

A COMPARISON OF AED'S 2018 AND 2019 DEVELOPMENT MAPS

Prepared by Save the Dells, 4/23/2019

Amber Fields, Chairman, (603) 562-6603, amber.fields8@gmail.com

Joe Trudeau, Conservation Director, (603) 562-6226, joe.dells@outlook.com

Save the Dells has determined that Arizona Eco Development's (AED) revised annexation and rezoning application, received by the City of Prescott on Friday, April 12, inadequately protects key areas of crucial public concern that we have advocated for since January 2018.

A team of four Save the Dells conservation experts spent two days analyzing AED's maps to arrive at estimated impacts of their development. AED's revised map is drawn in such a way that makes exact home calculations and locations difficult but not impossible to determine.

Here are key takeaways based on comparison between the August 2018 and April 2019 maps.

- AED has only reduced the total number of homes in the entire 866-acre South Annexation by a mere 25 units, from 1,185 homes down to 1,160 homes, offering up a scant 2% reduction in homes from their August 2018 application.
- AED's CEO Jason Gisi claimed to have moved 300 houses north in order to preserve the Point of Rocks area, but we have found no evidence to support this. Within the South Annexation Area, AED has relocated about 65 homes slightly to the north compared to the configuration submitted to the City of Prescott in August 2018. Based on these map comparisons and calculations, AED has exaggerated the number of relocated homes by more than 400%.
- AED's revised proposal still places about 300 homes and a 200-room resort complex within the 500-acre area Save the Dells has prioritized for designation as a public park in exchange for the numerous benefits of annexation into Prescott.
- AED wants to build about 50 homes directly in the centerline of No-Name Creek. In addition, AED's proposal places as many as 100 homes in floodplains, riparian woodlands, and wet meadows visible from the Peavine Trail. Installing several miles of new roads in this area would add pollution and sediment directly into Granite Creek. Surprisingly, AED's map fails to show the location of No-Name Creek, several ponds, and seasonally inundated wetlands. Yet even more astonishing are the 200-plus homes and a large portion of the resort that are proposed to be built within the most important wildlife corridor in the area - also a highly flood prone area.

With this proposal, AED has rejected the chance to provide a common-sense proposal that most citizens could support. This plan would render useless the critical wildlife habitat corridor and destroy views from an exceptionally scenic portion of the Peavine National Recreation Trail. AED could accomplish meaningful open space protection if they were sincere about relocating 300 houses north. That's what it will take to meet our 500-acre goal.



View of the lower end of the valley of “No-Name Creek” from the Peavine Trail. AED wants to build more than a hundred homes in this view.



No-Name Creek is a major floodway that would be destroyed by such a plan, exacerbating flooding downstream. It would be irresponsible to allow development in these floodplains.



Photo taken July 15, 2018.

AED's 2018 & 2019 MAPS: DIGGING INTO THE NUMBERS

"To accomplish preservation of the Point of Rocks area, Gisi said he is proposing a relocation to the north of the 300 or so homes that were originally planned to be built there." (Daily Courier, April 13, 2019)

Comparing AED's maps it's clear that they have barely shifted houses north. Dividing along AED's Parcel Labels, the northern portion of the South Annexation increased by 52 houses, and the southern portion decreased by about 77, equating to a net decrease of 25 units across the 866-acre development. When looking at the proposed 500-acre open space area, just ~65 houses were relocated north, not the 300 claimed by AED.

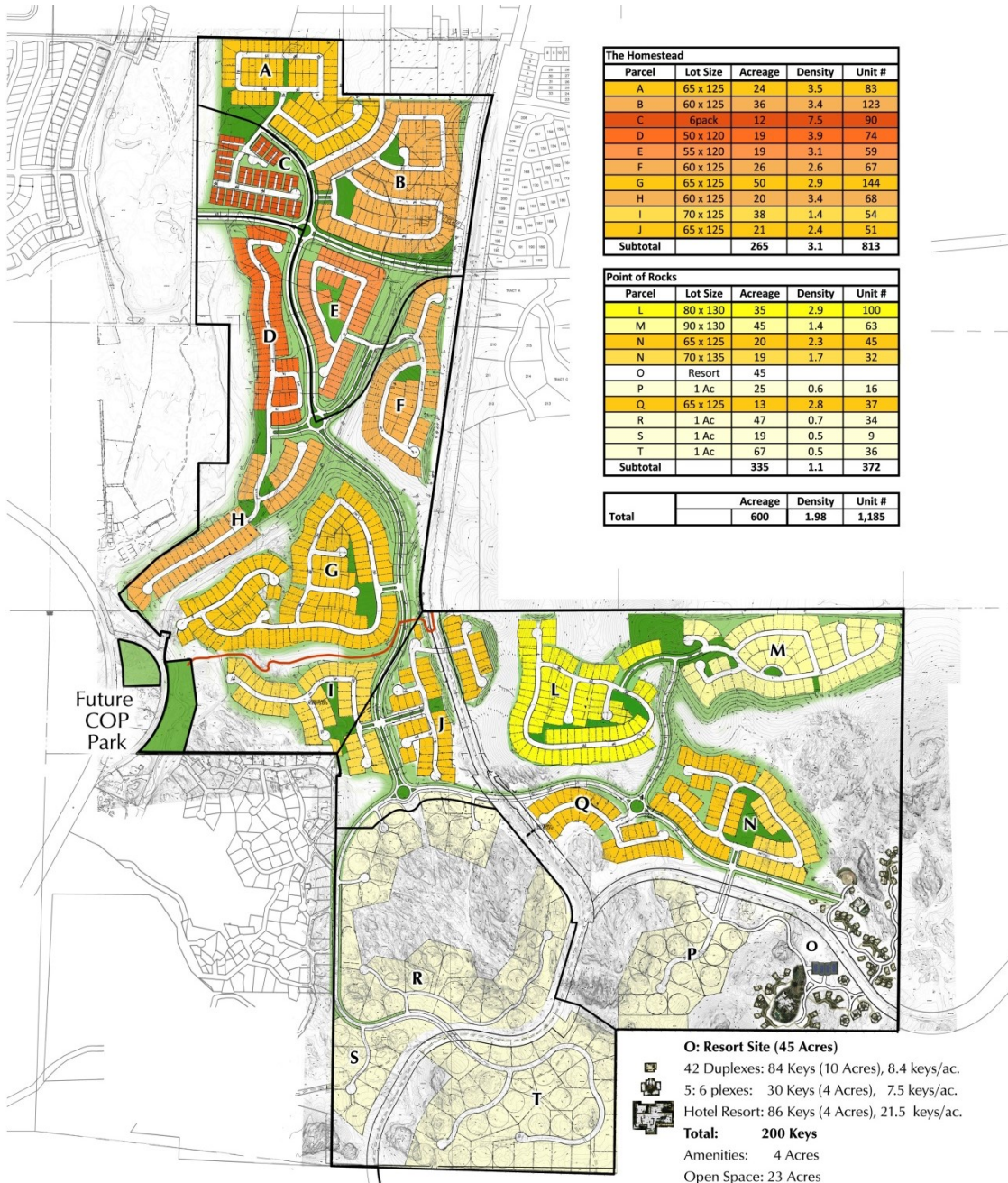
NORTHERN PORTION OF SOUTH ANNEXATION									
2018 Parcel Label	A	B	C	D	E	F	G	H	TOTAL HOMES
2019 Parcel Label	A	B	C	D	E	F	H	G	
2018 # of Units	83	123	90	74	59	67	144	68	708
2019 # of Units	90	130	100	80	70	90	110	90	760
2018-2019 Change	+7	+7	+10	+6	+11	+23	-34	+22	+52
SUMMARY: AED's 2019 map shows a slight increase of 52 more homes in the northern area than on the 2018 map.									

SOUTHERN PORTION OVERLAPPING WITH 500-ACRE PROPOSED OPEN SPACE*												
2018 Parcel Label	I	J	L	M	N	O	P	Q	R	S	T	TOTAL HOMES & HOTEL ROOMS
2019 Parcel Label	I	J	K	L	M	N	N	O	P	S	T	
2018 # of Units	54	51	100	63	77	200	16	37	34	9	36	677
2019 # of Units	70	50	85	90	80	200	0	5	20	0	0	600
2018-2019 Change	+16	-1	-15	+27	+3	0	-16	-32	-14	-9	-36	-77*
SUMMARY: AED's 2019 map shows 77 fewer homes than the 2018 map in the southern portion overlapping the 500 acre proposed open space.												
However, the developed area in 2018 Parcel "O" (proposed resort) expands into 2018 Parcel "P", negating the relocation of 16 homes from that parcel.												
<small>* due to differences between AED's Parcels and Save the Dells proposed open space, not all 77 relocated houses were within the priority conservation area.</small>												

Turn the page and compare the two maps for yourselves.

AED's AUGUST 2018 MAP

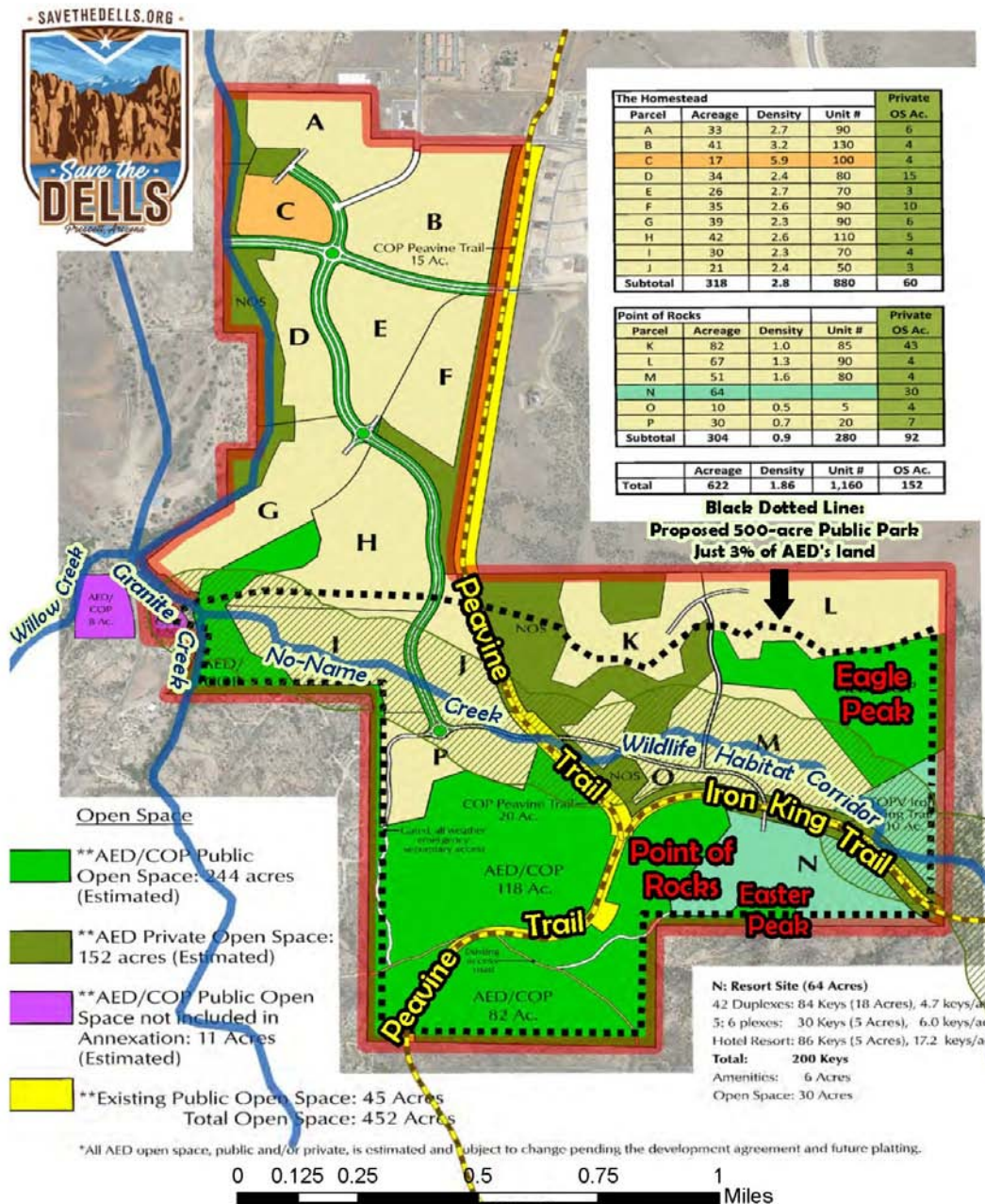
Notice the detail shown of roads and house lots.
Also notice the white areas between housing clusters.



AED Homestead: 866 Acres
Total Developable Acreage: 600 Acres
Total Open Space Acreage: 266 Acres

AED's APRIL 2019 MAP WITH SAVE THE DELLS LAYERS OVERLAID

We've labeled the trails, the creeks, the wildlife corridor, key landmarks, and our 500-acre priority area. Notice that many of the white areas from the 2018 map were colored green, making it seem like an increase in open space, while in fact it's just a recoloring of map layers. Also notice the details from the 2018 map which are lacking, as no house lots or secondary roads are shown. The only substantial gains in public open space result from relocating about 65 houses out of parcels R, S, and T from the 2018 map.



See all that forest surrounding Eagle Peak? That's right where AED's proposed resort and neighborhoods would go.



AED has proposed 244 acres of public open space – a small increase over their August 2018 application. This acreage is clustered mostly around Point of Rocks. Sadly, the eastern flank of Point of Rocks, including the area surrounding the magnificent Easter Peak, is not identified as open space despite its prominence in the heart of the Dells. Instead, this area is contained within a proposed private resort.

Public access appears to be lacking for 44 acres of "public open space" encompassing Eagle Peak, shown above. The 44 acre open space offer is landlocked by State Trust land, private open space, two subdivision phases, and a road with no public access shown.

AED's latest map shows two gated roads that would bisect the core of AED's proposed public open space. This includes a road that would pass through the notch between Point of Rocks and Easter Peak, shown in the foreground of the photo above. It appears that AED didn't deduct any acreage for those roads, despite the fact that they would fragment and devalue proposed public open space.

AED's proposed "private open space" consists mostly of unbuildable rocks, steep slopes, and a tiny 50-foot strip along our scenic and beloved Peavine and Iron King Trails. Much of the private open space is non-functional in terms of habitat, scenery, or recreational importance. This is in direct violation of the spirit and intent of open space designation.

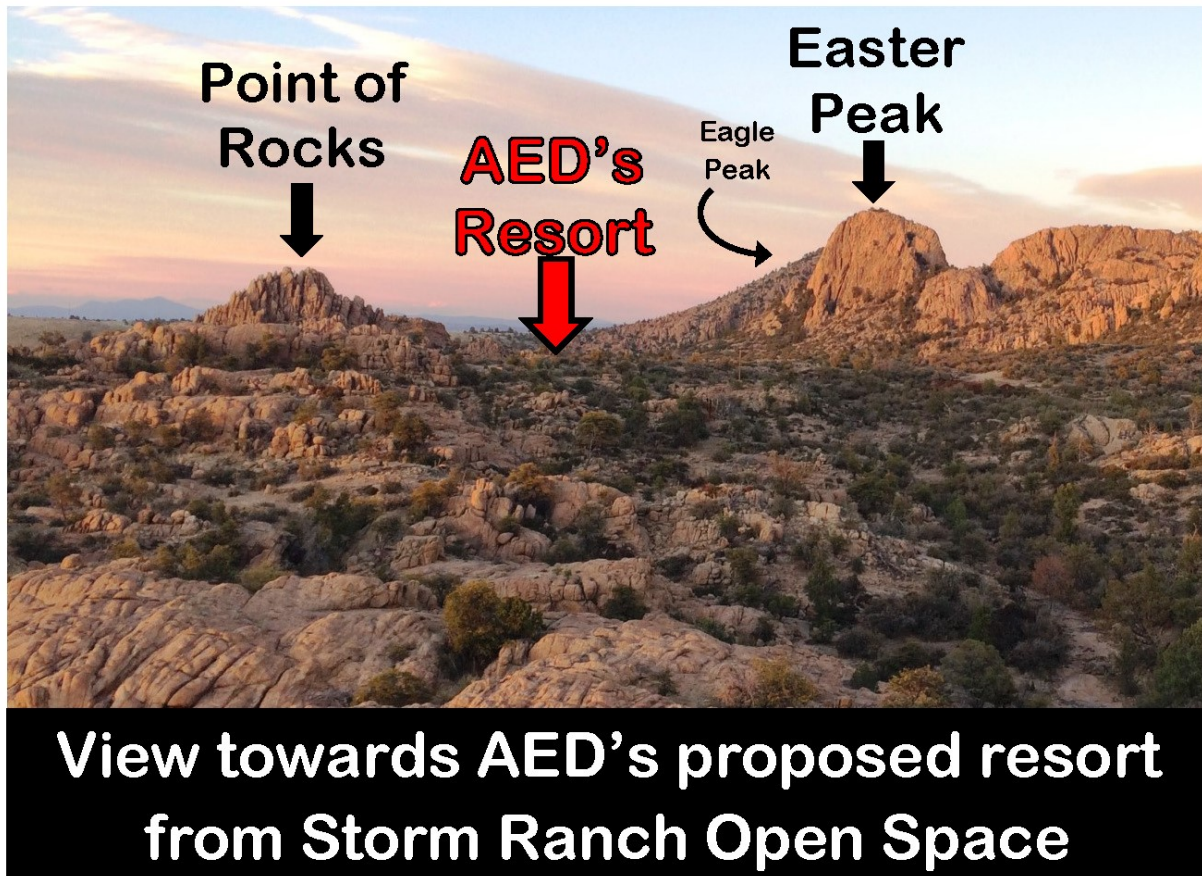
Today, the Iron King Trail is a quiet path passing through a diverse wooded valley full of oaks, pines, and cottonwoods, punctuated by soaring rock formations. This location is approximately where AED has proposed a road crossing the trail. Presumably a stop light or crossing signal would be needed for safety.



On their map, AED claims a "Total Open Space" of 452 acres. That's disingenuous as it includes 11 acres not included in the annexation itself. But even more surprising, that number includes 45 acres of "Existing Open Space," which is our Peavine and Iron King Trails. The public already owns these trails. We are shocked that AED feels okay with including existing public land in their total open space figures. Those trails are not owned by AED and they must not count toward their required open space acreage.

AED has expanded the size of the 200-room resort by approximately 20 acres towards Point of Rocks, effectively negating the relocation of 16 homes further to the north that were within that 20 acre area. The resort would include 42 duplexes, five six-unit condos, and an 86-room hotel sprawling across 64 acres of spectacular wild habitat.

The Town of Prescott Valley, who owns the Iron King Trail, has issued an easement to AED so they can build a dangerous 100-foot wide resort access road crossing the Iron King Trail, shown in the photo above. Consistent with the General Plan, Prescott should not approve a resort south of the Iron King.



The construction of new roads to access the resort development on the east flank of Point of Rocks would diminish open space values. Astonishingly, the top of the resort would be visible from many points in Prescott's Storm Ranch Open Space, such as the lookout above. If the City of Prescott is able to acquire the remainder of the Storm Ranch for open space, AED's resort would border that property - a big win for AED, but not for the people of Prescott.

Save the Dells believes that the City of Prescott does not have to accept an ill-conceived plan that will destroy the crown jewel of Prescott and Yavapai County. The developer, who owns more than 15,000 acres of land, has the room available to shift their proposed housing and resort-complex farther to the north. Save the Dells believes that such a compromise would still allow AED to profit substantially while protecting the 500-acre area which is considered the heart of the Dells.

[Learn More](#) • [Donate](#) • [Sign Our Petition](#) • [Contact City Council](#) • [Watch The Film](#)

www.SaveTheDells.org

WORKING TO CREATE PRESCOTT'S OWN GRANITE DELLS REGIONAL PARK
For people, wildlife, and community