

NAH Health Village Specific Plan, Concept Zoning Map Amendment & Development Agreement

1120 W Purple Sage Trail





NAH Health Village



Property

1120 W Purple Sage Trail

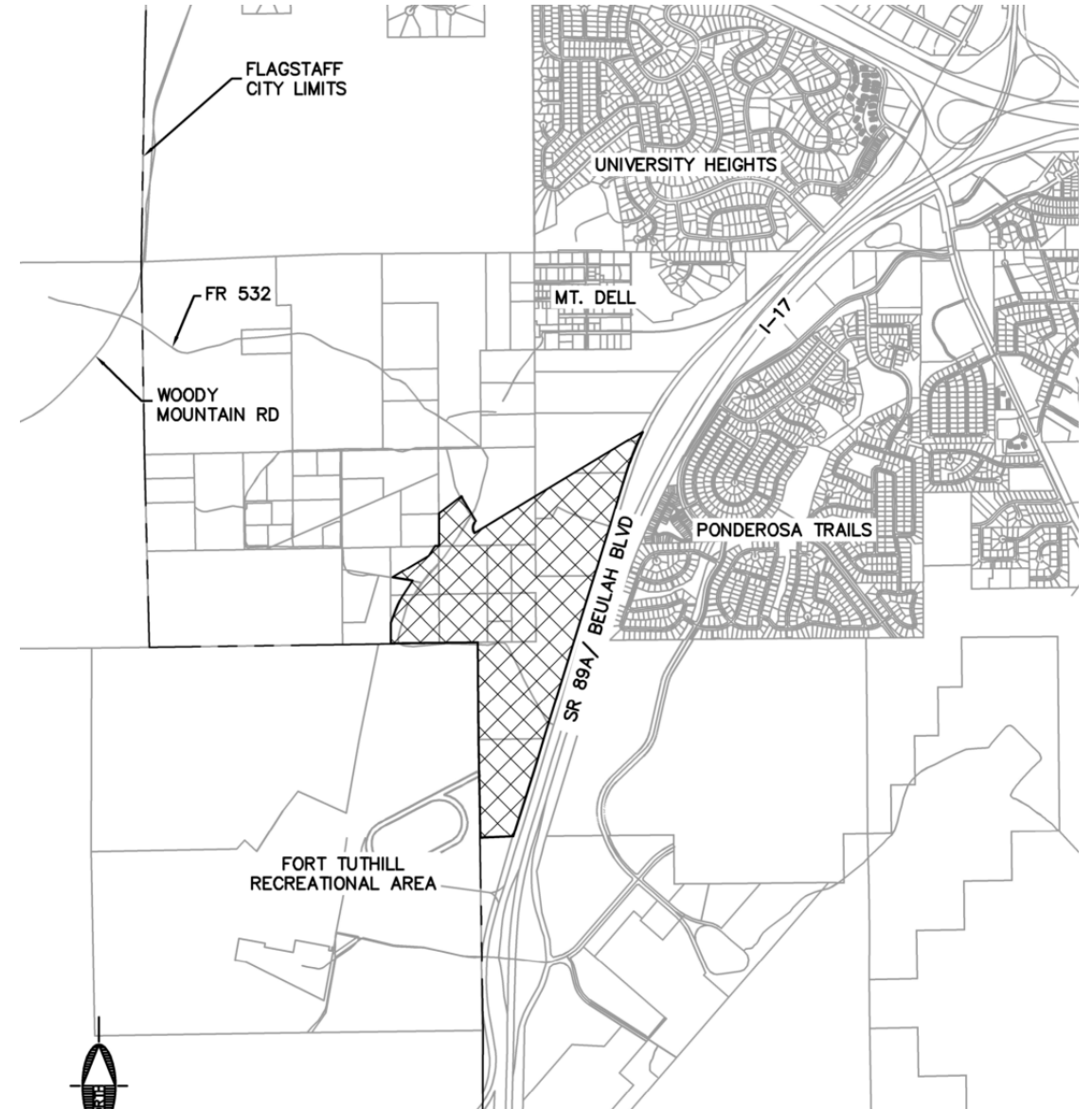
Proposed Use

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).





Development Agreement



Overview

When approving the development agreement, the Council shall make the following findings:

1. The development agreement provides benefit to the City;
2. The development agreement is consistent with the purpose, intent, goals, policies, programs and land use designations of the General Plan, any applicable specific plans, and this Zoning Code; and
3. The development agreement complies with the requirements of A.R.S. § 9-500-05..



Development Agreement

Site Plan Review

- Prior to site plan decisions for the Project made by the City of Flagstaff Planning Director, site plan applications must be presented to City Council for review as soon as practicable.



Development Agreement



Open Space & Civic Space

- Public Access provided to Land Use Areas 1a and 1b subject to a public access easement. Easement is Exhibit B to the DA.
- NAH will include and maintain an outdoor fitness loop with equipment and/or small active fitness court(s) or outdoor gym within Land Use Area 1b (Wellness Retreat).
- NAH is responsible for all maintenance of Land Use Areas 1A and 1B except for the existing FUTS trail.



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Residential Density

- Phase 2, if approved, will include not less than 315 residential units and of this number not less than 10% (or 32 units) shall qualify as Category 1 – Permanent Affordability as defined in Division 10-30.30: Affordable Housing Incentives within the Zoning Code.
- NAH will not allow for leases of less than 30 days, with the exception of up to 35 units which may be used as short-term residential housing for traveling staff or other medical providers.



Development Agreement



Sustainability

- Buildings shall be designed to perform in the top 25th percentile (EnergyStar 75 or higher) and shall be required to demonstrate first year performance on an initial annual energy performance report.
- All buildings 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) shall be utilized;
 - Standard (baseline) heating shall be provided by electric (redundancy and special uses will require natural gas);
 - Mechanical equipment efficiencies shall comply with ASHRAE 189.1.



Development Agreement



Sustainability

- The roof of the parking structure shall be a solar-ready zone. NAH shall install a solar photovoltaic or solar thermal system covering not less than 40 percent of the roof area, not later than 18 months following the issuance of certificate of occupancy for the hospital.
- NAH shall install electric vehicle charging stations capable of serving not less than 24 electric vehicles at a time, which shall be open to the public. At least four charging stations shall be fast charging (Level 3). Based on regular usage audits (every 6 months), NAH shall install additional charging stations to serve another 20 vehicles once 80% utilization of the existing stations has been achieved.



Development Agreement



Sustainability

- NAH shall join the APS Green Connect Partner Program prior to receiving the first certificate of occupancy for the Project.
- NAH shall work with BlockLite Company, Inc. located in Flagstaff, Arizona to purchase and incorporate, to the extent feasible, blocks produced utilizing carbon-capture technologies for use on the Project when available.



Development Agreement



Private Shuttle Service

- NAH will continue their 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 and other locations at no cost to riders.
- NAH will continue their current program of coordinating shuttle service for low-income persons and/or persons with mobility needs through private providers at no cost to riders.
- NAH will provide new 30-minute peak hour shuttle service during operation hours when the ACC opens. Upon the opening of the Hospital, they will provide 20-minute peak hour shuttle service. Shuttle service will be provided during Mountain Line's hours of operation, between the hospital and one or more connections to Mountain Line, open to everyone free of charge.



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Fire Protection

- The City will be responsible for the capital costs associated with existing city needs for 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 shall be responsible for the remaining 50% of capital costs (including land acquisition) associated with constructing the new fire station.



Development Agreement



Legacy Campus

- NAH and the City shall 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 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 and County representatives including the City's Sustainability Office, Housing and Transportation Commissions.



Development Agreement



Legacy Campus

- The steering committee shall coordinate a public participation process, beginning no later than October 31, 2023.
- The Vision Plan will inform and be informed by the City of Flagstaff's Regional Plan 2045.
- 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.



Development Agreement

Outdoor Lighting

- The project shall comply with the current Outdoor Lighting Standards. In addition, NAH shall provide the following:
 - Glass on the western side of patient towers shall have a maximum visible light transmittance of 30% and maximum exterior light reflectance of 7%.
 - Patient rooms on the northern face of patient towers shall include exterior, building-mounted shading devices designed to limit light spill at night.
 - All west facing glazing (non-patient rooms) shall include black-out shades connected to an automated mechanism that will close the shades in the evening.
 - The west patient tower stairwell shall include occupancy sensors that will enable the lighting level to be reduced by up to 50% when no occupants are present in the stairwell.



Development Agreement



Outdoor Lighting

- The exterior emergency room entry area (porte cochere) shall include motion activated sensors that will enable the lighting level to be reduced when not in use.
- NAH will provide the Naval Observatory with scientific research to define the information for appropriate CRI indexes in healthcare environments.
- NAH will provide the Naval Observatory with the light spectrum breakdown of the visible light transmittance characteristics of the glazing used by NAH in the Project.
- NAH will incorporate educational material in patient rooms and along the spaces and staircases on the west end of the tower.



Development Agreement



Water & Sewer Improvements

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 Litzler 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.



Development Agreement



On-Site Transportation Improvements

- NAH shall be responsible for all transportation improvements within the Property as set forth in the approved TIA 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 Road, and Purple Sage Trail.
- On-site improvements include the construction of the re-aligned Purple Sage Trail and Beulah Boulevard at correct grades for a future underpass at I-17.
- These improvements are required to be completed prior to the issuance of the first certificate of occupancy.



Development Agreement



Off-Site Transportation Improvements

- 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 approved TIA.
- These improvements include the widening of Beulah Blvd from Lake May Road to JW Powell Blvd to a 4-lane cross section with a 10-foot FUTS and a 5-foot parkway on the west side, buffered bike lanes, a median, drainage improvements, and curb and gutter on the east side.
- The DA calls out the specific improvements required for each intersection along Beulah Boulevard that are required to be completed as part of the off-site improvements.
- These improvements are required to be completed prior to the first certificate of occupancy.



Development Agreement



Recommendation

1. Modify section 4.12.1 and 4.12.2 to reference the northern face of the patient towers rather than the western face.
2. Modify section 4.4.4 add Utilization shall be measured during regular hours of operation for the ACC as the last sentence.
3. Modify section 4.4.5 modify as follows:

NAH shall join the APS Green Connect Partner Program for 100 percent of electric power used on site for the term of this Agreement. Copies of the contract approved by the Arizona Corporation Commission for this program shall be provided to the City prior to receiving the first certificate of occupancy for the Project. In the event that the APS Green Connect Partner Program is terminated or NAH desires to participate in an alternate program, NAH shall be permitted to participate in a substantially equivalent program upon the written approval of the City Manager and in the sole and absolute discretion of the City Manager.
4. Add section 4.4.7 Within 8 weeks from the date of execution of this Agreement, NAH shall provide the City with the calculated carbon footprint of the hospital and ACC, and shall also provide the underlying data used by NAH to calculate that carbon footprint.
5. Add section 4.4.8 NAH shall design the hospital and ACC to meet credit guidance for LEED Gold Standards, but is not required to obtain official LEED certification.

Thank you for
your time and
participation

Questions or Comments





Zoning Map Amendment 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 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.



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.