. She has complained previously, although I do not recall the details.

Thanks,
Kim

From: Questions <Questions@nahealth.com>
Sent: Tuesday, January 18, 2022 11:28 AM
To: Kimberly Alexander (BH) <KimberlyB.Alexander@nahealth.com>
Subject: FW: You have a new public question submission on the Flagstaff Expansion Project

Kim,

This came into the questions inbox. Are you able to answer this questions?

Thank you,
Allie

From: Jo via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Sunday, January 16, 2022 1:49 PM
To: Questions <Questions@nahealth.com>
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Sunday, January 16, 2022 - 13:48

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Jo
Last name Cully
E-mail address jocully@yahoo.com
Phone (928) 699-4640
Street address 4343 E Soliere Ave, 2066

City Flagstaff
State Arizona
Zip code 86004
Submit your question on the Flagstaff Expansion Project
I'm wondering if at the new campus there are plans to expand behavioral health? I can't emphasize how unbelievably bad the care has been that we've received in Flagstaff. One exception was from a social worker in your outpatient clinic. Unfortunately your psychiatrists only treat inpatient patients, and we could really use some alternatives. If insurance from the big employers in town could be accepted, that would be really helpful also. The in network providers are either not familiar, and if familiar are not effective in addressing mental illness.
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1687

Chris Lininger

From: Neil via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Thursday, January 20, 2022 12:31 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Thursday, January 20, 2022 - 12:31

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Neil
Last name Kersten
E-mail address nkersten@yahoo.com
Phone (907) 602-1370
Street address 3584 S Cherly Dr
City Flagstaff
State AZ
Zip code 86005
Submit your question on the Flagstaff Expansion Project
1. What is the overall schedule for final completion and opening of the hospital?

2. When will a final traffic plan and upgrade requirements for all roads be completed for the complete project?
I would like to receive additional messages and information from Northern Arizona Healthcare. No
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1691

Chris Lininger

From: Richard via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Thursday, January 20, 2022 8:29 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Thursday, January 20, 2022 - 08:28

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Richard
Last name Rummel
E-mail address richrum1@gmail.com
Phone (928) 774-1127
Street address
City
State
Zip code
Submit your question on the Flagstaff Expansion Project
If Beulah will be widened to 4 lanes, what impact will this have on the community of Mtn Dell?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1689

Chris Lininger

From: Sue via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Thursday, January 20, 2022 7:57 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Thursday, January 20, 2022 - 07:56

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Sue
Last name Rummel
E-mail address summersue21@gmail.com
Phone (928) 525-4746
Street address 4799 S Elves Chasm Trl
City
State
Zip code 86005
Submit your question on the Flagstaff Expansion Project
How can Beaulah be widened without destroying the new FUTS Trail that the county and city just spent over a million dollars completing?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1688

Chris Lininger

From: Sharise via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Thursday, January 20, 2022 9:41 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Thursday, January 20, 2022 - 09:41

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Sharise
Last name Waddell
E-mail address sharisewaddell@gmail.com
Phone (520) 403-0664
Street address
City
State
Zip code
Submit your question on the Flagstaff Expansion Project
You addressed how this project will ease traffic in downtown but how will it affect the already horrendous traffic coming into Flagstaff on I-17 every weekend and especially during special events like Parents weekend, NAU homecoming, opening of ski season, and all the summer events for tourists. This traffic already bottlenecks as I-17 turns into Milton by Target and the university. The traffic on the west side of Flagstaff due to new high rise apartment buildings, new housing, and the 4.5 million soon to be 5 million people from Phoenix trying to escape the big city every weekend is overwhelming the current access to anything on the westside.
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1690

Chris Lininger

From: Connie via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Friday, January 21, 2022 11:10 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Friday, January 21, 2022 - 11:09

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Connie
Last name Ghiglieri
E-mail address conniegig@gmail.com
Phone (928) 380-2872
Street address 101 W Quartz Rd
City Flagstaff
State AZ
Zip code 86005
Submit your question on the Flagstaff Expansion Project
According to Loven Contracting's website, they completed several "remodel/renovations to Flagstaff Medical Center. How do you justify these improvements in light of the fact that you are planning an entire new facility and abandoning FMC?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1692

Chris Lininger

From: Connie via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Friday, January 21, 2022 11:15 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Friday, January 21, 2022 - 11:15

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Connie
Last name Ghiglieri
E-mail address conniegig@gmail.com
Phone (928) 380-2872
Street address 101 W Quartz Rd
City Flagstaff
State AZ
Zip code 86005
Submit your question on the Flagstaff Expansion Project
Apricus/ Cypress West Partners were granted a conditional use permit to build a new combined medical office/micro-hospital building on 4.66 net acres at 1895 N. Jasper Drive (Cedar Medical Collaborative Phase 2,). This is on McMillan Mesa, very close to FMC. Did this influence your plan to move the hospital? Are you collaborating with Apricus/Cypress West Partners in any way?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1693

Chris Lininger

From: John via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Monday, January 31, 2022 5:45 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Monday, January 31, 2022 - 05:44

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name John
Last name Wilcox
E-mail address johnjwilcox@gmail.com
Phone (928) 399-0812
Street address 670 East Armetta Drive,
City Camp Verde
State AZ
Zip code 86322
Submit your question on the Flagstaff Expansion Project
Regarding the statement "The new NAH campus will be highly accessible to all members of the community" does this imply that NAH will be assistimg Mountain Line in funding to provide public transit to it's new location?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1695

Chris Lininger

From: Charlie Daniels
Sent: Monday, February 7, 2022 9:39 AM
To: Questions
Subject: New campus

Good morning,
I have recently been asked by one of the local mortuaries if we have considered including a morgue in the planning for the new hospital campus. If not, they would like the planning committee take this into consideration, allowing for an easier and cleaner pick up for them.

Charlie Daniels Senior Systems Specialist
CCAA - XenApp 6
Citrix Certified Expert - Virtualization
Northern Arizona Healthcare
Patients and Families are our Purpose
(928) 213-6608 Desk or Service Desk at X 62448
Charlie.Daniels@nahealth.com

Chris Lininger

From: Bill via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Sunday, May 30, 2021 11:39 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Sunday, May 30, 2021 - 11:38

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Bill
Last name Anderson
E-mail address andersonbill62@gmail.com
Phone (928) 526-3830
Street address 7980 Rio Rancho
City Flagstaff
State Arizonza
Zip code 86004
Submit your question on the Flagstaff Expansion Project
I understand your efforts to expand and relocate in our region which continues to grow, and I am understand your urge to expand your physical plant to inject new services, equipment, beds, etc., but relocating the entire current facilities significantly south of the majority of the people in need sounds just wrong. Why relocate the entire complex and supporting community? I understand and can imagine the financial implications of trying to expand in your present location, but why throw the baby out with the bath water? In addition, I agree with the letter in this Sunday's Daily Sun that the chance of the proposed abandonment of the existing sight promises to create yet another "ghost town" such as the many others peppered around the city or worse allow developers to install more unaffordable housing. This project proposal must be looked at from a more enhanced perspective to serve ALL the citizens of our growing community.
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/871

Chris Lininger

From: REBECCA via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Thursday, June 24, 2021 9:30 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Thursday, June 24, 2021 - 09:29

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name REBECCA
Last name OBUCHOWSKI
E-mail address becca.obu@gmail.com
Phone (480) 650-8044
Street address 2253 Tom McMillan
City Flagstaff
State Arizona
Zip code 86005
Submit your question on the Flagstaff Expansion Project
The map you've shared conveniently leaves out road names, etc. It is extremely UNCLEAR as to the exact location of this site. Please clarify where exactly this site is in relation to JWP BLVD/89A and the entrance to Forest Highlands by naming arteries on the map above and beyond I17. Also, what are the State/County/City plans for road expansion to accommodate all of the additional traffic this proposed site will cause.
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1014

Chris Lininger

From: Connie via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Friday, August 6, 2021 1:50 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Friday, August 6, 2021 - 13:49

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Connie
Last name Ghiglieri
E-mail address conniegig@gmail.com
Phone (928) 380-2872
Street address 101 West Quartz Road
City Flagstaff
State AZ
Zip code 86005
Submit your question on the Flagstaff Expansion Project
Why are we just now hearing about this? It's apparent that this has been in the works for quite some time. Why have you not been transparent from the get go? The only public notice I have seen was the article in the Daily Sun. Only when I searched on the NAH website did I find this information and given the opportunity to ask questions.

What makes you think the Community wants this?

Do you care about what the Community wants?

What are the "significant challenges and restrictions to NAH's ability to further prepare for the next generation of healthcare needs" with the current campus? That statement is very vague. Please be specific in your response.
Right next to Summit Center/NAO, is a large piece of land which I believe was, at one point, going to incorporate much of what you have proposed out at Fort Tuthill. Why did you never follow through with that project? And why don't you do so now?
What is the projected timeline for completion of this project?
That's it for now....
Connie Ghiglieri
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1284

Chris Lininger

From: Connie via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Wednesday, August 18, 2021 3:18 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Wednesday, August 18, 2021 - 15:17

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Connie
Last name Ghiglieri
E-mail address conniegig@gmail.com
Phone (928) 380-2872
Street address 101 West Quartz Road
City Flagstaff
State AZ
Zip code 86005
Submit your question on the Flagstaff Expansion Project
Why haven't you answered the questions I have submitted a few weeks ago?
With the current nursing shortage nationwide and nurses exiting from burnout on a daily basis how do you envision staffing this new facility? Traveling nurses are not sustainable. We know you currently have traveling nurses and we know that you are paying them more than your actual employees...how do you expect to retain your employees?
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1345

Chris Lininger

From: mary hazlip <hazlipmary@yahoo.com>
Sent: Wednesday, November 10, 2021 8:22 AM
To: Questions
Subject: Moving

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.

This really sucks that you are moving the hospital so far fr town where a lot of old people live and won't be able to drive in an emergency there. I am one of those people. Shame on you for moving out of flag.

Sent from Yahoo Mail on Android

Chris Lininger

From: Susan McCullough <srmc10.4@gmail.com>
Sent: Wednesday, November 10, 2021 9:30 AM
To: Questions
Cc: Shane Dille
Subject: Proposed new NAH campus

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.

Good morning,

I live in the University Heights neighborhood, and I have some questions and concerns regarding the proposed new NAH campus.

1. Better exit off I40 on Lake Mary Rd will be needed due to increased traffic.
2. Expand Beulah to 4 lanes plus turn lane from Ft Tuthill through light with Lake Mary Rd. No bottleneck.
3. Add stoplight at intersection of Beulah and University Heights Dr S to help with increased traffic on Beulah.
4. Improve intersection at Beulah and University Heights Dr N. It's dangerous turning left out of the neighborhood now and will only get worse.
5. Will there be helicopter traffic over the University Heights neighborhood? I hope not!
6. What is planned to help curb the extra siren noise for the UH neighborhood residents? We already deal with interstate and airport noise, and we don't need to have sirens going by at all hours.
7. How will traffic congestion due to the hospital and concert/event traffic at Ft Tuthill be handled?
8. Make sure to have sufficient parking at NAH. Currently, there is not always enough parking at the existing hospital.

I hope that you have considered these issues. Please let me know your plans for each.

Kind regards,

Susan
--
Susan McCullough
203-631-3834

From: Tiffany Antol
To: Whitney Cunningham; Steven Ess
Subject: FW: Fort Tut Hill Zoom Mtg Jan 6 & 18th
Date: Saturday, January 8, 2022 10:16:10 AM

FYI

Tiffany Antol, AICP
Planning Development Manager
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2605 | F: (928) 213-2089

-----Original Message-----
From: Nancy Thomas <nancy.c.thomas@me.com>
Sent: Wednesday, January 5, 2022 3:47 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Cc: james thomas <james.d.thomas@me.com>
Subject: Fort Tut Hill Zoom Mtg Jan 6 & 18th

[You don't often get email from nancy.c.thomas@me.com. Learn why this is important at https://us-east-2.protection.sophos.com?d=aka.ms&u=aHR0cDovL2FrYS5tcy9MZWFybkFib3V0U2VuZGVySWRlbnRpZmljYXRpb24=&i=NjAzZTYyYmYzMGJmYTczMDAwNzZiMDVj&t=aU1lcU9iSVFSVE41eGl1Vy9HVXBkd2ZIL0VoWmZyTnlGQVRmaS9BZ2hvMD0=&h=f6827d1e4cfc450ea45ed25646b33232]

Hello Tiffany,

I live in Ponderosa Trails and use the hiking trails at Fort Tuthill regularly. I plan on watching the Zoom mtg on Jan 18th, and would appreciate it if you could address my questions:

1) What is the plan for modifying the existing Soldier Trail Loop, as it currently is right in the middle of the planned NAH Health Village? This is a fabulous 5+ mile loop trail that is used extensively by both hikers and bikers in the area, and we do not want to see it destroyed.

2) What is the plan for the highway underpass that was recently built to connect Ponderosa Trails to the Soldier's Pass Trail?

3) Will the current Frisbee Golf course at Fort Tuthill also be displaced? Moved? Eliminated?

4) What are the current amenities at Fort Tuthill that will be eliminated with the proposed hospital project?

Thank you,
Nancy Thomas

From: Whitney Cunningham
To: Trevor Kortsen; Gavin S. Buckley
Subject: FW: Subject: Northern Arizona HealthCare Question?
Date: Monday, January 24, 2022 10:32:48 AM

From: Tiffany Antol <TAntol@flagstaffaz.gov>
Sent: Thursday, January 6, 2022 1:38 PM
To: Steven Eiss <Steven.Eiss@nahealth.com>; Whitney Cunningham <WCunningham@awdlaw.com>
Subject: FW: Subject: Northern Arizona HealthCare Question?

Caution! This message was sent from outside your organization. Allow sender | Block sender

FYI

Tiffany Antol, AICP
Planning Development Manager
City of Flagstaff | Community Development
211 West Aspen Avenue | Flagstaff, AZ | 86001
P: (928) 213-2605 | F: (928) 213-2089

From: Joe Marcilla <jmarcilla4@hotmail.com>
Sent: Thursday, January 6, 2022 1:30 PM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Subject: Northern Arizona HealthCare Question?

You don't often get email from jmarcilla4@hotmail.com. Learn why this is important

Has there been consideration to make the road to the New Hospital a two line in each direction?

Will my property tax go up since the New Hospital? If so, how much is each owner looking to pay?

What will happen to the old Hospital?

How much of an increase in traffic will there be coming from Ponderosa Trails?

Thank you

Joe Marcilla, retired, US. Army
837 W. Lone Star Trail.
Flagstaff, AZ 86001

Sent from Mail for Windows

From: Sean Ryan
To: Whitney Cunningham
Cc: Tiffany Antol; Steven Eiss
Subject: Re: FW: Neighborhood Meeting 1/6
Date: Monday, January 10, 2022 6:36:01 AM
Attachments: image001.png

Caution! This message was sent from outside your organization. Allow sender | Block sender

Good Morning Whitney,

Thank you for the quick response and links. Please do send me the recording when it is available. I do think representatives from the HOA would be interested with NAH reps directly, but it would be best for us to attend the meeting on the 18th first, so that we can get better oriented on current plans.

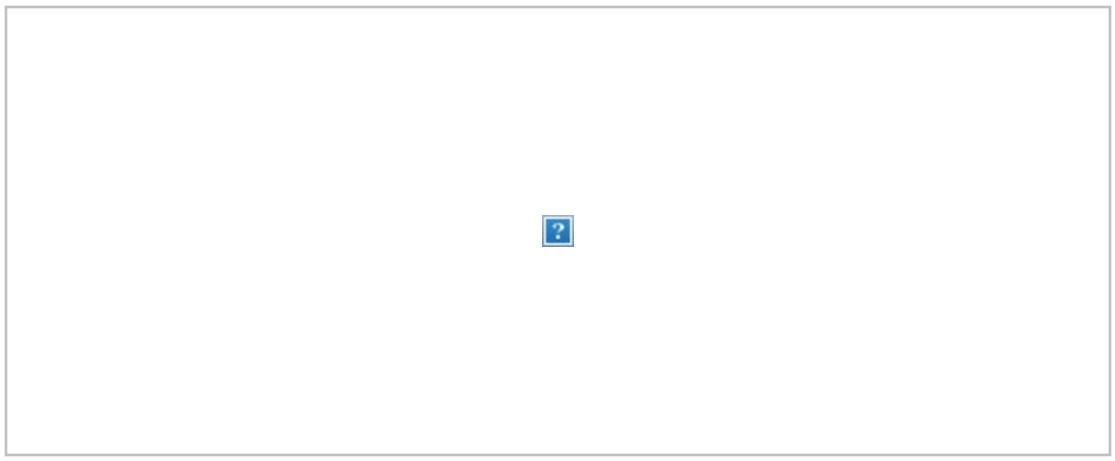
Sincerely,
Sean

On Sat, Jan 8, 2022 at 10:19 AM Whitney Cunningham <WCunningham@awdlaw.com> wrote:

> Sean,
>
> Tiffany forwarded your inquiry to me. I am working with NAH on its application.
>
> The meeting notice is attached. Also, here are links to the meeting and to the application:
>
> Meeting:
>
> https://nahealth.zoom.us/j/94858764490?pwd=WjlCN0hVT1c4bHRnZE9YL253NDJvZz09
>
> Applications:
>
> https://awdlaw267.sharefile.com/d-s48366d7b5deb48b8b8e7096cca67bf96
>
> I haven't seen a link to the recording for 1/6 yet, but when I do I will send it to you. Also, NAH representatives would be pleased to meet with Mt. Dell Ridge HOA representatives directly. If that is something for which you think there is interest, let me know and we will

set it up.

Whitney



From: Tiffany Antol <TAntol@flagstaffaz.gov>
Sent: Saturday, January 8, 2022 9:29 AM
To: Whitney Cunningham <WCunningham@awdlaw.com>; Steven Eiss <Steven.Eiss@nahealth.com>
Subject: FW: Neighborhood Meeting 1/6

Can you please assist?

Tiffany Antol, AICP

Planning Development Manager

City of Flagstaff | Community Development

211 West Aspen Avenue | Flagstaff, AZ | 86001

P: (928) 213-2605 | F: (928) 213-2089

From: Sean Ryan <sryan9@gmail.com>
Sent: Saturday, January 8, 2022 5:57 AM
To: Tiffany Antol <TAntol@flagstaffaz.gov>
Subject: Neighborhood Meeting 1/6

You don't often get email from sryan9@gmail.com. Learn why this is important

My name is Sean Ryan. I live in Mountain Dell and am the President of the Mt. Dell Ridge HOA. We are a small community and group, but are likely to be impacted in a variety of ways by the potential development proposed for the NAH Health Village.

I thank you for the letter with an announcement about public meetings. I had seen prior reference in the paper to consultation with residents in our neighborhood, but this is the first item that I have received.

Unfortunately, I could not make the meeting on the 6th, but do intend to make the meeting on the 18th. I would like to catch up and understand what conversations took place on the 6th. Is there a recording that I can view?

Also, is it possible to get a digital version of the letter that was sent out so that I can use and share active links to resources rather than trying to type in the long, complex web addresses that are listed on the letter?

Thank you for your help and leadership on this project.

Sincerely,

Sean

From: Sean Kelly
To: Whitney Cunningham
Cc: Jeffrey Ridge
Subject: Re: Mtn Heath Village - Recording of January 6 neighborhood meeting
Date: Tuesday, February 1, 2022 4:38:24 PM

Caution! This message was sent from outside your organization.

Allow sender | Block sender

Hi Whitney,

Thank you again for the recording and facilitating the sessions. The Mt. Dell Ridge HOA is definitely interested in setting up a meeting to continue to become informed and to help provide input.

Can you please let me know what needs to happen to get a meeting on the schedule, and how/where it would be facilitated?

Sincerely,
Sean

On Tue, Jan 11, 2022 at 4:05 PM Whitney Cunningham <WCunningham@zevallaw.com> wrote:

> Sean, here is a link to the recording for January 6.
>
> MFP Public Participation Webinar - Zoom
>
> In case this doesn't work for you, the unabbreviated link is shown below, which can be cut and pasted into your browser.
>
> Whitney
>
> https://us-cast-2-protection.sophos.com/?d=zoom.us&u=aHR0cHM6Ly96b2BLaVzL3BVy9ndGFSL0k4cTlyV0RPX1bZVWhGUlBtLXFfRHbNZnVHN195Rk2N2mdTRHVWVPNXNLeVlUaH3dVFkUnVDTmdUcHNmUk1xZGJLZFFpVHUTFJFTVFpLk0mRVdnOWk3dTBncTBmUWU_YXV0b3BnYXk9dHH1ZQ---&i=NjAxZTYyYmYzMGJmYTcxMDAwNzZMDVjk&t=TkxTTlpYcEpwSkFhOHBHMlBnYWk3aWNJamZzbFpSDNVMVFmU0c1MXFxNDb-&k=5c41803ee4f4963ec6c16f196ec8cff

Chris Lininger

From: Bradley Johnson
Sent: Saturday, March 27, 2021 2:47 PM
To: Questions
Subject: EV chargers, solar energy production, and bike paths at/to the new campus?

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

Will the new campus have electric vehicle chargers, solar-paneled-covered parking, and bike paths leading to the property?

It would be great if workers could bike/walk safely to work most of the year, and the new hospital would source 100% of its energy from renewable energy generated onsite. Free energy would save the hospital a TON of money.

Thanks,

Brad

Chris Lininger

From: Sylvia Goldberg
Sent: Wednesday, March 31, 2021 9:22 AM
To: Questions
Subject: Concerns for Master Plan - Need for Eco Friendly system

For Surgical Services - Please consider making SPD and OR Storing areas big enough to switch to a "Caskett" system instead of needing to be so dependent on Blue Wrap. This would be the time to make the switch. Big investment but big payoff.

Please ensure the next facility if properly equipped to actually Recycle plastics, paper, cardboard, etc. Also to expand proper cleaning of more reusable items, instead of just throwing everything away.

Please ensure natural lighting in all areas.

Please ensure Classroom type settings to give Classes to the public, such as diabetes education, ortho, etc.

If you have questions or need clarification please reach out.

Sincerely,
Sylvia Goldberg RN
PACU

Chris Lininger

From: Stefanie Long
Sent: Sunday, April 18, 2021 8:08 AM
To: Questions
Subject: New hospital ideas
Attachments: 22B1F719-B936-4DC7-BF42-1EADC83301C0.jpeg; 15DBC076-D2D0-489B-B950-2C052DB5A265.jpeg; 745708E6-81F6-4EF9-AEB1-A30E8A971891.jpeg; 7B4E96DB-F31C-4E2F-884B-D87E14C688CC.jpeg; 1BAF43F1-C9DD-451F-84AA-47E7169CA1C8.jpeg; 002C999D-F6BD-421F-AC26-9882D6667102.jpeg; 0E9E770A-12E7-4967-8281-BB021D6C5B90.jpeg

Hey! My mom recently had her hip done at a hospital in Minnesota, and I wanted to share some photos of her patient room. :)

I think reusable linen bags are such a great idea. Cuts down on trash!

You can never have too many outlets in a patient room!! The extra ports for air and flow meters are good too!

Mounted BP machines AND a manual BP cuff in every room. Perfect. I don't know how many times we scramble around looking for a manual BP cuff when we have a suspicious reading from the machine.

Giant white boards so the patients can read them from the bed. Our current white boards are way too small.

Glove dispensers in the room and the patient bathroom.

Patients can control the temperature in their room from the call light.

A mini fridge in every room for patient food/drinks.

A locked cabinet for patient specific meds would be awesome.

I think that it for now!!

Stefanie :)

Chris Lininger

From: Terrie Frankel <Twins@esedona.net>
Sent: Wednesday, April 28, 2021 1:17 PM
To: Questions
Cc: Fred Shinn
Subject: Today's NAH Certificate Holders Zoom Meeting

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.

Hi Ms. Spyrow, Josh Tinkle and Marvelous Team!

Thank you for a terrific Zoom meeting with the NAH Certificate Holders in Sedona.

The new Campus looks fabulous!

Everything was fascinating!

We are grateful for all you do for our Community!

All the best,

Terrie Frankel (928) 274-0433
Fred Shinn (928) 239-0165
https://sedonasevenarcheslive.com

Chris Lininger

From: John via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Saturday, August 21, 2021 9:19 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Saturday, August 21, 2021 - 09:19

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name John
Last name Mardirosian
E-mail address john.mardirosian@stsc-usa.com
Phone (978) 846-1280
Street address 15 Rome Drive
City Westford
State MA
Zip code 01886
Submit your question on the Flagstaff Expansion Project
We are trying to connect with Steve Eiss.

Our company is developing a flexible transit solution that may provide transit for the new site at very lost costs compared and without the many issues that were raised in the June 16, 2021 Mountain Line BOD meeting that Steve Eiss attended. I would like to get connected with Steve, so that we might share some information of value to him in the development planning.

Please share an email address that we could use to connect with Steve.
I would like to receive additional messages and information from Northern Arizona Healthcare. No
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1364

Chris Lininger

From: Flagstaff Pickleball Association <flagstaffpickleballassociation@yahoo.com>
Sent: Friday, November 19, 2021 1:21 PM
To: Questions
Subject: Design of Wellness Park

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the NAH network. Do not trust links or attachments and do not divulge sensitive information.

To Whom It May Concern,

I would love to know who to contact at NAH regarding the wellness park/retreat that will be developed at the new NAH campus in south Flagstaff.

I believe incorporating pickleball courts into the park would be in keeping with the mission of NAH and of great benefit to Flagstaff.

Pickleball is a sport that has been booming across the country for the last decade because it's easy to learn and fun to play. It lends itself to players of all ages and abilities, including those in wheelchairs. It is a great way to get people up, out and moving.

Community courts are built in clusters where people gather for "open play", so anyone with a paddle and shoes can join in, exercise, meet new people and make friends. It is very "community building". As such, it is super for the mental, physical and social health of its players.

Modern pickleball complex design is favoring a pleasant, park-like setting with low fencing, wide walkways with trees and open space between the courts, often with shade structures and public viewing areas. I believe it would be a great fit for the wellness park/retreat at the NAH campus.




21

Other hospital systems and wellness centers around the country are already promoting the health benefits of pickleball.
(e.g. https://www.aurorahealthcare.org/locations/clinic/aurora-wellness-center/pickleball, https://wellnessatnorthpark.com/)

I would love to give a presentation to the appropriate person in the organization to explain more about the sport, how it can be incorporated into the NAH wellness park/retreat, and the potential for return-on-investment by hosting tournaments and clinics at the facility.

I am including a few links about pickleball for your interest.

https://www.aarp.org/home-family/friends-family/info-2018/pickleball-health-social-emotional-benefits.html

The powerful play of pickleball - Harvard Health

https://healthprep.com/articles/fitness-nutrition/pickleball-health-benefits/

https://youtu.be/5KNPTnD-XUM

https://theactiveage.com/pickleball-explodes-in-popularity-among-all-ages/

https://snowbirdingcentral.com/health-wellness/pickleball/

Please let me know who I should reach out to.

Thank you very much. I can be reached by email at this address or by phone at (928) 699-6853.

Best regards,
Jennifer

Jennifer Kottra, MD
Flagstaff Pickleball Association, President
http://www.FlagstaffPickleball.org
http://www.Change.org/FlagNeedsCourts





Pickleball, one of the country's fastest-growing racquet sports, is an optimal activity for older adults as it o...

Chris Lininger

From: Dennis via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Thursday, January 13, 2022 11:37 AM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Submitted on Thursday, January 13, 2022 - 11:36

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Dennis
Last name Darr
E-mail address dcdarr@yahoo.com
Phone (928) 380-6010
Street address 1000 W University Hgts. Dr. S
City Flagstaff
State Arizona
Zip code 86005
Submit your question on the Flagstaff Expansion Project
Will the development of the site prior to actual construction of buildings be conducted prior to the currently badly needed construction of roads and intersections or will we be faced with traffic congestion at University Heights Drive N. and S. such as now becomes dangerously unregulated and poorly planned with the travel to and through University Heights/Highlands by delivery of elementary school children and staff. This became a problem when the DeMiguel School was built and now has adversely impacted residential area safety and quality of life due to the "unplanned" construction of a large elementary school in the middle of a residential development that requires delivery of students from a large and expanding population including Kachina Village and Mountainaire plus the developments on the south and east sides of I-17 which cause bus and private vehicle traffic loads that were not planned for when the school was built. This is all very similar to what will happen when we get to have the new hospital and associated developments in close proximity to our existing and projected neighborhoods south of Mountain Dell and north of Fort Tuthill.
One positive of a new facility next to the airport may be the ability to land and transport non-critical air ambulance from the airport instead of directly to the hospital heli-pad. The increase in helicopter traffic between the airport bases and the current hospital campus has adversely impacted quality of life in our neighborhood over the past 30 years. I sometimes feel that we were not considered when the increase in emergency air service was initiated by the state and county. Safety does become a consideration as we all know from the mid-air collision of the air EMS units with the high loss of life of the dedicated flight personnel and danger to the public on the ground. Thank You
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1685

Chris Lininger

From: Phil via Northern Arizona Healthcare <NoWebsiteReply@nahealth.com>
Sent: Friday, January 14, 2022 8:25 PM
To: Questions
Subject: You have a new public question submission on the Flagstaff Expansion Project

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Friday, January 14, 2022 - 20:25

Submitted by user: Visitor

Submitted values are:

Complete the form to submit your question

First name Phil
Last name Goldblatt
E-mail address goldblattp@hotmail.com
Phone (928) 774-1598
Street address 3846 S Wild West Trl
City Flagstaff
State AZ
Zip code 86005
Submit your question on the Flagstaff Expansion Project
Dear NAH,
I am definitely in favor of this new facility as I believe Flagstaff needs it.
Having said that I do have the following concerns.
1) I fear that by the time the new facility is completed, the population and healthcare needs will have increased to the extent that these plans will just barely meet the need and that the closing of all of the present facility will cause these plans to be rendered obsolete. I would strongly urge the planners to reconsider keeping BOTH facilities open into the future by making some small renovations to our present hospital but using only the new "village" for Covid patients. In other words, yes, all covid or patients needing "positive pressure air" would only be routed to the new facility but general hospital needs could be met using both facilities; the north campus for the north side of Flagstaff and the new south campus for the south side etc. Patients from out of town would use whichever hospital is closer depending on where they originate.
2) Could you please answer where "auxiliary" health facilities that presently surround the beaver street campus would move to if applicable? LIke Northstar, the cancer center and other medical care companies? Would they need to move at all? An additional question would be what happens in both scenarios; i.e. they all move to fill the "clinical partnerships" section of the new campus or none of them move?? And then what happens to the buildings that they had occupied if they do move?? Doesn't this health village "kind of" force them to move though to stay near the hospital?
3) What kind of specific uses are anticipated for the "R & D" section of the new site plan?

4) If a major solar electricity installation is utilized for the new village, about what percentage of the total electrical needs would or could be met from solar versus conventional electrical utility? I realize of course that this would require supplemental conventional electricity for nightime and other needs.
5) Would not this health village still be fundable if you kept and renovated the present hospital instead of vacating it or allowing it to be torn down if other uses required that? Or would that make it financially prohibitive??
Much thanks for your answers and estimates.
I would like to receive additional messages and information from Northern Arizona Healthcare. Yes
The results of this submission may be viewed at:

https://www.nahealth.com/node/37164/submission/1686

AzNA
ARIZONA NURSES ASSOCIATION

Dear Mayor and City Council,

My name is Heidi Sanborn and I am the President of the Arizona Nurses Association (AzNA). We are the oldest and largest nursing association in Arizona, and our more than 3,700 members represent the full spectrum of the nursing practice and provide care in every corner of Arizona.

As nurses, our focus is always to provide the best possible care to our patients. That is why I write today in support of a new hospital and ambulatory care center sought by Northern Arizona Healthcare (NAH) as part of its proposed Health and Wellness Village in Flagstaff.

Though Flagstaff Medical Center has been a cornerstone of medical care in northern Arizona for 50 years, this facility is showing its age and cannot be further expanded to handle the kind of increased patient demand projected as Flagstaff and northern Arizona continue to grow. NAH's proposed hospital and ambulatory care center – including a Level 1 trauma facility – will be built with the needs of modern healthcare in mind. That means state-of-the-art facilities and the latest treatment options to help nurses, doctors and other healthcare professionals focus on what they do best: Care for patients.

As healthcare providers, we're pleased the proposed Health and Wellness Village will centralize inpatient treatment. The hospital's design will also allow for increased bed count under one roof and provide room for future expansion and improvements in patient care. Additionally:

- Patient care areas are being designed to ensure optimal nurse-to-patient ratios.
- Nurses and doctors will have appropriate storage for equipment and supplies without infringing on clinical space.
- The facility will include modern, suite-style rooms for improved patient care and privacy, as well as an expanded Emergency Department.
- Healthcare providers will have expanded clinical options and specialty treatments at their fingertips – comprehensive oncology services, additional therapy and rehabilitation, a wound-healing program with hyperbaric chambers, convenient outpatient imaging and more.

All of this means better access to care for patients – and all without having to make the trip to Phoenix!

It's important to remember Flagstaff Medical Center is a regional facility relied upon by all of northern Arizona. A new location immediately adjacent to I-17 and I-40 will provide improved accessibility to Flagstaff residents and the entire region.

Now is the time to ensure Flagstaff has a hospital built for the future with the amenities and services healthcare providers need and patients deserve. On behalf of the Arizona Nurses Association, I ask that you support the proposed NAH Health and Wellness Village.

Respectfully,

Heidi Sanborn DNP, RN, CNE
President, Board of Directors
Arizona Nurses Association

Dawna L. Cato
Dawna Cato PhD., RN, NPD-BC
CEO
Arizona Nurses Association

Arizona Nurses Association
1850 East Southern Ave, Suite 1
Tempe, AZ 85282
www.aznurse.org

Town of Camp Verde

♦ 473 S. Main Street, Suite 102 ♦ Camp Verde, Arizona 86322 ♦
♦ Telephone: 928.554-0000 ♦ Fax: 928.567.9061 ♦
♦ www.campverde.az.gov ♦

June 22, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, Az 86001

Dear Flagstaff Development Staff, Mayor and Council,

The Town of Camp Verde's Economic Development Department wishes to express its enthusiastic support for Northern Arizona Healthcare's proposed new Health and Welfare Village off of Interstate 17. Quality healthcare is a basic necessity for any community hoping to attract better jobs and the class of companies that can fundamentally change the quality of life. From Camp Verde's point of view, such a facility will only strengthen Camp Verde's ability to bring in new businesses and strengthen the Northern Arizona region's economy, well into the future. We feel fortunate that NAH is willing to make the sort of investment it is planning to make.

As proposed, the new NAH Health and Wellness Village will also provide Verde Valley residents access to the most state-of-the-art healthcare available outside of the Phoenix Metro area. There is little doubt that a modern hospital, ambulatory care center and all the associated services, will be welcomed by all it serves. Additionally, the current location of the NAH Flagstaff campus is difficult for Camp Verde, as well as Verde Valley, residents to access, given Flagstaff's traffic issues. The proposed location of the new facility will cut drive times from the Verde Valley by 30 minutes or more.

We ask the Flagstaff Development Department staff as well as the Mayor and Council, as the custodians of the region's largest municipality, to allow this project to move forward.

Sincerely,

Steve Ayers
Economic Development Director
Town of Camp Verde

RICHARD H. CARMONA, M.D., M.P.H., FACS
17th Surgeon General of the United States

September 28, 2022

Northern Arizona Healthcare
Health and Wellness Village

Dear Mayor Deasy and Flagstaff City Council:

My name is Richard Carmona and I had the privilege to serve as the 17th Surgeon General of the United States. I am also currently a Distinguished Laureate Professor at the University of Arizona.

I write this letter in my personal capacity to express my support for Northern Arizona Healthcare's plan to construct a new hospital and ambulatory care center to replace Flagstaff Medical Center as part of their proposed Health and Wellness Village.

Throughout my medical career, I've seen firsthand the importance and value of having a modern hospital that leverages state-of-the-art health care technologies available to a diverse community. NAH serves a large segment of our state's indigenous and tribal communities as well as communities across Flagstaff and northern Arizona, who all deserve access to modern, quality care.

NAH also has worked closely with regional partners to ensure patients have convenient access to health care. This effort will be improved by moving their Level 1 trauma center from their current Flagstaff campus to the proposed Fort Tuthill location that is accessible via I-17 and I-40.

NAH's effort to expand access to medical, surgical, emergency, ambulatory and other health care services for patients and clinicians is exactly the type of development needed for the northern Arizona region.

Improved access for better outcomes will make us stronger and healthier.

I respectfully ask that you support Northern Arizona Healthcare's proposed Health and Wellness Village.

Sincerely,

Richard Carmona

Richard Carmona, M.D., M.P.H., FACS
17th Surgeon General of the United States

Chief of Health Innovations
Canyon Ranch

Distinguished Professor
University of Arizona

KYRSTEN SINEMA
ARIZONA

317 HART BUILDING
WASHINGTON, DC 20510
(202) 224-4521

3333 E. CAMELBACK RD, SUITE 200
PHOENIX, AZ 85018
(602) 598-7327

20 E. OCHOA ST
TUCSON, AZ 85701
(520) 639-7080

http://sinema.senate.gov

United States Senate

COMMITTEES

BANKING, HOUSING, AND URBAN AFFAIRS

COMMERCE, SCIENCE, AND TRANSPORTATION

HOMELAND SECURITY AND GOVERNMENTAL AFFAIRS

VETERANS' AFFAIRS

September 29, 2022

Dear Mayor Deasy and members of the Flagstaff City Council:

I write in support of Northern Arizona Healthcare (NAH)'s proposed construction of a new hospital and ambulatory care center in Flagstaff. On a recent tour of NAH's existing hospital facilities, I saw firsthand how critical medical services provided in the ICU could be modernized and improved for residents of Flagstaff and surrounding communities. In meeting with local health care, tribal, and community leaders, it was clear that NAH's new hospital facilities and their larger plans for a Health and Wellness Village would expand access to the highest level of care in northern Arizona and create a new health care destination.

During the pandemic, NAH served as a critical hub for northern Arizonans seeking care, including the most vulnerable patients from our tribal communities and medically underserved areas. New hospital facilities, including an upgraded Level 1 trauma center, will strengthen northern Arizona's preparedness for future pandemics and disasters by creating spaces that can be used for normal hospital operations and quickly adapted to meet emergency needs.

The new facilities will permit NAH to offer expanded clinical care options locally so patients, caregivers, and their families can receive state-of-the-art care right here in Flagstaff, rather than seeking care hours away. For example, members of my staff are working with congressional appropriators to secure federal resources to build an advanced wound care and hyperbaric clinic. Medically underserved communities in northern Arizona, especially Native American tribes, face disproportionately higher rates of diabetes and cardiovascular disease, which can lead to untreated wounds becoming severely infected and necessitating amputations. This new clinic aims to serve thousands of wound patients a year, closer to where patients live in northern Arizona and the Navajo Nation.

I also support NAH's plans to build a new Health and Wellness Village that integrates a holistic approach to health care, housing, business, and recreation to meet the growing needs of the region. Adjacent to I-17 and I-40, the new development will be convenient and accessible to all of northern Arizona, serving as a destination focused on wellness. The Health and Wellness Village is expected to become an important economic engine. At a privately financed cost of $800 million, the project represents NAH's largest investment in the region's future. Upon its completion in 2045, it is estimated the village will generate $389 million per year in economic benefit for Flagstaff, including an additional $4.5 million per year in local tax revenues to fund entities like the Flagstaff Unified School District and Coconino Community College.

I am committed to working with the city to engage federal and state officials to help develop Flagstaff's ability to meet the growing health, transportation, and infrastructure needs of the region. I look forward to working with you to support this important project.

Sincerely,

Kyrsten Sinema
United States Senator

FLAGSTAFF UNIFIED
School District

Office of the Superintendent
Phone: (928) 527-6000
3285 East Sparrow Avenue, Flagstaff, AZ 86004

August 5, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a resident and a leader of an organization that is deeply immersed in the community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

- The proposed Health and Wellness Village will feature a new hospital and ambulatory care – ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.

- Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.

- The development is poised to generate millions in tax revenue, which can be used to enhance our schools, roads, public entities and more.

If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Michael A. Penca
Superintendent

ARIZONA
COMMERCE AUTHORITY

June 21, 2022

Dear Mayor and City Council,

As the state's leading economic development organization, our priority at the ACA is to enhance our state's operating environment so that Arizona will remain competitive among the world markets. Recent economic development wins in Flagstaff include attracting electric vehicle parts-marker UACJ Whitehall, the largest new employer to Flagstaff since W.L Gore in the 70's. Thanks in part to Northern Arizona University and Coconino Community College, Flagstaff's highly educated workforce was a key factor that helped recruit this topflight employer to the market.

In addition to bringing state-of-the-art health care to patients, the construction of the Health and Wellness Village will be a tremendous economic engine for the region. According to an economic-impact analysis conducted by Applied Economics, NAH's planned capital investment of more than $800 million in this complex will directly support over 8,800 construction jobs and nearly 2,8000 additional indirect jobs in Flagstaff and Coconino County until the project reaches full buildout. In total, economic benefit to the region is estimated at $1.34 billion, with over two-thirds of the impact occurring in the first eight years of construction.

Once the development is complete in 2045, the project is projected to generate an annual economic impact of $389 million/year, as well as off-site visitor spending related to future development that includes: housing, clinical partnerships, research and development, a small-business incubator, a hotel with a conference center, restaurants, and retail. The entirety of the project is designed to support patients, families and the community.

Northern Arizona is a fast-growing region. From the ACA's perspective, the NAH Health and Wellness Village will not only be a community asset, it also will be a generator of quality jobs and investment. This is exactly the kind of quality development Flagstaff and its region need.

On behalf of the Arizona Commerce Authority, we ask that the Flagstaff City Council support the NAH Health & Wellness Village.



Keith Watkins
Senior Vice President of Rural Economic Development
Arizona Commerce Authority

100 North 7th Avenue, Suite 400
Phoenix, Arizona 85007
602.845.1200 • 800.542.5684
azcommerce.com

NORTHERN ARIZONA BUILDING ASSOCIATION

Dear Council and Mayor,

August 10, 2022

Northern Arizona Building Association (NABA) supports the new NAH Wellness Village at Fort Tuthill.

Northern Arizona Healthcare (NAH) has always been committed to delivering high-quality healthcare close to home for all communities it has the honor to serve. NABA believes that the current Hospital has limited capability, or no remaining capability, to further healthcare in our community based on the limited ability to expand into additional health care services that are needed for a modern Hospital. Many of our members have worked at the old Hospital site and echo the concern for a new state of the art Hospital, with room to expand services needed for our community.

We should act with quickly to obtain the necessary entitlements for the site as this may be the last chance to acquire a site of this size that is necessary to accommodate a new hospital. The Fort Tuthill site has many advantages: easy access for most of NAH's users, reduces traffic on Milton Road, many opportunities to re-purpose the old site for community benefits, less helicopter traffic/noise to the center of town, and most important is additional healthcare benefits and services the new site will provide.

Thank you for your consideration.

Yours,

Northern Arizona Building Association Board of Directors

1500 E. Cedar Ave., Suite 86 • Flagstaff, AZ 86004 • Phone: 928-779-3071 - FAX: 928-268-3531
www.nazba.org
Affiliate: National Association of Home Builders

AHCCCS
Arizona Health Care Cost Containment System

Douglas A. Ducey, Governor
Jami Snyder, Director

August 18, 2022

Mayor Paul Deasy
Flagstaff City Council
211 W Aspen Avenue
Flagstaff, AZ 86001

Dear Mayor Deasy and Flagstaff City Council:

The Arizona Health Care Cost Containment System (AHCCCS), Arizona's Medicaid agency, enthusiastically expresses its support for Northern Arizona Healthcare's (NAH's) proposal to construct a new hospital and ambulatory care center to replace Flagstaff Medical Center.

Flagstaff and northern Arizona have grown quickly in recent decades and are virtually certain to continue drawing new residents in the years ahead. Flagstaff Medical Center is not well-suited to meet these increased needs in its current downtown location. NAH has wisely proposed constructing a new hospital, ambulatory care facility and Level 1 trauma center, which will be accessible via I-17 and I-40 and convenient to patients across Flagstaff and throughout the region, including tribal communities.

This new complex will ensure patients and clinicians have access to a state-of-the-art facility that integrates under one roof the medical, surgical, emergency, ambulatory and other healthcare services northern Arizona deserves. It will be a great relief to Flagstaff and regional patients to have local access to specialty services and treatments that currently require travel to Phoenix. This is especially true for low-income Arizonans, such as AHCCCS members, who may face financial hardship if they need to stay multiple nights in a hotel while caring for a loved one undergoing a medical procedure.

Better access to care means improved health outcomes for patients. That's a win for all of us.

On behalf of AHCCCS, I respectfully ask that you support the Northern Arizona Healthcare hospital proposal.

Sincerely,

Jami Snyder
Director

801 East Jefferson Street, Phoenix, AZ 85034
888-621-6880 • www.azahcccs.gov

Arizona Osteopathic Medical Association

VIA EMAIL

July 28, 2022

Dear Mayor Deasy and Flagstaff City Council,

First let me take this opportunity to thank you for your dedication and continued service to the citizens of Flagstaff, especially during these difficult times of post-fire floodings.

As the largest association representing osteopathic physicians in the state, the Arizona Osteopathic Medical Association (AOMA) writes this letter in support of Northern Arizona Healthcare and its plan to construct a new hospital and ambulatory care center to replace the current Flagstaff Medical Center (FMC).

FMC has been a pillar of Flagstaff and northern Arizona for over five decades. However, in that time medical practices and healthcare delivery have changed significantly, and the community served by FMC has grown tremendously. It is critical that Flagstaff has a hospital built to accommodate not only advances in healthcare but also the changing needs of physicians, associated medical practitioners, patients and their family members.

NAH is wise to plan for its future with a new hospital and ambulatory care center, including a Level 1 trauma center. More than just a hospital, the proposed Health & Wellness Village will ensure patients and clinicians have access to a state-of-the-art facility that integrates under one roof the medical, surgical, emergency, ambulatory, and other healthcare services patients need and deserve.

The new hospital will be located near I-17 and I-40, making the complex easily accessible to patients across Flagstaff and throughout the region, including tribal communities. Planned amenities include:

- Private, suite-style patient rooms
- An expanded emergency department with faster service
- Expanded clinical, therapy and rehabilitation services, and outpatient imaging
- Increased bed count that centralizes patient treatment
- Optimal nurse-to-patient ratios to ensure a quality patient experience

AOMA believes the Health & Wellness Village will give physicians and healthcare providers the facility and tools they need to provide the best possible care to patients, and we wholeheartedly support this plan.

We respectfully ask that you support NAH and its proposed Health & Wellness Village.

Sincerely,

Josephine Zammuto

Josephine Zammuto
Executive Director

1951 West Camelback Road, Suite 105 • Phoenix, Arizona 85015 • 602-266-6699 • 888-266-6669 • Fax 602-266-1393 • azosteo.org

Tiffany Antol

From: Sue Miller <sueberkmil@gmail.com>
Sent: Monday, January 24, 2022 9:31 AM
To: Paul Deasy; Becky Daggett; Adam Shimoni; Regina Salas; Austin Aslan; Miranda Sweet; Jim McCarthy; Daniel Folke; Michelle J. McNulty; Tiffany Antol; Alaxandra Pucciarelli; Greg Clifton
Subject: NAH

Some people who received this message don't often get email from sueberkmil@gmail.com. Learn why this is important

Dear City Council and City Staff,

I am writing today in support of the new Health Village at Ft. Tuthill. I have watched both neighborhood meetings via zoom and have read all the material provided via NAH's website.

The presentation and additional materials provided are a compelling argument for this project. We have had the occasion to use the current hospital over the years and see the need for a new state of the art wellness village as described by NAH.

We have seen, over the years, some in our community that do not support anything for anyone. This project is for everyone in our community, we should all support quality healthcare, especially during the age of Covid.

Please support this much needed project for our community.

Sue Miller

TO: Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

DATE: June 28, 2022

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Fellow Community Members at the City of Flagstaff:

I am a proud local resident of the great city of Flagstaff and today I write to you to share my view and support of the new Northern Arizona Healthcare (NAH) Health and Wellness Village.

As a longstanding resident, I'm fortunate to say I have friends and acquaintances in all walks of life in our community. I feel like I'm decently connected to many people and to many local topics. I do hear from fellow residents that are either in favor of the village or that may also be opposed to the village. I do take it as an opportunity to be curious and ask reasons for both levels of support. For those that are in favor of the village, I hear them reflect that what we need in the future is a fair chance at continuing to host and receive top notch healthcare right here from within our community. These people, and I, are accustomed to great healthcare without having to go to Phoenix to receive it. For those that are opposed, I hear them mainly speak to change in general, or that the site is too far from the current site. I understand the angle that the distance to the new site could be considered far, yet it's far from the current site, and isn't necessarily far from our community, in my opinion. It makes me think about the airport in the city of Denver, where the airport use to be located downtown, and then it moved outside of the city. Immediately, yes, the impact could be seen as substantial, and the distance to their new airport felt far away. Fast forward to today, and you simply don't hear Denver residents talk about distance to the airport. The move allowed the city to create an efficient footprint that easily flows travelers through flying while the traveler's needs are well met, and they have created room for expansion and scalability. Change isn't easy for many people. I understand that.

I see NAH's objective as creating a footprint that allows for total healthcare. A move that allows for scalability and that allows for inclusion of the family unit that promotes the health of a patient each and every day. If creating the ability to plan and create the facilities and environment necessary to keep up with providing top notch healthcare is important to you, then you'll join me in considering this proposed move as a step in the right direction. The current site is convenient of course, however that's not enough to make up for literally not having the space to be able to add or upgrade service lines that will be capable of hosting medical equipment or capable of efficiently and effectively allowing the flow of care to occur, where compared to current facilities, a patient may have to travel an additional 900 feet between care stages. Don't just think of travel and travel time, but also consider risks encountered each time these inefficient patient moves must happen.

My ask of you is to think bigger than what we see today in and from NAH. Think about where we need to be from a care standpoint in ten or twenty years and ask yourselves if you believe the current facilities and 26 acres can meet your needs and the needs of our beautiful community. I will make myself available if you have questions for me, or if you'd like to discuss any of this further. I appreciate you accepting my input and I trust you will make a decision that sets this unique community up to win together.

Sincerely,

Steve Vargas
Flagstaff Community Member since 1983

Tiffany Antol

From: Ken Berkhoff <kenberkhoff@gmail.com>
Sent: Friday, June 10, 2022 8:31 PM
To: Paul Deasy; Adam Shimoni; Regina Salas; Austin Aslan; Miranda Sweet; Jim McCarthy; Daniel Folke; Michelle J. McNulty; Tiffany Antol; Alaxandra Pucciarelli; Greg Clifton; Whitney Cunningham; Steven Eiss
Subject: New Wellness Village at Fort Tuthill

Mr. Mayor and Council Members,

I am writing to express my sincere support and desire for the new Wellness Village at Fort Tuthill proposed by Northern Arizona Healthcare.

We have the opportunity to create better health care for our community.

A simple question everyone needs to ask is if not here, (Fort Tuthill) at this site now, then where would be a future site and when would that happen. My answer is that land opportunities in our community are not only limited but nonexistent. If we do not act now we will not have a chance to improve healthcare in the future.

I have had the occasion to discuss the new Wellness Village with the NAH leadership and have found them to be honest, ethical, sincere and knowledgeable.

The time to act is now or we will lose the opportunity, please support this very important project.

Ken

--
Ken Berkhoff, Owner/Broker
1st Brokers Realty
"Home of 1st Class Service"
1500 E. Cedar Ave.
Suite 86-B
Flagstaff, AZ 86004
Cell: 928-606-0800
Fax: 888-500-0310
www.1stBrokersRealty.com
www.KenBerkhoff.com

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Tiffany Antol

From: Nicholas Christifulli <nick@christifulli.com>
Sent: Tuesday, June 28, 2022 6:15 PM
To: Tiffany Antol
Subject: Northern Arizona Healthcare - Wellness Village at For Tuthill

Dear Ms. Antol,

Two weeks ago this past Monday evening, I took my wife Tamera to NAH for treatment of a kidney infection, which she has experienced on and off since her childhood growing up in Flagstaff. The Emergency Room wait was 8+ hours. After 3.5 hours, she did not care, all she wanted to do was take her medication, Tylenol, and go to bed. Tuesday, she became sicker and in need of an IV of fluids. The only place to get IV treatment in Flagstaff is the hospital. We went back to NAH, where the wait was 5+ hours. Fortunately, she was quite sick and only had to wait for 2.5 hours to receive an IV.

As much as Northern Arizona Healthcare is committed to serving high-quality healthcare to our growing community, it just is not feasible at the present location! The Flagstaff community has dramatically increased in size, thus causing NAH to outgrow their facility. As sad as it is, NAH's building is out of space and there is no longer land to expand at their present location. Plain and simple, the present facility is too small. Thus, I am writing to you today to share my support of Northern Arizona Healthcare's planned Expansion Plan.

As I am certain you are aware or will be made aware of the Expansion Plan, therefore I won't dive into what is planned. However, if you or your family member are like my wife, sick and in need of care with a shorter time then 8+ or 5+ hours, please move NAH's Expansion Plan forward for our community.

Thank you,
Nicholas Christifulli

CHRISTIFULLI

Nicholas Christifulli
Managing Partner

5141 N. 40th Street, Suite 200
Phoenix, AZ 85018

nick@christifulli.com

480 585 2150 Direct
602 725 7299 Cell

www.christifulli.com

June 14, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.
- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Maraka Oltrogge
Vice President, Philanthropy
Northern Arizona Healthcare
Maraka.oltrogge@nahealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH) and long-time resident of Flagstaff, I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.
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- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Kathryn Butler

June 15, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: **Northern Arizona Healthcare Health and Wellness Village Application**

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

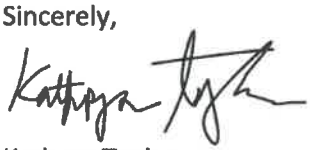
I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

- Anchored by a new hospital and ambulatory care center, the proposed Health and Wellness Village will ensure our patients and communities have access to a full suite of health care services.
- We will be able to offer expanded clinical options, including more comprehensive oncology services, expanded therapy and rehabilitation, and wound-healing program with hyperbaric chambers.
- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.
- Our strategic location of the Health and Wellness Village will improve timely access to urgent care for patients travelling from surrounding rural areas.
- As a nonprofit health care system, our new state-of-the-art facility will promote health equity in the community by allowing us to keep up with medical advances in order to provide high level, essential care to those in need for decades to come.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Kathryn Taylor
Donor Relations, Stewardship & Special Projects
Northern Arizona Healthcare
Kathryn.Taylor@nahealth.com
Cell: (713) 203-7291

June 15, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

I believe NAH's proposed Health and Wellness Village will bring substantial benefits to Flagstaff and the greater northern Arizona region.

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- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Mike Mills
Manager, IT Field Services and AV Services
Northern Arizona Healthcare

June 17, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As a resident who is deeply immersed in the community, I am writing today in support of the Northern Arizona Healthcare (NAH) Health and Wellness Village. This future development would not only provide Flagstaff and northern Arizona residents with state-of-the-art health care services for many years to come, but would also serve as an economic boost to the area.

With a growing and ever-changing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to our region.

- The proposed Health and Wellness Village will feature a new hospital and ambulatory care – ensuring our community has a modern and spacious medical complex that is designed to host existing and future health care innovations.
- Access to high-quality health care is a significant consideration for residents. This addition will further position Flagstaff as an attractive place to live, work and play with a mix of health care options, outdoor activities, housing, restaurants and more.
- The development is poised to generate millions in tax revenue, which can be used to enhance our schools, roads, public entities and more.

If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

I appreciate the City of Flagstaff's consideration and strongly encourage the City Council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,



Cooper Elliott
High School Teacher
Flagstaff Unified School District- Coconino High School
Head Coach, Coconino Boys Basketball

Gary & Lynn Loving
Tel. (928) 773-0145
Email: gary.loving.gl@gmail.com
lasatter@gmail.com

July 18, 2022
Flagstaff, AZ

Tantol
Via Email: tantol@flagstaffaz.gov

Dear Mr. Tantol,

I am writing to express our support for the new Wellness Center concept being considered by the Planning and Zoning Commission and City Council, next month. The major expansion of services being contemplated by Northern Arizona Healthcare (NAH) will include ambulatory services, a new state-of-the-art hospital, and a future Health and Wellness Village.

Northern Arizona Healthcare is committed to delivering high quality healthcare close to home for all the communities they serve. To continue providing excellent services, improvements and expansions are necessary in services and campuses. The concept contemplated by NAH brings onto one site hospital-based healthcare, outpatient surgery, imaging, rehabilitation, and clinic space. These along with other amenities such as spas, gyms, health food stores, restaurants, patient, or provider housing, as well as a mix of other practitioner services may be offered, all in a central location.

Building the new facilities will not directly impact healthcare costs. This is a budget-neutral development plan and will be funded through capital investment and the work of NAH's new Office of Philanthropy that is tasked with fundraising initiatives. The funding mechanism will be approximately $450M in bonds and $300M in cash. NAH will be the funding source for this work and the community will not participate financially. NAH does not anticipate the project will impact taxes of property values negatively.

Finally,

- The proposed location for the new Health Village will reduce the number of emergency vehicles that must travel through the downtown area.
- New jobs and revenues will be generated through the construction phases over the course of 5 years.
- Despite the increase in physical size there is an estimated reduction in energy consumption of up to 30%.

Please consider supporting this very important project for the health and welfare of the Flagstaff community.

Sincerely,



HOME ADDRESS: 5070 N Weatherford Rd, Flagstaff, AZ 86001
MAILING ADDRESS: PO Box 502, Flagstaff, AZ 86002

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

As an employee of Northern Arizona Healthcare (NAH), I am writing today in support of our plans to develop a Health and Wellness Village that will provide Flagstaff and northern Arizona residents with state-of-the-art health care services in an environment conducive to improved healing.

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- Our NAH Health and Wellness Village will also include an expanded Emergency Department with faster service and the region's only Level 1 trauma center.

If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,
Jacob Lansburg



June 15th, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: **Northern Arizona Healthcare Health and Wellness Village Applications**

Dear Flagstaff Development Staff and City Council:

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Austin Rockstroh

Austin Rockstroh
IT Field Service Technician
Northern Arizona Healthcare
Austin.Rockstroh@nahealth.com
(928) 213-6633

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

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I appreciate the City of Flagstaff's consideration and encourage the city council to vote in favor of building this important Health and Wellness Village for the benefit of all of us.

Sincerely,

Emily Rugo
IT Security-Information Security Analyst
NAH IT Department

June 17, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

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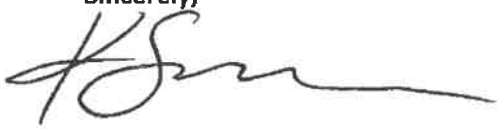
Sincerely,



Kate Sommer
Assistant Director, Philanthropy
Northern Arizona Healthcare
Kate.sommer@nahealth.com

Mountain Line
3773 N. Kaspar Drive · Flagstaff, AZ 86004 · 928-679-8900 · FAX 928-779-6868 · www.mountainline.az.gov

January 18, 2023

Dear Mayor and Council,

This letter is a follow up in regard to the conversations over the last several months about the potential relocation of Northern Arizona Healthcare (NAH) facilities near Fort Tuthill and the identified need for transit services.

As a reminder, Mountain Line submitted a letter in December of 2021 stating that we have modeled a public transit route to the proposed new facility in our financial plan and we cannot implement the new route using the existing transit tax. The direction of the Mountain Line Board of Directors was for staff to develop a clear plan for transit and identify necessary funding. The letter to Council requested that Council require a transit plan as a condition of the rezoning needed for NAH's relocation.

Mountain Line and NAH have reached an agreement that public transit to the new facility is an appropriate necessity. Our organizations have been engaged in conversations over the last three years about funding options, routing, and alternatives. Mountain Line determined we could cover the required capital costs such as new buses and bus stop construction, along with a portion of the operating costs by reprioritizing funds from streamlining duplicative routes. This funding can be achieved without any new funding. NAH has confirmed that they do not have funding to commit to provide the remaining share of the cost to operate transit and because there is also not enough capacity within the current transit tax, the necessary funding will be sought from an expansion of the transit tax through the City of Flagstaff.

Mountain Line is in the process of completing a new Five-Year Plan that includes many unfunded transit priorities identified by the community, several of which could also be potential ballot measures. The decision to place funding questions on the ballot is ultimately up to City Council and subject to voter approval. We will include expansion of service to serve the new NAH location in these questions. We feel like we now have the required transit plan we requested of NAH as a condition of the rezoning.

Please let us know if we can assist in any way.

Sincerely,

Tony Williams,
Chair, Mountain Line Board
of Directors

Heather Dalmolin
CEO and General Manager,
Mountain Line



Tiffany Antol

From: Torey Botti <tpbotti@gmail.com>
Sent: Thursday, August 12, 2021 9:34 PM
To: Tiffany Antol
Subject: NAH FMC Campus
Attachments: Outlook-2gujg04f.jpg

Greetings Tiffany,

I understand that you are involved in the NAH development plan for their new campus. It has come to my attention that NAH seeks a restrictive permit to prevent the existing FMC hospital from being developed by another hospital system. Our community has many needs, but certainly another hospital system is high among that list. NAH is amongst the most expensive hospital systems in the state and they do not provide all necessary services as one would expect in a city the size of Flagstaff. We, the citizens of Flagstaff and Northern Arizona, deserve the services and improved care that would be brought to Flagstaff through the competition with a second health care system. If, in fact, the city is facilitating the restrictive permit, this should be shared with the community to allow residents to weigh in on the matter.

Thank you for your time and consideration.

Torey Botti, M.D.

Orthopedic Surgeon
Flagstaff Bone and Joint

President
Flagstaff Sports Institute

Medical Director
Northern Arizona University
Athletic Training Education Program



To NAH

Questions about new hospital:

What is the estimated electrical use-how will this be provided?

What is the estimated waste generated-how will this be disposed of?

Will the water and sewage be linked to the new line that has been put in through the area?

Will the forest service road linking Purple Sage (Beulah) to Woody Mountain Road be paved and a major connector to the hospital?

We are a small, old, county island surrounded by the city and will be majorly impacted by this construction. How will this impact our access to our neighborhood, our water supply and noise pollution from construction?

I am unable to attend the meeting but hope that it will be recorded and I can access it later.

Thank you,

Kay Bordwell

1427 W. Cochran Ave

Flagstaff 86005

928-606-5672

Tiffany Antol

From: m. carol Curtis <mcarolanew42@gmail.com>
Sent: Saturday, June 25, 2022 7:11 PM
To: Tiffany Antol
Subject: Hospital move No but by

[You don't often get email from mcarolanew42@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Am
Hello I want to share my dismay that the " Community " Hospital is planning to move from its location in the heart of Flagstaff I our community invested in building that hospital and there is land connected to it that could be used for expansion for appropriate facilities for community members rather than moving our hospital out of town to "accommodate their " out of town " customers in not a cost that our community should bear there are multiple health facilities located adjacent to our existing hospital and that is a convenience for local business and local residents . Hospital staff must live close to the hospital to facilitate a speedy arrival in case of accidents or emergencies. Several doctors have already sold their homes and moved away rather than commute to a new location that would involve driving on the dreaded Milton road Sent from my iPhone finally , the hospital is. Private not for Profit business some of their expansion plans would create space for new business that already exist in Flagship, let's support sustainability in Flagstaff by supporting facilities that are easily assessable by local residents by walking or or with by cycling

Tiffany Antol

From: Kathy Fraser <kthfrsr@gmail.com>
Sent: Tuesday, December 13, 2022 6:20 AM
To: Mayor and Council
Subject: Future Medical Center Campus

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

Mayor and Council,
Now that the new campus plans have been moving forward I am wondering what kind of wildfire mitigation has been planned. I try to watch council meetings live and when I do miss one I usually am able to watch the recorded video and I don't remember hearing a plan to address wildfire, although I certainly could have missed it.
Thank you,
Kathy Fraser
Sent from my iPad

Tiffany Antol

From: Sean Ryan <sryan9@gmail.com>
Sent: Tuesday, December 6, 2022 12:46 PM
To: PublicComment
Subject: Comment Regarding NAH

Some people who received this message don't often get email from sryan9@gmail.com. Learn why this is important

Comment to share for consideration at the City Council Meeting on 12/6/22

Dear City Council Members,

My name is Sean Ryan. I grew up in Flagstaff and am a long-time resident of the Mt. Dell neighborhood. I spoke to express concerns and ask questions at the recent Planning and Zoning meeting regarding the proposal to alter the Regional Plan in coordination with planning efforts for the NAH Development. I think it is critical to have an open dialogue and transparent and detailed planning process for this type of development. I have included a copy of the detailed concerns below, but I also write to you today to say that NAH immediately followed up that meeting by contacting me, creating and providing new resources to try to answer my questions and address concerns, and hosted a discussion to review details. While I think there is still work to be done to achieve a safe and positive outcome, I greatly appreciate the willingness of the team to conduct this effort, and to be willing to expand and deepen the conversation with neighbors. I personally appreciate this action, and I hope that NAH and the City build in additional community engagement activities and continue to pursue and act upon community input and recommendations.

Sincerely,

Sean Ryan

Information presented at the planning and zoning meeting 11/9/22

I am also the President of the Mt. Dell Ridge HOA, which represents a subset of property owners within the neighborhood. While I am officially representing this HOA, I also know that there are many concerns being voiced throughout Mt. Dell at-large. Many neighbors are questioning the need of this project. I am asking for your careful consideration of some specific concerns as you decide on the approval of designs and requirements for the NAH property.

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

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

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

1) **Integrated planning that connects cohesively with County neighborhoods.** It is very important to note that Mt. Dell (as well as other nearby neighborhoods and parks) are County, and not City. While we appreciate that the two entities try to share in the planning processes through regional planning, we have seen first-hand that the engineers and implementers sometimes cut off their designs and planning efforts at the jurisdictional boundaries. This is especially important to consider for flood mitigation, multimodal access, and greenspace and

viewshed impacts. We strongly encourage the commission to make every effort possible to ensure that Mt. Dell does not suffer from adverse impacts or get left out of potential community benefits of a well-integrated multimodal and traffic access plan *simply because it is not City property*.

2) **Specific Concerns and Design Details: prevent negative impacts and promote positive and healthy connections to surrounding neighborhoods.** While the NAH team did provide a good bit of expertise in hosting a specific community meeting, many of the detailed questions about traffic, trails, flood mitigation, etc. that we are concerned about were not able to be answered since they would not be fully developed until the zoning and building permits were required. We were assured flooding and other plans would meet mandatory and legal requirements but meeting minimum requirements does not necessarily mean that the community will not suffer negative impacts. NAH continues to promote the idea of health and whole community approaches to health. If they are sincere about this, then they need to ensure healthy and positive connections to nearby neighborhoods like Mt. Dell, which can be done through infrastructure, trail, greenspace, and multimodal access, and adequate traffic alignment.

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

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

Tiffany Antol

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

November 9, 2022

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

Dear Ms. Antol,

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

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

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

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

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Sincerely,

Sean Ryan
President of the Mt. Dell Ridge, HOA
Local Educator and Teacher
Long Time Resident of Flagstaff

COCONINO
COUNTY ARIZONA

December 1, 2022

Northern Arizona Health
Josh Tinkle
1200 N. Beaver Street
Flagstaff, AZ 86001

Dear Josh,

Coconino County appreciated the recent opportunities to meet with Northern Arizona Healthcare, Inc. (NAH) regarding the new hospital development. We believe these meeting help lay the foundation for a collaborative and neighborly relationship that focuses on mutually acceptable outcomes and shared contributions that will ultimately enhance the areas within and surrounding the Health Village and Fort Tuthill County Park.

We provided input to the City of Flagstaff in response to the draft Specific Plan and want to share our feedback and priorities directly with you. The input provided herein reflects that of Coconino County leadership, County Parks & Recreation and Community Development staff, the County Parks & Recreation Commission, and the Public Works Department, who commented on the Traffic Impact Analysis specifically.

Following are our priorities relative to the planned development and requests:

Coconino County Priorities

- The County is concerned the Traffic Impact Analysis did not include a traffic study associated with special events, County Fair, holidays, winter snow recreation, and other peak times. Request a more thorough evaluation.
- Addressing Mt. Dell-Beulah intersection concerns.
- Maintaining adequate vegetative buffers between the NAH property and Fort Tuthill County Park.
- The County requests the establishment of a collaborative and communicative approach with regard to to plans for the hospital's downtown property and the effect on nearby neighborhoods resulting from the hospital's relocation.
- The County requests a collaborative, mutually beneficial approach towards parking where park visitors, especially on event weekends, have access to parking within the Health Village.
- The County Public Works Department currently maintains Purple Sage Road. The County will surrender any maintenance obligations once the Purple Sage realignment takes place.
- The County requests information on the impact assessment relative to the helicopter flight path.
- The County is supportive of public transit coming to this area as it will serve public access to the Health Village, Pulliam Airport and Fort Tuthill County Park.
- The County requests involvement in meetings where the topic of the expansion of Beulah is discussed.
- The County requests that regular meetings with Coconino County Management, Parks & Recreation leadership and NAH Health Village representatives occur to collaboratively work through opportunities and impacts of development.
- The hospital will be immediately adjacent to Fort Tuthill County Park. Serving as a regional events center, the park is home to the Pepsi Amphitheater and County Fairgrounds, which will continue to be

the case well into the future. Concerts, loud events, and traffic are frequent occurrences at the park often until 10 and 11 p.m. On occasion, events will operate later than that. The County requests acknowledgement of large, loud events and traffic and that these potential nuisances will not ever need to be mitigated.

Requests

- The County requests NAH address the Mt. Dell–Beulah intersection with improved ingress/egress to the neighborhood, which could include a type of traffic light to mitigate the impact of increased traffic and poor visibility at this intersection.
- The County requests a second northern access be developed possibly off Purple Sage. The concern with Infantry Way as it is proposed, is that is the only access for the northern area of the park immediately adjacent to the maintenance yard. Park maintenance personnel and Public Works snowplows and other heavy equipment use this route to access the maintenance and storage facilities. Additionally, many event attendees use the park's northern access points as their main entrance into the park. Examples include the Pro Rodeo, Demo Derby, County Fair, and most equestrian events. The County would like to see a park entrance that offers a greater sense of arrival to a park and not a maintenance facility as well easy egress and ingress for staff, the public, and event attendees and participants.
- With the development of a second northern access from Purple Sage Road, the County requests that a well-appointed trailhead be developed that includes parking, restrooms, bike racks, and small shade structure.
- The large NAH development will bring a large amount of park visitors with more recreational needs. The County requests NAH fund an update to the FTCP Master Plan that addresses impacts and recreation opportunities within the park.
- The large NAH development will bring a large amount of park visitors with more recreational needs. The County requests NAH assist in developing additional restrooms, ramadas, trails and park features to accommodate the increased demand of park resources.
- The County requests compensation for encroachments on County property resulting from road realignments.
- The County requests that NAH fund trails that are rerouted to due proximity to roads, structures, and lost view sheds.

The NAH Health Village is a large development that will bring significant change to this area of Flagstaff and the County recognizes that with these changes, there are opportunities. As highlighted above, these include improved access to northern areas of the park, trailheads, transit to Pulliam Airport and Fort Tuthill County Park, and a master plan that address the public's recreational needs and opportunities that will come with these imminent changes. We would also like to explore how to engage the Northern Arizona Healthcare Foundation in assisting with the requests listed above and in our mutual efforts to maximize recreational opportunities and sinuous access into the park.

Thank you for taking our comments. We look forward to working collaboratively with hospital representatives and to establishing a strong and lasting neighborly relationship.

Sincerely,

Andy Bertelsen
Deputy County Manager

Tiffany Antol

From: Valerie Piet <vmariepiet@gmail.com>
Sent: Tuesday, October 25, 2022 8:00 AM
To: Mayor and Council
Subject: NAH Rezoning Concerns

Some people who received this message don't often get email from vmariepiet@gmail.com. Learn why this is important

Dear City Council Members,

I have been unable to attend any of the recent public comment periods regarding the Northern Arizona Healthcare hospital. There are major concerns with the current proposal that warrant delaying rezoning in the upcoming vote. Voting to rezone may be tantamount to approving the entire hospital.

For context, I work in a low-level role in the nursing realm. I hardly speak for every employee at the hospital, but I feel very, very low levels of support for the new building among my colleagues. For the record, I really like working at NAH. My manager, coworkers, and almost everyone involved in providing care are wonderful. NAH spends a lot of energy on education and implementing new best practices. I am currently in nursing school and would be honored to continue my nursing career at NAH. This new hospital proposal is just a major thorn and feels like a disconnect between the administration and those on the ground.

A new hospital without a bus line is an absolute deal-breaker. From what I understand, NAH has proposed running a limited transportation service to the hospital. This is likely extremely limited in distance, scope, and timing. I imagine we will see an increase in reliance on ambulances for non-emergency transportation. Ambulances are very expensive, and they will be passing this cost on to private insurance and taxpayers.

Patients are not the only ones who need transportation to the hospital. Families need to get there. Calling a taxi or driving a car is just not accessible to all clients the hospital serves. We have patients whose family members will hitchhike from their communities into Flagstaff and then take the bus to the hospital. If we want to increase the number of people standing on the side of the interstate trying to hitchhike back into town, please approve this hospital.

Employees also use buses. Moving the hospital away from a bus line limits the number of people who can get to work. A personal vehicle cannot and should not be a requirement for employment. If someone has the choice between a minimum wage job they can get to by bus or one that would require buying and maintaining a vehicle, that's an easy choice to make. NAH is already in a staffing crisis (discussed later), and it seems like they'd be shooting themselves in the foot on this.

The City of Flagstaff will likely be the one to add in bus service. Are you ready to commit to adding this service? A new bus line could cost a million or more. Perhaps paying for a new bus line is a relevant condition to put on NAH to rezone this land?

Furthermore, in the climate crisis, we should not be taking action that limits public transportation and increases personal vehicle use.

NAH cannot staff its current hospital. Staffing is quite literally in a crisis. A recent weekend I worked, the charge nurse mentioned that our unit was the only fully staffed unit in the entire hospital. You read that right, the entire hospital was short-staffed. Nurses on floors typically keep a standard nurse-to-patient ratio. We are so short-staffed that we are frequently going out of ratio, compromising safe care. Night shift nurses often have no, or few, support staff. Hospital beds are routinely kept empty ("capped") because there are not enough nurses to take care of patients.

It gets worse. The nursing staff is at least 50% traveling staff. While the problem of travel staff isn't unique to NAH, this is a major issue here. We have travel physicians, surgical techs, imaging techs, etc. We even started bringing in travel nursing assistants. Nursing assistants work a job that costs less than $1000 to train and could be held by anyone with a high school diploma. That money is leaving our community because NAH cannot recruit and retain enough local people. Some travelers are fantastic, but often they just don't care because they have no long-term relationship with our hospital community. They usually don't know anything about our Navajo and Hopi communities, and I've heard truly abhorrent comments from travelers regarding these populations, thankfully rare.

Why would we encourage NAH to build a larger hospital when they cannot staff their current one? Why would we promote taking a billion dollars in resources away from running its existing hospital? The job of "Senior VP of Construction & Land Development" hardly seems necessary when resources could be spent on staffing and care. Administrators' focus on building a shiny new hospital while leaving their staff struggling shows a misalignment of priorities. NAH should be focusing on retaining staff rather than a token new building.

Inadequate plan for the current hospital site. When asked at a staff meeting what the plan is for the current location, CMO Derek Feuquay simply said, "it won't be another hospital." As a Flagstaff resident, I am not concerned about competition. Competition may even raise my wages! I care about a deteriorating building in the heart of our city. I lived in New Orleans in a previous life and watched firsthand what happens when private enterprises abandon their hospitals. I lived near the Lindy Boggs Medical Center which closed following Hurricane Katrina. In 2022, there is still no plan for this building. It's sitting there covered in graffiti. Even better, it periodically catches on fire. Fun! Would it be helpful to make NAH include demolition and refurbishment of the current site as a contingency for building their new hospital? Do we want a giant derelict building in the heart of downtown Flagstaff?

The new hospital site proposals don't include adequate plans for auxiliary non-NAH buildings. Consider how many other healthcare-related buildings are located near the current hospital site. These will all need to move to Fort Tuthill. NAH does not need to include these services in its plans, but the city council should.

Is a new building and site even necessary? As employees, we are told that the current building falls short of code in a few areas. This means that if something significant goes wrong, it would require bringing the whole building back up to code. To me, this sounds like the situation surrounding Charity Hospital in New Orleans. Like Lindy Boggs, Charity Hospital has been sitting vacant in downtown New Orleans for 17 years. The operators of the hospital had had their eye on a new building, so they refused to reopen parts of the hospital deemed safe so the building would fall into disrepair. This is described even better than I can in the documentary "Big Charity: The Death of America's Oldest Hospital" which was released in 2014 and is well worth a watch.

Concerns in a recent article in the AZ Daily Sun quote Dr. Kathryn Feuquay saying that there aren't enough places for physicians to sit. Is that a major problem?

Building a new building will not bring in new specialty physicians. In some aspects of care, the only thing preventing us from providing more advanced care is the lack of specialty providers. For example, the neonatal intensive care unit lacks a pediatric cardiologist. A new building does not come with new cardiologists. We will still be limited by the size of our community and the volume of patients in recruiting these specialty physicians.

Should NAH show studies where a new building would improve patient care, expand services, and benefit the community? If a lack of places to sit is the biggest problem to mention to the public, it may not be significant enough to completely uproot the footprint of our community.

Thank you so much for your time and consideration. I'm very hesitant as an employee to share these thoughts in writing. I really enjoy working for NAH and I think they do a lot of great things. However, as a member of the community and as someone concerned about the climate crisis, there are significant concerns about the new hospital proposal that warrant taking several steps back. I am happy to clarify or answer questions about anything mentioned.

Thank you!

Valerie Piet
vmariepiet@gmail.com

Tiffany Antol

From: Lisa <lisaweb13@yahoo.com>
Sent: Sunday, December 4, 2022 3:01 PM
To: Mayor and Council
Subject: Regarding NAH Expansion

Dear Mayor and Council,

I ask to vote against allowing NAH to build their expansive "health village" and hospital at the proposed location in the Fort Tuthill watershed and wildlife habitat.

I am sharing a letter to the editor from today's (12/4/22) Arizona Daily Sun because the letter write stated my many of my significant concerns more succinctly than I could.

Sincerely,
Lisa Ganey

Different location for NAH's 'growth project' recommended

I ask Flagstaff City Council to not approve Northern Arizona Healthcare's proposed regional plan amendment and redirect NAH's growth project development elsewhere. The project's location as proposed, a natural resource area near Fort Tuthill with access via Beulah Boulevard, is in actuality a long-term 180-acre commercial development. As presented, this project would destroy watershed and wildlife habitat, displace nearby neighborhoods' quality of life, and present public safety and traffic impacts leading to gridlock, increased traffic accidents, and delayed arrival times for emergency care.

This is not an issue of property rights — investors purchased the project property knowing that planning and zoning did not allow for this project; thus the request for a plan amendment. This is also not an issue of providing needed space for growth — NAH has publicly stated that it has land at its current location that meets the healthcare center's growth needs. Rather, it's that NAH would have to

"build vertically" at its current location and that this does not fit their concept for a state-of-the-art facility.

A balanced and sustainable growth location for this project is land adjacent to and south of Interstate-40 toward the east of the city. This location allows for safe and direct access that supports traffic volumes and is centrally located for Flagstaff and greater northern Arizona. Construction in this location would not displace nor disturb existing residential neighborhoods and has the acreage that meets NAH's growth and patient care vision.

RUTH ENGLER

Flagstaff

Tiffany Antol

From: Ruth Engler <ruth.engler@gmail.com>
Sent: Wednesday, November 30, 2022 9:21 AM
To: Mayor and Council; Paul Deasy; Miranda Sweet
Cc: Greg Clifton; Tiffany Antol; Gavin S. Buckley; Whitney Cunningham; Trevor Kortsen
Subject: Opposition to NAH Proposed Change/Plan Amendment

30 November 2022

Mayor and City Council,

I write to you in continuation of my opposition to the proposed 180 acre commercial development that is using NAH's envisioned health care village as its anchor project. I have reviewed the project's planning/impact study documents with the experience of having been professionally engaged in transportation planning and policy in Southern California and municipal development in Maricopa County and offer the following concerns and comments:

The proposed location for this project as a 40 acre health care campus is a bad development decision; however, as a 180 acre commercial/mixed use development, it is disastrous for long-term growth and quality of life in Flagstaff. The disjointedness to an overall evenly distributed and less environmentally impactful growth pattern is evident at first review. This project doesn't make sense even if one is proffering a village concept to municipal development. More importantly, I believe what is being overlooked is the inability of the roadway system to accommodate the project in both the short and long term.

The proposed plan is using Beulah Blvd. and I-17 as access corridors. Building out Beulah Blvd. as an arterial will be constrained because of geography and the existing I-17 and its right-of-ways. The number of trips travelled that the development will create cannot be accommodated by this Beulah Blvd.—even when it is developed as an arterial. The second access roadway would be I-17. Residents will have to connect to I-17 by either Milton Road or from I-40. Milton Road already suffers from over development with a roadway system that cannot handle current trips travelled. I have not seen any Milton Road study documents, but I assess that intersection level of service during rush hour and tourist season must be at an unsafe and disruptive level F or worse. The City cannot add more trips travelled on Milton Road as one of two access points to I-17 or Beulah Blvd. without causing choke points that are a public safety hazard and negatively affect the City's economic output. As stated in the Planning Commission hearing, NAH developers are not concerned with and will not be offering mitigation to roadway improvements to support their project other than direct access improvements.

The question the Council must answer is, how will Flagstaff residents access the NAH health care village, particularly in emergency situations? I recognize that the long-term plan calls for an eventual connector on what is now Woody Mountain Road, but when will this roadway be built out and how will this serve as an access point for Flagstaff residents? Due to traffic congestion, significant traffic will need to be routed from I-40 to I-17 to access the proposed NAH campus and later the commercially developed 180 acres. How many extra miles travelled will this rerouting add? Additionally, will this fit into your "gateway" vision when taking into consideration traffic use volume and patterns? Is the City prepared to deal with State and Federal transportation interests to enact the necessary changes to I-17?

I understand the City Council wanting a development project. I am arguing that the property adjacent to Ft. Tuthill is not the correct location for it. As stated in the Planning Commission hearing, NAH can build out on its current location. NAH can build in East Flagstaff—such as along 4th Street—as a City supported redevelopment project. NAH can build south of I-40—with true regional access in a village concept with roadways that can handle trip volume—somewhere between 1-17 and Butler Ave. exits.

I did send a set of questions regarding the proposed development on 11/14/2022 after reviewing the planning/impact study documents, to which I have not yet received a response. This is not a complaint—City and AWD staff have been very helpful and responsive. Rather it is an explanation as to not having a more fulsome assessment of the project. I include the questions I submitted below for your consideration as you think about the NAH project:

1. I have seen the project acreage referenced as 180 acres, 185 acres, and 195 acres. Which is it?
2. Does the requested changing of the general plan (amendment) apply to the 180-195 acres?
3. Just to clarify, the plan amendment changes the land use designation from rural and estate residential to commercial?
4. Do the renderings presented as the NAH development consist of only 40 (of the 180) acres?
5. Does the daily trip calculations from the TIA (2025/2030/2045-26,982/37,640/53,190) represent only the 40 acre NAH development, or does that include the 180-195 acre complete development plan? I'm assuming just the 40 acre NAH development.
6. Did the City Council request NAH to locate suitable/correctly zoned property for its development project before moving forward with the property along Beulah Blvd?
7. Is the City going to condition redevelopment of the existing NAH complex as a part of this project and if not, what plans does NAH have for its current property once it abandons it?
8. Why is correctly zoned, open space and/or needed redevelopment areas in East Flagstaff not being considered for this project?
9. Does the City include wildlife habitat restoration as a part of its mitigation strategy?

Thank you for your careful consideration of my objection to the NAH commercial development project as proposed.

Ruth Engler
1365 W Cochran Ave.
Flagstaff, AZ 86005

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

Tiffany Antol

From: Jim Elco <Jim.Elco@nahealth.com>
Sent: Wednesday, June 22, 2022 1:53 PM
To: Mayor and Council; Tiffany Antol
Cc: Steven Eiss; tkorsten@awdlaw.com
Subject: Northern Arizona Healthcare Health and Wellness Village Applications

You don't often get email from jim.elco@nahealth.com. Learn why this is important

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

I am writing today, as an employee of Northern Arizona Healthcare (NAH), to provide support of NAH's plans to develop its "Health and Wellness Village". Upon approval, this project will not only provide the residents of Flagstaff with a modern environment of care to best promote healing, but the campus will ensure that Flagstaff can continue to play a critical role in the healthcare needs for patients across northern Arizona. NAH works hard to deliver services close to home for residents of northern Arizona, in order to minimize the need to travel to Phoenix for care. This new campus will bring benefits such as:

- Private inpatient beds (FMC currently has multiple units with semi-private beds)
- More comprehensive oncology services
- Expanded therapy and rehabilitation
- Wound-healing program with hyperbaric chambers.
- An expanded Emergency Department
- Improved wayfinding for healthcare services
- Expanded surgical capacity
- Ability to grow inpatient capacity, as needed for the region

If approved, NAH's new hospital and ambulatory care center will also yield operational efficiencies that help physicians, nurses, and other clinical professionals do what they do best: Improving Health, Healing People.

I appreciate the time, energy, and effort being put forth by the City of Flagstaff and the City Council to consider all aspects of a project of this magnitude and am hopeful that the City Council votes in favor of this project.

Respectfully,

Jim Elco, MBA, MHSA

Vice President, Strategy and Financial Planning
Cell: 480-215-0454
Email: jim.elco@nahealth.com

Northern Arizona Healthcare

Improving health, healing people.

Always better care.
Every person, every time...**together.**



Tiffany Antol

From: Michelle J. McNulty
Sent: Thursday, June 23, 2022 9:50 AM
To: Caitlin Burd; Tammy Bishop; publicmeeting@awdlaw.com
Cc: Tiffany Antol
Subject: RE: Northern Arizona Healthcare (NAH) Health and Wellness Village

Thank you for your comment, Caitlin.

I have copied Tiffany Antol, the planner leading this application.

Best,
Michelle

Michelle McNulty, AICP
Planning Director
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001
michelle.mcnulty@flagstaffaz.gov
(928) 213-2607

From: Caitlin Burd <caitlin.burd@yahoo.com>
Sent: Thursday, June 23, 2022 9:17 AM
To: Michelle J. McNulty <Michelle.McNulty@flagstaffaz.gov>; Tammy Bishop <tbishop@flagstaffaz.gov>; publicmeeting@awdlaw.com
Subject: Northern Arizona Healthcare (NAH) Health and Wellness Village

You don't often get email from caitlin.burd@yahoo.com. Learn why this is important

Planning & Development Services and Flagstaff City Council:

I am writing to you as an invested citizen in favor of Northern Arizona Healthcare's (NAH) Health and Wellness Village. It is my understanding that for NAH to develop the proposed land at Ft. Tuthill, re-zoning must take place. I cannot stress how badly I believe this community, and all of northern Arizona, needs quality medical, healthcare, and wellness options to support community growth and longevity.

My husband and I moved to Flagstaff a year ago from Denver to be closer to my parents because my father is facing serious medical issues. As a four-time stroke and three-time heart attack survivor, my father was hospitalized for three weeks last summer for serious medical complications. It was then that I realized northern Arizona is in desperate need of advanced and specialized medical services along with a presence promoting continued care.

As a young adult in my 20s, it's sometimes hard for me to look into the future and imagine my life in 30 years. It was my father's recent medical experiences that have made me realize in order to live a long, prosperous life, it is vital to promote my health and well-being starting now. To do so, this community is in need of better health and wellness services.

I believe the NAH Health and Wellness Village will positively impact the community for generations to come. The proposed location of the Health and Wellness Village will be easily accessible to everyone in northern Arizona; for myself and my husband to maintain our healthy habits, for my parents traveling from Prescott Valley to get the specialized care they desperately need, and for my future family who I want to ensure has some of the best healthcare options Arizona has to offer.

This community cannot grow and thrive if we do not grow and thrive with it. I support NAH's proposed Health and Wellness Village and urge the Planning & Development Department and Flagstaff City Council to support the cause and our community as well.

Thank you for your time.

Sincerely,

Caitlin Burd

11 E. Pine Ave.
Flagstaff, AZ 86001

Tiffany Antol

From: Victoria Coleman <vmecoleman@gmail.com>
Sent: Friday, September 16, 2022 2:42 PM
To: Mayor and Council
Cc: Tiffany Antol; Steven.Eiss@nahealth.com; tkortsen@awdlaw.com; Valerie Caro
Subject: Re: Letter of Support

You don't often get email from vmecoleman@gmail.com. Learn why this is important

September 9, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

Re: NAH Health and Wellness Village Application

Dear Flagstaff Development Staff and City Council:

As a resident of Flagstaff for 18 years I have seen both positive and negative effects of growth in our community. Positive when meeting new residents of Flagstaff on our local trails who are excited to be living and working here, negative when I see mega-high rises, primarily for transient students, that put pressure on our landlocked road infrastructure and strained water resources.

However, there is one proposed development I believe will be beneficial to Flagstaff and Northern Arizona residents, students and visitors: NAH's new Health and Wellness Village.

With a growing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to Northern Arizona, such as:

- The complex will have newer equipment to allow hospital and ambulatory care staff to better treat patients with current rather aging technologies.
- This new facility will provide residents a better alternative than traveling hours to and from the Phoenix area for quality health care.
- The proposed development will provide necessary infrastructure (adjacent hotels) for families of patients who travel from other areas in Northern Arizona for health care.
- There will be better physical access for patients to this new facility which is just off two major highways with ample parking versus downtown.
- The move to a new location presents some timely opportunities as well:
    - For the City of Flagstaff and NAH leadership to research and analyze creative solutions to repurpose the existing downtown NAH facilities to better serve our community's other health, well being and infrastructure needs, and

- For NAH's new CEO and Leadership team to investigate and implement whatever is required to retain the existing high quality staff at the hospital and support facilities in the region.

I appreciate the City of Flagstaff's consideration and encourage Flagstaff City Council to vote in favor of building this important Health and Wellness Village for the benefit of all who need quality healthcare in Northern Arizona.

Sincerely,
Victoria Coleman
NAH Certificate Holder
Former City of Flagstaff Airport Commissioner

ARIZONA MEDICAL ASSOCIATION

JENNIFER HARTMARK-HILL, MD, FAAFP
PRESIDENT

LIBBY MCDANNELL, CAE
CHIEF EXECUTIVE OFFICER

August 19, 2022

City of Flagstaff Mayor & Council
211 West Aspen Avenue
Flagstaff, Arizona 86001

Mayor Deasy and Members of the Flagstaff City Council:

On behalf of the Arizona Medical Association (ArMA) and our nearly 4,000 member physicians, residents, and medical students, I write to you in support of Northern Arizona Healthcare's plan to construct a new hospital and ambulatory care center to replace Flagstaff Medical Center.

ArMA promotes leadership in the art and science of medicine and advocates for economically sustainable medical practices, the freedom to deliver care in the best interests of patients, and health for all Arizonans. Our organization has been the strongest voice for medicine in Arizona for the last 130 years and we are proud of our patient-centered approach to advocacy and our passion for advancing access to quality health care.

FMC has served Flagstaff and northern Arizona well for more than 50 years, but to meet the future needs of the community, it is time to build a new facility that can house the medical innovations and technological advances we know are on the horizon.

NAH is wise to plan for the future with its proposed Health and Wellness Village, which will be anchored by a new hospital with a Level 1 trauma center. This complex will ensure patients and clinicians have access to a state-of-the-art facility that integrates under one roof the medical, surgical, emergency, ambulatory and other healthcare services northern Arizona deserves.

The planned location near Fort Tuthill is easily accessible via I-17 and I-40, making this campus convenient to patients across Flagstaff and throughout the region, including tribal communities.

The future Health and Wellness Village will meet the demands of modern healthcare and surpass industry benchmarks. Planned enhancements include:

- Private, suite-style patient rooms
- An expanded emergency department with faster service
- Expanded clinical, therapy and rehabilitation services, along with outpatient imaging
- Increased bed count that centralizes patient treatment
- Optimal nurse-to-patient rations to ensure a quality patient experience

info@AZmed.org
AZmed.org
@AZmedicine
@ArizonaMedicine
@ArizonaMedicine

2401 W. PEORIA AVE. SUITE 130 PHOENIX, AZ 85029 602.347.6900

ARIZONA MEDICAL ASSOCIATION

JENNIFER HARTMARK-HILL, MD, FAAFP
PRESIDENT

LIBBY MCDANNELL, CAE
CHIEF EXECUTIVE OFFICER

Taken together, this means better support for NAH physicians and better health outcomes for patients.

On behalf of the Arizona Medical Association, I respectfully ask that you support the NAH Health and Wellness Village.

Sincerely,

J. Hartmark-Hill, MD

Libby McDannell

Jennifer Hartmark-Hill, MD, FAAFP
President, Arizona Medical Association

Libby McDannell, CAE
CEO, Arizona Medical Association

info@AZmed.org
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@ArizonaMedicine
@ArizonaMedicine

2401 W. PEORIA AVE. SUITE 130 PHOENIX, AZ 85029 602.347.6900

AZPHA
Arizona Public Health Association

Dear Flagstaff Mayor and City Council,

My name is Will Humble. I am the former Director of the Arizona Department of Health Services, and currently serve as Executive Director of the Arizona Public Health Association (AzPHA). Our grassroots, public-health advocacy organization is made up of nearly 1,000 healthcare members with a single focus: to foster healthy communities across Arizona.

The pandemic has exposed real inequities in the healthcare system in Arizona and across the country. These inequities are disproportionately felt by the underserved, including communities of color, low-income patients, and Tribal areas.

Investment in high-quality, accessible healthcare is one way to help alleviate these disparities, which is why I write today in support of Northern Arizona Healthcare's proposed Health and Wellness Village.

After five decades and repeated expansion to meet the needs of the community, the Flagstaff Medical Center has reached a turning point, and the time has come to reboot if they are going to be able to continue to meet northern Arizona's growing needs. Now is the time for Flagstaff to plan a new hospital and ambulatory care center built for the rigors of modern healthcare and with this community's future needs in mind.

A new, Level I trauma center, hospital and ambulatory care center will ensure residents of Flagstaff and the surrounding region continue to receive the high level of medical care they need and deserve. The Health and Wellness Village will improve local access to a host of specialty services and treatments that often requires travel to Phoenix.

This travel – sometimes requiring an overnight stay – represents a hardship for low-income northern Arizonans and discourages patients from seeking critical care. We're especially mindful of the benefits of this new Health and Wellness Village to the Navajo and Hopi communities, which rely on Flagstaff Medical Center for many of their trauma and acute care needs.

Sustainability, social justice, inclusion, and equity are values long championed by the people of Flagstaff. AzPHA believes the Health and Wellness Village is consistent with these principles and – via improved access to a wider array of treatments and services – can plan an important role in closing gaps in access to medical care and equalizing health outcomes across the community.

The Arizona Public Health Association supports Northern Arizona Healthcare's proposed Health and Wellness Village, and we respectfully ask that you do the same.

Sincerely,



Will Humble, MPH
Executive Director, Arizona Public Health Association
Director, Arizona Department of Health Services (2009-2015)

From: Valarie Bryant <flagstaffvb@gmail.com>
Sent: Tuesday, March 28, 2023 2:18 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: New Hospital

A question or two:
1) How can you move forward with this $1 billion plan with no mention of it's effect on the City's carbon emissions as required by our Climate Action and Regional Plans. PLEASE always consult these plans when making your decisions.
2) With a nod to the great population of Native Americans on the Reservation, why are you not considering the I 40 corridor for the Hospital? I 17 is a disastrous place for this facility. /the ! 40 area may reduce some Helicopter traffic converging with Airport airplane traffic.

Thank You.
Valarie Bryant

From: Jill Stephenson <jillksteph@icloud.com>
Sent: Tuesday, March 28, 2023 10:08 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Proposed Hospital

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

As a citizen of Flagstaff and Coconino County, I am quite concerned about the proposed hospital and all the possible negative ramifications.

Most importantly, will this plan meet the city and Council sustainability guidelines, aiming at being carbon neutral by 2030, or even by 2050? Will we as taxpayers be supporting construction of new roads and other necessary infrastructure? The cost of fire and police protection? Will there be public transportation available for those of us unable to drive there?

These are serious considerations which I trust you, as the planning and zoning commission, will give much research and thought too.

Thank you for your attention to this impactful matter.

Sincerely, Jill K Stephenson

Sent from my iPhone

Tiffany Antol

From: Simmons, Jessica <jsimmons@coconino.az.gov>
Sent: Monday, March 27, 2023 8:48 AM
To: Tiffany Antol
Subject: Re: Hospital development

Thanks, Tiffany. Here's my comment:

The plan for the hospital calls for reflective windows, which would result in bird strikes. An estimated 100 million to one billion birds are killed each year by strikes with windows, but this can be prevented. There are several options which make windows more visible to birds, thus preventing bird strikes, including:

- pattens etched into the windows
- covering windows with protective screens
- netting coming down from the roof which would "catch" birds flying toward the windows
- zen curtains of paracord or other material

Enacting measures to prevent bird strikes would likely be most cost-effective if considered and implemented during building planning and construction, rather than after the fact. Please consider a change that would save birds' lives.

Jessica Simmons
Urban Wildlife Planner
Parks and Recreation/Community Development
Email: jsimmons@coconino.az.gov
Office: (928) 679-8008

COCONINO
COUNTY ARIZONA

From: Tiffany Antol <TAntol@flagstaffaz.gov>
Sent: Friday, March 24, 2023 9:43 AM
To: Simmons, Jessica <jsimmons@coconino.az.gov>
Subject: RE: Hospital development

[EXTERNAL EMAIL]
Use caution before clicking on links, opening attachments, or responding. DO NOT CLICK unless you recognize the sender and know the content is safe.

Hi Jessica,

You can submit your comments to me and I will make sure they become a part of the official record.

Tiffany Antol, AICP
Zoning Code Manager
City of Flagstaff | Community Development

Greater Flagstaff
Chamber of Commerce

March 22, 2023

City of Flagstaff
Planning and Zoning Commission
211 West Aspen Ave

Dear Planning and Zoning Commission Members:

The Greater Flagstaff Chamber of Commerce on behalf of a thousand member employers across northern Arizona representing more than 30,000 employees supports the two items on your agenda today related to the construction of a new world-class health care delivery system by Northern Arizona Healthcare. The project presents numerous outstanding opportunities for our community from the creation of construction jobs, their economic impact to our local businesses to partnerships with the health educations providers (NAU and CCC) and the opportunity to significantly upgrade our regional health care delivery system for our residents and residents throughout northern Arizona.

We are confident in the local construction companies, specifically McCarthy and Loven Contracting, two extremely reputable entities with longstanding histories of building in the Flagstaff community that they will exceed Flagstaff's goals for commercial construction as they have time again over recent decades.

We support the location, and the transportation infrastructure improvements that come with the new facility.

We would be remiss to not include here a thank you to the City of Flagstaff Community Development staff who have worked so diligently fine-tuning the proposals before you today over recent years to get this important community enhancement near the finish line. We are grateful for your consideration and ask that you support items 5B and 5C on your agenda today by voting in favor of these items.

Thank you for your consideration.

Sincerely,

Julie Pastrick

Julie Pastrick
President/CEO
Greater Flagstaff Chamber of Commerce

101 W. Rt. 66 | Flagstaff, Arizona 86001-5598 | 928.774.4505 | Fax 928.779.1209
FlagstaffChamber.com

From: Peggy Sheldon-Scurlock <rpscurlock@q.com>
Sent: Wednesday, March 22, 2023 2:17 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH Healthcare Hospital Campus

You don't often get email from rpscurlock@q.com. Learn why this is important

Flagstaff Planning and Zoning Commission: Marie Jones-Chair, Carole Mandino-Vice Chair, Dr. Ricardo Guthrie, Bob Harris III, Mary Norton, Ian Sharp and Marchell Camp,

I'm writing to you in regards to Agenda Item PZ 21-00126-01: Northern AZ Healthcare Hospital Campus.

Below are a few concerns and suggestions:
- The location of the new NAZ Healthcare Hospital at the outer edge of Flagstaff City limits is not in line with the recommendations of our Regional Plan, voted upon by citizens. It would be beneficial to incorporate the framework of the Regional Plan as much as feasible.

- There should be adequate, safe and easy access to this Health Care Facility that will serve the community. Access to such a facility should be equitable. Some citizens will use their own vehicle to get to the NAZ Healthcare Hospital Campus, yet many citizens will also take the bus. Whether going to NAZ facility for work, for appointments and for other services, access via bus and public transportation should be calculated in to their costs and design.
- The transportation modes should comply with ADA standards and be easily accessed by all. NAZ Healthcare states they will provide a shuttle service, yet for many with special needs and health issues, I'm concerned this will not be adequate nor safe. In addition, given our current inclement weather, it seems a shuttle bus service would not suffice for all of our seasons.

- Given that this will be a new facility/campus, utilized by the broader community, this campus should also incorporate Sustainable (Green) Building Standards as much as possible. What better way to demonstrate a commitment to health, climate issues and the community.

Respectfully,
Peggy Sheldon-Scurlock
301 W. Juniper Ave.
Flagstaff, AZ 86001

the hospital move to land at the edge of town violates the Regional Plan's principle of infill development; the hospital has no intention of paying for a new bus line (which will cost residents a cool million dollars a year to subsidize); and the hospital seems also not to be very interested in building their vast new complex with attention to sustainable practices

-----Original Message-----
From: Jo Cully <jocully@yahoo.com>
Sent: Wednesday, March 22, 2023 12:56 PM
To: Mayor and Council <council@flagstaffaz.gov>
Subject: No Plan for Out Patient Psychiatric Service in NAH Project

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

I would like to remind the Council that the New NAH campus has no plan to add outpatient psychiatric care to their campus. Psychiatric services are not for the indigent alone. A professional location with all other illnesses reduces the stigma of mental illness. Currently the Psychiatric care at FMC is only available to admitted patients. Hence it is only for emergencies when someone threatens or attempts to take their own life or someone else's. If you're not admitted, you can't see a psychiatrist at FMC. With private insurance that gives you the option of seeing unsupervised psychiatrists in private practice and/or psychologists and social worker/counselors and life coaches that very often do not recognize mental illness. I say this from real experience. The private community needs the supervision of staff and accountability that a medical psychiatric clinic provides. Please put some pressure on FMC to provide walk in outpatient psychiatric care.

Sent from my iPhone

March 22, 2023

To: Planning and Zoning Commissioners
From: Michele James, Executive Director, Friends of Flagstaff's Future
Subject: Agenda Items 5B and 5C, March 22, 2023

F3 is writing to you about two items on the Planning and Zoning Commission agenda for March 23, 2023. These are 1) PZ-21-00126-01: Northern AZ Healthcare Hospital Campus Specific Plan request, by Northern Arizona Healthcare, and 2) PZ-21-00126-02: Northern AZ Healthcare Concept Zoning Map Amendment request. These agenda items are interrelated.

Expansion Outside the City Core

The Specific Plan does not comply with a very important Regional Plan policy and the city's Staff Report clearly states this:

> Policy LU.5.2. "Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services."

F3 is concerned with the lack of compliance with this important policy. The Flagstaff's Regional Plan is created to guide new development and other actions. The proposed location, outside the city core and at the far southern edge of the city, is "peripheral expansion" and is not what the city wants. This policy of our Regional Plan indicates that infill development conserves environmental resources and reduces the costs involved with providing infrastructure. Given the Specific Plan's lack of compliance with this important policy, P&Z must carefully consider ways to mitigate the impact to the community's goals if approved.

Carbon Reduction and Neutrality

In the same vein, the Specific Plan, as written, does not adequately address multiple Regional Plan goals and policies related to carbon reduction and carbon neutrality goals. F3 is concerned with the lack of specificity and commitments made in the Specific Plan around sustainability in general, and reducing carbon emissions in particular. The Specific Plan does not comply with the following:

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

While the Specific Plan indicates partial electrification of the hospital, it is unclear if this applies to the ACC as well. Natural gas will also be used. While F3 understands that some components of the new hospital may require use of natural gas, NAH provides no overall goals for reduced

energy consumption or assisting the City in achieving carbon neutrality by 2030. The Specific Plan indicates eventual carbon neutrality of the hospital, but no goal date is provided. Further, the Specific Plan indicates that eventual carbon neutrality is contingent upon conducting an economic analysis to determine cost feasibility of renewable energy and storage systems. Could NAH determine the costs are too high to use renewable energy and abandon reaching carbon neutrality?

While F3 supports the use of renewable energy and storage systems, again there is no commitment in the Specific Plan to conduct the economic analysis by a set date and no commitment to using renewable energy by a set date. It is very feasible for the Specific Plan to at least indicate as an overall goal that NAH plans to achieve the maximum possible use of electricity, limit the use of natural gas to the bare minimum needed, conduct a renewable energy economic analysis within a year of occupancy, and install renewable energy collection such as solar panels on the roof of the hospital within two years of occupancy. A related topic is the Specific Plans' recommendations for design elements and green certifications. Again, no commitment is made. Installation of water conservation systems inside the hospital are not mentioned although this seems like logical low-hanging fruit and simple ways to demonstrate basic sustainability practices.

The City's goals to reduce carbon emissions is extremely important for a large development such as the proposed hospital as they directly address Flagstaff's Climate Emergency and implementation of Flagstaff's Carbon Neutrality Plan. In-patient hospitals are among the largest commercial consumers of energy, and thus large carbon emitters (Commercial Buildings Energy Consumption Survey (CBECS). The proposed new hospital has an expected lifetime of 25 years once it's occupied in about 2027. A hospital, as proposed by NAH, will be creating emissions prior to and up through and beyond the year 2030 which is the City's goal date to reach carbon neutrality. The lack of a firm commitment by NAH to keep emissions as low as possible leaves Flagstaff with a great amount of uncertainty about meeting the City's carbon neutrality goals.

Public Transit:

> Policy T.1.6. "Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic."

Unlike the situation at the current hospital location, accessible and convenient transportation to the proposed new hospital remains an unaddressed service despite much effort on the part of Mountain Line to negotiate a cost share agreement with NAH for a new bus route to the proposed new hospital. The new hospital location outside of the core of the city, is not an easily walkable distance for many in our community. The Staff Report (pg 16) indicates that until Mountain Line is able to fund a new route to the proposed hospital, it wants a condition that NAHI provide a 20-minute shuttle service of some sort, but details are not provided. The Staff Report (pg 16) indicates that despite this condition, concerns remain about how underserved members of the Flagstaff community will access the Hospital.

Transportation Infrastructure

The Staff Report (pg 16) indicates that city staff requested that NAH develop a Transportation Demand Management (TDM) plan or strategy for the proposed Health Village. F3 assumes that in the absence of such a plan/strategy in or amended to the Specific Plan, NAH did not prepare such a report. This is disappointing as TDM plans are the best way to strategize to reduce travel demand or to redistribute the demand. A TDM plan/strategy, although not yet required by the city, could have resulted in a commitment by NAH to co-fund a public transit route in the short term.

In addition to this concern, the Staff Report (Pg 16) indicates that there is concern about how the relocation of the hospital will affect greenhouse gas emissions from transportation. This is a very good question and one that the Specific Plan does not address whatsoever. While a long list of transportation improvements are required in order for the new hospital and other NAH developments in the area to be built, and a Traffic Impact Analysis indicates that the expected trip generation in 2045, is 53,190 daily trips; with 5,031a.m. peak hour trips, 4,998 midday peak hour trips, and 3,824 p.m. peak hour trips (including anticipated internal capture). That's a lot of vehicles and with them come increased carbon emissions. The Specific Plan does not provide any information regarding expected carbon emissions from increased travel to the proposed new hospital.

A TDM Plan could be conducted, if required by the Commission, to determine alternative ways to reduce Vehicle Miles Traveled and address alternative means of transport for hospital employees without building over a thousand extra parking spaces for individual vehicles.

Parking

Although the Specific Plan does not discuss proposed parking in any detail, the Staff Report indicates that NAH is proposing to build a parking garage with 1350 parking spaces *and* 1000 additional parking spaces provided in a "parking field" located between Beulah Blvd and the hospital building. This is 1,190 more parking spaces than are required by City code or a 50 percent increase in the total amount of required parking.

The Staff Report indicates that the site is allowed to exceed maximum parking requirements because a parking garage is provided. But should an extra one-thousand parking spaces be provided when Flagstaff has a goal to move away from single occupancy vehicle use? Flagstaff now has a Multimodal Transportation Master Plan that will put into place infrastructure to provide many more options for safe biking and walking. An increase in usable and safe infrastructure such as trails and protected intersections is necessary in order for Flagstaff to move toward and meet its carbon neutrality goals. The location of the proposed hospital will allow access from Lake Mary Rd south along the FUTS trail and a wide sidewalk along the widened Beulah Boulevard. Employees can be encouraged to use other modes of transportation than their cars. This would result in fewer parking spaces being needed.

Another related concern is that exceeding parking standards, as NAH has proposed, can induce demand for vehicle trips and result in less of an incentive for employees of this location to utilize other modes of transportation (Staff Report Pg. 7). Induced demand can be summarized as "if you build it, they will come." Basically, if NAH provides lots of parking, it will be used. F3 encourages the Commission to reduce the number of parking spaces.

Flagstaff's Carbon Neutrality Plan states that the number of "vehicle miles traveled" needs to be maintained at 2019 levels. This is good for the City and NAH as reduction in VMT will result in less congestion on Flagstaff's streets. Providing an abundance of parking is going to result in additional "vehicle miles traveled" especially given that the current hospital, in contrast, is located in the urban center and along multiple public transit routes.

This proposal is out of compliance with multiple Regional Plan policies and goals:

> Policy T.1.5. "Manage the operation and interaction of all modal systems for efficiency, effectiveness, safety, and to best mitigate traffic congestion."
> Policy T.1.6. "Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic."
> Goal T.3. "Provide transportation infrastructure that is conducive to conservation, preservation, and development goals to avoid, minimize, or mitigate impacts on the natural and built environment."
> Policy T.3.2. "Promote transportation systems that reduce the use of fossil fuels and eventually replace with carbon neutral alternatives."

F3 would like for the Commission to address this disconnect with the City's carbon reduction goals and to require that the proposed hospital provide a smaller number of parking spaces and a smaller "parking field." Doing this will assist the project to be more in compliance with the above policies and goals.

The Development Agreement

The Staff Report indicates that the Development Agreement has not been finalized. This document is extremely important in understanding commitments, both monetary and non-monetary, made by NAH related to both the Specific Plan and the Rezoning Request. F3 encourages the Commission to request review of the Development Agreement prior to making a decision on April 12th as it will surely provide important information to assist the Commission in their decision making process.

In Conclusion

This proposal is not in compliance with a major element of Flagstaff's Regional Plan. Building a large development such as this, in a peripheral region of our city as proposed by NAH, brings with it a huge amount of secondary impacts to our community. If the decision is made to allow this development, it is imperative that NAH meets the needs of the Flagstaff community. Carbon

neutrality and emissions reduction are a major focus of our community as we strive to address the Climate Emergency. Reducing Vehicle Miles Traveled, induced demand, and parking spaces is needed for Flagstaff to meet its carbon neutrality goals. NAH must make firm commitments to meet the climate goals outlined in the Regional Plan.

The decision to approve this development cannot be taken lightly and will require a close consideration of specific required conditions that address these concerns. Adding carbon neutrality and emission reduction goals to the staff recommendation is critical. Agreement by NAH to implement the staff recommendations and include these in a revised Specific Plan is necessary.

Tania Boeskin

823 w Lone Star Trail

Flagstaff, AZ 86005

To: NAH, AWD, and The Flagstaff City Council

I am writing to express my concerns over the proposed NAH hospital project. I am a citizen of Flagstaff since 1997. I am a homeowner in Ponderosa Trails and am an employee of NAH.

NAH makes a case that it needs a larger hospital and I generally take no issue with this. As an employee at FMC for the past eight years, I am aware that our current facility needs upgrades, and more capacity is likely warranted, however, the scale of the new hospital they are proposing seems unnecessary. However, my main concern is with the notion of a full blown "Health and Wellness Village" that includes a "broad mix of commercial, retail and housing opportunities." That seems completely unnecessary and of suspect benefit. The project sounds like it has more to do with increasing the tax base for the city, and financial growth opportunities for NAH than it is about providing basic, affordable health care services for all. It seems like under the cover of something seemingly benevolent, the city is taking the opportunity to encourage rampant development even though they claim a commitment to managing growth and protecting open space.

It says in correspondence I received from AWD that the proposed area is to be rezoned from Rural Residential and Estate Residential to Highway Commercial and Public Facilities. These seem like major amendments that do not take into account the character of the surrounding neighborhoods and open areas, and will certainly increase traffic, noise and safety concerns to in the nearby residential neighborhoods.

More specifically in terms of traffic, I understand there will be funding (theoretical at this point) to widen Beulah, but what about all the adjacent roads that feed into Beulah? Woodlands is frequently backed up into South Milton and Lake Mary Road is congested (specifically from High Country to Beulah) and will only become more so due to a large apartment complex currently being built on High Country. This will be a daily problem, but what about in the not so unlikely event of a forest fire? It will make it even more difficult for residents to evacuate given all the additional traffic and congestion. Or is this really only the beginning of even larger plans to further over develop the area and add additional roads?

Finally , I said generally I take no issue with NAH wanting a bigger hospital, however since it is already difficult to adequately staff the one we have it seems a bit of a moot point. When senior management spoke to our team about the new hospital it did not seem it was its intention to actually work on solutions for employees in terms of affordable housing or providing childcare, or any other things that might help with retention and employee satisfaction. Further congesting the city's traffic and pushing open and green space further outside the city doesn't seem like a big draw either.

Growth is not always the answer. I hope that NAH and the City Council recognize that the addition of a "Wellness Village" is not in the best interest of hospital employees or the citizens of Flagstaff.

Sincerely,

Tania Boeskin

As a retired registered nurse of 40 years and a University Heights resident since 1987 I feel the need to educate the community regarding some comments made by Northern Arizona Healthcare representatives at the recent March 22,2013 planning and zoning commission(P&Z). This meeting presented finding from city staff regarding the proposed Health care village to be located near purple sage road. The proposed site is at the edge of the city of flagstaff southern boundary. Relocating the Hospital facility (phase I) and the additional development (phase 2) will require the delivery of massive infrastructure improvements to proposed area. After watching the meeting (4 hours) and reviewing the stream for a second time, there seems to be no clear admission of fiscal responsibility for these improvements. Two of the biggest infrastructure impacts that have been identified, (again no clear or committed payment source) are fire department infrastructure and transportation issues. Transportation issues include the widening of Beulah Blvd to four lanes and mitigation of 32 intersections within the city as identified by city staff. Right now, there is currently estimated to be 3,823 vehicular trips on Beulah. By the time the phase I (hospital and

ambulatory care center completed, 2025) that vehicular traffic is estimated to be A26,982 vehicular trips per day. For comparison, this increased vehicular load is like that of Butler Avenue today. The residents of University Heights and Mountain Dell will experience negative effects related to this increased vehicular traffic and associated noise. Another issue that was not addressed, is the traffic on West University Height Drive South. More families use DeMiguel who do not live in the neighborhood.

The new facility is proposed to add 35 beds for a total of 276 patient beds. Thirty-five Beds. During the presentation the NAH representatives stated "5600 patients were diverted to other facilities due to unit capacity".
In addition, these representatives stated that these diversions were not for "acuity". Acuity means, patients being referred to other facilities for higher needs of care not available at the referring facility, in this case Flagstaff Medical Center. The representative failed to define unit capacity. What I want the public to understand, is unit capacity is not just an available bed, but the necessary STAFF, to care of the patient in

that bed. This staff includes, not just the hospitalist MD, but nurses, lab, pharmacy, respiratory therapy and the rest of the healthcare team. The representatives also stated an expanded Emergency department will result in faster service. Poor emergency waits times have more to do with the overall dysfunction US health care system and staffing issues. These staffing issues will persist and will not be remedied because a new facility is built, with only an increased bed capacity of 35.

A speaker at the end of the meeting stated that Flagstaff medical center has lost half of the nursing staff since the beginning of COVID. I would direct you to an internet search of nursing shortages. Nursing shortages are national. Anecdotal conversations with current and previous staff, suggests, that lack of retention is often the fault of "adversarial; and ineffective management".

Northern Arizona health care has consistently presented that sixty percent of the patient population they serve is out of the
Flagstaff area. Yet the community of Flagstaff, from city staff time and resources and proposed needed

instruction improvements, put the heavy lifting on the taxpayers of Flagstaff. I am not reassured by city staff promises of possible grant funding. If you live in University Heights or Mountain Dell, the traffic and noise impacts will be especially hard.

Without a NAH management shift, that focuses on retention of not only physician and nursing talent, but also all the others of the health care team, is critical. A new campus will not change employee retention.
Dana Jolly, RN., MSN, CNM, RNP. CNE (retired)

Tiffany Antol

From: Simmons, Jessica <jsimmons@coconino.az.gov>
Sent: Tuesday, April 4, 2023 11:58 AM
To: Tiffany Antol
Subject: Comment on NAH

Hi Tiffany, I have another comment I'd like to add:

> NAH should consider landscaping with native flowering plants. This would help native pollinators, which are vital to our ecosystem, and help offset the impacts of this development on the ecosystem.

Thanks!

Jessica Simmons
Urban Wildlife Planner
Parks and Recreation/Community Development
Email: jsimmons@coconino.az.gov
Office: (928) 679-8008

COCONINO
COUNTY ARIZONA

Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 4, 2023 4:03 PM
To: Tiffany Antol
Cc: Alaxandra Pucciarelli
Subject: FW: Health and Wellness Village - Vote Yes

Thanks,
Becky

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

From: Scott Watson <swatson659@gmail.com>
Sent: Monday, April 3, 2023 11:35 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Health and Wellness Village - Vote Yes

You don't often get email from swatson659@gmail.com. Learn why this is important

As a full time resident of Munds Park, i am extremely interested in seeing the new hospital and ambulatory care center be approved. This project would bring access to the level of care my wife and I would want to access while living in Northern Arizona. This is huge opportunity for the City to bring the highest level of care to so many folks within our regional community.

I work full time in Flagstaff and see the opportunity to improve our city, its infrastructure and most importantly the healthcare that we deserve! I do not want to drive to Phoenix to access my providers. This is a huge investment in the long term future of this community. Upon retirement i will not live in this community if in fact the new hospital and all the services is not provided. Myself along with my family strongly encourage you to grant this request.

Please approve this request and invest in this community's long term future!

Respectfully,

Scott & Shannon Watson
17135 Elk Pl, Munds Park, AZ 86017

Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 4, 2023 4:04 PM
To: Tiffany Antol; Alaxandra Pucciarelli
Subject: FW: New Hospital and carbon emissions

Thanks,
Becky

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

-----Original Message-----
From: Pat Ellsworth <flagsanta@gmail.com>
Sent: Monday, April 3, 2023 11:47 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: New Hospital and carbon emissions

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

Dear Planning and Zoning Commission:
The new hospital plan is a huge undertaking and requires much of your attention. In the midst of that, please don't forget about limiting carbon emissions as required in the Regional Plan.
Thank you .

Pat Ellsworth
Flagstaff 87005
928-226-0799
****
"The things that will destroy us are politics without principle; pleasure without conscience; wealth without work; knowledge without character; business without morality; science without humanity;
and worship without sacrifice." --Mahatma Gandhi

Tiffany Antol

From: Scott Watson <swatson659@gmail.com>
Sent: Thursday, April 6, 2023 12:42 PM
To: Tiffany Antol
Subject: Health and Wellness Center- Vote Yes

You don't often get email from swatson659@gmail.com. Learn why this is important

As a full time resident of Munds Park, i am extremely interested in seeing the new hospital and ambulatory care center be approved. This project would bring access to the level of care my wife and I would want to access while living in Northern Arizona. This is huge opportunity for the City to bring the highest level of care to so many folks within our regional community.

I work full time in Flagstaff and see the opportunity to improve our city, its infrastructure and most importantly the healthcare that we deserve! I do not want to drive to Phoenix to access providers. This is a huge investment in the long term future of this community. Upon retirement i will not live in this community if in fact the new hospital and all the services is not provided. Myself along with my family respectfully request you to approve this application.

Please approve this request and invest in this community's long term future!

Respectfully,

Scott & Shannon Watson

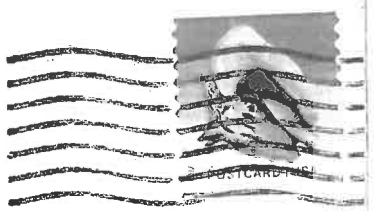
17135 Elk Pl, Munds Park, AZ 86017

Prison art flag created from folded
candy and cigarette wrappers in the 1950s.

Case #PZ-21-002130-1
Parcel # 115-03-001A

PHOENIX AZ 850
PM
MAR
2023

JIMMY HINRICHS COLLECTION · PHOTO BY JERRY HEFFERNAN



City of Flagstaff Planning &
~~Development Services~~
~~Department~~ Zoning

211 West Aspen Ave.
Flagstaff, AZ 86001

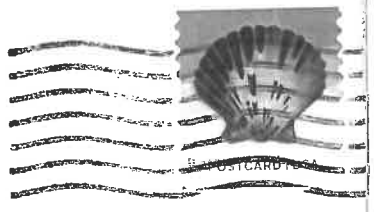
PLEASE do NOT approve zoning change request referenced above - there are no public transportation options in this area to support a high density housing development and safely commute from the development to town. - Brian Schmitz

Buy War Bond flag emblazoned with
"Remember Pearl Harbor," a rallying cry during World W

Case #PZ-21-002130-1
Parcel # 115-03-001A

PHOENIX AZ 850
PM
MAR
2023

PLEASE do NOT approve
zoning change request
referenced above - the already
slated high density projects,
JW Powell extension, Lone
Tree overpass, and development
proposed for this area of Flagstaff
will unnecessarily burden our
already lacking existing infrastructure. Beth Schmitz



City of Flagstaff Planning &
~~Development Services~~
~~Department~~ Zoning

211 West Aspen Ave.
Flagstaff, AZ 86001

Glass whi

Admiral George Dewey, bald eagle, and American flags.

Case #PZ-21-002130-1
Parcel # 115-03-001A

PLEASE do NOT approve zoning change request referenced above - there are no municipal sewer systems in this area and the cost is estimated to be between $1.5-2M. There are other areas with existing services for this development. ~ Brian Schmitz

HINRICHS COLLECTION · PHOTO BY TERRY HEFFERNAN



City of Flagstaff Planning &
~~Development Services~~
~~Department~~ Zoning

211 West Aspen Ave.
Flagstaff, AZ 86001

Tiffany Antol

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

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

Thanks,
Becky

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

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

You don't often get email from outlook_36356b58c01fca3b@outlook.com. Learn why this is important

Dear P&Z Commissioners.

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

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

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

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

Bryan Bates

Sent from Mail for Windows

Tiffany Antol

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

Fyi

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

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

Dear Mayor, Vice Mayor, and Council Members,

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

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

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

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

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

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

Thank you for considering my comments.

Shawn Newell
928-699-3441

Tiffany Antol

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

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

Thanks,
Becky

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

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

You don't often get email from rhiannio@hotmail.com. Learn why this is important

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

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

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

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

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

NAH claims they won't leave big buildings abandoned in Flagstaff and provided the example of the build on Cedar Hill that was vacant. NAH prides themselves on purchasing the building so it wasn't left abandoned. What they failed to share with you, was that building was one of their competitors, who was constructing a micro ER. NAH has been against this from the beginning:
https://azdailysun.com/news/local/planning-and-zoning-gives-new-apricus-micro-hospital-green-light-despite-fmc-opposition/article_6b755f35-4269-5051-852b-78373d075b1b.html (https://azdailysun.com/news/local/planning-and-zoning-gives-new-apricus-micro-hospital-green-light-despite-fmc-opposition/article_6b755f35-4269-5051-852b-78373d075b1b.html)

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

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

In addition, during this meeting, Josh Tinkle was asked about the housing proposed in this build. He stated that only 10-15 apartments would be used for traveler housing. The hospital is staffed with many more travelers than that, and historically, the hospital has had difficulty with traveler contracts due to the lack of housing in Flagstaff. In fact, the administration previously reached out to employees to see if anyone was willing to rent rooms, vacation rentals, etc to travelers in order to draw them to Flagstaff and avoid traveler contract cancellations. I read recently that currently FMC has almost 400 open positions. This is an ongoing trend for NAH.
NAH purchased this land knowing it wasn't zoned for the project they envisioned. I would like our planning and zoning to stand up to them and say no to the rezoning requests. This decision would be community centered and would show the neighbors around Purple Sage, including the fairgrounds, that we stand with them. It would be sad for me, a native resident, who grew up in Mountain Dell and playing in the forest they want to develop. I would hate to see the homeless people the hospital takes care and discharges out into the community being living in the forest there. That alone will increase the fire risk for our community. The hospital will say they've thought about this and have a plan.... but I'm not confident all these "plans and grants" Are going to materialize. The homeless shelter is miles away with no real access from Purple Sage aside from the freeway.

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

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

Tiffany Antol

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

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

Thanks,
Becky

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

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

> You don't often get email from best81@outlook.com. Learn why this is important

Sat
Best

3935 N Paradise Rd

Flagstaff, AZ 86004

Best81@outlook.com

4/10/2023

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

Dear Planning and Zoning Chair and Commissioners

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

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

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

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

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

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

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

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

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

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

Thank you,

Sat Best

Northern Arizona Climate Change Alliance

Tiffany Antol

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

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

Thanks,
Becky

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

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

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

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

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

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

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

What about transportation? Who foots that bill?

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

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

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

Sent from my iPhone

Tiffany Antol

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

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

Thanks,
Becky

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

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

You don't often get email from kfoscurt@gmail.com. Learn why this is important

Dear P and Z Commissioners,

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

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

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

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

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

Thank you very much,

Kim Curtis
1805 N. Beaver St.

April 10, 2023

TO: Planning and Zoning Commission

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration of our comments and concerns.

Tiffany Antol

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

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

Thanks,
Becky

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

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

You don't often get email from mjames@friendsofflagstaff.org. Learn why this is important

April 10, 2023

TO:
Planning and Zoning Commission

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

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

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

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

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

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

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

F3 believes a strong commitment from NAH to meet the Regional Plan's carbon neutrality goals and policies is absolutely needed and extremely important as the Commission considers the proposed project because in-patient hospitals are among the largest commercial consumers of energy. The health care sector is responsible for 8.5% of U.S. greenhouse gas emissions, inpatient healthcare is ranked by the EPA as the second-largest commercial energy user in the United States, and health care facilities consume close to 10% of the total energy used in U.S. commercial buildings.
The impact of carbon and methane emissions from inpatient hospitals is well known and acknowledged by hospitals in the U.S. and internationally. Research indicates that annual greenhouse gas emissions associated with health care in the United States alone would cause 123,000 to 381,000 disability-adjusted life-years (DALYs) in future health damages, with malnutrition being the largest damage category. DALYs for a health condition are the sum of the years of life lost due to premature mortality and the years lived with a disability due to prevalent cases of the disease or health condition in a population.

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

- 1) Build the hospital and ACC to have net zero
- emissions from the start. This can be achieved in many different ways but should include:
  - Complete a full lifecycle analysis of embodied
  - carbon in the construction materials planned for use in building the new hospital and ACC,
  - Incorporate carbon negative construction materials
  - and methods such as a) mass
  - timber which has a low carbon footprint,
  - requires less water and energy to produce than concrete or steel, and locks in carbon from the atmosphere, and, b)
  - ultra-low
  - carbon concrete that uses technology

- to remove CO2 from the air to harden low-carbon concrete masonry blocks that have 70-100% percent less embodied carbon than traditional concrete.
- Minimize the use of natural gas to the maximum
- extent possible through the purchase of electric-based HVAC systems and other high-energy equipment. Natural
- gas combustion accounted for a third
- of carbon dioxide emissions
- from the U.S. power sector in 2018, and methane
- leaks from extraction and transportation of natural gas further exacerbate global climate change as methane (the primary component of natural gas) has a "global
- warming potential" 21 times
- higher than carbon dioxide over a 100-year period.
- Purchase renewable electricity from sources
- of wind or solar sources for any electrical needs that cannot be met with on-site production,
- Reduce waste anesthetic gasses vented through
- the rooftops that are a major
- source of emissions,

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

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

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

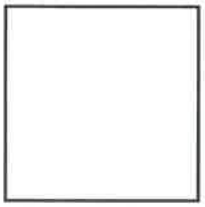
F3 understands the city is under to approve the relocated hospital. And, while the new hospital has the potential to be of great benefit to Flagstaff and northern Arizona residents, this benefit should not result in a

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

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

Thank you for your consideration of our comments and concerns.

Michele



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

Tiffany Antol

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

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

Thanks,
Becky

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

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

You don't often get email from jill.bridge@nahealth.com. Learn why this is important

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

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

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Tiffany Antol

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

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

Thanks,
Becky

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

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

You don't often get email from laurie.hellman@nahealth.com. Learn why this is important

Flagstaff Planning and Zoning Commission:

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

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

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

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

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

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

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

Respectfully submitted,

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

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Tiffany Antol

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

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

Thanks,
Becky

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

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

You don't often get email from kkflaccus@gmail.com. Learn why this is important

Dear P and Z Commissioners,

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

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

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

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

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

Tiffany Antol

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

Thanks,
Becky

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

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

You don't often get email from nicolaus.hawbaker@gmail.com. Learn why this is important

Dear Commissioner,

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

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

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

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

Respectfully,

Dr. Nicolaus Hawbaker

Tiffany Antol

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

Thanks,
Becky

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

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

You don't often get email from sandralubarsky@gmail.com. Learn why this is important

Dear Commissioners,

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

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

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

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

Sincerely,

Sandra Lubarsky

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

--

Tiffany Antol

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

Thanks,
Becky

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

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

You don't often get email from kathleen.reisner@nahealth.com. Learn why this is important

Hello,

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

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

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

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

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

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

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

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

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Tiffany Antol

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

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

Thanks,
Becky

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

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

You don't often get email from john.mougin@nahealth.com. Learn why this is important

Thank you for taking the time to review my thoughts.

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

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

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

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

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

These are just a few of the improvements that are near and dear to my heart as a treating physician in Flagstaff.
I appreciate your consideration into this wonderful opportunity.

John Mougin, MD
Physician Executive, Quality and Safety.
928-214-2934 | 12934

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Every person, every time...**together.**



Executive Assistant: Halie Erwin
928-773-2010 Halie.Erwin@nahealth.com

Tiffany Antol

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

Hi Tiffany,

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

Thanks,

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

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

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

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

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

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

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

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

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

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

Improving health, healing people.
Always better care.
Every person, every time...together.



Tiffany Antol

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

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

Thanks,
Becky

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

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

You don't often get email from stefan.sommer@nau.edu. Learn why this is important

Dear Planning and Zoning Commissioners,

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

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

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

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

1) fund emission-free buses for Mountain Line to cover the additional transportation required for their new location
2) at least fifty electric car charging stations to encourage the community to move away from combustion vehicles
3) bike parking stanchions for at least 100 bicycles including bikes with kiddy 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 bult into the plans from the get go)
5) using CO_2 absorbing cement wherever feasible in all of their construction (the Flagstaff Sustainability Division is working with a local supplier and companies like BioMason are testing new advancements in microbially generated concrete that absorbs large amounts of CO_2)
6) use locally sourced building materials for all construction
7) where steel girders are used require that they come from all electric and/or hydrogen powered foundries (for example: http://cesfoundry.com/)
8) follow the examples of other net zero hospital designs: *Practice Greenhealth (https://practicegreenhealth.org/) and Health Care Without Harm (https://noharm-uscanada.org/)*
9) they should also provide a list of suppliers for greener medical equipment, say what they will be using and project the carbon footprint of these products

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

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

Thank you for your good work on this.

Best Wishes!

Stefan

Dr. Stefan Sommer
Director of Education (retired), NAU Merriam-Powell Center for Environmental Research
Board of Directors, Northern Arizona Climate Change Alliance www.NAZCCA.org
Editor/Author, *Spotlight on Climate*, monthly column for the AZ Daily Sun
https://azdailysun.com/search/?nsa=eedition&app=editorial&d1=&d2=&s=start_time&sd=desc&l=25&t=article&q=%22Spotlight+on+Climate%22&d1=&d2=&utm_so

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, April 17, 2023 8:53 AM
To: Gisela Ray
Cc: Tiffany Antol
Subject: RE: NAH

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

Thanks,
Becky

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

From: Gisela Ray <giselaray@frontier.com>
Sent: Friday, April 14, 2023 4:12 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH

You don't often get email from giselaray@frontier.com. Learn why this is important

In light of the urgency of fighting the climate crisis it is super important to have all new projects as carbon neutral as possible, preferably zero emmissions, and that includes NAH! Please make that a primary condition as you issue permits and make zoning rules for new projects.

Gisela and Duane Ray
411 W Birch Ave. #3
Flagstaff, AZ 86001
9713343148

Tiffany Antol

From: Sarah Langley
Sent: Monday, April 17, 2023 11:14 AM
To: Tiffany Antol
Subject: FW: Northern Arizona Healthcare's proposed hospital move.

Fyi

From: Libby Stortz <libbystortz@gmail.com>
Sent: Sunday, April 16, 2023 8:18 PM
To: Mayor and Council <council@flagstaffaz.gov>
Subject: Northern Arizona Healthcare's proposed hospital move.

Dear Mayor, Vice Mayor, and Council Members,

I will not be able to attend next week's meeting but please consider these comments on the Northern Arizona Healthcare's proposed hospital move. Access to local and regional health care and the need to serve an expanding population are important, however beside costs, traffic and public transportation, this area was in the area of fire evacuation for the Rafael fire, if I'm correct. Are you prepared to evacuate this hospital every year or so? Northern Arizona Healthcare's proposed hospital move, as proposed will put a tremendous fiscal and climate burden on Flagstaff. We need a comprehensive assessment demonstrating the move is absolutely necessary.

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

What alternatives does NAH explored to stay at the current location and optimize available space? This could include moving the parking garage, parking lots and even a possible reroute of Beaver Street. I believe it is NAH's responsibility to clearly tell us the climate impacts through 2050 and the costs of extending City infrastructure to serve this proposed site. NAH has not fully demonstrated that expansion at the current site is not a viable option. Before we make any decision to support a move, I would urge you to require NAH work with the City and the community to clearly evaluate all of the alternatives.

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

Thank you for considering my comments.
Libby Stortz

TUBA CITY REGIONAL HEALTH CARE CORPORATION

167 North Main Street, P.O. Box 600
Tuba City, Arizona 86045-0600
(928) 283.2501

April 11, 2023

Dear Honorable Members of the Flagstaff City Council:

As the CEO of Tuba City Regional Health Care Corporation (TCRHCC), I am pleased to offer this letter of support for Northern Arizona Healthcare's (NAH) Proposed Health and Wellness Village to build upon and expand its efforts to advance health equity across northern Arizona. Flagstaff Medical Center (FMC) has provided critical, life-saving services to its patients for several decades now and more than half of the patients who receive care at FMC are from outside of the City of Flagstaff. Across the entire northern Arizona region, there are patients, communities and local hospitals that rely on NAH to provide high-quality, specialized care closer to home.

The demand for health care services at FMC is outpacing NAH ability to provide the needed care not because NAH providers lack the skill, but because the hospital simply does not have the space to accommodate the patient volumes needing NAH's care.

This means our patients must be sent to hospitals much further from their homes. Instead of a 1.5 hour drive to Flagstaff, our patients and their families are facing drives of four hours or more to Phoenix and beyond. This distance is a cost-burden that makes it impossible for our patients to have the familial support needed when they must have serious, life-saving surgeries and when they need necessary follow-up care that we are not able to provide at TCRHCC.

NAH has outgrown the current Flagstaff Medical Center campus, and it cannot be expanded to meet the growing demand for health care in our region. NAH's proposal for the future Health and Wellness Village will be a significant investment in the next generation of health care. It will ensure that patients across northern Arizona have high-quality, state-of-the-art health care closer to home.

NAH's proposed Health and Wellness Village, anchored by a state-of-the-art hospital and ambulatory care center, will benefit the community.

Flagstaff and northern Arizona residents deserve to have access to the highest-quality health care. On behalf the patients, Tuba City Regional Health Care serves, I support the vote in favor of NAH's future Health and Wellness Village. Tuba City Regional Health Care Corporation is a tribal health care organization, which serves the Western region of Navajo Nation.

Sincerely,

Joette Walters, RN, MSN, MBA
Chief Executive Officer
Tuba City Regional Health Care Corporation

Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 11, 2023 2:48 PM
To: Tiffany Antol
Subject: FW: support of the new hospital

Below is a public comment that was submitted.

Thanks,
Becky

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

From: Elizabeth Springborn <Elizabeth.Springborn@nahealth.com>
Sent: Tuesday, April 11, 2023 9:50 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: support of the new hospital

You don't often get email from elizabeth.springborn@nahealth.com. Learn why this is important

I want to share my support of the new hospital.

I do believe that Northern Arizona is in need of this new hospital, and the services it will provide. This will bring in talent to the area.
Our current services are limited. This investment in our community is so important. I want to go to a local hospital in the event of a loved one or myself needing hospital care rather than having to go outside of the community.
I would love to work at a state of the art hospital with continued and improved infrastructure.

Thank you
Director of IT applications and Informatics
Elizabeth Springborn.

Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 11, 2023 2:50 PM
To: aktalyne
Cc: Tiffany Antol
Subject: RE: New Hospital Plan

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

Thanks,
Becky

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

From: aktalyne <aktalyne@gmail.com>
Sent: Tuesday, April 11, 2023 11:14 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: New Hospital Plan

You don't often get email from aktalyne@gmail.com. Learn why this is important

Good day,

I want to address the plan to move the hospital from its present location. The new hospital plan has moved forward without mentioning its effect on the City's carbon emissions which is required by the Regional Plan. Without this being addressed there is no chance that Flagstaff will achieve its goal of carbon neutrality by 2030. The plan does not reduce energy and material consumption. All new developments should achieve carbon neutrality by reducing carbon emissions from transportation, energy, and material consumption.
These issues must be addressed in order to comply with the Regional Plan and Flagstaff's goals.

Thank you for your time,
Talyne Belka
1502 N West St.
Flagstaff, AZ 86004
907 775 3339

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 8:23 AM
To: Judy DeClerck
Cc: Tiffany Antol
Subject: RE: Northern Arizona Healthcare Building Plan

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

Thanks,
Becky

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

From: Judy DeClerck <jdc3107@gmail.com>
Sent: Tuesday, April 11, 2023 7:52 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Northern Arizona Healthcare Building Plan

You don't often get email from jdc3107@gmail.com. Learn why this is important

Commissioners,

Along with the great financial rewards to be gained from their planned building development, Northern Arizona Healthcare bears responsibility for the far-reaching environmental costs their plan will create.

These costs, including increased carbon emissions due to increased traffic and increased material and energy consumption, run counter to Flagstaff's carbon reduction plans. Since the hospital development plans were approved by the Planning and Zoning Commission, Flagstaff residents must assume that Northern Arizona Healthcare outlined exactly how their building plan will mitigate these costs and comply with Flagstaff's carbon reduction goals.

How will the Northern Arizona Healthcare building plan achieve carbon neutrality?Citizens of Flagstaff demand answers.

Thank you,
Judy DeClerck

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 8:24 AM
To: DEE HOAGLAND
Cc: Tiffany Antol
Subject: RE: NAH Specific Plan 4/12/23

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

Thanks,
Becky

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

From: DEE HOAGLAND <DEEHOAGLAND@msn.com>
Sent: Wednesday, April 12, 2023 7:20 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH Specific Plan 4/12/23

You don't often get email from deehoagland@msn.com. Learn why this is important

Dear Commissioners,

I am writing this morning to voice my concern about NAH's proposed plan to build a new hospital near Ft Tuthill. In July 2022, NAH announced a climate pledge for sustainability initiatives and reduction of emissions. Is this another example of greenwashing?
NAH needs to commit to significant emission reductions and carbon neutrality for the proposed new hospital. Please issue a continuance to allow for NAH to outline their plan for carbon neutrality.

Sincerely,

Dorothy Hoagland
Flagstaff, AZ

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 8:25 AM
To: Henry Teller
Cc: Tiffany Antol
Subject: RE: NAH public comment

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

Thanks,
Becky

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

From: Henry Teller <henry.teller@gmail.com>
Sent: Wednesday, April 12, 2023 8:21 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH public comment

You don't often get email from henry.teller@gmail.com. Learn why this is important

I will keep this brief and simply pose a question to the council.

What is the point of having zoning for property if every time a rich developer or corporation purchases property that is not zoned for their intended purpose, the council grants them a variance?

If the council approves this, they should just abandon any zoning and just make it a "free for all" so that at least there won't be the perception of discrimination based on wealth. As it stands the poor and working class must abide by the zoning rules, but the rich and wealthy can do whatever they want.

To add insult to injury... the council allows developers not only to disregard the zoning plan, they also place the burden of infrastructure upgrades necessary for these developments on the back of the tax payers. Then thinly vail the costs under absurd justifications, like "the Fort Tuthill water line upgrade". This project cost tax payers millions of dollars to prepare infrastructure for the NAH development, but was promoted as upgrades for a public park that has no need for a huge waterline. Apparently the council thinks the citizens of Flagstaff are completely ignorant and gullible.

If council and the planning and zoning committee won't hold their ground on established zoning, Flagstaff will continue to evolve into an unlivable vacation home suburb of Phoenix. So far council seems to be focused only on things like bus routes to the proposed hospital location rather than whether the hospital should be allowed to build on property that is not zoned for that land use type in the first place.

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 9:29 AM
To: jude5878@yahoo.com
Cc: Tiffany Antol
Subject: FW: Letter of Support - Northern Arizona Healthcare Health and Wellness Village
Attachments: Judy Andronowitz Letter of Support.pdf

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

Thanks,
Becky

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

-----Original Message-----
From: Judy A <jude5878@yahoo.com>
Sent: Wednesday, April 12, 2023 9:08 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Letter of Support - Northern Arizona Healthcare Health and Wellness Village

[You don't often get email from jude5878@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

>
>

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 12:02 PM
To: David Spence
Cc: Tiffany Antol
Subject: RE: NAH

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

Thanks,
Becky

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

-----Original Message-----
From: David Spence <ds0268@gmail.com>
Sent: Wednesday, April 12, 2023 11:29 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH

[You don't often get email from ds0268@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I ask the Commission to vote to postpone to a date the Commission determines the NAH proposal until they show their plan is specific with regard to climate neutrality. Their current plan is too vague and non-specific with regard to meeting Flagstaff's Climate Action and Adaptation Plan.

Thanks, David Spence
2821N Main, Flagstaff AZ 86001

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 13, 2023 9:17 AM
To: Karen
Cc: Tiffany Antol
Subject: RE: NAH comments

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

Thanks,
Becky

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

From: Karen <hendricks.k@gmail.com>
Sent: Wednesday, April 12, 2023 6:17 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH comments

You don't often get email from hendricks.k@gmail.com. Learn why this is important

Dear Planning and Zoning Committee,

I was unable to attend the public meeting at the Aquaplex this evening.

Please consider placing a mandatory stop on the permitting process for the hospital until they can provide solutions that will implement or at least take into consideration the COFs 2023 Carbon Neutrality Plan. I think this is vital and needs to be outlined by a 3rd party consultant or the city's Sustainability Committee.

Another suggestion would be implementation of energy offsets, like adding a microgrid or other energy producing items that could help balance their impact if they can not meet the 2023 Plan.

Thank you,

Concerned Flagstaff resident and Flagstaff homeowner,

Karen Hendricks

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 13, 2023 9:18 AM
To: S. Seubert
Cc: Tiffany Antol
Subject: RE: NAH proposal

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

Thanks,
Becky

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

From: S. Seubert <sh_seubert@msn.com>
Sent: Wednesday, April 12, 2023 6:52 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH proposal

You don't often get email from sh_seubert@msn.com. Learn why this is important

Don't be fooled by NAH

In spite of NAH's highly polished and very well-choreographed scheme to amend our regional plan, modify land uses and create significant impacts on public infrastructure, the City should not be drawn into a process for which public impacts and funding are not yet completely identified and quantified.
Additionally, NAH indicates that 60% of their clientele originates from beyond the local urban boundary yet only limited other agencies or entities have been identified as participating significantly in funding infrastructure and public services not funded by NAH. The assumption that the City alone or primarily would fund initial and on-going costs not provided by NAH would be inequitable, if not irresponsible.
The fact that staff may be able to 'solve' the problem of funding the City's 'proportional share' without the participation of other appropriate entities does not mean that it would be the right thing to do.
Respectfully,
S. Seubert, resident
Sent from Mail for Windows

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 13, 2023 9:18 AM
To: Dana Jolly
Cc: Tiffany Antol
Subject: RE: Nah

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

Thanks,
Becky

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

-----Original Message-----
From: Dana Jolly <dsha1@msn.com>
Sent: Wednesday, April 12, 2023 7:41 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Nah

[You don't often get email from dsha1@msn.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Just want to remind planning and zoning, city staff and city council they have a responsibility to flagstaff property tax payers. Much of the support is coming from out of the city of flagstaff. Several board members are from Navajo, yavapai and coconino county. These tax payers are not helping fund this expensive infrastructure. Nah should bear 100% of this cost. To Rick Tedder, I will not support the reallocation of funds from other city projects to fund this project. The city of flagstaff cannot meet infrastructure needs for the citizens of flagstaff. To the recent speaker from Showlow:The city of Showlow can do its own expensive lift to adequately fund Sumitt hospital. On a personal note, I live in university heights and have since 1987. The city's transit impact analysis is going to turn the road in front of my house into a parking lot. My peace and quiet will be impacted. You are being fed a utopian view of American health care. Educate yourselves about the current us health care system, payment and reimbursement sources and us health metrics. The hospital makes money in surgery. The system doesn't pay for wellness. You are being sold a fantasy by NAH.

Dana Jolly
3150 s walkup dr
Flagstaff az 86005

Sent from my iPad

Tiffany Antol

From: Stacy Saltzburg
Sent: Thursday, April 13, 2023 9:07 PM
To: Tiffany Antol
Subject: FW: Hospital rezoning

Here is another public comment email related to NAH.

Thanks,

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

-----Original Message-----
From: L B <lisaboals@msn.com>
Sent: Wednesday, April 12, 2023 4:04 PM
To: PublicComment <publiccomment@flagstaffaz.gov>
Subject: Hospital rezoning

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

I do not approve of the rezoning for the new proposed hospital. The negative impact of traffic, pollution, and noise pollution to the University Heights, Mt. Dell, and Constitution neighborhoods is unacceptable. The traffic increase from 3800 daily trips to 53,000 daily trips is not sustainable for our neighborhoods. The cost to taxpayers from road construction costs, new fire department resources, new mountain line extension costs etc. are not feasible. Our city police force is down 44% and the increase in traffic and crime will not be enforceable. The lack of sustainable building materials and technologies for the new hospital is also unacceptable, in a city with a sustainability department and climate action plan. Most in our neighborhoods do not have air conditioning units or noise cancelling windows. Citizens should not have to pay for new windows and A/C systems. Many purchased their homes in the area because of the rural atmosphere and quiet of nature. Putting a health and wellness monstrosity next to Ft. Tuthill nature preserve and recreation site makes absolutely no sense. Please do not approve this hospital.

Tiffany Antol

From: CD P and Z Commission
Sent: Friday, April 14, 2023 2:22 PM
To: Tiffany Antol
Subject: FW:

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

Thanks,
Becky

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

From: Carolyn KIDD <carol3rdworld@gmail.com>
Sent: Thursday, April 13, 2023 7:30 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject:

You don't often get email from carol3rdworld@gmail.com. Learn why this is important

I really believe that the hospital should create a transportation plan, and fund it, not leave it up the Mountain Line and the residents to foot the bill.

Waa an environmental impact assesssment completed?

I strongly suggest the City Officials revisit the Hospital plan and start having conversations with its residents for our input and freebase.

THIS AFFECTS ALL OF US.

Cheers
Carol

Tiffany Antol

From: CD P and Z Commission
Sent: Friday, April 14, 2023 2:22 PM
To: Ted Martinez
Cc: Tiffany Antol
Subject: RE: NAH hospital relocation

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

Thanks,
Becky

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

From: Ted Martinez <ted.martinez@gmail.com>
Sent: Thursday, April 13, 2023 7:54 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH hospital relocation

You don't often get email from ted.martinez@gmail.com. Learn why this is important

Dear Commissioners,
I am writing to ask you to hold Northern Arizona Healthcare to the standards and codes of our city and county. If NAH is not acting in good faith by our community, then you should not approve their zoning request. I have heard that they are not contributing funds to create a bus line to the new hospital. Of course we know that people use the bus to get to and from the hospital and that not having a bus line would seriously harm our poorer citizens not to mention the employees and people contracted to work at the hospital. Furthermore I have heard they are not doing enough to meet the regional carbon neutrality goals. This should be required of them for the approval of their plans. Climate change is an existential threat and health and wellness risk to every citizen of Flagstaff. If NAH cannot meet the needs of this city and the required codes, then they should not be allowed proceed with their plans.
Thank you for your consideration,
Ted Martinez
2620 N Center Street
Flagstaff AZ 86004

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'f 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 it's 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 kiddy 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 CO_2 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 CO_2)
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=eedition&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=qrcode&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=PLPWo553Kk2lcohmCQ9fV3SwjMUVNLnzqT

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,

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 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

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

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 8:51 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 absoulutely 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 intentd to obfuscarte 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 purposal, statements were made that there would not be environmental impacts to the area because of this project. This is false. The current draiange from this location directly flows down to an actual floodplain. In this floodplain is our neighborhood's primary access to our commity, our multi-family mailbox, and a section of FUTS path. When we experience heavy monsoons and significant snowfall this area become impassable. This winter alone we have seen frequent interuptions 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 steap 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 nuetral method and or matierals. The loss of this large stand of trees is also detrimental.
6. Please consider that a not for profift hospital should not be making money from retail shops, grocery stores, hotels, or from developers who build houseing 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 dont think there are sales tax on their services; so how does NAH truely 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 securely 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 inplace will give NAH the abilty to move forward unchecked and give no voice to the neighboring communities.
8. NAH already has the abilty to increase the bed count and available services. Currently, at VVMC they have a entire floor in a shell state that could be built out immedicatly for additional patient beds.
9. NAH can remodel their current site in a vertical steamline 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 commitee 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 surport 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 employeed neurosurgeon for the entire northern arizona, working in either hospital. At best the may beable to get a temporary locum tenen doctor to inconsistently work shifts. Because of this FMC can no longer call themselves a level 1 trama center. Just another reason this gigantic project does not need to be approved.
11. If i 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.

Tiffany Antol

From: Sally Harvey <sallyannaz@yahoo.com>
Sent: Tuesday, April 25, 2023 3:10 PM
To: Mayor and Council
Subject: New hospital

Some people who received this message don't often get email from sallyannaz@yahoo.com. Learn why this is important

I am writing to urge you to reconsider the new hospital development. I believe a renovation/expansion of the current site would be far less disruptive to the city and traffic patterns. I ask you to vote against the planned new development.

Thank you,
Sally Harvey

Tiffany Antol

From: Reece Gritzmacher <reece.gritzmacher@gmail.com>
Sent: Monday, April 24, 2023 6:35 PM
To: Mayor and Council
Subject: No on NAH Plan

Some people who received this message don't often get email from reece.gritzmacher@gmail.com. Learn why this is important

Dear Mayor and City Council,

Please vote "No" on the current NAH plan you have on your May 2 agenda. According to the Flagstaff Regional Plan, any new development must help Flagstaff meet its goal of carbon neutrality by 2023—just seven years away!

What is the carbon footprint of the NAH plan? We need to ask this question of all development projects, including ones as important to community health as hospitals. If we want to think long-term about community health and keeping Flagstaff livable, we must ensure that all new development help us reach our goal.

Thank you for your time and consideration.

All my best,

Reece Gritzmacher

Dear Mayor and City Council Members, 4/25/23

Thank you for all of the hard work you are doing to evaluate this $1 billion mega-project being proposed by NAH. This project as currently proposed is not in the best interest of the City, it is not in keeping with the Regional Plan, and it is not in the best interest of the community.

- Flagstaff Regional Plan calls for net zero emissions by 2030.
- The Regional Plan calls for new developments to "help the City" meet this goal.

How can the Flagstaff Sustainability Division determine how the NAH proposal will affect the City's ability to meet this goal? The only way to make this determination is for NAH to provide the carbon footprint of their proposal.

The $1 billion NAH proposal is likely to have the largest carbon footprint of any project in the history of Flagstaff. Yet, NAH has not said what the carbon footprint of this project will be so the City has no way to determine how it will affect the net zero goal.

With regard to making findings on this proposal the City Council must find that the NAH proposal does not meet the requirements of finding #1 since it is not in keeping with the goals of the Regional Plan.

With regard to finding #2, the reason for the goal of net zero by 2030 in the Regional Plan is to protect the health and safety of the Flagstaff community by protecting it from the threats of climate change including wildfire, flooding, and extreme weather. By violating the requirements of net zero by 2030, the NAH proposal also violates the requirements of finding #2.

Therefore, the City Council must reject the current NAH proposal at least until such a time as NAH provides the City with the carbon footprint of their proposed project and the Sustainability Division can evaluate it effect on the City's ability to meet its goal of net zero by 2030.

While the NAH lawyers and lobbyists are working to assure you that they are planning responsibly, I assure you they are not. Their suggestion that the City cannot hold one development responsible for reaching net zero is simply a diversionary tactic. NAH simply needs to provide its carbon footprint number so the City can assess the effect of their proposal on the City's ability to reach its goal of net zero by 2030.

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

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

Tiffany Antol

From: KARYN RIEDELL <karynriedell@gmail.com>
Sent: Tuesday, April 25, 2023 3:56 PM
To: Mayor and Council
Subject: Vote No on Regional Hospital

Some people who received this message don't often get email from karynriedell@gmail.com. Learn why this is important

Dear Council Members,

I am strongly opposed to building an excessively large regional hospital complex in the Ft. Tuthill area.

It would destroy the forest there and cause substantial environmental harm. In addition, this is a high-risk area for forest fires. Extremely expensive infrastructure would be required, and the traffic would be horrendous.

This is a beautiful gateway to the scenic Oak Creek Canyon drive that is considered one of the most beautiful drives in America.

Please vote no. It is vital that we protect Flagstaff and the surrounding area.

Thank you,

Karyn Riedell

Tiffany Antol

From: Gisela Kluwin <gkluwin@yahoo.com>
Sent: Tuesday, April 25, 2023 11:20 AM
To: Mayor and Council
Subject: NAH relocation plans

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

To the Council:

With respect to the proposed building of a new hospital campus on the outskirts of Flagstaff I was encouraged by the recent recommendation of the P&Z commission to deny Phase I of the construction plans.
I hope the Council will follow this recommendation. NAH should be held to the standards outlined in the City's Regional Plan and the guidelines outlined in the carbon neutrality plan.
Furthermore, as the City and our public transportation system will be saddled with significant additional costs arising from this project, a firm commitment from NAH for equitable cost sharing is absolutely essential.

With respect to the design of the new hospital building, I have trouble accepting that a tower that exceeds the current height limits is needed. In this respect as well NAH should be held to prevailing standards.

Finally, NAH needs to make available a community-driven plan for repurposing the old hospital campus.

Thank you for considering my comments.
Respectfully,

Gisela Kluwin, Flagstaff

Tiffany Antol

From: jan kerata <j.kerata@gmail.com>
Sent: Tuesday, April 25, 2023 10:11 AM
To: Mayor and Council
Subject: Hospital relocation plan

Some people who received this message don't often get email from j.kerata@gmail.com. Learn why this is important

4/25/23

Flagstaff City Council:

I'm writing regarding the proposal for Flagstaff's regional hospital relocation.

Those of us who live in this city are going to lose our community hospital with this move. This proposed relocation is a longer drive for everyone except those coming from the airport or Interstate. How does this help meet the 2030 carbon neutrality goal for transportation, particularly for those dependent on public transportation?

There seems to be no planning urgency about meeting the city's current carbon neutrality goal even when there are so many new building options today, such as green concrete or the new carbon capture block product being tested by Block-Lite here in Flagstaff. https://concreteproducts.com/index.php/2023/03/07/block-lite-carbonbuilt-aircapture-eye-carbon-dioxide-to-concrete-first/

Solar and wind power just surpassed coal nationally as sources of energy generation in our country's future – this is today – not a vague plan for the next 10 years. Flagstaff is ideally situated for both solar and wind power, where is the planning for using these sustainable energy sources?

My concern is that this effort to relocate is being driven by fear. Fear that some larger health care entity will come to northern Arizona and "take over". Another entity would have to cover the same bases that NAH is covering now, by planning to be carbon neutral according to the agreed upon plan.

Do not let planning for our city's future, our future livability, and our children's, be hijacked by this relocation proposal. NAH cannot meet the city's 2030 carbon neutrality goal with this proposal, period.

Thanks,

Jan Kerata
3707 N. Manor Rd
86004

Tiffany Antol

From: Henry Teller <henry.teller@gmail.com>
Sent: Monday, April 24, 2023 5:06 PM
To: Mayor and Council
Subject: Deny Rezoning for NAH Proposed Build.

Some people who received this message don't often get email from henry.teller@gmail.com. Learn why this is important

I will keep this brief and simply pose a question to the council.

What is the point of having zoning for property if every time a rich developer or corporation purchases property that is not zoned for their intended purpose, the council grants them a variance?

If the council approves this, they should just abandon any zoning and just make it a "free for all" so that at least there won't be the perception of discrimination based on wealth. As it stands the poor and working class must abide by the zoning rules, but the rich and wealthy can do whatever they want.

To add insult to injury… the council allows developers not only to disregard the zoning plan, they also place the burden of infrastructure upgrades necessary for these developments on the back of the tax payers. Then thinly vail the costs under absurd justifications, like "the Fort Tuthill water line upgrade". This project cost tax payers millions of dollars to prepare infrastructure for the NAH development, but was promoted as upgrades for a public park that has no need for a huge waterline. Apparently the council thinks the citizens of Flagstaff are completely ignorant and gullible.

If council and the planning and zoning committee won't hold their ground on established zoning, Flagstaff will continue to evolve into an unlivable vacation home suburb of Phoenix. So far council seems to be focused only on things like bus routes to the proposed hospital location rather than whether the hospital should be allowed to build on property that is not zoned for that land use type in the first place.

Get a backbone Council, and take a stand for the citizens you were elected to represent.

Tiffany Antol

From: Jill Stephenson <jillksteph@icloud.com>
Sent: Monday, April 24, 2023 7:13 PM
To: Mayor and Council
Subject: NAH Proposal

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

Flagstaff citizens are obviously concerned about the proposal from NAH, as is the City planning and zoning commission, or they would not have denied approval. Though we may want more healthcare facilities to meet ever-increasing regional needs, this is not the way to go.

The lack of plans for zero carbon emission is the primary reason to turn down this proposal. In light of drastically increasing scientific evidence of the global climate crisis, we should be requiring every construction project to be carbon neutral by 2030, if not sooner.

Any for-profit enterprise such as this, should be required to pay for the city infrastructure it requires for its presence. It should not cause increased tax burdens for residents. A healthcare facility also should be easily accessible, with public transportation available to all those without private vehicles. It should be bicycle- and pedestrian-safe and encouraging. NAH needs to include these requirements in any proposal!

Please do not accept this proposal without it meeting the City Sustainability standards. The welfare of Flagstaff citizens is in your hands. Please do what is right!
Sincerely, Jill K Stephenson
Sent from my iPhone

Tiffany Antol

From: Jill Stephenson <jillksteph@icloud.com>
Sent: Monday, April 24, 2023 7:13 PM
To: Mayor and Council
Subject: NAH Proposal

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

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Please do not accept this proposal without it meeting the City Sustainability standards. The welfare of Flagstaff citizens is in your hands. Please do what is right!
Sincerely, Jill K Stephenson
Sent from my iPhone

Tiffany Antol

From: Dara Marks-Marino <daramarksmarino@gmail.com>
Sent: Sunday, April 23, 2023 4:10 PM
To: Mayor and Council
Subject: Hospital Relocation

Dear Mayor and City Councilmembers,

I understand that the Planning and Zoning Commission recommended denial of the Zoning Map Amendment and the Specific Plan requests for NAH. I hope you will adhere to this recommendation.

While I recognize that NAH has needs for both expansion and updating their facilities, I have great concerns about the relocation. I feel that any move to a non-central location will be a detriment to the vast majority of patients and to the already-established (or under construction) health related facilities that are near the current hospital location. Our city has deliberately zoned many health-related facilities in the locations where they are (specifically, several non-NAH facilities along Cedar, east of the hospital, including the ongoing construction of facilities on the mesa) so that it is easy for patients to obtain the vast majority of their health care needs within a short distance. Whether that is recovery, long term care, emergency care, or cancer treatment, the central and condensed planning eases the process for people who are most in need of having a streamlined care process.

I, personally, have benefitted from this foresight this past year. I have been in treatment for breast cancer since July. Not only have I been able to ride my bike to most of my appointments (I typically have 4-6 appointments in any given week), but often I have back-to-back appointments at multiple locations. Because the health facilities are all located within blocks of each other, this is not only possible for me to manage but it eliminates the need for driving through the heart of town.

I realize that NAH has made the argument that the new location will be closer to the highway, easing access for those coming in from outside of Flagstaff. I believe this to be a disingenuous argument. The proposed location, while geographically closer to I17 and I40, will greatly increase traffic in the area it will be built, impacting both the neighborhoods surrounding it and the people who need to drive there from across town from both the east and north. This impacts not only Flagstaff residents but those coming in from the reservations that use Highway 89 and Highway 180 to get to Flagstaff. With both the Navajo and Hopi reservations needing to come to Flagstaff from Highway 89, and Grand Canyon and Snowbowl traffic needing to use Highway 180, I do not see how the proposed location equitably improves access.

Beyond these concerns, I 100% support the concerns (and solutions) proposed by Friends of Flagstaff's Future, **if a move can not be prevented.** That said, I do not support approving NAH's request, even if those solutions are met. Rather, **NAH should invest their money in improving the facility they already occupy**. This would not only save them money (which has clear equity impacts for everyone who needs healthcare, as their costs will inevitably be passed on to the patients), but also carbon (since the most sustainable building is the one that was never built - and instead was renovated), and would avoid undermining the many health-related businesses that have deliberately been constructed for proximity to the hospital.

Thank you for your time,

~ Dara Marks Marino
I want to work like a dog, doing what I was born to do with joy and purpose. I want to play like a dog, with total, jolly abandon. ~ Oprah Winfrey

Tiffany Antol

From: Sasha Stortz <sashastortz@gmail.com>
Sent: Friday, April 21, 2023 7:27 PM
To: Mayor and Council
Subject: Northern Arizona Healthcare hospital relocation

Dear Council,

I'm writing to express my concern about several elements of the proposed hospital move, especially the fire and safety risk of building a hospital in the WUI.

First, the hospital move is to the wildland urban interface (WUI). Given the increasing severe fires in our area, I have lot of concerns about the fire risk to this key public service and what it would take to evacuate a hospital each fire season. I believe the proposed hospital relocation is in the area that was evacuated during the Rafael fire of 2021. What would have happened to hospital services during that time? What kind of plan is in place to address this major and very real issue?

Second, I'm concerned about the costs to tax payers that this move would involve and the hospitals lack of commitment to paying their fair share of public transit and other infrastructure changes needed. I'm especially concerned about the lack of funding by the hospital for public transit. With a finite budget for public services, providing transit to the hospital in this situation probably means taking away bus service from other deserving areas of Flagstaff. And the tax payers of flagstaff will have even more financial burden for road realignments and other services at a time of growing cost of living.

Finally, the proposal should meet all Flagstaff regional plan elements including carbon neutrality goals to truly align with the future we envision for Flagstaff.

I understand that the hospital needs more space and improved infrastructure and facilities to best serve our region. But elements of the current plan seem illogical, risky, and focused on profits rather than our community. Please send NAH the message that if they are going to move, they need to be good citizens and community members and address these serious remaining issues.

Thank you,
Sasha Stortz

--
Sasha Stortz
(503) 314-4317

Tiffany Antol

From: Heather Bostian <healyourself@aol.com>
Sent: Friday, April 21, 2023 10:12 PM
To: Mayor and Council
Subject: INSANE new hospital !

Some people who received this message don't often get email from healyourself@aol.com. Learn why this is important

This **is a completely unnecessary & EXPENSIVE relocation , way too inconveniently dangerous for the public on both sides of the city . IF we did not have UNNECESSARY 5-6 G 60ghtz RADIAITON Weaponry towers everywhere to create a fake virus for the profit of the corrupt medical pharma industry , we would NOT , DO NEED A NEW Hospital AT ALL ! but dissonance , COGNITIVE disconnect RULES by the non human cyborgs officials, docs , clergy ,etc ., created by the injects that are only internal nano , graphen oxide, , allowing AI to run lives ., a technical project, not a health shot ! , right ? SO sad how you encourage the utter destruction of LIFE , huh ? THINK for yourself , dare you , & refuse to comply to nonsense mandates ! STAND UP , occupy yourself ! Don't be a digital dummie controlled by AI !!**

Tiffany Antol

From: Christopher Flaccus <cflaccus@yahoo.com>
Sent: Saturday, April 22, 2023 8:47 AM
To: Mayor and Council
Subject: zoning changes in regard to Hospital move

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

Honorable Mayor and Council members,

I believe the proposed move of the Flagstaff Medical Center to a "medical campus" near Fort Tuthill is a horrible mistake!

1. Flagstaff tax payers will be on the hook for millions of dollars to pay for infrastructure to facilitate this new campus.
2. Building a new hospital is an incredible waste of resources, particularly in light of the City's pledge for carbon neutrality. the hospital can surely upgrade the current location to adequately service our local population for less money.
3. Development of this parcel will negatively affect the surrounding area, exacerbate already horrible traffic problems in town, and open up the area to more development.
3. How on earth has a "Not for Profit" hospital (which is supposedly owned but the citizens of Flagstaff) amassed a billion dollars in the bank to build this campus. Something fishy here.
4. The statement from FMC that they are loosing money every month suggests that they are poorly managed, nothing more. How on earth will a new campus change this poor management?

In summary, as a local taxpayer and resident of Flagstaff for decades, I am vehemently opposed to to FMC relocating when they could more easily remodel their current location for a lot less money! Please do what you can to prevent this from happening.

Respectfully

Chris Flaccus
Flagstaff

Tiffany Antol

From: Loren D Reser <Loren.Reser@nau.edu>
Sent: Saturday, April 22, 2023 9:53 AM
To: Mayor and Council

Dear Council Members:
My congratulations to P and Z for recognizing that the emperor of NAH has no clothes as they try to compel the city to approve their fantasy "health village." Hospital officials have misrepresented the cost and consequence of this bloated project from the very outset and now have been called by P and Z. I hope Council will recognize that Tinkle's plans for career advancement, for boosting the value of NAH for a future Banner sale are unworthy of support and will concur with the recommendations of P and Z.

A couple of questions: should the board of NAH now be held responsible for basically clear cutting the proposed property before they had civic consent? Was/is this the Nackard ploy to half cut trees on the site of a proposed hotel when denied permission by P and Z, pay the insignificant fine and then go ahead with development?

I have read various accounts of the origin of our hospital but am unclear how administration went from community based to CEO profit based. Is the current board violating the intent, legal basis of Dr. Seacrist's gift to the city of Flagstaff?

Why does Flagstaff spend so much time, eneergy and money on ideal regional plan only to show a willingness to revise or negate them with projected development plans?
The plan is there, NAH, for the ultimate good of the city. Follow it.

I encourage you to concur with the large number of commentators on Nextdoor and deny the NAH project root and branch.
Loren Reser
3121 S, Walkup

Tiffany Antol

From: Wayne Ranney <wayneranney17@gmail.com>
Sent: Saturday, April 22, 2023 2:26 PM
To: Mayor and Council
Subject: Our New Hospital

All:

I'm just a concerned citizen with a few comments about NAH's proposal to move the hospital. Currently, I live on Cherry Hill and despite the numerous helicopters that fly in and out of the current hospital at all hours of the night, one might think that I and my wife would welcome the move by the hospital so that we could have peace and quiet in our neighborhood.

But I am concerned with the proposed new location. A few years back, the City of Flagstaff conducted a study to best determine the best locations for our various fire stations. It was determined that most of them needed to be moved slightly to be able to properly serve the disparate parts of the city. I applauded that effort. It made sense.

Now the hospital wants to relocate to a far corner of our city? Does that make sense? I don't think so. I am against the rezoning of this property for the purposes of relocating our only hospital.

I am sure that the administrators at NAH are also working to insure that another hospital group does not move into the current building. God only knows that competition would make them play by fairer pricing for their services.

No on rezoning this property. While my concerns may not apply to the specifics of the rezoning, they should be considered!

Concerned,

Wayne Ranney
wayneranney17@gmail.com

"Above all, do not lose your desire to walk; every day I walk myself into a state of well-being and walk away from every illness; I have walked myself into my best thoughts. If one just keeps walking, everything will be alright ."

Soren Kierkegaard

Tiffany Antol

From: Gail Harris <harris.tucsonfox@gmail.com>
Sent: Saturday, April 22, 2023 3:13 PM
To: Mayor and Council
Subject: Proposed hospital

Some people who received this message don't often get email from harris.tucsonfox@gmail.com. Learn why this is important

I have grave concerns regarding the proposed move of the hospital to Ft Tuthill.
Now the City Council stands as the gatekeeper to insure health care access to Flagstaff residents and reservation populations.
The carbon, transportation and sustainability issues are at the forefront for sure.
However, the health care dollars that will be siphoned from NAH budget to build this project are astronomical.
Whatever is lacking at the current location could certainly be addressed and rectified at a cost much lower than the proposed new facility.
I know the plan includes building housing and shopping and dining...which will impact current businesses in Flagstaff.
A concerned citizen.
Gail Harris
--
Sent from Gmail Mobile

Tiffany Antol

From: Christopher Gunn <csgunn@earthlink.net>
Sent: Sunday, April 23, 2023 2:15 PM
To: Mayor and Council
Subject: About the hospital's move

[Some people who received this message don't often get email from csgunn@earthlink.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear City Council Mayor and Members:

I support the main reasons for the P&Z's recommendation to deny NAH's proposal to move and build south of town: (1) The plan doesn't meet Flagstaff's Regional Plan to achieve carbon neutrality by 2030 and (2) the plan gives too much responsibility and cost to the City to create the fire department's ability to (i.e., equipment, staff, and training) to deal with the 7-story structure.

You've heard all this before.

I want to add another MAJOR concern I have about the NAH plan: It is not specific enough about what is going to happen to the existing campus at the top of the hill. We cannot allow NAH to plan a move without FIRST having a concrete plan for constructive use of that property and buildings. Doing so would be the ultimate act of our "disposable society." Please have NAH create a detailed plan for the campus they leave behind and put that plan through the same process of review and feedback for us citizens to be part of. Anything less would requite quite harmful to the sustainability of our town.

Thank you,

CHRIS GUNN
303 E. David Dr
Flagstaff, AZ. 86001

Tiffany Antol

From: mimi murov <murovm@gmail.com>
Sent: Sunday, April 23, 2023 3:10 PM
To: Mayor and Council
Subject: NAH proposal

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

I hope you will deny the NAH proposal for a new hospital near Ft. Tuthill.

I do not think local taxpayers should have to pay for services, such as a new fire station, that would not be needed without this proposal.

Thank You for Your Service

Sincerely,

Marilyn Murov
801 W. Summit Ave
86001

Resident of Flagstaff since 1976
Homeowner since 1982

Tiffany Antol

From: Christa Terhufen <christa735@yahoo.com>
Sent: Sunday, April 23, 2023 7:16 PM
To: Mayor and Council
Subject: Support of Pickleball Courts @ Bushmaster Park

Some people who received this message don't often get email from christa735@yahoo.com. Learn why this is important

Flagstaff City Council,

My name is Christa Terhufen, and I am a local member and player of the Flagstaff pickleball community. I have been playing pickleball for the last 5 years, and am very excited to see an investment in multiple dedicated pickleball courts in Flagstaff. Since I have started playing Pickleball in Flagstaff, my quality of life has improved as a result of the following:

- Got me out of the house
- Expanded my social network
- Improved mental health
- Increased my physical health
- Got me through COVID
- Family activities I can do with kids

With pickleball being advertised as one of the fastest-growing sports, the availability of courts continues to decline. Last summer during peak times, you could find 60+ people playing or waiting to play on the currently available courts, enough to fill 16 courts, and I expect the number of people only to increase this year.

I greatly appreciate the staff's work to bring forward a plan for additional pickleball courts and would ask for your support and approval of the contract to build additional courts at Bushmaster, which you are scheduled to vote on at the May 2nd Council Meeting. I appreciate your support.

Christa Terhufen
Local Flagstaff Pickleball Player

Tiffany Antol

From: Paula Jensen <katiej53@icloud.com>
Sent: Thursday, April 20, 2023 2:31 PM
To: Mayor and Council
Subject: Proposed new hospital

Some people who received this message don't often get email from katiej53@icloud.com. Learn why this is important

To whom it may concern:
I am wondering if this board is aware of the large opposition that the Flagstaff community has to the building of a new hospital? The opposition is HUGE!

Also wondering if this board is aware of the many problems with the upper level management at NAH? NAH is bleeding money because management has not invested in local professionals. With the managements 'bully mentality' they have chased most of these professionals out of town. With the advent of Covid they hire traveling professionals at high costs. These folks are not invested in the community and take off as soon as they are tired of the place and situation.
Have you considered that NAH is trying to make the city of Flagstaff pickup the bill for the mistakes their management have made? Flagstaff is going to have to do massive infrastructure changes. That cannot be cheap! This is going to raise the cost of living to impossible levels in this area. Do you think NAH plans on compensating any employees? Hell, they haven't given raises, have cancelled physicians contracts and couldn't even provide a free Christmas dinner for employees! You are kidding yourself if you think an expensive new building will change the management tactics at NAH!
I worked at Flagstaff Medical Center for 13 years. In 2007 several of us were waiting to go into a staff meeting in a narrow hallway. The door was open and the meeting before ours was still going. Upper level management was instructing mid level managers to " increase productivity by getting rid of senior staff that were paid higher wages, and especially the staff that elected to stay on the 'old ' retirement plan that cost the organization money! New grads could be paid less and by firing those that made more they coud double the staff with new grads!
The nurses in that hall were stunned! Within a few years most of us had been bullied out of FMC!!
A new building is not going to change this mentality!
You want something new? Demanf NAH get a new Board of Directors that invests in local professionals and support staff. This requires them to have empathy truly keeping the community in mind, not their yearly bonuses!
The problems listed above only scratch the surface at NAH. Don't be blinded by their promises. Our beautiful community will end up paying for it!
Paula Jensen Rn (retired)
Flagstaff, Arizona

Sent from my iPhone

Tiffany Antol

From: Isabella DeToledo <idetoledo@my.northlandprep.org>
Sent: Thursday, April 20, 2023 8:01 PM
To: Mayor and Council
Subject: Environmental Conservation and Transportation

Some people who received this message don't often get email from idetoledo@my.northlandprep.org. Learn why this is important

Dear Flagstaff City Council,

I believe that the goals set for Flagstaff's future are good, especially regarding environmental conservation methods and transportation and I anticipate that those plans will be in place by 2030 as the Flagstaff Regional Plan states. I appreciate the Plan's aspirations for increasing safe and sustainable transportation where people can ride the bus, their bikes, and walk, reducing carbon emissions and enhancing public health. The vision for Flagstaff's future in terms of transportation is very well planned out with acknowledgment of increasing safe and efficient multimodal transportation and bicycle infrastructure.

Regarding Environmental Conservation, I believe that the Plan states very clearly several methods of preserving Flagstaff's natural environment and health although more consideration should be given to the preservation of our Ponderosa Pines forest. Implementation of other fire-reducing strategies should be a big priority in the future so that the thinning of Flagstaff's forests is not the only strategy to reduce the risks of wildfires. Overall, forest restoration needs to happen so our community can keep our unique natural environment.

Sincerely,
Isabella de Toledo

Tiffany Antol

From: Gisela Ray <giselaray@frontier.com>
Sent: Thursday, April 20, 2023 3:12 PM
To: Mayor and Council
Subject: NAH

Some people who received this message don't often get email from giselaray@frontier.com. Learn why this is important

To the Members of Flagstaff City Council

It is so important that City Council passed the Flagstaff Regional Plan aiming to reach carbon neutrality. All new development needs to help the city to meet that goal, uncluding NAH. Please keep that in mind when issuing building and zoning permits!

Respectfully,
Gisela Ray
411 W. Birch Ave #3
Flagstaff, AZ 86001

Tiffany Antol

From: Jessica Simmons <jpiasecke@gmail.com>
Sent: Thursday, April 20, 2023 3:00 PM
To: Mayor and Council
Subject: Flagstaff carbon neutrality plan

Some people who received this message don't often get email from jpiasecke@gmail.com. Learn why this is important

Flagstaff City Councilmembers,

I'd like to express my concern that Flagstaff's carbon neutrality plan isn't being taken into account in the process of approving the NAH hospital development next to Tuthill. Was adopting that plan just so our city could look good, or are we actually going to take some kind of stand against climate change? Please don't let the carbon neutrality plan be a meaningless political gesture. We need to act now to save our planet.

Thank you,
Jessica Simmons

Tiffany Antol

From: Ruth Engler <ruth.engler@gmail.com>
Sent: Thursday, April 20, 2023 12:53 PM
To: mryan@coconinoaz.gov
Cc: Becky Daggett; Shawn R. Johnson; Mayor and Council
Subject: Mt Dell Sewer Line Developer Fee -

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

Matt,

I received a certified letter from the City of Flagstaff, "Notice of Impending Sewer Line Payback Charge Obligation." City staff was unaware of the billing issue, said that this was a Coconino County letter, that several people had called very upset, and that they (staff) would pass on our concerns. I am not upset with City staff, however I do hold you responsible for what is happening.

Do you work for the developers' interest and not the people? I strongly opposed the implementation of the sewer line, knowing full well that it was about development to the south of Mt. Dell and had nothing to do with a need for Ft. Tuthill improvements. I did all I could to speak against the sewer line project, including contacting you. You supported the sewer line and the developers and now we have the disastrous Northern Arizona Hospital project--the real purpose of the City sewer line traversing through Mt. Dell--which in itself is just the anchor for urban out of control and misplaced mainly commercial development on land that at one time belonged to the US Forest Service and is one of the few places that had not been destroyed. As well, I did all that I could to stop the City's push to change the general plan amendment from rural residential, but the City Council chose to support developer wealth under the pretext of a new medical center--untruthfully claimed by the developer as needed--and amended the general plan.

Now I am being told that I have to reimburse the developer whose sewer line I opposed, am not going to use, and is bringing environmental hazard and devastation to the area. This is immoral and unjust. I do not know how the political class of the City of Flagstaff and Coconino County think that what you are doing is acceptable.

As a matter of professional courtesy I am advising all addressees that I will be contacting District 7 State Legislators and asking for legislation next session that will nullify City of Flagstaff Code Chapter 7-08 such that this injustice cannot happen in the future or to other County residents.

Ruth
.
--
Ruth L. Engler
1365 W. Cochran Ave. Flagstaff, AZ
ruth.engler@gmail.com
(602) 326-0748

Tiffany Antol

From: Charlie Dors <cad497@nau.edu>
Sent: Thursday, April 20, 2023 1:00 PM
To: Mayor and Council
Subject: Vote NO on NAH Plan

Some people who received this message don't often get email from cad497@nau.edu. Learn why this is important

Dear Flagstaff City Council,

I am a current undergraduate student at NAU and I'm incredibly concerned about the NAH proposal to move the hospital. I, and several of my coworkers, peers, and students that I supervise as a Campus Living Community Assistant, many of us, including myself, disabled without vehicles, have used this hospital on several occasions. By placing it a hour and forty minute walk away from the university, those less likely to have vehicles and family in the area as well as good insurance are left to manage getting to a hospital that they must find a ride to while having a potentially life threatening emergency. This is especially true late at night and weekends when urgent care is closed. Flagstaff also has a increasingly concerning rising housless population, including students and those suffering from substance abuse disorder, who face even more barriers to getting healthcare, who will be most impacted.

Additionally, the moving of the hospital does not have a plan to comply with the Regional Plan call for new developments to help the City meet its goal of net zero carbon emissions by 2030. As a young person who hopes to live for at least another 50 years, climate change has already become an obvious reality within my short life and will rapidly worsen, especially for our most vulnerable and underserved communities, and will impact the majority of the world in a manner that will not allow itself to be ignored in the way it currently is. Each of us, citizens, communities, cities, and regions must do our part to protect our planet and in doing so protect the people who need it the most.

I have lived fulltime in Flagstaff for three years and consider it home. With a housing issue that is stalling Flagstaff's economic growth which climate change would worsen, communities still destroyed and suffering through the COVID-19 pandemic being left behind with few resources, and the weather becoming difficult for the city to manage, it is essential that we prioritize our vulnerable communities and prioritize this planet.

--

Charlie Dors (they/them/theirs)
Northern Arizona University Undergraduate
Political Science and Sociology '24
McDonald Hall Community Assistant
SURC Communication Director
cad497@nau.edu

Tiffany Antol

From: Darryl Tang <darryltang@cox.net>
Sent: Thursday, April 20, 2023 11:27 AM
To: Mayor and Council
Subject: NAH Hospital Plan

Council Members:

Please hold NAH's proposed development to sustainability standards regarding the City's commitment to carbon neutrality by 2030.

Specifically, we urge you to require NAH to modify its planned development to incorporate sustainability/carbon neutrality features, including:

1. Solar power panels to reduce electrical requirements from fossil fuel sources;

2. EV charging stations on site to reduce the number of gasoline powered vehicles traveling to and from the project;

3. Bicycle parking and bicycle paths to encourage bicycling to and from the project;

4. Bus service to and from the project;

5. LEED design to minimize the carbon footprint of the project once in service;

Thank you for your consideration.

Darryl and Mae Tang
1530 W. University Heights Drive South
Flagstaff, AZ 86005

Tiffany Antol

From: Kristin Kauffman <kristinmkm@yahoo.com>
Sent: Thursday, April 20, 2023 6:25 AM
To: Mayor and Council
Subject: NAH new Hospital

Some people who received this message don't often get email from kristinmkm@yahoo.com. Learn why this is important

Good morning Mayor and Council,

I wanted to reach out about the new hospital.

City must follow their own Flagstaff Regional Plan which requires that new developments help the City meet it's goal of carbon neutrality by 2030. In order for the City to know what affect the $1 billion NAH Plan will have on the goal, there needs to be clear information presented on the size of the carbon emissions footprint of all aspects of that plan. Once the City has that number, in tons of CO_2 emitted, then the City's Sustainability Division can determine how it will affect the City's carbon neutrality goal. If I'm informed correctly, this has not happened.

Further, it was presented by NAH that building the new hospital would not increase taxes, however ensuring that fire requirements are met, for example would require a new station be built-that is paid by taxes if I'm correct.

Thank you for hearing my concerns.

Kristin

Sent from Yahoo Mail for iPhone

Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 18, 2023 9:17 AM
To: Kathleen Armstrong
Cc: Tiffany Antol
Subject: RE: Proposed NAH new hospital

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

Thanks,
Becky

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

From: Kathleen Armstrong <armstrong.k57@yahoo.com>
Sent: Monday, April 17, 2023 8:46 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Proposed NAH new hospital

You don't often get email from armstrong.k57@yahoo.com. Learn why this is important

Dear Commissioners;

We all agree we need a new hospital. That's not the issue here.
In an ideal world our hospitals (and jails) would still be efficient, government-run, and people-driven.
Our current reality of corporate-run, profit-driven jails and hospitals is showing ever more devastating effects on people and the environment.
The proposed new hospital (NAH) must not be allowed to run rough-shod over Flagstaff City Council and the city's own 2030 Carbon Neutrality committment.
Their blatant disrespect was appalling to witness.
I urge you to hold this for-profit, corporation accountable in every way.

Thank you very much.

Kathleen Armstrong
2015 N. First Street
Flagstaff, AZ 86004
(928) 600-0781

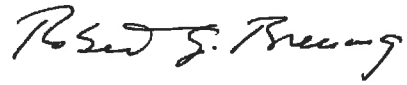
Sent from Yahoo Mail. Get the app

April 18, 2023

To the Members of the Flagstaff Planning and Zoning Commission:

I am writing to request that the commission postpone any further action on the request by Northern Arizona Healthcare (NAH) for rezoning of land adjacent to Fort Tuthill until Northern Arizona Healthcare explicitly explains how their proposed new facility will address long-term sustainability issues and, specifically, how their proposed new facility will support Flagstaff's Climate Action Plan, adopted by the Flagstaff City Council in June of 2021. This project, if approved, will be one of the most significant construction projects within our community in our lifetimes. Given its importance to our community, it is critical that it be a primer example of sustainability and greenhouse gas neutrality—that it supports our community's Climate Action Plan. If it fails to do so it will be a significant opportunity missed.
I am not looking for vague assurances that this project will be "green". Rather, it is important that NAH and its architects and engineers provide **specific** information on how this project will meet the city's Climate Action goals and be a model of sustainability of which we as community members can be proud. This request is in line with the City of Flagstaff's stated goals on climate change and any organization that purports to be engaged in healthcare should make environmental sustainability and alignment with the City's Climate Action Plan a reality.

Sincerely,



Robert G. Breunig
811 W. Cherry Ave. #2
Flagstaff, AZ 86001

Tiffany Antol

From: Paula Jensen <katiej53@icloud.com>
Sent: Wednesday, April 19, 2023 3:09 PM
To: Tiffany Antol
Subject: The 'new' hospital proposal

[You don't often get email from katiej53@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

To whom it may concern:
Please do NOT fall for the 'new' hospital proposal! You should wonder why they are bleeding money! The management has for years used 'bully' tactics on senior staff to get rid of them. They figured that they could pay new grads less and hire more of them 'to increase their productivity'. They started bringing in travelers at a huge cost, folks well trained but not invested in the community!
They refused to invest in local professionals so when the perfect storm of Covid, increased living expenses in Flagstaff and total burnout hit what do they do, they start screaming for a shiny new building to distract locals from the mistakes they have made. They have refused to renew contracts with local physicians, refusing raises for the staff that has not fled, even refusing a free Christmas dinner for staff! And the list goes on. That is just sad!
New board members that are willing to invest in local professionals and support with empathy are needed, not a pretty new building. New buildings will NOT change the culture of management at NAH.
Asking the city of Flagstaff to do backflips to accommodate their wims is going to cost ALL of us in Northern Arizona.
Please don't fall for it!
Paula Jensen Rn (retired)
Flagstaff, Arizona
Sent from my iPhone

Tiffany Antol

From: Sarah Langley
Sent: Thursday, April 20, 2023 8:08 AM
To: Tiffany Antol
Subject: FW: NAH new Hospital

Fyi

From: Kristin Kauffman <kristinmkm@yahoo.com>
Sent: Thursday, April 20, 2023 6:25 AM
To: Mayor and Council <council@flagstaffaz.gov>
Subject: NAH new Hospital

Some people who received this message don't often get email from kristinmkm@yahoo.com. Learn why this is important

Good morning Mayor and Council,

I wanted to reach out about the new hospital.

City must follow their own Flagstaff Regional Plan which requires that new developments help the City meet it's goal of carbon neutrality by 2030. In order for the City to know what affect the $1 billion NAH Plan will have on the goal, there needs to be clear information presented on the size of the carbon emissions footprint of all aspects of that plan. Once the City has that number, in tons of CO_2 emitted, then the City's Sustainability Division can determine how it will affect the City's carbon neutrality goal. If I'm informed correctly, this has not happened.

Further, it was presented by NAH that building the new hospital would not increase taxes, however ensuring that fire requirements are met, for example would require a new station be built-that is paid by taxes if I'm correct.

Thank you for hearing my concerns.

Kristin

Sent from Yahoo Mail for iPhone

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 20, 2023 8:51 AM
To: Todd Matthews
Cc: Douglas Mapel; Tiffany Antol
Subject: RE: Planning and Zoning

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: Todd Matthews <todd@nfgia.com>
Sent: Wednesday, April 19, 2023 2:15 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Cc: Douglas Mapel <dmapel@comcast.net>
Subject: Planning and Zoning

You don't often get email from todd@nfgia.com. Learn why this is important

I am submitting this letter on behalf Dr. Doug Mapel to read at tonight's Planning and Zoning Commission meeting.

Todd J. Matthews, Cltc
Northern Financial Group
709 N Humphreys Street
Flagstaff, AZ 86001
928.774.9592

Tiffany Antol

From: Alaxandra Pucciarelli
Sent: Sunday, April 23, 2023 8:31 PM
To: Tiffany Antol
Subject: FW: NAH

FYI

Alaxandra Pucciarelli
Current Planning Manager
Community Development
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2640
Email: apucciarelli@flagstaffaz.gov

-----Original Message-----
From: mimi murov <murovm@gmail.com>
Sent: Sunday, April 23, 2023 3:08 PM
To: Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>
Subject: NAH

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

Thank You for recommended a denial of the NAH proposal. Taxpayers should not have to pay for new services, such as fire, that would not be required without this new development.

Thank You for Your Service.

Sincerely,

Marilyn Murov
801 W. Summit Ave
86001
46 year resident of Flagstaff
Homeowner for 41 years

Tiffany Antol

From: Arnie Kuenn <Arnie.Kuenn@outlook.com>
Sent: Saturday, April 22, 2023 5:10 PM
To: Tiffany Antol
Cc: publicmeeting@awdlaw.com
Subject: Objection to the proposed building of the new NAH Health Campus

You don't often get email from arnie.kuenn@outlook.com. Learn why this is important

Dear Flagstaff City Council Members,

We cannot attend the upcoming public hearings, so I am writing to express my strong objection to the proposed building of the new NAH Health Campus for several reasons. While I understand the need for accessible and modern healthcare facilities in our city, I believe that this project has several significant drawbacks that should be taken into consideration.

Firstly, the proposed location of the NAH Health Campus is too far from the city center, and it is not accessible by public transportation. This means that patients and their families will have to rely on personal vehicles to access healthcare services, which is not a sustainable solution for our community. Or the city will have to invest in new public transportation to meet the need.

Secondly, the building of the NAH Health Campus will result in the destruction of beautiful forests and impact the quiet neighborhoods surrounding the proposed site. This will have a negative impact on the natural beauty of this area of Flagstaff and the quality of life of its residents.

Thirdly, the proposed structure is too tall, which will have a negative impact on the visual aesthetics of this part of our city. This will be especially noticeable in the context of the surrounding low-rise buildings and natural landscape.

Moreover, the seven-story structure would require Flagstaff to invest in new firefighting capabilities, which is an unnecessary expense that could be better used in other areas of our community.

Finally, I question the decision to invest in hotels, housing, and retail shops in the new NAH Health Campus. While these amenities may be convenient for patients and their families, I believe that hospitals should be investing in their core mission of providing excellent healthcare services rather than expanding into unrelated areas.

Considering these concerns, I strongly urge the Flagstaff City Council to reconsider the proposed building of the new NAH Health Campus. I believe that there are other, more sustainable and community-focused options that should be explored, and I hope that you will take the time to consider them.

Thank you for your attention to this matter.

Sincerely,

Arnie & Andi Kuenn
2274 W Constitution Blvd.
Flagstaff, AZ 86005

City Council Meeting - FINAL **12. A. ii.**

Meeting Date: 05/02/2023

From: Tiffany Antol, Zoning Code Manager

Information

TITLE:

Consideration and Adoption of Ordinance No. 2023-11: An Ordinance of the City Council of Flagstaff, amending the Flagstaff Zoning Map to rezone approximately 98.39 acres of real property from Rural Residential (40.47 acres) and Estate Residential (57.92 acres) to Highway Commercial (63.18 acres) and Public Facilities (35.21 acres) and adding the Resource Protection Overlay to APN 112-10-036, 112-10-037, and 112-05-125 generally located at 1120 W Purple Sage Trail.

STAFF RECOMMENDED ACTION:

At the May 2, 2023, Council Meeting:

1) Hold Public Hearing
2) Read Ordinance No. 2023-11 by title only for the first time
3) City Clerk reads Ordinance No. 2023-11 by title only (if approved above)

At the May 16, 2023, Council Meeting:

4) Read Ordinance No. 2023-11 for the final time
5) City Clerk reads Ordinance No. 2023-11 by title only (if approved above)
6) Adopt Ordinance No. 2023-11

Executive Summary:

Concept Zoning Map Amendment request, by Northern Arizona Healthcare (NAH) Corporation, of approximately 98.39 acres located at 1120 W Purple Sage Trail for Phase 1 of the NAH Health Village from Rural Residential (RR – 40.47 acres) and Estate Residential (ER – 57.92 acres) to Highway Commercial (HC – 63.18 acres) and Public Facilities (PF – 35.21 acres). Of the 14 parcels included in this request, all but three (APN 112-10-036, 112-10-037, and 112-05-125) are currently within the Resource Protection Overlay (RPO). These remaining three parcels will be added to the RPO as part of this request. This Concept Zoning Map Amendment request is being considered in conjunction with a new Specific Plan for Phase 1 of the NAH Health Village. The Planning & Zoning Commission voted 3-3 to recommend approval of the NAH Phase 1 Concept Zoning Map Amendment. As a tie vote this results in a failed motion. The Planning & Zoning Commission voted 5-1 to deny the NAH Phase 1 Concept Zoning Map Amendment citing similar findings to the Specific Plan. The Commission requested that the City Council consider the financial impacts of the proposed development if grants are not obtained and to encourage NAH to incorporate sustainability features in their development including the provision of public transit and renewable energy systems.

Financial Impact:

Financial impact of this development will be considered with the Development Agreement.

Policy Impact:

There are no anticipated policy impacts affiliated with the proposed Concept Zoning Map Amendment.

Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan:

Priority Based Budget Key Community Priorities & Objectives

Foster a safe, secure, and healthy community.
Deliver outstanding services to residents through a healthy, well maintained infrastructure system.
Grow and strengthen a more robust, diverse, and resilient economy.

Carbon Neutrality Plan

Ensure all mitigation actions improve Flagstaff's ability to adapt to the future.
Encourage vibrancy, appropriate density, and attainability in existing neighborhoods so that more residents can live within walking distance to their daily needs.
Create inclusive networks for walking and biking that are continuous, attractive, safe, comprehensive, and convenient people of all ages.
Encourage Flagstaff residents and visitors to walk, bike, roll and take the bus.
Invest in comprehensive and equitable transit.
Increase renewable energy installations and usage in new buildings
Support solar installations on existing residential and commercial buildings.
Encourage new buildings to rely on the electric grid as their main energy source.

Regional Plan

A complete analysis of the Regional Plan goals and policies can be found in the attached Planning & Zoning Commission report.

Has There Been Previous Council Decision on This:

There has not been a previous City Council decision on this ordinance.

Options and Alternatives:

The City Council may adopt, modify, or deny the proposed concept zoning map amendment.

Background/History:

The applicant, Northern Arizona Healthcare Corporation (NAH), is requesting a Concept Zoning Map Amendment to rezone approximately 98.39 acres from the existing residential zoning (Rural Residential and Estate Residential) to Highway Commercial and Public Facilities to accommodate a new regional Hospital and ACC identified as Phase 1 of the NAH Health Village. Phase 1, as outlined in the Specific Plan, is intended to be surrounded by a Health Village designed as a location for a full range of medical, health, and wellness services mixed with supporting commercial, retail, research, and housing opportunities subject to a future rezoning request (Phase 2). This new regional Hospital is intended to replace the existing Flagstaff Medical Center (FMC) that has been operating in Flagstaff since 1936. Northern Arizona Healthcare Corporation has owned and operated FMC for the past 35 years. FMC currently maintains a 242-bed patient facility and is an Arizona-certified Level 1 Trauma Center. FMC is the only Arizona Level 1 Trauma Center north of Phoenix.

FMC’s current campus consists of 40 acres of land that is divided by a primary transportation route (Beaver Street). NAH has struggled to maintain efficiencies on the existing site due to physical constraints and has worked continuously over the years on the existing site to enhance services to the community. While NAH owns additional undeveloped land in the immediate vicinity of the existing hospital, those parcels are not contiguous and new development on those lots is likely to exacerbate

existing issues with the current development. NAH has decided to pursue a new greenfield development to provide more efficient medical services as well as expand service offerings. In addition to the hospital, NAH has opted to plan for a larger development with supporting uses on an overall 172-acre site known as a "Health Village." These supporting uses are proposed to include complementary retail, commercial, research, education, and residential units. The anchor of the Health Village will be a new regional hospital with up to 448 beds, outpatient care including surgical services, and medical and administrative offices. Open space and civic space are also incorporated to support the Health Village concept.

An applicant requesting an amendment to the Zoning Map may elect to pursue either a "Direct to Ordinance with a Site Plan" or "Authorization to Rezone with a Concept Zoning Plan" per Section 10-20.50.040.D of the Zoning Code. The Direct to Ordinance with a Site Plan process requires the applicant to submit fully developed site plans with all supporting information required for site plan review concurrently with the Zoning Map amendment application. The Authorization to Rezone with a Concept Zoning Plan process allows the applicant to prepare a concept zoning plan and pursue site plan application after Council approves the Zoning Map Amendment. A Concept Zoning Plan should consist of a plan with proposed use(s), vicinity maps, context map, concept phasing, housing types if applicable, and a proposed circulation map. Staff has not typically reviewed building development standards, landscape plans, outdoor lighting plans, signage plans, or architectural design standards for a Concept Zoning Map Amendment, however, these standards have been reviewed preliminarily as part of the associated Specific Plan which creates specific standards intended to regulate the proposed Health Village development. Additional reviews typically will take place after the Zoning Map Amendment is approved. Concept rezonings are best suited for large multi-phased developments such as this proposal. In this case, the applicant has already submitted site plans for the Hospital and ACC as well a preliminary plat for the overall Health Village.

Key Considerations:

Zoning – City of Flagstaff Zoning Code

If this Concept Zoning Map Amendment request is approved, approximately 63.18 acres will be rezoned to the Highway Commercial (HC) zone and approximately 35.21 acres will be rezoned to the Public Facility (PF) zone. Of the 14 parcels included in this request, all but three (APN 112-10-036, 112-10-037, and 112-05-125) are currently within the Resource Protection Overlay (RPO). These remaining three parcels will be added to the RPO as part of this request. Development of the site will be conditioned to the approved Specific Plan, concept zone plan, and a development agreement. Proposed development that is in accordance with the approved Specific Plan will not require future modification of this zoning map amendment. The Concept Plan provided includes the general site layout, open space areas, general circulation, general building locations, and sample architectural renderings.

Site Planning Standards

In accordance with Section 10-30.60.030 of the Zoning Code, a site analysis was completed in conjunction with the concept plan for this project that examines the topography of the site, solar orientation, existing/native vegetation types, view corridors, climate, subsurface conditions, drainage swales and stream corridor, and the built environment and land use context. The slopes on the subject property are less than 17 percent, so building foundations do not need to be designed to step with the terrain which is difficult for medical facilities. Solar orientation has been considered but the use of solar panels or other renewable energy sources on site has not been determined. The building has been oriented to provide patient rooms with the primary views to the north. The existing built environment is primarily rural in nature with large lot residential properties. The Property is adjacent to a regional park facility under the operation of Coconino County which holds large events, but development on the site remains at a rural intensity. The Forest Resources are addressed below in accordance with the provisions of the Resource Protection Overlay.

The Specific Plan that accompanies this rezoning provides alternative building placement standards for the Hospital, ACC, and associated medical offices. The Zoning Code places a significant importance on

building placement because it establishes the form and pattern for the development along a street, which in turn affects the human scale of a site layout, its economic vitality, and how well the site functions with the connections between buildings, parking areas, and adjacent development. Building-forward design is the preferred design scenario for Flagstaff which requires that the building front is located at or near the sidewalk edge. In this case, the Hospital and ACC are proposed to be located several hundred feet away from Beulah Boulevard with parking fields located in front of the buildings. The primary purpose for this placement is to avoid noise impacts from the adjacent highway and airport. While the medical buildings may be located further from the sidewalks' edge, other surrounding commercial and residential development will be required to comply with the building placement standards as found in the Zoning Code. Of note, the applicant has agreed to locate transit stops within the Hospital development as the building placement makes transit serving the site more difficult for riders to access the facility (would need to traverse large parking fields to access building).

The applicant has provided a concept plan that considers the key contextual influences including the sensitivity of adjacent land uses; location of property boundaries and setbacks; location of adjacent roads, driveways, pedestrian ways, and bicycle facilities; location of proposed transit facilities; as well as the existing built environment.

Resource Protection

There is a Resource Protection Overlay zone on 14 of the 17 parcels subject to this request. The three remaining parcels will be added to the Resource Protection Overlay as part of this request. There are no floodplain or steep slope resources to preserve within the planning area. The only existing resource that will fall under the RPO requirements are forest resources. The Zoning Code requires 30 percent of the tree resources to be saved within both proposed zoning categories. A high-level resource protection plan indicates that the proposed development will have little problem attaining this preservation rate.

Open Space & Civic Space

None of the proposed zoning districts (Highway Commercial or Public Facilities) require the provision of open space as is typically required for residential developments. The primary purpose of the area zoned Public Facilities is to fill the need for developed open space with the greater Health Village as well as provide a buffer between the Hospital and adjacent residential development. Section 10-30.60.060.B.1.b of the Zoning Code requires the development of each site over 20,000 square feet or developments with 50 or more dwelling units to provide a total of 5 percent of the gross site to be used as civic space. These civic spaces will be required at the time of site plan approval for each portion of development.

Pedestrian and Bicycle Circulation Systems

Most of the Property is undeveloped or consists of limited rural residential development with no existing bicycle or pedestrian transportation improvements other than the existing Sinclair Wash FUTS trail that traverses the Property from north to south. Improvements to support both bicycle and pedestrian transportation will be required internal to the site, surrounding the property as part of the adjacent roadway improvements, in addition to off-site network improvements. Each are described in detail below.

Internal to the Property

This rezoning is focused on the development site that will encompass the Hospital and ACC buildings. This site is larger than most development sites and includes structures that are moved inward from the adjacent streets requiring special consideration and care to ensure that bicycles and pedestrians can safely and efficiently maneuver the site. This is a concept rezoning and therefore does not include the high level of detail that would be provided in conjunction with a site plan. It is extremely important that all surface parking areas provide safe pedestrian ways outside of vehicular lanes to move people through the large fields of parking. There also needs to be continuous sidewalks along the main north/south driveway as this area is also intended to support transit on the site. Bicycle specific access also needs to be provided from Purple Sage Trail to the parking garage where enclosed bicycle parking is provided. This access should be clearly defined as a multi-modal path (at least 10 feet wide). A series of

multi-modal paths are proposed within the Wellness Retreat for both circulation and recreational needs.

Within the Specific Plan Area
As previously stated, most of the infrastructure improvements are required with this first phase of development consisting of the Hospital and ACC buildings. The Property is proposed to be subdivided into several parcels including a 59.8-acre site that will encompass these buildings, a 20-acre wellness retreat, and at least 10 acres of open space adjacent to the Sinclair Wash FUTS trail. These parcels will be adjacent to two minor arterial roadways including Beulah Boulevard, Woody Mountain Road, and a major collector roadway (Purple Sage Trail). Currently, portions of Beulah Boulevard and Purple Sage Trail are existing within the proposed Planning Area. Woody Mountain Road is intended to connect with Purple Sage Trail when future development occurs on parcels adjacent to the Project. This area of intersection is currently located outside the Planning Area. The applicant proposes to end each street with a temporary cul-de-sac until such time as adjacent development is required to extend the roadways. This will create an incomplete transportation network adjacent to the Planning Area which may impact the movement of bicycles and pedestrians within the area and limit access to the Sinclair Wash FUTS trail from Woody Mountain Road. This will limit access to the Sinclair Wash FUTS trail. The following is a list of bicycle and pedestrian facilities located within the Planning Area.

- Beulah Boulevard – a minor arterial roadway with a 10-foot concrete FUTS on the west side of the roadway adjacent to the Property with on-street buffered bike lanes. An Engineering Standards modification has been requested to waive the requirements of a sidewalk on the east side of Beulah Boulevard adjacent to I-17 as no properties exist on this side of the roadway. The eastern side of this road would maintain a rural edge with no curb and gutter as is shown on the rural arterial cross section within the Engineering Standards. Staff requested that this edge be completed with curb and gutter but NAH would prefer the rural edge. It may be a required of the required modification to include curb and gutter.
- Woody Mountain Road – a minor arterial roadway will include two concrete 11-foot multimodal paths with a 5-foot parkway on either side of the roadway. The multimodal path will include a 6-foot sidewalk and a 5-foot directional separated bike lane. No on-street bicycle facilities will be provided.
- Purple Sage Trail (west side of Property) – a major collector that runs along the western portions of the site will include 5-foot sidewalks and 5-foot parkways on both sides of the roadway and on-street bike lanes. A bicycle/pedestrian street crossing will be provided at Getaway Trail to access the Sinclair Wash FUTS trail and adjacent residential neighborhoods.
- Purple Sage Trail (south side of Property) – a major collector that runs east and west along the southern edge of the Property will include a 16-foot concrete multimodal path and 5-foot parkway on the north side of the road adjacent to the Property just east of the parking garage entrance (about mid-block) continuing to the intersection of Purple Sage Trail and Beulah Boulevard. A bicycle/pedestrian street crossing at parking garage driveway will be provided. The south side of the road will have an 11-foot multipurpose path from Beulah Boulevard to the crossing. From the crossing going west there will be a 10-foot FUTS trail along the Fort Tuthill property connecting with the Sinclair Wash Trail. This portion of Purple Sage Trail will not have on-street bike lanes.

Off-Site
One of the primary off-site transportation improvements required to support the development of the Hospital and ACC includes the expansion of Beulah Boulevard between Woodlands Village and John Wesley Powell Boulevard from a two-lane roadway with no edge improvements to a four-lane roadway with center median. The bicycle and pedestrian improvements identified above need to be included within this roadway improvement. As this roadway is improved, special consideration needs to be given to the Cosmic Ray Tunnel at Sheep Hill Trail to ensure functionality. Protected intersection designs are encouraged along this corridor.

Compatibility and Architectural Design Standards
Compatibility does not mean “the same as” but rather it refers to how well a new development is sensitive

to the character of existing development. The Zoning Code breaks down compatibility into three categories: Patterns of Development, Scale, and Continuity.

Patterns of Development include streetscapes, site relationships, signage, and landscape features. The proposed development has been laid out to conform with the Regional Plan roadway alignment. This roadway alignment was modified through a Minor Regional Plan Amendment and the new roadways are required to be designed to accommodate a future underpass under I-17. The applicant proposes to delay constructing the roadway to comply with the full standards for the future underpass until such time as the project is funded and scheduled for construction. The proposed streetscapes are designed in accordance with Engineering Standards based on the designated roadway classification (arterial or collector). These roadways are drastically different from existing conditions but are what was anticipated for future development. The applicant is proposing to make the Hospital and ACC buildings the center of the overall Planning Area and the core of the activity center with a main entrance located on Beulah Boulevard. For the most part, adjacent parcels to the Hospital and ACC site are under the control of NAH and are planned to be developed as a Health Village with supporting uses complimentary to Hospital and ACC uses. Where the site abuts other private property, open spaces areas have been incorporated to help buffer and mitigate impacts from the Hospital and ACC uses. Signage and landscaping have not yet been reviewed for this development but will be required to conform with existing zoning regulations. Overall, the pattern of development is aligned with the Suburban Activity Center Table of Characteristics as described in the Regional Plan.

Scale refers to similar or harmonious proportions, overall height and width, the visual intensity of the development, and the building massing. The applicant is proposing to rezone the Property from a zoning district with a maximum height limit of 35 feet to a zoning category with a maximum height limit of 60 feet with a modification through the Specific Plan to allow a maximum building height of 160 feet. The 160-foot height allowance would be limited to patient towers. The primary purpose of this increased building height is to achieve greater efficiencies within the interior operations of the patient bed tower. The bed tower will consist of 276 beds which is slightly higher than the existing Hospital at 242 beds. Additionally, hospitals have taller floor heights than other traditional buildings adding to the need for higher maximum building height. The building has been sited to reduce the impacts of the proposed building height by locating the building interior to the property with significant buffers from adjacent properties and by limiting the height to the portions of the building that need the increased efficiency. The proposed building height of 160 feet is much taller than any other building in Flagstaff, including the NAU campus which is exempt from local zoning requirements. The proposed height exceeds the standards of what is considered Suburban development as described in the Regional Plan even within a Regional Activity Center. Future rezonings in the area could allow buildings of up to 60 feet, but it is unlikely that there will be any development within the immediate vicinity outside the hospital building and future expansions that would exceed 60 feet in height. The applicant states that future surrounding development will be consistent with the planned Hospital.

Continuity encompasses patterns of development and scale, but also site development, building forms, texture, materials, details, and colors. Specific Architectural Design Standards have been provided for the Hospital as part of the Specific Plan. These design standards call out “Mountain Modern” as the primary architectural design theme for the Hospital and ACC. The applicant is proposing to allow secondary building materials such as stucco and their derivatives in combination with other secondary materials such as shiny metal panels to act as the primary materials for the Hospital and ACC. Additionally, large expanses of glazing are anticipated to treat the proposed building architecturally. A more in-depth analysis of the proposed Architectural Design Standards is provided in the Specific Plan staff report.

Landscaping

Landscaping plans are not required in conjunction with a Concept Zoning Map Amendment application. If this rezoning is approved, Staff will review the required landscape plans and ensure compliance with the Zoning Code during site plan review. Firewise landscaping is recommended for areas in and around

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

Outdoor Lighting

Outdoor Lighting plans are not required in conjunction with a Concept Zoning Map Amendment application. The subject property is located within Lighting Zone 2. The Outdoor Lighting Standards were recently updated to include provisions specific to LED light sources. These new standards will become effective prior to the approval of this rezoning and will be required to be met as part of the development approvals for the site. The Outdoor Lighting Standards do not include requirements to address impacts from internal illumination sources. Because of the proposed height of the Hospital bed tower, it was requested that windows visible from the Naval Observatory be treated to reduce potential impacts. The applicant intends to provide shades on each of the windows on the North and East elevations that will operate on a timer to reduce these impacts. Additionally, architectural elements have been added to the building to help screen these windows from the direction of the Observatory.

The new Outdoor Lighting Standards does place strict limits on the type of white light that may be used on a property. The Hospital will likely request a variance from these standards in relation to the lighting of the entrance to the emergency room. These lights are located under a canopy and are not likely to cause a significant impact to the Observatory who will be consulted on any such request. A final lighting application will be required at the time of building permit submittal.

Parking

The Zoning Code provides unique parking standards for each land use category. Hospitals are required to provide 1 parking space per 3 employees plus 2 parking spaces per 3 patient beds. The applicant identifies a total of 898 employees at peak capacity and a total of 276 patient beds. This would require 483 parking spaces. The ACC would be parked as a medical office requiring 1 parking space per employee and 5 parking spaces per doctor. There are 282 employees and 80 doctors which would require 682 parking spaces. The Hospital and the ACC together require a total of 1,165 parking spaces. The applicant is proposing to provide 2,355 parking spaces. This is 1,190 more parking spaces than are required by code or a 50 percent increase in the total amount of required parking. The site is allowed to exceed maximum parking requirements because a parking garage is provided. A total of 1,350 parking spaces are provided within the proposed garage with over 1,000 parking spaces provided in a large parking field located between the building and Beulah Boulevard. The applicant states that this parking is necessary to accommodate shift changes. Exceeding minimum parking standards can encourage induced demand for vehicle trips. There will be less of an incentive for employees of this location to utilize other modes of transportation.

Bicycle parking is also required to be provided. The applicant intends to provide both customer and employee bicycle parking spaces including indoor spaces with the garage. The applicant is also exceeding the requirements for bicycle parking and has included additional standards within the Specific Plan.

Historic/Cultural Resources

A Cultural Resource Report has been prepared by the applicant. The report has been reviewed and approved by the Heritage Preservation Commission with the following condition that the identified stone piers/fence resource and rail alignment be avoided if possible. Most of the features are on the west side of the existing FUTS trail which is proposed to be preserved as part of the overall development plan. The other feature is located outside this proposed rezoning area but within the larger Specific Plan area. If these features cannot be avoided the applicant is required to mitigate the loss.

Community Benefits and Considerations:

Zoning Map Amendment Findings

An application for a Zoning Map Amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

Zoning Map Amendments shall be evaluated based on the following findings:

Finding #1:

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan (Regional Plan) and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

NAH Health Village Specific Plan Process and Analysis Summary If the Specific Plan is approved, it will include the following goals and objectives for the development of the Planning area.

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

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

Applicable General Plan Goals and Policies

As part of its review, staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. The following is a discussion of how the project generally meets or conflicts with goals and policies in each chapter of the Regional Plan.

Environmental Planning & Conservation

Policy E&C.1.4. *Maintain air quality through pursuit of non-polluting industry and commercial enterprises.*

Hospitals are not considered a major cause of air pollution.

Goal E&C.2. *Achieve carbon neutrality for the Flagstaff community by 2030.*
Policy E&C.2.1. *Encourage the reduction of energy and material consumption.*
Policy E&C.2.2. *Promote investments that create a connected and efficient community, decrease emissions from transportation and building energy, and strengthen climate resiliency.*
Policy E&C.*2.4. Promote developments that help the community achieve carbon neutrality through strategies that reduce the projects emissions from transportation, energy, and consumption.*
Goal E&C.3. *Prepare Flagstaff's community systems and resources to be more resilient to climate change impacts, and address climate change in a manner that prioritizes those most impacted and ensures the costs and benefits of climate adaptation and mitigation are equitably distributed.*

NAH has expressed a desire to 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. Pursuant to that commitment, NAH submitted a sustainability proposal within the associated Specific Plan. NAH has detailed ways in which the development has the potential to contribute to the Flagstaff Regional Plan's carbon neutrality and resilience goals. The sustainability proposal contains paths that can contribute to high building performance, energy efficiency, partial building electrification, and reduced embodied carbon. The projected reduction (or increase) in greenhouse gas emissions remains highly uncertain due to the proposal's many different options and suggestive language, and the lack of greenhouse gas emissions projections or goals for the Hospital relocation.

Accessible and convenient transportation to the new Hospital remains an unaddressed service. The current location provides multiple frequent transit lines and nearby access (resulting in shorter trips) from the most populated and highest density areas of Flagstaff. NAH has indicated some form of transit will be provided, whether through Mountain Line or privately provided by NAH.

As of the writing of this report, Mountain Line is not able to provide transit to the Property without additional financial resources. In the interim NAH has committed to providing 20-minute shuttle service. Concerns remain for how underserved members of our community will access the Hospital, and how the relocation may affect greenhouse gas emissions from transportation. Staff requested that NAH develop a Transportation Demand Management (TDM) plan or strategy for their Project. To date, the City has not yet development standards or requirements for TDM plans and was not able to require a plan. TDM strategies and policies work to reduce travel demand, or to redistribute the demand which can be a cost-effective alternative to increasing capacity. These strategies should focus on reducing the need for trips, the length of trips, and providing alternatives for travel choices.

Goal E&C.5. *Preserve dark skies as an unspoiled natural resource basis for an important economic sector, and core element of community character.*

As described within this report, NAH has provided a plan to address light pollution from the Project site.

Goal E&C.6. *Protect, restore, and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.*

NAH has worked with local Forest Restoration groups to thin the Project site in preparation for future development.

Goal E&C.10. *Protect indigenous wildlife populations, localized and larger-scale wildlife habitats, ecosystem processes, and wildlife movement areas throughout the planning area.*

Map 8: Concentration of Natural Resources identifies a riparian corridor following the eastern reach of the Sinclair Wash which closely aligns with the Sinclair Wash FUTS trail. Riparian corridors can provide connectivity for small mammals and birds within the built environment. There are no perennial waters

along this riparian corridor and the presence of riparian vegetation is sporadic. NAH is preserving approximately 10 acres of land around the FUTS trails which will help to preserve this corridor. The use of reflective glass on the tallest portions of the proposed building is discouraged to avoid bird strikes.

Open Space

Goal OS.1. *The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.*

The Sinclair Wash FUTS trail currently traverses the Property. This trail will remain in its current location and will be supported with additional open space on either side of the trail. As discussed above, this trail is the general location of an existing riparian corridor providing additional protections. This trail provides access to the County-operated Fort Tuthill Regional Park. Additionally, the Project includes a "Wellness Retreat" intended to provide respite and recreational opportunities for patients as well as the general public.

Water Resources

Policy WR.4.3. *Development requiring public utility services will be located within the Urban Growth Boundary.*

As shown on Map 21 of the Regional Plan, the Property is located within the Urban Growth Boundary. There is existing water infrastructure within the Project area that can support the proposed development with an extension of the line north to University Heights Drive. Additional water storage is necessary to adequately serve the Project. New sewer infrastructure has been installed that will support the development of the site. These improvements will be required prior to the occupancy of the project. The proposed development complies with the findings of the Drainage Impact Analysis discussed in the Public Systems Impact Analysis section of this report.

Efficient Use of Energy

Goal E.1. *Increase energy efficiency.*
Policy E.1.1. *Promote and encourage innovative building practices through instruction on efficient building materials and methodology.*
Policy E.1.4. *Promote cost-effective, energy-efficient technologies and design in all new and retrofit buildings for residential, commercial, and industrial projects.*
Policy E.1.5. *Promote and encourage the expansion and use of energy-efficient modes of transportation: a. Public transportation b. Bicycles c. Pedestrians.*
Policy E.1.13*. Promote and encourage the use of fuel-efficient vehicles that use renewable fuels.*
Goal E.2. *Expand production and use of renewable energy.*
Policy E.2.2*. Preserve opportunities for development of renewable energy resources in the planning process.*
Policy E.2.4. *Encourage small-scale renewable energy production and use on the local level on appropriate residential, commercial, and industrial parcels.*

NAH states that all buildings developed on site shall use best practices in high performance design, with the intent of limiting energy and water use during operation. The following are the baseline systems that will be required:

Efficient lighting – LEDs, daylight dimmers, and occupancy sensors
HVAC – heat pumps with back up, or heat recovery chillers, or a fully electric building
Domestic Hot Water – heat pump, or heat recovery, or high efficiency natural gas heaters

There are many recommendations for design elements and certifications but none that are identified as requirements.

The building will include emergency power generation from a diesel generator capable of maintaining emergency building operations for 96 hours. The hybrid gas and electric central plan 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.

NAH further states that renewable energy will play a critical role in the eventual carbon neutrality of the site and that they will perform an economic analysis to determine the cost feasibility of renewable energy and storage systems. Rooftops and/or parking lots will be made PV ready.

NAH commits to providing 20 electric vehicle charging stations and further states that the hospital will provide 8 on-site EV stalls for visitors with infrastructure to accommodate an additional 12 visitor charging stations in the future and 12 EV stalls provided in the garage for staff.

Community Character

Goal CC.1. *Reflect and respect the region's natural setting and dramatic views in the built environment.*
Policy CC.1.1. *Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine.*
Policy CC.1.2. *Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.*
Policy CC.1.3. *Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.*

The project site has been laid out to reduce the impacts of the portion of the building (patient tower) that will project above the tree line. This portion of the building has also been aligned to take advantage of the dramatic views to the north of the site to assist with patient healing and well-being. NAH has prepared a visual assessment of the building to depict how the building will be seen from surrounding areas, including Fort Tuthill, Mountain Dell, and Ponderosa Trails as well as the adjacent residential areas. The patient tower will be most visible from I-17, Beulah Boulevard, and the surrounding streets as well as from the residential areas directly to the west and undeveloped areas directly to the north.

The Property falls within the Resource Protection Overlay (RPO) except for three parcels which will be added to the RPO as part of this application. Parcels with the PF and HC zones are required to preserve 30% of the tree resources on-site. There are no floodplains or steep slopes located within the Property. Most of the tree preservation will occur on the Wellness Retreat which is located behind the Hospital from Beulah Boulevard but adjacent to the adjoining residential areas providing a visual buffer between uses.

Goal CC.2. *Preserve, restore, and rehabilitate heritage resources to better appreciate our culture.*

The Property was evaluated as is required by the Zoning Code with a Cultural Resource report. The report indicated portions of a historic fencerow and an old rail line. The study recommends avoiding these areas. Both are located within the vicinity of the Sinclair Wash FUTS and will be encompassed with the adjoining open space areas.

Goal CC.3*. Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.*
Policy CC.3.1*. Encourage neighborhood design to be respectful of traditional development patterns and enhance the overall community image.*
Policy CC.3.2*. Maintain and enhance existing buildings and blend well-designed new buildings into existing neighborhoods.*
Policy CC.3.3*. Emulate the most celebrated design traditions of Flagstaff, particularly the pre-Route 66 and early Route 66 eras.*
Goal CC.4*. Design and develop all projects to be contextually sensitive, to enhance a positive image and*

identity for the region.

NAH has developed architectural standards for the Property that are intended to reflect design characteristics of "Mountain Modern" architecture which juxtaposes rustic elements of traditional vernacular architecture with the clean lines of contemporary architecture. The development location, while previously consisting of residential dwellings, is considered greenfield development. The existing design patterns that could be followed at this location are not appropriate due to the proposed development being a much different scale and intensity than the adjacent undeveloped, rural residential, or Regional Park development pattern. NAH has sited the proposed buildings to reduce impacts to surrounding properties but the new development will be a dramatically different scale than existing or future development in the area.

Policy CC.4.4. *Design streets and parking lots to balance automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.*

NAH is requesting to modify site planning design standards for the Hospital and ACC buildings in regard to building placement. The Regional Plan and the Zoning Code both state a preference to locate buildings closer to the street, especially in activity centers, to provide greater accessibility to those traveling without the use of a vehicle and to create a comfortable and safe pedestrian environment. In this case, the proposed buildings need to be set back to avoid the noise generated from I-17 and the airport. A large parking field with approximately 1,000 parking spaces is located between the building and the main transportation corridor (Beulah Boulevard) is not in conformance with this principle. NAH is working through site plan design to incorporate adequate bicycle and pedestrian accessibility through the site.

Policy: CC.4.9. *Develop appropriate tools to facilitate the undergrounding of existing overhead utility lines, especially in established viewsheds and in reinvestment areas.*

Three 69KV and 12 KV overhead electric lines are located within the planning area. Two of the 69KV lines run northeast to southwest along the northern boundary of the planning area. The other 69 KV line runs north-south through the Property. This line is proposed to remain in place and will be located adjacent to the new Hospital building just to the west or behind the building from Beulah Boulevard. The 12KV line runs north-south near the eastern boundary of the planning area and will be relocated and buried in connection with improvements to Beulah Boulevard.

Growth Areas & Land Use

Policy LU.5.2. *Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.*
Policy LU.5.3*. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.*
Policy LU.5.5. *Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.*
Policy LU.5.6. *Encourage the placement of institutional and civic buildings centrally within a neighborhood to promote walkability and multi-use recreation spaces.*

The new NAH Health Village will not be located within the urban core of Flagstaff. The expansion of this planning area into the city peripheral increases the cost of providing infrastructure and services to the site. These costs are substantial and require support from the City. NAH states that redevelopment at their existing location is not a viable option due to the existing road network that divides the current campus. There are no other reasonable options for a large development site within the urban core of Flagstaff that would meet the needs of the Hospital and ACC. Without this option NAH chose a location within a future activity center with the intention of developing a fully functioning core for what will likely become a much larger neighborhood. This core includes open space, office, commercial and residential development as part of Phase 2. The Regional Plan amendment approved by City Council increased the

intensity and scale of the activity center in anticipation of the Specific Plan and Zoning Map Amendment applications. In this previous decision, the appropriateness of regional travel being located close to the interstate interchanges and connected to the Woodlands Village Activity Cres was deemed an appropriate adjustment to the Regional Plan. The proposed development, specifically the patient tower, does exceed the context provisions of the suburban area type especially regarding building height. However, NAH has worked to design a building that limits the overall height of the facilities while keeping the tallest portions of the building to those that gain the greatest efficiencies (i.e., the patient bed tower).

Goal LU.6*. Provide for a mix of land uses.*
Policy LU.6.2. *Consider commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning areas, and industrial uses as appropriate place types and area types for employment opportunities.*
Policy LU.6.3. *Encourage new mixed-use neighborhoods in appropriate locations within the growth boundary.*
Policy LU.6.4. *Provide appropriate recreational and cultural amenities to meet the needs of residents.*

The current proposal is for the rezoning for Phase 1 of the future NAH Health Village which includes the Hospital and ACC and affiliated open space areas. NAH intends to move forward with a Phase 2 rezoning that incorporates a larger mix of uses including residential development. The Wellness Retreat is intended to provide amenities to serve the patients, visitors, and general public. The specific amenities have not yet been programmed for this area, and NAH has agreed to evaluate options for active recreational amenities at the request of our Parks, Recreation, Open Space, and Events (PROSE) Division.

Goal LU.7. *Provide for public services and infrastructure.*
Policy LU.7.1. *Concentrate urban development in locations that use land efficiently, and are served by roads, water, sewer, and other public facilities and services, and that support transit, reduced vehicle trips, and conservation of energy and water.*
Policy LU.7.3. *Require development proposals to address availability of adequate public services.*

The Property is located within a future activity center primarily because of the lack of infrastructure, public facilities, and services required to serve the density and intensity of uses that are anticipated within an activity center. NAH has performed several analyzes to determine the required level of service necessary to serve the proposed development. These topics are covered in greater detail above in the Public Services Impact Analysis portion of this report.

Goal LU.15*. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.*
Policy LU.15.1. *Encourage the grouping of medical and professional offices, light industrial, research, and skill training with other necessary workforce services and transportation options.*
Policy LU.15.2. *Consider the compatible integration of residential uses and proposed employment centers to reduce vehicle trips and commute times.*
Policy LU.15.3*. Incorporate neighborhood/support retail and other commercial uses, including childcare facilities, within new and renovated employment centers.*
Policy LU.15.4*. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.*

The existing Flagstaff Medical Center is considered a major employer within the Flagstaff community. While employment opportunities are not expected to greatly expand with this first phase of the Health Village, the core of this activity center will be occupied by a major employer. The larger Health Village attempts to group medical and professional offices, and research and development uses with supporting services including restaurants, retail, residential, and hotels.

***Goal LU.18**. Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices.*
***Policy LU.18.2.** Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.*
***Policy LU.18.5.** Plan for and support multi-modal activity centers and corridors with an emphasis on pedestrian and transit friendly design.*
***Policy LU.18.7.** Concentrate commercial, retail, services, and mixed use within the activity center's commercial core.*
***Policy LU.18.9.** Plan activity centers and corridors appropriate to their respective regional or neighborhood scale.*
***Policy LU.18.13.** Promote higher density development in targeted areas where economically viable and desired by the public.*
***Policy LU.18.14.** Endorse efficiency of infrastructure with compact development within targeted activity centers.*
***Policy LU.18.19.** New development in future activity centers should create street patterns that implement the characteristics of urban and suburban place-making within a functional transportation system that minimized dead ends and offset street and driveway connections.*

The NAH Health Village concept is the definition of an activity center in terms of intended uses. It will be based around a common theme which will characterize this activity center as distinctive and supportive of health-related resources. The overall layout of the Health Village is intended to support multimodal transportation opportunities. This activity center would be most successful if it were accessible via public transit ensuring the broader community access to this important site. The transportation network within the Health Village will include two dead-ends until such time as future development is required to complete road infrastructure on both Purple Sage Trail and Woody Mountain Road. These two roads will end in cul-de-sacs and will hopefully in the future connect at an intersection that will allow all modes of transportation greater access to the surrounding neighborhoods.

Transportation
***Policy T.1.2**. Apply Complete Street Guidelines to accommodate all appropriate modes of travel in transportation improvement projects.*
***Policy T.1.3.** Transportation systems are consistent with the place type and needs of people.*
***Policy T.1.5.** Manage the operation and interaction of all modal systems for efficiency, effectiveness, safety, and to best mitigate traffic congestion.*
***Policy T.1.6.** Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic.*
***Policy T.1.8.** Plan for development to provide on-site, publicly owned transportation improvements and provide adequate parking.*

A Transportation Impact Analysis has been completed as part of the review of this application. The goal of that impact analysis is to ensure that all transportation infrastructure requirements are consistent with and further the goals and policies of the Regional Plan including enhancing complete street design options, design infrastructure in accordance with the appropriate place type, promoting opportunities to increase the use of multiple modes of transportation, and to mitigate traffic congestion. All new transportation improvements will focus on the redevelopment of the existing road network including Beulah Boulevard, Woody Mountain Road, and Purple Sage Trail. These streets all include features for bicycles, pedestrians, and motorized vehicles. No specific transit facilities beyond bus stops have been contemplated at this time, but if public transit is able to extend to this site in the future, the City can re-evaluate best options for providing additional resources to assist with the provision of this service.

***Goal T.3.** Provide transportation infrastructure that is conducive to conservation, preservation, and development goals to avoid, minimize, or mitigate impacts on the natural and built environment.*

Policy T.3.2. *Promote transportation systems that reduce the use of fossil fuels and eventually replace with carbon neutral alternatives.*
Policy T.3.8. *Promote transportation options such as increased public transit and more bike lanes to reduce congestion, fuel consumption, and overall carbon emissions and promote walkable community design.*

As previously stated, all the transportation improvements involve the reuse of existing roadways within the community except for a portion of Purple Sage Trail that will be relocated to provide better intersection design. The redesign of existing transportation improvements is more conducive to conservation and preservation and reduces the impacts to the natural environment. The proposed transportation improvements will not necessarily reduce the use of fossil fuels. The Hospital will be relocating out of the urban core and will increase the vehicle miles traveled within the city to access the site. The Property is more efficiently located for visitors traveling from outside of the city limits. Infrastructure is being developed to support carbon neutral alternatives.

Goal T.5. *Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.*
Policy T.5.1. *Provide accessible pedestrian infrastructure with all public and private street construction and reconstruction projects.*
Policy T.5.4. *Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.*

Pedestrian infrastructure includes both on-site and off-site improvements and will complete gaps within the existing transportation network for both bicycles and pedestrians. This includes the completion of a FUTS along Beulah Boulevard from the existing FUTS at University Heights South.

Goal T.6. *Provide for bicycling as a safe and efficient means of transportation and recreation.*
Policy T.6.2. *Establish and maintain a comprehensive, consistent, and highly connected system of bikeways and FUTS trails.*
Policy T.6.4. *Encourage bikeways and bicycle infrastructure to serve the needs of a full range of bicyclist experience levels.*
Policy T.6.5. *Provide short- and long-term bicycle parking where bicyclists want to travel.*

Bicycle infrastructure includes both on-site and off-site improvements, including the extension of the FUTS as described above, and the addition of buffered bicycle lanes on Beulah Boulevard will connect with the larger shoulders provided on Highway 89. These are much needed improvement within the existing bicycle infrastructure network. The Hospital and ACC site will provide both short- and long-term bicycle parking including indoor spaces within the parking garage. NAH intends to exceed the minimum requirements for bicycle parking on this site.

Policy T.7.3. *Support a public transit system design that encourages frequent and convenient access points, for various transportation modes and providers, such as private bus and shuttle systems, park-and-ride lots for cars and bicycles, and well-placed access to bus, railroad, and airline terminal facilities.*
Policy T.7.4. *Support mobility services for seniors and persons with mobility needs.*
Policy T.7.5. *Incorporate adopted plans and policies for non-motorized and public transportation in the permitting process for all development or land use proposals, including provisions for efficient access and mobility, and convenient links between pedestrian, bicycle, and transit facilities.*

The Hospital and ACC site has been designed to include bus stops internal to the site that meet the minimum standards of Mountain Line for serving the property. These stops have been accommodated so that when public transit is able to serve the site additional infrastructure will not be necessary. In the interim, before public transit will be able to serve the location, NAH will provide a private shuttle service that will be available to the general public including visitors, patients, and employees.

Goal T.8. *Establish a functional, safe, and aesthetic hierarchy of roads and streets.*
Policy T.8.1. *Promote efficient network connectivity to and within major trade corridors, employment centers, and special districts that enhances the region's standing as a major economic hub.*
Policy T.8.2. *Maintain the road and street classification system that is based on context, function, type, use, and visual quality.*

The Regional Plan identifies the hierarchy of roads necessary to serve the Project. Beulah Boulevard and Woody Mountain Road are classified as minor arterial roadways. Purple Sage Trail is classified as a minor collector street. The agreed upon cross sections for these roadways deviate from the current Engineering Standards to better accommodate bicycle and pedestrian facilities as indicated in the Active Transportation Master Plan. This is in anticipation of future code amendments that will incorporate these facilities into the existing street cross section standards.

Cost of Development
Policy CD.1.5. *Require that new development pay for a fair and rough proportional share of public facilities, services, and infrastructure.*

The applicant will be responsible for their proportional share of public facilities, services, and infrastructure. Improvements required to be completed prior to the opening of the Hospital or ACC will need to be funded in full by NAH unless the City agrees to cover costs outside of the required proportional share. The City has committed to assisting NAH with grant applications that can assist with the provision of infrastructure for this project.

Public Buildings, Services, Facilities, & Safety
Goal PF.2*. Provide sustainable and equitable public facilities, services, and infrastructure systems in an efficient and effective manner to serve all population areas and demographics.*
Policy PF.2.2*. Require new developments to pay their fair share toward the cost of additional capital improvements, infrastructure, and public service needs created by the development.*
Goal PF.3. *Provide high-quality emergency response and public safety services including law enforcement, fire, medical, and ambulance transport service.*
Policy PF.3.1. *Maintain high-quality effectiveness and efficiency in law enforcement, fire, and emergency services to the extent that is consistent with governmental operations, plans, public policies, population served, and monies available.*
Policy PF.3.2. *Locate City of Flagstaff and rural fire districts within the optimal response time for new and existing development.*

As discussed in the Specific Plan staff summary, a Fire Impact Analysis was required in conjunction with that application. This analysis recommended that given the expansion of the urban core of Flagstaff to the South, that an analysis of Flagstaff Fire Department fire station locations, station capacity, and service delivery depth be completed to determine if the existing station locations, apparatus housing capabilities, and emergency service capabilities are appropriate for the longer term. In response to this recommendation, a Standard of Cover Analysis for the Property was completed. This analysis includes a discussion of fire protection requirements for the Project and concludes that a fully staffed ladder company should be relocated to Fire Station #6 located on Lake Mary Road. This Fire Station is unable to accommodate the required equipment on site and a new station within the immediate vicinity is required to accommodate the ladder company in this area.

The City will need to acquire a new quint (ladder truck), engine, and Battalion Chief SUV as well as a new fire station to house the resource previously located at Fire Station #6. Additionally, to serve the new hospital the City will need to hire nine full-time fire personnel to staff an additional ladder company. As a result of expanding the total number of companies within the City, an additional Battalion Chief (BC) per shift is required plus three additional fire personnel who will serve as back up and coverage throughout the system to ensure minimum staffing, for a total of 15 full-time employees. The total estimated

additional Operation & Maintenance costs are $2.4 million annually.

Neighborhoods, Housing, and Urban Conservation

Goal NH.1. *Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.*

Policy NH.1.3. *Interconnect existing and new neighborhoods through patterns of development, with complete streets, sidewalks, and trails.*

Policy NH.1.4. *Foster points of activities, services, increased densities, and transit connections in urban and suburban neighborhoods.*

Policy NH.1.6. *New development, especially on the periphery, will contribute to completing neighborhoods, including interconnecting with other neighborhoods; providing parks, civic spaces, and a variety of housing types; and protecting sensitive natural and cultural features.*

Most existing activity centers within the City of Flagstaff lack the fundamental core of employment opportunities. The proposed NAH Health Village will not only provide the core use of supporting a viable activity center, but the future surrounding development to be included within the overall Health Village will foster a diverse suburban neighborhood. The central employment core being established first will allow supporting uses including residential development to be guaranteed an interconnected development pattern with services and resources designed to support a healthy viable neighborhood. The design of the site will also foster points of bicycle and pedestrian connectivity to Mountain Dell, University Heights, and Ponderosa Trails via FUTS trails.

Economic Development

Goal ED.3. *Regional economic development partners support the start-up, retention, and expansion of existing business enterprises.*

Goal ED.8. *Promote the continued physical and economic viability of the region's commercial districts by focusing investment on existing and new activity centers.*

NAH is in need of a new location where they will be unencumbered by their current circumstances including insufficient parking, limited areas for growth, and outdated facilities. The Hospital and ACC are regional facilities that serve most of Northern Arizona. Retaining a hospital with level 1 trauma facilities keeps Flagstaff a center for economic growth and development within the region. NAH found mostly vacant land in what the Flagstaff Regional Plan identified as a future activity center, a place where high intensity and density development is encouraged. Additionally, this activity center is located within proximity to the airport and both interstates that serve Flagstaff which is favorable for serving the larger regional clientele of NAH.

Summary

This Concept Zoning Map Amendment request attempts to address or mitigate impacts of the majority of the goals and policies in the Regional Plan. There is uncertainty about the proposals pertaining to transit, transportation demand, and public safety that need further resolution to be fully in conformance with the Regional Plan's goals and policies. Staff has paid attention to these concerns in negotiating the development agreement and crafting the proposed conditions of approval.

Finding #2

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

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with the provisions discussed in both the Specific Plan report as well as this report.

The applicant has identified the following Community Benefits and Public Good:

- The existing Hospital cannot adequately serve the community's needs in future years. A new hospital expands capacity to meet those needs and to implement best practices in patient care.
- Retain top talent within the medical field.
- Preservation of open space for the benefit of patients and for use by the community.

Staff identifies the community benefit of this project to include contributions to the improvement of the overall transportation system, and improvements to the existing water system that will support the greater area and not just the proposed development.Staff believes that the project intends to contribute to the community by exceeding the basic requirements of the Zoning Code and providing resources that will support the greater community as well as mitigate impacts of the proposed development.

Finding #3

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

A significant investment is necessary to provide the Project site with the required public services and infrastructure as addressed in the Specific Plan staff summary and within the Public Systems Impact Analysis review within this report. Staff believes that the proposed application meets this finding with these required improvements. The Inter-Division Staff (IDS) reviewed the application and concluded that the site was suitable for the proposed development with the improvements as identified in the Specific Plan staff summary and within this report. The IDS team based its conclusion on the review of all applicable codes and requirements as well as impact analysis for the site.

Community Involvement:

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with the Regional Plan Amendment request. In accordance with Arizona Revised Statutes and Section 10-20.30.080 (p. 20.30-9) of the Zoning Code, notice of the public hearings were provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to all property owners and homeowner's associations within one half of the subject property, consisting of 900 property owners.

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

Attachments

Ord. 2023-11

Staff Report

Application

Ex A - Legal Description and Map for HC Zone

Ex. A - Legal Description and Map for PF Zone

Water Sewer Impact Analysis

ORDINANCE NO. 2023-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF, AMENDING THE FLAGSTAFF ZONING MAP TO REZONE APPROXIMATELY 98.39 ACRES OF REAL PROPERTY FROM RURAL RESIDENTIAL (40.47 ACRES) AND ESTATE RESIDENTIAL (57.92 ACRES) TO HIGHWAY COMMERCIAL (63.18 ACRES) AND PUBLIC FACILITIES (35.21 ACRES) AND ADDING THE RESOURCE PROTECTION OVERLAY TO APN 112-10-036, 112-10-037, AND 112-05-125 GENERALLY LOCATED AT 1120 W PURPLE SAGE TRAIL PROVIDING FOR SEVERABILITY, AUTHORITY FOR CLERICAL CORRECTIONS, AND ESTABLISHING AN EFFECTIVE DATE

RECITALS:

WHEREAS, Northern Arizona Healthcare Corporation, ("NAH"), has applied for a Concept Zoning Map Amendment to rezone approximately 98.39 acres of real property located within the City of Flagstaff, a legal description of which is provided in "Exhibit A" attached hereto and incorporated by this reference ("the Property"), from Rural Residential (RR) and Estate Residential (ER) zones to the Highway Commercial (HC) and Public Facilities (PF) zones and adding the Resource Protection Overlay (RPO) zone to APNs 112-10-036, 112-10-037, and 112-05-125 for the purpose of being developed with a regional hospital, ambulatory care center, and associated open space and civic space; and

WHEREAS, NAH conducted neighborhood meetings on January 6, 2022, January 18, 2022, and October 10, 2022 to discuss the proposed Concept Zoning Map Amendment with the surrounding community, as required by Section 10-20.50.40 of the Flagstaff Zoning Code; and

WHEREAS, the Planning and Zoning Commission has formally considered the proposed Concept Zoning Map Amendment application, following proper notice and a hearing on March 22, 2023, and April 12, 2023, and has recommended denial of the requested Zoning Map Amendment application; and

WHEREAS, the Council finds that NAH has complied with all application requirements set forth in Chapter 10-20 of the Flagstaff Zoning Code; and

WHEREAS, the Council has considered the recommendations of the Planning and Zoning Commission and has found it to be appropriate for the Property; and

WHEREAS, the Council has read and considered the staff reports prepared by the Planning & Development Services staff and all attachments to those reports, NAH's application, the narrative provided by NAH, and all statements made by NAH and its representatives or agents during the presentation to Council, and the Council finds that the proposed Concept Zoning Map Amendment, subject to the conditions set forth below, meets the findings required by Section 10-20.50.040(F)(1)(a) of the Flagstaff Zoning Code.

ENACTMENTS:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS

FOLLOWS:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. The amendment requested in the application is consistent with and conforms to the goals of the General Plan.

SECTION 3. The amendment requested in the application will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will add to the public good as described in the General Plan.

SECTION 4. The affected site is physically suitable in terms of location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities to ensure that the amendment requested in the application will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Zoning Map designation for the Property is hereby amended from the Rural Residential (RR) and Estate Residential (ER) zones to the Highway Commercial (HC) and Public Facilities (PF) zones as set forth in Exhibit A, and APNs 112-10-036, 112-10-037, and 112-05-125 are added to the Resource Protection Overlay (RPO) attached hereto and incorporated by reference.

SECTION 6. That the Zoning Map Amendment be further conditioned upon NAH's satisfaction of the following conditions:

CONDITIONS:

1. The subject property shall be developed in substantial conformance with the approved Specific Plan and concept zoning plan (included in the Specific Plan) and combined project narrative including but not limited to the density and intensity and general layout except as modified herein.
2. All on-site and off-site transportation improvements as identified in the approved TIA shall be completed prior to issuance of the first certificate of occupancy on the Property. Assurances shall be provided prior to the issuance of any building permits.
3. The intersection of Beulah Boulevard and Purple Sage Trail shall be designed and constructed to allow for the future underpass across I-17. Final design shall be approved by the City Engineer.
4. All intersections shall be designed and constructed as "protected intersections" for enhanced bicycle and pedestrian safety as feasible subject to the City Engineer's approval.
5. A fully staffed ladder company shall be relocated to Fire Station #6 per the approval of the Fire Department. If Fire Station #6 is not able to accommodate the new equipment and staff a new fire station shall be provided within the immediate vicinity of the existing station.
6. The Cosmic Ray Tunnel at Sheep's Trail Crossing shall be redesigned/reconstructed to work with the Beulah Boulevard improvements that include widening the road.
7. NAH shall provide at a minimum 20-minute shuttle service daily from the Property to the nearest transit stop. This shuttle service shall be open to the public (including employees) and shall not require additional fares.
8. Foundation landscaping may be located further than 25 feet from the building to comply

with Firewise landscaping requirements as recommended by the Wildfire Mitigation Analysis.

9. To mitigate the proposed building placement, a 60-foot front landscape buffer from Beulah Boulevard shall be provided with the intent of preserving as many mature Ponderosa Pine trees as possible.
10. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development as amended within the NAH Health Village Phase 1 Specific Plan.
11. All terms, conditions, and restrictions detailed within the "NAH Health Village Development Agreement" must be fully satisfied.
12. If the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose of causing the zoning on the Property to revert to the former classification of Rural Residential (RR) and Estate Residential (ER) in accordance with A.R.S. § 9-462.01.

SECTION 7. That City staff is hereby authorized to take such other and further measures and actions as are necessary and appropriate to carry out the terms, provisions, and intents of this Ordinance.

SECTION 8. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 9. Effective Date

This Ordinance shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 16th day of May 2023.

_____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Exhibits:
Legal Description

PLANNING AND DEVELOPMENT SERVICES REPORT
CONCEPT ZONING MAP AMENDMENT

PUBLIC HEARING
PZ-21-00126-02

DATE: **March 1, 2023**
MEETING DATE: **March 22, 2023**
REPORT BY: **Tiffany Antol, AICP**

REQUEST:
Concept Zoning Map Amendment request, by Northern Arizona Healthcare (NAH) Corporation, of approximately 98.39 acres located at 1120 W Purple Sage Trail for Phase 1 of the NAH Health Village from Rural Residential (RR – 40.47 acres) and Estate Residential (ER – 57.92 acres) to Highway Commercial (HC – 63.18 acres) and Public Facilities (PF – 35.21 acres). Of the 14 parcels included in this request, all but three (APN 112-10-036, 112-10-037, and 112-05-125) are currently within the Resource Protection Overlay (RPO). These remaining three parcels will be added to the RPO as part of this request. This Concept Zoning Map Amendment request is being considered in conjunction with a new Specific Plan for Phase 1 of the NAH Health Village.

PRESENT LAND USE:
The subject property ("Property") is approximately 98.39 acres consisting of portions of nine separate parcels of land and five complete parcels of land. Most of the site is vacant with a few residential structures. All existing development will be removed when the site is redeveloped as the NAH Health Village. The site has a natural ridge that divides it in half with slopes from the west to the northeast that range from 5-11%. There are no floodplains on the Property and the entire site maintains a significant stand of Ponderosa Pines.

HC (63.18 AC) "Hospital & ACC"
APN 112-05-001H (Partial)
APN 112-05-125 (Partial)
APN 112-05-126 (Partial)
APN 112-10-001L (Partial)
APN 112-10-001V (Partial)
APN 112-10-002A
APN 112-10-004
APN 112-10-032A (Partial)
APN 112-10-036
APN 112-10-037

PF (35.21 AC) "Wellness Retreat"
APN 112-10-001L (Partial)
APN 112-10-001V (Partial)
APN 112-10-005T (Partial)
APN 112-10-006A (Partial)
APN 112-10-006B
APN 112-10-006C (Partial)
APN 112-10-032A (Partial)

PROPOSED LAND USE:
The applicant proposes to develop Phase 1 of the NAH Health Village which consists of a new Hospital and Ambulatory Care Center (ACC), and approximately 31.21 acres of designated Open Space and Civic Space reserved for a wellness retreat and FUTS preservation.

NEIGHBORHOOD DEVELOPMENT:
See the attached area context map.

North: Vacant land zoned Single Family Residential (R1) and the unincorporated community of Mountain Dell
East: Beulah Boulevard; Interstate 17
South: Fort Tuthill County Park and COF owned utility parcel
West: Rural residential development in the Rural Residential or Estate Residential zones.

I. Project Introduction

A. Background/Introduction

The applicant, Northern Arizona Healthcare Corporation (NAH), is requesting a Concept Zoning Map Amendment to rezone approximately 98.39 acres from the existing residential zoning (Rural Residential and Estate Residential) to

Highway Commercial and Public Facilities to accommodate a new regional Hospital and ACC identified as Phase 1 of the NAH Health Village. Phase 1, as outlined in the Specific Plan, is intended to be surrounded by a Health Village designed as a location for a full range of medical, health, and wellness services mixed with supporting commercial, retail, research, and housing opportunities subject to a future rezoning request (Phase 2). This new regional Hospital is intended to replace the existing Flagstaff Medical Center (FMC) that has been operating in Flagstaff since 1936. Northern Arizona Healthcare Corporation has owned and operated FMC for the past 35 years. FMC currently maintains a 242-bed patient facility and is an Arizona-certified Level 1 Trauma Center. FMC is the only Arizona Level 1 Trauma Center north of Phoenix.

FMC's current campus consists of 40 acres of land that is divided by a primary transportation route (Beaver Street). NAH has struggled to maintain efficiencies on the existing site due to physical constraints and has worked continuously over the years on the existing site to enhance services to the community. While NAH owns additional undeveloped land in the immediate vicinity of the existing hospital, those parcels are not contiguous and new development on those lots is likely to exacerbate existing issues with the current development. NAH has decided to pursue a new greenfield development to provide more efficient medical services as well as expand service offerings. In addition to the hospital, NAH has opted to plan for a larger development with supporting uses on an overall 172-acre site known as a "Health Village." These supporting uses are proposed to include complementary retail, commercial, research, education, and residential units. The anchor of the Health Village will be a new regional hospital with up to 448 beds, outpatient care including surgical services, and medical and administrative offices. Open space and civic space are also incorporated to support the Health Village concept.

An applicant requesting an amendment to the Zoning Map may elect to pursue either a "Direct to Ordinance with a Site Plan" or "Authorization to Rezone with a Concept Zoning Plan" per Section 10-20.50.040.D of the Zoning Code. The Direct to Ordinance with a Site Plan process requires the applicant to submit fully developed site plans with all supporting information required for site plan review concurrently with the Zoning Map amendment application. The Authorization to Rezone with a Concept Zoning Plan process allows the applicant to prepare a concept zoning plan and pursue site plan application after Council approves the Zoning Map Amendment. A Concept Zoning Plan should consist of a plan with proposed use(s), vicinity maps, context map, concept phasing, housing types if applicable, and a proposed circulation map. Staff has not typically reviewed building development standards, landscape plans, outdoor lighting plans, signage plans, or architectural design standards for a Concept Zoning Map Amendment, however, these standards have been reviewed preliminarily as part of the associated Specific Plan which creates specific standards intended to regulate the proposed Health Village development. Additional reviews typically will take place after the Zoning Map Amendment is approved. Concept rezonings are best suited for large multi-phased developments such as this proposal. In this case, the applicant has already submitted site plans for the Hospital and ACC as well as a preliminary plat for the overall Health Village.

B. <u>Proposed Rezoning and Development Plan</u>

The applicant, NAH Corporation, is requesting rezoning approval to permit the development of a new regional Hospital, ACC, and associated medical offices. The rezoning request includes over 30 acres of open space intended to function as a wellness retreat affiliated with the proposed Health Village. The first phase of development includes a 751,850 square foot hospital with room for future expansion, a 205,042 square foot ACC, a 472,800 square foot parking garage, and an affiliated central utility plan. The first phase of the Hospital will include 276 patient beds, which is 35 more beds than the current Hospital. Proposed future development (Phase 2) is intended to include approximately 315 dwelling units as part of mixed-use development, approximately 290,000 square feet of nonresidential uses comprised of general commercial, retail, and lodging, and approximately 250,000 square feet of research and development uses including light manufacturing. Development of the Health Village requires that all of the Planning Area be rezoned, approximately 172 acres, which will be rezoned in phases. The entire Planning Area is comprised of 17 parcels which are all residentially zoned (either RR, ERR, or R1). The base zones proposed for the Health Village are Highway Commercial, Public Facilities, and Research and Development.

The Property is bounded by Beulah Boulevard (an existing 2-lane arterial roadway) to the east and is partially bisected

by Purple Sage Trail which is a private roadway easement that has been improved with asphalt millings. Purple Sage Trail provides access to Fort Tuthill County Park as well as the surrounding residential properties. The Healthcare Village proposes a new circulation system for the planning area including a new arterial roadway that will connect with Woody Mountain Road and two new collector roads. These changes to the arterial and collector transportation system were reviewed at a high level and approved by City Council in a Regional Plan amendment in December 2022. Other internal roadways will be phased as development occurs within the planning area. Development in the planning area is intended to be phased with the Hospital and affiliated medical uses identified as the priority for the development of the site. Most of the required infrastructure improvements are triggered by this first phase of development.

II. Concept Zoning Plan

A concept zoning plan has been prepared for this application but is included in the proposed NAH Health Village Specific Plan.

A. Zoning – City of Flagstaff Zoning Code

If this Concept Zoning Map Amendment request is approved, approximately 63.18 acres will be rezoned to the Highway Commercial (HC) zone and approximately 35.21 acres will be rezoned to the Public Facility (PF) zone. Of the 14 parcels included in this request, all but three (APN 112-10-036, 112-10-037, and 112-05-125) are currently within the Resource Protection Overlay (RPO). These remaining three parcels will be added to the RPO as part of this request. Development of the site will be conditioned to the approved Specific Plan, concept zone plan, and a development agreement. Proposed development that is in accordance with the approved Specific Plan will not require future modification of this zoning map amendment. The Concept Plan provided includes the general site layout, open space areas, general circulation, general building locations, and sample architectural renderings.

i. Site Planning Standards

In accordance with Section 10-30.60.030 of the Zoning Code, a site analysis was completed in conjunction with the concept plan for this project that examines the topography of the site, solar orientation, existing/native vegetation types, view corridors, climate, subsurface conditions, drainage swales and stream corridor, and the built environment and land use context. The slopes on the subject property are less than 17 percent, so building foundations do not need to be designed to step with the terrain which is difficult for medical facilities. Solar orientation has been considered but the use of solar panels or other renewable energy sources on site has not been determined. The building has been oriented to provide patient rooms with the primary views to the north. The existing built environment is primarily rural in nature with large lot residential properties. The Property is adjacent to a regional park facility under the operation of Coconino County which holds large events, but development on the site remains at a rural intensity. The Forest Resources are addressed below in accordance with the provisions of the Resource Protection Overlay.

The Specific Plan that accompanies this rezoning provides alternative building placement standards for the Hospital, ACC, and associated medical offices. The Zoning Code places a significant importance on building placement because it establishes the form and pattern for the development along a street, which in turn affects the human scale of a site layout, its economic vitality, and how well the site functions with the connections between buildings, parking areas, and adjacent development. Building-forward design is the preferred design scenario for Flagstaff which requires that the building front is located at or near the sidewalk edge. In this case, the Hospital and ACC are proposed to be located several hundred feet away from Beulah Boulevard with parking fields located in front of the buildings. The primary purpose of this placement is to avoid noise impacts from the adjacent highway and airport. While the medical buildings may be located further from the sidewalks' edge, other surrounding commercial and residential development will be required to comply with the building placement standards as found in the Zoning Code. Of note, the applicant has agreed to locate transit stops within the Hospital development as the building placement makes transit serving the site more difficult for riders to access the facility (would need to traverse large parking fields to access the building).

The applicant has provided a concept plan that considers the key contextual influences including the sensitivity of adjacent land uses; location of property boundaries and setbacks; location of adjacent roads, driveways, pedestrian ways, and bicycle facilities; location of proposed transit facilities; as well as the existing built environment.

ii. Resource Protection

There is a Resource Protection Overlay zone on 14 of the 17 parcels subject to this request. The three remaining parcels will be added to the Resource Protection Overlay as part of this request. There are no floodplain or steep slope resources to preserve within the planning area. The only existing resource that will fall under the RPO requirements is forest resources. The Zoning Code requires 30 percent of the tree resources to be saved within both proposed zoning categories. A high-level resource protection plan indicates that the proposed development will have little problem attaining this preservation rate.

iii. Open Space & Civic Space

None of the proposed zoning districts (Highway Commercial or Public Facilities) require the provision of open space as is typically required for residential developments. The primary purpose of the area zoned Public Facilities is to fill the need for developed open space with the greater Health Village as well as provide a buffer between the Hospital and adjacent residential development. Section 10-30.60.060.B.1.b of the Zoning Code requires the development of each site over 20,000 square feet or developments with 50 or more dwelling units to provide a total of 5 percent of the gross site to be used as civic space. These civic spaces will be required at the time of site plan approval for each portion of the development.

iv. Pedestrian and Bicycle Circulation Systems

Most of the Property is undeveloped or consists of limited rural residential development with no existing bicycle or pedestrian transportation improvements other than the existing Sinclair Wash FUTS trail that traverses the Property from north to south. Improvements to support both bicycle and pedestrian transportation will be required internal to the site, surrounding the property as part of the adjacent roadway improvements, in addition to off-site network improvements. Each are described in detail below.

Internal to the Property

This rezoning is focused on the development site that will encompass the Hospital and ACC buildings. This site is larger than most development sites and includes structures that are moved inward from the adjacent streets requiring special consideration and care to ensure that bicycles and pedestrians can safely and efficiently maneuver the site. This is a concept rezoning and therefore does not include the high level of detail that would be provided in conjunction with a site plan. It is extremely important that all surface parking areas provide safe pedestrian ways outside of vehicular lanes to move people through the large fields of parking. There also needs to be continuous sidewalks along the main north/south driveway as this area is also intended to support transit on the site. Bicycle specific access also needs to be provided from Purple Sage Trail to the parking garage where enclosed bicycle parking is provided. This access should be clearly defined as a multi-modal path (at least 10 feet wide). A series of multi-modal paths are proposed within the Wellness Retreat for both circulation and recreational needs.

Within the Specific Plan Area

As previously stated, most of the infrastructure improvements are required with this first phase of development consisting of the Hospital and ACC buildings. The Property is proposed to be subdivided into several parcels including a 59.8-acre site that will encompass these buildings, a 20-acre wellness retreat, and at least 10 acres of open space adjacent to the Sinclair Wash FUTS trail. These parcels will be adjacent to two minor arterial roadways including Beulah Boulevard, Woody Mountain Road, and a major collector roadway (Purple Sage Trail). Currently, portions of Beulah Boulevard and Purple Sage Trail are existing within the proposed Planning Area. Woody Mountain Road is intended to connect with Purple Sage Trail when future development occurs on parcels adjacent to the Project. This area of intersection is currently located outside of the Planning Area. The applicant proposes to end each street with a temporary cul-de-sac until such time as adjacent development is

required to extend the roadways. This will create an incomplete transportation network adjacent to the Planning Area which may impact the movement of bicycles and pedestrians within the area and limit access to the Sinclair Wash FUTS trail from Woody Mountain Road. The following is a list of bicycle and pedestrian facilities located within the Planning Area.

Beulah Boulevard – a minor arterial roadway with a 10-foot concrete FUTS on the west side of the roadway adjacent to the Property with on-street buffered bike lanes. An Engineering Standards modification has been requested to waive the requirements of a sidewalk on the east side of Beulah Boulevard adjacent to I-17 as no properties exist on this side of the roadway. The eastern side of this road would maintain a rural edge with no curb and gutter as is shown on the rural arterial cross section within the Engineering Standards. Staff requested that this edge be completed with curb and gutter but NAH would prefer the rural edge. It may be a condition of the required modification to include curb and gutter.

Woody Mountain Road – a minor arterial roadway will include two concrete 11-foot multimodal paths with a 5-foot parkway on either side of the roadway. The multimodal path will include a 6-foot sidewalk and a 5-foot directional separated bike lane. No on-street bicycle facilities will be provided.

Purple Sage Trail (west side of Property) – a major collector that runs along the western portions of the site will include 5-foot sidewalks and 5-foot parkways on both sides of the roadway and on-street bike lanes. A bicycle/pedestrian street crossing will be provided at Getaway Trail to access the Sinclair Wash FUTS trail and adjacent residential neighborhoods.

Purple Sage Trail (south side of Property) – a major collector that runs east and west along the southern edge of the Property will include a 16-foot concrete multimodal path and 5-foot parkway on the north side of the road adjacent to the Property just east of the parking garage entrance (about mid-block) continuing to the intersection of Purple Sage Trail and Beulah Boulevard. A bicycle/pedestrian street crossing at the parking garage driveway will be provided. The south side of the road will have an 11-foot multipurpose path from Beulah Boulevard to the crossing. From the crossing going west, there will be a 10-foot FUTS trail along the Fort Tuthill property connecting with the Sinclair Wash Trail. This portion of Purple Sage Trail will not have on-street bike lanes.

Off-Site

One of the primary off-site transportation improvements required to support the development of the Hospital and ACC includes the expansion of Beulah Boulevard between Woodlands Village and John Wesley Powell Boulevard from a two-lane roadway with no edge improvements to a four-lane roadway with a center median. The bicycle and pedestrian improvements identified above need to be included within this roadway improvement. As this roadway is improved, special consideration needs to be given to the Cosmic Ray Tunnel at Sheep Hill Trail to ensure functionality. Protected intersection designs are encouraged along this corridor.

v. <u>Compatibility and Architectural Design Standards</u>

Compatibility does not mean "the same as" but rather it refers to how well a new development is sensitive to the character of existing development. The Zoning Code breaks down compatibility into three categories: Patterns of Development, Scale, and Continuity.

Patterns of Development include streetscapes, site relationships, signage, and landscape features. The proposed development has been laid out to conform with the Regional Plan roadway alignment. This roadway alignment was modified through a Minor Regional Plan Amendment and the new roadways are required to be designed to accommodate a future underpass under I-17. The applicant proposes to delay constructing the roadway to comply with the full standards for the future underpass until such time as the project is funded and scheduled for construction. The proposed streetscapes are designed in accordance with Engineering Standards based on the designated roadway classification (arterial or collector). These roadways are drastically different from existing conditions but are what was anticipated for future development. The applicant is proposing to make the Hospital and ACC buildings the center of the overall Planning Area and the core of the activity center with a main entrance

located on Beulah Boulevard. For the most part, adjacent parcels to the Hospital and ACC site are under the control of NAH and are planned to be developed as a Health Village with supporting uses complementary to Hospital and ACC uses. Where the site abuts other private property, open space areas have been incorporated to help buffer and mitigate impacts from the Hospital and ACC uses. Signage and landscaping have not yet been reviewed for this development but will be required to conform with existing zoning regulations. Overall, the pattern of development is aligned with the Suburban Activity Center Table of Characteristics as described in the Regional Plan.

Scale refers to similar or harmonious proportions, overall height and width, the visual intensity of the development, and the building massing. The applicant is proposing to rezone the Property from a zoning district with a maximum height limit of 35 feet to a zoning category with a maximum height limit of 60 feet with a modification through the Specific Plan to allow a maximum building height of 160 feet. The 160-foot height allowance would be limited to patient towers. The primary purpose of this increased building height is to achieve greater efficiencies within the interior operations of the patient bed tower. The bed tower will consist of 276 beds which is slightly higher than the existing Hospital at 242 beds. Additionally, hospitals have taller floor heights than other traditional buildings adding to the need for higher maximum building height. The building has been sited to reduce the impacts of the proposed building height by locating the building interior to the property with significant buffers from adjacent properties and by limiting the height to the portions of the building that need the increased efficiency. The proposed building height of 160 feet is much taller than any other building in Flagstaff, including the NAU campus which is exempt from local zoning requirements. The proposed height exceeds the standards of what is considered Suburban development as described in the Regional Plan even within a Regional Activity Center. Future rezonings in the area could allow buildings of up to 60 feet, but it is unlikely that there will be any development within the immediate vicinity outside of the hospital building and future expansions that would exceed 60 feet in height. The applicant states that future surrounding development will be consistent with the planned Hospital.

Continuity encompasses patterns of development and scale, but also site development, building forms, texture, materials, details, and colors. Specific Architectural Design Standards have been provided for the Hospital as part of the Specific Plan. These design standards call out "Mountain Modern" as the primary architectural design theme for the Hospital and ACC. The applicant is proposing to allow secondary building materials such as stucco and their derivatives in combination with other secondary materials such as shiny metal panels to act as the primary materials for the Hospital and ACC. Additionally, large expanses of glazing are anticipated to treat the proposed building architecturally. A more in-depth analysis of the proposed Architectural Design Standards is provided in the Specific Plan staff report.

vi. <u>Landscaping</u>

Landscaping plans are not required in conjunction with a Concept Zoning Map Amendment application. If this rezoning is approved, Staff will review the required landscape plans and ensure compliance with the Zoning Code during site plan review. Firewise landscaping is recommended for areas in and around the Hospital which requires moving foundation landscaping further away from the building. A condition of approval has been added to this application in support of the guidance provided as part of the Wildland Fire Analysis.

vii. <u>Outdoor Lighting</u>

Outdoor Lighting plans are not required in conjunction with a Concept Zoning Map Amendment application. The subject property is located within Lighting Zone 2. The Outdoor Lighting Standards were recently updated to include provisions specific to LED light sources. These new standards will become effective prior to the approval of this rezoning and will be required to be met as part of the development approvals for the site. The Outdoor Lighting Standards do not include requirements to address impacts from internal illumination sources. Because of the proposed height of the Hospital bed tower, it was requested that windows visible from the Naval Observatory be treated to reduce potential impacts. The applicant intends to provide shades on each of the windows on the North and East elevations that will operate on a timer to reduce these impacts. Additionally, architectural elements have been added to the building to help screen these windows from the direction of the Observatory.

The new Outdoor Lighting Standards do place strict limits on the type of white light that may be used on a property. The Hospital will likely request a variance from these standards in relation to the lighting of the entrance to the emergency room. These lights are located under a canopy and are not likely to cause a significant impact to the Observatory who will be consulted on any such request. A final lighting application will be required at the time of building permit submittal.

viii. Parking

The Zoning Code provides unique parking standards for each land use category. Hospitals are required to provide 1 parking space per 3 employees plus 2 parking spaces per 3 patient beds. The applicant identifies a total of 898 employees at peak capacity and a total of 276 patient beds. This would require 483 parking spaces. The ACC would be parked as a medical office requiring 1 parking space per employee and 5 parking spaces per doctor. There are 282 employees and 80 doctors which would require 682 parking spaces. The Hospital and the ACC together require a total of 1,165 parking spaces. The applicant is proposing to provide 2,355 parking spaces. This is 1,190 more parking spaces than are required by code or a 50 percent increase in the total amount of required parking. The site is allowed to exceed maximum parking requirements because a parking garage is provided. A total of 1,350 parking spaces are provided within the proposed garage with over 1,000 parking spaces provided in a large parking field located between the building and Beulah Boulevard. The applicant states that this parking is necessary to accommodate shift changes. Exceeding minimum parking standards can induce demand for vehicle trips. There will be less of an incentive for employees of this location to utilize other modes of transportation.

Bicycle parking is also required to be provided. The applicant intends to provide both customer and employee bicycle parking spaces including indoor spaces with the garage. The applicant is also exceeding the requirements for bicycle parking and has included additional standards within the Specific Plan.

ix. Historic /Cultural Resources

A Cultural Resource Report has been prepared by the applicant. The report has been reviewed and approved by the Heritage Preservation Commission with the following condition that the identified stone piers/fence resource and rail alignment be avoided if possible. Most of the features are on the west side of the existing FUTS trail which is proposed to be preserved as part of the overall development plan. The other feature is located outside of this proposed rezoning area but within the larger Specific Plan area. If these features cannot be avoided the applicant is required to mitigate the loss.

B. Public Systems Impact Analysis

i. Transportation Impact Analysis (TIA)

The Engineering Design Standards and Specifications for New Infrastructure require the impact of traffic flow generated by new developments on the City's transportation network to be considered in the approval process for all developments. The purpose of this consideration is to:

Determine the transportation impacts of the project on the existing and future public transportation networks and identify measures to mitigate these impacts.
Provide sufficient information for an assessment of the fair costs to mitigate the impacts of the development.
Coordinate circulation aspects of the project with those of other projects, existing developments, and the City's general and specific plans.
Ensure uniform requirements and treatment for all developers.

The City Traffic Engineer approves the level, scope, and impact area for the analysis of each project, as well as any special conditions and issues to be addressed. The need and level of analysis for a TIA are based on the number of vehicle trips generated by the development during the peak hour. A Category 2-MULTI analysis is required for developments that generate more than one thousand (1,000) peak-hour directional trips and

consist of multiple phases. The proposed Health Village falls within this category. The analysis is required to cover the circulation system within the influence area of the development and may include analysis at different future stages of the project.

A full project TIA was prepared for the NAH Health Village by CivTech, Inc. to demonstrate the anticipated traffic volumes generated from the proposed Health Village over a twenty plus year horizon. This TIA studies years 2025, 2030, and 2045.

Horizon Year 2025 includes the Hospital, ACC, medical offices, hotel, restaurants, retail/shopping, and conference center. These proposed uses in 2025 are expected to generate a total of 26,982 daily trips; with 3,005 a.m. peak hour trips, 2,673 midday peak hour trips, and 2,133 p.m. peak hour trips. These numbers have been reduced by anticipated internal capture (trips that travel from one on-site land use to another). There were three different internal capture reductions calculated; one for trips from one zone to another zone, one for trips that stay within one zone, and one for medical land uses to other medical land uses.

Horizon Year 2030 includes all uses from 2025 plus multi-family residential units, hotel, restaurants, retail/shopping, medical offices, a laboratory, and a research center. The expected trip generation in 2030 is 37,640 daily trips; with 3,673 a.m. peak hour trips, 3,640 midday peak hour trips, and 2,904 p.m. peak hour trips (including anticipated internal capture).

Horizon Year 2045 (full project build out) includes all uses from 2025 and 2030 plus additional medical offices, hotel, and research office. The expected trip generation in 2045 is 53,190 daily trips; with 5,031 a.m. peak hour trips, 4,998 midday peak hour trips, and 3,824 p.m. peak hour trips (including anticipated internal capture).

For comparison purposes, in 2019, Butler Avenue just east of Sawmill Road had a total of 27,710 daily trips, with 2,110 a.m. peak hour trips and 2,498 p.m. peak hour trips. Currently, Beulah Boulevard has a total of 3,823 daily trips. In 2025, with the NAH project, Beulah Boulevard would have approximately 17,677 daily trips.

Due to time pressures and the complexity of the TIA, NAH agreed to break their entitlement cases into two phases. Phase 1 now consists of the application currently under review focusing on the Hospital and ACC in addition to the open space and civic space components of the development. The larger TIA including the surrounding Health Village uses has been put on hold until after the Phase 1 entitlements have been resolved. A draft of the revised TIA for this limited scope development has been received and is currently under review by Transportation Engineering staff. It is anticipated that these uses alone would generate 10,574 daily trips with 996 am peak hour trips and 828 pm peak hour trips (including internal capture). Permission was granted to allow the Specific Plan and Concept Zoning Map Amendment cases to move forward to public hearing with the Planning & Zoning Commission prior to acceptance of the final limited scope TIA.

Transportation Engineering staff have extrapolated the required mitigation for the Phase 1 entitlement case utilizing the full project TIA submitted with the larger NAH Health Village project to be supported by the limited scope TIA. The required Phase 1 improvements include the following transportation improvements:

Beulah Boulevard widening from Woodlands Village Boulevard to John Wesley Powell Boulevard

- Add additional thru lanes in north and south-bound directions (to include potential dedicated Transit/Emergency Vehicle Lane)
- Add raised median (15 feet)
- Add bike lanes (4.5 foot southbound with a 2-foot buffer, 5 foot northbound with a 2-foot buffer, and 6-foot aggregate shoulder)
- Add curb, gutter, parkway (minimum of 5 feet), and a 10-foot meandering FUTS along west side (development side)
- Curb and gutter on east side may be required but are not currently shown on cross sections within the Specific Plan

Beulah Boulevard and John Wesley Powell Boulevard Roundabout

Add a westbound right by-pass/U-turn lane adjacent to the dual roundabouts
Add a north leg receiving lane
Transition bicycle lanes and buffers into the roundabout

I-17 Southbound Ramp and John Wesley Powell Boulevard Roundabout

Add southbound right by-pass/U-turn lane adjacent to the dual roundabouts
Add eastbound right to southbound channelized right turn lane
Add south leg receiving lane

I-17 Northbound Ramp and John Wesley Powell Boulevard Roundabout

Add a roundabout to include:

- Dual internal circulating lanes in eastbound direction
- Single internal circulating lanes in northbound, westbound, and southbound directions
- Single entering westbound lane
- Dual entering eastbound lanes to start immediately after the bridge
- Dual entering northbound lanes
- Single receiving lanes on the east and north legs
- Dual receiving lanes on the west leg to end immediately before the bridge
- Bicycle and pedestrian facilities

Beulah Boulevard and Fairgrounds Road Intersection

Add underground utilities for a future signal
Add a second northbound and southbound through lane
Add northbound and southbound buffered bicycle lanes
Add a southbound right turn lane with 200 feet of storage
Add a northbound left turn lane with 180 feet of storage

Beulah Boulevard and Infantry Road (current Purple Sage Trail) Intersection D

Add underground utilities for a future signal
Add a second northbound and southbound through lane
Add northbound and southbound buffered bicycle lanes
Add a new southbound right turn lane with 200 feet of storage
Add a new northbound left turn lane with 150 feet of storage and right-of-way for a future dual left turn lane
Add an eastbound approach with a receiving lane, a left turn lane, and a right turn lane

Beulah Boulevard and re-aligned Purple Sage Boulevard New Intersection C

New intersection being built at the correct grades for a future underpass at I-17
Add a signal
Add a second northbound and southbound through lane
Add northbound and southbound buffered bicycle lanes
Add a southbound right turn lane with 325 feet of storage
Add right-of-way for a future southbound left turn lane with 200 feet of storage and 90-foot taper/gap
Add a northbound left turn lane with 275 feet of storage and right-of-way for a future dual left turn lane
Add right-of-way for a future northbound right turn lane with 150 feet of storage and 90-foot taper/gap
Add dual eastbound left turn lanes with 200 feet of storage per lane

Add right-of-way for a future eastbound through lane
Add an eastbound right turn lane with 475 feet of storage
Add two westbound receiving lanes
Add an eastbound 11-foot multi-use path
Add a westbound 16-foot multi-use path
Add a minimum 5-foot parkway east and west bound

Beulah Boulevard and Main Entrance New Intersection B

Add underground utilities for a future signal with correct signal ramp slopes
Add a new northbound left turn lane with 100 feet of storage
Add a second northbound and southbound through lane
Add northbound and southbound buffered bicycle lanes
Add a southbound right turn lane with 275 feet (avg of A & C) of storage
Add a northbound left turn lane with 240 feet (avg of A & C) of storage and right-of-way for a future dual left turn lane
Add two eastbound travel lanes (left turn lane and right turn lane)
Add two westbound receiving lanes
Add an eastbound 10-foot multi-use path (internal to the site)
Add a westbound 8-foot sidewalk (internal to the site)
Add a minimum 5-foot parkway east and west bound

Beulah Boulevard and Woody Mountain Road New Intersection A

Add a signal
Add a second northbound and southbound through lane
Add northbound and southbound buffered bicycle lanes
Add a southbound right turn lane with 350 feet of storage
Add a northbound left turn lane with 200 feet of storage and right-of-way for a future dual left turn lane
Add dual eastbound left turn lanes with 300 feet of storage per lane
Add an eastbound right turn lane with 300 feet of storage
Add two westbound receiving lanes
Add eastbound and westbound 11-foot multi-use paths
Add a minimum 5-foot parkway east and west bound

Beulah Boulevard and re-aligned Mountain Dell Intersection

Realign Mountain Dell at 90 degrees coming into Beulah Boulevard
Add underground utilities for a future signal with correct signal ramp slopes
Add a new southbound right turn lane with 100 feet of storage
Add a new northbound left turn lane with 100 feet of storage
Add a second northbound and southbound through lane
Add northbound and southbound buffered bicycle lanes
Provide an eastbound left turn refuge lane for at least one vehicle on Beulah Blvd

Beulah Boulevard and University Heights Drive South Intersection

Add a signal
Add a new northbound left turn lane with 100 feet of storage
Add a second northbound and southbound through lane
Add northbound and southbound buffered bicycle lanes
Provide dedicated eastbound left and right turn lanes

Beulah Boulevard and Lake Mary Road/University Heights Drive North Intersection

Add a second northbound and southbound (potential conflict with bridge pillar) through lane
Add a westbound channelized right turn lane

Add a second westbound left turn lane and extending the storage to 200 feet per turn lane (potential conflict with bridge pillar)
Add northbound buffered bicycle lanes
Add southbound bicycle buffers
Add westbound bicycle lanes

Beulah Boulevard and Woodlands Village Intersection

Add a second northbound left turn lane and extend the storage to 300 feet per turn lane
Extend the eastbound left turn lane storage to 225 feet which involves creating side-by-side left turn lanes

Beulah Boulevard and McConnell Intersection

Add a second westbound left turn lane by relocating the median to the south and using one of the two eastbound receiving lanes as the new westbound left turn lane
Restripe the eastbound left turn lane to include 225 feet of left turn lane storage
Make the driveway into Walmart right in/right out
Restrict the left turns out of the driveway at the Comfort Inn I-17 & I40

The following are improvements internal to the Project:

Woody Mountain Road from Beulah Boulevard to cul-de-sac

Add two thru lanes in east and west bound directions
Add raised median (15 feet)
Add curb, gutter, parkway (minimum of 5 feet) and an 11-foot multimodal path along both sides

New Intersection F: Woody Mountain Road and Hospital Driveway

Add underground utilities for a future signal
Add a westbound right turn lane with 120 feet of storage
Add two westbound through lanes and receiving lanes
Add a westbound left turn lane with 200 feet of storage and right-of-way for a future dual left turn lane
Add an eastbound right turn lane with 120 feet of storage
Add two eastbound through lanes and receiving lanes
Add an eastbound left turn lane with 180 feet of storage
Add a northbound and southbound approach that is wide enough for a left turn lane, a through lane, a right turn lane, and a receiving lane
Add eastbound and westbound 11-foot multi-use paths
Add a minimum 5-foot parkway east and west bound

New Intersection G: Purple Sage Boulevard and Hospital Driveway

Add underground utilities for a future signal
Add a westbound right turn lane with 150 feet of storage and right-of-way for a future free-flow/channelized right turn lane
Add two westbound through lanes and receiving lanes
Add a westbound left turn lane with 150 feet of storage
Add an eastbound right turn lane with 120 feet of storage
Add one eastbound through lane and two receiving lanes
Add an eastbound left turn lane with 120 feet of storage

Add a northbound approach that is wide enough for a left turn lane, a through lane, a right turn lane, and a receiving lane
Add a southbound approach that is wide enough for a left turn lane, a right turn lane, a receiving lane, and right-of way for a future through lane and dual left turn lanes
Add eastbound and westbound 11-foot multi-use paths
Add a minimum 5-foot parkway east and west bound

New Intersection M: Purple Sage Boulevard and Parking Garage Driveway
Add a westbound channelized right turn lane with a raised pedestrian crosswalk and bicycle path
Add one westbound through lane and one receiving lane
Add eastbound and westbound two-way left turn lane
Add one eastbound through lane and one receiving lane
Add a northbound approach that is wide enough for a shared left, a through lane, a right lane, and a receiving lane
Add a southbound approach that is wide enough for a left turn lane, a shared through and right turn lane, and a receiving lane
Add eastbound and westbound 11-foot multi-use paths
Add a minimum 5-foot parkway east and west bound

New Intersection O: Purple Sage Boulevard and Getaway Trail
Add one northbound through lane and one receiving lane
Add northbound and southbound two-way left turn lane
Add one southbound through lane and one receiving lane
Add northbound and southbound bicycle lanes
Add an eastbound approach that is wide enough for a left turn lane, a right turn lane, and a receiving lane

These improvements are the anticipated outcome of the limited scope TIA. They are subject to change based on the formally accepted TIA and conditions of approval. The required transportation improvements are required to be completed and accepted by the City prior to the first certificate of occupancy for the Project including both the Hospital and ACC.

ii. Water and Wastewater Impact

A Water and Sewer Impact Analysis (WSIA) was completed on February 9, 2022 and amended by letter on December 5, 2022. The proposed development is located within the City of Flagstaff urban growth boundary and can be served by City water and sewer utilities. Currently there is no infrastructure in the ground on-site to support this development, so all on-site sewer and water systems will have to be designed and built. Off-site improvements are discussed in more detail below. It is the developer's responsibility to design and construct all on-site, off-site, and connecting water infrastructure per the City of Flagstaff Engineering Standards.

Water

Required water infrastructure includes a proposed 16" water main extended through the project site. This waterline will create a loop from a well on the Fort Tuthill property to the existing 12" main located at the intersection of Liztler Drive and University Heights Drive South. The City may elect to construct the 16" main up to the original connection location identified in the WSIA at the intersection of Lake Mary Road and Beulah Boulevard. If the City chooses for the connection to be made at Lake Mary Road, it will pay the difference in cost for the construction of the water line between the two connection points. This extension is approximately 9,000 linear feet.

The property lies within the City of Flagstaff zone 'B' water pressure system limits and meets the minimum

pressure requirements stated in the City of Flagstaff Engineering Standards. High pressures have been noted on site which requires the developer to install pressure reducing valves after the meter when noted. The waterlines to be constructed within the site shall feed off the proposed 16" main that connects to the Fort Tuthill Extension at junction J-171 and to the 12" line at University Heights Drive South. All water mains constructed within the project limits shall be looped and meet all City of Flagstaff, AWWA, ADWR, and ADEQ standards. It is the applicant's responsibility to design, acquire adequate right-of-way, and construct all off-site and connecting water infrastructure in accordance with all applicable City, State, and federal rules and regulations.

The applicant must also construct a water storage tank and the associated waterlines to connect it to the Zone 'B' system. The tank shall store a minimum net volume of 685,000 gallons and must be placed at an elevation that will provide adequate pressure for the zone 'B' system. The City of Flagstaff has confirmed that there is sufficient storage capacity for the Ambulatory Care Center (ACC), but anything constructed after the ACC will require the tank to be constructed prior to certificate of occupancy. The City of Flagstaff has agreed to acquire the appropriate land rights necessary to place the tank(s) and convey the water from the tanks(s) to the public distribution system. In the event the City is unable to obtain the necessary land rights, the applicant will be responsible for finding an appropriate location for the 685,000-gallon water tank prior to any certificate of occupancy beyond the ACC. The City of Flagstaff is currently evaluating an upsize of the tank to approximately 2 million gallons. If requested by the City, the applicant will construct an upsized water tank. Any additional costs affiliated with the upsized storage will be reimbursed by the City beyond the required 685,000 gallons.

Wastewater

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

iii. Stormwater Analysis

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

III. Zoning Map Amendment Findings

An application for a Zoning Map Amendment shall be submitted to the Planning Director and shall be reviewed and a recommendation prepared. The Planning Director's recommendation shall be transmitted to the Planning and Zoning Commission in the form of a staff report prior to a scheduled public hearing. The recommendation shall include: an evaluation of the consistency and conformance of the proposed amendment with the goals and policies of the General Plan and any applicable specific plans; the grounds for the recommendation based on the standards and purposes of the zones set forth in Section 10-40.20 (Establishment of Zones) of the Zoning Code; and whether the amendment should be granted, granted with conditions to mitigate anticipated impacts caused by the proposed development, or denied.

Zoning Map Amendments shall be evaluated based on the following findings:

A. Finding #1:

The proposed amendment must be found to be consistent with and in conformance with the goals and policies of the General Plan (Regional Plan) and any applicable specific plans. If the application is not consistent with the General Plan, and any other applicable specific plan, the applicable plan must be amended in compliance with the procedures established in Chapter 11-10 of the City Code (Title 11: General Plans and Subdivisions) prior to considering the proposed amendment.

i. NAH Health Village Specific Plan Process and Analysis Summary

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

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

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

ii. Applicable General Plan Goals and Policies

As part of its review, staff identified relevant Regional Plan Goals and Policies that could be applied to support or not support the proposed Zoning Map Amendment. The following is a discussion of how the project generally meets or conflicts with goals and policies in each chapter of the Regional Plan.

a. Environmental Planning & Conservation

Policy E&C.1.4. *Maintain air quality through pursuit of non-polluting industry and commercial enterprises.*

Hospitals are not considered a major cause of air pollution.

Goal E&C.2. *Achieve carbon neutrality for the Flagstaff community by 2030.*
Policy E&C.2.1. *Encourage the reduction of energy and material consumption.*
Policy E&C.2.2. *Promote investments that create a connected and efficient community, decrease emissions from transportation and building energy, and strengthen climate resiliency.*
Policy E&C.*2.4. Promote developments that help the community achieve carbon neutrality through strategies that reduce the project's emissions from transportation, energy, and consumption.*
Goal E&C.3. *Prepare Flagstaff's community systems and resources to be more resilient to climate change impacts, and address climate change in a manner that prioritizes those most impacted and ensures the costs and benefits of climate adaptation and mitigation are equitably distributed.*

NAH has expressed a desire to 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. Pursuant to that commitment, NAH submitted a sustainability proposal within the associated Specific Plan. NAH has detailed ways in which the development has the potential to contribute to the Flagstaff Regional Plan's carbon neutrality and resilience goals. The sustainability proposal contains paths that can contribute to high building performance, energy efficiency, partial building electrification, and reduced embodied carbon. The projected reduction (or increase) in greenhouse gas emissions remains highly uncertain due to the proposal's many different options and suggestive language, and the lack of greenhouse gas emissions projections or goals for the Hospital relocation.

Accessible and convenient transportation to the new Hospital remains an unaddressed service. The current location provides multiple frequent transit lines and nearby access (resulting in shorter trips) from the most populated and highest density areas of Flagstaff. NAH has indicated some form of transit will be provided, whether through Mountain Line or privately provided by NAH. As of the writing of this report, Mountain Line is not able to provide transit to the Property without additional financial resources. In the interim NAH has committed to providing 20-minute shuttle service. Concerns remain about how underserved members of our community will access the Hospital, and how the relocation may affect greenhouse gas emissions from transportation. Staff requested that NAH develop a Transportation Demand Management (TDM) plan or strategy for their Project. To date, the City has not yet developed standards or requirements for TDM plans and was not able to require a plan. TDM strategies and policies work to reduce travel demand or to redistribute the demand, which can be a cost-effective alternative to increasing capacity. These strategies should focus on reducing the need for trips, the length of trips, and providing alternatives for travel choices.

Goal E&C.5. *Preserve dark skies as an unspoiled natural resource basis for an important economic sector, and core element of community character.*

As described within this report, NAH has provided a plan to address light pollution from the Project site.

Goal E&C.6. *Protect, restore, and improve ecosystem health and maintain native plant and animal community diversity across all land ownerships in the Flagstaff region.*

NAH has worked with local Forest Restoration groups to thin the Project site in preparation for future development.

Goal E&C.10. *Protect indigenous wildlife populations, localized and larger-scale wildlife habitats, ecosystem processes, and wildlife movement areas throughout the planning area.*

Map 8: Concentration of Natural Resources identifies a riparian corridor following the eastern reach of the Sinclair Wash which closely aligns with the Sinclair Wash FUTS trail. Riparian corridors can provide connectivity for small mammals and birds within the built environment. There are no perennial waters along this riparian corridor and the presence of riparian vegetation is sporadic. NAH is preserving approximately 10 acres of land around the FUTS trails which will help to preserve this corridor. The use of reflective glass on the tallest portions of the proposed building is discouraged to avoid bird strikes.

b. <u>Open Space</u>

Goal OS.1. *The region has a system of open lands, such as undeveloped natural areas, wildlife corridors and habitat areas, trails, access to public lands, and greenways to support the natural environment that sustains our quality of life, cultural heritage, and ecosystem health.*

The Sinclair Wash FUTS trail currently traverses the Property. This trail will remain in its current location

and will be supported with additional open space on either side of the trail. As discussed above, this trail is the general location of an existing riparian corridor providing additional protections. This trail provides access to the County-operated Fort Tuthill Regional Park. Additionally, the Project includes a "Wellness Retreat" intended to provide respite and recreational opportunities for patients as well as the general public.

c. Water Resources

Policy WR.4.3. *Development requiring public utility services will be located within the Urban Growth Boundary.*

As shown on Map 21 of the Regional Plan, the Property is located within the Urban Growth Boundary. There is existing water infrastructure within the Project area that can support the proposed development with an extension of the line north to University Heights Drive. Additional water storage is necessary to adequately serve the Project. New sewer infrastructure has been installed that will support the development of the site. These improvements will be required prior to the occupancy of the project. The proposed development complies with the findings of the Drainage Impact Analysis discussed in the Public Systems Impact Analysis section of this report.

d. Efficient Use of Energy

Goal E.1. *Increase energy efficiency.*
Policy E.1.1. *Promote and encourage innovative building practices through instruction on efficient building materials and methodology.*
Policy E.1.4. *Promote cost-effective, energy-efficient technologies and design in all new and retrofit buildings for residential, commercial, and industrial projects.*
Policy E.1.5. *Promote and encourage the expansion and use of energy-efficient modes of transportation: a. Public transportation b. Bicycles c. Pedestrians.*
Policy E.1.13*. Promote and encourage the use of fuel-efficient vehicles that use renewable fuels.*
Goal E.2. *Expand production and use of renewable energy.*
Policy E.2.2*. Preserve opportunities for development of renewable energy resources in the planning process.*
Policy E.2.4. *Encourage small-scale renewable energy production and use on the local level on appropriate residential, commercial, and industrial parcels.*

NAH states that all buildings developed on site shall use best practices in high performance design, with the intent of limiting energy and water use during operation. The following are the baseline systems that will be required:

Efficient lighting – LEDs, daylight dimmers, and occupancy sensors
HVAC – heat pumps with back up, or heat recovery chillers, or a fully electric building
Domestic Hot Water – heat pump, or heat recovery, or high efficiency natural gas heaters

There are many recommendations for design elements and certifications but none that are identified as requirements.

The building will include emergency power generation from a diesel generator capable of maintaining emergency building operations for 96 hours. The hybrid gas and electric central plan 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.

NAH further states that renewable energy will play a critical role in the eventual carbon neutrality of the site and that they will perform an economic analysis to determine the cost feasibility of renewable energy and storage systems. Rooftops and/or parking lots will be made PV ready.

NAH commits to providing 20 electric vehicle (EV) charging stations and further states that the hospital will provide 8 on-site EV stalls for visitors with infrastructure to accommodate an additional 12 visitor charging stations in the future and 12 EV stalls provided in the garage for staff.

e. Community Character

Goal CC.1. *Reflect and respect the region's natural setting and dramatic views in the built environment.* ***Policy CC.1.1.*** *Preserve the natural character of the region through planning and design to maintain views of significant landmarks, sloping landforms, rock outcroppings, water courses, floodplains, and meadows, and conserve stands of ponderosa pine. Policy CC.1.2. Continue to define and further develop the community character by incorporating the natural setting into the built environment at all design scales.* ***Policy CC.1.3.*** *Design development patterns to maintain the open character of rural areas, protect open lands, and protect and maintain sensitive environmental areas like mountains, canyons, and forested settings.*

The project site has been laid out to reduce the impacts of the portion of the building (patient tower) that will project above the tree line. This portion of the building has also been aligned to take advantage of the dramatic views to the north of the site to assist with patient healing and well-being. NAH has prepared a visual assessment of the building to depict how the building will be seen from surrounding areas, including Fort Tuthill, Mountain Dell, and Ponderosa Trails as well as the adjacent residential areas. The patient tower will be most visible from I-17, Beulah Boulevard, and the surrounding streets as well as from the residential areas directly to the west and undeveloped areas directly to the north.

The Property falls within the Resource Protection Overlay (RPO) except for three parcels which will be added to the RPO as part of this application. Parcels with the PF and HC zones are required to preserve 30% of the tree resources on-site. There are no floodplains or steep slopes located within the Property. Most of the tree preservation will occur on the Wellness Retreat which is located behind the Hospital from Beulah Boulevard but adjacent to the adjoining residential areas providing a visual buffer between uses.

Goal CC.2. *Preserve, restore, and rehabilitate heritage resources to better appreciate our culture.*

The Property was evaluated as is required by the Zoning Code with a Cultural Resource report. The report indicated portions of a historic fencerow and an old rail line. The study recommends avoiding these areas. Both are located within the vicinity of the Sinclair Wash FUTS and will be encompassed within the adjoining open space areas.

Goal CC.3*. Preserve, restore, enhance, and reflect the design traditions of Flagstaff in all public and private development efforts.*
Policy CC.3.1*. Encourage neighborhood design to be respectful of traditional development patterns and enhance the overall community image.*
Policy CC.3.2*. Maintain and enhance existing buildings and blend well-designed new buildings into existing neighborhoods.*
Policy CC.3.3*. Emulate the most celebrated design traditions of Flagstaff, particularly the pre-Route 66 and early Route 66 eras.*
Goal CC.4*. Design and develop all projects to be contextually sensitive, to enhance a positive image and identity for the region.*

NAH has developed architectural standards for the Property that are intended to reflect design characteristics of "Mountain Modern" architecture which juxtaposes rustic elements of traditional vernacular architecture with the clean lines of contemporary architecture. The development location, while previously consisting of residential dwellings, is considered greenfield development. The existing design patterns that could be followed at this location are not appropriate due to the proposed development being a much different scale and intensity than the adjacent undeveloped, rural residential, or Regional Park development pattern. NAH has sited the proposed buildings to reduce impacts on surrounding properties but the new development will be a dramatically different scale than existing or future development in the area.

Policy CC.4.4. *Design streets and parking lots to balance automobile facilities, recognize human-scale and pedestrian needs, and accentuate the surrounding environment.*

NAH is requesting to modify site planning design standards for the Hospital and ACC buildings in regard to building placement. The Regional Plan and the Zoning Code both state a preference to locate buildings closer to the street, especially in activity centers, to provide greater accessibility to those traveling without the use of a vehicle and to create a comfortable and safe pedestrian environment. In this case, the proposed buildings need to be set back to avoid the noise generated by I-17 and the airport. A large parking field with approximately 1,000 parking spaces is located between the building and the main transportation corridor (Beulah Boulevard) is not in conformance with this principle. NAH is working through site plan design to incorporate adequate bicycle and pedestrian accessibility through the site.

Policy: CC.4.9. *Develop appropriate tools to facilitate the undergrounding of existing overhead utility lines, especially in established viewsheds and in reinvestment areas.*

Three 69KV and one 12 KV overhead electric lines are located within the planning area. Two of the 69KV lines run northeast to southwest along the northern boundary of the planning area. The other 69 KV line runs north-south through the Property. This line is proposed to remain in place and will be located adjacent to the new Hospital building just to the west or behind the building from Beulah Boulevard. The 12KV line runs north-south near the eastern boundary of the planning area and will be relocated and buried in connection with improvements to Beulah Boulevard.

f. <u>Growth Areas & Land Use</u>

Policy LU.5.2. *Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.*
Policy LU.5.3*. Promote compact development appropriate to and within the context of each area type: urban, suburban, and rural.*
Policy LU.5.5. *Plan for and promote compact commercial development as activity centers with mixed uses, allowing for efficient multi-modal transit options and infrastructure.*
Policy LU.5.6. *Encourage the placement of institutional and civic buildings centrally within a neighborhood to promote walkability and multi-use recreation spaces.*

The new NAH Health Village will not be located within the urban core of Flagstaff. The expansion of this planning area into the city periphery increases the cost of providing infrastructure and services to the site. These costs are substantial and require support from the City. NAH states that redevelopment at their existing location is not a viable option due to the existing road network that divides the current campus. There are no other reasonable options for a large development site within the urban core of Flagstaff that would meet the needs of the Hospital and ACC. Without this option, NAH chose a location within a future activity center with the intention of developing a fully functioning core for what will likely become a much larger neighborhood. This core includes open space, office, commercial and residential development as

part of Phase 2. The Regional Plan amendment approved by City Council increased the intensity and scale of the activity center in anticipation of the Specific Plan and Zoning Map Amendment applications. In this previous decision, the appropriateness of regional travel being located close to the interstate interchanges and connected to the Woodlands Village Activity Center was deemed an appropriate adjustment to the Regional Plan. The proposed development, specifically the patient tower, does exceed the context provisions of the suburban area type, especially regarding building height. However, NAH has worked to design a building that limits the overall height of the facilities while keeping the tallest portions of the building to those that gain the greatest efficiencies (i.e., the patient bed tower).

Goal LU.6*. Provide for a mix of land uses.*
Policy LU.6.2. *Consider commercial core areas, corridors, activity centers, employment centers, research and development parks, special planning areas, and industrial uses as appropriate place types and area types for employment opportunities.*
Policy LU.6.3. *Encourage new mixed-use neighborhoods in appropriate locations within the growth boundary.*
Policy LU.6.4. *Provide appropriate recreational and cultural amenities to meet the needs of residents.*

The current proposal is for the rezoning for Phase 1 of the future NAH Health Village which includes the Hospital, ACC, and affiliated open space areas. NAH intends to move forward with a Phase 2 rezoning that incorporates a larger mix of uses including residential development. The Wellness Retreat is intended to provide amenities to serve the patients, visitors, and the general public. The specific amenities have not yet been programmed for this area, and NAH has agreed to evaluate options for active recreational amenities at the request of our Parks, Recreation, Open Space, and Events (PROSE) Division.
Goal LU.7. *Provide for public services and infrastructure.*
Policy LU.7.1. *Concentrate urban development in locations that use land efficiently, and are served by roads, water, sewer, and other public facilities and services, and that support transit, reduced vehicle trips, and conservation of energy and water.*
Policy LU.7.3. *Require development proposals to address availability of adequate public services.*

The Property is located within a ***future*** activity center primarily because of the lack of infrastructure, public facilities, and services required to serve the density and intensity of uses that are anticipated within a regional activity center. NAH has performed several analyses to determine the required level of service necessary to serve the proposed development. These topics are covered in greater detail above in the Public Services Impact Analysis portion of this report.

Goal LU.15*. Plan for and encourage employee-intensive uses throughout the area as activity centers, corridors, research and development offices, business parks, and light industrial areas to encourage efficient infrastructure and multimodal commuting.*
Policy LU.15.1. *Encourage the grouping of medical and professional offices, light industrial, research, and skill training with other necessary workforce services and transportation options.*
Policy LU.15.2. *Consider the compatible integration of residential uses and proposed employment centers to reduce vehicle trips and commute times.*
Policy LU.15.3*. Incorporate neighborhood/support retail and other commercial uses, including childcare facilities, within new and renovated employment centers.*
Policy LU.15.4*. Accommodate safe and convenient walking, biking, and transit facilities in existing and proposed employment centers.*

The existing Flagstaff Medical Center is considered a major employer within the Flagstaff community. While employment opportunities are not expected to greatly expand with this first phase of the Health Village, the core of this activity center will be occupied by a major employer. The larger Health Village attempts to group medical and professional offices, and research and development uses with supporting

services including restaurants, retail, residential, and hotels.

Goal LU.18*. Develop well designed activity centers and corridors with a variety of employment, business, shopping, civic engagement, cultural opportunities, and residential choices.*
Policy LU.18.2. *Strive for activity centers and corridors that are characterized by contextual and distinctive identities, derived from history, environmental features, a mix of uses, well-designed public spaces, parks, plazas, and high-quality design.*
Policy LU.18.5. *Plan for and support multi-modal activity centers and corridors with an emphasis on pedestrian and transit friendly design.*
Policy LU.18.7. *Concentrate commercial, retail, services, and mixed use within the activity center's commercial core.*
Policy LU.18.9. *Plan activity centers and corridors appropriate to their respective regional or neighborhood scale.*
Policy LU.18.13. *Promote higher density development in targeted areas where economically viable and desired by the public.*
Policy LU.18.14. *Endorse efficiency of infrastructure with compact development within targeted activity centers.*
Policy LU.18.19. *New development in future activity centers should create street patterns that implement the characteristics of urban and suburban place-making within a functional transportation system that minimized dead ends and offset street and driveway connections.*

The NAH Health Village concept is the definition of an activity center in terms of intended uses. It will be based around a common theme which will characterize this activity center as distinctive and supportive of health-related resources. The overall layout of the Health Village is intended to support multimodal transportation opportunities. This activity center would be most successful if it were accessible via public transit ensuring the broader community access to this important site. The transportation network within the Health Village will include two dead-ends until such time as future development is required to complete road infrastructure on both Purple Sage Trail and Woody Mountain Road. These two roads will end in cul-de-sacs and will hopefully in the future connect at an intersection that will allow all modes of transportation greater access to the surrounding neighborhoods.

g. <u>Transportation</u>

Policy T.1.2*. Apply Complete Street Guidelines to accommodate all appropriate modes of travel in transportation improvement projects.*
Policy T.1.3. *Transportation systems are consistent with the place type and needs of people.*
Policy T.1.5. *Manage the operation and interaction of all modal systems for efficiency, effectiveness, safety, and to best mitigate traffic congestion.*
Policy T.1.6. *Provide and promote strategies that increase alternate modes of travel and demand for vehicular travel to reduce peak period traffic.*
Policy T.1.8. *Plan for development to provide on-site, publicly owned transportation improvements and provide adequate parking.*

A Transportation Impact Analysis has been submitted as part of the review of this application. The goal of that impact analysis is to ensure that all transportation infrastructure requirements are consistent with and further the goals and policies of the Regional Plan including enhancing complete street design options, designing infrastructure in accordance with the appropriate place type, promoting opportunities to increase the use of multiple modes of transportation, and mitigating traffic congestion. All new transportation improvements will focus on the redevelopment of the existing road network including Beulah Boulevard, Woody Mountain Road, and Purple Sage Trail. These streets all include features for bicycles, pedestrians, and motorized vehicles. No specific transit facilities beyond bus stops have been

contemplated at this time, but if public transit is able to extend to this site in the future, the City can re-evaluate best options for providing additional resources to assist with the provision of this service.

Goal T.3. *Provide transportation infrastructure that is conducive to conservation, preservation, and development goals to avoid, minimize, or mitigate impacts on the natural and built environment.*
Policy T.3.2. *Promote transportation systems that reduce the use of fossil fuels and eventually replace with carbon neutral alternatives.*
Policy T.3.8. *Promote transportation options such as increased public transit and more bike lanes to reduce congestion, fuel consumption, and overall carbon emissions and promote walkable community design.*

As previously stated, all the transportation improvements involve the reuse of existing roadways within the community except for a portion of Purple Sage Trail that will be relocated to provide better intersection design. The redesign of existing transportation improvements is more conducive to conservation and preservation and reduces the impacts on the natural environment. The proposed transportation improvements will not necessarily reduce the use of fossil fuels. The Hospital will be relocating out of the urban core and will increase the vehicle miles traveled within the city to access the site. The Property is more efficiently located for visitors traveling from outside of the city limits. Infrastructure is being developed to support carbon neutral alternatives.

Goal T.5. *Increase the availability and use of pedestrian infrastructure, including FUTS, as a critical element of a safe and livable community.*
Policy T.5.1. *Provide accessible pedestrian infrastructure with all public and private street construction and reconstruction projects.*
Policy T.5.4. *Design streets with continuous pedestrian infrastructure of sufficient width to provide safe, accessible use and opportunities for shelter.*

Pedestrian infrastructure includes both on-site and off-site improvements and will complete gaps within the existing transportation network for both bicycles and pedestrians. This includes the completion of a FUTS along Beulah Boulevard from the existing FUTS at University Heights South.

Goal T.6. *Provide for bicycling as a safe and efficient means of transportation and recreation.*
Policy T.6.2. *Establish and maintain a comprehensive, consistent, and highly connected system of bikeways and FUTS trails.*
Policy T.6.4. *Encourage bikeways and bicycle infrastructure to serve the needs of a full range of bicyclist experience levels.*
Policy T.6.5. *Provide short- and long-term bicycle parking where bicyclists want to travel.*

Bicycle infrastructure includes both on-site and off-site improvements, including the extension of the FUTS as described above, and the addition of buffered bicycle lanes on Beulah Boulevard will connect with the larger shoulders provided on Highway 89. These are much needed improvements within the existing bicycle infrastructure network. The Hospital and ACC site will provide both short- and long-term bicycle parking including indoor spaces within the parking garage. NAH intends to exceed the minimum requirements for bicycle parking on this site.

Policy T.7.3. *Support a public transit system design that encourages frequent and convenient access points, for various transportation modes and providers, such as private bus and shuttle systems, park-and-ride lots for cars and bicycles, and well-placed access to bus, railroad, and airline terminal facilities.*
Policy T.7.4. *Support mobility services for seniors and persons with mobility needs.*
Policy T.7.5. *Incorporate adopted plans and policies for non-motorized and public transportation in the permitting process for all development or land use proposals, including provisions for efficient access and mobility, and convenient links between pedestrian, bicycle, and transit facilities.*

The Hospital and ACC site has been designed to include bus stops internal to the site that meet the minimum standards of Mountain Line for serving the property. These stops have been accommodated so that when public transit is able to serve the site additional infrastructure will not be necessary. In the interim, before public transit will be able to serve the location, NAH will provide a private shuttle service that will be available to the general public including visitors, patients, and employees.

Goal T.8. *Establish a functional, safe, and aesthetic hierarchy of roads and streets.*
Policy T.8.1. *Promote efficient network connectivity to and within major trade corridors, employment centers, and special districts that enhances the region's standing as a major economic hub.*
Policy T.8.2. *Maintain the road and street classification system that is based on context, function, type, use, and visual quality.*

The Regional Plan identifies the hierarchy of roads necessary to serve the Project. Beulah Boulevard and Woody Mountain Road are classified as minor arterial roadways. Purple Sage Trail is classified as a minor collector street. The agreed upon cross sections for these roadways deviate from the current Engineering Standards to better accommodate bicycle and pedestrian facilities as indicated in the Active Transportation Master Plan. This is in anticipation of future code amendments that will incorporate these facilities into the existing street cross section standards.

h. <u>Cost of Development</u>

Policy CD.1.5. Require that new development pay for a fair and rough proportional share of public facilities, services, and infrastructure.
The applicant will be responsible for their proportional share of public facilities, services, and infrastructure. Improvements required to be completed prior to the opening of the Hospital or ACC will need to be funded in full by NAH unless the City agrees to cover costs outside of the required proportional share. The City has committed to assisting NAH with grant applications that can assist with the provision of infrastructure for this project.

i. <u>Public Buildings, Services, Facilities, & Safety</u>

Goal PF.2*. Provide sustainable and equitable public facilities, services, and infrastructure systems in an efficient and effective manner to serve all population areas and demographics.*
Policy PF.2.2*. Require new developments to pay their fair share toward the cost of additional capital improvements, infrastructure, and public service needs created by the development.*
Goal PF.3. *Provide high-quality emergency response and public safety services including law enforcement, fire, medical, and ambulance transport service.*
Policy PF.3.1. *Maintain high-quality effectiveness and efficiency in law enforcement, fire, and emergency services to the extent that is consistent with governmental operations, plans, public policies, population served, and monies available.*
Policy PF.3.2. *Locate City of Flagstaff and rural fire districts within the optimal response time for new and existing development.*

As discussed in the Specific Plan staff summary, a Fire Impact Analysis was required in conjunction with that application. This analysis recommended that given the expansion of the urban core of Flagstaff to the South, that an analysis of Flagstaff Fire Department fire station locations, station capacity, and service delivery depth be completed to determine if the existing station locations, apparatus housing capabilities, and emergency service capabilities are appropriate for the longer term. In response to this recommendation, a Standard of Cover Analysis for the Property was completed. This analysis includes a

discussion of fire protection requirements for the Project and concludes that a fully staffed ladder company should be relocated to Fire Station #6 located on Lake Mary Road. This Fire Station is unable to accommodate the required equipment on site and a new station within the immediate vicinity is required to accommodate the ladder company in this area.

The City will need to acquire a new quint (ladder truck), engine, and Battalion Chief SUV as well as a new fire station to house the resource previously located at Fire Station #6. Additionally, to serve the new hospital the City will need to hire nine full-time fire personnel to staff an additional ladder company. As a result of expanding the total number of companies within the City, an additional Battalion Chief (BC) per shift is required plus three additional fire personnel who will serve as back up and coverage throughout the system to ensure minimum staffing, for a total of 15 full-time employees. The total estimated additional Operation & Maintenance costs are $2.4 million annually.

j. Neighborhoods, Housing, and Urban Conservation

Goal NH.1. *Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.*

Policy NH.1.3. *Interconnect existing and new neighborhoods through patterns of development, with complete streets, sidewalks, and trails.*

Policy NH.1.4. *Foster points of activities, services, increased densities, and transit connections in urban and suburban neighborhoods.*

Policy NH.1.6. *New development, especially on the periphery, will contribute to completing neighborhoods, including interconnecting with other neighborhoods; providing parks, civic spaces, and a variety of housing types; and protecting sensitive natural and cultural features.*

Most existing activity centers within the City of Flagstaff lack the fundamental core of employment opportunities. The proposed NAH Health Village will not only provide the core use of supporting a viable activity center, but the future surrounding development to be included within the overall Health Village will foster a diverse suburban neighborhood. The central employment core being established first will allow supporting uses including residential development to be guaranteed an interconnected development pattern with services and resources designed to support a healthy viable neighborhood. The design of the site will also foster points of bicycle and pedestrian connectivity to Mountain Dell, University Heights, and Ponderosa Trails via FUTS trails.

k. Economic Development

Goal ED.3. *Regional economic development partners support the start-up, retention, and expansion of existing business enterprises.*

Goal ED.8. *Promote the continued physical and economic viability of the region's commercial districts by focusing investment on existing and new activity centers.*

NAH is in need of a new location where they will be unencumbered by their current circumstances including insufficient parking, limited areas for growth, and outdated facilities. The Hospital and ACC are regional facilities that serve most of Northern Arizona. Retaining a hospital with level 1 trauma facilities keeps Flagstaff a center for economic growth and development within the region. NAH found mostly vacant land in what the Flagstaff Regional Plan identified as a future activity center, a place where high intensity and density development is encouraged. Additionally, this activity center is located within proximity to the airport and both interstates that serve Flagstaff which is favorable for serving the larger regional clientele of NAH.

Summary

This Concept Zoning Map Amendment request attempts to address or mitigate impacts of the majority of the goals and policies in the Regional Plan. There is uncertainty about the proposals pertaining to transit, transportation

demand, and public safety that need further resolution to be fully in conformance with the Regional Plan's goals and policies. Staff has paid attention to these concerns in negotiating the development agreement and crafting the proposed conditions of approval.

l. Finding #2

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

Staff believes that the proposed project will not be detrimental to the public health, safety, or welfare so long as it is developed in accordance with the provisions discussed in both the Specific Plan report as well as this report.

The applicant has identified the following Community Benefits and Public Good:

> The existing Hospital cannot adequately serve the community's needs in future years. A new hospital expands capacity to meet those needs and to implement best practices in patient care.
> Retain top talent within the medical field.
> Preservation of open space for the benefit of patients and for use by the community.

Staff identifies the community benefit of this project to include contributions to the improvement of the overall transportation system, and improvements to the existing water system that will support the greater area and not just the proposed development. Staff believes that the project intends to contribute to the community by exceeding the basic requirements of the Zoning Code and providing resources that will support the greater community as well as mitigate impacts of the proposed development.

m. Finding #3

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

A significant investment is necessary to provide the Project site with the required public services and infrastructure as addressed in the Specific Plan staff summary and within the Public Systems Impact Analysis review within this report. Staff believes that the proposed application meets this finding with these required improvements. The Inter-Division Staff (IDS) reviewed the application and concluded that the site was suitable for the proposed development with the improvements as identified in the Specific Plan staff summary and within this report. The IDS team based its conclusion on the review of all applicable codes and requirements as well as impact analysis for the site.

IV. Development Agreement

A draft development agreement has been prepared and continues to be negotiated throughout the review of this project. The primary purpose of this agreement is to set out roles and responsibilities regarding the following (not limited to):

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

V. Citizen Participation

Public hearings before the Planning and Zoning Commission and City Council are conducted in conjunction with the Regional Plan Amendment request. In accordance with Arizona Revised Statutes and Section 10-20.30.080 (p. 20.30-9) of the Zoning Code, notice of the public hearings were provided by placing an ad in the Arizona Daily Sun, posting notices on the property, and mailing a notice to all property owners and homeowner's associations within one half of the subject property, consisting of 900 property owners.

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

STAFF RECOMMENDATION:

Staff believes that the proposed Zoning Map amendment is in substantial conformance with the required findings and recommends the Planning & Zoning Commission forward the request to the City Council with a recommendation approving an amendment to the Zoning Map for a total of 93.39 acres from the Rural Residential (RR) and Estate Residential (ER) to the Highway Commercial (HC) zone for 63.18 acres and to the Public Facility zone for 35.21 acres. Additionally, three parcels (112-10-036, 112-10-037, and 112-05-125) will be added to the Resource Protection Overlay (RPO), subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the approved Specific Plan and concept zoning plan (included in the Specific Plan) and combined project narrative including but not limited to the density and intensity and general layout except as modified herein.
2. All on-site and off-site transportation improvements as identified in the approved TIA shall be completed prior to issuance of the first certificate of occupancy on the Property. Assurances shall be provided prior to the issuance of any building permits.
3. The intersection of Beulah Boulevard and Purple Sage Trail shall be designed and constructed to allow for the future underpass across I-17. Final design shall be approved by the City Engineer.
4. All intersections shall be designed and constructed as "protected intersections" for enhanced bicycle and pedestrian safety as feasible subject to the City Engineer's approval.
5. A fully staffed ladder company shall be relocated to Fire Station #6 per the approval of the Fire Department. If Fire Station #6 is not able to accommodate the new equipment and staff a new fire station shall be provided within the immediate vicinity of the existing station.
6. The Cosmic Ray Tunnel at Sheep's Trail Crossing shall be redesigned/reconstructed to work with the Beulah Boulevard improvements that include widening the road.
7. NAH shall provide at a minimum 20-minute shuttle service daily from the Property to the nearest transit stop. This shuttle service shall be open to the public (including employees) and shall not require additional fares.
8. Foundation landscaping may be located further than 25 feet from the building to comply with Firewise landscaping requirements as recommended by the Wildfire Mitigation Analysis.
9. To mitigate the proposed building placement, a 60-foot front landscape buffer from Beulah Boulevard shall be provided with the intent of preserving as many mature Ponderosa Pine trees as possible.
10. All other requirements of the Zoning Code and other City codes, ordinances, and regulations shall be met by the proposed development as amended within the NAH Health Village Phase 1 Specific Plan.
11. All terms, conditions, and restrictions detailed within the "NAH Health Village Development Agreement" must be fully satisfied.
12. If the property is rezoned, and the applicant fails to obtain final Civil Plan approval within two (2) years of the effective date of the rezoning ordinance, then the City may schedule a public hearing before the City Council for the purpose

of causing the zoning on the Property to revert to the former classification of Rural Residential (RR) and Estate Residential (ER) in accordance with A.R.S. § 9-462.01.

Attachments:
Application
Legal Descriptions
Water Sewer Impact Analysis
Preliminary Drainage Report

*See Specific Plan staff summary for additional information.

City of Flagstaff — Community Development Division

211 W. Aspen Ave
Flagstaff, AZ 86001
www.flagstaff.az.gov

P: (928) 213-2618
F: (928) 213-2609

Date Received	Application for Concept Zoning Map Amendment	File Number
March 6, 2023		

Project Name			
NAH Health Village			
Site Address	**Parcel Number(s)**	**Subdivision& Lot Number**	**Site Acreage**
1120 W. Purple Sage Trail	see attached Addendum	n/a	98.39+/-
Existing Zoning District	**Proposed Zoning District**	**Existing Regional Plan Area and Place Type**	
RR, ER	HC & PF with specific plan	suburban activity center (regional)	
Existing Use	**Proposed Use**		
some residential, mostly undeveloped	hospital, wellness retreat, under specific plan		

Property Information:

- ☐ Yes ■ No Located in an existing Local/National Historic District? (Name:_____)
- ☐ Yes ■ No Existing structures are over 50 years old at the time of application?
- ■ Yes ☐ No Subject property is undeveloped land?

Type of Zoning Map Amendment (Small, Medium, Large or Multi-Phase)
multi-phase

Property Owner(s) Northern Arizona Healthcare Corp. c/o Steven Eiss, V.P. for Construction	**Phone** 480-677-5627
Mailing Address **City, State, Zip** 1200 N. Beaver St., Flagstaff, AZ 86001	**E-mail** steven.eiss@nahealth.com
Applicant(s) Northern Arizona Healthcare Corp. c/o Steven Eiss, V.P. for Construction	**Phone** 480-677-5627
Mailing Address **City, State, Zip** 1200 N. Beaver St., Flagstaff, AZ 86001	**E-mail** steven.eiss@nahealth.com
Project Representative(s) Northern Arizona Healthcare Corp. c/o Steven Eiss, V.P. for Construction	**Phone** 480-677-5627
Mailing Address **City, State, Zip** 1200 N. Beaver St., Flagstaff, AZ 86001	**E-mail** steven.eiss@nahealth.com

Property Owner Signature (required)	Date	Applicant Signature	Date
Steve Eiss Steve Eiss (Mar 6, 2023 17:13 MST)		Steve Eiss Steve Eiss (Mar 6, 2023 17:13 MST)	

For City Use

Date Filed:	**File Number(s):**	
P & Z Hearing Date:	**Publication and Posting Date:**	
Council Hearing Date:	**Publication and Posting Date:**	
Fee Receipt Number:	**Amount:**	**Date:**

Action by Planning and Zoning Commission:	Action by City Council:
☐ Approved	☐ Approved
☐ Denied	☐ Denied
☐ Continued	☐ Continued

Staff Assignments	Planning	Engineering	Fire	PW/Water Services	Stormwater

Addendum to Application for Concept Zoning Map Amendment

Parcel Numbers:

HC (63.18 AC) "Hospital & ACC"

APN 112-05-001H (Partial)

APN 112-05-125 (Partial)

APN 112-05-126 (Partial)

APN 112-10-001L (Partial)

APN 112-10-001V (Partial)

APN 112-10-002A

APN 112-10-004

APN 112-10-032A (Partial)

APN 112-10-036

APN 112-10-037

PF (35.21 AC) "Wellness Retreat"

APN 112-10-001L (Partial)

APN 112-10-001V (Partial)

APN 112-10-005T (Partial)

APN 112-10-006A (Partial)

APN 112-10-006B

APN 112-10-006C (Partial)

APN 112-10-032A (Partial)

Application for Concept Zoning Map Amendment

Final Audit Report 2023-03-07

Created:	2023-03-06
By:	Gavin Buckley (gbuckley@awdlaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAW-7Wzhvv6hoEQgOV7OcAhrNVXUhFN7pC

"Application for Concept Zoning Map Amendment" History

Document created by Gavin Buckley (gbuckley@awdlaw.com)
2023-03-06 - 11:27:43 PM GMT- IP address: 4.1.99.130

Document emailed to steven.eiss@nahealth.com for signature
2023-03-06 - 11:28:54 PM GMT

Email viewed by steven.eiss@nahealth.com
2023-03-07 - 0:12:37 AM GMT- IP address: 208.87.239.180

Signer steven.eiss@nahealth.com entered name at signing as Steve Eiss
2023-03-07 - 0:13:41 AM GMT- IP address: 208.87.239.180

Document e-signed by Steve Eiss (steven.eiss@nahealth.com)
Signature Date: 2023-03-07 - 0:13:43 AM GMT - Time Source: server- IP address: 208.87.239.180

Agreement completed.
2023-03-07 - 0:13:43 AM GMT

LEGAL DESCRIPTION
'HC' ZONING
EXHIBIT 'A'

A parcel of land located in the southeast quarter of Section 31, and the southwest quarter of Section 32, Township 21 North, Range 7 East, and the northwest quarter of Section 5, Township 20 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona described as follows:

Commencing at a 3-inch U.S. GLO brass cap at the southwest corner of said Section 32, from which a City of Flagstaff aluminum cap at the north quarter corner of said Section 5 bears North 89°42'46" East, 1858.35 feet (Basis of Bearing);

Thence along the north line of said Section 5, North 89°42'46" East, 519.32 feet to a point on the westerly Right-of-Way line of U.S. Highway 89A;

Thence leaving said north line, and along said Right-of-Way line, North 17°17'51" East, 158.28 feet to the **TRUE POINT OF BEGINNING;**

Thence continuing along said Right-of-Way line, North 17°17'51" East, 1441.89 feet;

Thence leaving said Right-of-Way line, North 72°42'14" West, 136.50 feet to the beginning of a tangent curve concave to the north having a radius of 1200.00 feet and a central angle of 12°10'26";

Thence northwesterly along said curve, 254.97 feet;

Thence North 60°31'48" West, 582.43 feet to the beginning of a tangent curve concave to the northeast having a radius of 667.00 feet and a central angle of 8°42'56";

Thence northwesterly along said curve, 101.46 feet;

Thence South 58°54'14" West, 1027.19 feet to the beginning of a non-tangent curve concave to the east having a radius of 140.00 feet and a central angle of 73°27'17" and being subtended by a chord which bears North 05°34'32" East 167.44 feet;

Thence northerly along said curve, 179.48 feet;

Thence North 31°05'26" West, 89.42 feet;

Thence South 26°50'59" West, 78.60 feet to the beginning of a tangent curve concave to the northwest having a radius of 1000.00 feet and a central angle of 05°20'19";

Thence southwesterly along said curve, 93.18 feet;

Thence South 32°11'18" West, 104.33 feet;

Thence South 57°48'42" East, 361.31 feet to the beginning of a tangent curve concave to the west having a radius of 50.00 feet and a central angle of 84°04'31";

Thence southerly along said curve, 73.37 feet;

Thence South 26°15'49" West, 434.69 feet;

Thence South 00°44'10" East, 852.74 feet;

Thence North 89°15'18" East, 66.63 feet to the northwest corner of said Section 5;

Thence along the north line of said Section 5, North 88°15'45" East, 504.66 feet to the beginning of a tangent curve concave to the south having a radius of 2000.01 feet and a central angle of 8°19'11";

Thence easterly along said curve, 290.41 feet;

Thence North 5°18'32" East, 256.10 feet;

Thence South 84°41'28" East, 413.51 feet;

Thence South 72°39'50" East, 140.41 feet to the **TRUE POINT OF BEGINNING.**

Containing 63.18 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

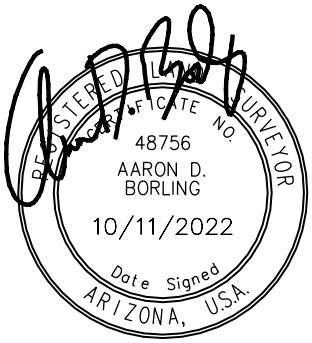


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

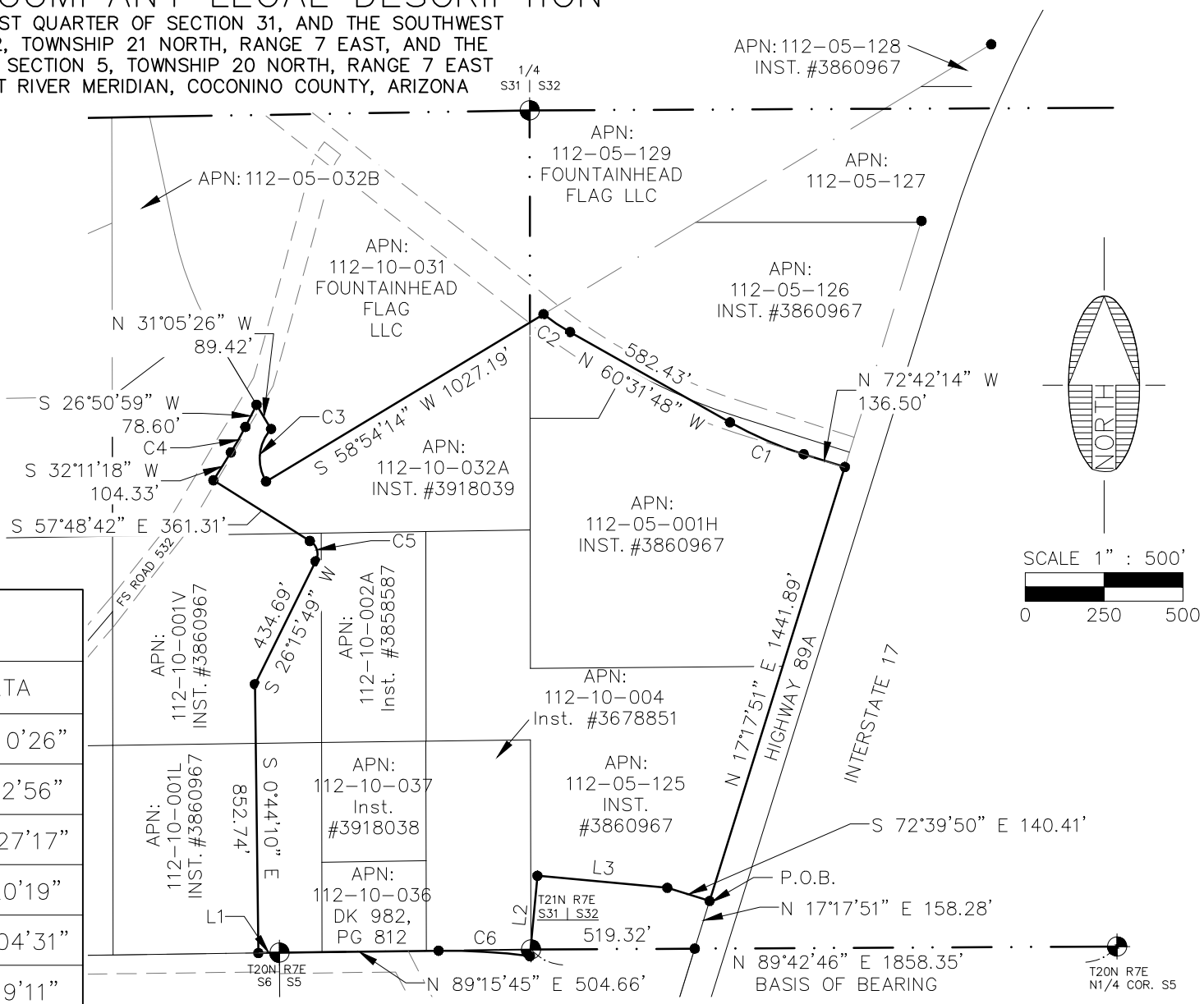
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 7 EAST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	66.63	N 89°15'18" E
L2	256.10	N 5°18'32" E
L3	413.51	S 84°41'28" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	254.97	1200.00	12°10'26"
C2	101.46	667.00	8°42'56"
C3	179.48	140.00	73°27'17"
C4	93.18	1000.00	5°20'19"
C5	73.37	50.00	84°04'31"
C6	290.41	2000.01	8°19'11"



Shephard Wesnitzer, Inc.
110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

JOB NO.	21045
DATE	OCT 22
SCALE	1" = 500'
DRAWN	JEE
DESIGN	
CHECKED	ADB

NORTHERN ARIZONA HEALTHCARE — FLAGSTAFF ARIZONA

LEGAL EXHIBIT

LEGAL DESCRIPTION
'PF' ZONING
EXHIBIT 'A'

A parcel of land located in the southeast quarter of Section 31, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona described as follows:

Commencing at a 3-inch U.S. GLO brass cap northeast corner of Section 6, Township 20 North, Range 7 East, from which a 3-inch U.S. GLO brass cap at southeast corner of said Section 31 bears North 89°15'24" East, 797.42 feet (Basis of Bearing);

Thence along the south line of said Section 31, South 89°15'18" West, 66.63 feet to the **TRUE POINT OF BEGINNING;**

Thence North 00°44'10" West, 852.74 feet;

Thence North 26°15'49" East, 434.69 feet to the beginning of a tangent curve concave to the west having a radius of 50.00 feet;

Thence northerly along said curve, 73.37 feet through a central angle of 84°04'31";

Thence North 57°48'42" West, 361.31 feet;

Thence North 32°11'18" East, 104.33 feet to the beginning of a tangent curve concave to the northwest having a radius of 1000.00 feet and a central angle of 5°20'19";

Thence northerly along said curve, 93.18 feet;

Thence North 26°50'59" East, 78.60 feet;

Thence North 31°05'26" West, 256.72 feet to the beginning of a tangent curve concave to the northeast having a radius of 1040.00 feet and a central angle of 2°23'34";

Thence northwesterly along said curve, 43.43 feet;

Thence South 52°38'09" West, 381.14 feet;

Thence South 00°01'29" East, 442.74 feet;

Thence South 89°06'33" West, 54.80 feet;

Thence South 32°38'31" West, 159.42 feet;

Thence South 58°56'21" West, 579.03 feet;

Thence South 80°22'47" East, 278.73 feet;

Thence South 32°38'31" West, 266.48 feet to the beginning of a tangent curve concave to the southeast having a radius of 980.37 feet and a central angle of 12°00'00";

Thence southwesterly along said curve, 205.33 feet;

Thence South 20°38'31" West, 178.64 feet;

Thence South 00°06'01" East, 281.31 feet to a point on the south line of said Section 31;

Thence along said south line, North 89°17'31" East, 661.82 feet;

Thence continuing along said south line, North 89°15'18" East, 460.96 feet to the **TRUE POINT OF BEGINNING.**

Containing 35.21 Acres, more or less.

See Exhibit 'B' attached hereto and made a part hereof.

This legal description was prepared by Aaron D. Borling, RLS 48756, on behalf of and at the request of Shephard-Wesnitzer, Inc., Flagstaff, Az.

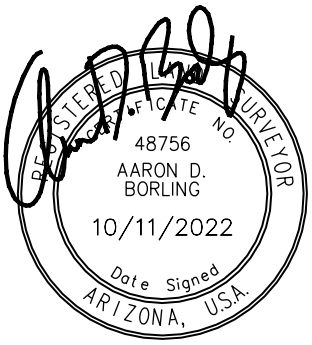
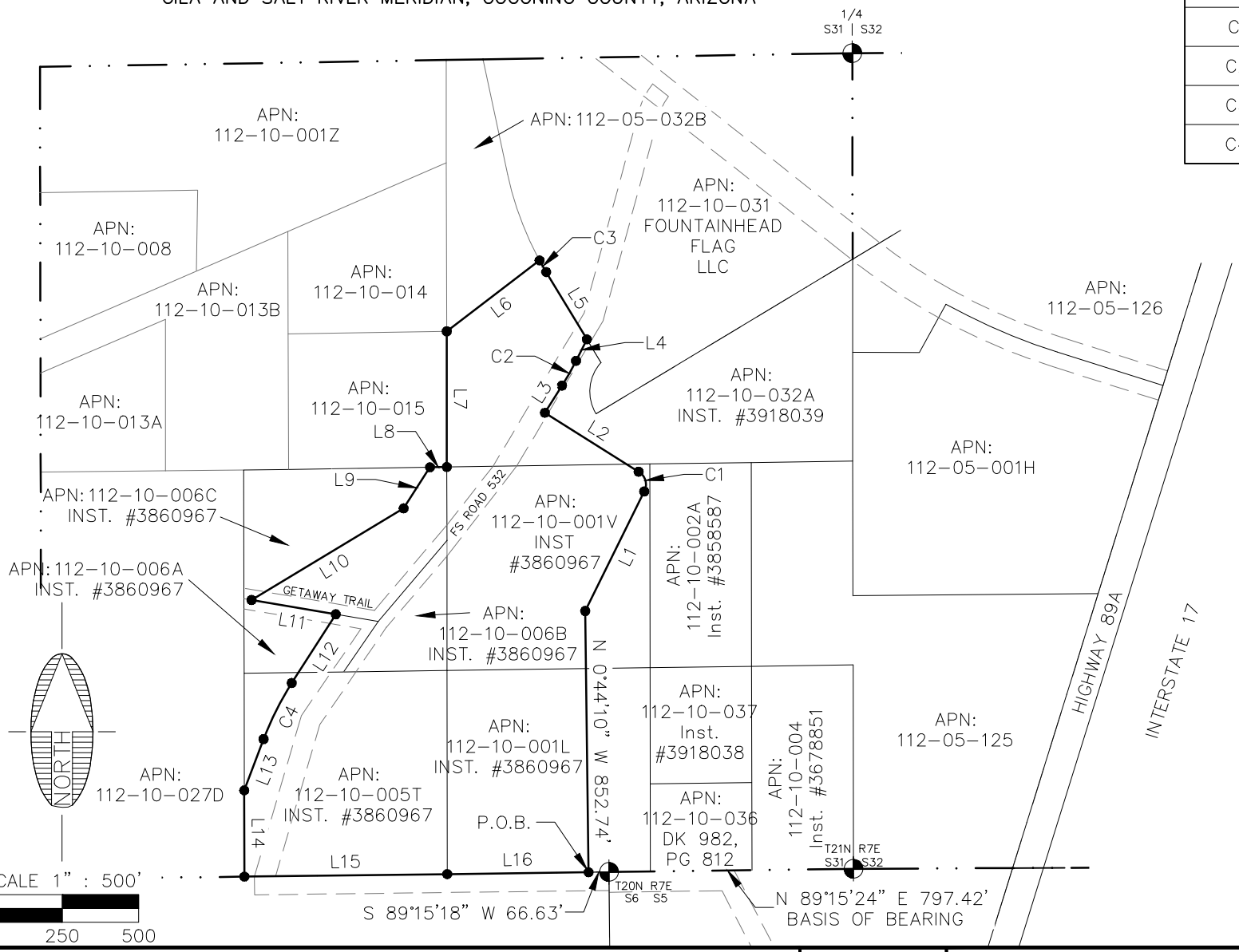


EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 21 NORTH, RANGE 7 EAST, OF THE
GILA AND SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	73.37	50.00	84°04'31"
C2	93.18	1000.00	5°20'19"
C3	43.43	1040.00	2°23'34"
C4	205.33	980.37	12°00'00"

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	434.69	N 26°15'49" E
L2	361.31	N 57°48'42" W
L3	104.33	N 32°11'18" E
L4	78.60	N 26°50'59" E
L5	256.72	N 31°05'26" W
L6	381.14	S 52°38'09" W
L7	442.74	S 0°01'29" E
L8	54.80	S 89°06'33" W
L9	159.42	S 32°38'31" W
L10	579.03	S 58°56'21" W
L11	278.73	S 80°22'47" E
L12	266.48	S 32°38'31" W
L13	178.64	S 20°38'31" W
L14	281.31	S 0°06'01" E
L15	661.82	N 89°17'31" E
L16	460.96	N 89°15'18" E

Shephard Wesnitzer, Inc.
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DESIGN	
CHECKED	ADB

NORTHERN ARIZONA HEALTHCARE — FLAGSTAFF ARIZONA

LEGAL EXHIBIT

City of Flagstaff
Water Services Division

December 5, 2022

Mr. Steven Eiss
Vice President of Construction and Real Estate Development
Northern Arizona Healthcare Corporation
1200 N Beaver St, Flagstaff, AZ, 86001

Ref: **Amendment to Water and Sewer Impact Analysis**
Project: Northern Arizona Healthcare
Address: 1120 W Purple Sage Trail
C.O.F. Project: PZ-21-00126

Dear Mr. Eiss,

This letter is in response to new connection point proposed for the North end of the 16" water main. The City of Flagstaff Water Services Department is amending the existing Water and Sewer Impact Analysis for the above project to allow a new connection point for the water main extension.

The proposed development may connect the 16" water main to the existing 12" main located at the intersection of Liztler Dr and University Heights Dr S. The City may elect to construct the 16" main up to the original connection location identified in the WSIA at the intersection of Lake Mary Rd and Beulah Dr. If the City chooses for the connection to be made at Lake Mary it shall pay the difference in cost for the construction of the water line between the two connection points.

All infrastructure must be constructed to City of Flagstaff and ADEQ standards. The City of Flagstaff will provide water and sewer service to this site upon acceptance and dedication of all required public improvements.

Sincerely,

Jackson Salazar
Water Services Plan Reviewer

Cc: Gary Miller, Water Services Engineering Section Director
Tiffany Antol, Zoning Code Manager

Northern Arizona Healthcare Water & Sewer Impact Analysis

195.2+/- Acre Development Project

Analysis Completed February 9, 2022

Public Water & Sewer Impact Analysis

Prepared by Civil Design & Engineering, Inc. for The City of Flagstaff Utilities Department

Mayor

Paul Deasy

Council

Becky Daggett
Regina Salas
Miranda Sweet
Adam Shimoni
Austin Aslan
Jim McCarthy

City Manager

Greg Clifton

Water Services Director

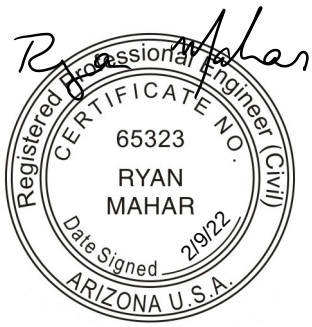
Andy Betelsen

City Engineer

Rick Barrett, P.E.

Public Works Director

Scott Overton



Ryan Mahar, P.E.
Arizona Registrant # 65323

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Public Water and Sewer Impact
Analysis Northern Arizona
Healthcare

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Site Plan/Conceptual Land Use Program Exhibit	Exhibit 1
GIS Water Atlas Map	Exhibit 2
GIS Sewer Atlas Map	Exhibit 3
Analysis Areas	Exhibit 4
WaterGEMS Drawing	Exhibit 5
SewerCAD Drawing	Exhibit 6

WaterGEMS Peak Domestic Flows and Pressures	Appendix A
WaterGEMS Fire Flow Analysis Report	Appendix B
SewerCAD Gravity Pipe Report	Appendix C



I. INTRODUCTION

Northern Arizona Healthcare (NAZ HC) is proposing a development of several parcels bound to the north by a private vacant property and Mountain Dell, on the east by State Route 89A, and to the south by Coconino County's Fort Tuthill Recreation Area. See the Vicinity Map below. The proposed project area is outlined in red and Fort Tuthill is outlined in green. The project would be located on Coconino County parcels 112-05-128, 112-05-127, 112-05-126, 112-05-001H, 112-05-125, 116-13-004B, 112-10-032, 112-10-002A, 112-10-001V, 112-10-001L, 112-110-001M, 112-10-004, 112-10-014, 112-10-015, 112-10-005T, & 112-10-006A-C, which are in Sections 31 and 32 of Township 21N, Range 06E, and Section 05 of Township 20N, Range 07E, Gila and Salt River Base & Meridian.

The proposed development lies within the City of Flagstaff urban growth boundary and has the ability to be served by City water and sewer utilities.

Northern Arizona Healthcare Site Plan (Exhibit 1) was provided to the City by Shephard Wesnitzer, Inc., (SWI) and has been used as the basis for this preliminary analysis.

The criteria used herein to estimate the project's water demand and sewer flow are from the City of Flagstaff Engineering Design Standards (COF EDS), Chapter 13-09, effective October 2017. This Water and Sewer Impact Analysis (WSIA) is considered valid for a period of two years from its completion date, which is 1/26/2022.

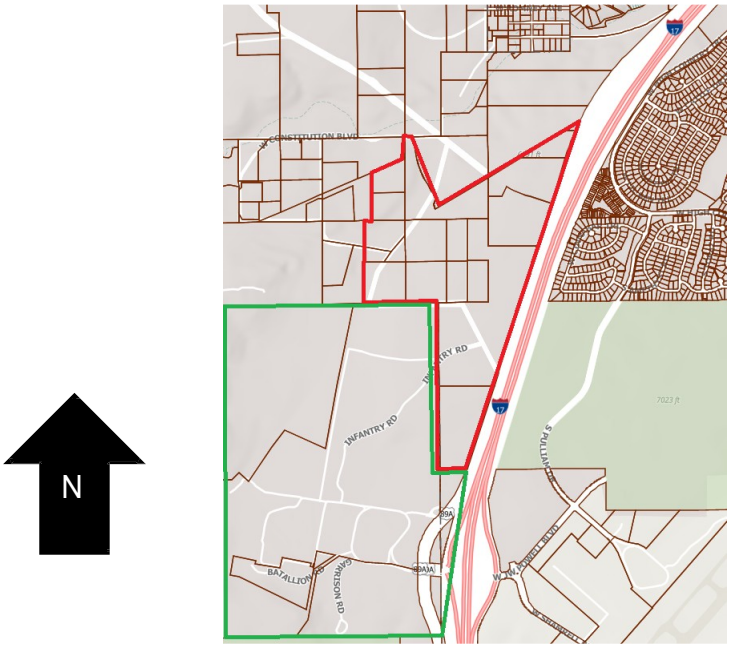

Figure 1 – Vicinity Map. Not to scale.

II. ANALYSIS SUMMARY

On-site modifications:

Sewer: It is assumed that there is currently no infrastructure in the ground to support this development, so all systems will have to be designed and built.

Water: It is assumed that there is currently no infrastructure in the ground to support this development, so all systems will have to be designed and built.

Off-site modifications:

Sewer: The City of Flagstaff has completed phase 1 and phase 2 of a sewer extension to Fort Tuthill. These improvements brought the sewer main from Fort Tuthill to an existing trunk in University Heights. Phase 2 provides sewer service for NAZ HC. NAZ HC may be responsible to provide a proportional share of a recapture agreement for the sewerline extension.

Water: The City of Flagstaff has completed phase 1 and phase 2of a waterline improvement for Fort Tuthill. These improvements brought water service into the NAZ HC project area. NAZ HC must complete the loop to a 30" transmission line located near the corner of Beulah and Lake Mary Road, to get adequate pressure. The remainder of the loop shall be a 16" extension in pressure zone 'B'. This extension is approximately 9,000 linear feet and must comply with 13-09-001-0008A&B of the City of Flagstaff Code:

A. The City of Flagstaff Utilities Division requires safe and quick access to all City water and sewer mains at all times in order to repair main breaks, install taps, and perform preventive maintenance. For this reason, City of Flagstaff water and sewer mains shall be constructed in streets within the public right-of-way. Where possible, water shall be ten (10) feet north or east of centerline and sewer on the centerline. Water mains in easements create access problems and will not be permitted except under the following special circumstances.

B. Easements will only be considered in the following cases:

1. For a short segment of main where it is not technically feasible to design the utility mains in the right-of-way without violating City codes or ordinances and that, in the opinion of the Utilities Division, the proposed alignment of the water or sewer main in an easement results in more efficient operation of the utility system.

2. The project route is in conflict with other utilities, a wash, or drainage corridor.

It is the developer's responsibility to design, acquire adequate right-of-way, and construct all off-site and connecting water infrastructure in accordance with all applicable City, State, and federal rules and regulations.

The developer must construct a storage tank. The tank shall store a minimum net volume of 685,000 gallons, and must be placed at an elevation that will provide adequate pressure for the zone 'B' system. The volume is calculated by adding the average daily flow and a fire flow event of 1,500 gpm for 4 hours. It is the developer's responsibility to obtain the appropriate land and right-of-way required to place the tank(s) and convey the water from the tanks(s) to the public distribution system.

The developer shall construct the storage tank in accordance with all city, state and federal rules and regulations. This may entail purchasing land off-site at a high enough elevation to provide adequate pressure and easements for the associated transmission lines. The City may choose to participate with the developer, providing funds to increase the size of the tank beyond the required storage capacity.

The storage tank required above is subject to a fee equal to the estimated amount of operation and maintenance expenses for a period of twenty years. The developer's cost will be equal to their portion of the tank size. Such a fee shall be agreed to by the City and Developer and paid prior to any occupancy being allowed in the development.

III. WATER SYSTEM ANALYSIS

A. EXISTING WATER SYSTEM

Currently, all proposed water infrastructure is a proposed 16" water main extended through the project site. This waterline will create a loop from a well on the Fort Tuthill property to the 30" transmission line at the corner of Lake Mary Road and Beulah. The property lies within the City of Flagstaff zone 'B' water pressure system limits, and meets the minimum pressure requirements stated in the City of Flagstaff Engineering Standards. High pressures have been noted on site which requires the developer to install pressure reducing valves after the meter when noted.

The proposed development falls within City of Flagstaff pressure zone 'B' with elevations as high as 6988'. The buildings in this development could have a height of three or more stories with water and sewer fixture heights up to 60 feet above ground level. This analysis provides the water pressure at the approximate ground level and

the developer's Architect/Engineer (A/E) shall confirm adequate water pressure at the highest points of water demand. This may require a booster system due to the proposed building height.

B. PROPOSED WATERLINE EXTENSIONS

The waterlines to be constructed within the site shall feed off of the proposed 16" main that connects to the Fort Tuthill Extension at junction J-171 and to the 30" transmission line at Lake Mary Road and Beulah at junction J-193. All water mains constructed within the project limits shall be looped and meet all City of Flagstaff, AWWA, ADWR, and ADEQ standards.

C. WATER SYSTEM DEMANDS

See the Excel Spreadsheet on the next page for Water System Demand calculations. Parcel #7 was recalculated to account for 468 hospital beds at 300 gallons per bed per day. This was provided by NAH Consultants WSP in email correspondence dated October 18, 2021.

Civil Design & Engineering, Inc.
618 E. Route 66 · Flagstaff, Arizona 86001 · Telephone (928) 522-9287

Water Demand Calculations

Job No.: 16-024-037
Date: 2/3/2022
By: RM

Area Estimations

Parcel	Land Use	Acerage	Dwelling units/ Acre
1	LD Resid.	5.400	6
2	TBD/ Assume LD Resid.	10.400	6
3	LD Resid.	3.600	6
4	LD Resid.	1.600	6
5A	Wellness Comm	0.459	
5B	Wellness Resid.	15.200	14
6	Clinical Comm.	2.299	
7	Med Center	51.200	
8A	Hotel	2.100	
8B	Mixed Use	0.115	29
8C	Mixed Use	0.230	29
9A	Comm.	0.275	
9B	Comm.	0.184	
9C	Resid.	8.600	14
9D	Resid.	2.900	14
9E	Hotel	2.900	
10A	Taylor House	4.300	
10B	Lab	0.230	
10C	Research	0.689	
10D	Office	4.591	
	Sum:	117.272	

Assumptions

Low Density Residential Average Flow= 6 homes per acre x 3.5 ppl / home x 120 gpd / ppl
Low Density Residential Peak Flow= 6 homes per acre x 3.5 ppl / home x 300 gpd / ppl
Residential Average Flow = 14 homes per acre x 2.5 ppl / home x 100 gpd/ppl
Residential Peak Flow = 14 homes per acre x 2.5 ppl / home x 250 gpd/ppl
Mixed Use Residential Average Flow = 29 homes per acre x 2.5 ppl/home x 75gpd/ppl
Mixed Use Residential Peak Flow = 29 homes per acre x 2.5 ppl/home x 250gpd/ppl
Hotel / Taylor House Average Flow = Last 3 WSIA for Hotels averaged = 16,750gpd
Hotel / Taylor House Peak Flow = Last 3 WSIA for Hotels averaged = 44,667gpd
Commercial Average Flow = 2000 gad
Commercial Peak Flow = 5000 gad

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Average Flow Estimates

Parcel	Acerage	Flow Estimate / Acre (GAD)	Total Flow (gpd)
1	5.400	2,520.00	13,608.00
2	10.400	2,520.00	26,208.00
3	3.600	2,520.00	9,072.00
4	1.600	2,520.00	4,032.00
5	15.659	3,456.03	54,118.00
6	2.299	2,000.00	4,598.00
7	51.200	1,096.88	56,160.00
8	2.445	7,617.97	18,625.94
9	14.859	3,897.84	57,918.00
10	9.810	2,830.78	27,770.00
Sum:	117.272	Total Average Flow =	272,109.94 GPD

Peak Flow Estimates

Parcel	Acreage	Flow Estimate / Acre (GAD)	Total Flow (gpd)
1	5.400	6,300.00	34,020.00
2	10.400	6,300.00	65,520.00
3	3.600	6,300.00	22,680.00
4	1.600	6,300.00	10,080.00
5	15.659	8,640.08	135,295.00
6	2.299	5,000.00	11,495.00
7	51.200	2,742.19	140,400.00
8	2.445	20,826.23	50,920.13
9	14.859	9,932.50	147,587.00
10	9.810	7,361.57	72,217.00
		Total Peak Flow =	690,214.13 GPD

D. WATER SYSTEM ANALYSIS RESULTS

Bentley WaterGEMS software was used for simulations of peak daily and fire flow.

The analysis area used was based on the area estimated to be impacted by the proposed development, and includes both junction demand nodes possibly impacted by the additional demands and locations that may need to supply fire flows. This area covers the project site, Fort Tuthill, and the Flagstaff Airport areas. See Exhibit 4.

Results (Appendix A) of the computer analysis for peak daily flow indicate a range in pressure off-site in the project vicinity from 51.76 psi (J-175) to 106.37 psi (J-193). The rest of the nodes are consistent given the elevations of the junction nodes within the analyzed boundary. J-175 is at an elevation 7015.74, whereas J-193 is lower at 6888.36. The peak daily flow condition yields a pressure on the project site ranging between 68.04 psi (NAZ HC LOT 6) to 88.83 psi (NAZ HC LOT 1-4), The lowest pressure associated with peak domestic flows, 68.04 psi, occurs at NAZ HC LOT 6, which is above the City Engineering Standards' minimum pressure of 40 psi (COF EDS 13-9).

Based upon the computer simulation of fire flow, residual pressures in the project vicinity are projected to remain above 20 psi (COF EDS 13-9) or higher during fire flow scenarios of 1500 gpm or less. The onsite junctions at the project location satisfy these constraints. See Appendix B.

It is the developer's responsibility to design, acquire adequate right-of-way, and construct all on-site and connecting water infrastructure in accordance with all applicable City, State, and federal rules and regulations.

IV. SEWER SYSTEM ANALYSIS

A. EXISTING SEWER SYSTEM

The main sewer service for this project is the proposed sewer extension from Fort Tuthill to University Heights. Based on the Asbuilts and Construction Documents, this line is an 18-inch PVC/DIP pipe. The plan provided by SWI illustrates the developer's plan to connect to this main by creating two drainage basins that will connect to the main before manhole MH-108.

For this analysis, using the City of Flagstaff SewerCAD model, the flows from the project will be added to MH 108, (see Exhibit 6.) The Rio De Flag Treatment Plant,

which is currently operating below capacity, treats all sewage collected from this proposed project. The Rio De Flag facility currently processes 1.9 million gallons per day (MGD). This facility has a design capacity of 4 MGD.

B. PROPOSED SEWER SYSTEM EXTENSIONS

The developer shall build the minimum 8" sewer lines to connect to the 18" main.

The on-site sewer system was not analyzed as a part of this report and shall be addressed by the A/E as part of their design for their project. The A/E's engineering analysis and design shall be consistent with the requirements called out in the City of Flagstaff Engineering Standards.

C. SEWER SYSTEM FLOWRATES

See the Excel Spreadsheet on the next page for Sewer System Demand calculations.

Civil Design & Engineering, Inc.
618 E. Route 66 · Flagstaff, Arizona 86001 · Telephone (928) 522-9287

Sewer Demand Calculations

Job No.: 16-024-037
Date: 2/3/2022
By: RM

Area Estimations

Parcel	Land Use	Acerage	Dwelling units/ Acre
1	LD Resid.	5.400	6
2	TBD/ Assume LD Resid.	10.400	6
3	LD Resid.	3.600	6
4	LD Resid.	1.600	6
5A	Wellness Comm	0.459	
5B	Wellness Resid.	15.200	14
6	Clinical Comm.	2.299	
7	Med Center	51.200	
8A	Hotel	2.100	
8B	Mixed Use	0.115	29
8C	Mixed Use	0.230	29
9A	Comm.	0.275	
9B	Comm.	0.184	
9C	Resid.	8.600	14
9D	Resid.	2.900	14
9E	Hotel	2.900	
10A	Taylor House	4.300	
10B	Lab	0.230	
10C	Research	0.689	
10D	Office	4.591	
	Sum:	117.272	

Assumptions

Low Density Residential Average Flow= 6 homes per acre x 3.5 ppl / home x 75 gpd / ppl
Residential Average Flow = 14 homes per acre x 2.5 ppl / home x 75 gpd/ppl
Mixed Use Residential Average Flow = 29 homes per acre x 2.0 ppl/home x 75gpd/ppl
Hotel / Taylor House Average Flow = Last 3 WSIA for Hotels averaged = 16,945gpd
Hotel / Taylor House Peak Flow = Last 3 WSIA for Hotels averaged = 51,056gpd
Commercial Average Flow = 1000 gad
Commercial Peak Flow = 3000 gad

Civil Design & Engineering, Inc.

618 E. Route 66 · Flagstaff, Arizona 86001 · Telephone (928) 522-9287

Average Flow Estimates

Parcel	Acerage	Flow Estimate / Acre	Total Flow (gpd)
1	5.400	1,575.00	8,505.00
2	10.400	1,575.00	16,380.00
3	3.600	1,575.00	5,670.00
4	1.600	1,575.00	2,520.00
5	15.659	2,577.37	40,359.00
6	2.299	1,000.00	2,299.00
7	51.200	914.06	46,800.00
8	2.445	7,544.27	18,445.75
9	14.859	3,202.87	47,591.50
10	9.810	2,288.99	22,455.00
Sum:	117.27	Total Average Flow =	211,025.25 GPD

Peak Flow Estimate

Parcel	Residential, Population	Commercial Peak Flow (GPD)
1	113.400	
2	218.400	
3	75.600	
4	33.600	
5	532.00	
6		6,897.00
7		117,000.00
8	20.01	51,056.00
9	402.50	52,433.00
10		67,586.00
Total	1,395.51	294,972.00

Total Peak Flow =	(Average Residential Flows * PF for 1396 ppl)+Peak Commercial Flow

Total Peak Flow=	(104,663.25 * 2.2) + 294,972.00

Total Peak Flow=	525,231.15 GPD

D. SEWER SYSTEM ANALYSIS RESULTS

In the SewerCAD model prepared for this evaluation, the sewer design flows were applied to MH-108. These total design flows from the NAZ HC project will yield a peak day flow increase of 582,607.5 gallons per day (0.583 MGD).

V. CONCLUSIONS & REQUIREMENTS

Sewer and water service to all adjacent homes and businesses must be maintained during construction and tapping for this project.

The findings of this analysis indicate that the completion of the project will comply with public water and sewer infrastructure requirements as outlined in the current City of Flagstaff Engineering Standards as long as all on-site infrastructure is designed and constructed per the Engineering Standards and as stipulated herein. All new service connections to the City water and sewer infrastructure are required to pay capacity fees for the new connection to the public water and sewer system. Deviations from the intent shown on the developer's provided preliminary drawings and/or further development beyond what was shown on the preliminary drawings will require additional review and must gain full Inter-Departmental Staff (IDS) Board Approval. It should be noted that the City of Flagstaff Engineering Standards (Chapter 13 of the City of Flagstaff Code) is the only document used for this analysis. This WSIA does not guarantee conformance to any other codes, standards, or specifications similar to, but not limited to, IBC, IFC, IRC …etc.

The location(s) of any required fire hydrants related to this project is (are) left to the discretion of the City of Flagstaff Fire Department per City of Flagstaff Engineering Standards and current Fire Codes. Approval by the City Engineer shall also be obtained.

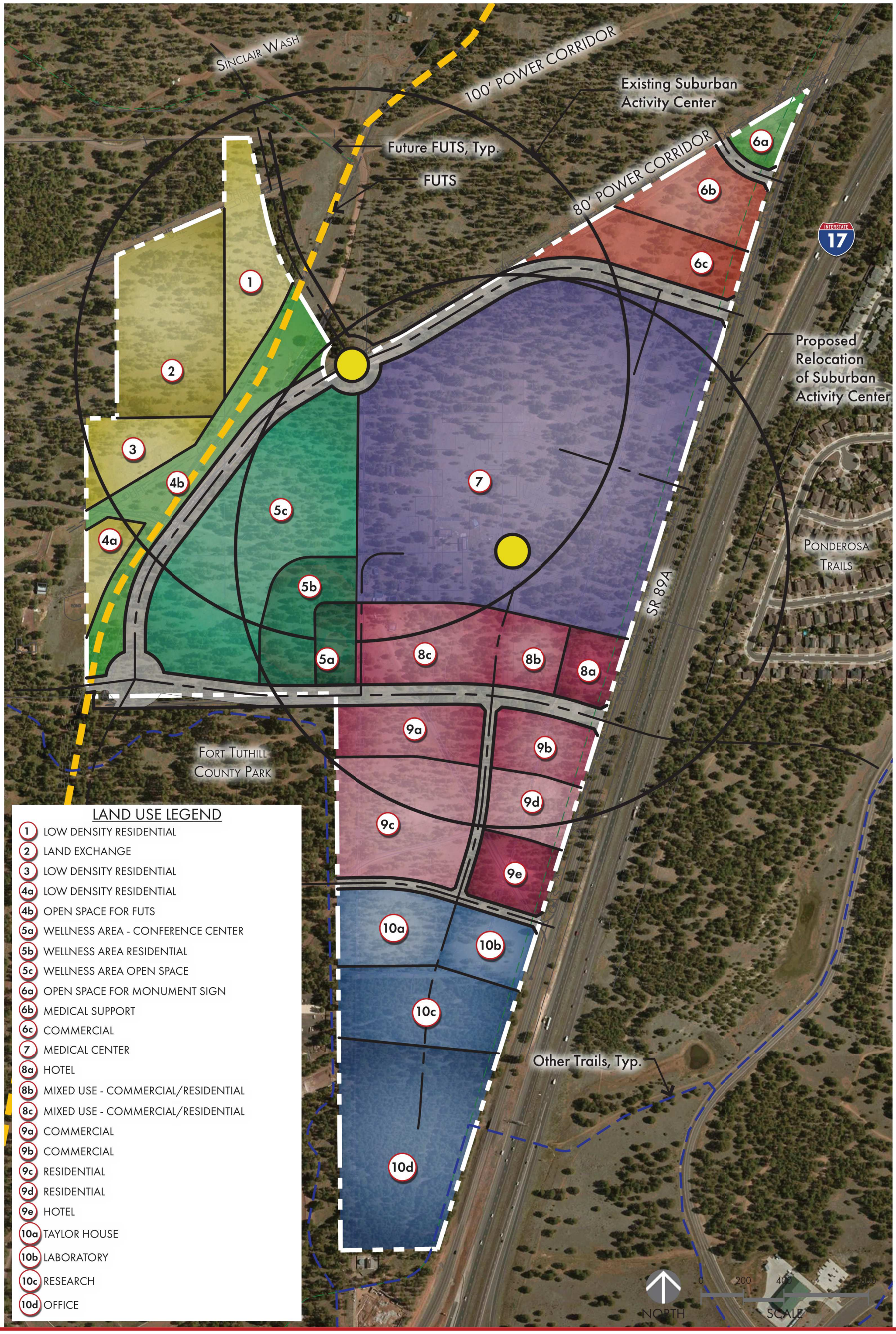
Water and Sewer computer analyses were done with Bentley Systems WaterGEMS and SewerCAD software. The existing City of Flagstaff master water and sewer models were modified to incorporate the estimated infrastructure and flows that will be required by this development.

All existing utility information is based on the City of Flagstaff GIS data and other information contained within the WaterGEMS & SewerCAD master models or provided by the City of Flagstaff engineering staff. The developer's A/E should confirm the City

water system supply and wastewater collection system pipe sizes, materials, and locations as part of their design for connection to the COF water and sewer systems.

If the developer changes their plans for development resulting in changes to development size, area of commercial space, number or type of residential units, population, etc., that could render invalid the assumptions made as a basis for the forecasts made in this Water and Sewer Impact Analysis. If such changes are made, then the developer must apply for updated analysis and provide the proposed changes to the City of Flagstaff for review and consideration.

This WSIA is considered valid for two years from its completion date, 1/26/2022, which is the date of the engineer's seal on the cover sheet and table of contents of this WSIA. All water and sewer utility lines and treatment plant capacity reservations as a result of this study will expire at that time.



LAND USE LEGEND

- 1 LOW DENSITY RESIDENTIAL
- 2 LAND EXCHANGE
- 3 LOW DENSITY RESIDENTIAL
- 4a LOW DENSITY RESIDENTIAL
- 4b OPEN SPACE FOR FUTS
- 5a WELLNESS AREA - CONFERENCE CENTER
- 5b WELLNESS AREA RESIDENTIAL
- 5c WELLNESS AREA OPEN SPACE
- 6a OPEN SPACE FOR MONUMENT SIGN
- 6b MEDICAL SUPPORT
- 6c COMMERCIAL
- 7 MEDICAL CENTER
- 8a HOTEL
- 8b MIXED USE - COMMERCIAL/RESIDENTIAL
- 8c MIXED USE - COMMERCIAL/RESIDENTIAL
- 9a COMMERCIAL
- 9b COMMERCIAL
- 9c RESIDENTIAL
- 9d RESIDENTIAL
- 9e HOTEL
- 10a TAYLOR HOUSE
- 10b LABORATORY
- 10c RESEARCH
- 10d OFFICE

NORTHERN AZ HEALTHCARE CAMPUS | LAND USE PLAN

01/21/2021

Exhibit 1A

Northern Arizona Healthcare
NAHSP0368

NORRIS DESIGN
Planning | Landscape Architecture | Branding

PARCEL	LAND USE	GROSS ACREAGE	NET ACREAGE	RETAIL BLDG SF	OFFICE/SPECIALTY BLDG SF	RESIDENTIAL BLDG SF	FAR	HOTEL ROOMS	HOSPITAL BEDS	DWELLING UNITS
1	LOW DENSITY RESIDENTIAL	5.4	5.4	-	-	-	-	-	-	-
2	TO BE DETERMINED	10.4	10.4	-	-	-	-	-	-	-
3	LOW DENSITY RESIDENTIAL	3.6	3.6	-	-	-	-	-	-	-
4	RESIDENTIAL, OPEN SPACE / FUTS	13.1	10.8	-	-	-	-	-	-	-
4A	LOW DENSITY RESIDENTIAL	1.6	1.6							
4B	OPEN SPACE FOR FUTS	11.5	9.2							
5	CONFERENCE CENTER, OPEN SPACE	26.9	23.2	-	20,000	-	0.03	-	-	-
5A	WELLNESS AREA - CONFERENCE CENTER	2.0	1.5		20,000					
5B	WELLNESS AREA RESIDENTIAL	15.7	15.2							
5C	WELLNESS AREA OPEN SPACE	9.2	6.5							
6	CLINICAL PARTNERS, RETAIL & SERVICE	12.8	10.6	40,000	60,000	-	0.22	-	-	-
6A	OPEN SPACE FOR MONUMENT SIGN	1.9	1.4							
6B	MEDICAL SUPPORT	4.8	4.3		60,000					
6C	COMMERCIAL	6.1	4.9	40,000						
7	MEDICAL CENTER	55.8	51.2	-	1,293,669	-	0.58	-	408	-
7A	HOSPITAL				706,731				284	
7A-1					70,000				31	
7A-2					70,000				31	
7A-3					70,000				31	
7A-4					70,000				31	
7B	AMBULATORY AND SURGERY				120,938					
7B-1					20,000					
7B-2					20,000					
7B-3					20,000					
7B-4					20,000					
7C	OFFICE				66,000					
7C-1					10,000					
7C-2					10,000					
7C-3					10,000					
7C-4					10,000					
8	RETAIL, RESTAURANTS, HOTEL, RESIDENTIAL	12.2	9.9	15,000	-	150,000	0.55	120	-	137
8A	HOTEL	2.7	2.1					120		
8B	MIXED USE - COMMERCIAL/RESIDENTIAL	2.8	2.3	5,000		70,000				64
8C	MIXED USE - COMMERCIAL/RESIDENTIAL	6.7	5.5	10,000		80,000				73
9	RETAIL, RESTAURANTS, FITNESS, DAYCARE, HOTEL, RESIDENTIAL	25.6	21.6	20,000	-	330,000	0.45	120	-	300
9A	COMMERCIAL	5.2	4.1	12,000						
9B	COMMERCIAL	4.2	3.1	8,000						
9C	RESIDENTIAL	9.3	8.6			250,000				227
9D	RESIDENTIAL	3.3	2.9			80,000				73
9E	HOTEL	3.6	2.9					120		
10	RESEARCH & INNOVATION	29.4	27.7	-	240,000	-	0.21	25	-	-
10A	TAYLOR HOUSE	4.6	4.3					25		
10B	LABORATORY	3.4	2.9		10,000					
10C	RESEARCH	6.9	6.7		30,000					
10D	OFFICE	14.5	13.8		200,000					
	TOTAL	195.2	174.4	75,000	1,613,669	480,000	2.0	265	408	437

Exhibit 1B

NAHSP0369

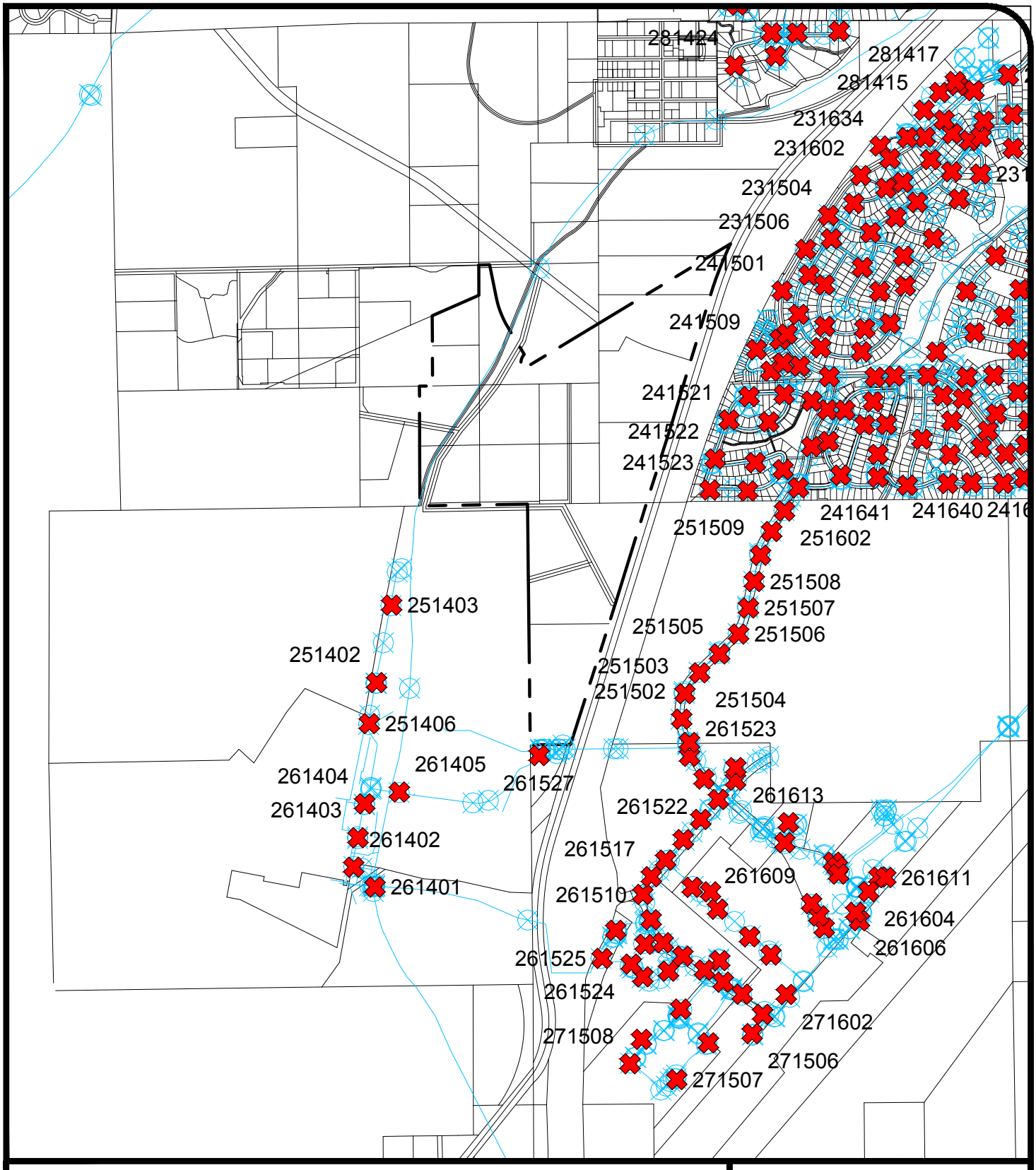


EXHIBIT 2 – WATER GIS MAP

N

CD&E

ENGINEERING ▪ SURVEY

NAHSP0370

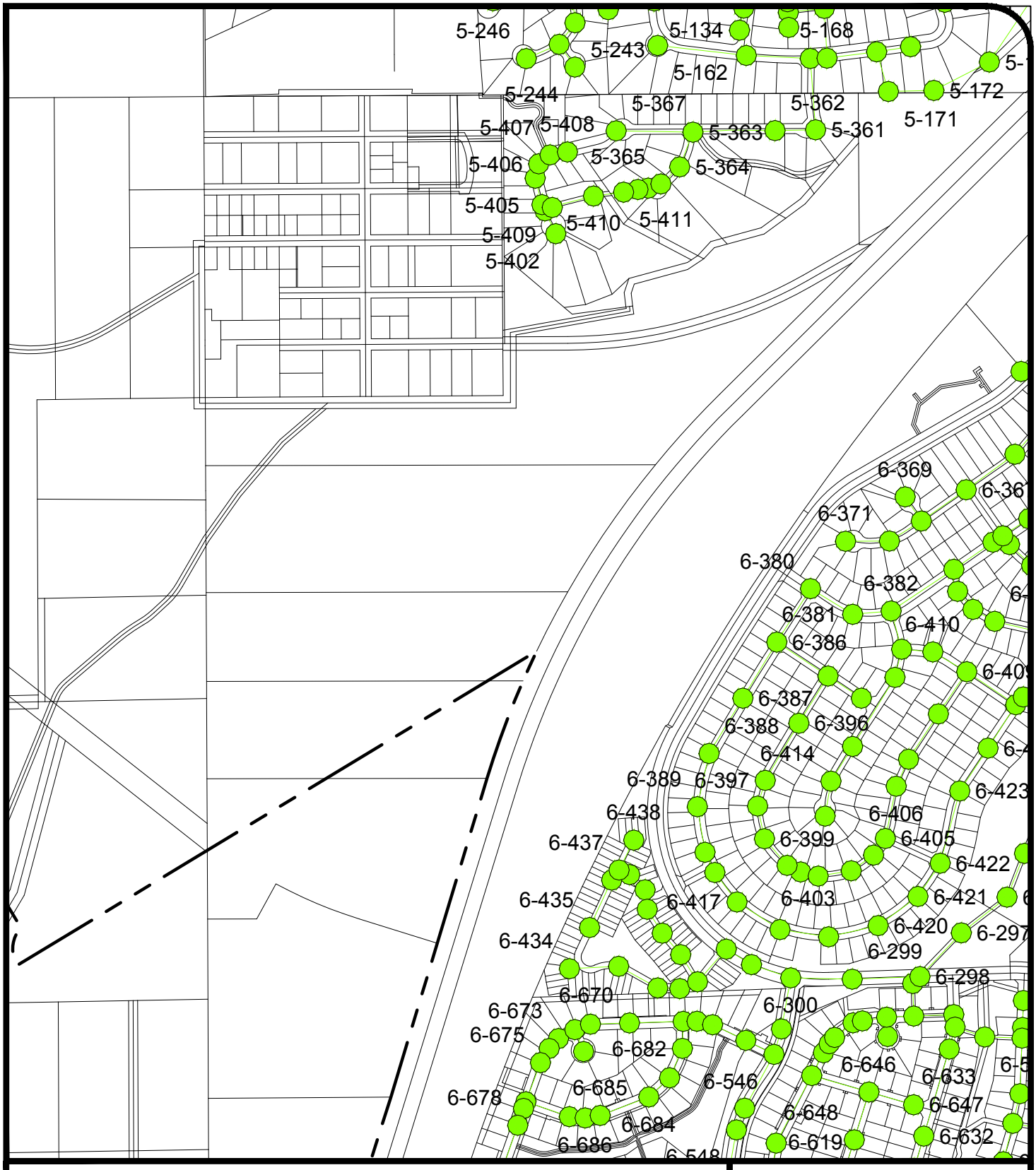


EXHIBIT 3 – SEWER GIS MAP

CD&E
ENGINEERING ▪ SURVEY

NAHSP0371

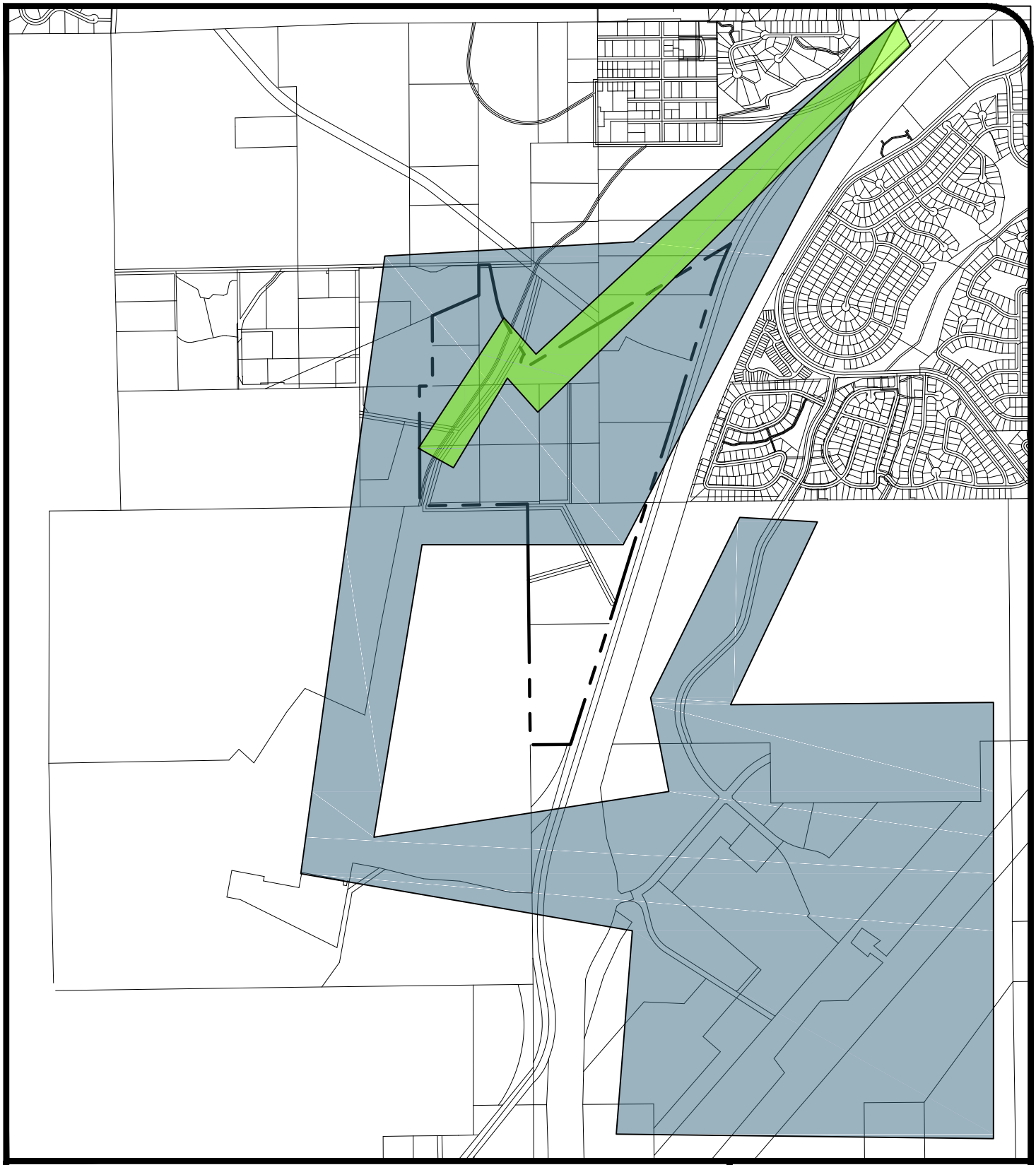


EXHIBIT 4 – ANALYSIS AREAS

WATERGEMS ANALYSIS AREA

SEWERCAD ANALYSIS AREA

N

1" = 1500'

CD&E

ENGINEERING ▪ SURVEY

NAHSP0372

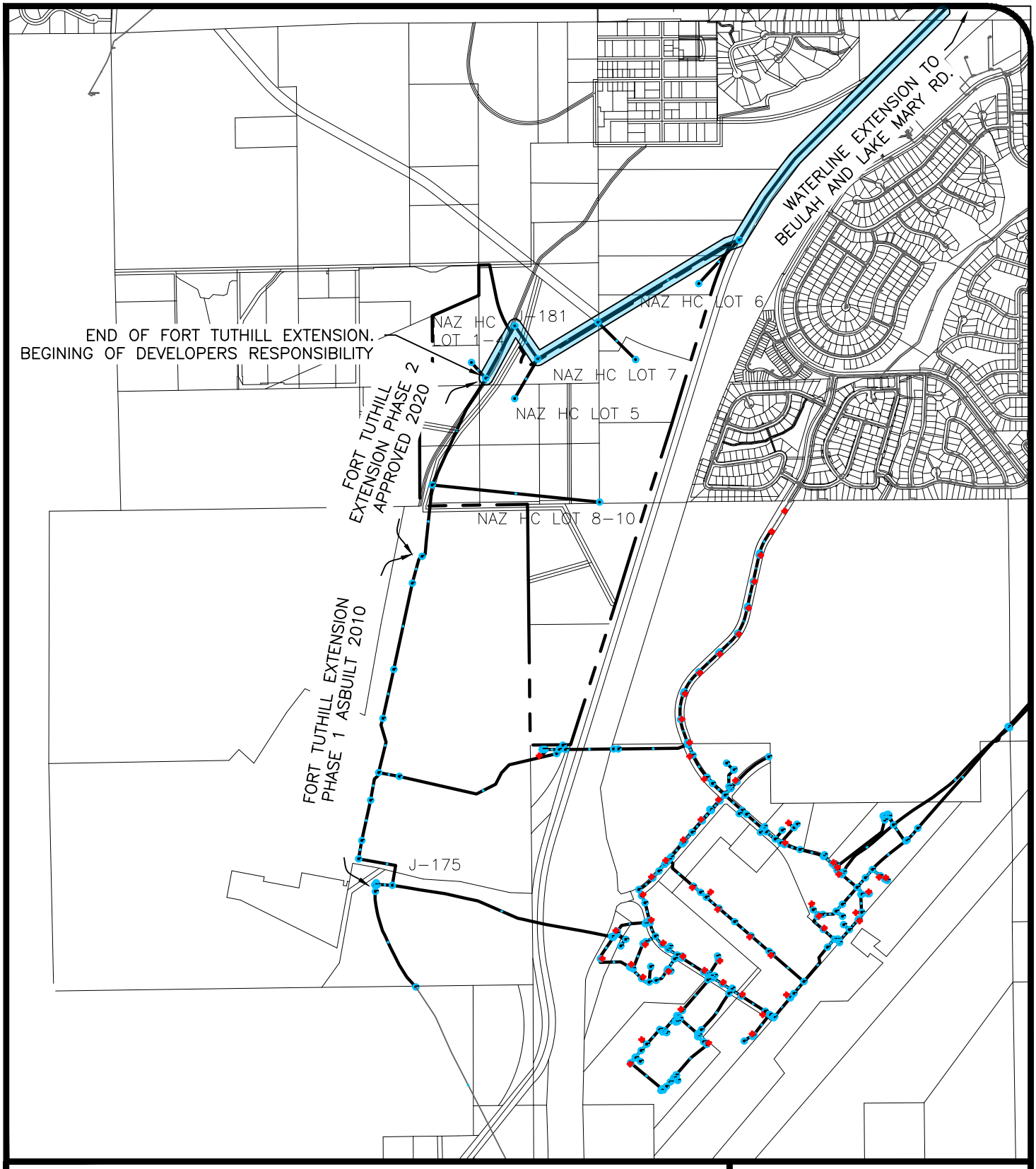


EXHIBIT 5 – WATERGEMS MAP

N

1" = 1500'

CD&E

ENGINEERING ▪ SURVEY

NAHSP0373

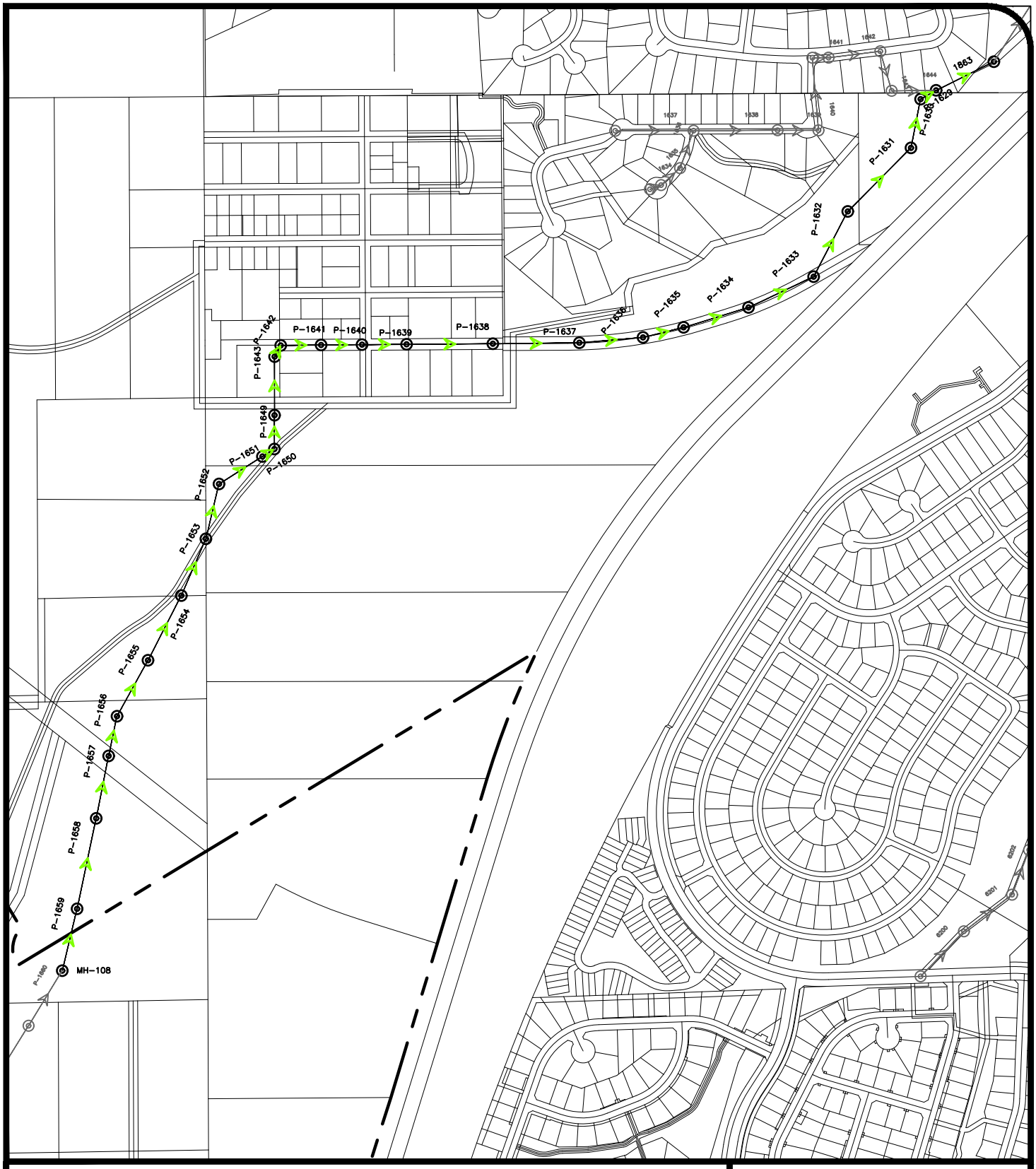


EXHIBIT 6 – SEWERCAD MAP

N

1" = 600'

CD&E

ENGINEERING ▪ SURVEY

NAHSP0374

Northern Arizona Healthcare
Peak Day Domestic Flows and Pressures

Label	Elevation (ft)	Zone	Demand (gpm)	Pressure (psi)	Hydraulic Grade (ft)
J-175	7015.74	B	0.00	51.95	7135.82
J-3188	7013.49	B	0.00	52.94	7135.86
J-3187	7013.32	B	0.00	53.02	7135.86
J-12607	7012.97	B	0.00	53.13	7135.77
J-6640	7013.07	B	0.00	53.16	7135.94
J-7682	7012.91	B	0.00	53.16	7135.77
J-8114	7012.40	B	0.00	53.41	7135.84
J-10136	7012.12	B	0.00	53.54	7135.86
J-5919	7012.00	B	0.00	53.55	7135.76
J-3078	7012.00	B	0.00	53.55	7135.76
J-3079	7012.00	B	0.00	53.55	7135.76
J-10225	7012.00	B	0.00	53.55	7135.76
J-4659	7012.00	B	0.00	53.55	7135.76
J-5485	7011.98	B	0.00	53.56	7135.78
J-10135	7012.00	B	0.00	53.59	7135.86
J-2429	7011.84	B	0.00	53.62	7135.76
J-2430	7011.82	B	0.00	53.62	7135.76
J-3015	7011.67	B	0.00	53.69	7135.76
J-2562	7011.66	B	0.00	53.74	7135.86
J-2561	7011.61	B	0.68	53.76	7135.86
J-8113	7011.55	B	0.00	53.78	7135.84
J-3031	7011.46	B	0.00	53.78	7135.76
J-3030	7011.43	B	0.00	53.79	7135.76
J-11602	7011.42	B	0.54	53.80	7135.76
J-12545	7011.49	B	0.00	53.81	7135.86
J-2850	7011.60	B	0.00	53.81	7135.97
J-2936	7011.27	B	0.00	53.86	7135.76
J-2851	7011.45	B	0.00	53.87	7135.97
J-2363	7011.31	B	0.00	53.88	7135.83
J-2935	7011.22	B	0.00	53.88	7135.76
J-2088	7011.09	B	0.00	53.98	7135.85
J-2087	7010.98	B	0.00	54.03	7135.85
J-5725	7010.48	B	0.00	54.20	7135.76
J-2444	7010.39	B	0.00	54.24	7135.76
J-2443	7010.34	B	0.00	54.26	7135.76
J-13004	7010.00	B	0.00	54.41	7135.76
J-2362	7010.00	B	0.00	54.44	7135.83
J-13143	7009.39	B	0.00	54.70	7135.82
J-13020	7009.26	B	0.00	54.73	7135.76
J-2338	7009.14	B	0.00	54.79	7135.78
J-2339	7008.41	B	0.00	55.11	7135.78
J-12776	7008.10	B	0.00	55.24	7135.79
J-8050	7008.00	B	1.22	55.27	7135.75
J-5257	7008.00	B	0.00	55.30	7135.81

J-5258	7008.00	B	0.00	55.30	7135.81
J-2524	7008.00	B	0.00	55.30	7135.81
J-2525	7008.00	B	0.00	55.30	7135.81
J-12926	7007.96	B	0.00	55.34	7135.86
J-8403	7007.37	B	0.00	55.54	7135.73
J-10469	7007.10	B	0.51	55.67	7135.76
J-10439	7006.87	B	0.00	55.76	7135.75
J-11309	7006.60	B	0.00	55.91	7135.82
J-11308	7006.49	B	0.00	55.95	7135.82
J-10440	7006.31	B	0.00	56.00	7135.75
J-9907	7006.24	B	0.00	56.05	7135.79
J-4121	7006.00	B	0.00	56.15	7135.79
J-4122	7006.00	B	0.00	56.15	7135.79
J-9533	7006.00	B	0.00	56.16	7135.79
J-5051	7006.00	B	0.00	56.16	7135.80
J-5052	7006.00	B	0.00	56.16	7135.80
J-9638	7005.38	B	0.00	56.41	7135.76
J-11502	7004.71	B	0.00	56.69	7135.75
J-11503	7004.26	B	0.00	56.89	7135.75
J-4980	7004.00	B	0.00	57.00	7135.74
J-4981	7003.90	B	0.37	57.04	7135.74
J-13825	7003.87	B	0.00	57.06	7135.74
J-7872	7003.86	B	0.00	57.06	7135.75
J-6939	7003.36	B	0.10	57.28	7135.74
J-6995	7003.12	B	0.00	57.37	7135.72
J-8271	7003.00	B	0.04	57.42	7135.71
J-6994	7002.89	B	0.00	57.47	7135.72
J-7828	7002.78	B	0.00	57.52	7135.72
J-12340	7002.31	B	0.00	57.74	7135.76
J-7628	7002.30	B	0.00	57.75	7135.77
J-3025	7002.21	B	0.00	57.78	7135.76
J-11338	7002.13	B	0.00	57.80	7135.72
J-12503	7002.08	B	0.00	57.84	7135.77
J-3024	7001.79	B	0.00	57.96	7135.76
J-9954	7001.55	B	0.00	58.05	7135.73
J-9953	7001.26	B	0.00	58.18	7135.73
J-2499	7001.50	B	0.00	58.23	7136.09
J-5160	7001.12	B	0.00	58.24	7135.73
J-5159	7001.02	B	0.00	58.28	7135.73
J-10174	7000.97	B	0.00	58.30	7135.73
J-2498	7001.24	B	0.00	58.34	7136.09
J-8340	7000.64	B	0.00	58.45	7135.73
J-11374	7000.36	B	0.00	58.56	7135.73
J-10703	6999.72	B	0.00	58.85	7135.75
J-6141	6999.01	B	0.00	59.16	7135.75
J-2814	6998.72	B	0.00	59.29	7135.76
J-6142	6998.64	B	0.00	59.32	7135.75

J-2813	6998.56	B	0.00	59.36	7135.76
J-7306	6998.00	B	0.00	59.60	7135.76
J-8583	6997.44	B	0.00	59.84	7135.75
J-8857	6997.44	B	0.00	59.84	7135.76
J-344	6997.67	B	0.00	59.91	7136.15
J-414	6997.66	B	0.00	59.91	7136.14
J-345	6997.55	B	0.00	59.96	7136.15
J-3535	6997.15	B	0.00	60.14	7136.14
J-12403	6996.55	B	0.00	60.23	7135.75
J-3536	6996.84	B	0.00	60.27	7136.14
J-12404	6996.00	B	0.00	60.46	7135.75
J-11853	6994.25	B	0.00	61.21	7135.72
J-9731	6994.00	B	0.00	61.32	7135.72
J-9732	6993.73	B	0.00	61.43	7135.72
J-9361	6993.54	B	0.00	61.51	7135.72
J-11033	6993.50	B	0.00	61.53	7135.72
J-567	6993.43	B	0.00	61.56	7135.72
J-566	6993.25	B	0.00	61.64	7135.72
J-589	6992.85	B	0.00	61.95	7136.04
J-11072	6992.45	B	0.00	61.99	7135.72
J-588	6992.76	B	0.00	61.99	7136.04
J-11464	6992.17	B	0.00	62.11	7135.72
J-9171	6992.11	B	0.00	62.13	7135.72
J-11480	6992.41	B	0.00	62.25	7136.30
J-8666	6991.83	B	0.00	62.25	7135.72
J-8667	6991.78	B	0.00	62.27	7135.72
J-11906	6990.87	B	0.00	62.67	7135.72
J-10615	6990.85	B	0.00	62.68	7135.72
J-11479	6991.33	B	0.00	62.73	7136.31
J-7514	6990.33	B	0.00	62.90	7135.72
J-174	6990.00	B	8.68	63.09	7135.82
J-11921	6988.94	B	0.00	63.50	7135.72
J-8886	6988.76	B	0.00	63.58	7135.72
J-11893	6988.57	B	0.00	63.66	7135.72
J-8887	6988.56	B	0.00	63.67	7135.72
J-4278	6988.55	B	7.09	63.67	7135.72
J-5178	6987.64	B	0.25	63.70	7134.86
J-169	6988.00	B	0.00	63.82	7135.52
J-3983	6987.92	B	0.00	63.95	7135.72
J-173	6988.00	B	0.00	63.95	7135.82
J-7513	6987.83	B	0.00	63.98	7135.72
J-3982	6987.70	B	0.00	64.04	7135.72
J-10917	6987.63	B	0.00	64.07	7135.72
J-8825	6987.41	B	0.00	64.17	7135.72
J-12359	6987.39	B	7.09	64.17	7135.72
J-4000	6987.29	B	0.00	64.22	7135.72
J-3999	6987.10	B	0.00	64.30	7135.72

J-168	6987.00	B	23.18	64.31	7135.64
J-172	6987.00	B	0.00	64.39	7135.82
J-8220	6986.63	B	0.00	64.50	7135.72
J-12675	6986.40	B	0.00	64.60	7135.72
J-11514	6986.91	B	0.00	64.68	7136.41
J-1191	6985.82	B	0.00	65.16	7136.42
J-11059	6984.22	B	0.00	65.17	7134.86
J-12263	6985.77	B	0.00	65.18	7136.42
J-11996	6985.01	B	0.00	65.20	7135.72
J-167	6985.00	B	0.00	65.25	7135.82
J-166	6985.00	B	0.00	65.28	7135.89
J-12264	6984.61	B	0.00	65.67	7136.41
J-11949	6983.84	B	0.00	66.02	7136.42
J-884	6982.51	B	0.00	66.29	7135.72
J-6388	6982.41	B	0.00	66.42	7135.93
J-760	6981.90	B	0.00	66.55	7135.72
J-761	6981.77	B	0.00	66.61	7135.72
J-8470	6981.92	B	0.00	66.63	7135.92
J-3902	6980.42	B	0.00	67.19	7135.72
J-4368	6979.07	B	0.66	67.42	7134.90
J-668	6979.16	B	0.00	67.73	7135.72
J-667	6979.13	B	0.00	67.75	7135.72
NAZ HC LOT 6	6977.00	B	7.98	68.21	7134.65
J-178	6977.00	B	0.00	68.21	7134.65
J-8836	6976.41	B	0.62	68.55	7134.87
J-7881	6975.74	B	0.68	68.86	7134.90
J-1693	6975.80	B	0.00	69.24	7135.82
J-4479	6974.77	B	0.56	69.27	7134.87
J-1692	6975.60	B	0.00	69.32	7135.82
J-5873	6973.78	B	0.36	69.70	7134.87
J-1602	6972.00	B	0.00	70.78	7135.60
J-1603	6972.00	B	0.00	70.78	7135.60
J-6511	6971.96	B	0.00	70.85	7135.71
J-7253	6971.44	B	0.00	71.07	7135.71
J-11961	6967.38	B	0.61	72.48	7134.90
J-8707	6965.53	B	0.95	73.27	7134.89
J-170	6964.00	B	0.00	74.08	7135.23
J-171	6960.00	B	0.00	75.78	7135.16
J-190	6957.43	B	0.00	76.69	7134.69
NAZ HC LOT 7	6957.00	B	97.50	76.82	7134.55
NAZ HC LOT 5	6949.00	B	93.95	80.31	7134.61
J-182	6949.00	B	0.00	80.36	7134.73
NAZ HC LOT 8	6932.00	B	188.00	87.31	7133.80
J-179	6932.00	B	0.00	87.82	7134.98
J-184	6929.33	B	0.00	88.90	7134.82
NAZ HC LOT 1	6929.00	B	91.88	89.03	7134.78
J-181	6928.00	B	0.00	89.46	7134.76

J-193	6888.36	B	0.00	106.51	7134.54
J-190	6957.43	B	0.00	76.81	7134.95
NAZ HC LOT 7	6957.00	B	103.12	76.92	7134.79
NAZ HC LOT 5	6949.00	B	90.79	80.41	7134.85
J-182	6949.00	B	0.00	80.46	7134.96
NAZ HC LOT 8	6932.00	B	283.04	86.77	7132.56
J-179	6932.00	B	0.00	87.86	7135.08
J-184	6929.33	B	0.00	88.98	7135.00
NAZ HC LOT 1	6929.00	B	91.88	89.11	7134.96
J-181	6928.00	B	0.00	89.55	7134.98

Northern Arizona Healthcare
Fire Flow Report

Label	Zone	Fire Flow Iterations	Is Fire Flow Run Balanced?	Satisfies Fire Flow Constraints?	Fire Flow (Needed) (gal/min)	Fire Flow (Available) (gal/min)	Pressure (Calculated Residual) (psi)	Junction w/ Minimum Pressure
241521	B	4	TRUE	TRUE	2000.00	3296.62	20.02	J-5178
241522	B	3	TRUE	TRUE	2000.00	3500.00	22.45	181701
241523	B	13	TRUE	TRUE	2000.00	3212.91	20.01	J-7881
251501	B	3	TRUE	TRUE	2000.00	3500.00	37.74	181701
251502	B	3	TRUE	TRUE	2000.00	3500.00	40.55	181701
251503	B	3	TRUE	TRUE	2000.00	3500.00	42.59	181701
251504	B	3	TRUE	TRUE	2000.00	3500.00	44.49	181701
251505	B	3	TRUE	TRUE	2000.00	3500.00	44.81	181701
251506	B	3	TRUE	TRUE	2000.00	3500.00	43.59	181701
261501	B	3	TRUE	TRUE	2000.00	3500.00	27.08	181701
261502	B	3	TRUE	TRUE	2000.00	3500.00	24.70	181701
261503	B	4	TRUE	TRUE	2000.00	2305.03	20.01	181701
261504	B	4	TRUE	TRUE	2000.00	2720.75	20.00	J-11092
261505	B	3	TRUE	TRUE	2000.00	3500.00	23.99	181701
261506	B	3	TRUE	TRUE	2000.00	3500.00	24.08	181701
261507	B	4	TRUE	TRUE	2000.00	3323.30	20.00	J-6142
261508	B	3	TRUE	TRUE	2000.00	3500.00	22.58	181701
261509	B	3	TRUE	TRUE	2000.00	3500.00	21.55	181701
261510	B	3	TRUE	TRUE	2000.00	3500.00	22.34	181701
261511	B	4	TRUE	TRUE	2000.00	3252.94	20.00	J-8583
261512	B	6	TRUE	TRUE	2000.00	3139.63	20.00	181701
261513	B	4	TRUE	TRUE	2000.00	2991.99	20.00	J-7628
261514	B	5	TRUE	TRUE	2000.00	2735.36	20.02	J-7872
261517	B	3	TRUE	TRUE	2000.00	3500.00	25.41	181701
261518	B	3	TRUE	TRUE	2000.00	3500.00	27.06	181701
261519	B	3	TRUE	TRUE	2000.00	3500.00	25.95	181701
261520	B	3	TRUE	TRUE	2000.00	3500.00	29.09	181701
261521	B	3	TRUE	TRUE	2000.00	3500.00	25.03	181701
261522	B	3	TRUE	TRUE	2000.00	3500.00	22.39	181701
261523	B	3	TRUE	TRUE	2000.00	3500.00	27.72	181701
261524	B	6	TRUE	TRUE	2000.00	3071.78	20.01	J-2814
261525	B	4	TRUE	TRUE	2000.00	3017.12	20.02	J-3025
261526	B	4	TRUE	TRUE	2000.00	2968.23	20.00	J-2430
271502	B	3	TRUE	TRUE	2000.00	3500.00	23.81	181701
271503	B	13	TRUE	TRUE	2000.00	3212.18	20.01	J-8220
271504	B	3	TRUE	TRUE	2000.00	2263.87	20.00	181701
271505	B	3	TRUE	TRUE	2000.00	2620.20	20.00	J-9361
J-166	B	3	TRUE	TRUE	2000.00	3500.00	51.28	181701
J-167	B	3	TRUE	TRUE	2000.00	3500.00	51.19	181701
J-168	B	3	TRUE	TRUE	2000.00	3500.00	49.94	181701
J-169	B	3	TRUE	TRUE	2000.00	3500.00	49.24	181701

J-170	B	3	TRUE	TRUE	2000.00	3500.00	59.16	181701
J-171	B	3	TRUE	TRUE	2000.00	3500.00	60.80	181701
J-172	B	3	TRUE	TRUE	2000.00	3500.00	47.83	181701
J-173	B	3	TRUE	TRUE	2000.00	3500.00	44.14	181701
J-174	B	3	TRUE	TRUE	2000.00	3500.00	41.87	181701
J-175	B	3	TRUE	TRUE	2000.00	3500.00	26.96	J-9309
J-178	B	3	TRUE	TRUE	2000.00	3500.00	54.23	181701
J-179	B	3	TRUE	TRUE	2000.00	3500.00	72.71	181701
J-181	B	3	TRUE	TRUE	2000.00	3500.00	74.45	181701
J-182	B	3	TRUE	TRUE	2000.00	3500.00	65.43	181701
J-184	B	3	TRUE	TRUE	2000.00	3500.00	73.82	181701
J-190	B	3	TRUE	TRUE	2000.00	3500.00	61.97	181701
J-193	B	3	TRUE	TRUE	2000.00	3500.00	97.76	181701
J-344	B	3	TRUE	TRUE	2000.00	3500.00	46.85	181701
J-345	B	3	TRUE	TRUE	2000.00	3500.00	46.90	181701
J-414	B	3	TRUE	TRUE	2000.00	3500.00	46.83	181701
J-566	B	18	TRUE	TRUE	2000.00	2668.02	20.45	J-11853
J-567	B	10	TRUE	TRUE	2000.00	2670.44	20.25	J-11853
J-588	B	3	TRUE	TRUE	2000.00	3500.00	45.09	181701
J-589	B	3	TRUE	TRUE	2000.00	3500.00	47.09	181701
J-667	B	5	TRUE	TRUE	2000.00	2764.97	23.56	J-7514
J-668	B	7	TRUE	TRUE	2000.00	2761.37	23.62	J-7514
J-760	B	6	TRUE	TRUE	2000.00	2753.13	22.62	J-7514
J-761	B	11	TRUE	TRUE	2000.00	2753.70	22.66	J-7514
J-884	B	8	TRUE	TRUE	2000.00	2753.39	20.74	J-7514
J-1191	B	3	TRUE	TRUE	2000.00	3500.00	52.08	181701
J-1602	B	3	TRUE	TRUE	2000.00	3500.00	48.80	181701
J-1603	B	3	TRUE	TRUE	2000.00	3500.00	51.85	181701
J-1692	B	3	TRUE	TRUE	2000.00	3500.00	48.78	181701
J-1693	B	3	TRUE	TRUE	2000.00	3500.00	51.81	181701
J-2087	B	3	TRUE	TRUE	2000.00	3500.00	38.12	181701
J-2088	B	3	TRUE	TRUE	2000.00	3500.00	34.82	181701
J-2338	B	3	TRUE	TRUE	2000.00	3500.00	33.40	181701
J-2339	B	3	TRUE	TRUE	2000.00	3500.00	30.37	181701
J-2362	B	3	TRUE	TRUE	2000.00	3500.00	36.63	181701
J-2363	B	3	TRUE	TRUE	2000.00	3500.00	32.77	181701
J-2429	B	8	TRUE	TRUE	2000.00	3364.92	20.05	261526
J-2430	B	9	TRUE	TRUE	2000.00	3199.52	20.06	261526
J-2443	B	4	TRUE	TRUE	2000.00	3385.68	20.00	J-2444
J-2444	B	4	TRUE	TRUE	2000.00	3272.40	20.02	J-5725
J-2498	B	3	TRUE	TRUE	2000.00	3500.00	44.64	181701
J-2499	B	3	TRUE	TRUE	2000.00	3500.00	41.19	181701
J-2524	B	3	TRUE	TRUE	2000.00	3500.00	36.12	181701
J-2525	B	3	TRUE	TRUE	2000.00	3500.00	32.72	181701
J-2561	B	23	TRUE	TRUE	2000.00	3343.28	20.03	J-2562
J-2562	B	4	TRUE	TRUE	2000.00	3312.75	20.00	J-2561
J-2813	B	3	TRUE	TRUE	2000.00	3500.00	25.86	261524

J-2814	B	3	TRUE	TRUE	2000.00	3500.00	22.32	261524
J-2850	B	3	TRUE	TRUE	2000.00	3500.00	39.15	181701
J-2851	B	3	TRUE	TRUE	2000.00	3500.00	35.68	181701
J-2935	B	13	TRUE	TRUE	2000.00	3371.34	20.02	J-2936
J-2936	B	4	TRUE	TRUE	2000.00	3195.53	20.00	J-13279
J-3015	B	13	TRUE	TRUE	2000.00	3368.26	20.01	261526
J-3024	B	5	TRUE	TRUE	2000.00	3403.58	20.40	261525
J-3025	B	7	TRUE	TRUE	2000.00	3238.29	20.23	261525
J-3030	B	5	TRUE	TRUE	2000.00	3368.43	20.04	J-3031
J-3031	B	4	TRUE	TRUE	2000.00	3191.00	20.02	J-13020
J-3078	B	3	TRUE	TRUE	2000.00	3500.00	29.85	181701
J-3079	B	3	TRUE	TRUE	2000.00	3500.00	30.51	181701
J-3187	B	3	TRUE	TRUE	2000.00	3500.00	34.75	181701
J-3188	B	3	TRUE	TRUE	2000.00	3500.00	30.92	181701
J-3535	B	3	TRUE	TRUE	2000.00	3500.00	46.98	181701
J-3536	B	3	TRUE	TRUE	2000.00	3500.00	47.02	181701
J-3902	B	7	TRUE	TRUE	2000.00	2764.74	22.31	J-7514
J-3982	B	6	TRUE	TRUE	2000.00	3438.52	20.55	J-10951
J-3983	B	7	TRUE	TRUE	2000.00	3421.10	20.62	J-10951
J-3999	B	6	TRUE	TRUE	2000.00	3420.15	21.06	J-10615
J-4000	B	7	TRUE	TRUE	2000.00	3450.26	21.02	J-10615
J-4121	B	3	TRUE	TRUE	2000.00	3500.00	35.85	181701
J-4122	B	3	TRUE	TRUE	2000.00	3500.00	35.88	181701
J-4278	B	13	TRUE	TRUE	2000.00	3403.80	20.50	J-10951
J-4368	B	5	TRUE	TRUE	2000.00	3444.37	20.02	241523
J-4479	B	3	TRUE	TRUE	2000.00	3500.00	26.44	J-5178
J-4659	B	3	TRUE	TRUE	2000.00	3500.00	30.53	181701
J-4980	B	3	TRUE	TRUE	2000.00	3500.00	32.98	181701
J-4981	B	3	TRUE	TRUE	2000.00	3500.00	33.03	181701
J-5051	B	3	TRUE	TRUE	2000.00	3500.00	36.13	181701
J-5052	B	3	TRUE	TRUE	2000.00	3500.00	36.17	181701
J-5159	B	3	TRUE	TRUE	2000.00	3500.00	33.86	181701
J-5160	B	3	TRUE	TRUE	2000.00	3500.00	32.42	J-11092
J-5178	B	4	TRUE	TRUE	2000.00	3281.70	20.02	J-4083
J-5257	B	3	TRUE	TRUE	2000.00	3500.00	35.95	181701
J-5258	B	3	TRUE	TRUE	2000.00	3500.00	35.98	181701
J-5485	B	3	TRUE	TRUE	2000.00	3500.00	31.44	181701
J-5725	B	4	TRUE	TRUE	2000.00	3081.08	20.00	J-2444
J-5873	B	3	TRUE	TRUE	2000.00	3500.00	27.44	J-5178
J-5919	B	3	TRUE	TRUE	2000.00	3500.00	30.46	181701
J-6141	B	3	TRUE	TRUE	2000.00	3500.00	26.43	J-10703
J-6142	B	3	TRUE	TRUE	2000.00	3500.00	26.14	261507
J-6388	B	3	TRUE	TRUE	2000.00	3500.00	50.12	181701
J-6511	B	3	TRUE	TRUE	2000.00	3500.00	52.52	181701
J-6640	B	3	TRUE	TRUE	2000.00	3500.00	38.27	181701
J-6939	B	3	TRUE	TRUE	2000.00	3500.00	31.26	181701
J-6994	B	3	TRUE	TRUE	2000.00	3500.00	33.01	181701

J-6995	B	3	TRUE	TRUE	2000.00	3500.00	30.93	181701
J-7253	B	3	TRUE	TRUE	2000.00	3500.00	52.70	181701
J-7306	B	3	TRUE	TRUE	2000.00	3500.00	26.77	261524
J-7513	B	5	TRUE	TRUE	2000.00	2711.06	21.03	J-7514
J-7514	B	8	TRUE	TRUE	2000.00	2709.21	20.02	J-11464
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Northern Arizona Healthcare
Gravity Sewer Pipe Report

Label	Dia. (in)	Material	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Depth (Average End) / Rise	Flow (gpd)	Capacity (Design) (gpd)
1863	15	VCP	5-172	6890.28	5-173	6886.00	27.00	659919.52	6046313.39
P-1629	18	DIP	5-172	6890.28	MH-133	6890.41	28.30	597607.00	2983395.01
P-1630	18	DIP	MH-133	6890.41	MH-132	6890.69	31.20	597607.00	2623737.02
P-1631	18	PVC	MH-132	6890.69	MH-131	6891.14	31.40	597607.00	2978801.63
P-1632	18	DIP	MH-131	6891.14	MH-130	6891.57	31.30	597607.00	2675131.75
P-1633	18	DIP	MH-130	6891.57	MH-129	6894.85	28.00	597607.00	7469232.70
P-1634	18	DIP	MH-129	6894.85	MH-128	6895.70	25.20	597607.00	3914726.84
P-1635	18	DIP	MH-128	6895.70	MH-127	6896.26	26.20	597607.00	4046325.14
P-1636	18	DIP	MH-127	6896.26	MH-126	6897.18	25.70	597607.00	4193274.80
P-1637	18	DIP	MH-126	6897.18	MH-125	6898.15	26.30	597607.00	3701170.64
P-1638	18	DIP	MH-125	6898.15	MH-124	6899.21	26.90	597607.00	3879208.05
P-1639	18	DIP	MH-124	6899.21	MH-123	6899.82	26.20	597607.00	4092459.90
P-1640	18	DIP	MH-123	6899.82	MH-122	6900.38	25.80	597607.00	4090791.59
P-1641	18	DIP	MH-122	6900.38	MH-121	6901.79	24.90	597607.00	6545641.01
P-1642	18	PVC	MH-121	6901.79	MH-120	6902.12	22.00	597607.00	6774805.48
P-1643	18	PVC	MH-120	6902.12	MH-119	6903.12	23.10	597607.00	5483830.11
P-1649	18	DIP	MH-119	6903.12	MH-118	6903.75	23.90	597607.00	4782222.39
P-1650	18	PVC	MH-118	6903.75	MH-117	6904.08	20.10	597607.00	11780679.82
P-1651	18	PVC	MH-117	6904.08	MH-116	6907.69	19.80	597607.00	11129471.62
P-1652	18	PVC	MH-116	6907.69	MH-115	6910.13	20.80	597607.00	8736331.67
P-1653	18	PVC	MH-115	6910.13	MH-114	6914.11	20.00	597607.00	10636533.90
P-1654	18	PVC	MH-114	6914.11	MH-113	6915.85	22.20	597607.00	6487547.67
P-1655	18	PVC	MH-113	6915.85	MH-112	6917.39	22.20	597607.00	6510300.22
P-1656	12	PVC	MH-112	6917.39	MH-111	6918.87	36.10	597607.00	2721833.31
P-1657	12	PVC	MH-111	6918.87	MH-110	6921.10	36.30	597607.00	2661859.08
P-1658	12	PVC	MH-110	6921.10	MH-109	6923.26	38.10	597607.00	2175316.25

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DRAINAGE IMPACT ANALYSIS
FOR
NORTHERN ARIZONA HEALTHCARE CAMPUS

Section 5 T 20 N R 07 E and Sections 31 & 32, T 21 N, R 07 E, G&SRM
City of Flagstaff,
Coconino County, Arizona

Prepared for:
Northern Arizona Healthcare Corp.
120 N. Beaver St.
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Prepared by
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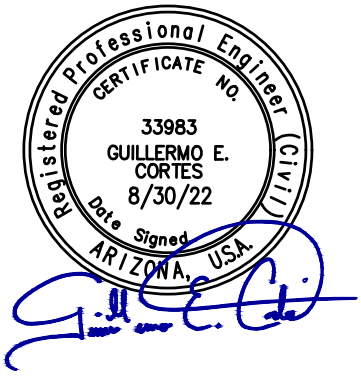
Consulting Engineers
110 West Dale Avenue
Flagstaff, Arizona 86001



Job # 18214

Prepared On: July 13, 2022

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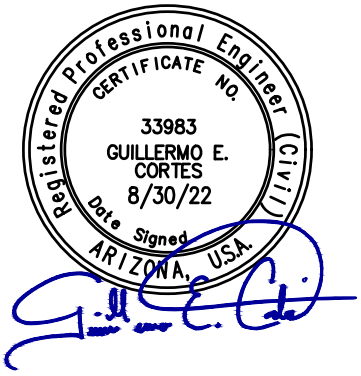
Appendix B Land Use Plan
Appendix C FEMA FIRM Map
Appendix D NRCS Web Soil Survey
Appendix E Pre- and Post-Development Drainage Exhibits
Appendix F *PondPack* Output



INTRODUCTION

The proposed Northern Arizona Healthcare Campus is located within Section 5, Township 20 North, Range 7 East, and Sections 31 and 32, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, City of Flagstaff, Coconino County, AZ. The project site is bounded on the north by a vacant private property and the Mountain Dell Subdivision, on the east by AZ State Route 89A, and on the south by Fort Tuthill Regional County Park. Refer to the Vicinity Map in Appendix A.

Currently, the property is primarily undeveloped, with a few scattered homes, with moderate ponderosa pine coverage over the site. Soils for the site are primarily in Hydrologic Group D with a small area of Hydrologic Group B. An unnamed tributary to Sinclair Wash runs through the site and drains to the north toward the Mountain Dell Subdivision and Sinclair Wash. The proposed development lies within Zone X of FEMA FIRM Maps #04005C6812G, #04005C6814G, #04005C6816G, and #04005C6818G. No 100-year FEMA floodplains will be directly impacted by the proposed development. See Appendix C for the FEMA FIRM Map for the site.

The proposed project will consist of a new hospital, multi-story medical office buildings, administration building, future hotels, commercial/residential, and research and development buildings, and associated parking lots for each building. The total gross acreage of the project site is approximately 179.6 acres. Refer to the Land Use Plan in Appendix B.

OBJECTIVES AND PROCEDURES

This report supports the rezoning application for the Northern Arizona Healthcare Campus project. The project narrative can be referenced for additional information on proposed land uses and zoning information. The Land Use Plan has been included in Appendix B of this report.

The objective of this report is to determine the impact the Northern Arizona Healthcare Campus development will have on the runoff characteristics of the site and to determine preliminary retention volumes required to mitigate the 100-year storm runoff to pre-development levels. Mitigation measures will be provided per the City of Flagstaff Stormwater Management Design Manual (COFSMDM).

The SCS Unit Hydrograph method and Type II rainfall distribution were used to determine the pre- and post-development 100-year, 24-hour runoff volumes. Pre-development Runoff Curve Numbers were determined based on existing site conditions per ADWR, *Oak Creek Flood Warning System Hydrology Report*. Post-development Runoff Curve Numbers were determined based on USDA TR-55, *Urban Hydrology for Small Watersheds*, proposed land uses, and proposed

roadway improvements. PondPack Version 8i was utilized to estimate retention basin sizes based on pre- vs. post-development 100-year, 24-hour hydrograph volumes. Soil information was obtained from the National Resources Conservation Service (NRCS) Web Soil Survey. See Appendix D for the Web Soil Survey for the site.

STORMWATER STORAGE EVALUATION

Pre-Development Conditions

As seen in the Pre-Development Drainage Exhibit in Appendix E, under existing conditions, the project site has four outfall locations as follows. The boundaries between the existing areas draining to these outfalls are also shown.

Outfall #1 is near the northeast corner of the site and discharges into the right-of-way for SR 89A. At this location, there is no culvert under AZ SR 89A, and the flows will ultimately overtop the highway and continue to the northeast between AZ SR 89A and Interstate 17.

Outfall #2 also discharges into the SR 89A right-of-way. At this location, there is a small concrete box culvert under SR 89A that conveys runoff toward a concrete box culvert under I-17.

Outfall #3 is the final discharge location into the SR 89A right-of-way. At this location, there is a large concrete box culvert under both SR 89A and I-17, which is paired with a portion of the Flagstaff Urban Trail System (FUTS). The discharge through this culvert ultimately flows into two existing stock tanks (Interstate Tank and an unnamed tank) that were improved as part of the Sheep Crossing FUTS improvements. These tanks play an important role in controlling peak discharge rates into the downstream Ponderosa Trails Subdivision.

Outfall #4 is via the unnamed tributary to Sinclair Wash near the northwest corner of the site. This tributary flows into Sinclair Wash to the southwest of the Mountain Dell Subdivision, between FIS Cross Sections AB and AC. From this confluence point, Sinclair Wash flows to the northeast through Mountain Dell and the new Mountain Dell Channel, along the northwest side of SR 89A, and toward Interstate 40.

For the purposes of determining preliminary required retention volumes for the proposed planning areas shown on the Land Use Plan, the on-site drainage basin boundaries for pre-development conditions were drawn based on the planning area boundaries.

Post-Development Conditions

As shown in the Post-Development Drainage Exhibit in Appendix E preliminary alignments and cross sections have been determined for the primary roadways within the project site. The SCS Curve Numbers for the on-site drainage basins were updated to reflect these roadways, as well as the proposed widening of SR 89A. Because detailed land planning has not been performed within the proposed planning areas, the flow paths for calculating time of concentration were not updated from pre- to post-development conditions. However, for post-development conditions a time of concentration of 20 minutes was assumed for developed watersheds.

Results

Tables 1 and 2 provide a summary of the pre- and post-development hydrologic analyses. Detailed calculations are provided in Appendix F.

TABLE 1: SCS CURVE NUMBER, TC, AND Q_{100}

BASIN ID	AREA (AC)	WEIGHTED CN		Tc (MIN)		Q_{100} (CFS)	
		PRE	POST	PRE	POST	PRE	POST
1a	14.0	76.8	79.2	50	50	18.7	20.5
1b	23.1	75.2	76.9	45	45	31	33.2
2a	18.7	75.0	95.0	63	20	19.5	73.4
2b	64.6	75.0	90.0	72	20	61.1	229.2
2c	3.7	75.0	95.0	57	6	4.16	19.9
2d	26.0	76.1	95.0	99	20	20.36	102.1
3	29.9	75.0	95.0	85	20	25.3	117.4

TABLE 2: HYDROGRAPH VOLUME AND PRELIMINARY RETENTION VOLUME

BASIN ID	HYDROGRAPH VOLUME (AC-FT)		RETENTION VOLUME (AC-FT)
	PRE	POST	
1a	2.59	2.82	0.23
1b	4.02	4.29	0.26
2a	3.22	6.19	2.98
2b	11.08	18.52	7.44
2c	0.64	1.23	0.59
2d	4.62	8.61	3.99
3	5.11	9.90	4.79

As shown in Table 2, the difference between the pre- and post-development hydrograph volumes was used as the preliminary estimation of the required retention volume for each planning area shown in the Land Use Plan. These volumes may be updated as more detailed design is performed for the project. Also, the locations of the retention basins will be determined as the project design progresses. Retention basins may be provided within individual planning areas, or more regional retention basins may be utilized to provide the necessary volume for multiple planning areas.

SUMMARY AND CONCLUSIONS

This report provides a preliminary analysis of the impact the Northern Arizona Healthcare Campus development will have on the runoff characteristics of the site, as well as preliminary retention volumes required to mitigate the 100-year storm runoff to pre-development levels.

The retention basin volumes provided herein are preliminary and will be refined through the design phases of the project. Ultimately, the drainage infrastructure for the Northern Arizona Healthcare Campus project will be designed per the City of Flagstaff Stormwater Management Design Manual (SMDM) and the City of Flagstaff Low Impact Development Manual (LIDM).

REFERENCES

Publications

City of Flagstaff Stormwater Management Design Manual, March 2009

City of Flagstaff Low Impact Development Manual, January 2009

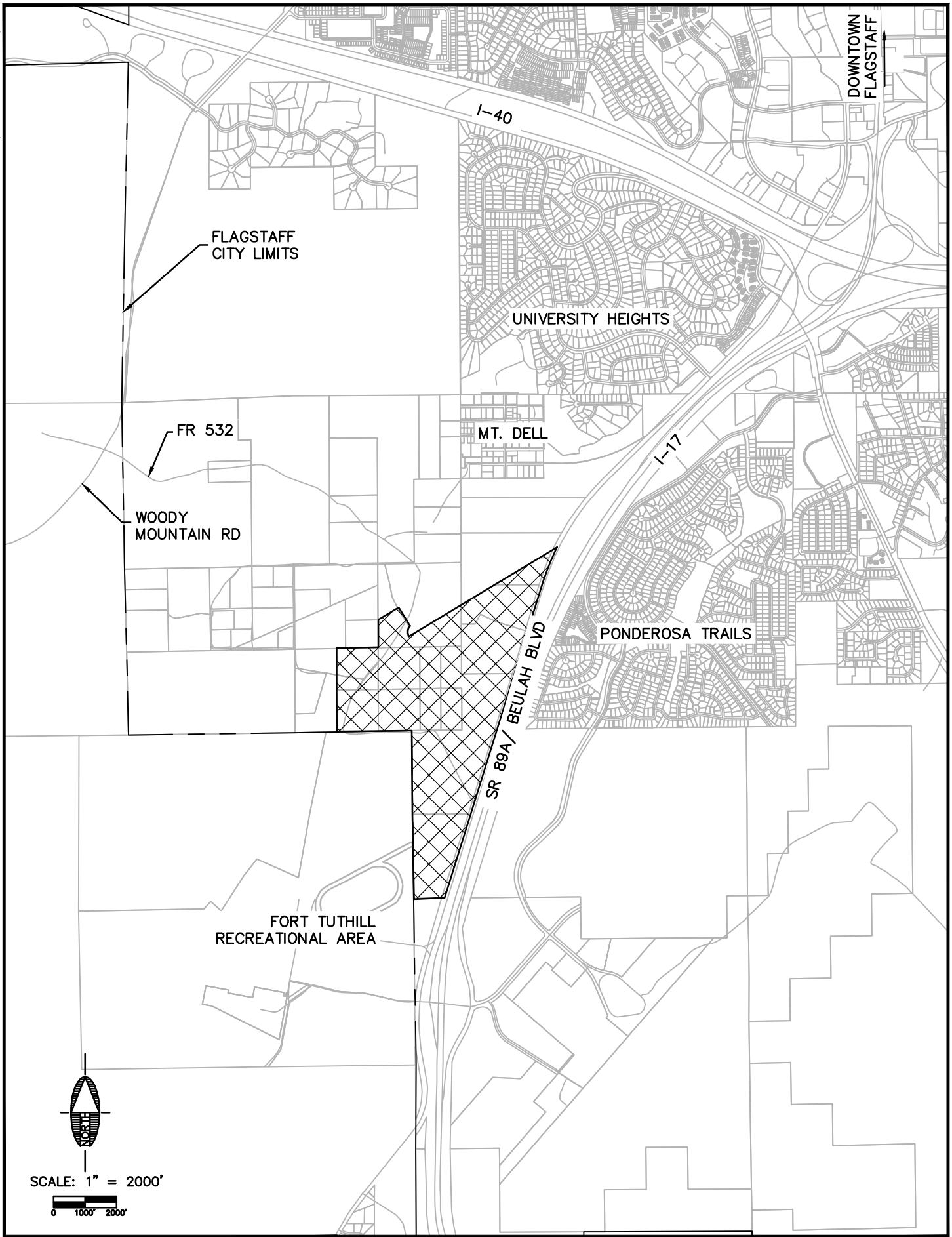
NRCS Web Soil Survey

Software

PondPack, Bentley Systems, Inc., Version *8i*

Appendix A

Vicinity Map



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FILE: P:\2018\18214\DRAWINGS\DRAINAGE\18214 - VICINITY MAP.DWG BDIXON

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SCALE	AS SHOWN
DRAWN	TNO
DESIGN	TNO
CHECKED	GEC

NORTHERN ARIZONA HEALTHCARE — FLAGSTAFF ARIZONA

VICINITY MAP

SHEET 1 OF 1

Appendix B

Land Use Plan

FR 532

SINCLAIR WASH

100' POWER CORRIDOR

80' POWER CORRIDOR

FUTS, See Multi Modal System Plan for associated detail

2a
15.6 AC.

INTERSTATE 17

HEALTHCARE BLVD

60.1 AC.

2b

1a
10.0 AC.

GETAWAY TRAIL

WELLNESS LOOP*

1b
21.2 AC.

LOW DENSITY RESIDENTIAL NEIGHBORHOOD

BEULAH BLVD/SR 89A

PONDEROSA TRAILS (SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD)

Regional Activity Center

2c
2.7 AC.

PURPLE SAGE TRAIL

FORT TUTHILL (REGIONAL COUNTY PARK)

2d
24.2 AC.

Existing Easement Access, to remain until access needs change

INFANTRY RD

3
27.2 AC.

LAND USE AREA LEGEND

- 1a OPEN SPACE FOR FUTS
- 1b WELLNESS AREA
- 2a MIXED USE - HOTEL / COMMERCIAL / RESIDENTIAL
- 2b MEDICAL CENTER
- 2c HOTEL
- 2d CLINICAL PARTNERSHIPS AND RETAIL
- 3 RESEARCH AND INNOVATION

* See Report for Intent detail, Allowed Uses, and Building Form and Property Development Standards for each Land Use Area.

** Buildings and Parking shown are for illustrative purposes only. They match the intensity/density detailed in the Land Use Program table. There is no expectation that the Land Use Areas will develop with buildings and parking as shown.

* NOTE: STREET NAMES WITH ASTERISKS (*) ARE PLACEHOLDERS FOR DISCUSSION FOR NOW

NORTH

0 200 400 800

SCALE

NAH HEALTH VILLAGE | CONCEPT PLAN - LAND USE

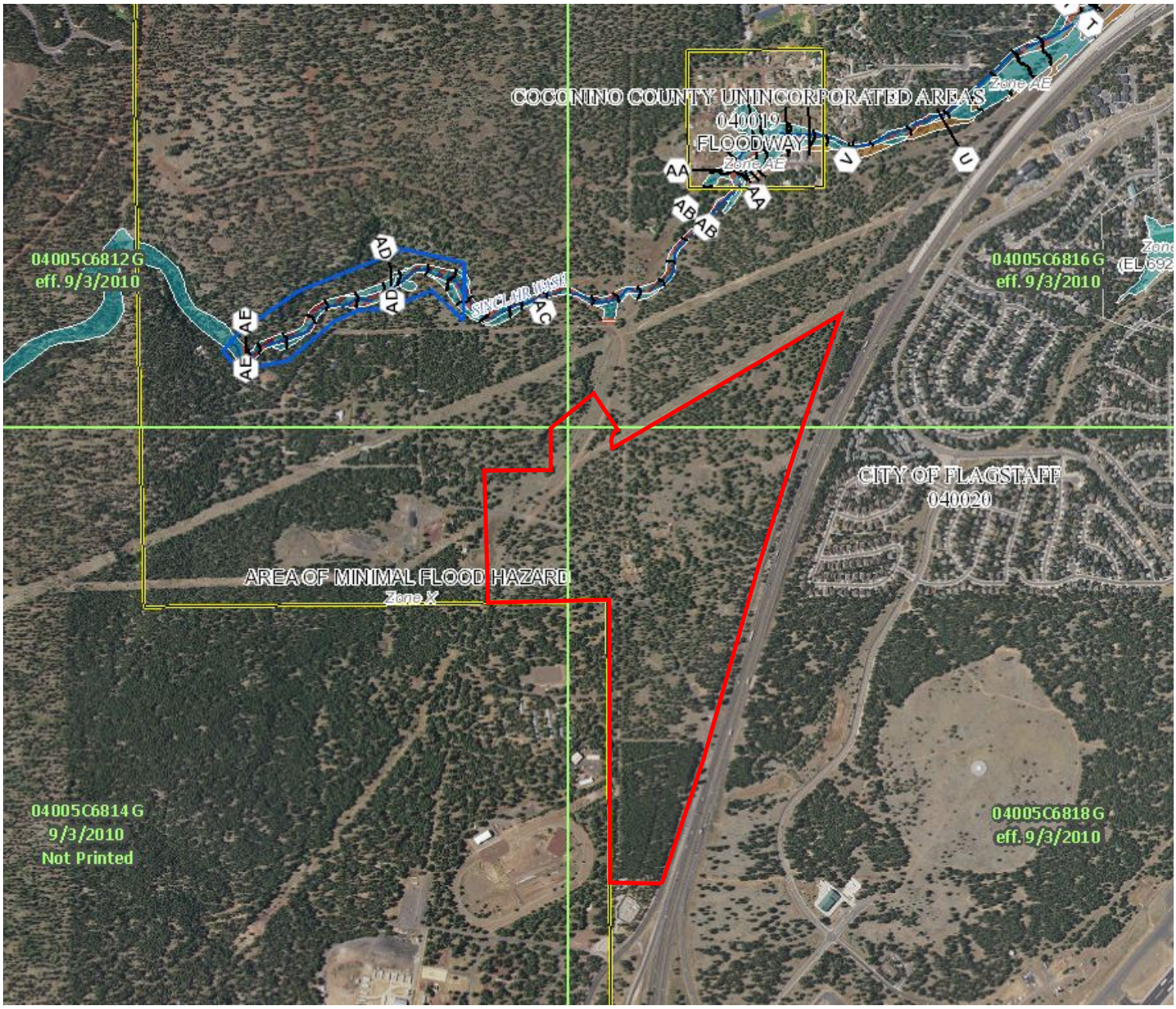
05/04/2022

Northern Arizona Healthcare

NORRIS DESIGN
Planning | Landscape Architecture | Branding

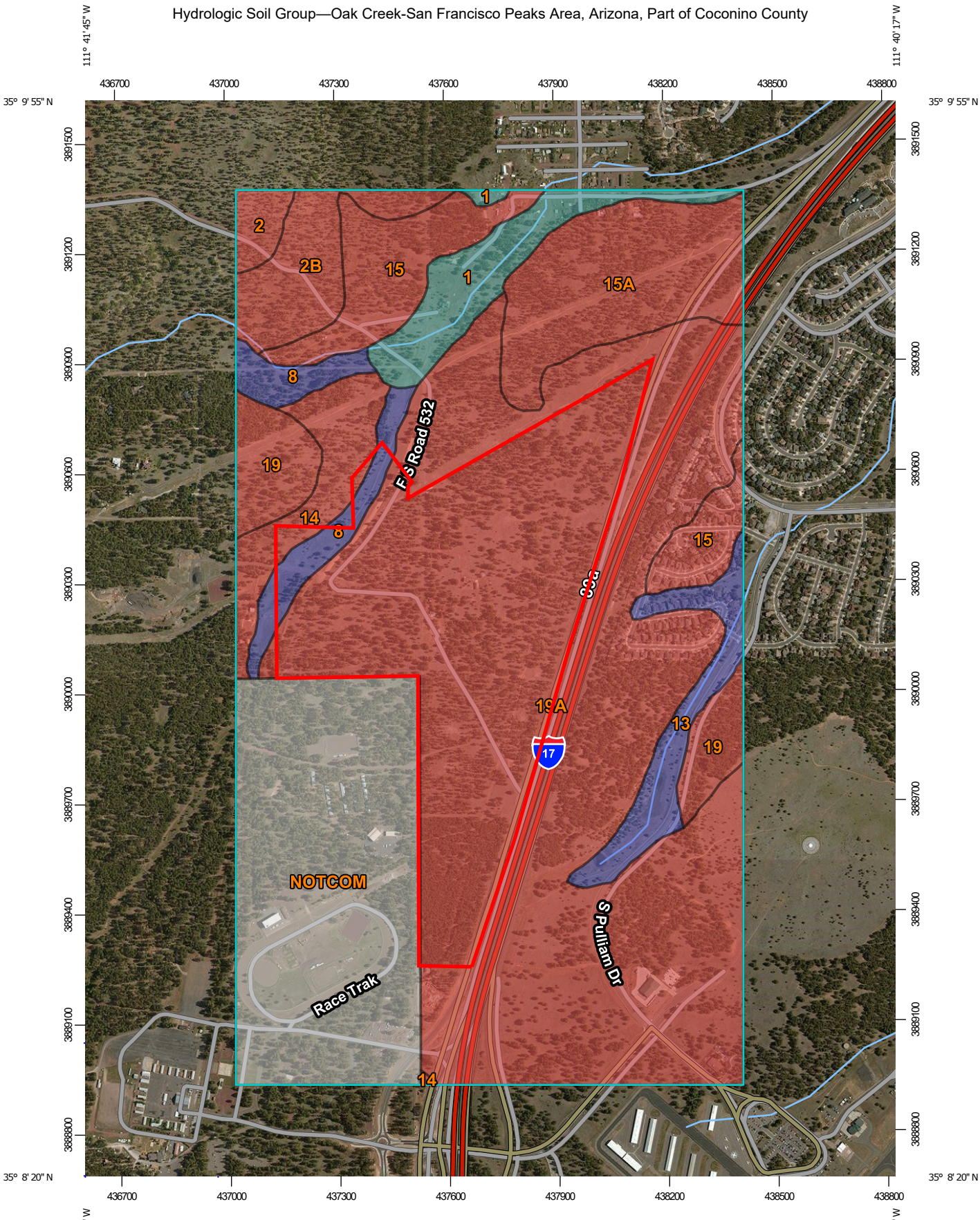
Appendix C

FEMA FIRM Map


COCONINO COUNTY UNINCORPORATED AREAS
040019
FLOODWAY
Zone AE
Zone AE
04005C6812 G
eff. 9/3/2010
04005C6816 G
eff. 9/3/2010
CITY OF FLAGSTAFF
040020
AREA OF MINIMAL FLOOD HAZARD
Zone X
04005C6814 G
9/3/2010
Not Printed
04005C6818 G
eff. 9/3/2010

Appendix D

NRCS Web Soil Survey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3891200
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3890600
3890300
3890000
3889700
3889400
3889100
3888800
1
2
2B
15
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15A
8
19
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8
15
19A
13
19
NOTCM
14
Forest Road 532
S Pulliam Dr
Race Trak
17
Map Scale: 1:14,300 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0
200
400
800
1200
Feet
0
500
1000
2000
3000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oak Creek-San Francisco Peaks Area, Arizona, Part of Coconino County
Survey Area Data: Version 10, Jun 3, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 2, 2015—Jun 25, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Jacques clay loam, 0 to 2 percent slopes	C	29.0	3.5%
2	Brolliar stony clay loam, 0 to 2 percent slopes	D	6.7	0.8%
2B	Brolliar stony clay loam, 8 to 30 percent slopes	D	26.6	3.2%
8	Paymaster family fine sandy loam, 0 to 3 percent slopes	B	23.0	2.7%
13	Lynx loam, 0 to 2 percent slopes	B	23.8	2.8%
14	Daze fine sandy loam, 0 to 8 percent slopes	D	26.2	3.1%
15	Tortugas cobbly loam, 2 to 15 percent slopes	D	43.3	5.1%
15A	Tortugas-Daze complex, 0 to 15 percent slopes	D	59.0	7.0%
19	Telephone gravelly sandy loam, 0 to 15 percent slopes	D	27.3	3.3%
19A	Telephone-Daze complex, 0 to 8 percent slopes	D	437.0	52.0%
NOTCOM	No Digital Data Available		139.1	16.5%
Totals for Area of Interest			**841.0**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

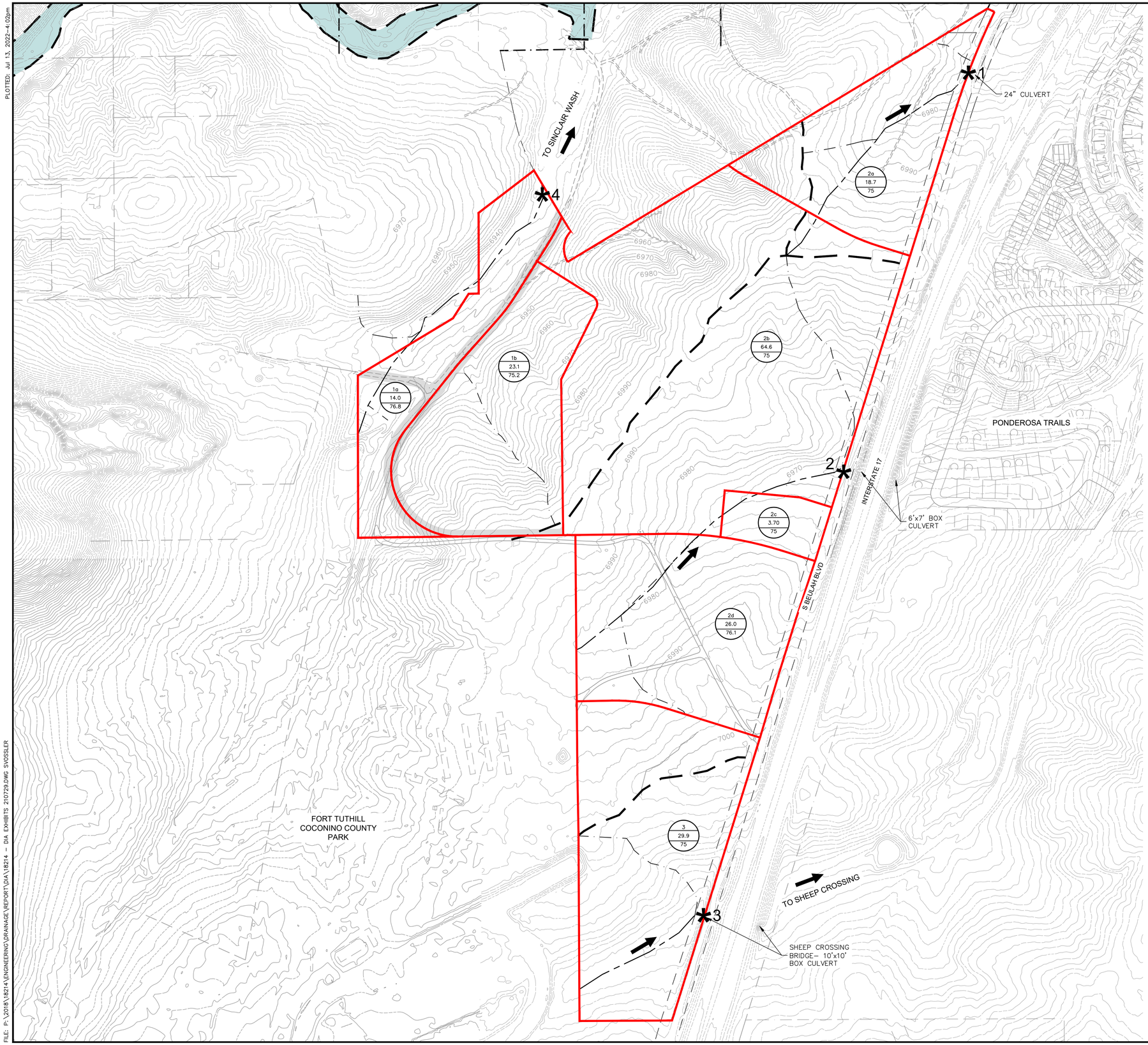
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix E

Pre- and Post-Development Drainage Exhibits



LEGEND

DRAINAGE BASIN IDENTIFIER:
3a = BASIN ID
1.9 = APPROXIMATE BASIN AREA (ACRES)
77 = SCS CURVE NUMBER

LAND USE PLAN BASIN BOUNDARY

EXISTING FLOWLINE

EXISTING OUTFALL BASIN BOUNDARY

*1 EXISTING DRAINAGE OUTFALL

PRE-DEVELOPMENT RUNOFF SUMMARY					
BASIN ID	AREA (ACRES)	TC (MIN)	WEIGHTED CN	Q100 (CFS)	V100 (AC-FT)
1a	14.0	50	76.8	18.7	2.585
1b	23.1	45	75.2	31.0	4.022
2a	18.7	63	75.0	19.5	3.216
2b	64.6	72	75.0	61.1	11.083
2c	3.7	57	75.0	4.2	0.637
2d	26.0	99	76.1	20.4	4.618
3	29.9	85	75.0	25.3	5.113

SCALE 1" : 250'
0 125 250

Registered Professional Engineer (Civil)
CERTIFICATE NO. 33983
GUILLERMO E. CORTES
7/13/22
Date Signed
ARIZONA, U.S.A.

FLAGSTAFF
ARIZONA

NORTHERN ARIZONA HEALTHCARE

PRE-DEVELOPMENT DRAINAGE EXHIBIT

JOB NO: 18214
DATE: JUL 22
SCALE: AS SHOWN
DRAWN: BTD
DESIGN: BTD
CHECKED: GEC

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

SWI
Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

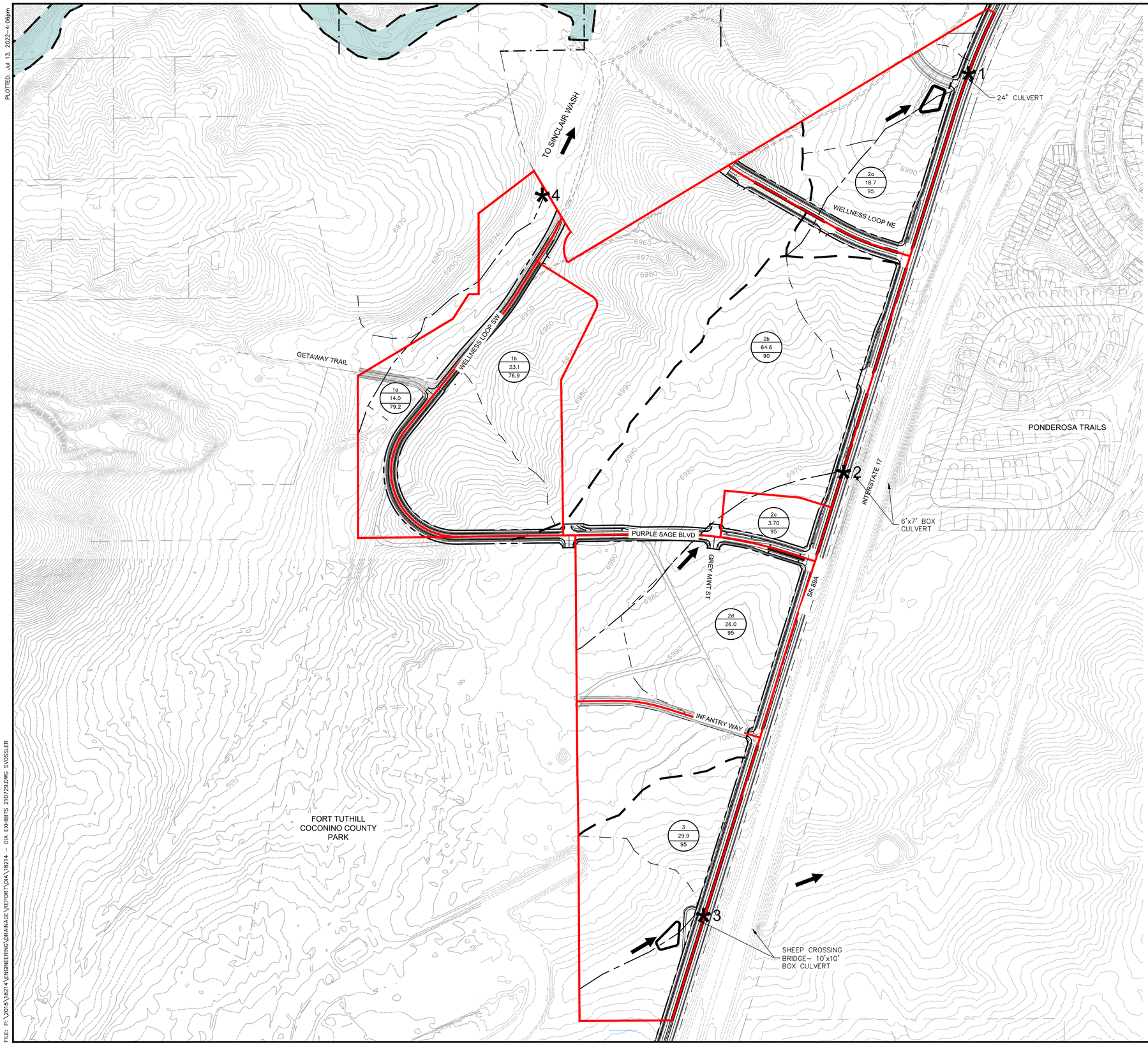
DRAWING NO.
DM01

SHT NO. 1 OF 2

PLOTTED: Jul 13, 2022–4:02pm

FILE: P:\2018\18214\ENGINEERING\DRAINAGE\REPORT\DIA\18214 – DIA EXHIBITS 210729.DWG SVOSSLER

PLOTTED: Jul 13, 2022--4:06pm



LEGEND

- 3a / 1.9 / 81 — DRAINAGE BASIN IDENTIFIER: 3a = BASIN ID; 1.9 = APPROXIMATE BASIN AREA (ACRES); 81 = SCS CURVE NUMBER
- LAND USE PLAN BASIN BOUNDARY
- Tc FLOW LINE
- EXISTING MAJOR FLOWLINE
- EXISTING OUTFALL BASIN BOUNDARY
- *1 — EXISTING DRAINAGE OUTFALL

POST-DEVELOPMENT RUNOFF SUMMARY

BASIN ID	AREA (ACRES)	TC (MIN)	WEIGHTED CN	Q100 (CFS)	V100 (AC-FT)
1a	14.0	50	79.2	20.5	2.818
1b	23.1	45	76.9	33.2	4.286
2a	18.7	20	95.0	73.4	6.191
2b	64.6	20	90.0	229.2	18.524
2c	3.7	6	95.0	19.9	1.227
2d	26.0	20	95.0	102.1	8.608
3	29.9	20	95.0	117.4	9.900

SCALE 1" : 250'
0 125 250

Registered Professional Engineer
CERTIFICATE NO.
33083
GUILLERMO E. CORTES
7/13/22
State of ARIZONA USA

FLAGSTAFF ARIZONA

NORTHERN ARIZONA HEALTHCARE

POST-DEVELOPMENT DRAINAGE EXHIBIT

JOB NO: 18214
DATE: JUL 22
SCALE: AS SHOWN
DRAWN: BTD
DESIGN: BTD
CHECKED: GEC

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0354
928.774.8934 fax
www.swiaz.com

SVI
Shephard Wesnitzer, Inc.

REVISIONS

NO.	DESCRIPTION	DATE	BY

Call at least two full working days before you plan to excavate
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

DRAWING NO.
DM02

SHT NO. 2 OF 2

FILE: P:\2018\18214\ENGINEERING\DRAINAGE\REPORT\DIA\18214 - DIA EXHIBITS 210729.DWG SVOSSLER

Appendix F

PondPack Output

Project Summary	
Title	NAH HEALTH VILLAGE
Engineer	BD / SJV
Company	SWI
Date	7/13/2022

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User Notifications

Message Id	7
Scenario	Post-Development 100-YEAR
Element Type	Catchment
Element Id	44
Label	BASIN 2c
Time	(N/A)
Message	The difference between calculated peak flow and interpolated peak flow 3.3 % is greater than 1.5 %. Computed peak flow= 20.58 ft³/s Interp. peak flow= 19.91 ft³/s. Output increment for this catchment may be too large.
Source	Warning

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft^3/s)
BASIN 1a	Post-Development 100-YEAR	100	2.818	12.400	20.54
BASIN 1a	Pre-Development 100 -YEAR	100	2.585	12.400	18.69
BASIN 1b	Post-Development 100-YEAR	100	4.286	12.350	33.24
BASIN 1b	Pre-Development 100 -YEAR	100	4.022	12.350	31.00
BASIN 2a	Post-Development 100-YEAR	100	6.191	12.100	73.42
BASIN 2a	Pre-Development 100 -YEAR	100	3.216	12.600	19.50
BASIN 2b	Post-Development 100-YEAR	100	18.524	12.100	229.24
BASIN 2b	Pre-Development 100 -YEAR	100	11.083	12.650	61.07
BASIN 2c	Post-Development 100-YEAR	100	1.227	11.950	19.91
BASIN 2c	Pre-Development 100 -YEAR	100	0.637	12.450	4.16
BASIN 3	Post-Development 100-YEAR	100	9.900	12.100	117.40
BASIN 3	Pre-Development 100 -YEAR	100	5.113	12.800	25.25
BASIN 2d	Post-Development 100-YEAR	100	8.608	12.100	102.08
BASIN 2d	Pre-Development 100 -YEAR	100	4.618	12.950	20.36

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft^3/s)
OUT 1a	Post-Development 100-YEAR	100	2.818	12.400	20.54
OUT 1a	Pre-Development 100 -YEAR	100	2.585	12.400	18.69
OUT 1b	Post-Development 100-YEAR	100	4.286	12.350	33.24
OUT 1b	Pre-Development 100 -YEAR	100	4.022	12.350	31.00
OUT 2a	Post-Development 100-YEAR	100	6.191	12.100	73.42
OUT 2a	Pre-Development 100 -YEAR	100	3.216	12.600	19.50
OUT 2b	Post-Development 100-YEAR	100	18.524	12.100	229.24

Subsection: Master Network Summary

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (hours)	Peak Flow (ft^3/s)
OUT 2b	Pre-Development 100-YEAR	100	11.083	12.650	61.07
OUT 2c	Post-Development 100-YEAR	100	1.227	11.950	19.91
OUT 2c	Pre-Development 100-YEAR	100	0.637	12.450	4.16
OUT 3	Post-Development 100-YEAR	100	9.900	12.100	117.40
OUT 3	Pre-Development 100-YEAR	100	5.113	12.800	25.25
OUT 2d	Post-Development 100-YEAR	100	8.608	12.100	102.08
OUT 2d	Pre-Development 100-YEAR	100	4.618	12.950	20.36

Subsection: Time-Depth Curve
Label: Flagstaff-COF
Scenario: Post-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

Time-Depth Curve: TypeII 24hr (4.6 in)	
Label	TypeII 24hr (4.6 in)
Start Time	0.000 hours
Increment	0.100 hours
End Time	24.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.100 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.0	0.0	0.0	0.0	0.0
0.500	0.0	0.0	0.0	0.0	0.0
1.000	0.0	0.1	0.1	0.1	0.1
1.500	0.1	0.1	0.1	0.1	0.1
2.000	0.1	0.1	0.1	0.1	0.1
2.500	0.1	0.1	0.1	0.1	0.2
3.000	0.2	0.2	0.2	0.2	0.2
3.500	0.2	0.2	0.2	0.2	0.2
4.000	0.2	0.2	0.2	0.2	0.2
4.500	0.3	0.3	0.3	0.3	0.3
5.000	0.3	0.3	0.3	0.3	0.3
5.500	0.3	0.3	0.3	0.3	0.4
6.000	0.4	0.4	0.4	0.4	0.4
6.500	0.4	0.4	0.4	0.4	0.4
7.000	0.5	0.5	0.5	0.5	0.5
7.500	0.5	0.5	0.5	0.5	0.5
8.000	0.5	0.6	0.6	0.6	0.6
8.500	0.6	0.6	0.6	0.6	0.7
9.000	0.7	0.7	0.7	0.7	0.7
9.500	0.7	0.8	0.8	0.8	0.8
10.000	0.8	0.8	0.9	0.9	0.9
10.500	0.9	1.0	1.0	1.0	1.0
11.000	1.1	1.1	1.1	1.2	1.2
11.500	1.3	1.4	1.6	2.0	2.6
12.000	3.0	3.1	3.2	3.3	3.3
12.500	3.4	3.4	3.4	3.5	3.5
13.000	3.5	3.5	3.6	3.6	3.6
13.500	3.6	3.7	3.7	3.7	3.7
14.000	3.7	3.8	3.8	3.8	3.8
14.500	3.8	3.8	3.8	3.9	3.9
15.000	3.9	3.9	3.9	3.9	3.9
15.500	4.0	4.0	4.0	4.0	4.0
16.000	4.0	4.0	4.0	4.0	4.1
16.500	4.1	4.1	4.1	4.1	4.1

Subsection: Time-Depth Curve
Label: Flagstaff-COF
Scenario: Post-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.100 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
17.000	4.1	4.1	4.1	4.1	4.1
17.500	4.2	4.2	4.2	4.2	4.2
18.000	4.2	4.2	4.2	4.2	4.2
18.500	4.2	4.2	4.3	4.3	4.3
19.000	4.3	4.3	4.3	4.3	4.3
19.500	4.3	4.3	4.3	4.3	4.3
20.000	4.3	4.3	4.4	4.4	4.4
20.500	4.4	4.4	4.4	4.4	4.4
21.000	4.4	4.4	4.4	4.4	4.4
21.500	4.4	4.4	4.4	4.4	4.4
22.000	4.5	4.5	4.5	4.5	4.5
22.500	4.5	4.5	4.5	4.5	4.5
23.000	4.5	4.5	4.5	4.5	4.5
23.500	4.5	4.5	4.5	4.5	4.6
24.000	4.6	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time-Depth Curve
Label: Flagstaff-COF
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

Time-Depth Curve: TypeII 24hr (4.6 in)	
Label	TypeII 24hr (4.6 in)
Start Time	0.000 hours
Increment	0.100 hours
End Time	24.000 hours
Return Event	100 years

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.100 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
0.000	0.0	0.0	0.0	0.0	0.0
0.500	0.0	0.0	0.0	0.0	0.0
1.000	0.0	0.1	0.1	0.1	0.1
1.500	0.1	0.1	0.1	0.1	0.1
2.000	0.1	0.1	0.1	0.1	0.1
2.500	0.1	0.1	0.1	0.1	0.2
3.000	0.2	0.2	0.2	0.2	0.2
3.500	0.2	0.2	0.2	0.2	0.2
4.000	0.2	0.2	0.2	0.2	0.2
4.500	0.3	0.3	0.3	0.3	0.3
5.000	0.3	0.3	0.3	0.3	0.3
5.500	0.3	0.3	0.3	0.3	0.4
6.000	0.4	0.4	0.4	0.4	0.4
6.500	0.4	0.4	0.4	0.4	0.4
7.000	0.5	0.5	0.5	0.5	0.5
7.500	0.5	0.5	0.5	0.5	0.5
8.000	0.5	0.6	0.6	0.6	0.6
8.500	0.6	0.6	0.6	0.6	0.7
9.000	0.7	0.7	0.7	0.7	0.7
9.500	0.7	0.8	0.8	0.8	0.8
10.000	0.8	0.8	0.9	0.9	0.9
10.500	0.9	1.0	1.0	1.0	1.0
11.000	1.1	1.1	1.1	1.2	1.2
11.500	1.3	1.4	1.6	2.0	2.6
12.000	3.0	3.1	3.2	3.3	3.3
12.500	3.4	3.4	3.4	3.5	3.5
13.000	3.5	3.5	3.6	3.6	3.6
13.500	3.6	3.7	3.7	3.7	3.7
14.000	3.7	3.8	3.8	3.8	3.8
14.500	3.8	3.8	3.8	3.9	3.9
15.000	3.9	3.9	3.9	3.9	3.9
15.500	4.0	4.0	4.0	4.0	4.0
16.000	4.0	4.0	4.0	4.0	4.1
16.500	4.1	4.1	4.1	4.1	4.1

Subsection: Time-Depth Curve
Label: Flagstaff-COF
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

CUMULATIVE RAINFALL (in)
Output Time Increment = 0.100 hours
Time on left represents time for first value in each row.

Time (hours)	Depth (in)	Depth (in)	Depth (in)	Depth (in)	Depth (in)
17.000	4.1	4.1	4.1	4.1	4.1
17.500	4.2	4.2	4.2	4.2	4.2
18.000	4.2	4.2	4.2	4.2	4.2
18.500	4.2	4.2	4.3	4.3	4.3
19.000	4.3	4.3	4.3	4.3	4.3
19.500	4.3	4.3	4.3	4.3	4.3
20.000	4.3	4.3	4.4	4.4	4.4
20.500	4.4	4.4	4.4	4.4	4.4
21.000	4.4	4.4	4.4	4.4	4.4
21.500	4.4	4.4	4.4	4.4	4.4
22.000	4.5	4.5	4.5	4.5	4.5
22.500	4.5	4.5	4.5	4.5	4.5
23.000	4.5	4.5	4.5	4.5	4.5
23.500	4.5	4.5	4.5	4.5	4.6
24.000	4.6	(N/A)	(N/A)	(N/A)	(N/A)

Subsection: Time of Concentration Calculations
Label: BASIN 1a
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

Time of Concentration Results

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	100.00 ft
Manning's n	0.400
Slope	0.010 ft/ft
2 Year 24 Hour Depth	1.9 in
Average Velocity	0.05 ft/s
Segment Time of Concentration	0.613 hours

Segment #2: TR-55 Shallow Concentrated Flow	
Hydraulic Length	1,000.00 ft
Is Paved?	False
Slope	0.010 ft/ft
Average Velocity	1.61 ft/s
Segment Time of Concentration	0.172 hours

Segment #3: TR-55 Channel Flow	
Flow Area	40.0 ft²
Hydraulic Length	600.00 ft
Manning's n	0.040
Slope	0.010 ft/ft
Wetted Perimeter	42.00 ft
Average Velocity	3.61 ft/s
Segment Time of Concentration	0.046 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.831 hours

==== SCS Channel Flow

Tc = R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:
R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

==== SCS TR-55 Shallow Concentration Flow

Tc = Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved Surface:
V = 20.3282 * (Sf**0.5)

(Lf / V) / 3600

Where:
V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

==== SCS TR-55 Sheet Flow

Tc = (0.007 * ((n * Lf)**0.8)) / ((P**0.5) * (Sf**0.4))

Where:
Tc= Time of concentration, hours
n= Manning's n
Lf= Flow length, feet
P= 2yr, 24hr Rain depth, inches
Sf= Slope, %

Subsection: Time of Concentration Calculations
Label: BASIN 1b
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

Time of Concentration Results

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	300.00 ft
Manning's n	0.400
Slope	0.060 ft/ft
2 Year 24 Hour Depth	1.9 in
Average Velocity	0.12 ft/s
Segment Time of Concentration	0.721 hours

Segment #2: TR-55 Shallow Concentrated Flow	
Hydraulic Length	400.00 ft
Is Paved?	False
Slope	0.060 ft/ft
Average Velocity	3.95 ft/s
Segment Time of Concentration	0.028 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.749 hours

==== SCS Channel Flow

Tc = R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:
R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

==== SCS TR-55 Shallow Concentration Flow

Tc = Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved Surface:
V = 20.3282 * (Sf**0.5)

(Lf / V) / 3600

Where:
V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

Subsection: Time of Concentration Calculations
Label: BASIN 2a
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

Time of Concentration Results

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	300.00 ft
Manning's n	0.400
Slope	0.030 ft/ft
2 Year 24 Hour Depth	1.9 in
Average Velocity	0.09 ft/s
Segment Time of Concentration	0.951 hours

Segment #2: TR-55 Shallow Concentrated Flow	
Hydraulic Length	1,000.00 ft
Is Paved?	False
Slope	0.030 ft/ft
Average Velocity	2.79 ft/s
Segment Time of Concentration	0.099 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	1.050 hours

==== SCS Channel Flow

Tc = R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:
R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

==== SCS TR-55 Shallow Concentration Flow

Tc = Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved Surface:
V = 20.3282 * (Sf**0.5)

(Lf / V) / 3600

Where:
V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

Subsection: Time of Concentration Calculations
Label: BASIN 2b
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

Time of Concentration Results

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	300.00 ft
Manning's n	0.400
Slope	0.020 ft/ft
2 Year 24 Hour Depth	1.9 in
Average Velocity	0.07 ft/s
Segment Time of Concentration	1.119 hours

Segment #2: TR-55 Shallow Concentrated Flow	
Hydraulic Length	699.00 ft
Is Paved?	False
Slope	0.020 ft/ft
Average Velocity	2.28 ft/s
Segment Time of Concentration	0.085 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	1.204 hours

==== SCS Channel Flow

Tc = R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:
R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

==== SCS TR-55 Shallow Concentration Flow

Tc = Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved Surface:
V = 20.3282 * (Sf**0.5)

(Lf / V) / 3600

Where:
V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

Subsection: Time of Concentration Calculations
Label: BASIN 2c
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

Time of Concentration Results

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	300.00 ft
Manning's n	0.400
Slope	0.030 ft/ft
2 Year 24 Hour Depth	1.9 in
Average Velocity	0.09 ft/s
Segment Time of Concentration	0.951 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	0.951 hours

==== SCS Channel Flow

Tc = R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:
R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

Subsection: Time of Concentration Calculations
Label: BASIN 2d
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

Time of Concentration Results

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	300.00 ft
Manning's n	0.400
Slope	0.010 ft/ft
2 Year 24 Hour Depth	1.9 in
Average Velocity	0.06 ft/s
Segment Time of Concentration	1.476 hours

Segment #2: TR-55 Shallow Concentrated Flow	
Hydraulic Length	1,000.00 ft
Is Paved?	False
Slope	0.010 ft/ft
Average Velocity	1.61 ft/s
Segment Time of Concentration	0.172 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	1.648 hours

==== SCS Channel Flow

Tc = R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:
R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

==== SCS TR-55 Shallow Concentration Flow

Tc = Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved Surface:
V = 20.3282 * (Sf**0.5)

(Lf / V) / 3600

Where:
V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

Subsection: Time of Concentration Calculations
Label: BASIN 3
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

Time of Concentration Results

Segment #1: TR-55 Sheet Flow	
Hydraulic Length	300.00 ft
Manning's n	0.400
Slope	0.013 ft/ft
2 Year 24 Hour Depth	1.9 in
Average Velocity	0.06 ft/s
Segment Time of Concentration	1.329 hours

Segment #2: TR-55 Shallow Concentrated Flow	
Hydraulic Length	590.00 ft
Is Paved?	False
Slope	0.015 ft/ft
Average Velocity	1.98 ft/s
Segment Time of Concentration	0.083 hours

Time of Concentration (Composite)	
Time of Concentration (Composite)	1.412 hours

==== SCS Channel Flow

Tc = R = Qa / Wp
V = (1.49 * (R**(2/3)) * (Sf**-0.5)) / n

(Lf / V) / 3600

Where:
R= Hydraulic radius
Aq= Flow area, square feet
Wp= Wetted perimeter, feet
V= Velocity, ft/sec
Sf= Slope, ft/ft
n= Manning's n
Tc= Time of concentration, hours
Lf= Flow length, feet

==== SCS TR-55 Shallow Concentration Flow

Tc = Unpaved surface:
V = 16.1345 * (Sf**0.5)

Paved Surface:
V = 20.3282 * (Sf**0.5)

(Lf / V) / 3600

Where:
V= Velocity, ft/sec
Sf= Slope, ft/ft
Tc= Time of concentration, hours
Lf= Flow length, feet

Subsection: Unit Hydrograph Equations

Unit Hydrograph Method (Computational Notes)
Definition of Terms

At	Total area (acres): At = Ai+Ap
Ai	Impervious area (acres)
Ap	Pervious area (acres)
CNi	Runoff curve number for impervious area
CNp	Runoff curve number for pervious area
fLoss	f loss constant infiltration (depth/time)
gKs	Saturated Hydraulic Conductivity (depth/time)
Md	Volumetric Moisture Deficit
Psi	Capillary Suction (length)
hK	Horton Infiltration Decay Rate (time^-1)
fo	Initial Infiltration Rate (depth/time)
fc	Ultimate(capacity)Infiltration Rate (depth/time)
Ia	Initial Abstraction (length)
dt	Computational increment (duration of unit excess rainfall) Default dt is smallest value of 0.1333Tc, rtm, and th (Smallest dt is then adjusted to match up with Tp)
UDdt	User specified override computational main time increment (only used if UDdt is => .1333Tc)
D(t)	Point on distribution curve (fraction of P) for time step t
K	2 / (1 + (Tr/Tp)): default K = 0.75: (for Tr/Tp = 1.67)
Ks	Hydrograph shape factor = Unit Conversions * K: = ((1hr/3600sec) * (1ft/12in) * ((5280ft)**2/sq.mi)) * K Default Ks = 645.333 * 0.75 = 484
Lag	Lag time from center of excess runoff (dt) to Tp: Lag = 0.6Tc
P	Total precipitation depth, inches
Pa(t)	Accumulated rainfall at time step t
Pi(t)	Incremental rainfall at time step t
qp	Peak discharge (cfs) for 1in. runoff, for 1hr, for 1 sq.mi. = (Ks * A * Q) / Tp (where Q = 1in. runoff, A=sq.mi.)
Qu(t)	Unit hydrograph ordinate (cfs) at time step t
Q(t)	Final hydrograph ordinate (cfs) at time step t
Rai(t)	Accumulated runoff (inches) at time step t for impervious area
Rap(t)	Accumulated runoff (inches) at time step t for pervious area
Rii(t)	Incremental runoff (inches) at time step t for impervious area
Rip(t)	Incremental runoff (inches) at time step t for pervious area
R(t)	Incremental weighted total runoff (inches)
Rtm	Time increment for rainfall table
Si	S for impervious area: Si = (1000/CNi) - 10
Sp	S for pervious area: Sp = (1000/CNp) - 10
t	Time step (row) number
Tc	Time of concentration
Tb	Time (hrs) of entire unit hydrograph: Tb = Tp + Tr
Tp	Time (hrs) to peak of a unit hydrograph: Tp = (dt/2) + Lag
Tr	Time (hrs) of receding limb of unit hydrograph: Tr = ratio of Tp

Subsection: Unit Hydrograph Equations

Unit Hydrograph Method
Computational Notes
Precipitation

Column (1)	Time for time step t
Column (2)	D(t) = Point on distribution curve for time step t
Column (3)	Pi(t) = Pa(t) - Pa(t-1): Col.(4) - Preceding Col.(4)
Column (4)	Pa(t) = D(t) x P: Col.(2) x P

Pervious Area Runoff (using SCS Runoff CN Method)

Column (5)	Rap(t) = Accumulated pervious runoff for time step t
	If (Pa(t) is <= 0.2Sp) then use: Rap(t) = 0.0
	If (Pa(t) is > 0.2Sp) then use:
	
	Rap(t) = (Col.(4)-0.2Sp)**2 / (Col.(4)+0.8Sp)

Column (6)	Rip(t) = Incremental pervious runoff for time step t Rip(t) = Rap(t) - Rap(t-1) Rip(t) = Col.(5) for current row - Col.(5) for preceding row.

Impervious Area Runoff

Column (7 & 8)...	Did not specify to use impervious areas.

Incremental Weighted Runoff

Column (9)	R(t) = (Ap/At) x Rip(t) + (Ai/At) x Rii(t) R(t) = (Ap/At) x Col.(6) + (Ai/At) x Col.(8)

SCS Unit Hydrograph Method

Column (10)	Q(t) is computed with the SCS unit hydrograph method using R(t) and Qu(t).

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.831 hours
Area (User Defined)	14.000 acres

Computational Time Increment	0.111 hours
Time to Peak (Computed)	12.410 hours
Flow (Peak, Computed)	20.60 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.400 hours
Flow (Peak Interpolated Output)	20.54 ft³/s

Drainage Area	
SCS CN (Composite)	79.200
Area (User Defined)	14.000 acres
Maximum Retention (Pervious)	2.6 in
Maximum Retention (Pervious, 20 percent)	0.5 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.4 in
Runoff Volume (Pervious)	2.851 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	2.818 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.831 hours
Computational Time Increment	0.111 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	19.09 ft³/s

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.554 hours
Unit receding limb, Tr	2.216 hours
Total unit time, Tb	2.770 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 1a Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.831 hours
Area (User Defined)	14.000 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
8.000	0.00	0.00	0.00	0.00	0.00
8.250	0.01	0.01	0.01	0.01	0.02
8.500	0.02	0.02	0.03	0.03	0.04
8.750	0.05	0.05	0.06	0.07	0.07
9.000	0.08	0.09	0.10	0.11	0.12
9.250	0.13	0.14	0.15	0.16	0.17
9.500	0.18	0.19	0.20	0.21	0.22
9.750	0.23	0.24	0.25	0.26	0.27
10.000	0.28	0.30	0.31	0.33	0.34
10.250	0.36	0.38	0.40	0.42	0.44
10.500	0.46	0.48	0.51	0.53	0.56
10.750	0.59	0.62	0.66	0.69	0.73
11.000	0.77	0.81	0.86	0.91	0.96
11.250	1.02	1.08	1.15	1.22	1.30
11.500	1.40	1.52	1.67	1.87	2.19
11.750	2.55	3.29	4.03	5.40	6.84
12.000	8.70	10.77	12.89	15.06	17.06
12.250	18.49	19.89	20.21	20.54	20.14
12.500	19.57	18.67	17.54	16.33	15.00
12.750	13.70	12.55	11.40	10.51	9.63
13.000	8.89	8.21	7.60	7.06	6.55
13.250	6.13	5.71	5.38	5.05	4.77
13.500	4.51	4.28	4.07	3.88	3.71
13.750	3.54	3.40	3.26	3.14	3.03
14.000	2.92	2.82	2.73	2.65	2.56
14.250	2.49	2.41	2.35	2.28	2.22
14.500	2.16	2.11	2.07	2.03	1.99
14.750	1.96	1.93	1.90	1.87	1.85
15.000	1.82	1.80	1.78	1.76	1.74
15.250	1.72	1.70	1.68	1.66	1.64
15.500	1.62	1.60	1.59	1.57	1.55
15.750	1.53	1.51	1.50	1.48	1.46
16.000	1.44	1.42	1.41	1.39	1.37

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 1a Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
16.250	1.35	1.34	1.32	1.31	1.29
16.500	1.28	1.27	1.25	1.24	1.23
16.750	1.22	1.21	1.20	1.19	1.19
17.000	1.18	1.17	1.16	1.15	1.15
17.250	1.14	1.13	1.13	1.12	1.11
17.500	1.11	1.10	1.09	1.09	1.08
17.750	1.07	1.07	1.06	1.05	1.05
18.000	1.04	1.03	1.03	1.02	1.02
18.250	1.01	1.00	1.00	0.99	0.98
18.500	0.98	0.97	0.96	0.96	0.95
18.750	0.95	0.94	0.93	0.93	0.92
19.000	0.91	0.91	0.90	0.89	0.89
19.250	0.88	0.87	0.87	0.86	0.86
19.500	0.85	0.84	0.84	0.83	0.82
19.750	0.82	0.81	0.80	0.80	0.79
20.000	0.78	0.78	0.77	0.76	0.76
20.250	0.75	0.75	0.74	0.74	0.73
20.500	0.73	0.72	0.72	0.71	0.71
20.750	0.71	0.70	0.70	0.70	0.70
21.000	0.69	0.69	0.69	0.69	0.69
21.250	0.69	0.68	0.68	0.68	0.68
21.500	0.68	0.68	0.68	0.67	0.67
21.750	0.67	0.67	0.67	0.67	0.67
22.000	0.67	0.66	0.66	0.66	0.66
22.250	0.66	0.66	0.66	0.65	0.65
22.500	0.65	0.65	0.65	0.65	0.65
22.750	0.65	0.65	0.64	0.64	0.64
23.000	0.64	0.64	0.64	0.64	0.63
23.250	0.63	0.63	0.63	0.63	0.63
23.500	0.63	0.63	0.62	0.62	0.62
23.750	0.62	0.62	0.62	0.62	0.62
24.000	0.61	(N/A)	(N/A)	(N/A)	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.831 hours
Area (User Defined)	14.000 acres

Computational Time Increment	0.111 hours
Time to Peak (Computed)	12.413 hours
Flow (Peak, Computed)	18.77 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.400 hours
Flow (Peak Interpolated Output)	18.69 ft³/s

Drainage Area	
SCS CN (Composite)	76.800
Area (User Defined)	14.000 acres
Maximum Retention (Pervious)	3.0 in
Maximum Retention (Pervious, 20 percent)	0.6 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.2 in
Runoff Volume (Pervious)	2.617 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	2.585 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.831 hours
Computational Time Increment	0.111 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	19.08 ft³/s

Subsection: Unit Hydrograph Summary
Label: BASIN 1a
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.554 hours
Unit receding limb, Tr	2.217 hours
Total unit time, Tb	2.771 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 1a Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.831 hours
Area (User Defined)	14.000 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
8.750	0.00	0.00	0.00	0.00	0.01
9.000	0.01	0.01	0.02	0.02	0.03
9.250	0.03	0.04	0.05	0.05	0.06
9.500	0.07	0.07	0.08	0.09	0.10
9.750	0.11	0.12	0.13	0.14	0.15
10.000	0.16	0.17	0.18	0.19	0.21
10.250	0.22	0.24	0.25	0.27	0.29
10.500	0.30	0.32	0.35	0.37	0.39
10.750	0.41	0.44	0.47	0.50	0.53
11.000	0.57	0.60	0.64	0.68	0.73
11.250	0.78	0.83	0.89	0.95	1.02
11.500	1.10	1.21	1.34	1.51	1.80
11.750	2.09	2.77	3.45	4.65	5.97
12.000	7.65	9.56	11.50	13.51	15.40
12.250	16.71	18.03	18.39	18.69	18.40
12.500	17.90	17.13	16.10	15.03	13.82
12.750	12.63	11.59	10.56	9.73	8.94
13.000	8.26	7.64	7.08	6.58	6.11
13.250	5.73	5.34	5.04	4.73	4.48
13.500	4.24	4.02	3.83	3.65	3.50
13.750	3.34	3.21	3.08	2.97	2.86
14.000	2.77	2.67	2.59	2.51	2.43
14.250	2.36	2.29	2.23	2.17	2.11
14.500	2.06	2.01	1.97	1.93	1.89
14.750	1.86	1.84	1.81	1.78	1.76
15.000	1.74	1.72	1.70	1.68	1.66
15.250	1.64	1.62	1.60	1.58	1.56
15.500	1.55	1.53	1.51	1.49	1.48
15.750	1.46	1.44	1.43	1.41	1.39
16.000	1.38	1.36	1.34	1.33	1.31
16.250	1.29	1.28	1.26	1.25	1.24
16.500	1.22	1.21	1.20	1.19	1.18
16.750	1.17	1.16	1.15	1.14	1.13

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 1a Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
17.000	1.13	1.12	1.11	1.10	1.10
17.250	1.09	1.08	1.08	1.07	1.06
17.500	1.06	1.05	1.05	1.04	1.03
17.750	1.03	1.02	1.02	1.01	1.00
18.000	1.00	0.99	0.98	0.98	0.97
18.250	0.97	0.96	0.95	0.95	0.94
18.500	0.94	0.93	0.92	0.92	0.91
18.750	0.91	0.90	0.89	0.89	0.88
19.000	0.88	0.87	0.86	0.86	0.85
19.250	0.84	0.84	0.83	0.83	0.82
19.500	0.81	0.81	0.80	0.80	0.79
19.750	0.78	0.78	0.77	0.76	0.76
20.000	0.75	0.75	0.74	0.73	0.73
20.250	0.72	0.72	0.71	0.71	0.70
20.500	0.70	0.69	0.69	0.68	0.68
20.750	0.68	0.68	0.67	0.67	0.67
21.000	0.67	0.67	0.66	0.66	0.66
21.250	0.66	0.66	0.66	0.65	0.65
21.500	0.65	0.65	0.65	0.65	0.65
21.750	0.64	0.64	0.64	0.64	0.64
22.000	0.64	0.64	0.64	0.64	0.63
22.250	0.63	0.63	0.63	0.63	0.63
22.500	0.63	0.63	0.62	0.62	0.62
22.750	0.62	0.62	0.62	0.62	0.62
23.000	0.62	0.61	0.61	0.61	0.61
23.250	0.61	0.61	0.61	0.61	0.60
23.500	0.60	0.60	0.60	0.60	0.60
23.750	0.60	0.60	0.59	0.59	0.59
24.000	0.59	(N/A)	(N/A)	(N/A)	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.749 hours
Area (User Defined)	23.100 acres

Computational Time Increment	0.100 hours
Time to Peak (Computed)	12.383 hours
Flow (Peak, Computed)	33.31 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.350 hours
Flow (Peak Interpolated Output)	33.24 ft³/s

Drainage Area	
SCS CN (Composite)	76.900
Area (User Defined)	23.100 acres
Maximum Retention (Pervious)	3.0 in
Maximum Retention (Pervious, 20 percent)	0.6 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.3 in
Runoff Volume (Pervious)	4.334 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	4.286 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.749 hours
Computational Time Increment	0.100 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	34.94 ft³/s

Subsection: Unit Hydrograph Summary
Label: BASIN 1b
Scenario: Post-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.499 hours
Unit receding limb, Tr	1.997 hours
Total unit time, Tb	2.497 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 1b Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.749 hours
Area (User Defined)	23.100 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
8.650	0.00	0.00	0.00	0.00	0.01
8.900	0.01	0.02	0.02	0.03	0.04
9.150	0.05	0.06	0.07	0.08	0.09
9.400	0.10	0.12	0.13	0.15	0.16
9.650	0.17	0.19	0.20	0.22	0.24
9.900	0.25	0.27	0.29	0.31	0.33
10.150	0.35	0.38	0.40	0.43	0.45
10.400	0.48	0.52	0.55	0.58	0.62
10.650	0.66	0.70	0.74	0.79	0.84
10.900	0.89	0.95	1.01	1.07	1.14
11.150	1.22	1.30	1.39	1.48	1.59
11.400	1.70	1.83	1.97	2.16	2.39
11.650	2.73	3.19	3.94	4.98	6.65
11.900	8.73	11.68	14.94	18.86	22.72
12.150	26.44	29.63	31.70	33.13	33.24
12.400	32.87	31.54	29.93	27.74	25.50
12.650	23.15	20.95	19.02	17.24	15.77
12.900	14.41	13.24	12.16	11.24	10.38
13.150	9.66	8.99	8.41	7.89	7.43
13.400	7.01	6.65	6.32	6.02	5.75
13.650	5.51	5.28	5.08	4.89	4.72
13.900	4.56	4.41	4.27	4.13	4.00
14.150	3.88	3.77	3.66	3.56	3.47
14.400	3.39	3.32	3.25	3.19	3.14
14.650	3.09	3.04	3.00	2.96	2.92
14.900	2.88	2.85	2.81	2.78	2.75
15.150	2.72	2.69	2.66	2.63	2.60
15.400	2.57	2.54	2.52	2.49	2.46
15.650	2.43	2.40	2.38	2.35	2.32
15.900	2.29	2.27	2.24	2.21	2.18
16.150	2.16	2.13	2.10	2.08	2.05
16.400	2.03	2.01	1.99	1.97	1.95
16.650	1.94	1.92	1.91	1.89	1.88

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 1b Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
16.900	1.87	1.85	1.84	1.83	1.82
17.150	1.81	1.80	1.79	1.78	1.77
17.400	1.76	1.74	1.73	1.72	1.71
17.650	1.70	1.69	1.68	1.67	1.66
17.900	1.65	1.64	1.63	1.62	1.61
18.150	1.60	1.59	1.58	1.57	1.56
18.400	1.55	1.54	1.53	1.52	1.51
18.650	1.50	1.49	1.48	1.47	1.46
18.900	1.45	1.44	1.43	1.42	1.41
19.150	1.40	1.39	1.38	1.37	1.36
19.400	1.35	1.34	1.33	1.32	1.31
19.650	1.30	1.29	1.28	1.27	1.26
19.900	1.25	1.24	1.23	1.22	1.21
20.150	1.20	1.19	1.18	1.17	1.16
20.400	1.15	1.15	1.14	1.13	1.13
20.650	1.12	1.12	1.11	1.11	1.11
20.900	1.10	1.10	1.10	1.09	1.09
21.150	1.09	1.09	1.08	1.08	1.08
21.400	1.08	1.08	1.07	1.07	1.07
21.650	1.07	1.07	1.06	1.06	1.06
21.900	1.06	1.06	1.05	1.05	1.05
22.150	1.05	1.05	1.04	1.04	1.04
22.400	1.04	1.04	1.03	1.03	1.03
22.650	1.03	1.03	1.02	1.02	1.02
22.900	1.02	1.02	1.01	1.01	1.01
23.150	1.01	1.01	1.00	1.00	1.00
23.400	1.00	1.00	0.99	0.99	0.99
23.650	0.99	0.99	0.98	0.98	0.98
23.900	0.98	0.98	0.97	(N/A)	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.749 hours
Area (User Defined)	23.100 acres

Computational Time Increment	0.100 hours
Time to Peak (Computed)	12.382 hours
Flow (Peak, Computed)	31.12 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.350 hours
Flow (Peak Interpolated Output)	31.00 ft³/s

Drainage Area	
SCS CN (Composite)	75.200
Area (User Defined)	23.100 acres
Maximum Retention (Pervious)	3.3 in
Maximum Retention (Pervious, 20 percent)	0.7 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.1 in
Runoff Volume (Pervious)	4.068 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	4.022 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.749 hours
Computational Time Increment	0.100 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	34.95 ft³/s

Subsection: Unit Hydrograph Summary
Label: BASIN 1b
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.499 hours
Unit receding limb, Tr	1.997 hours
Total unit time, Tb	2.496 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 1b Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.749 hours
Area (User Defined)	23.100 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
9.050	0.00	0.00	0.00	0.00	0.01
9.300	0.01	0.01	0.02	0.03	0.03
9.550	0.04	0.05	0.06	0.07	0.09
9.800	0.10	0.11	0.13	0.14	0.16
10.050	0.17	0.19	0.21	0.23	0.25
10.300	0.27	0.30	0.32	0.35	0.38
10.550	0.41	0.44	0.47	0.51	0.55
10.800	0.59	0.63	0.68	0.73	0.78
11.050	0.84	0.90	0.97	1.04	1.12
11.300	1.20	1.29	1.40	1.51	1.64
11.550	1.80	2.01	2.32	2.75	3.41
11.800	4.38	5.90	7.83	10.55	13.60
12.050	17.26	20.88	24.41	27.41	29.44
12.300	30.81	31.00	30.69	29.52	28.04
12.550	26.04	23.97	21.79	19.74	17.94
12.800	16.29	14.90	13.63	12.54	11.53
13.050	10.66	9.86	9.18	8.55	8.01
13.300	7.51	7.09	6.69	6.35	6.04
13.550	5.76	5.50	5.27	5.06	4.87
13.800	4.69	4.53	4.37	4.23	4.10
14.050	3.97	3.85	3.73	3.62	3.52
14.300	3.42	3.34	3.26	3.19	3.13
14.550	3.07	3.02	2.97	2.93	2.89
14.800	2.85	2.81	2.78	2.74	2.71
15.050	2.68	2.65	2.62	2.59	2.56
15.300	2.54	2.51	2.48	2.45	2.43
15.550	2.40	2.37	2.35	2.32	2.29
15.800	2.27	2.24	2.21	2.19	2.16
16.050	2.13	2.11	2.08	2.06	2.03
16.300	2.01	1.98	1.96	1.94	1.92
16.550	1.90	1.89	1.87	1.85	1.84
16.800	1.83	1.81	1.80	1.79	1.78
17.050	1.77	1.76	1.75	1.74	1.73

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 1b Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
17.300	1.72	1.71	1.70	1.69	1.68
17.550	1.67	1.66	1.65	1.64	1.63
17.800	1.62	1.61	1.60	1.59	1.58
18.050	1.57	1.56	1.55	1.54	1.53
18.300	1.52	1.51	1.50	1.49	1.49
18.550	1.48	1.47	1.46	1.45	1.44
18.800	1.43	1.42	1.41	1.40	1.39
19.050	1.38	1.37	1.36	1.35	1.34
19.300	1.33	1.32	1.31	1.30	1.29
19.550	1.28	1.27	1.26	1.25	1.24
19.800	1.23	1.22	1.21	1.20	1.19
20.050	1.18	1.17	1.16	1.15	1.14
20.300	1.13	1.13	1.12	1.11	1.10
20.550	1.10	1.09	1.09	1.08	1.08
20.800	1.08	1.07	1.07	1.07	1.06
21.050	1.06	1.06	1.06	1.05	1.05
21.300	1.05	1.05	1.04	1.04	1.04
21.550	1.04	1.04	1.03	1.03	1.03
21.800	1.03	1.03	1.02	1.02	1.02
22.050	1.02	1.02	1.02	1.01	1.01
22.300	1.01	1.01	1.01	1.00	1.00
22.550	1.00	1.00	1.00	1.00	0.99
22.800	0.99	0.99	0.99	0.99	0.98
23.050	0.98	0.98	0.98	0.98	0.97
23.300	0.97	0.97	0.97	0.97	0.96
23.550	0.96	0.96	0.96	0.96	0.96
23.800	0.95	0.95	0.95	0.95	0.94

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.330 hours
Area (User Defined)	18.700 acres

Computational Time Increment	0.044 hours
Time to Peak (Computed)	12.056 hours
Flow (Peak, Computed)	73.91 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	73.42 ft³/s

Drainage Area	
SCS CN (Composite)	95.000
Area (User Defined)	18.700 acres
Maximum Retention (Pervious)	0.5 in
Maximum Retention (Pervious, 20 percent)	0.1 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	4.0 in
Runoff Volume (Pervious)	6.208 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	6.191 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.330 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	64.21 ft³/s

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.220 hours
Unit receding limb, Tr	0.880 hours
Total unit time, Tb	1.100 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2a Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.330 hours
Area (User Defined)	18.700 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
2.200	0.00	0.00	0.01	0.01	0.02
2.450	0.03	0.04	0.05	0.06	0.07
2.700	0.08	0.09	0.10	0.11	0.12
2.950	0.13	0.14	0.15	0.16	0.17
3.200	0.18	0.19	0.20	0.21	0.22
3.450	0.23	0.24	0.25	0.26	0.27
3.700	0.28	0.29	0.30	0.31	0.32
3.950	0.33	0.34	0.35	0.36	0.37
4.200	0.38	0.39	0.40	0.41	0.42
4.450	0.43	0.44	0.45	0.46	0.48
4.700	0.49	0.50	0.51	0.52	0.53
4.950	0.54	0.56	0.57	0.58	0.59
5.200	0.60	0.61	0.63	0.64	0.65
5.450	0.66	0.67	0.68	0.70	0.71
5.700	0.72	0.73	0.74	0.76	0.77
5.950	0.78	0.79	0.80	0.81	0.83
6.200	0.84	0.85	0.86	0.87	0.89
6.450	0.90	0.91	0.92	0.93	0.95
6.700	0.96	0.97	0.98	0.99	1.01
6.950	1.02	1.03	1.04	1.06	1.07
7.200	1.08	1.09	1.10	1.11	1.13
7.450	1.14	1.15	1.16	1.17	1.19
7.700	1.20	1.21	1.22	1.23	1.25
7.950	1.26	1.27	1.28	1.30	1.31
8.200	1.33	1.36	1.38	1.41	1.44
8.450	1.48	1.51	1.55	1.59	1.62
8.700	1.66	1.70	1.74	1.78	1.82
8.950	1.86	1.90	1.94	1.98	2.01
9.200	2.04	2.07	2.09	2.11	2.12
9.450	2.13	2.14	2.15	2.17	2.19
9.700	2.21	2.24	2.28	2.33	2.38
9.950	2.44	2.50	2.56	2.62	2.69
10.200	2.77	2.84	2.92	3.01	3.10

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2a Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
10.450	3.19	3.29	3.38	3.48	3.59
10.700	3.71	3.83	3.97	4.11	4.26
10.950	4.42	4.57	4.73	4.91	5.11
11.200	5.34	5.61	5.91	6.23	6.57
11.450	6.93	7.33	7.93	8.99	10.90
11.700	13.96	18.59	24.89	33.30	43.97
11.950	56.04	66.91	73.28	73.42	66.38
12.200	55.83	45.01	35.69	28.57	23.44
12.450	19.63	16.73	14.46	12.63	11.14
12.700	9.95	9.01	8.27	7.68	7.20
12.950	6.80	6.47	6.18	5.93	5.71
13.200	5.50	5.32	5.16	5.01	4.87
13.450	4.74	4.61	4.49	4.37	4.25
13.700	4.14	4.04	3.94	3.85	3.75
13.950	3.67	3.58	3.49	3.41	3.34
14.200	3.27	3.21	3.16	3.11	3.07
14.450	3.04	3.00	2.97	2.94	2.90
14.700	2.87	2.84	2.81	2.78	2.75
14.950	2.72	2.70	2.67	2.64	2.61
15.200	2.58	2.55	2.52	2.49	2.46
15.450	2.43	2.40	2.37	2.34	2.31
15.700	2.28	2.25	2.22	2.19	2.16
15.950	2.13	2.11	2.08	2.05	2.02
16.200	2.00	1.98	1.96	1.94	1.93
16.450	1.92	1.90	1.89	1.88	1.87
16.700	1.86	1.85	1.84	1.83	1.82
16.950	1.80	1.79	1.78	1.77	1.76
17.200	1.75	1.74	1.73	1.72	1.71
17.450	1.70	1.69	1.68	1.67	1.66
17.700	1.65	1.64	1.63	1.61	1.60
17.950	1.59	1.58	1.57	1.56	1.55
18.200	1.54	1.53	1.52	1.51	1.50
18.450	1.49	1.48	1.47	1.46	1.45
18.700	1.44	1.42	1.41	1.40	1.39
18.950	1.38	1.37	1.36	1.35	1.34
19.200	1.33	1.32	1.31	1.30	1.29
19.450	1.28	1.27	1.26	1.24	1.23
19.700	1.22	1.21	1.20	1.19	1.18
19.950	1.17	1.16	1.15	1.14	1.13
20.200	1.12	1.12	1.11	1.11	1.10
20.450	1.10	1.10	1.09	1.09	1.09
20.700	1.09	1.08	1.08	1.08	1.08
20.950	1.07	1.07	1.07	1.07	1.07

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2a Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
21.200	1.06	1.06	1.06	1.06	1.06
21.450	1.05	1.05	1.05	1.05	1.05
21.700	1.04	1.04	1.04	1.04	1.03
21.950	1.03	1.03	1.03	1.03	1.02
22.200	1.02	1.02	1.02	1.02	1.01
22.450	1.01	1.01	1.01	1.01	1.00
22.700	1.00	1.00	1.00	1.00	0.99
22.950	0.99	0.99	0.99	0.98	0.98
23.200	0.98	0.98	0.98	0.97	0.97
23.450	0.97	0.97	0.97	0.96	0.96
23.700	0.96	0.96	0.95	0.95	0.95
23.950	0.95	0.94	(N/A)	(N/A)	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	1.050 hours
Area (User Defined)	18.700 acres

Computational Time Increment	0.140 hours
Time to Peak (Computed)	12.606 hours
Flow (Peak, Computed)	19.50 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.600 hours
Flow (Peak Interpolated Output)	19.50 ft³/s

Drainage Area	
SCS CN (Composite)	75.000
Area (User Defined)	18.700 acres
Maximum Retention (Pervious)	3.3 in
Maximum Retention (Pervious, 20 percent)	0.7 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.1 in
Runoff Volume (Pervious)	3.269 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	3.216 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.050 hours
Computational Time Increment	0.140 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	20.17 ft³/s

Subsection: Unit Hydrograph Summary
Label: BASIN 2a
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.700 hours
Unit receding limb, Tr	2.801 hours
Total unit time, Tb	3.502 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2a Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	1.050 hours
Area (User Defined)	18.700 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
9.200	0.00	0.00	0.00	0.00	0.01
9.450	0.01	0.01	0.01	0.02	0.02
9.700	0.03	0.03	0.04	0.05	0.06
9.950	0.06	0.07	0.08	0.10	0.11
10.200	0.12	0.13	0.15	0.16	0.18
10.450	0.19	0.21	0.23	0.25	0.27
10.700	0.30	0.32	0.35	0.37	0.40
10.950	0.43	0.47	0.50	0.54	0.58
11.200	0.62	0.68	0.73	0.78	0.85
11.450	0.91	0.99	1.09	1.20	1.37
11.700	1.62	1.86	2.40	3.07	3.74
11.950	4.95	6.23	7.55	9.33	11.11
12.200	12.85	14.50	16.14	17.41	18.28
12.450	19.14	19.44	19.47	19.50	18.99
12.700	18.42	17.81	16.86	15.90	14.94
12.950	13.95	12.97	12.09	11.32	10.54
13.200	9.90	9.31	8.72	8.24	7.77
13.450	7.31	6.94	6.56	6.21	5.92
13.700	5.63	5.36	5.13	4.89	4.69
13.950	4.50	4.31	4.15	4.00	3.84
14.200	3.72	3.59	3.47	3.36	3.26
14.450	3.16	3.07	2.99	2.91	2.84
14.700	2.77	2.71	2.65	2.59	2.54
14.950	2.49	2.45	2.40	2.36	2.32
15.200	2.28	2.24	2.20	2.17	2.14
15.450	2.11	2.09	2.06	2.04	2.01
15.700	1.99	1.96	1.94	1.92	1.90
15.950	1.87	1.85	1.83	1.81	1.78
16.200	1.76	1.74	1.72	1.70	1.68
16.450	1.66	1.64	1.62	1.61	1.59
16.700	1.57	1.56	1.54	1.53	1.52
16.950	1.51	1.49	1.48	1.47	1.46
17.200	1.45	1.44	1.43	1.42	1.41

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2a Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
17.450	1.41	1.40	1.39	1.38	1.37
17.700	1.36	1.35	1.35	1.34	1.33
17.950	1.32	1.31	1.31	1.30	1.29
18.200	1.28	1.27	1.27	1.26	1.25
18.450	1.24	1.23	1.23	1.22	1.21
18.700	1.20	1.20	1.19	1.18	1.17
18.950	1.16	1.16	1.15	1.14	1.13
19.200	1.13	1.12	1.11	1.10	1.09
19.450	1.09	1.08	1.07	1.06	1.05
19.700	1.05	1.04	1.03	1.02	1.01
19.950	1.01	1.00	0.99	0.98	0.97
20.200	0.97	0.96	0.95	0.94	0.94
20.450	0.93	0.92	0.92	0.91	0.91
20.700	0.90	0.90	0.89	0.89	0.88
20.950	0.88	0.88	0.87	0.87	0.87
21.200	0.86	0.86	0.86	0.86	0.85
21.450	0.85	0.85	0.85	0.85	0.84
21.700	0.84	0.84	0.84	0.84	0.84
21.950	0.83	0.83	0.83	0.83	0.83
22.200	0.83	0.82	0.82	0.82	0.82
22.450	0.82	0.82	0.81	0.81	0.81
22.700	0.81	0.81	0.81	0.81	0.80
22.950	0.80	0.80	0.80	0.80	0.80
23.200	0.79	0.79	0.79	0.79	0.79
23.450	0.79	0.79	0.78	0.78	0.78
23.700	0.78	0.78	0.78	0.77	0.77
23.950	0.77	0.77	(N/A)	(N/A)	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	64.600 acres

Computational Time Increment	0.044 hours
Time to Peak (Computed)	12.088 hours
Flow (Peak, Computed)	232.66 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	229.24 ft³/s

Drainage Area	
SCS CN (Composite)	90.000
Area (User Defined)	64.600 acres
Maximum Retention (Pervious)	1.1 in
Maximum Retention (Pervious, 20 percent)	0.2 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	3.5 in
Runoff Volume (Pervious)	18.590 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	18.524 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.333 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	219.61 ft³/s

Subsection: Unit Hydrograph Summary
Label: BASIN 2b
Scenario: Post-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.222 hours
Unit receding limb, Tr	0.889 hours
Total unit time, Tb	1.111 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2b Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.333 hours
Area (User Defined)	64.600 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
4.100	0.00	0.00	0.01	0.01	0.02
4.350	0.04	0.06	0.08	0.10	0.12
4.600	0.15	0.17	0.20	0.22	0.25
4.850	0.28	0.30	0.33	0.36	0.39
5.100	0.42	0.45	0.47	0.50	0.53
5.350	0.56	0.59	0.62	0.65	0.68
5.600	0.72	0.75	0.78	0.81	0.84
5.850	0.87	0.91	0.94	0.97	1.00
6.100	1.04	1.07	1.10	1.14	1.17
6.350	1.21	1.24	1.27	1.31	1.34
6.600	1.38	1.41	1.45	1.49	1.52
6.850	1.56	1.59	1.63	1.66	1.70
7.100	1.74	1.77	1.81	1.85	1.88
7.350	1.92	1.96	2.00	2.03	2.07
7.600	2.11	2.15	2.19	2.22	2.26
7.850	2.30	2.34	2.38	2.42	2.46
8.100	2.50	2.55	2.60	2.66	2.73
8.350	2.81	2.89	2.98	3.07	3.16
8.600	3.25	3.35	3.45	3.55	3.65
8.850	3.76	3.86	3.97	4.08	4.19
9.100	4.30	4.40	4.49	4.57	4.65
9.350	4.71	4.77	4.82	4.87	4.92
9.600	4.97	5.04	5.12	5.22	5.34
9.850	5.47	5.62	5.78	5.95	6.12
10.100	6.30	6.49	6.70	6.92	7.16
10.350	7.40	7.65	7.92	8.19	8.47
10.600	8.76	9.07	9.41	9.77	10.16
10.850	10.58	11.01	11.46	11.93	12.43
11.100	12.95	13.54	14.21	14.98	15.85
11.350	16.82	17.85	18.93	20.12	21.79
11.600	24.60	30.18	39.33	53.28	72.50
11.850	98.19	131.38	169.79	206.32	227.80
12.100	229.24	209.83	177.95	144.20	114.54

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2b Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
12.350	91.95	75.85	64.03	54.73	47.37
12.600	41.41	36.60	32.72	29.66	27.25
12.850	25.35	23.78	22.45	21.33	20.37
13.100	19.55	18.82	18.16	17.57	17.03
13.350	16.54	16.08	15.64	15.22	14.82
13.600	14.43	14.06	13.70	13.36	13.03
13.850	12.72	12.42	12.13	11.84	11.57
14.100	11.30	11.05	10.83	10.63	10.45
14.350	10.31	10.17	10.05	9.94	9.83
14.600	9.73	9.63	9.53	9.43	9.33
14.850	9.23	9.14	9.04	8.94	8.84
15.100	8.75	8.65	8.55	8.46	8.36
15.350	8.26	8.17	8.07	7.97	7.87
15.600	7.78	7.68	7.58	7.49	7.39
15.850	7.29	7.19	7.10	7.00	6.90
16.100	6.81	6.72	6.64	6.57	6.51
16.350	6.46	6.41	6.37	6.33	6.29
16.600	6.26	6.22	6.18	6.15	6.11
16.850	6.08	6.04	6.01	5.97	5.94
17.100	5.90	5.87	5.83	5.80	5.76
17.350	5.73	5.69	5.66	5.62	5.59
17.600	5.56	5.52	5.49	5.45	5.42
17.850	5.38	5.35	5.31	5.28	5.24
18.100	5.21	5.17	5.14	5.10	5.07
18.350	5.03	5.00	4.96	4.93	4.89
18.600	4.86	4.82	4.79	4.75	4.72
18.850	4.68	4.65	4.61	4.58	4.54
19.100	4.51	4.47	4.44	4.40	4.37
19.350	4.33	4.30	4.26	4.23	4.19
19.600	4.16	4.12	4.09	4.05	4.01
19.850	3.98	3.94	3.91	3.87	3.84
20.100	3.81	3.78	3.75	3.73	3.71
20.350	3.69	3.68	3.67	3.66	3.65
20.600	3.64	3.64	3.63	3.62	3.61
20.850	3.61	3.60	3.59	3.59	3.58
21.100	3.57	3.57	3.56	3.55	3.54
21.350	3.54	3.53	3.52	3.52	3.51
21.600	3.50	3.50	3.49	3.48	3.47
21.850	3.47	3.46	3.45	3.45	3.44
22.100	3.43	3.43	3.42	3.41	3.41
22.350	3.40	3.39	3.38	3.38	3.37
22.600	3.36	3.36	3.35	3.34	3.34
22.850	3.33	3.32	3.32	3.31	3.30

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2b Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
23.100	3.29	3.29	3.28	3.27	3.27
23.350	3.26	3.25	3.25	3.24	3.23
23.600	3.22	3.22	3.21	3.20	3.20
23.850	3.19	3.18	3.18	3.17	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	1.204 hours
Area (User Defined)	64.600 acres

Computational Time Increment	0.160 hours
Time to Peak (Computed)	12.678 hours
Flow (Peak, Computed)	61.39 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.650 hours
Flow (Peak Interpolated Output)	61.07 ft³/s

Drainage Area	
SCS CN (Composite)	75.000
Area (User Defined)	64.600 acres
Maximum Retention (Pervious)	3.3 in
Maximum Retention (Pervious, 20 percent)	0.7 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.1 in
Runoff Volume (Pervious)	11.292 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	11.083 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.204 hours
Computational Time Increment	0.160 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	60.81 ft³/s

Subsection: Unit Hydrograph Summary
Label: BASIN 2b
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.802 hours
Unit receding limb, Tr	3.210 hours
Total unit time, Tb	4.012 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2b Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	1.204 hours
Area (User Defined)	64.600 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
9.100	0.00	0.00	0.00	0.00	0.01
9.350	0.01	0.02	0.02	0.03	0.04
9.600	0.05	0.06	0.08	0.09	0.11
9.850	0.13	0.16	0.18	0.21	0.24
10.100	0.27	0.31	0.34	0.38	0.43
10.350	0.47	0.52	0.57	0.63	0.69
10.600	0.75	0.82	0.89	0.95	1.04
10.850	1.12	1.21	1.31	1.42	1.52
11.100	1.64	1.77	1.90	2.05	2.21
11.350	2.38	2.56	2.79	3.03	3.27
11.600	3.72	4.21	4.69	5.82	7.24
11.850	8.66	10.88	13.96	17.03	20.55
12.100	25.24	29.93	34.63	39.51	44.39
12.350	49.28	52.53	55.50	58.48	59.91
12.600	60.49	61.07	60.86	59.63	58.40
12.850	56.89	54.44	51.98	49.52	46.75
13.100	43.98	41.21	38.88	36.65	34.41
13.350	32.51	30.83	29.14	27.60	26.27
13.600	24.93	23.65	22.57	21.50	20.43
13.850	19.58	18.74	17.90	17.18	16.49
14.100	15.81	15.20	14.65	14.10	13.59
14.350	13.14	12.70	12.27	11.91	11.55
14.600	11.19	10.89	10.60	10.30	10.05
14.850	9.82	9.58	9.37	9.18	8.99
15.100	8.81	8.65	8.50	8.34	8.20
15.350	8.07	7.93	7.80	7.68	7.55
15.600	7.43	7.31	7.19	7.08	6.98
15.850	6.88	6.79	6.70	6.62	6.53
16.100	6.45	6.37	6.29	6.22	6.14
16.350	6.07	5.99	5.92	5.85	5.79
16.600	5.72	5.66	5.60	5.55	5.49
16.850	5.44	5.39	5.34	5.29	5.25
17.100	5.21	5.17	5.13	5.09	5.05

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2b Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
17.350	5.02	4.98	4.95	4.91	4.88
17.600	4.85	4.82	4.79	4.76	4.73
17.850	4.70	4.67	4.64	4.61	4.58
18.100	4.56	4.53	4.50	4.47	4.44
18.350	4.42	4.39	4.36	4.33	4.31
18.600	4.28	4.25	4.23	4.20	4.17
18.850	4.14	4.12	4.09	4.06	4.04
19.100	4.01	3.98	3.95	3.93	3.90
19.350	3.87	3.84	3.82	3.79	3.76
19.600	3.74	3.71	3.68	3.65	3.63
19.850	3.60	3.57	3.54	3.52	3.49
20.100	3.46	3.43	3.41	3.38	3.35
20.350	3.33	3.30	3.28	3.25	3.23
20.600	3.21	3.19	3.17	3.15	3.13
20.850	3.11	3.10	3.08	3.07	3.05
21.100	3.04	3.03	3.02	3.01	3.00
21.350	2.99	2.98	2.97	2.96	2.95
21.600	2.95	2.94	2.93	2.92	2.92
21.850	2.91	2.90	2.90	2.89	2.89
22.100	2.88	2.87	2.87	2.86	2.86
22.350	2.85	2.84	2.84	2.83	2.83
22.600	2.82	2.82	2.81	2.81	2.80
22.850	2.80	2.79	2.78	2.78	2.77
23.100	2.77	2.76	2.76	2.75	2.75
23.350	2.74	2.74	2.73	2.73	2.72
23.600	2.72	2.71	2.71	2.70	2.69
23.850	2.69	2.68	2.67	2.66	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.100 hours
Area (User Defined)	3.700 acres

Computational Time Increment	0.013 hours
Time to Peak (Computed)	11.920 hours
Flow (Peak, Computed)	20.58 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	11.950 hours
Flow (Peak Interpolated Output)	19.91 ft³/s

Drainage Area	
SCS CN (Composite)	95.000
Area (User Defined)	3.700 acres
Maximum Retention (Pervious)	0.5 in
Maximum Retention (Pervious, 20 percent)	0.1 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	4.0 in
Runoff Volume (Pervious)	1.228 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	1.227 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.100 hours
Computational Time Increment	0.013 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	41.92 ft³/s

Subsection: Unit Hydrograph Summary
Label: BASIN 2c
Scenario: Post-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.067 hours
Unit receding limb, Tr	0.267 hours
Total unit time, Tb	0.333 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2c Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.100 hours
Area (User Defined)	3.700 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
2.150	0.00	0.00	0.00	0.01	0.01
2.400	0.01	0.01	0.01	0.02	0.02
2.650	0.02	0.02	0.02	0.03	0.03
2.900	0.03	0.03	0.03	0.04	0.04
3.150	0.04	0.04	0.04	0.05	0.05
3.400	0.05	0.05	0.05	0.06	0.06
3.650	0.06	0.06	0.06	0.07	0.07
3.900	0.07	0.07	0.07	0.08	0.08
4.150	0.08	0.08	0.08	0.09	0.09
4.400	0.09	0.09	0.10	0.10	0.10
4.650	0.10	0.10	0.11	0.11	0.11
4.900	0.11	0.12	0.12	0.12	0.12
5.150	0.13	0.13	0.13	0.13	0.13
5.400	0.14	0.14	0.14	0.14	0.15
5.650	0.15	0.15	0.15	0.16	0.16
5.900	0.16	0.16	0.17	0.17	0.17
6.150	0.17	0.17	0.18	0.18	0.18
6.400	0.18	0.19	0.19	0.19	0.19
6.650	0.20	0.20	0.20	0.20	0.21
6.900	0.21	0.21	0.21	0.21	0.22
7.150	0.22	0.22	0.22	0.23	0.23
7.400	0.23	0.23	0.24	0.24	0.24
7.650	0.24	0.25	0.25	0.25	0.25
7.900	0.26	0.26	0.26	0.26	0.27
8.150	0.27	0.28	0.29	0.30	0.30
8.400	0.31	0.32	0.33	0.33	0.34
8.650	0.35	0.36	0.36	0.37	0.38
8.900	0.39	0.40	0.41	0.41	0.42
9.150	0.42	0.42	0.42	0.43	0.43
9.400	0.43	0.43	0.43	0.44	0.44
9.650	0.45	0.46	0.47	0.49	0.50
9.900	0.51	0.53	0.54	0.55	0.57
10.150	0.59	0.61	0.62	0.64	0.66

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2c Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
10.400	0.68	0.70	0.72	0.74	0.77
10.650	0.79	0.83	0.86	0.89	0.92
10.900	0.96	0.99	1.02	1.06	1.12
11.150	1.18	1.26	1.33	1.41	1.48
11.400	1.57	1.64	1.73	2.27	3.20
11.650	4.55	6.50	8.46	10.97	14.57
11.900	19.72	19.91	17.23	12.87	6.46
12.150	4.01	3.13	2.77	2.51	2.33
12.400	2.12	1.95	1.74	1.61	1.47
12.650	1.40	1.35	1.31	1.26	1.22
12.900	1.17	1.13	1.09	1.05	1.01
13.150	0.99	0.96	0.94	0.92	0.89
13.400	0.87	0.85	0.82	0.80	0.78
13.650	0.76	0.75	0.73	0.71	0.70
13.900	0.68	0.66	0.65	0.63	0.62
14.150	0.61	0.60	0.60	0.59	0.59
14.400	0.58	0.58	0.57	0.57	0.56
14.650	0.55	0.55	0.54	0.53	0.53
14.900	0.52	0.52	0.51	0.51	0.50
15.150	0.49	0.49	0.48	0.48	0.47
15.400	0.46	0.46	0.45	0.45	0.44
15.650	0.44	0.43	0.42	0.42	0.41
15.900	0.41	0.40	0.39	0.39	0.39
16.150	0.38	0.38	0.38	0.38	0.37
16.400	0.37	0.37	0.37	0.37	0.36
16.650	0.36	0.36	0.36	0.36	0.35
16.900	0.35	0.35	0.35	0.35	0.34
17.150	0.34	0.34	0.34	0.33	0.33
17.400	0.33	0.33	0.33	0.32	0.32
17.650	0.32	0.32	0.32	0.31	0.31
17.900	0.31	0.31	0.31	0.30	0.30
18.150	0.30	0.30	0.30	0.29	0.29
18.400	0.29	0.29	0.28	0.28	0.28
18.650	0.28	0.28	0.27	0.27	0.27
18.900	0.27	0.27	0.26	0.26	0.26
19.150	0.26	0.26	0.25	0.25	0.25
19.400	0.25	0.24	0.24	0.24	0.24
19.650	0.24	0.23	0.23	0.23	0.23
19.900	0.23	0.22	0.22	0.22	0.22
20.150	0.22	0.22	0.22	0.22	0.22
20.400	0.22	0.22	0.22	0.21	0.21
20.650	0.21	0.21	0.21	0.21	0.21
20.900	0.21	0.21	0.21	0.21	0.21

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2c Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
21.150	0.21	0.21	0.21	0.21	0.21
21.400	0.21	0.21	0.21	0.21	0.21
21.650	0.21	0.21	0.20	0.20	0.20
21.900	0.20	0.20	0.20	0.20	0.20
22.150	0.20	0.20	0.20	0.20	0.20
22.400	0.20	0.20	0.20	0.20	0.20
22.650	0.20	0.20	0.20	0.20	0.20
22.900	0.20	0.19	0.19	0.19	0.19
23.150	0.19	0.19	0.19	0.19	0.19
23.400	0.19	0.19	0.19	0.19	0.19
23.650	0.19	0.19	0.19	0.19	0.19
23.900	0.19	0.19	0.19	(N/A)	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.951 hours
Area (User Defined)	3.700 acres

Computational Time Increment	0.127 hours
Time to Peak (Computed)	12.427 hours
Flow (Peak, Computed)	4.16 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.450 hours
Flow (Peak Interpolated Output)	4.16 ft³/s

Drainage Area	
SCS CN (Composite)	75.000
Area (User Defined)	3.700 acres
Maximum Retention (Pervious)	3.3 in
Maximum Retention (Pervious, 20 percent)	0.7 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.1 in
Runoff Volume (Pervious)	0.647 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	0.637 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.951 hours
Computational Time Increment	0.127 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	4.41 ft³/s

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.634 hours
Unit receding limb, Tr	2.536 hours
Total unit time, Tb	3.170 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2c Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.951 hours
Area (User Defined)	3.700 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
9.350	0.00	0.00	0.00	0.00	0.00
9.600	0.00	0.01	0.01	0.01	0.01
9.850	0.01	0.01	0.02	0.02	0.02
10.100	0.02	0.02	0.03	0.03	0.03
10.350	0.04	0.04	0.04	0.05	0.05
10.600	0.05	0.06	0.06	0.07	0.07
10.850	0.08	0.09	0.09	0.10	0.11
11.100	0.12	0.13	0.14	0.15	0.16
11.350	0.17	0.18	0.20	0.21	0.23
11.600	0.26	0.30	0.35	0.42	0.51
11.850	0.68	0.86	1.12	1.44	1.76
12.100	2.18	2.59	2.98	3.35	3.71
12.350	3.89	4.07	4.16	4.14	4.13
12.600	3.99	3.84	3.66	3.43	3.20
12.850	2.98	2.75	2.54	2.36	2.18
13.100	2.04	1.90	1.78	1.67	1.56
13.350	1.47	1.38	1.30	1.23	1.17
13.600	1.11	1.05	1.00	0.96	0.92
13.850	0.88	0.84	0.81	0.78	0.75
14.100	0.72	0.70	0.68	0.66	0.63
14.350	0.62	0.60	0.58	0.57	0.55
14.600	0.54	0.53	0.52	0.50	0.49
14.850	0.48	0.48	0.47	0.46	0.45
15.100	0.44	0.44	0.43	0.43	0.42
15.350	0.42	0.41	0.41	0.40	0.40
15.600	0.39	0.39	0.38	0.38	0.38
15.850	0.37	0.37	0.36	0.36	0.35
16.100	0.35	0.35	0.34	0.34	0.33
16.350	0.33	0.33	0.32	0.32	0.32
16.600	0.31	0.31	0.31	0.30	0.30
16.850	0.30	0.30	0.29	0.29	0.29
17.100	0.29	0.29	0.28	0.28	0.28
17.350	0.28	0.28	0.27	0.27	0.27

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2c Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
17.600	0.27	0.27	0.27	0.27	0.26
17.850	0.26	0.26	0.26	0.26	0.26
18.100	0.25	0.25	0.25	0.25	0.25
18.350	0.25	0.24	0.24	0.24	0.24
18.600	0.24	0.24	0.24	0.23	0.23
18.850	0.23	0.23	0.23	0.23	0.22
19.100	0.22	0.22	0.22	0.22	0.22
19.350	0.22	0.21	0.21	0.21	0.21
19.600	0.21	0.21	0.20	0.20	0.20
19.850	0.20	0.20	0.20	0.20	0.19
20.100	0.19	0.19	0.19	0.19	0.19
20.350	0.18	0.18	0.18	0.18	0.18
20.600	0.18	0.18	0.18	0.18	0.17
20.850	0.17	0.17	0.17	0.17	0.17
21.100	0.17	0.17	0.17	0.17	0.17
21.350	0.17	0.17	0.17	0.17	0.17
21.600	0.17	0.17	0.17	0.17	0.17
21.850	0.16	0.16	0.16	0.16	0.16
22.100	0.16	0.16	0.16	0.16	0.16
22.350	0.16	0.16	0.16	0.16	0.16
22.600	0.16	0.16	0.16	0.16	0.16
22.850	0.16	0.16	0.16	0.16	0.16
23.100	0.16	0.16	0.16	0.16	0.16
23.350	0.16	0.16	0.16	0.15	0.15
23.600	0.15	0.15	0.15	0.15	0.15
23.850	0.15	0.15	0.15	0.15	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.330 hours
Area (User Defined)	26.000 acres

Computational Time Increment	0.044 hours
Time to Peak (Computed)	12.056 hours
Flow (Peak, Computed)	102.76 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	102.08 ft³/s

Drainage Area	
SCS CN (Composite)	95.000
Area (User Defined)	26.000 acres
Maximum Retention (Pervious)	0.5 in
Maximum Retention (Pervious, 20 percent)	0.1 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	4.0 in
Runoff Volume (Pervious)	8.632 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	8.608 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.330 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	89.27 ft³/s

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.220 hours
Unit receding limb, Tr	0.880 hours
Total unit time, Tb	1.100 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2d Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.330 hours
Area (User Defined)	26.000 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
2.150	0.00	0.00	0.00	0.01	0.02
2.400	0.03	0.04	0.05	0.06	0.08
2.650	0.09	0.11	0.12	0.13	0.15
2.900	0.16	0.18	0.19	0.21	0.22
3.150	0.24	0.25	0.26	0.28	0.29
3.400	0.31	0.32	0.33	0.35	0.36
3.650	0.38	0.39	0.40	0.42	0.43
3.900	0.44	0.46	0.47	0.48	0.50
4.150	0.51	0.53	0.54	0.55	0.57
4.400	0.58	0.60	0.62	0.63	0.65
4.650	0.66	0.68	0.69	0.71	0.72
4.900	0.74	0.76	0.77	0.79	0.80
5.150	0.82	0.84	0.85	0.87	0.89
5.400	0.90	0.92	0.93	0.95	0.97
5.650	0.98	1.00	1.02	1.03	1.05
5.900	1.07	1.08	1.10	1.12	1.13
6.150	1.15	1.17	1.18	1.20	1.22
6.400	1.23	1.25	1.27	1.28	1.30
6.650	1.32	1.33	1.35	1.37	1.38
6.900	1.40	1.42	1.43	1.45	1.47
7.150	1.48	1.50	1.52	1.53	1.55
7.400	1.57	1.58	1.60	1.62	1.63
7.650	1.65	1.67	1.68	1.70	1.72
7.900	1.73	1.75	1.77	1.78	1.80
8.150	1.83	1.85	1.88	1.92	1.96
8.400	2.01	2.06	2.10	2.15	2.21
8.650	2.26	2.31	2.37	2.42	2.47
8.900	2.53	2.58	2.64	2.69	2.75
9.150	2.80	2.84	2.88	2.90	2.93
9.400	2.95	2.97	2.98	3.00	3.01
9.650	3.04	3.07	3.12	3.18	3.24
9.900	3.31	3.39	3.47	3.56	3.65
10.150	3.74	3.85	3.95	4.07	4.19

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2d Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
10.400	4.31	4.44	4.57	4.71	4.84
10.650	4.99	5.15	5.33	5.52	5.72
10.900	5.92	6.14	6.36	6.58	6.83
11.150	7.11	7.43	7.80	8.21	8.66
11.400	9.14	9.64	10.20	11.02	12.49
11.650	15.16	19.42	25.85	34.61	46.30
11.900	61.13	77.92	93.02	101.89	102.08
12.150	92.30	77.62	62.58	49.63	39.72
12.400	32.59	27.29	23.25	20.10	17.55
12.650	15.49	13.84	12.53	11.50	10.68
12.900	10.01	9.46	8.99	8.59	8.24
13.150	7.93	7.65	7.40	7.18	6.97
13.400	6.77	6.59	6.41	6.24	6.07
13.650	5.91	5.76	5.62	5.48	5.35
13.900	5.22	5.10	4.98	4.86	4.74
14.150	4.64	4.54	4.46	4.39	4.33
14.400	4.27	4.22	4.17	4.13	4.08
14.650	4.04	4.00	3.96	3.91	3.87
14.900	3.83	3.79	3.75	3.71	3.67
15.150	3.63	3.58	3.54	3.50	3.46
15.400	3.42	3.38	3.34	3.30	3.26
15.650	3.21	3.17	3.13	3.09	3.05
15.900	3.01	2.97	2.93	2.89	2.85
16.150	2.81	2.78	2.75	2.72	2.70
16.400	2.68	2.66	2.65	2.63	2.61
16.650	2.60	2.58	2.57	2.55	2.54
16.900	2.52	2.51	2.49	2.48	2.46
17.150	2.45	2.44	2.42	2.41	2.39
17.400	2.38	2.36	2.35	2.33	2.32
17.650	2.30	2.29	2.27	2.26	2.24
17.900	2.23	2.22	2.20	2.19	2.17
18.150	2.16	2.14	2.13	2.11	2.10
18.400	2.08	2.07	2.05	2.04	2.02
18.650	2.01	2.00	1.98	1.97	1.95
18.900	1.94	1.92	1.91	1.89	1.88
19.150	1.86	1.85	1.83	1.82	1.80
19.400	1.79	1.77	1.76	1.75	1.73
19.650	1.72	1.70	1.69	1.67	1.66
19.900	1.64	1.63	1.61	1.60	1.58
20.150	1.57	1.56	1.55	1.54	1.54
20.400	1.53	1.53	1.52	1.52	1.52
20.650	1.51	1.51	1.51	1.50	1.50
20.900	1.50	1.49	1.49	1.49	1.49

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2d Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
21.150	1.48	1.48	1.48	1.47	1.47
21.400	1.47	1.47	1.46	1.46	1.46
21.650	1.45	1.45	1.45	1.44	1.44
21.900	1.44	1.44	1.43	1.43	1.43
22.150	1.42	1.42	1.42	1.42	1.41
22.400	1.41	1.41	1.40	1.40	1.40
22.650	1.40	1.39	1.39	1.39	1.38
22.900	1.38	1.38	1.37	1.37	1.37
23.150	1.37	1.36	1.36	1.36	1.35
23.400	1.35	1.35	1.35	1.34	1.34
23.650	1.34	1.33	1.33	1.33	1.32
23.900	1.32	1.32	1.31	(N/A)	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	1.648 hours
Area (User Defined)	26.000 acres

Computational Time Increment	0.220 hours
Time to Peak (Computed)	12.965 hours
Flow (Peak, Computed)	20.42 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.950 hours
Flow (Peak Interpolated Output)	20.36 ft³/s

Drainage Area	
SCS CN (Composite)	76.100
Area (User Defined)	26.000 acres
Maximum Retention (Pervious)	3.1 in
Maximum Retention (Pervious, 20 percent)	0.6 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.2 in
Runoff Volume (Pervious)	4.736 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	4.618 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.648 hours
Computational Time Increment	0.220 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	17.87 ft³/s

Subsection: Unit Hydrograph Summary
Label: BASIN 2d
Scenario: Pre-Development 100-YEAR

Return Event: 100 years
Storm Event: TypeII 24hr (4.6 in)

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	1.099 hours
Unit receding limb, Tr	4.395 hours
Total unit time, Tb	5.494 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2d Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	1.648 hours
Area (User Defined)	26.000 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
8.950	0.00	0.00	0.00	0.00	0.00
9.200	0.01	0.01	0.01	0.01	0.01
9.450	0.02	0.02	0.03	0.03	0.04
9.700	0.04	0.05	0.06	0.07	0.07
9.950	0.08	0.09	0.11	0.12	0.13
10.200	0.14	0.16	0.17	0.19	0.20
10.450	0.22	0.24	0.26	0.28	0.30
10.700	0.33	0.35	0.38	0.41	0.44
10.950	0.47	0.50	0.54	0.58	0.62
11.200	0.66	0.71	0.76	0.82	0.87
11.450	0.94	1.03	1.13	1.22	1.33
11.700	1.63	1.93	2.23	2.53	3.09
11.950	3.79	4.48	5.18	5.99	7.12
12.200	8.25	9.38	10.51	11.73	12.97
12.450	14.20	15.44	16.46	17.25	18.04
12.700	18.84	19.57	19.77	19.97	20.17
12.950	20.36	20.24	19.98	19.73	19.47
13.200	19.11	18.53	17.95	17.37	16.79
13.450	16.11	15.43	14.75	14.07	13.46
13.700	12.90	12.35	11.79	11.26	10.84
13.950	10.42	10.01	9.59	9.24	8.90
14.200	8.57	8.24	7.93	7.66	7.39
14.450	7.13	6.86	6.64	6.43	6.22
14.700	6.01	5.82	5.65	5.48	5.32
14.950	5.15	5.02	4.89	4.75	4.62
15.200	4.51	4.41	4.30	4.20	4.10
15.450	4.02	3.94	3.85	3.77	3.70
15.700	3.63	3.56	3.49	3.43	3.37
15.950	3.31	3.26	3.20	3.15	3.10
16.200	3.05	3.00	2.95	2.91	2.87
16.450	2.82	2.78	2.74	2.70	2.66
16.700	2.63	2.59	2.55	2.52	2.48
16.950	2.45	2.42	2.39	2.36	2.33

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 2d Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
17.200	2.30	2.28	2.25	2.23	2.21
17.450	2.19	2.17	2.15	2.13	2.11
17.700	2.10	2.08	2.07	2.05	2.04
17.950	2.02	2.01	1.99	1.98	1.97
18.200	1.95	1.94	1.93	1.91	1.90
18.450	1.89	1.88	1.86	1.85	1.84
18.700	1.83	1.81	1.80	1.79	1.78
18.950	1.77	1.76	1.74	1.73	1.72
19.200	1.71	1.70	1.69	1.67	1.66
19.450	1.65	1.64	1.63	1.62	1.61
19.700	1.59	1.58	1.57	1.56	1.55
19.950	1.54	1.53	1.51	1.50	1.49
20.200	1.48	1.47	1.46	1.45	1.44
20.450	1.43	1.42	1.40	1.39	1.38
20.700	1.37	1.37	1.36	1.35	1.34
20.950	1.33	1.32	1.31	1.31	1.30
21.200	1.29	1.29	1.28	1.27	1.27
21.450	1.26	1.26	1.25	1.25	1.24
21.700	1.24	1.24	1.23	1.23	1.22
21.950	1.22	1.22	1.21	1.21	1.21
22.200	1.20	1.20	1.20	1.19	1.19
22.450	1.19	1.19	1.18	1.18	1.18
22.700	1.17	1.17	1.17	1.17	1.16
22.950	1.16	1.16	1.16	1.15	1.15
23.200	1.15	1.15	1.15	1.14	1.14
23.450	1.14	1.14	1.13	1.13	1.13
23.700	1.13	1.12	1.12	1.12	1.12
23.950	1.12	1.11	(N/A)	(N/A)	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.330 hours
Area (User Defined)	29.900 acres

Computational Time Increment	0.044 hours
Time to Peak (Computed)	12.056 hours
Flow (Peak, Computed)	118.18 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.100 hours
Flow (Peak Interpolated Output)	117.40 ft³/s

Drainage Area	
SCS CN (Composite)	95.000
Area (User Defined)	29.900 acres
Maximum Retention (Pervious)	0.5 in
Maximum Retention (Pervious, 20 percent)	0.1 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	4.0 in
Runoff Volume (Pervious)	9.927 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	9.900 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	0.330 hours
Computational Time Increment	0.044 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	102.66 ft³/s

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.220 hours
Unit receding limb, Tr	0.880 hours
Total unit time, Tb	1.100 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 3 Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	0.330 hours
Area (User Defined)	29.900 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
2.150	0.00	0.00	0.00	0.01	0.02
2.400	0.03	0.04	0.06	0.07	0.09
2.650	0.10	0.12	0.14	0.15	0.17
2.900	0.19	0.20	0.22	0.24	0.25
3.150	0.27	0.29	0.30	0.32	0.34
3.400	0.35	0.37	0.38	0.40	0.42
3.650	0.43	0.45	0.46	0.48	0.50
3.900	0.51	0.53	0.54	0.56	0.57
4.150	0.59	0.60	0.62	0.64	0.65
4.400	0.67	0.69	0.71	0.73	0.74
4.650	0.76	0.78	0.80	0.81	0.83
4.900	0.85	0.87	0.89	0.91	0.93
5.150	0.94	0.96	0.98	1.00	1.02
5.400	1.04	1.06	1.07	1.09	1.11
5.650	1.13	1.15	1.17	1.19	1.21
5.900	1.23	1.25	1.26	1.28	1.30
6.150	1.32	1.34	1.36	1.38	1.40
6.400	1.42	1.44	1.46	1.48	1.49
6.650	1.51	1.53	1.55	1.57	1.59
6.900	1.61	1.63	1.65	1.67	1.69
7.150	1.71	1.73	1.74	1.76	1.78
7.400	1.80	1.82	1.84	1.86	1.88
7.650	1.90	1.92	1.94	1.95	1.97
7.900	1.99	2.01	2.03	2.05	2.07
8.150	2.10	2.13	2.17	2.21	2.26
8.400	2.31	2.36	2.42	2.48	2.54
8.650	2.60	2.66	2.72	2.78	2.84
8.900	2.91	2.97	3.04	3.10	3.16
9.150	3.22	3.27	3.31	3.34	3.37
9.400	3.39	3.41	3.43	3.45	3.47
9.650	3.49	3.53	3.59	3.65	3.73
9.900	3.81	3.90	4.00	4.09	4.20
10.150	4.31	4.42	4.55	4.68	4.81

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 3 Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
10.400	4.96	5.11	5.26	5.41	5.57
10.650	5.74	5.93	6.13	6.34	6.57
10.900	6.81	7.06	7.31	7.57	7.85
11.150	8.17	8.54	8.97	9.44	9.96
11.400	10.51	11.08	11.73	12.67	14.37
11.650	17.44	22.33	29.72	39.80	53.24
11.900	70.30	89.61	106.98	117.17	117.40
12.150	106.14	89.26	71.97	57.07	45.68
12.400	37.48	31.39	26.74	23.12	20.19
12.650	17.82	15.92	14.41	13.22	12.28
12.900	11.52	10.88	10.34	9.88	9.48
13.150	9.12	8.80	8.51	8.25	8.01
13.400	7.79	7.57	7.37	7.17	6.98
13.650	6.80	6.62	6.46	6.30	6.15
13.900	6.00	5.86	5.72	5.59	5.46
14.150	5.34	5.23	5.13	5.05	4.98
14.400	4.91	4.85	4.80	4.74	4.69
14.650	4.64	4.60	4.55	4.50	4.45
14.900	4.40	4.36	4.31	4.26	4.22
15.150	4.17	4.12	4.07	4.03	3.98
15.400	3.93	3.89	3.84	3.79	3.74
15.650	3.70	3.65	3.60	3.55	3.51
15.900	3.46	3.41	3.37	3.32	3.27
16.150	3.23	3.19	3.16	3.13	3.11
16.400	3.08	3.06	3.04	3.02	3.01
16.650	2.99	2.97	2.95	2.94	2.92
16.900	2.90	2.89	2.87	2.85	2.83
17.150	2.82	2.80	2.78	2.77	2.75
17.400	2.73	2.72	2.70	2.68	2.67
17.650	2.65	2.63	2.62	2.60	2.58
17.900	2.56	2.55	2.53	2.51	2.50
18.150	2.48	2.46	2.45	2.43	2.41
18.400	2.40	2.38	2.36	2.35	2.33
18.650	2.31	2.29	2.28	2.26	2.24
18.900	2.23	2.21	2.19	2.18	2.16
19.150	2.14	2.13	2.11	2.09	2.07
19.400	2.06	2.04	2.02	2.01	1.99
19.650	1.97	1.96	1.94	1.92	1.90
19.900	1.89	1.87	1.85	1.84	1.82
20.150	1.81	1.79	1.78	1.77	1.77
20.400	1.76	1.76	1.75	1.75	1.74
20.650	1.74	1.74	1.73	1.73	1.73
20.900	1.72	1.72	1.72	1.71	1.71

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 3 Storm Event: TypeII 24hr (4.6 in)
Scenario: Post-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
21.150	1.71	1.70	1.70	1.70	1.69
21.400	1.69	1.69	1.68	1.68	1.68
21.650	1.67	1.67	1.66	1.66	1.66
21.900	1.65	1.65	1.65	1.64	1.64
22.150	1.64	1.63	1.63	1.63	1.62
22.400	1.62	1.62	1.61	1.61	1.61
22.650	1.60	1.60	1.60	1.59	1.59
22.900	1.59	1.58	1.58	1.58	1.57
23.150	1.57	1.57	1.56	1.56	1.56
23.400	1.55	1.55	1.55	1.54	1.54
23.650	1.54	1.53	1.53	1.53	1.52
23.900	1.52	1.52	1.51	(N/A)	(N/A)

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	1.412 hours
Area (User Defined)	29.900 acres

Computational Time Increment	0.188 hours
Time to Peak (Computed)	12.801 hours
Flow (Peak, Computed)	25.26 ft³/s
Output Increment	0.050 hours
Time to Flow (Peak Interpolated Output)	12.800 hours
Flow (Peak Interpolated Output)	25.25 ft³/s

Drainage Area	
SCS CN (Composite)	75.000
Area (User Defined)	29.900 acres
Maximum Retention (Pervious)	3.3 in
Maximum Retention (Pervious, 20 percent)	0.7 in

Cumulative Runoff	
Cumulative Runoff Depth (Pervious)	2.1 in
Runoff Volume (Pervious)	5.226 ac-ft

Hydrograph Volume (Area under Hydrograph curve)	
Volume	5.113 ac-ft

SCS Unit Hydrograph Parameters	
Time of Concentration (Composite)	1.412 hours
Computational Time Increment	0.188 hours
Unit Hydrograph Shape Factor	483.432
K Factor	0.749
Receding/Rising, Tr/Tp	1.670
Unit peak, qp	24.00 ft³/s

SCS Unit Hydrograph Parameters	
Unit peak time, Tp	0.941 hours
Unit receding limb, Tr	3.765 hours
Total unit time, Tb	4.706 hours

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 3 Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

Storm Event	TypeII 24hr (4.6 in)
Return Event	100 years
Duration	24.000 hours
Depth	4.6 in
Time of Concentration (Composite)	1.412 hours
Area (User Defined)	29.900 acres

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
9.200	0.00	0.00	0.00	0.00	0.00
9.450	0.01	0.01	0.01	0.02	0.02
9.700	0.03	0.03	0.04	0.05	0.05
9.950	0.06	0.07	0.08	0.10	0.11
10.200	0.12	0.14	0.16	0.17	0.19
10.450	0.21	0.23	0.26	0.28	0.31
10.700	0.34	0.37	0.40	0.43	0.47
10.950	0.51	0.55	0.59	0.64	0.69
11.200	0.75	0.80	0.86	0.93	1.01
11.450	1.08	1.18	1.32	1.45	1.59
11.700	1.89	2.31	2.74	3.16	4.05
11.950	5.04	6.04	7.06	8.66	10.27
12.200	11.87	13.52	15.30	17.09	18.87
12.450	20.33	21.49	22.66	23.82	24.34
12.700	24.64	24.95	25.25	24.90	24.54
12.950	24.18	23.72	22.90	22.08	21.26
13.200	20.36	19.38	18.40	17.42	16.56
13.450	15.75	14.95	14.14	13.52	12.92
13.700	12.31	11.73	11.25	10.78	10.30
13.950	9.86	9.47	9.08	8.69	8.36
14.200	8.05	7.75	7.44	7.19	6.94
14.450	6.69	6.45	6.25	6.05	5.86
14.700	5.67	5.52	5.36	5.21	5.07
14.950	4.95	4.82	4.70	4.59	4.49
15.200	4.39	4.29	4.21	4.13	4.05
15.450	3.97	3.90	3.83	3.77	3.70
15.700	3.65	3.59	3.53	3.48	3.42
15.950	3.37	3.32	3.27	3.22	3.17
16.200	3.12	3.07	3.02	2.98	2.93
16.450	2.89	2.85	2.81	2.78	2.74
16.700	2.71	2.68	2.65	2.62	2.60
16.950	2.57	2.55	2.52	2.50	2.48
17.200	2.46	2.43	2.41	2.40	2.38

Subsection: Unit Hydrograph (Hydrograph Table) Return Event: 100 years
Label: BASIN 3 Storm Event: TypeII 24hr (4.6 in)
Scenario: Pre-Development 100-YEAR

HYDROGRAPH ORDINATES (ft³/s)
Output Time Increment = 0.050 hours
Time on left represents time for first value in each row.

Time (hours)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)	Flow (ft³/s)
17.450	2.36	2.34	2.32	2.31	2.29
17.700	2.28	2.26	2.25	2.23	2.22
17.950	2.20	2.19	2.17	2.16	2.15
18.200	2.13	2.12	2.10	2.09	2.08
18.450	2.06	2.05	2.04	2.03	2.01
18.700	2.00	1.99	1.97	1.96	1.95
18.950	1.94	1.92	1.91	1.90	1.88
19.200	1.87	1.86	1.85	1.83	1.82
19.450	1.81	1.80	1.78	1.77	1.76
19.700	1.75	1.73	1.72	1.71	1.69
19.950	1.68	1.67	1.66	1.64	1.63
20.200	1.62	1.61	1.59	1.58	1.57
20.450	1.56	1.55	1.54	1.52	1.51
20.700	1.50	1.49	1.48	1.48	1.47
20.950	1.46	1.45	1.44	1.44	1.43
21.200	1.42	1.42	1.41	1.41	1.40
21.450	1.40	1.39	1.39	1.38	1.38
21.700	1.37	1.37	1.37	1.36	1.36
21.950	1.36	1.35	1.35	1.35	1.34
22.200	1.34	1.34	1.33	1.33	1.33
22.450	1.32	1.32	1.32	1.32	1.31
22.700	1.31	1.31	1.31	1.30	1.30
22.950	1.30	1.30	1.29	1.29	1.29
23.200	1.29	1.28	1.28	1.28	1.28
23.450	1.27	1.27	1.27	1.27	1.26
23.700	1.26	1.26	1.26	1.25	1.25
23.950	1.25	1.24	(N/A)	(N/A)	(N/A)

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When recorded, mail to:

City Clerk
City of Flagstaff
211 W. Aspen Ave.
Flagstaff, AZ 86001

DEVELOPMENT AGREEMENT

NAH Health Village

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is entered into this _____ day of _____, 2023 by and between the City of Flagstaff, an Arizona municipal corporation ("**City**"), and Northern Arizona Healthcare Corporation, an Arizona nonprofit corporation ("**NAH**"). City and NAH may be referred to in this agreement as "**Party**" in the singular, and collectively as the "**Parties**."

RECITALS

A. Section 9-500.05 of the Arizona Revised Statutes authorizes the City to enter into development agreements with landowners and persons having an interest in real property in order to facilitate development of property.

B. NAH owns approximately 172.62 acres in gross located generally north and east of the Fort Tuthill County Park, which is depicted and legally described in Exhibit "A" hereto (collectively, the "**Property**").

C. NAH intends to develop the Property in accordance with the Concept Zoning Map Amendment and the Phase 1 Specific Plan (defined below) for use as a regional hospital, an ambulatory care facility, medical office, and administration buildings. 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 Land Use Plan, Appendix 10), and it will provide a planning framework for all of the Planning Area.

D. The Parties desire to enter into this Agreement in order, among other things, to facilitate development of the Property as depicted and described in the Concept Zoning Map Amendment and the Phase 1 Specific Plan.

E. This Agreement, and the Project (defined below) described and conditioned as set forth in this Agreement, are consistent with the Flagstaff Regional Plan 2030, as amended, in effect on the Effective Date of this Agreement.

F. NAH acknowledges that development of the Property pursuant to this Agreement will be beneficial and advantageous to NAH because it provides assurances to NAH that it will have

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the ability to develop the Property in accordance with the Concept Zoning Map Amendment and the Phase 1 Specific Plan and as set forth herein.

G. The City has an interest in ensuring that development of the Property complies with City standards for development and engineering improvements, and the City believes that development of the Property pursuant to this Agreement will result in planning, safety, and other benefits to the City and its residents.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and representations, and the mutual promises contained in this Agreement, the Parties agree as follows:

1. DEFINITIONS

The following terms shall have the meanings set forth below whenever used in this Agreement, except where the context clearly indicates otherwise:

"**City**" means the City of Flagstaff, an Arizona municipal corporation and any successor public body or entity.

"**NAH**" means Northern Arizona Healthcare Corporation, an Arizona nonprofit corporation and any successor-in-interest or assignee of Northern Arizona Healthcare Corporation as provided in Section 6.6, below.

"**Notice**" means notice as defined in Section 10.1, below.

"**Project**" means the development of the Property for the uses, intensities, and densities, and subject to the Concept Zoning Map Amendment and the Phase 1 Development Plan and Development Standards, all as shown and described in the Phase 1 Specific Plan.

"**Property**" means all of the real property legally described in Exhibit "A" hereto.

"**Infrastructure Improvement**" means any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for public or Project needs such as: streets, alleys, pedestrian/bikeway walks or paths, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, public utility, and energy services. *See* Zoning Code § 10-80.20.160.

"**Specific Plan**" means the Phase 1 Specific Plan identified in Sections 2.1 and 3.1, below.

"**Zoning Code**" means Title 10 of the Flagstaff City Code.

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2. EFFECTIVE DATE AND TERM

2.1. Effective Date. This Agreement will not become effective, and no Party will have any obligation under this Agreement, unless each of the following occurs: (a) this Agreement is executed by all Parties and recorded in compliance with A.R.S. 9-500.05(D); (b) the City enacts Ordinance No. 2023-___ amending the City's Zoning Map as defined in Zoning Code § 10-80.20.260; (c) the City enacts Ordinance No. 2023-___ adopting the NAH Health Village Specific Plan.

2.2. Term. The term of this Agreement begins on the Effective Date and automatically terminates on the fortieth (40th) anniversary of the Effective Date without necessity of any notice, agreement, or recording by or between the Parties.

3. ENTITLEMENTS

3.1. Concept Zoning Map Amendment, Phase 1 Specific Plan, and Zoning. NAH is bound by all the terms, conditions, and stipulations of Ordinance No. 2023-___ amending the City's Zoning Map and Ordinance No. 2023-___ adopting the NAH Health Village Specific Plan.

3.2. Reversion of Zoning Amendments. In addition to the provisions for reversion set forth in Ordinance No. 2023-___ and the Flagstaff City Code, NAH's failure to obtain vertical building permits (not grading) for the entirety of the Project within five (5) years of the effective date of the rezoning ordinance shall entitle the City, in its sole discretion, to conduct a public hearing for the purpose of reverting to the initial zoning on the Property to its former zoning classification, in accordance with Arizona Revised Statutes § 9-462.01. The time requirement of this Section 3.2 shall not apply to planned future expansion of the Project as described in Section III(A) of the Specific Plan.

3.3. Development Standards. For a period of five (5) years from the Effective Date, development of the Property, as well as the requirements for Improvements, will be governed by the Flagstaff Zoning Code, ordinances, regulations, rules, guidelines, and standards in effect on the Effective Date. For any development application(s) made after five (5) years from the Effective Date, the codes, ordinances, regulations, rules, guidelines, and standards in effect at the time of application, including the Specific Plan, shall apply. Regardless of the time of development, current City Engineering Standards, Building Code, Fire Code, and other Code provisions, regulations, rules, and guidelines shall apply to the Project.

3.4. Permits and Fees. Construction and building permit fees, fees enacted under A.R.S. § 9-463.05, and all other usual and customary fees applicable to construction within the City will apply to construction of all on-site and off-site improvements related to the Project. The amount of such fees are set at the discretion of the City, and the fees in effect at the time of any application will apply to the Project.

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4. SUPPLEMENTAL TO SPECIFIC PLAN - GENERAL

4.1. Project Description; Incorporation of Concept Zoning Map Amendment, Phase 1 Specific Plan. The NAH Health Village is intended to comprise a regional hospital, an ambulatory care center ("ACC"), medical office, and administration buildings as set forth in the Concept Zoning Map Amendment, Phase 1.

4.2. Open Space and Civic Space in Land Use Areas 1a and 1b.

4.2.1. Public Access to Open Space. Land Use Areas 1a and 1b, as defined in the Concept Zoning Map Amendment and Phase 1 Specific Plan, will be open to the general public, subject to a public access easement substantially in the form set forth in Exhibit "B" hereto, and incorporated by reference into the final block plat. 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 NAH, its employees, patients, vendors, and the like. Accordingly, proposed restrictions in the public access easement will include open hours, and prohibitive language regarding camping, possession of firearms, open fires, etc.

4.2.2. Planning and Development of Land Use Area 1b. Section III(B) of the Specific Plan discusses open space and civic space within the Project. The parties acknowledge that programming for Land Use Area 1b has not occurred beyond conceptual descriptions and depictions. NAH shall consult with the City's Parks Section in developing plans for this area, and it must further goals and policies set forth in the City's Parks and Recreation Organizational Master Plan (Feb. 2013). Specifically, NAH will include and maintain an outdoor fitness loop with equipment and/or small active fitness court(s) or outdoor gym (reference National Fitness Campaign website). In addition, the City and NAH will cooperate to explore grants or other funding mechanisms to assist in the implementation of the objectives of this Section 4.2.2.

4.2.3. Maintenance. With the exception of the FUTS trail in Land Use Area 1a, NAH is responsible for all maintenance of Land Use Areas 1a and 1b.

4.3. Residential Density. Section III(A) of the Specific Plan discusses the land use plan and program for the Project. Phase 2 of the development, if approved by the City, will include not less than 315 residential units across the Property, and of this number, not less than ten percent (10%) or 32 dwelling units will qualify as Category 1 - Permanent Affordability as defined in Division 10-30.20: Affordable Housing Incentives. Development applications consistent with the Phase 1 Specific Plan and this Section 4.3 will set forth the type, size, and location of residential units once the required rezonings have been approved. NAH shall be entitled to all development incentives defined in Division 10-30.20 for which it qualifies, including the commitment to Affordable Housing set forth in this Section 4.3.

4.4. Sustainability. Section III(L) of the Specific Plan sets forth NAH's sustainability plan. NAH has committed to promoting sustainable design and incorporating sustainable

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practices, as set forth in the goals and policies of the sustainability plan, throughout the Project. In addition to following the sustainability guidelines provided within Section III(L) of the Specific Plan, development within the Project will be subject to the following sustainability commitments:

4.4.1. Buildings will be designed to perform in the top 25th percentile (EnergyStar 75 or higher) and will be required to demonstrate first year performance within the top 25th percentile based on an initial annual energy performance report.

4.4.2. All buildings developed on-site shall use best practices in high performance design, with the intent of limiting energy and water use during operation, including:

- A vacuum waste system (AcornVac or similar) will be utilized throughout the regional hospital and ACC;
- Standard (baseline) heating will be provided by electric, not natural gas, power (redundancy and special uses will require natural gas);
- Mechanical equipment efficiencies shall comply with ASHRAE 189.1.

4.4.3. The roof of the parking structure planned for the Project will be a Solar-Ready Zone as defined in Appendix CA of the 2018 International Energy Conservation Code (IECC), and NAH shall install a solar photovoltaic or solar thermal system not later than 2030.

4.5. Private Shuttle Service/Transit Stops. Shuttle service to the regional hospital and ACC will begin no later than the issuance of a certificate of occupancy for any improvements within Land Use Area 2b, as defined in the Phase 1 Specific Plan. Transit stops for public transportation will be provided within Land Use Area 2b for use in the future should a public transit route be in operation. Stop locations will be determined during site planning. Private shuttle service will include, at minimum, (a) continuation of NAH's current program of providing point-to-point shuttle service for low-income persons and/or persons with mobility needs from the regional hospital to Flagstaff Shelter Services facilities and other locations at no cost to riders; (b) continuation of NAH's current program of coordinating shuttle service for low-income persons and/or persons with mobility needs through private providers at no cost to riders; and (c) new 30-minute peak hour shuttle service during operational hours when the ACC opens, and then 20-minute peak hour shuttle service upon the opening of the Hospital during Mountain Line's hours of operation, between the regional hospital and one or more connections to Mountain Line, open to everyone (including employees) free of charge. The parties further agree that the foregoing private shuttle service may be replaced substituted in whole or in part through NAH's consummation of a service agreement with Mountain Line, upon written consent of the City Manager.

4.6. Fire Protection Impacts. A Fire Service Impact Assessment was completed by FACETS Consulting on December 29, 2021. This Assessment recommended that given the expansion of the urban core of Flagstaff to the South, that an analysis of Flagstaff Fire

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Department fire station locations, station capacity, and service delivery depth be completed to determine if the existing station locations, apparatus housing capabilities, and emergency service capabilities are appropriate for the longer term. In response to this recommendation, NAH paid the cost for the expansion of a Standards of Cover Analysis for the Property. On November 22, 2022, the City received a Community Risk Assessment and Standards of Cover Analysis, which includes a discussion of fire protection requirements for the Project. The following are recommendations from this analysis.

4.6.1. Fire Protection Capital Requirements. The Community Risk Assessment and Standards of Cover Analysis recommends that a fully staffed ladder company be relocated to Fire Station #6 located on Lake Mary Road due to the location of this high-risk facility. This Fire Station is unable to accommodate the required equipment on site and a new station within the immediate vicinity is required in order to accommodate the ladder company in this area. The City will be responsible for the capital costs associated with a new quint, engine, and Battalion Chief SUV as well as 50% of the capital costs (including land acquisition) associated with constructing a new fire station to house the resources previously located at Fire Station #6 as well as the new ladder company required to serve the Property. NAH will be responsible for the remaining 50% of capital costs (including land acquisition) associated with constructing the new fire station.

4.7. Avigation Easement. Pursuant to Zoning Code Section 10-20.40.020, NAH will grant to the City an avigation easement in form approved by the City and incorporated in any final plat.

4.8. Conference Center. Section IV(B) of the Specific Plan permits meeting facilities in Land Use Areas 2a, 2b, 2c, and 2d, as defined in the Specific Plan. In the event NAH submits development plans that would include construction of public meeting facilities, the parties agree such application will be subject to the City's major approval process for site plan review.

4.9. Legacy Campus. NAH's development of the Project will result in moving the Flagstaff Medical Center to the Property and away from its current location at 1200 N. Beaver Street. NAH and the City will coordinate a public participation and planning process in conjunction with community members and facilitated by a private consultant team to develop a Vision Plan for the existing medical campus. The Vision Plan will be advanced by a steering committee that represents Flagstaff's diverse community with the intention that the Vision Plan will inform the FMC-centered activity center (U3) of the Regional Plan that the City is concurrently preparing. The steering committee will be co-led by a community leader and an NAH representative, and will include City representatives. The steering committee will coordinate a public participation process that will result in a Vision Plan for the legacy campus that includes, among other things, proposed uses of the land and/or buildings at the existing medical campus, timing of redevelopment, and, if necessary, transportation impact analyses for the proposed redevelopment. Upon completion of the steering committee's public participation and formulation of the Vision Plan, and once NAH has approved the Vision Plan, then NAH will submit the Vision Plan to the City Council for consideration and approval

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and as a supplement to the Regional Plan. The Vision Plan may be amended from time to time by NAH, with City Council approval in accordance with City Code, as needed to facilitate final redevelopment of the legacy campus. Notwithstanding the foregoing, in the event the City and NAH do not mutually agree on redevelopment of the existing campus under a Vision Plan, NAH retains the right to develop the existing campus as of right under then applicable provisions of the Flagstaff Zoning Code, ordinances, regulations, rules, guidelines, and standards.

4.10. Heritage Preservation. In accordance with findings and recommendations presented to and approved by the Flagstaff Heritage Preservation Commission at a hearing on July 21, 2021, NAH will implement these conditions: (a) Identified stone piers/fence remains and impacted rail alignment are to be avoided to the extent practicable; and (b) If not avoided, additional archival research is to be conducted along with appropriate mitigation that can include but not is limited to interpretive signage/installation(s).

5. INFRASTRUCTURE IMPROVEMENTS

The Project will include certain Infrastructure Improvements relating to drainage, water, sewer, and traffic circulation. The following impact analyses are approved in connection with the Phase 1 Specific Plan and Concept Zoning Map Amendment:

- Preliminary Drainage Report and Drainage Impact Analysis, each stamped August 30, 2022 (herein collectively, the "DIA").
- Public Water & Sewer Impact Analysis stamped February 9, 2022, as amended December 5, 2022, by letter (herein, the "WSIA").
- Transportation Impact Analysis – Confined Scope 2027 Study Year stamped March 30, 2023, which includes the Hospital and Ambulatory Care Center (herein, the "TIA").

5.1. Modifications to Infrastructure Improvements. Modifications to Infrastructure Improvements required or desirable for the Project may be necessary or advisable from time to time to adapt to the progress, sequence, and scope of development of the Project. The Parties may agree to any such modifications from time to time upon approval of NAH and the City Engineer without the need to amend this Agreement so long as such modifications are not inconsistent with the terms of the Concept Zoning Map Amendment, Phase 1 Specific Plan, or approved impact analyses.

5.2. Sequence and Construction of Infrastructure Improvements. NAH shall have the right and obligation, at any time subsequent to the Effective Date of this Agreement, to construct or cause to be constructed and installed, in accordance with the applicable rules, regulations, construction standards, and governmental review processes, all portions of the Infrastructure Improvements that relate to the portion of the Property to be developed by NAH at any given time subject to approved civil plans. NAH shall construct all Infrastructure Improvements in accordance with the approved Phasing Plan as set forth in Section III(K) of the Specific Plan. NAH shall ensure that each phase of the Project shall have improvements designed to be fully operational and function in perpetuity without reliance on the development of future phases.

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5.3. Necessary Easements. As a condition precedent of NAH's obligation to construct any Infrastructure Improvements, NAH shall have obtained any and all easements, rights of entry, or other use rights on or about all real property, other than the Property, upon, through, or under which will be installed all or any portion of such improvements (collectively, the "Easements").

5.4. Right of Entry. NAH, its agents, and employees, pursuant to any applicable encroachment permit issued by the City, may enter, cross, and remain upon City easements or rights-of-way to the extent reasonably necessary to facilitate such construction, or to perform maintenance or repairs of Infrastructure Improvements. NAH, promptly upon completion of construction activity, will restore City easements and rights-of-way used under an encroachment permit to their condition prior to NAH's entry and use.

5.5. Infrastructure Assurance. The parties acknowledge and agree that the City, prior to recording the final block plat or issuance of a permit for the commencement of construction in connection with the Project, shall require NAH and/or its designees, grantees, or buyers under contract, to provide appropriate assurances in such form and amount as required by City Code to assure the installation of Infrastructure Improvements as required for the Project.

5.6. Right-of-Way Acquisition. NAH shall be responsible for acquiring the right(s)-of-way necessary for all required Infrastructure Improvements. If NAH is unable to acquire the necessary rights-of-way within a reasonable timeframe and after the exercise of reasonable diligence, then NAH may request that the City initiate eminent domain proceedings to acquire the rights-of-way. A request by NAH under this paragraph shall not bind the City. The City, at its sole option, shall determine whether to proceed and upon such terms as it may determine. Should the City agree to acquire property by eminent domain, all costs of the acquisition shall be paid by NAH.

5.7. Rights-of-Way Dedication. All right-of-way dedications required for the Project will be completed in conjunction with the final block plat. If the City determines in its sole discretion through additional analysis that there is excess right-of-way, then that right-of-way may be returned to NAH at no cost.

6. WATER & SEWER IMPROVEMENT REQUIREMENTS

6.1. Water & Sewer Improvement Requirements. NAH will construct, in accordance with City rules and regulations, Infrastructure Improvements as specified in the approved WSIA and as identified below.

6.2. On-Site Water & Sewer Improvements Phasing. As identified in the approved Phasing Plan as set forth in Section III(K) of the Specific Plan, construction of On-Site Water and Sewer Improvements shall be phased appropriately as provided for in this Agreement to ensure standalone water and sewer availability within each Phase. All phased on-site water and sewer infrastructure shall be designed and built in accordance with the City of Flagstaff Engineering Standards and Arizona Department of Environmental Quality. NAH agrees to provide all on-site water and sewer systems required to support the overall development plan.

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Each of the development blocks will be connected to the water main within the collector or arterial roadways. The water system will be extended in coordination with the phasing and as needed for individual parcels. Except as provided in this Agreement, all required improvements must be completed and accepted by the City prior to the issuance of any certificates of occupancy for the Project.

6.3. Water Storage. NAH will construct a water storage tank and the associated waterlines to connect it to the Zone 'B' system. The tank shall store a minimum net volume of 685,000 gallons and must be placed at an elevation that will provide adequate pressure for the zone 'B' system. The City of Flagstaff has confirmed that there is sufficient storage capacity for the ACC, but anything constructed after the ACC will require the tank to be constructed prior to certificate of occupancy. The City of Flagstaff has agreed to acquire the appropriate land rights necessary to place the tank(s) and convey the water from the tanks(s) to the public distribution system. In the event the City is unable to obtain the necessary land rights, NAH will be responsible for finding an appropriate location for the 685,000-gallon water tank prior to any certificate of occupancy beyond the ACC. The City of Flagstaff is currently evaluating an upsize of the tank to approximately 2 million gallons. If requested by the City, NAH will construct an upsized water tank. Any additional costs affiliated with the upsized storage will be reimbursed by the City beyond the required 685,000 gallons. Should the City desire to upsize the tank, NAH acknowledges that public procurement requirements may apply. The City's Procurement Director will make a determination on procurement requirements at the time NAH has approved civil plans for the tank.

6.4. Off-Site Water Improvements. NAH will complete the remainder of the 16-inch waterline loop in pressure zone 'B'. The improvements will begin at the termination of the Phase 1 and Phase 2 waterline improvement for Fort Tuthill and connect to the existing 12-inch waterline in University Heights. The extension is approximately 9,125 linear feet and must comply with Section 13-09-001-0008A & B of the Flagstaff City Code. The City may choose to extend the waterline from West University Heights Drive South to Lake Mary Road as part of the improvement to be installed by NAH, in which case the City will credit or reimburse NAH the cost of the extension. Should the City desire to extend the waterline, NAH acknowledges that public procurement requirements may apply. The City's Procurement Director will make a determination on procurement requirements at the time NAH has approved civil plans for the extension.

6.5. On-Site Sewer Improvements. 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 as shown on Image 10 of the Specific Plan). If NAH 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. NAH is responsible for any required property acquisition, upsizing, or design to accommodate the alternative sewer design.

6.6. Sewer Reimbursement to Coconino County. The main sewer service for this project is the completed 18" sewer extension from Fort Tuthill to University Heights. The

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County paid for the cost to complete this infrastructure improvement and has elected to participate in the reimbursement agreement. NAH will be required to reimburse the County the cost of their proportionate share as determined by the City in the reimbursement agreement prior to the first civil plan approval within the Project . NAH will be required to build the minimum 8" sewer lines to connect to the new 18" main.

7. STORMWATER DRAINAGE

7.1. Stormwater Improvements. NAH shall meet all City of Flagstaff stormwater, pre versus post retention, peak flow mitigation, Low Impact Development, and rainwater harvesting requirements per the approved drainage impact analysis, drainage report, and Specific Plan. The Parties agree that except as described in approved preliminary drainage report, no off-site infrastructure improvements are required other than to serve the Project.

8. TRANSPORTATION IMPROVEMENTS

8.1. Transportation Improvements. NAH will construct, in accordance with all applicable City, State, and Federal rules, regulations, and design standards, the Transportation Improvements as specified in the approved TIA and as identified below.

8.1.1. On-Site Transportation Improvements. NAH will be responsible for all transportation improvements within the Property as set forth in the TIA approved with conditions and as shown on the approved NAH Health Village Block Plat and Specific Plan including but not limited to curb, gutter, sidewalks, pedestrian ways, multi-modal paths, FUTS trails, bicycle ways, medians, and turn lanes. On-site improvements include all property frontage improvements along Beulah Boulevard, Woody Mountain Boulevard, and Purple Sage Trail. All on-site transportation improvements shall be completed prior to the issuance of the first certificate of occupancy within the Project, unless otherwise approved by the City Engineer. The following improvements are included in the on-site 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

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8.1.2. Off-Site Transportation Improvements. Prior to issuance of a certificate of occupancy for the hospital or ACC, unless otherwise approved by the City Engineer, NAH, at its cost, shall have constructed and dedicated to the City, and the City shall have accepted, all off-site transportation improvements identified in 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

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    - 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

8.2. Phased Transportation Impact Analysis. The proposed NAH Health Village entitlements will be approved in two phases. The first phase includes the Hospital, ACC, affiliated medical offices, and wellness retreat. The Phase 1 TIA has been approved in conjunction with the Phase 1 Concept Zoning Map Amendment and Specific Plan. Phase 1 required transportation mitigation has prioritized improvements within the Project and the immediate surrounds over regional improvements. Within one year of completion of the initial build out of the hospital and ACC, NAH shall submit a transportation impact analysis evaluating the Beulah and University Heights Drive N/Lake Mary Road intersection. If the intersection needs additional mitigation, NAH will undertake that mitigation immediately. An approved Phase 2 TIA will be required prior to processing the Phase 2 Concept Zoning Map Amendment and Phase 2 Specific Plan for the remainder of the NAH Health Village.

8.3. Continuing Cooperation Between the City and NAH. The City will work in cooperation with NAH, and support where feasible NAH's efforts, if any, to seek grants to support regional traffic improvements. Specific grant opportunities may include, but are not limited to, Safe Street and Roads for All (SS4A) grants, Bridge Investment Program grants, RAISE grants, and Bus Rapid Transit (BRT) grants. Additional funding for Transportation Improvements may become available through the Arizona Department of Transportation or other sources. To the extent feasible, the City and NAH will cooperate to schedule Transportation Improvements in order to take advantage of any third-party funding opportunities.

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9. DEFAULT; REMEDIES

9.1. Events Constituting Default. A party hereunder shall be deemed to be in default under this Agreement if such party breaches any obligation required to be performed by the respective party hereunder within any time period required for such performance and such breach or default continues for a period of thirty (30) days after written notice thereof from the party not in default hereunder; provided, however, that if the nature of the default is such that it cannot reasonably be cured within the 30-day period, no default shall be deemed to exist if the party failing to perform commences a cure within such 30-day period and thereafter diligently and expeditiously pursues such cure to completion within sixty (60) days.

9.2. Dispute Resolution. In the event that there is a dispute hereunder which the parties cannot resolve between themselves, the parties agree that there shall be a forty-five (45) day moratorium on litigation during which time the parties agree to attempt to settle the dispute by nonbinding mediation before the commencement of litigation. The mediations shall be held under the commercial mediation rules of the American Arbitration Association. The mediator selected shall have at least five (5) years' experience in mediating or arbitrating disputes relating to commercial property development. The costs of any such mediation shall be divided equally between the City and NAH or in such other fashion as the mediator may order. The results of the mediation shall be nonbinding on the parties and any party shall be free to initiate litigation upon the conclusion of mediation.

9.3. NAH's Remedies. In the event that the City is in default under this Agreement and fails to cure any such default within the time period required therefore as set forth in Section 9.1 above, then, in that event, in addition to all other legal and equitable remedies which NAH may have, NAH may terminate this Agreement by written notice delivered to the City.

9.4. City's Remedies. In the event that NAH is in default under this Agreement, and NAH thereafter fails to cure any such default within the time period described in Section 9.1 above, then, in that event, in addition to all other legal and equitable remedies which the City may have, the City may terminate this Agreement by written notice delivered to NAH.

9.5. Development Rights in the Event of Termination. Upon the termination of this Agreement as provided herein, NAH shall have no rights to develop the Property pursuant to this Agreement.

9.6. No Personal Liability. No current or former member, manager, officer, director, agent, representative, official, employee or other natural person of the City or NAH when acting within the scope of their official capacity shall be personally liable (a) in the event of any default or breach by the City or NAH, as applicable; (b) for any amount which may become due to the nonbreaching party or its successor or assign; or (c) pursuant to any obligation of the City or NAH, as applicable, under the terms of this Agreement.

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9.7. Liability and Indemnification. NAH shall indemnify, protect, defend and hold harmless the City, its Council members, officers, employees, and agents for, from and against any and all claims, demands, losses, damages, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, judgments, remedial actions of any kind, including, without limitation, reasonable attorney's fees and costs of defense arising, directly or indirectly, in whole or in part, out of the performance of this Agreement by City or NAH, or nonperformance of this Agreement by the City or NAH.

10. GENERAL PROVISIONS

10.1. Notice. Any notice required or permitted to be given under this Agreement must be in writing and will be deemed to have been given if (a) delivered during normal business hours to the Party at the address(es) set forth below; (b) deposited in the U.S. Mail, registered or certified, return receipt requested, with sufficient postage, to the address(es) set forth below; or (c) given to a recognized and reputable overnight delivery service, for overnight delivery, with payment for all required charges, to the address(es) set forth below.

If to City:	If to NAH:
City of Flagstaff Attn: City Manager 211 W. Aspen Ave. Flagstaff, AZ 86001	Northern Arizona Healthcare Corp. Attn: Chief Executive Officer 1200 N. Beaver St. Flagstaff, AZ 86001
Copy to:	Copy to:
City of Flagstaff Attn: City Attorney 211 W. Aspen Ave. Flagstaff, AZ 86001	Northern Arizona Healthcare Corp. Attn: Chief Legal Officer 1200 N. Beaver St. Flagstaff, AZ 86001

Notices will be deemed received (a) when delivered to the Party; (b) three business days after being sent by U.S. Mail; or (3) the following business day after being sent by overnight delivery service. The notice recipients and addresses may be updated from time to time by either Party by giving Notice as required in this Section.

10.2. Incorporation of Recitals. Each of the recitals set forth at the beginning of this Agreement is incorporated into this Agreement as though fully set forth herein.

10.3. Entire Agreement; Incorporation of Exhibits. This Agreement, including the following exhibits which are incorporated in this Agreement by reference, constitutes the entire agreement between the parties and supersedes any prior written or oral understandings or agreements between the parties. This provision applies only to the entirety of this Agreement; additional and separate zoning stipulations and agreements with the City may apply to the Property, and this provision has no effect on them.

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Exhibit "A" Legal Descriptions
Exhibit "B" Public Access Easement

10.4. Amendment. This Agreement may be amended, in whole or in part, and with respect to all or any portion of the Property, only with the mutual, written consent of the Parties. The City shall record any amendment pursuant to A.R.S. § 9-500.05(D).

10.5. Successors and Assigns. The rights and obligations of the Parties under this Agreement are covenants that run with the land. This Agreement will inure to the benefit of and be binding upon the Parties' respective successors and assigns.

10.5.1. Restriction on Assignment by NAH. Until completion of construction of the Project, the right of NAH to assign its rights, duties, and obligations under this Agreement is limited to the following:

10.5.1.1. An assignment made by NAH as security in connection with obtaining financing and the exercise of lender remedies with respect thereto;

10.5.1.2. An assignment of rights and obligations of NAH under this Agreement to a person or entity reasonably acceptable to and approved by the City; provided, however, that if NAH retains an ownership interest in and management control over such entity, then in that event the City's prior approval shall not be required; or

10.5.1.3. An assignment of rights and obligations of NAH under this Agreement to a corporation, partnership, joint venture, limited liability company, trust, or other legal entity that is controlled by, or under common control with, or which controls, NAH.

With the exception of those instances set forth above, NAH shall not transfer or assign any part of its rights or obligations arising under this Agreement without the prior written approval of the City, which approval shall not be unreasonably withheld, conditioned, or delayed. After the completion of the construction of the Project, NAH may assign this Agreement to any purchaser without the City's consent, provided that the City is timely notified of such assignment. The restrictions on NAH's right to transfer or assign rights and obligations under this Agreement shall not apply to, and shall not restrict, NAH's ability to lease or sublease all or part of the Property, in which event NAH shall remain in privity with the City to exercise its rights and fulfill its obligations under this Agreement. Notwithstanding anything contained in the foregoing to the contrary, no assignment of this Agreement or any specific rights, obligation, or duties of NAH under this Agreement shall release NAH, its successors, or assigns, from its obligations hereunder, unless specifically agreed to by the City.

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10.5.2. Restriction on Assignment by City. The City may not transfer or assign all or any part of its rights and obligations under this Agreement without the prior written consent of NAH, which consent may not be unreasonably withheld, conditioned, or delayed.

10.6. Time of the Essence. Time is of the essence in implementing the terms of this Agreement.

10.7. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the Parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or of any other provision of this Agreement.

10.8. Governing Law; Venue; Fees & Costs. This Agreement will be interpreted and enforced under the laws of the State of Arizona. This Agreement has been made and entered into in Coconino County, Arizona, and any lawsuit to dispute or enforce any provision of this Agreement must be brought in Coconino County, Arizona. If legal action by any Party is brought because of a default of this Agreement or to enforce a provision of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' fees and court costs.

10.9. Headings and Terms. The descriptive headings of the sections and paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement. Common nouns and pronouns will be deemed to refer to the masculine, feminine, neuter, singular and plural, as the identity of the person in context requires, and the words "person" and "party" will include a corporation, limited liability company, partnership proprietorship, or other form of association.

10.10. Severability. If any provision of this Agreement, or the application thereof to any person or circumstance, is determined to be invalid or unenforceable to any extent, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is so determined invalid or unenforceable, will not be affected thereby, and each provision hereof will be valid and will be enforced to the fullest extent permitted by law.

10.11. Recordation of Agreement and Subsequent Amendment. The City will record this Agreement in the Official Records of Coconino County no later than ten (10) days after the City and NAH execute the Agreement, as required by A.R.S. § 9-500.05.

10.12. No Partnership. The Parties acknowledge the Project will be developed as private property, that no Party is acting as the agent of any other Party in any respect, and that each Party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. None of the terms or provisions of this Agreement are intended to create a partnership or other joint enterprise between the Parties.

10.13. Cancellation for Conflict of Interest. This Agreement is subject to the cancellation provisions of A.R.S. § 38-511.

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10.14. Authority. The undersigned represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. NAH represents and warrants that it is duly formed and validly existing under the laws of the State of Arizona and that it is duly qualified to do business in the State of Arizona and is in good standing under applicable state laws. NAH and the City warrant to each other that the individuals executing this Agreement on behalf of their respective Parties are authorized and empowered to bind the Party on whose behalf each individual is signing. NAH represents to the City that by entering into this Agreement, NAH has bound the Property and all persons and entities having any legal or equitable interest therein to the terms of this Agreement.

10.15. Counterparts. This Agreement may be executed in any number of counterparts, each of which will constitute an original, but all of which will constitute one and the same agreement.

10.16. No Third-Party Beneficiaries. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person not a Party hereto. No third party may claim any right under, or seek to enforce, this Agreement.

10.17. Compliance with All Laws. NAH will comply with all applicable Federal, State, and County laws, as well as with all applicable City ordinances, regulations and policies.

11. WAIVER OF CLAIM FOR DIMINUTION OF VALUE

NAH waives and fully releases any and all financial loss, injury, claims, and causes of action that NAH may have, now or in the future, for any "diminution of value" and for any "just compensations" under the Private Property Rights Protection Act, codified in A.R.S. §§ 12-1131 through 12-1138 (the "Act"), in connection with the application of the City's existing land use laws. This waiver constitutes a complete release of any and all claims and causes of action that may arise or may be asserted under the Act with regard to the subject Property. NAH will indemnify, hold harmless, and defend the City, its officers, employees, and agents, from any and all claims, causes of action, demands, losses, and expenses, including attorney's fees and litigation costs, that may be asserted by or may result from any of the present or future owners of any interest in the Property seeking potential compensation, damages, attorney's fees, or costs under the Act that they may have, as a result of the application of the City's existing land use laws including Ordinance 2023-XX, upon the property.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the City and NAH have caused this Agreement to be executed by their duly authorized representatives.

City of Flagstaff	Northern Arizona Healthcare Corp.
Becky Daggett, Mayor	Joshua Tinkle, President & CEO

Attest:

Stacy Saltzburg, City Clerk

Approved as to form and authority:

Sterling Solomon, City Attorney

STATE OF ARIZONA)
) ss.
County of Coconino)

On this the _____ day of _____, 2023, before me, the undersigned Notary Public, personally appeared Becky Daggett, Mayor of the City of Flagstaff, known to me or satisfactorily shown to be the person whose signature appears above, and acknowledged to me that she executed the foregoing Development Agreement for the purposes therein contained.

Seal:

Notary Public

STATE OF ARIZONA)
) ss.
County of Coconino)

On this the _____ day of _____, 2023, before me, the undersigned Notary Public, personally appeared Joshua Tinkle, President & CEO of Northern Arizona Healthcare Corporation, known to me or satisfactorily shown to be the person whose signature appears above, and acknowledged to me that he executed the foregoing Development Agreement for the purposes therein contained.

Seal:

Notary Public

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Exhibit A
Legal Description of Property

Exhibit A-1
Legal Description of Land Use Areas 1a and 1b

Exhibit A-2
Legal Description of Land Use Area 2b

Exhibit B
Public Access Easement

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