

Northern Arizona Healthcare Health & Wellness Village

More info: NAHealth.com/expansion | Questions: questions@NAHealth.com



CAREFUL CONSIDERATION, NOT TAKEN LIGHTLY

NAH's pursuit to relocate the current Flagstaff Medical Center just north of Ft Tuthill is the result of years of analysis, deliberation and careful attention to both NAH's and the community's needs. The current campus is bisected by two public streets, preventing efficient delivery of care, and magnifying wayfinding confusion. Five different master plan efforts over the last 20 years have not been able to overcome the challenges that our campus at 1200 N Beaver St presents. The NAH Board of Directors has voted 16 times to proceed with various stages of the project.

PRIORITY #1 IS THE COMMUNITY

This project started with the aim of advancing NAH's ability to provide world-class health care to the residents and visitors of northern Arizona. Leading up to and throughout the application process with the City of Flagstaff, NAH leaders have conducted hundreds of meetings with neighborhoods; education organizations; community groups; public services; local, state and regional governments; tribal representatives; national government officials and more. Coming out of these meetings, multiple changes to the design of the overall Health and Wellness Village, as well as the hospital and ambulatory care center have been made. Given the importance of sustainability efforts that we've heard through the public meetings, **NAH has made multiple additional commitments (at a cost of millions of dollars) to help the City of Flagstaff progress towards its goal of carbon neutrality by 2030.**

COMMITMENT TO SUSTAINABILITY

NAH was among the first to voluntarily sign onto the HHS Health Care Sector Climate Pledge (July 2022); committing to reduce organizational emissions by 50% by 2030, and achieve net-zero by 2050. The new hospital and ambulatory care center are significant components in NAH's commitment to achieving these goals. The improved operational efficiencies of the new hospital are projected to reduce helicopter-based deferrals in half, eliminating over 1,300 metric tons of CO2 per year. Through this project, NAH will expedite solar panel construction — installing them on top of the parking garage within 18 months of completion. Significant design efforts will result in the reduction of water consumption by at least 22 million gallons per year. All buildings will meet at least EnergyStar 75, and be nearly twice as efficient as the existing facility. **The new facility will operate using 45% less energy than is required to operate the current FMC campus.** Natural gas consumption will be reduced by 78%. **The new ambulatory care center will be 100% electric.** Nearly 4 million pounds of steel has been pulled out of the building design, eliminating over 4,000 metric tons of CO2 emissions. Only 40% of the site is being developed, with more than 30% of the site remaining as undisturbed forest.

NAH IS PAYING FOR NECESSARY INFRASTRUCTURE IMPROVEMENTS

\$48.9 million off-site transportation improvements, including:

- Widen Beulah Blvd from Lake Mary Rd to JW Powell Blvd
- Re-align Mountain Dell Rd, forming a safe intersection with Beulah Blvd
- Improve eight additional intersections along Beulah Blvd
- Add a roundabout on the east side of the I-17 and JW Powell Blvd bridge

\$12 million on-site transportation improvements, including:

- Re-align Purple Sage Rd, and improve the road and access to Getaway Trail
- Construct the east portion of Woody Mountain Rd (intersecting Beulah Blvd)
- Grade Beulah and Purple Sage Rd for a future I-17 underpass

\$7 million

Photovoltaic panels on parking garage

\$4.5 million

½ of capital costs for a new fire station (including land acquisition)

\$2 million

685,000-gallon water storage tank

\$2 million

Extend 16-inch water line for 9,125 linear feet

\$1.3 million

Standard fire and police impact fees

SCAN HERE FOR MORE INFORMATION



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CLAIMS

Flagstaff residents will need to pay more than \$150 million over 20 years

Event traffic backs up for miles on Beulah Blvd and Milton Rd, preventing emergency vehicles from being able to access the new hospital

Health care costs will drastically increase

NAH cannot staff their facilities and have seen worsening quality scores

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

FACTS

NAH is committed to funding infrastructure improvements estimated at >\$65 million

The City of Flagstaff will continue to pay for on-going operations and maintenance, and can use taxes from the development to offset these costs

Infrastructure improvements include widening Beulah Blvd to handle not only NAH's traffic, but anticipated traffic volumes through 2040

The widened roads will provide improved traffic control options, maintaining access to the hospital

Patient costs are dictated by their insurance provider and do not change with new facilities

NAH provides more than \$100 million each year in care to patients who otherwise cannot afford it

NAH has less staff turnover than most health systems nationally, and in the region

NAH reliance on contract labor has been steadily decreasing since 2022 Q1, and is below 7%

Both hospitals are nationally recognized for high quality, and have been best in the state for CLABSI, CAUTI, and C. Diff infection rates

The new hospital will reduce NAH's natural gas consumption by 78%, and is critical to NAH achieving its White House Climate Pledge commitments