

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.

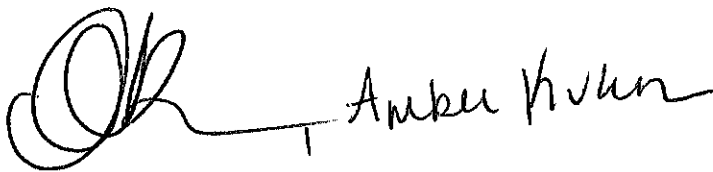
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If approved, NAH's new hospital and ambulatory care center will serve as a constant reminder that our community is committed to delivering the best health care for our residents for generations to come.

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,

A handwritten signature in black ink, appearing to read "Amber Huhner". The signature is written in a cursive style with a large, stylized initial "A" on the left.

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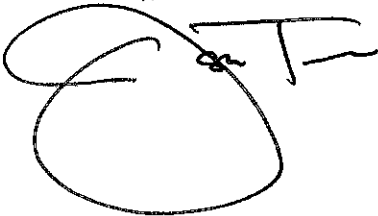
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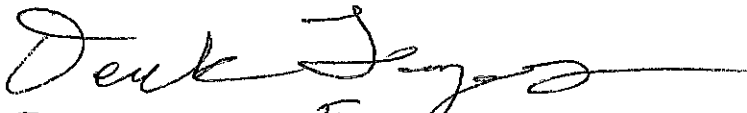
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Derek Fenquay

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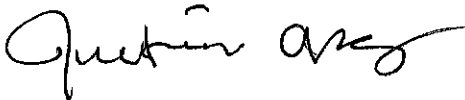
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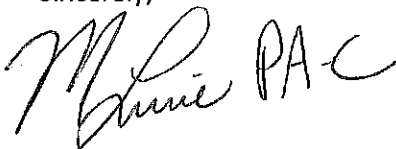
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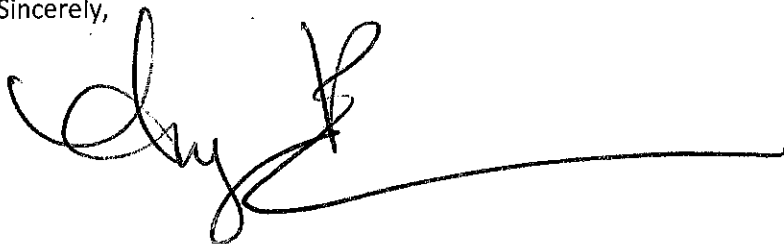
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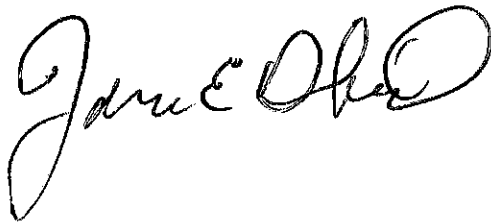
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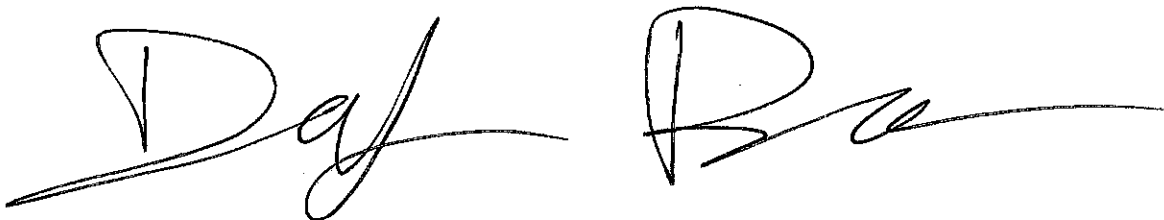
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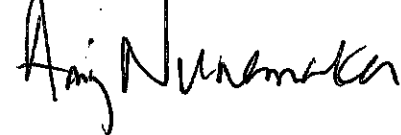
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Jeane Wiles
4078 S. Holland Rd.
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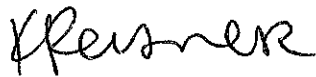
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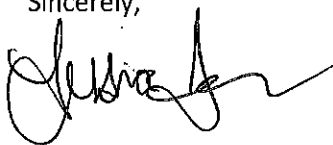
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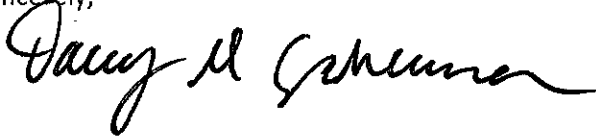
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RE: Northern Arizona Healthcare Health and Wellness Village Applications

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,

A handwritten signature in black ink, appearing to read "Justin [unclear]", with a long horizontal flourish extending to the right.

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

From: [Nicholas Christifulli](#)
To: [Whitney Cunningham](#)
Subject: Northern Arizona Healthcare - Wellness Village at Fort Tuthill
Date: Tuesday, June 28, 2022 6:18:40 PM

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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



CHRISTIFULLI

Nicholas Christifulli
Managing Partner

5141 N. 40th Street, Suite 200
Phoenix, AZ 85018

nick@christifulli.com

480-585-2150 Direct
602-725-7799 Cell

www.christifulli.com



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.

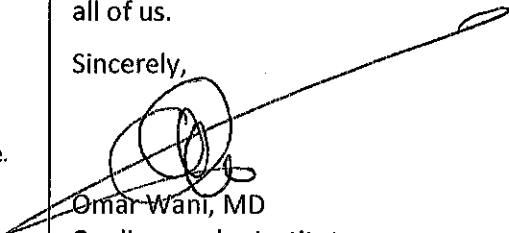
Medical technologies, treatments and patient care are constantly evolving, and with this proposed development, we can increase our communities' access to them. I believe NAH's proposed Health and Wellness Village can bring substantial medical benefits to Flagstaff and the greater northern Arizona region.

- 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.
- 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.

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

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Vision
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NORTHERN ARIZONA HEALTHCARE

Northern Arizona Healthcare
(928) 779-3366
1200 N. Beaver Street
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NAHealth.com

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
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RE: Northern Arizona Healthcare Health & Wellness Village Applications

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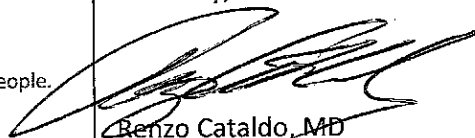
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If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

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,



Benzo Cataldo, MD
Cardiovascular Institute
Northern Arizona Healthcare

Mission
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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

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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.

<!--[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,

Rachel Modrell

Rachel Modrell, RN BSN

Clinical Manager

3 South Progressive Care

Centralized Monitoring

Office Phone 928.773.2243 ext. 12243

Improving health, healing people.

Always better care.

Every person, every time...together.



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

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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:

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.

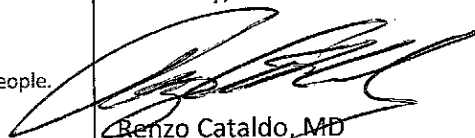
Medical technologies, treatments and patient care are constantly evolving, and with this proposed development, we can increase our communities' access to them. I believe NAH's proposed Health and Wellness Village can bring substantial medical benefits to Flagstaff and the greater northern Arizona region.

- 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.

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,



Benzo Cataldo, MD
Cardiovascular Institute
Northern Arizona Healthcare

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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.

- 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,

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.*
- 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,

[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

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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 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:

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Vision:

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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,



Amber Lake

*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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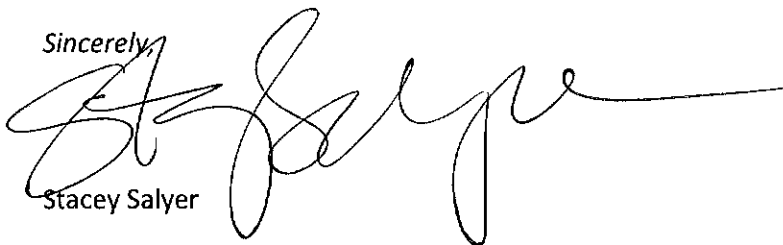
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If approved, NAH's new hospital and ambulatory care center will help physicians, nurses and clinical professionals do what they do best: care for patients.

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,

A handwritten signature in black ink, appearing to read 'Stacey Salyer', with a long horizontal flourish extending to the right.

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

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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:

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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,

Susan Howden RN, MSN, CCRN

System Director of Surgical Services

Northern Arizona Healthcare

Susan.Howden@nahealth.com

(602) 463-0114 cell

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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.

• 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,
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 hospital can 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



July 28, 2022

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PO Box 23462
Flagstaff, AZ 86002
info@friendsofflagstaff.org

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>; Alexandra 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>; Alexandra 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



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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

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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 roundabouts in place?

Thank you
Jenn Quigley

Chris Lininger

From: Steven Eiss
Sent: Friday, April 2, 2021 12:22 PM
To: Questions; John Mouglin, 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

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From: Questions
Sent: Friday, April 2, 2021 11:08 AM
To: Steven Eiss <Steven.Eiss@nahealth.com>; John Mouglin, MD <John.Mouglin@nahealth.com>
Subject: FW: New Build

Hi Steve and Dr. Mouglin,

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 roundabouts 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.

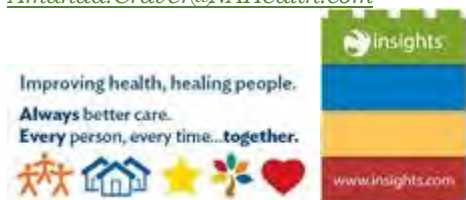
Our Taylor House team is very curious what lies in the future for our service:

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 ssndr@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](tel:9282216801)

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 Gewalt

E-mail address Robert@Gewald.org

Phone [\(480\) 225-8495](tel:4802258495)

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

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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](tel:6233377236)

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](tel:4806068500)

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](tel:9286063559)

Street address 607 n leroux st

City Flagstaff

State Az

Zip code 86001

What are your 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](tel:6029532981)

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 Cospers <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 Cospers
3440 S. Moore Circle

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Sent from my iPhone 12 Pro