

Save the Dells

Community Conservation in Action

Amber Fields, Communications Director



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Who is Save the Dells?

Formed in July 2016 - Went public in January 2018 - Continuing a decades long tradition of people trying to save the best of Prescott's environment.



Photo: May 8 AED Open House at City Hall draws 400+ people

Who is Save the Dells?

Save the Dells is the greater Prescott community of people who know that the highest and best use of the Dells is as protected public open space.



Photo: June 25 Yavapai College Community Forum drew 1,300+ people

What are Save the Dells goals?

- 1) Protect the 500 acres in the Granite Dells where Arizona Eco Development wants to build 350+ homes, a 200 unit hotel, and 8 miles of new roads.



Photo: Peavine National Recreation Trail where AED wants to put a major road crossing

What are Save the Dells goals?

2) Create a Granite Dells Regional Park encompassing up to 7,000 acres of undeveloped City, County, State, Federal, and Private lands.

Granite Dells

Glassford Hill

Klein Mesa



Goal 1) Protect the 500 acres in the Dells where Arizona Eco Development wants to build 350+ homes, a 200 unit hotel, and 8 miles of new roads.

AED
Annexations



All AED Lands
(15,000+ acres
total)



Priority 500 Acres
to Save



City of Prescott
Open Space



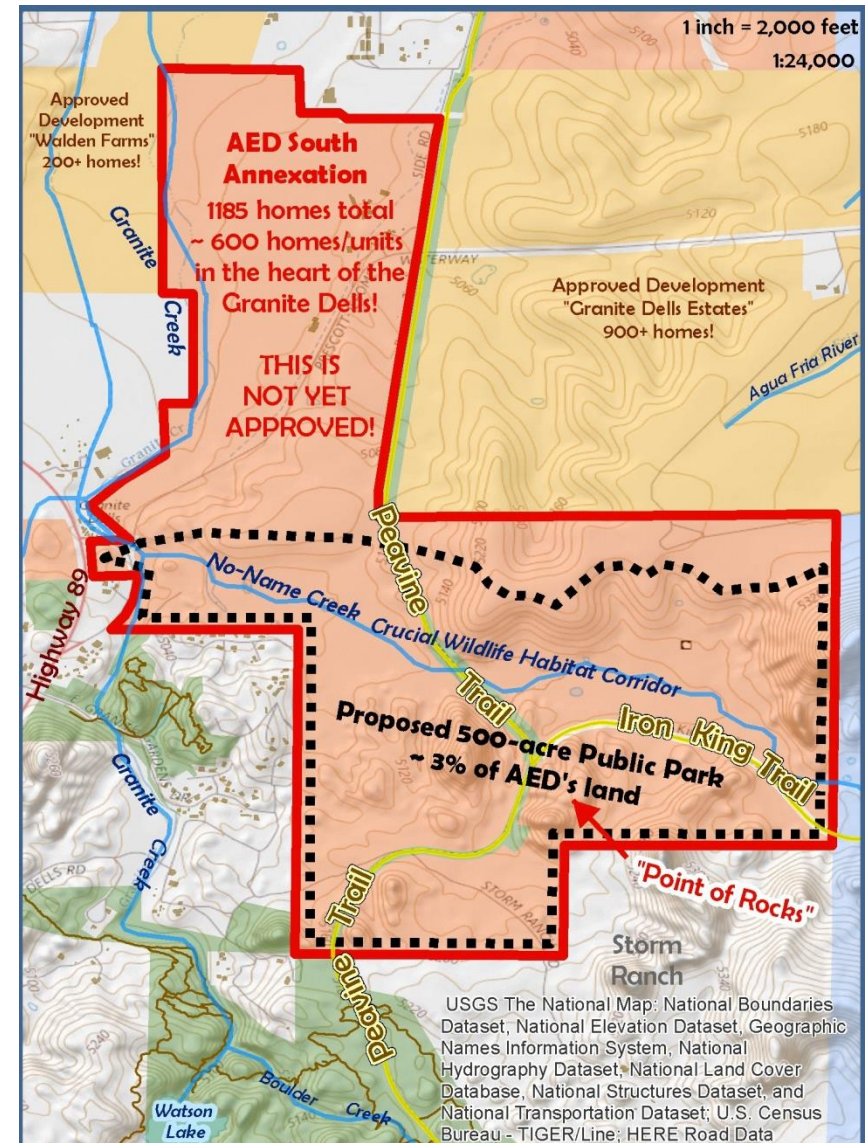
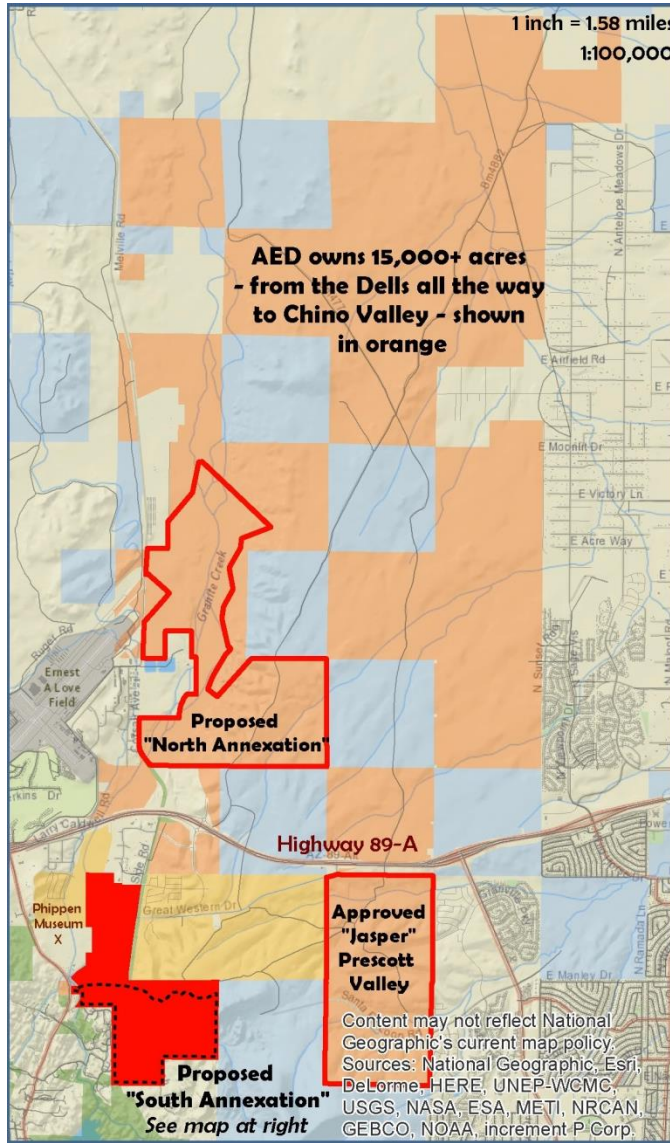
Other Recent
Developments



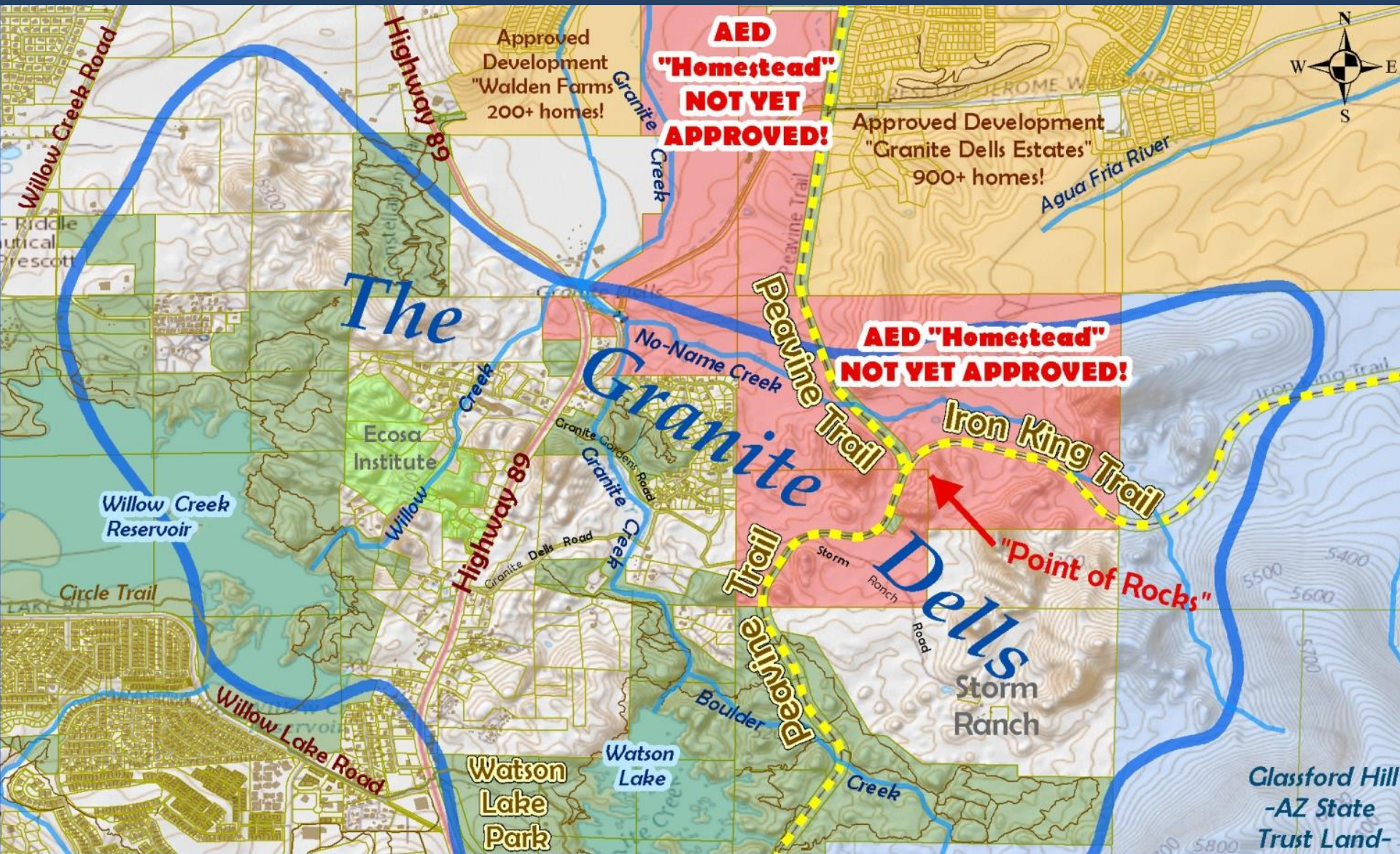
Arizona State
Trust Land



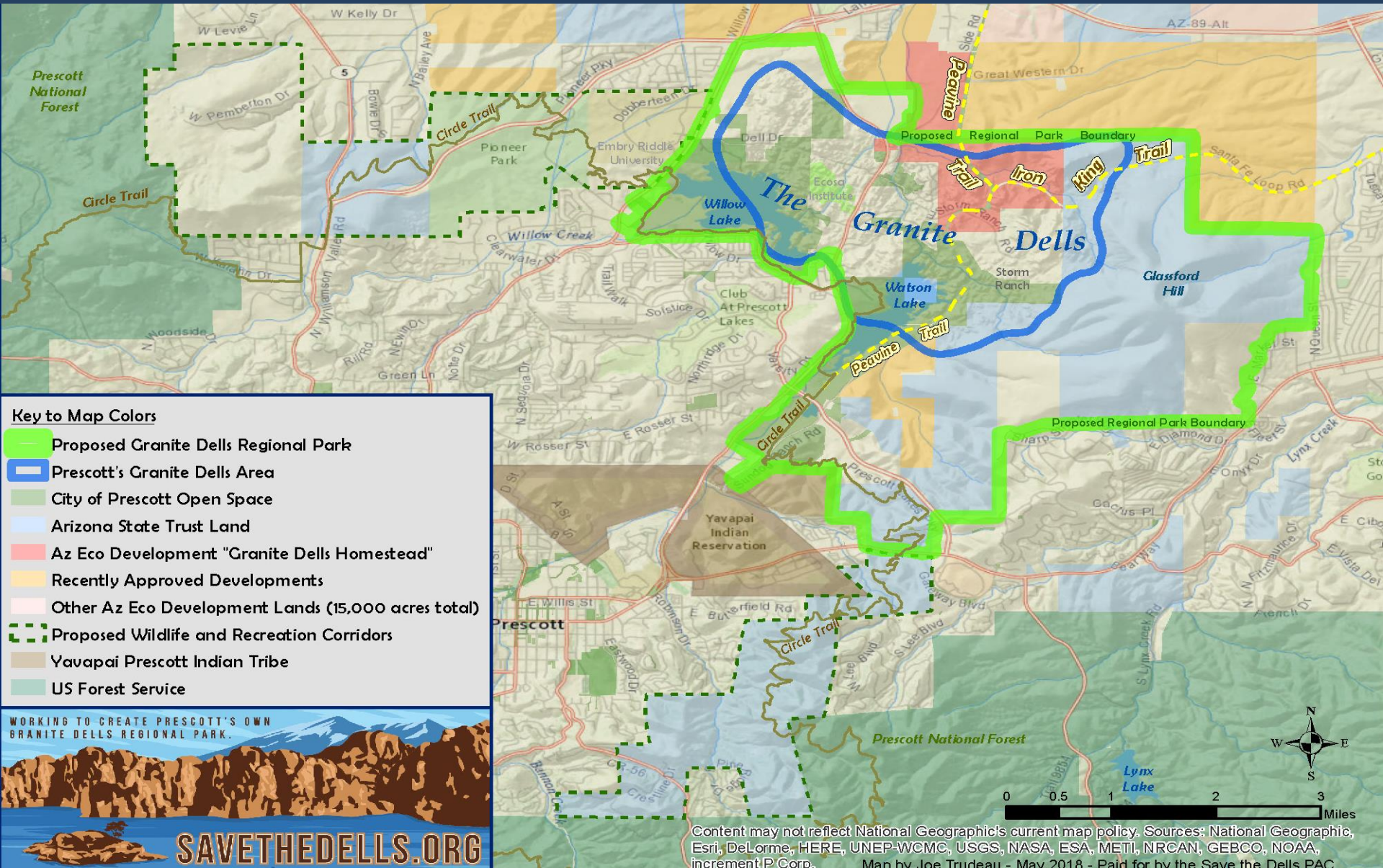
Trails



Goal 1) Protect the 500 acres in the Dells where Arizona Eco Development wants to build 350+ homes, a 200 unit hotel, and 8 miles of new roads.



Goal 2) Create a Granite Dells Regional Park encompassing up to 7,000 acres of undeveloped City, County, State, Federal, and Private lands.



Why is Save the Dells so serious about this?

View from the Peavine Trail of the lower end of the valley of “No-Name Creek” where AED wants to build 200+ homes and several miles of new roads.



Why is Save the Dells so serious about this?

July 15, 2018: This valley is a major floodway that would be destroyed by such a plan, exacerbating flooding downstream.



A Grand Dells View to the Northwest

The foreground of this photo is the Storm Ranch, a large parcel — currently for sale — that Save the Dells wants to protect from development. The peaks at left and center, the grassy mesa beyond, and the tall sunny ridge would be consumed by AED's proposed development, leaving the rocky formations rising above a sea of new homes and roads.



Evening at the Point of Rocks

It is these serene valleys — this one included — that AED is proposing building several miles of new roads, hundreds of homes, and a resort. It is these valleys that wildlife need for feeding, breeding, and travel. Recreationists also value the space between the peaks as much as the peaks themselves.



Walking the Peavine Trail

It is truly inconceivable that AED would propose a new road in the creek to the right of the Peavine Trail and a major road crossing of the trail at this location, but they have. These walkers would be in a neighborhood, and Easter Peak (left) and the Point of Rocks (right) would be surrounded by homes and roads under their proposal.



Eagle Peak

Peak is so named for the Golden Eagles that periodically nest on its craggy slopes. “Eagle Peak” where AED wants to build a major resort, 200+ homes, and several miles of new roads.



Biking the Iron King Trail

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 where AED has proposed a road crossing the trail. Presumably a stop light or crossing signal would be needed for safety.



The experience enjoyed by 90,000+ people annually on the Peavine and Iron King Trails would be forever compromised. Under AED's proposal, the rocks would largely be protected, but homes would surround them.



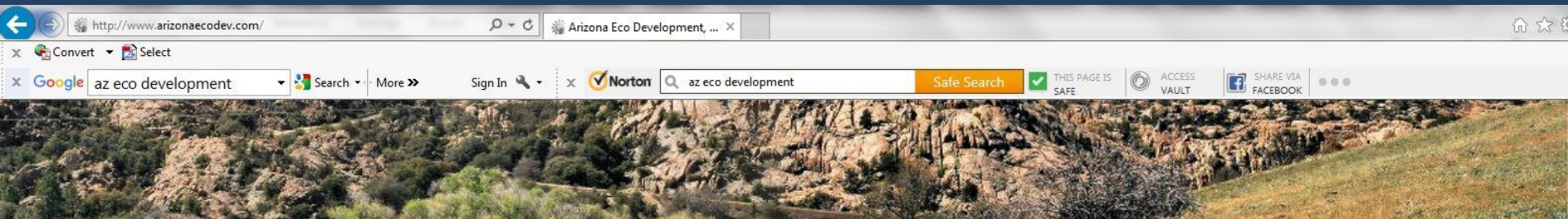
Why is Save the Dells so serious about this?

The Granite Dells are an economic engine that will fuel visitor spending for decades, and enhance quality of life for residents. *The Dells are Prescott.*



Why is Save the Dells so serious about this?

AED: *“Whatever we do must be sensitive to the local needs and the concerns of the areas citizens....Maximize Open Space.”*



ARIZONA ECO DEVELOPMENT, LLC

Arizona Eco Development, LLC is an Arizona-based land holding company. AED owns approximately 15,000 acres of unencumbered, free and clear land located in central Yavapai County. Our lands lie in the City of Prescott, the Town of Prescott Valley and the Town of Chino Valley. Our team is composed of good corporate citizens who are infused with community spirit, with a sense of responsibility; we want to be good custodians.

We are native Arizonans who aspire to manage AED's lands responsibly, with an eye towards the land's heritage and also to the great natural beauty of the site, particularly the Point of Rocks. We acknowledge and believe that whatever we do with this land must be sensitive to local needs and the concerns of the area's citizens.

GOOD STEWARDS OF THE LAND

Our aim is to implement a resource-efficient development plan. By leaving as much natural landscape intact and maximizing open space, our goal is to put in place development projects without the depletion of natural resources. We want to provide a product and a service that will best serve the members of our community, while maintaining the serenity and beauty that Yavapai County is known for.

At AED, we are conscious of our responsibility to look after the historical land we hold for future generations. Our development plan is structured around 3 specific goals:

1. **Maximize Open Space:** Preserving the Point of Rock, as well as augmenting the existing trail systems so as to enable all residents to enjoy better access to this magnificent local landmark;
2. **Minimize the use of limited water resources via water-conserving community regulations (CC&Rs),**



City of Prescott: *“Become informed and involved with your local governments and organizations.”*



PEOPLE

-

WILDLIFE

-

COMMUNITY

• SAVETHEDELLS.ORG •



SAVETHEDELLS@GMAIL.COM