



December 20, 2023

Planning & Zoning Commission
Town of Prescott Valley
7501 E Skoog Boulevard
Prescott Valley, AZ 86314

Subject: Letter of Support for the Rezoning of 10000 E. University Dr. for the Development of a Senior Transitional Living Facility

Dear Prescott Valley Planning & Zoning Commission,

I am writing on behalf of the Northern Arizona Council of Governments (NACOG) to acknowledge a significant proposal that is currently before you—the rezoning of the property at 10000 E. University Dr. to allow for the development of a senior transitional living facility. While NACOG does not typically take positions on individual zoning decisions made by municipalities. We believe the overarching need for innovative community solutions, particularly those that address the urgent demand for housing and, more specifically, senior housing are significant challenges that need regional support.

The demographic trends in Northern Arizona indicate a growing population of seniors, a group that is in dire need of varying levels of support. The project under your consideration appears to be a well-conceived answer to this challenge, promising not only to provide a much-needed housing option for seniors but also to facilitate their transition with the care and dignity they deserve.

We are encouraged to see that the developers have taken a thoughtful approach to integrate the facility within the community, addressing valid concerns that have been raised. The construction of a new extension road to Mendocino, designed to reduce both everyday and construction-related traffic, is a testament to the developers' commitment to minimizing the impact on local infrastructure and improving overall traffic conditions. Furthermore, the inclusion of a dog park and other amenities are generous community benefits that reflect a sensitivity to the interests and wellbeing of both future residents and the existing community. These efforts are likely to enhance the communal fabric and provide a shared space that fosters social interaction and a sense of belonging.

Additionally, the developers' decision to secure permanent water rights demonstrates a forward-thinking approach to resource management, ensuring that the water needs of the facility do not compromise the sustainability of our precious aquifer. Such environmental stewardship is

commendable and aligns with NACOG's own values regarding responsible development and conservation.

In light of these factors, NACOG urges the Town of Prescott Valley Council and Planning & Zoning Commission to give this rezoning proposal and the subsequent development plan the due consideration it merits. It is our hope that decisions are guided not only by the immediate implications but also by the long-term benefits that such a facility can provide to the senior community and the area at large.

Thank you for your attention to this matter. NACOG is committed to supporting initiatives that enhance the quality of life for all residents, and we are optimistic that the proposed development will contribute significantly to that end.

Sincerely,

A handwritten signature in blue ink, appearing to read "Teri Drew", with a stylized flourish at the end.

Teri Drew
Regional Director, NACOG-EWD

TD/cd