

What is Save the Dells trying to accomplish?

Save the Dells' goal is to permanently protect the remaining undeveloped portions of the Granite Dells as part of a public Granite Dells Regional Park – for people, wildlife, and our community. This includes an area that is currently threatened by one of the largest developments in Yavapai County history – the historic Granite Dells Ranch, recently bought by Arizona “Eco” Development (AED).

AED recently acquired over 15,000 acres in Yavapai County and wants to “annex” about 2,500 acres into the City of Prescott so they can build nearly 3,000 houses, a hotel, and other industrial development. This requires rezoning by the City Council.

The City currently requires developers to dedicate 25% of their project as undeveloped “open space.” Building Codes require that AED dedicate a minimum of approximately 625 acres of their proposed development area as open space.

Since annexation into the City would provide the developer with benefits like City water, sewer, roads, police, fire protection, and many other amenities, annexation will increase the developer’s property value by more than \$100 million overnight, even after dedication of their required open space acres. *And – even before they build a single house.* That’s a three-fold return on investment on their entire 15,000 acres...all at the expense of the taxpayer, wildlife, and our beloved Dells.

Public assets and services are in play, so the public’s voice must be heard. We are asking that in exchange for the many tangible benefits of annexation and rezoning, that 500 of the 625 required acres be where the public wants it, not where it is most convenient for the developer. The 500 acres we are advocating for dedication as public parkland are a mere 3% of AED’s total landholdings – and they are the most important cultural and natural components of the landscape.

Save the Dells wants to create a regional park that Prescott can be proud of for generations to come. Our initial objective is to facilitate a fair annexation deal between the City of Prescott and Arizona Eco Development that benefits the public – *now and well into the future.* In exchange for \$100 million+ in public services, we believe that AED should dedicate just 500 acres of its 15,000+ acres of land as public open space clustered in the best part of the Granite Dells.

This would completely protect the iconic Point of Rocks, the Peavine and Iron King Trails, an ecologically important streamside area, and the peaks and valleys of our treasured Granite Dells, all of which would connect with existing City open space, in an intact wild landscape. *For us, for wildlife, and for future generations.*

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Five “Must-Knows” About AED’s 8/3/2018 Development Application

The City of Prescott recently received two annexation & rezoning requests from Arizona “Eco” Development which will be voted on in early 2019. The 1,621-acre “North Annexation” is near the Prescott Airport. The 866-acre “South Annexation” is at the Granite Dells and Granite Creeks actively farmed floodplain. Here are 5 things you need to know about these Development Applications.

Proposed open space doesn’t meet City minimum requirements

From the get-go, AED comes up short in satisfying the City Land Development Code for dedicated open space. AED’s CEO recently stated in the *Daily Courier* that they would include “generous open space” and “exceed the City Code requirement of 25 percent by a wide margin.” According to AED’s own maps and figures, their proposed 2,487-acre development includes 604 acres of open space. *Do the math – this comes out at just 24.3%...and does NOT meet City Code.*

Nearly 600 dwelling units in the most majestic part of the Dells

AED wants to build more than 350 single family units – plus a 200-unit hotel resort complex – within the majestic 500-acre portion of the Granite Dells that Save the Dells has advocated for protecting as public open space. This includes more than 8 miles of new roads that cross the Peavine Trail three times and the Iron King Trail twice. *Imagine the Peavine Trail with stoplights and crosswalks!*

Peavine and Iron King Trails consumed by sprawl and 200 hotel rooms

Both sides of the Peavine and Iron King Trails through AED’s proposed mega-development would be lined with hundreds of homes, 8 miles of roads, drainage ditches, cul-de-sacs, and a 200-room hotel. This permanently destroys the trails’ aesthetic beauty - *and the sense of wonder inspired by using them.*

No-Name Creek is paved over; dare we call it “No-More Creek”?

Despite being a highly flood-prone seasonal creek and the most important 150 acres of wildlife habitat in the project area, AED has proposed more than 3 miles of new roads serving over 200 new homes and a hotel in the beautiful wooded valley where No-Name Creek flows. Ask yourself: *Where will the wildlife go?*

North Annexation adds 1,500 homes to Prescott’s fringe

AED’s North Annexation consists of 1,500 homes on 670 acres of rolling grassland, as well as 100 acres of industrial and municipal development, nearly 40 acres of RV Storage, and a 500-acre expansion of the airport.

JOIN US. LET’S KEEP PRESCOTT BEAUTIFUL.