



Northern Arizona Healthcare
Health and Wellness Village

City Council

June 6, 2023



A Potential I-17 Underpass

City's request is to grade Beulah Blvd and Purple Sage Rd down, to accommodate a potential future I-17 underpass

- The I-17 underpass is included in the Flagstaff General plan, and was kept in the plan during NAH's recent Regional Plan update
- If not graded down now, the modifications to Beulah Blvd and Purple Sage Rd will not be possible without significant disruption to the hospital

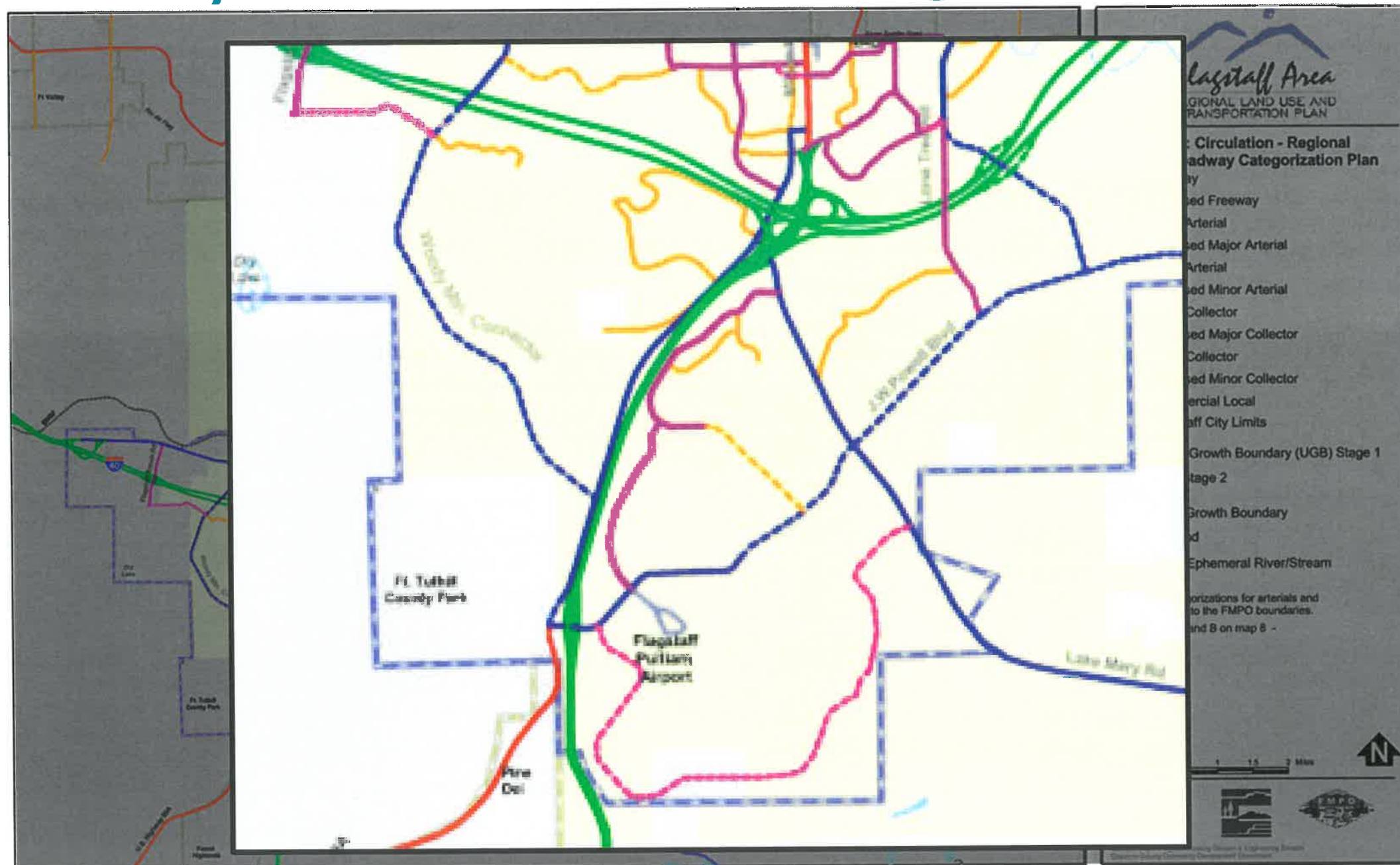
NAH's request is to grade Beulah Blvd and Purple Sage Rd down when the I-17 underpass is known and scoped

- The Flagstaff Regional plan is continually evolving, based on the needs of the community
- The solution for grading the roads down has already changed, increasing the estimated costs from ~\$5.7M to more than \$12M



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History of the I-17 Crossing

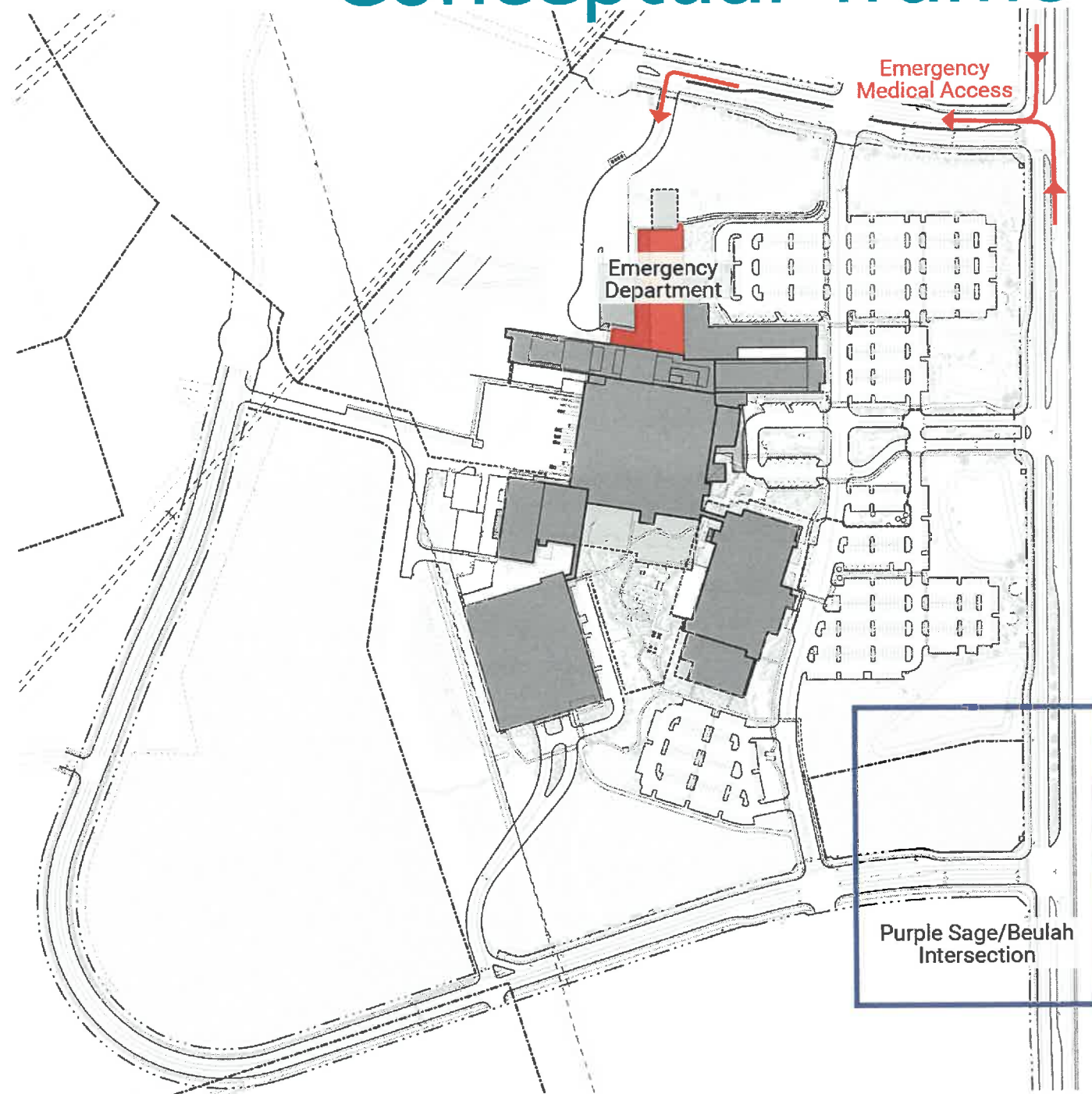


2001 Regional Plan

- 2003 Maps
 - > Major Corridors Shown
 - > Did not show I17 crossing
- 2005 Villagio Montana Modification to Plan
 - > Developer driven change
 - > Included Traffic Interchange
- Regional Plans Change



HEALTH AND WELLNESS VILLAGE Conceptual Traffic Control Plan



Primary Access

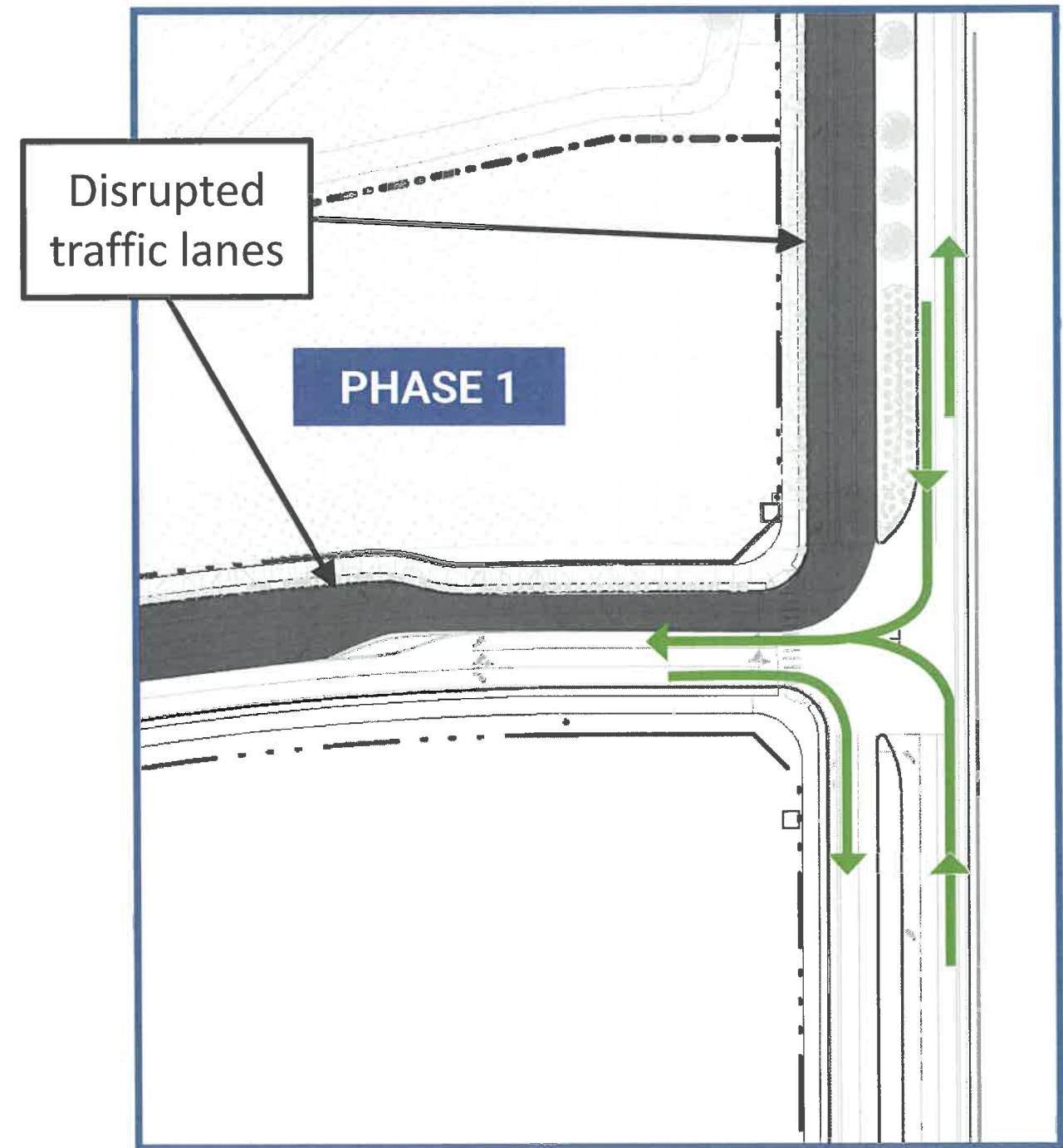
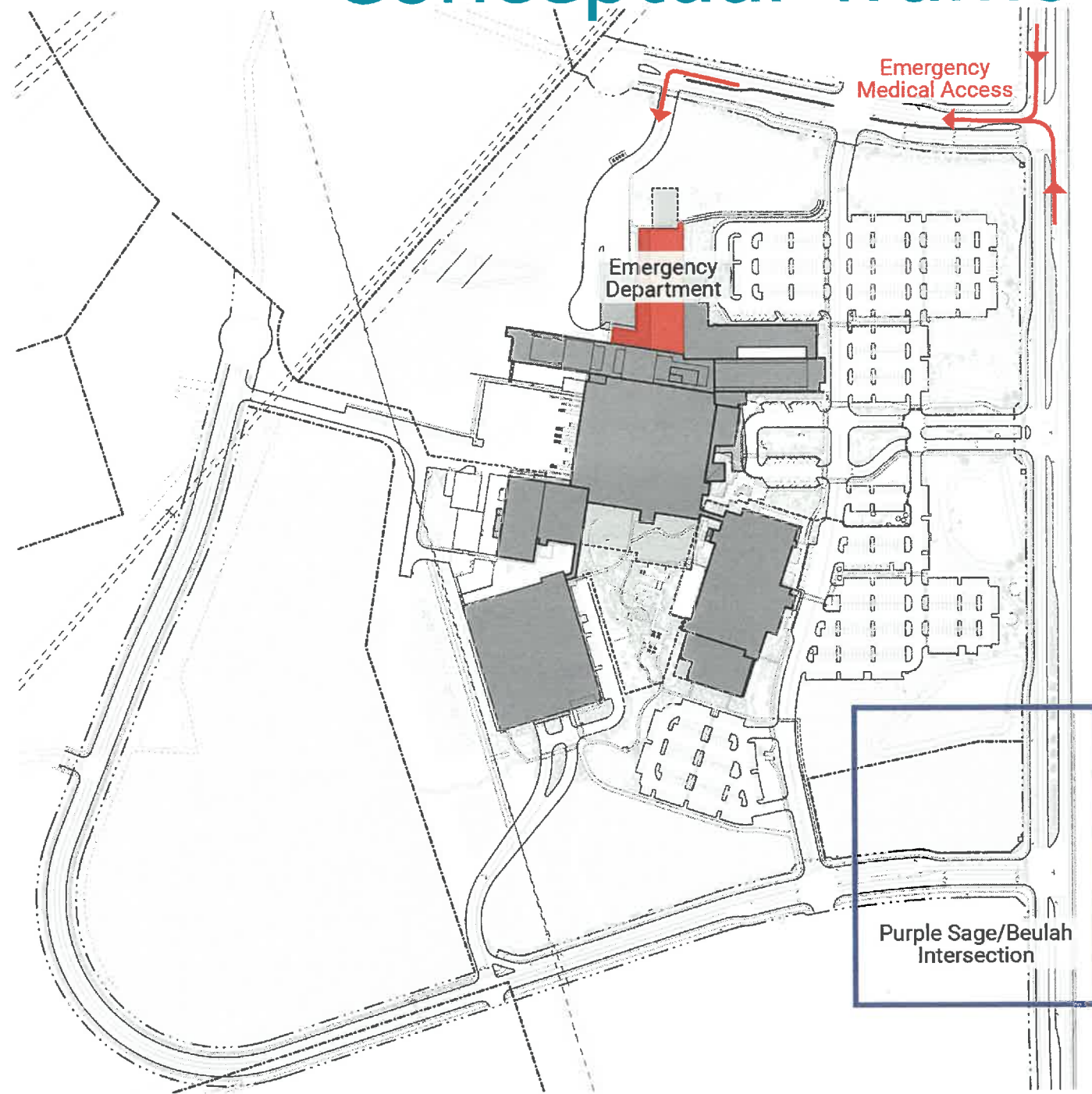
- Emergency Department
 - > Off Woody Mountain Rd (ED entrance)
 - > Via Main Hospital Entrance (off of Beulah Blvd)
- Hospital
 - > Main Hospital Entrance (off of Beulah Blvd)
 - > Via ED entrance (off Woody Mountain Rd)
 - > Via ACC entrance (off Purple Sage Rd)
- Ambulatory Care Center
 - > ACC entrance (off Purple Sage Rd)
 - > Via Main Hospital Entrance (off of Beulah Blvd)

Area of Disruption

- The blue box highlights the area that will be impacted, when Beulah Blvd and Purple Sage Rd are reconstructed for the construction of the I-17 underpass

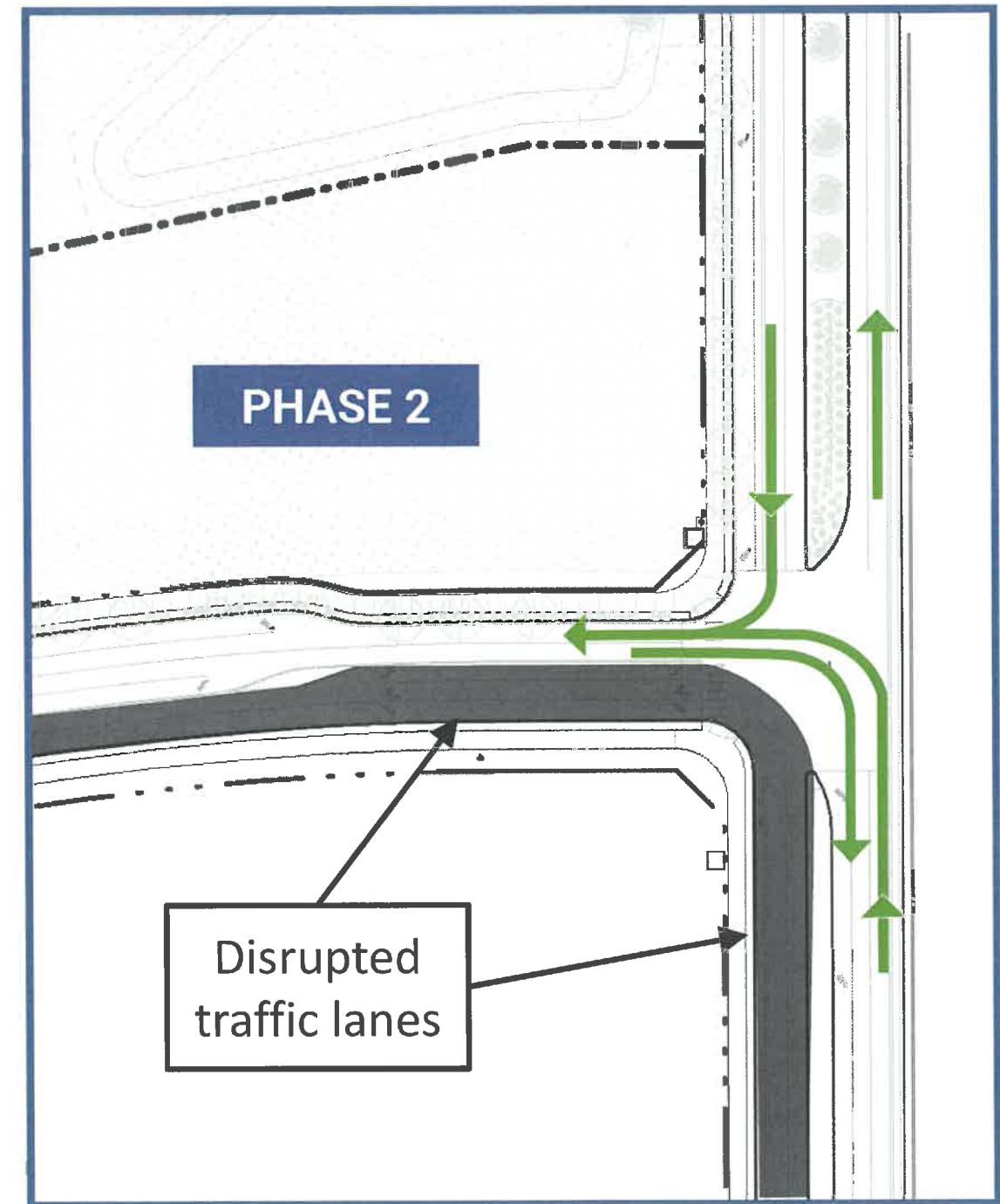
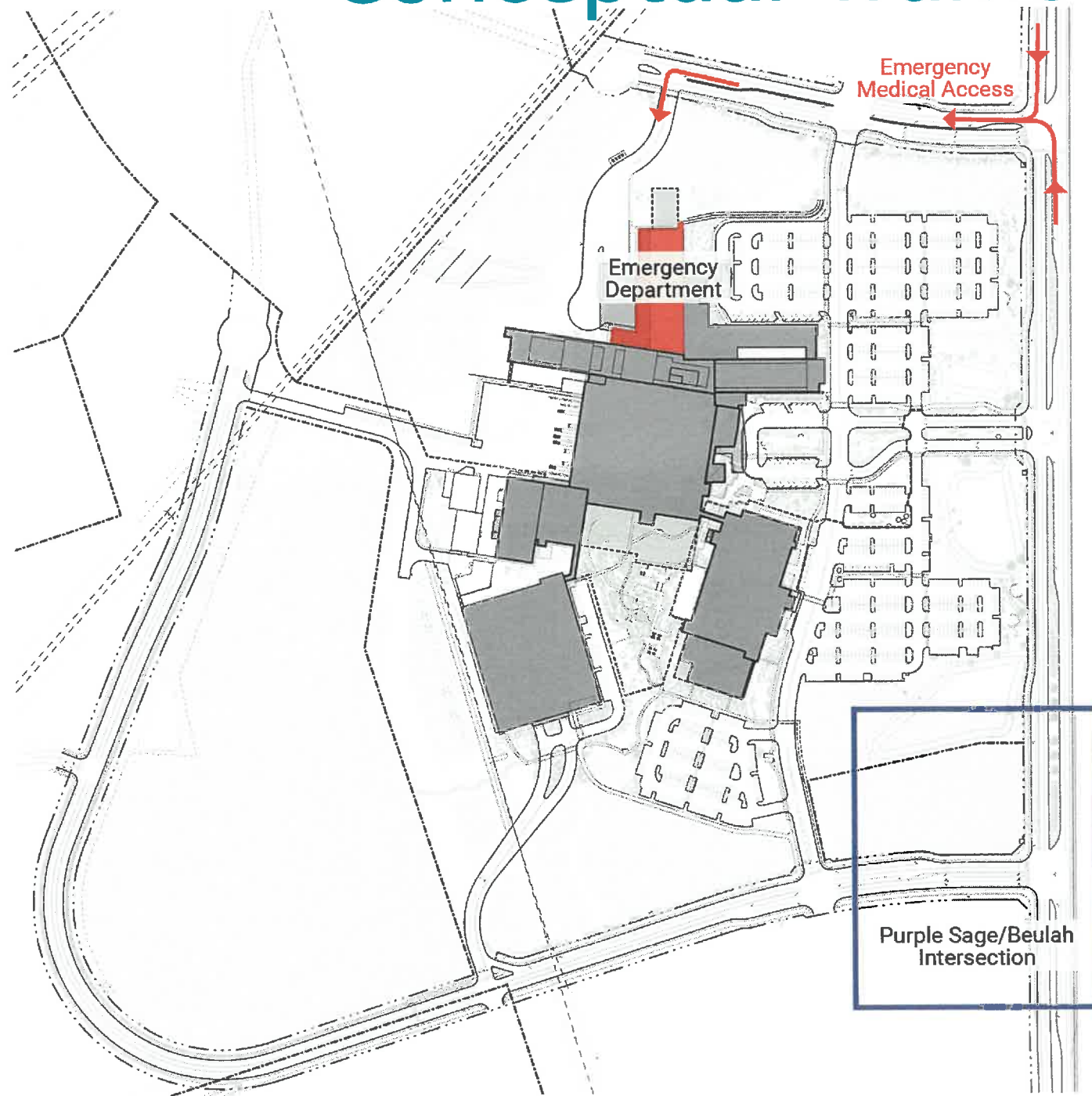


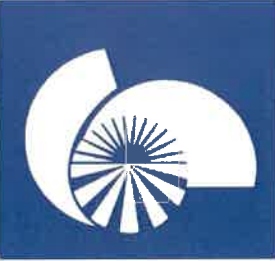
HEALTH AND WELLNESS VILLAGE Conceptual Traffic Control Plan



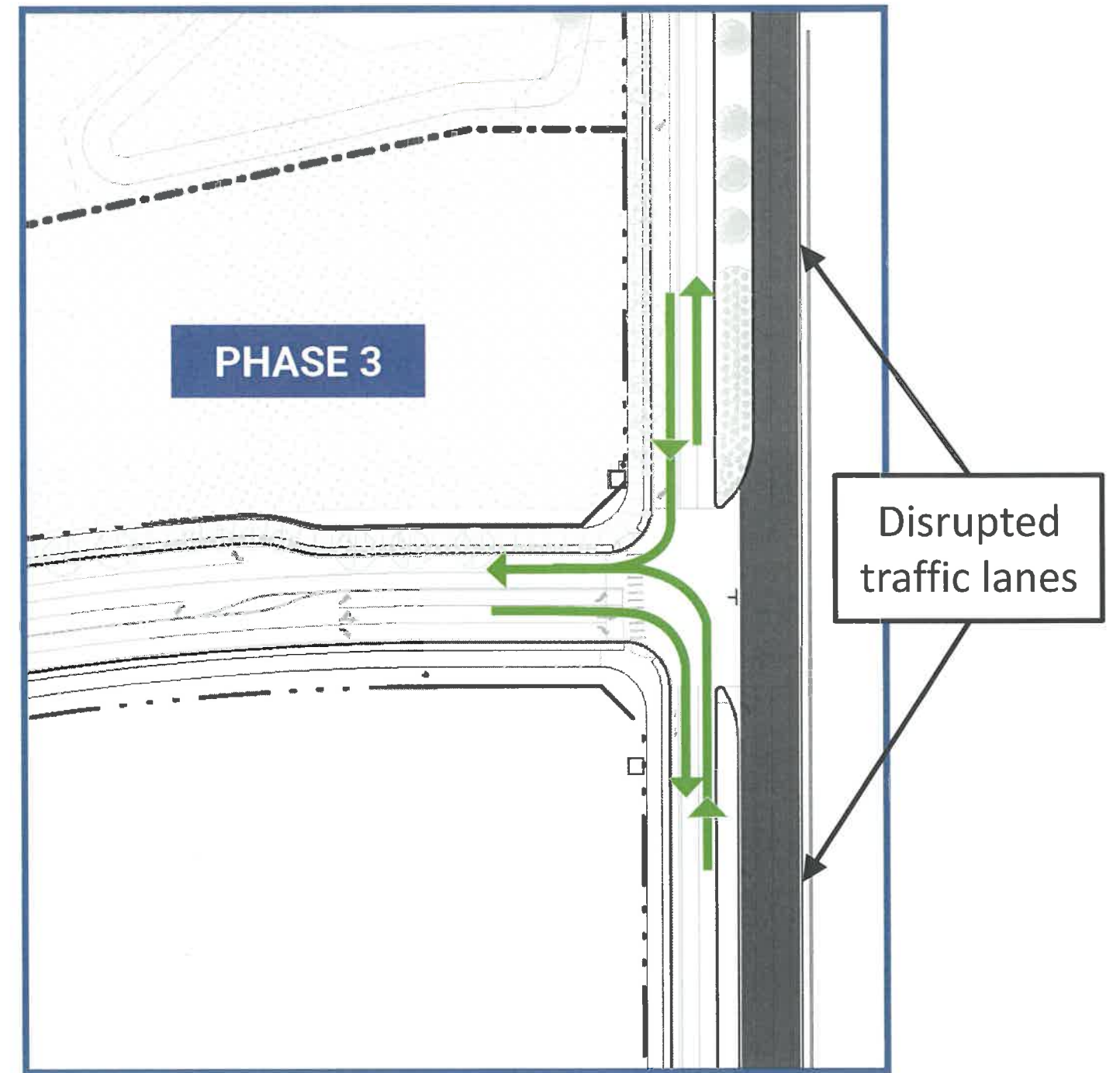
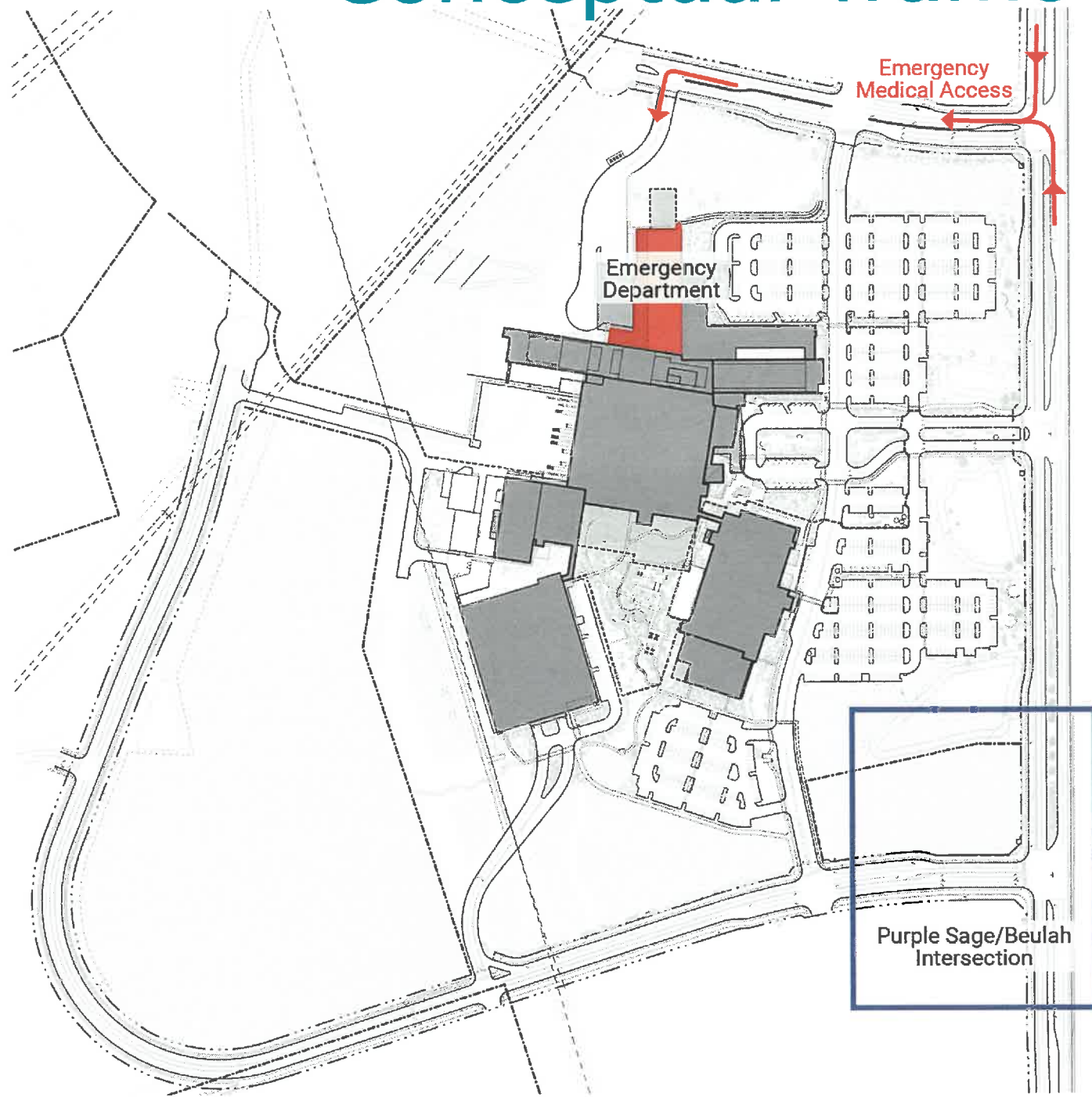


HEALTH AND WELLNESS VILLAGE Conceptual Traffic Control Plan





HEALTH AND WELLNESS VILLAGE Conceptual Traffic Control Plan

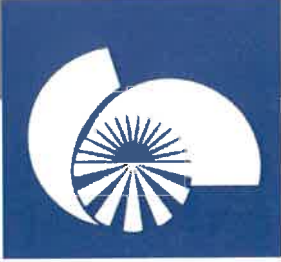




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The Challenge is Constructing the Actual Underpass

- Estimated duration to construct the actual underpass is estimated to be 2+ years
- Current analysis suggests trenching I-17, as opposed to tunnel boring
- Construction will require multi-lane interstate closures
- Possible traffic control measures could include use of Beulah Blvd to detour traffic
- Forest service land (or use rights) will still need to be procured
- Will need to ensure alignment and buy-in of ADOT for scope of work



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NAH's Sustainability Efforts

- **Heat Recovery**...all tempering of external air will be performed via energy recovery for operating rooms (decreasing energy requirements for ORs)
- **OR Scheduling**...environmental tempering/condition will be stepped back according to the surgery schedule (reducing energy consumption when not required for operations)
- **On-site Solar**...at least 40% of garage will be covered; partnering with APS to improve upstream renewable energy production, via Green Connect Program
- **Passive Solar Layout**...shading elements to block active sun penetration, while preserving daylight; large fin on ACC
- **Heat Pump Chillers**...primary source of heating and cooling, and a key component of our electrification strategy, pulls waste heat out of the building
- **LED Lighting**...the new hospital has been designed with LED lighting
- **Active Commissioning Process**...the new hospital will go through an active commission process (contractor: Bernhardt)



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NAH's Sustainability Efforts

- **150 EV Charging Stations...**we have agreed on a process that could easily exceed 150 EV charging stations, as demand for them increases
- **Bike Storage...**NAH is already going to provide bike parking for 192 bikes, with 108 of them being secured
- **Deferrals...**increased capacity and capture of local and nearby residents will reduce helicopter transports and long-distance personal vehicle commutes
- **Measurement/Benchmarking...**NAH has committed to providing confirmation of achieving EnergyStar 75 within 18 months of Certificate of Occupancy on the hospital
- **LEED Standard...**the building design will meet credit guidance for LEED Gold



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Sustainability Recap

- NAH has already joined the White House Climate Pledge
 - > Committed to reduce their carbon footprint by 50% across the system by 2030
 - > Committed to zero carbon by 2050
- NAH will meter its consumption for all electrical consumption meeting the recommended guidance of LEED Gold
 - > Metering will be used for Third Party Certification
 - > EnergyStar 75 or higher, or a site EUI or carbon emissions footprint lower than the default EnergyStar 75 Target
- NAH has agreed to submit its estimated carbon footprint of the new hospital
 - > Will be submitted to the COF within 2 months of ordinance going into effect
 - > Intent is for the city to start an active scorecard system for measuring its carbon neutrality goal in 2030



JUNE 30, 2022

FACT SHEET: Health Sector Leaders Join Biden Administration's Pledge to Reduce Greenhouse Gas Emissions 50% by 2030

 BRIEFING ROOM • STATEMENTS AND RELEASES

Health Sector Steps Up to Protect Public Health and Lower Costs

Today, the Biden-Harris Administration announced that 61 of the largest U.S. hospital and health sector companies responded to the Administration's [Health Sector Climate Pledge](#), committing to reduce greenhouse gas emissions 50% by 2030. The new commitments represent over 650 hospitals and thousands of other providers across the country, and include plans to strengthen resilience to climate change, protect public health, and lower

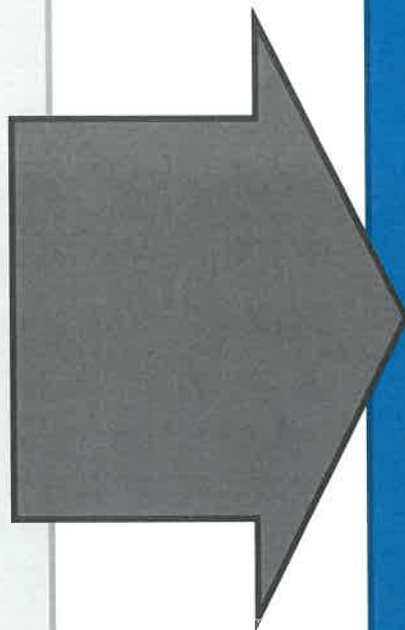


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Clarifications for the Public Record

CLAIM

Flagstaff residents will need to pay an estimated \$100M in upfront costs



FACT

The City of Flagstaff will pay for half of a new fire station (~\$4.5M), as well as the operational costs to staff and operate the new/expanded station (~\$1.4M annually)

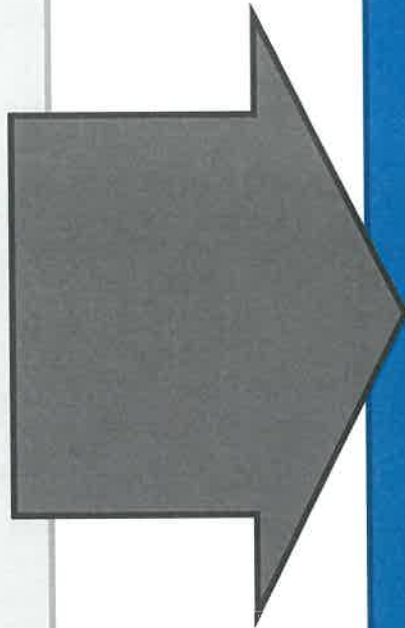


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Clarifications for the Public Record

CLAIM

NAH's development is requiring an underpass to be constructed beneath I-17



FACT

The Traffic Impact Analysis does not indicate that the I-17 underpass is required for the NAH development; discussion of the underpass is because it is in the regional plan

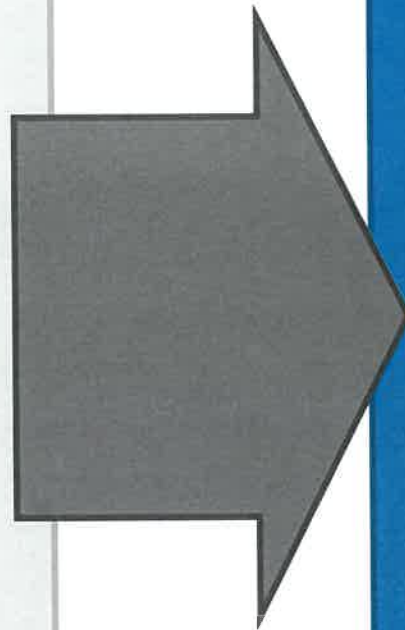


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Clarifications for the Public Record

CLAIM

NAH's development will prevent Flagstaff from achieving its Carbon Reduction Action Plan goals



FACT

The new hospital will significantly reduce NAH's operational carbon footprint, and is critical to NAH's commitment to achieving carbon neutrality by 2050

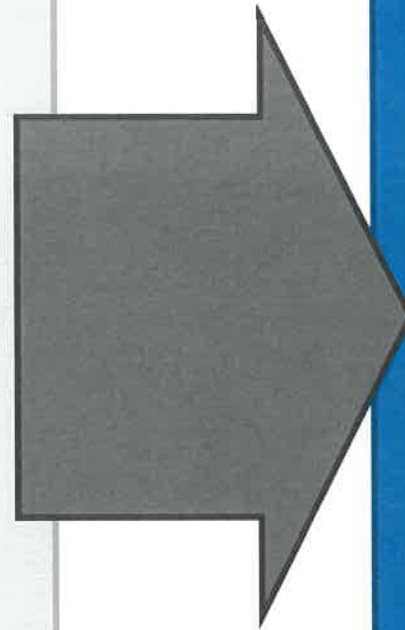


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Clarifications for the Public Record

CLAIM

The City of Flagstaff is responsible for the matching funds tied to the RAISE grant.



FACT

NAH is responsible for any required local funds (whether they be matching or costs in excess of an awarded grant amount)

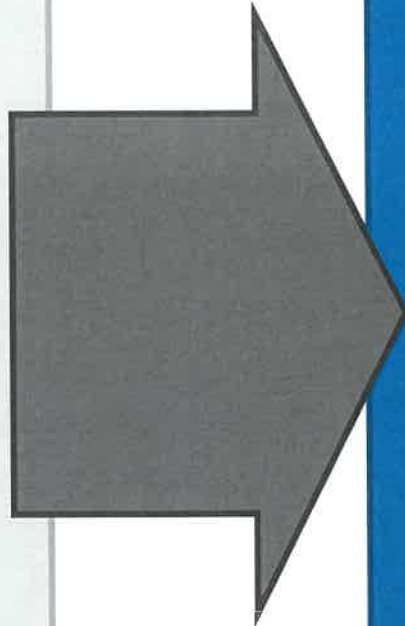


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Clarifications for the Public Record

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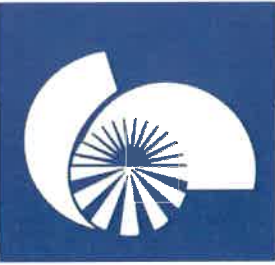
There is an extreme exodus from NAH, and only being replaced with temporary/contract labor.



FACT

Over the last year our turnover has decreased to 22% annually

The percentage of our workforce that are contract labor is down below 7%, steadily decreasing since 2022 Q1

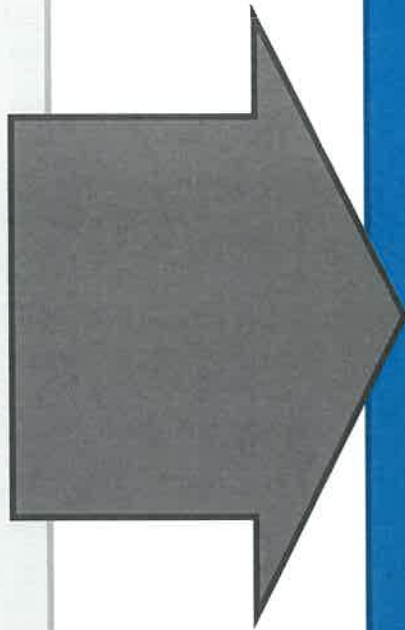


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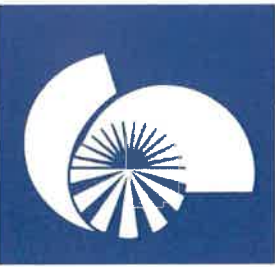
CLAIM

NAH is spending healthcare dollars on non-healthcare development, spending its capital to construct a Health & Wellness Village



FACT

Outside of the hospital, ambulatory care center, and required infrastructure improvements, all development funded through partnerships

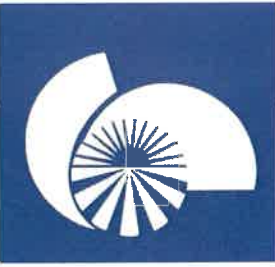


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Direct Economic Benefits for Flagstaff

	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 M	\$3.0 M	\$4.5 M	\$7.55 M
General Fund Sales Tax	\$3.3 M	\$8.0 M	\$10.4 M	\$21.7 M
Transit Sales Tax	\$1.0 M	\$2.3 M	\$3.1 M	\$6.4 M
Roads & Transportation Sales Tax	\$3.3 M	\$8.0 M	\$10.3 M	\$21.6 M
Bed Board & Beverage Tax	\$0.1 M	\$5.6 M	\$9.0 M	\$14.7 M
State Shared Revenues	\$0.2 M	\$4.0 M	\$4.2 M	\$8.4 M
Schools (property tax)	\$0.2 M	\$10.4 M	\$15.7 M	\$26.3 M
TOTALS by PHASE	\$8.15 M	\$41.3 M	\$57.2 M	\$106.65 M

Does not account for indirect tax revenues
Does not include taxes associated with the ~2,000 net new jobs



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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, amendment to the Zoning Map, and Development Agreement



Exterior Facade Design



HEALTH AND WELLNESS VILLAGE

Mission

Improving health, healing people.

Vision

Always better care.
Every person, every time...**together.**

Values

