



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,

A handwritten signature in black ink, appearing to read 'R. Kuhn', with a stylized flourish at the end.

Robert Kuhn  
Assistant Superintendent  
Director of Operations