

Tiffany Antol

From: Sean Ryan <sryan9@gmail.com>
Sent: Tuesday, December 6, 2022 12:46 PM
To: PublicComment
Subject: Comment Regarding NAH

Some people who received this message don't often get email from sryan9@gmail.com. [Learn why this is important](#)

Comment to share for consideration at the City Council Meeting on 12/6/22

Dear City Council Members,

My name is Sean Ryan. I grew up in Flagstaff and am a long-time resident of the Mt. Dell neighborhood. I spoke to express concerns and ask questions at the recent Planning and Zoning meeting regarding the proposal to alter the Regional Plan in coordination with planning efforts for the NAH Development. I think it is critical to have an open dialogue and transparent and detailed planning process for this type of development. I have included a copy of the detailed concerns below, but I also write to you today to say that NAH immediately followed up that meeting by contacting me, creating and providing new resources to try to answer my questions and address concerns, and hosted a discussion to review details. While I think there is still work to be done to achieve a safe and positive outcome, I greatly appreciate the willingness of the team to conduct this effort, and to be willing to expand and deepen the conversation with neighbors. I personally appreciate this action, and I hope that NAH and the City build in additional community engagement activities and continue to pursue and act upon community input and recommendations.

Sincerely,

Sean Ryan

Information presented at the planning and zoning meeting 11/9/22

I am also the President of the Mt. Dell Ridge HOA, which represents a subset of property owners within the neighborhood. While I am officially representing this HOA, I also know that there are many concerns being voiced throughout Mt. Dell at-large. Many neighbors are questioning the need of this project. I am asking for your careful consideration of some specific concerns as you decide on the approval of designs and requirements for the NAH property.

Mt. Dell is an unincorporated County Island within city limits. Mt. Dell is one of the closest neighborhoods to the proposed development by NAH and will likely see some of the greatest impacts:

- it is downstream of the development in the Sinclair Wash watershed
- it shares greenspace, park, and multimodal access to jobs and recreation through the zone that would be developed, and
- it relies on one point of road access just north of the NAH properties.

While we appreciate that NAH has extended the net for public input beyond minimum legal requirements – and we recognize that NAH has identified and addressed some concerns – there are two points that we believe need consistent review and consideration at all steps of the process, and a third point which has not been adequately addressed for the Mt. Dell neighborhood.

- 1) **Integrated planning that connects cohesively with County neighborhoods.** It is very important to note that Mt. Dell (as well as other nearby neighborhoods and parks) are County, and not City. While we appreciate that the two entities try to share in the planning processes through regional planning, we have seen first-hand that the engineers and implementers sometimes cut off their designs and planning efforts at the jurisdictional boundaries. This is especially important to consider for flood mitigation, multimodal access, and greenspace and

viewshed impacts. We strongly encourage the commission to make every effort possible to ensure that Mt. Dell does not suffer from adverse impacts or get left out of potential community benefits of a well-integrated multimodal and traffic access plan *simply because it is not City property*.

2) **Specific Concerns and Design Details: prevent negative impacts and promote positive and healthy connections to surrounding neighborhoods.** While the NAH team did provide a good bit of expertise in hosting a specific community meeting, many of the detailed questions about traffic, trails, flood mitigation, etc. that we are concerned about were not able to be answered since they would not be fully developed until the zoning and building permits were required. We were assured flooding and other plans would meet mandatory and legal requirements but meeting minimum requirements does not necessarily mean that the community will not suffer negative impacts. NAH continues to promote the idea of health and whole community approaches to health. If they are sincere about this, then they need to ensure healthy and positive connections to nearby neighborhoods like Mt. Dell, which can be done through infrastructure, trail, greenspace, and multimodal access, and adequate traffic alignment.

3) **Traffic Intersection Alignment and Elevated Level of Access Needed.** One big area of concern that has not yet been addressed is the traffic intersection of Mt. Dell Rd. and Beulah Blvd. According to the initial report/study done, we were told that Beulah would likely expand to 4 lanes, and there would be some lights added between Lake Mary Rd and Ft. Tuthill; however, it said that data did not require any change to the Mt. Dell intersection. As residents with lived experience, we know that some of the data was not accurate in terms of crashes and dangers at this intersection. Specifically, we are aware of 2 fatalities that have taken place at this intersection, in addition to a variety of other car accidents, which has not been recorded in the data. While there may not be a huge traffic count, this intersection suffers greatly when there are events that cause higher levels of traffic, and this development is sure to increase the traffic along the roadway. While light synchronization can help, as the larger NAH Village is developed, there will be more intermediate traffic that is likely to cause additional safety issues and traffic delays to all residents in the Mt. Dell community. **This intersection needs to be elevated as a priority and needs to be realigned to provide safe visibility. Adding a roundabout would be ideal for allowing Mt. Dell neighborhood traffic to access Beulah while minimizing slow down to the traffic along Beulah. If a roundabout is not possible, then a light could be installed with sensor recognition of neighborhood traffic.**

We understand that there are many stakeholders with concerns and appreciate your consideration, especially since Mt. Dell is one of the closest neighborhoods to the development and will likely bear the brunt of the noise, construction, and traffic impacts of the proposed development. First and foremost, we believe the traffic access and road alignment plan needs to be improved for the Mt. Dell neighborhood prior to implementation of proposed plans. We hope that implementing this request will prove to be a positive example of integrated planning between NAH, Coconino County, and the City of Flagstaff.

Tiffany Antol

From: Sean Ryan <sryan9@gmail.com>
Sent: Wednesday, November 9, 2022 3:18 PM
To: Tiffany Antol
Subject: Comments and Recommendations for Mt. Dell Related to NAH

November 9, 2022

Re: Northern Arizona Healthcare Planned Development south of Mt. Dell

Dear Ms. Antol,

My name is Sean Ryan. I grew up in Flagstaff and am a long-time resident of the Mt. Dell neighborhood. I am also the President of the Mt. Dell Ridge HOA, which represents a subset of property owners within the neighborhood. While I am officially representing this HOA, I also know that there are many concerns being voiced throughout Mt. Dell at-large. I am asking for your careful consideration of some specific concerns as you decide on the approval of designs and requirements for the NAH property.

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While we appreciate that NAH has extended the net for public input beyond minimum legal requirements – and we recognize that NAH has identified and addressed some concerns – there are two points that we believe need consistent review and consideration at all steps of the process, and a third point which has not been adequately addressed for the Mt. Dell neighborhood.

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Sincerely,

Sean Ryan
President of the Mt. Dell Ridge, HOA
Local Educator and Teacher
Long Time Resident of Flagstaff



December 1, 2022

Northern Arizona Health
Josh Tinkle
1200 N. Beaver Street
Flagstaff, AZ 86001

Dear Josh,

Coconino County appreciated the recent opportunities to meet with Northern Arizona Healthcare, Inc. (NAH) regarding the new hospital development. We believe these meeting help lay the foundation for a collaborative and neighborly relationship that focuses on mutually acceptable outcomes and shared contributions that will ultimately enhance the areas within and surrounding the Health Village and Fort Tuthill County Park.

We provided input to the City of Flagstaff in response to the draft Specific Plan and want to share our feedback and priorities directly with you. The input provided herein reflects that of Coconino County leadership, County Parks & Recreation and Community Development staff, the County Parks & Recreation Commission, and the Public Works Department, who commented on the Traffic Impact Analysis specifically.

Following are our priorities relative to the planned development and requests:

Coconino County Priorities

- The County is concerned the Traffic Impact Analysis did not include a traffic study associated with special events, County Fair, holidays, winter snow recreation, and other peak times. Request a more thorough evaluation.
- Addressing Mt. Dell-Beulah intersection concerns.
- Maintaining adequate vegetative buffers between the NAH property and Fort Tuthill County Park.
- The County requests the establishment of a collaborative and communicative approach with regard to plans for the hospital's downtown property and the effect on nearby neighborhoods resulting from the hospital's relocation.
- The County requests a collaborative, mutually beneficial approach towards parking where park visitors, especially on event weekends, have access to parking within the Health Village.
- The County Public Works Department currently maintains Purple Sage Road. The County will surrender any maintenance obligations once the Purple Sage realignment takes place.
- The County requests information on the impact assessment relative to the helicopter flight path.
- The County is supportive of public transit coming to this area as it will serve public access to the Health Village, Pulliam Airport and Fort Tuthill County Park.
- The County requests involvement in meetings where the topic of the expansion of Beulah is discussed.
- The County requests that regular meetings with Coconino County Management, Parks & Recreation leadership and NAH Health Village representatives occur to collaboratively work through opportunities and impacts of development.
- The hospital will be immediately adjacent to Fort Tuthill County Park. Serving as a regional events center, the park is home to the Pepsi Amphitheater and County Fairgrounds, which will continue to be

the case well into the future. Concerts, loud events, and traffic are frequent occurrences at the park often until 10 and 11 p.m. On occasion, events will operate later than that. The County requests acknowledgement of large, loud events and traffic and that these potential nuisances will not ever need to be mitigated.

Requests

- The County requests NAH address the Mt. Dell–Beulah intersection with improved ingress/egress to the neighborhood, which could include a type of traffic light to mitigate the impact of increased traffic and poor visibility at this intersection.
- The County requests a second northern access be developed possibly off Purple Sage. The concern with Infantry Way as it is proposed, is that is the only access for the northern area of the park immediately adjacent to the maintenance yard. Park maintenance personnel and Public Works snowplows and other heavy equipment use this route to access the maintenance and storage facilities. Additionally, many event attendees use the park's northern access points as their main entrance into the park. Examples include the Pro Rodeo, Demo Derby, County Fair, and most equestrian events. The County would like to see a park entrance that offers a greater sense of arrival to a park and not a maintenance facility as well easy egress and ingress for staff, the public, and event attendees and participants.
- With the development of a second northern access from Purple Sage Road, the County requests that a well-appointed trailhead be developed that includes parking, restrooms, bike racks, and small shade structure.
- The large NAH development will bring a large amount of park visitors with more recreational needs. The County requests NAH fund an update to the FTCP Master Plan that addresses impacts and recreation opportunities within the park.
- The large NAH development will bring a large amount of park visitors with more recreational needs. The County requests NAH assist in developing additional restrooms, ramadas, trails and park features to accommodate the increased demand of park resources.
- The County requests compensation for encroachments on County property resulting from road realignments.
- The County requests that NAH fund trails that are rerouted to due proximity to roads, structures, and lost view sheds.

The NAH Health Village is a large development that will bring significant change to this area of Flagstaff and the County recognizes that with these changes, there are opportunities. As highlighted above, these include improved access to northern areas of the park, trailheads, transit to Pulliam Airport and Fort Tuthill County Park, and a master plan that address the public's recreational needs and opportunities that will come with these imminent changes. We would also like to explore how to engage the Northern Arizona Healthcare Foundation in assisting with the requests listed above and in our mutual efforts to maximize recreational opportunities and sinuous access into the park.

Thank you for taking our comments. We look forward to working collaboratively with hospital representatives and to establishing a strong and lasting neighborly relationship.

Sincerely,



Andy Bertelsen
Deputy County Manager

Tiffany Antol

From: Valerie Piet <vmari Piet@gmail.com>
Sent: Tuesday, October 25, 2022 8:00 AM
To: Mayor and Council
Subject: NAH Rezoning Concerns

Some people who received this message don't often get email from vmari Piet@gmail.com. [Learn why this is important](#)

Dear City Council Members,

I have been unable to attend any of the recent public comment periods regarding the Northern Arizona Healthcare hospital. There are major concerns with the current proposal that warrant delaying rezoning in the upcoming vote. Voting to rezone may be tantamount to approving the entire hospital.

For context, I work in a low-level role in the nursing realm. I hardly speak for every employee at the hospital, but I feel very, very low levels of support for the new building among my colleagues. For the record, I really like working at NAH. My manager, coworkers, and almost everyone involved in providing care are wonderful. NAH spends a lot of energy on education and implementing new best practices. I am currently in nursing school and would be honored to continue my nursing career at NAH. This new hospital proposal is just a major thorn and feels like a disconnect between the administration and those on the ground.

A new hospital without a bus line is an absolute deal-breaker. From what I understand, NAH has proposed running a limited transportation service to the hospital. This is likely extremely limited in distance, scope, and timing. I imagine we will see an increase in reliance on ambulances for non-emergency transportation. Ambulances are very expensive, and they will be passing this cost on to private insurance and taxpayers.

Patients are not the only ones who need transportation to the hospital. Families need to get there. Calling a taxi or driving a car is just not accessible to all clients the hospital serves. We have patients whose family members will hitchhike from their communities into Flagstaff and then take the bus to the hospital. If we want to increase the number of people standing on the side of the interstate trying to hitchhike back into town, please approve this hospital.

Employees also use buses. Moving the hospital away from a bus line limits the number of people who can get to work. A personal vehicle cannot and should not be a requirement for employment. If someone has the choice between a minimum wage job they can get to by bus or one that would require buying and maintaining a vehicle, that's an easy choice to make. NAH is already in a staffing crisis (discussed later), and it seems like they'd be shooting themselves in the foot on this.

The City of Flagstaff will likely be the one to add in bus service. Are you ready to commit to adding this service? A new bus line could cost a million or more. Perhaps paying for a new bus line is a relevant condition to put on NAH to rezone this land?

Furthermore, in the climate crisis, we should not be taking action that limits public transportation and increases personal vehicle use.

NAH cannot staff its current hospital. Staffing is quite literally in a crisis. A recent weekend I worked, the charge nurse mentioned that our unit was the only fully staffed unit in the entire hospital. You read that right, the entire hospital was short-staffed. Nurses on floors typically keep a standard nurse-to-patient ratio. We are so short-staffed that we are frequently going out of ratio, compromising safe care. Night shift nurses often have no, or few, support staff. Hospital beds are routinely kept empty ("capped") because there are not enough nurses to take care of patients.

It gets worse. The nursing staff is at least 50% traveling staff. While the problem of travel staff isn't unique to NAH, this is a major issue here. We have travel physicians, surgical techs, imaging techs, etc. We even started bringing in travel nursing assistants. Nursing assistants work a job that costs less than \$1000 to train and could be held by anyone with a high school diploma. That money is leaving our community because NAH cannot recruit and retain enough local people. Some travelers are fantastic, but often they just don't care because they have no long-term relationship with our hospital community. They usually don't know anything about our Navajo and Hopi communities, and I've heard truly abhorrent comments from travelers regarding these populations, thankfully rare.

Why would we encourage NAH to build a larger hospital when they cannot staff their current one? Why would we promote taking a billion dollars in resources away from running its existing hospital? The job of "Senior VP of Construction & Land Development" hardly seems necessary when resources could be spent on staffing and care. Administrators' focus on building a shiny new hospital while leaving their staff struggling shows a misalignment of priorities. NAH should be focusing on retaining staff rather than a token new building.

Inadequate plan for the current hospital site. When asked at a staff meeting what the plan is for the current location, CMO Derek Feuquay simply said, "it won't be another hospital." As a Flagstaff resident, I am not concerned about competition. Competition may even raise my wages! I care about a deteriorating building in the heart of our city. I lived in New Orleans in a previous life and watched firsthand what happens when private enterprises abandon their hospitals. I lived near the Lindy Boggs Medical Center which closed following Hurricane Katrina. In 2022, there is still no plan for this building. It's sitting there covered in graffiti. Even better, it periodically catches on fire. Fun! Would it be helpful to make NAH include demolition and refurbishment of the current site as a contingency for building their new hospital? Do we want a giant derelict building in the heart of downtown Flagstaff?

The new hospital site proposals don't include adequate plans for auxiliary non-NAH buildings. Consider how many other healthcare-related buildings are located near the current hospital site. These will all need to move to Fort Tuthill. NAH does not need to include these services in its plans, but the city council should.

Is a new building and site even necessary? As employees, we are told that the current building falls short of code in a few areas. This means that if something significant goes wrong, it would require bringing the whole building back up to code. To me, this sounds like the situation surrounding Charity Hospital in New Orleans. Like Lindy Boggs, Charity Hospital has been sitting vacant in downtown New Orleans for 17 years. The operators of the hospital had had their eye on a new building, so they refused to reopen parts of the hospital deemed safe so the building would fall into disrepair. This is described even better than I can in the documentary "Big Charity: The Death of America's Oldest Hospital" which was released in 2014 and is well worth a watch.

Concerns in a recent article in the AZ Daily Sun quote Dr. Kathryn Feuquay saying that there aren't enough places for physicians to sit. Is that a major problem?

Building a new building will not bring in new specialty physicians. In some aspects of care, the only thing preventing us from providing more advanced care is the lack of specialty providers. For example, the neonatal intensive care unit lacks a pediatric cardiologist. A new building does not come with new cardiologists. We will still be limited by the size of our community and the volume of patients in recruiting these specialty physicians.

Should NAH show studies where a new building would improve patient care, expand services, and benefit the community? If a lack of places to sit is the biggest problem to mention to the public, it may not be significant enough to completely uproot the footprint of our community.

Thank you so much for your time and consideration. I'm very hesitant as an employee to share these thoughts in writing. I really enjoy working for NAH and I think they do a lot of great things. However, as a member of the community and as someone concerned about the climate crisis, there are significant concerns about the new hospital proposal that warrant taking several steps back. I am happy to clarify or answer questions about anything mentioned.

Thank you!

Valerie Piet

vmariepiet@gmail.com

Tiffany Antol

From: Lisa <lisaweb13@yahoo.com>
Sent: Sunday, December 4, 2022 3:01 PM
To: Mayor and Council
Subject: Regarding NAH Expansion

Dear Mayor and Council,

I ask to vote against allowing NAH to build their expansive "health village" and hospital at the proposed location in the Fort Tuthill watershed and wildlife habitat.

I am sharing a letter to the editor from today's (12/4/22) Arizona Daily Sun because the letter write stated my many of my significant concerns more succinctly than I could.

Sincerely,
Lisa Ganey

Different location for NAH's 'growth project' recommended

I ask Flagstaff City Council to not approve Northern Arizona Healthcare's proposed regional plan amendment and redirect NAH's growth project development elsewhere. The project's location as proposed, a natural resource area near Fort Tuthill with access via Beulah Boulevard, is in actuality a long-term 180-acre commercial development. As presented, this project would destroy watershed and wildlife habitat, displace nearby neighborhoods' quality of life, and present public safety and traffic impacts leading to gridlock, increased traffic accidents, and delayed arrival times for emergency care.

This is not an issue of property rights — investors purchased the project property knowing that planning and zoning did not allow for this project; thus the request for a plan amendment. This is also not an issue of providing needed space for growth — NAH has publicly stated that it has land at its current location that meets the healthcare center's growth needs. Rather, it's that NAH would have to

“build vertically” at its current location and that this does not fit their concept for a state-of-the-art facility.

A balanced and sustainable growth location for this project is land adjacent to and south of Interstate-40 toward the east of the city. This location allows for safe and direct access that supports traffic volumes and is centrally located for Flagstaff and greater northern Arizona. Construction in this location would not displace nor disturb existing residential neighborhoods and has the acreage that meets NAH’s growth and patient care vision.

RUTH ENGLER

Flagstaff

Tiffany Antol

From: Ruth Engler <ruth.engler@gmail.com>
Sent: Wednesday, November 30, 2022 9:21 AM
To: Mayor and Council; Paul Deasy; Miranda Sweet
Cc: Greg Clifton; Tiffany Antol; Gavin S. Buckley; Whitney Cunningham; Trevor Kortsen
Subject: Opposition to NAH Proposed Change/Plan Amendment

30 November 2022

Mayor and City Council,

I write to you in continuation of my opposition to the proposed 180 acre commercial development that is using NAH's envisioned health care village as its anchor project. I have reviewed the project's planning/impact study documents with the experience of having been professionally engaged in transportation planning and policy in Southern California and municipal development in Maricopa County and offer the following concerns and comments:

The proposed location for this project as a 40 acre health care campus is a bad development decision; however, as a 180 acre commercial/mixed use development, it is disastrous for long-term growth and quality of life in Flagstaff. The disjointedness to an overall evenly distributed and less environmentally impactful growth pattern is evident at first review. This project doesn't make sense even if one is proffering a village concept to municipal development. More importantly, I believe what is being overlooked is the inability of the roadway system to accommodate the project in both the short and long term.

The proposed plan is using Beulah Blvd. and I-17 as access corridors. Building out Beulah Blvd. as an arterial will be constrained because of geography and the existing I-17 and its right-of-ways. The number of trips travelled that the development will create cannot be accommodated by this Beulah Blvd.—even when it is developed as an arterial. The second access roadway would be I-17. Residents will have to connect to I-17 by either Milton Road or from I-40. Milton Road already suffers from over development with a roadway system that cannot handle current trips travelled. I have not seen any Milton Road study documents, but I assess that intersection level of service during rush hour and tourist season must be at an unsafe and disruptive level F or worse. The City cannot add more trips travelled on Milton Road as one of two access points to I-17 or Beulah Blvd. without causing choke points that are a public safety hazard and negatively affect the City's economic output. As stated in the Planning Commission hearing, NAH developers are not concerned with and will not be offering mitigation to roadway improvements to support their project other than direct access improvements.

The question the Council must answer is, how will Flagstaff residents access the NAH health care village, particularly in emergency situations? I recognize that the long-term plan calls for an eventual connector on what is now Woody Mountain Road, but when will this roadway be built out and how will this serve as an access point for Flagstaff residents? Due to traffic congestion, significant traffic will need to be routed from I-40 to I-17 to access the proposed NAH campus and later the commercially developed 180 acres. How many extra miles travelled will this rerouting add? Additionally, will this fit into your "gateway" vision when taking into consideration traffic use volume and patterns? Is the City prepared to deal with State and Federal transportation interests to enact the necessary changes to I-17?

I understand the City Council wanting a development project. I am arguing that the property adjacent to Ft. Tuthill is not the correct location for it. As stated in the Planning Commission hearing, NAH can build out on its current location. NAH can build in East Flagstaff—such as along 4th Street—as a City supported redevelopment project. NAH can build south of I-40—with true regional access in a village concept with roadways that can handle trip volume—somewhere between I-17 and Butler Ave. exits.

I did send a set of questions regarding the proposed development on 11/14/2022 after reviewing the planning/impact study documents, to which I have not yet received a response. This is not a complaint—City and AWD staff have been very helpful and responsive. Rather it is an explanation as to not having a more fulsome assessment of the project. I include the questions I submitted below for your consideration as you think about the NAH project:

1. I have seen the project acreage referenced as 180 acres, 185 acres, and 195 acres. Which is it?
2. Does the requested changing of the general plan (amendment) apply to the 180-195 acres?
3. Just to clarify, the plan amendment changes the land use designation from rural and estate residential to commercial?
4. Do the renderings presented as the NAH development consist of only 40 (of the 180) acres?
5. Does the daily trip calculations from the TIA (2025/2030/2045-26,982/37,640/53,190) represent only the 40 acre NAH development, or does that include the 180-195 acre complete development plan? I'm assuming just the 40 acre NAH development.
6. Did the City Council request NAH to locate suitable/correctly zoned property for its development project before moving forward with the property along Beulah Blvd?
7. Is the City going to condition redevelopment of the existing NAH complex as a part of this project and if not, what plans does NAH have for its current property once it abandons it?
8. Why is correctly zoned, open space and/or needed redevelopment areas in East Flagstaff not being considered for this project?
9. Does the City include wildlife habitat restoration as a part of its mitigation strategy?

Thank you for your careful consideration of my objection to the NAH commercial development project as proposed.

Ruth Engler
1365 W Cochran Ave.
Flagstaff, AZ 86005

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Ruth Engler
ruth.engler@gmail.com
(602) 326-0748

Tiffany Antol

From: Jim Elco <Jim.Elco@nahealth.com>
Sent: Wednesday, June 22, 2022 1:53 PM
To: Mayor and Council; Tiffany Antol
Cc: Steven Eiss; tkorsten@awdlaw.com
Subject: Northern Arizona Healthcare Health and Wellness Village Applications

You don't often get email from jim.elco@nahealth.com. [Learn why this is important](#)

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

RE: Northern Arizona Healthcare Health and Wellness Village Applications

Dear Flagstaff Development Staff and City Council:

I am writing today, as an employee of Northern Arizona Healthcare (NAH), to provide support of NAH's plans to develop its "Health and Wellness Village". Upon approval, this project will not only provide the residents of Flagstaff with a modern environment of care to best promote healing, but the campus will ensure that Flagstaff can continue to play a critical role in the healthcare needs for patients across northern Arizona. NAH works hard to deliver services close to home for residents of northern Arizona, in order to minimize the need to travel to Phoenix for care. This new campus will bring benefits such as:

- Private inpatient beds (FMC currently has multiple units with semi-private beds)
- More comprehensive oncology services
- Expanded therapy and rehabilitation
- Wound-healing program with hyperbaric chambers.
- An expanded Emergency Department
- Improved wayfinding for healthcare services
- Expanded surgical capacity
- Ability to grow inpatient capacity, as needed for the region

If approved, NAH's new hospital and ambulatory care center will also yield operational efficiencies that help physicians, nurses, and other clinical professionals do what they do best: Improving Health, Healing People.

I appreciate the time, energy, and effort being put forth by the City of Flagstaff and the City Council to consider all aspects of a project of this magnitude and am hopeful that the City Council votes in favor of this project.

Respectfully,

Jim Elco, MBA, MHSA

Vice President, Strategy and Financial Planning
Cell: 480-215-0454
Email: jim.elco@nahealth.com



Improving health, healing people.

Always better care.

Every person, every time...together.



Tiffany Antol

From: Michelle J. McNulty
Sent: Thursday, June 23, 2022 9:50 AM
To: Caitlin Burd; Tammy Bishop; publicmeeting@awdlaw.com
Cc: Tiffany Antol
Subject: RE: Northern Arizona Healthcare (NAH) Health and Wellness Village

Thank you for your comment, Caitlin.

I have copied Tiffany Antol, the planner leading this application.

Best,
Michelle

Michelle McNulty, AICP
Planning Director
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001
michelle.mcnulty@flagstaffaz.gov
(928) 213-2607

From: Caitlin Burd <caitlin.burd@yahoo.com>
Sent: Thursday, June 23, 2022 9:17 AM
To: Michelle J. McNulty <Michelle.McNulty@flagstaffaz.gov>; Tammy Bishop <tbishop@flagstaffaz.gov>; publicmeeting@awdlaw.com
Subject: Northern Arizona Healthcare (NAH) Health and Wellness Village

You don't often get email from caitlin.burd@yahoo.com. [Learn why this is important](#)

Planning & Development Services and Flagstaff City Council:

I am writing to you as an invested citizen in favor of Northern Arizona Healthcare's (NAH) Health and Wellness Village. It is my understanding that for NAH to develop the proposed land at Ft. Tuthill, re-zoning must take place. I cannot stress how badly I believe this community, and all of northern Arizona, needs quality medical, healthcare, and wellness options to support community growth and longevity.

My husband and I moved to Flagstaff a year ago from Denver to be closer to my parents because my father is facing serious medical issues. As a four-time stroke and three-time heart attack survivor, my father was hospitalized for three weeks last summer for serious medical complications. It was then that I realized northern Arizona is in desperate need of advanced and specialized medical services along with a presence promoting continued care.

As a young adult in my 20s, it's sometimes hard for me to look into the future and imagine my life in 30 years. It was my father's recent medical experiences that have made me realize in order to live a long, prosperous life, it is vital to promote my health and well-being starting now. To do so, this community is in need of better health and wellness services.

I believe the NAH Health and Wellness Village will positively impact the community for generations to come. The proposed location of the Health and Wellness Village will be easily accessible to everyone in northern Arizona; for myself and my husband to maintain our healthy habits, for my parents traveling from Prescott Valley to get the specialized care they desperately need, and for my future family who I want to ensure has some of the best healthcare options Arizona has to offer.

This community cannot grow and thrive if we do not grow and thrive with it. I support NAH's proposed Health and Wellness Village and urge the Planning & Development Department and Flagstaff City Council to support the cause and our community as well.

Thank you for your time.

Sincerely,

Caitlin Burd

11 E. Pine Ave.
Flagstaff, AZ 86001

Tiffany Antol

From: Victoria Coleman <vmecoleman@gmail.com>
Sent: Friday, September 16, 2022 2:42 PM
To: Mayor and Council
Cc: Tiffany Antol; Steven.Eiss@nahealth.com; tkortsen@awdlaw.com; Valerie Caro
Subject: Re: Letter of Support

You don't often get email from vmecoleman@gmail.com. [Learn why this is important](#)

September 9, 2022

Planning and Development Services
City of Flagstaff
211 W. Aspen Avenue
Flagstaff, AZ 86001

Re: NAH Health and Wellness Village Application

Dear Flagstaff Development Staff and City Council:

As a resident of Flagstaff for 18 years I have seen both positive and negative effects of growth in our community. Positive when meeting new residents of Flagstaff on our local trails who are excited to be living and working here, negative when I see mega-high rises, primarily for transient students, that put pressure on our landlocked road infrastructure and strained water resources.

However, there is one proposed development I believe will be beneficial to Flagstaff and Northern Arizona residents, students and visitors: NAH's new Health and Wellness Village.

With a growing population, I believe NAH's proposed Health and Wellness Village can bring substantial benefits to Northern Arizona, such as:

- The complex will have newer equipment to allow hospital and ambulatory care staff to better treat patients with current rather aging technologies.
- This new facility will provide residents a better alternative than traveling hours to and from the Phoenix area for quality health care.
- The proposed development will provide necessary infrastructure (adjacent hotels) for families of patients who travel from other areas in Northern Arizona for health care.
- There will be better physical access for patients to this new facility which is just off two major highways with ample parking versus downtown.
- The move to a new location presents some timely opportunities as well:
 - For the City of Flagstaff and NAH leadership to research and analyze creative solutions to repurpose the existing downtown NAH facilities to better serve our community's other health, well being and infrastructure needs, and

- For NAH's new CEO and Leadership team to investigate and implement whatever is required to retain the existing high quality staff at the hospital and support facilities in the region.

I appreciate the City of Flagstaff's consideration and encourage Flagstaff City Council to vote in favor of building this important Health and Wellness Village for the benefit of all who need quality healthcare in Northern Arizona.

Sincerely,

Victoria Coleman

NAH Certificate Holder

Former City of Flagstaff Airport Commissioner



JENNIFER HARTMARK-HILL, MD, FAAFP
PRESIDENT

LIBBY MCDANNELL, CAE
CHIEF EXECUTIVE OFFICER

August 19, 2022

City of Flagstaff Mayor & Council
211 West Aspen Avenue
Flagstaff, Arizona 86001

Mayor Deasy and Members of the Flagstaff City Council:

On behalf of the Arizona Medical Association (ArMA) and our nearly 4,000 member physicians, residents, and medical students, I write to you in support of Northern Arizona Healthcare's plan to construct a new hospital and ambulatory care center to replace Flagstaff Medical Center.

ArMA promotes leadership in the art and science of medicine and advocates for economically sustainable medical practices, the freedom to deliver care in the best interests of patients, and health for all Arizonans. Our organization has been the strongest voice for medicine in Arizona for the last 130 years and we are proud of our patient-centered approach to advocacy and our passion for advancing access to quality health care.

FMC has served Flagstaff and northern Arizona well for more than 50 years, but to meet the future needs of the community, it is time to build a new facility that can house the medical innovations and technological advances we know are on the horizon.

NAH is wise to plan for the future with its proposed Health and Wellness Village, which will be anchored by a new hospital with a Level 1 trauma center. This complex will ensure patients and clinicians have access to a state-of-the-art facility that integrates under one roof the medical, surgical, emergency, ambulatory and other healthcare services northern Arizona deserves.

The planned location near Fort Tuthill is easily accessible via I-17 and I-40, making this campus convenient to patients across Flagstaff and throughout the region, including tribal communities.

The future Health and Wellness Village will meet the demands of modern healthcare and surpass industry benchmarks. Planned enhancements include:

- Private, suite-style patient rooms
- An expanded emergency department with faster service
- Expanded clinical, therapy and rehabilitation services, along with outpatient imaging
- Increased bed count that centralizes patient treatment
- Optimal nurse-to-patient ratios to ensure a quality patient experience

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 @ArizonaMedicine

2401 W. PEORIA AVE. SUITE 130 PHOENIX, AZ 85029

602.347.6900



ARMA

ARIZONA MEDICAL
ASSOCIATION

JENNIFER HARTMARK-HILL, MD, FAAFP
PRESIDENT

LIBBY MCDANNELL, CAE
CHIEF EXECUTIVE OFFICER

Taken together, this means better support for NAH physicians and better health outcomes for patients.

On behalf of the Arizona Medical Association, I respectfully ask that you support the NAH Health and Wellness Village.

Sincerely,

Jennifer Hartmark-Hill, MD, FAAFP
President, Arizona Medical Association

Libby McDannell, CAE
CEO, Arizona Medical Association

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602.347.6900



Dear Flagstaff Mayor and City Council,

My name is Will Humble. I am the former Director of the Arizona Department of Health Services, and currently serve as Executive Director of the Arizona Public Health Association (AzPHA). Our grassroots, public-health advocacy organization is made up of nearly 1,000 healthcare members with a single focus: to foster healthy communities across Arizona.

The pandemic has exposed real inequities in the healthcare system in Arizona and across the country. These inequities are disproportionately felt by the underserved, including communities of color, low-income patients, and Tribal areas.

Investment in high-quality, accessible healthcare is one way to help alleviate these disparities, which is why I write today in support of Northern Arizona Healthcare's proposed Health and Wellness Village.

After five decades and repeated expansion to meet the needs of the community, the Flagstaff Medical Center has reached a turning point, and the time has come to reboot if they are going to be able to continue to meet northern Arizona's growing needs. Now is the time for Flagstaff to plan a new hospital and ambulatory care center built for the rigors of modern healthcare and with this community's future needs in mind.

A new, Level I trauma center, hospital and ambulatory care center will ensure residents of Flagstaff and the surrounding region continue to receive the high level of medical care they need and deserve. The Health and Wellness Village will improve local access to a host of specialty services and treatments that often requires travel to Phoenix.

This travel – sometimes requiring an overnight stay – represents a hardship for low-income northern Arizonans and discourages patients from seeking critical care. We're especially mindful of the benefits of this new Health and Wellness Village to the Navajo and Hopi communities, which rely on Flagstaff Medical Center for many of their trauma and acute care needs.

Page 2

Sustainability, social justice, inclusion, and equity are values long championed by the people of Flagstaff. AzPHA believes the Health and Wellness Village is consistent with these principles and – via improved access to a wider array of treatments and services – can play an important role in closing gaps in access to medical care and equalizing health outcomes across the community.

The Arizona Public Health Association supports Northern Arizona Healthcare's proposed Health and Wellness Village, and we respectfully ask that you do the same.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Humble", with a long, sweeping flourish extending to the right.

Will Humble, MPH
Executive Director, Arizona Public Health Association
Director, Arizona Department of Health Services (2009-2015)