



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-8000

OFFICE OF HOUSING

March 17, 2020

Colorado River Indian Tribes of the Colorado River Indian Reservation, Arizona and California  
Dennis Patch, Chairman  
26600 Mohave Road  
Parker, AZ 85344

E-MAIL: [tashina.harper@crit-nsn.gov](mailto:tashina.harper@crit-nsn.gov)

Dear Mr. Patch,

**SUBJECT:** Request for Project Review  
Ridges at Peoria  
18170 N 91<sup>st</sup> Ave.  
Peoria, AZ 85382  
FHA Project Number: 123-22100

The United States Department of Housing and Urban Development (HUD) has received an application for mortgage insurance under Section 232 of the National Housing Act which involves repair to address poor drainage. Pursuant to the National Environmental Policy Act (NEPA) of 1969 as amended, HUD is preparing an environmental review of the property.

In accordance with Section 106 of the National Historic Preservation Act of 1996, as amended (16 U.S.C. 470f), and its implementing regulation 36 CFR 800, "Protection of Historic Properties", HUD requests your review of this proposed project to identify whether the site has religious and cultural significance to the Tribe and to determine if the undertaking has the potential to adversely impact any identified sites.

**Type of project:** Ridges at Peoria is a 479-bed Independent Living/Assisted Living/Memory Care facility located in Peoria, Arizona. The application is a 232/223(f) acquisition.

**Purpose of the Project:** The Project provides a continuum of care aging environment (IL, AL & MC).

**Proposed activities/site work:** The PCNA identifies the need to address poor drainage at the Arbor building's interior courtyards when heavy rainfall occurs. Though the specific scope of the repair is yet unknown, the Underwriter anticipates regrading will occur, which will disturb the ground in the interior courtyards. The Underwriter does not believe the ground disturbance will yield any material risks to the transaction, as the ground to be disturbed is located in an interior courtyard that was fully landscaped at the time of building development in the late 1990s.

**Current Condition of the Site (what is on the site now):** The Project is comprised of three (3)

buildings which were constructed in 1989 (Gardens and the Inn) and 1999 (Arbor). The Project features two, one-story buildings (Arbor and the Inn) and one, two-story building (Gardens). The entire Project contains 430 Independent Living, Assisted Living and Memory units spread across 452,647 square feet. In addition to the residential units, the Project consists of various common areas, landscaped courtyards, a swimming pool, an outdoor shuffleboard court area, and landscaped grounds. Interior amenities include activity rooms, dining rooms, facility kitchens, administrative offices, medical offices, and commercial laundry facilities. Attached is a photo of the current site.

The following items are enclosed for your review:

- ❖ Location Map
- ❖ Aerial View
- ❖ Site Layout Map
- ❖ Topographic Map
- ❖ Site Repairs (2)

To meet project timeframes, if you would like to be a consulting party on this project, can you please let us know of your interest within 30 days? If you do not wish to consult on this project, can you please inform us? Please send your reply either by email to [c.lynn.jones@hud.gov](mailto:c.lynn.jones@hud.gov) or by letter to the following address:

C. Lynn Jones  
1220 SW 3<sup>rd</sup> Ave, Suite 400  
Portland, OR 97204-2825

If you require more time for review of this project, or if you have questions or would like more information, please contact me at the above email or office address, or by telephone at 971-222-2634

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Thank you for your interest and assistance.

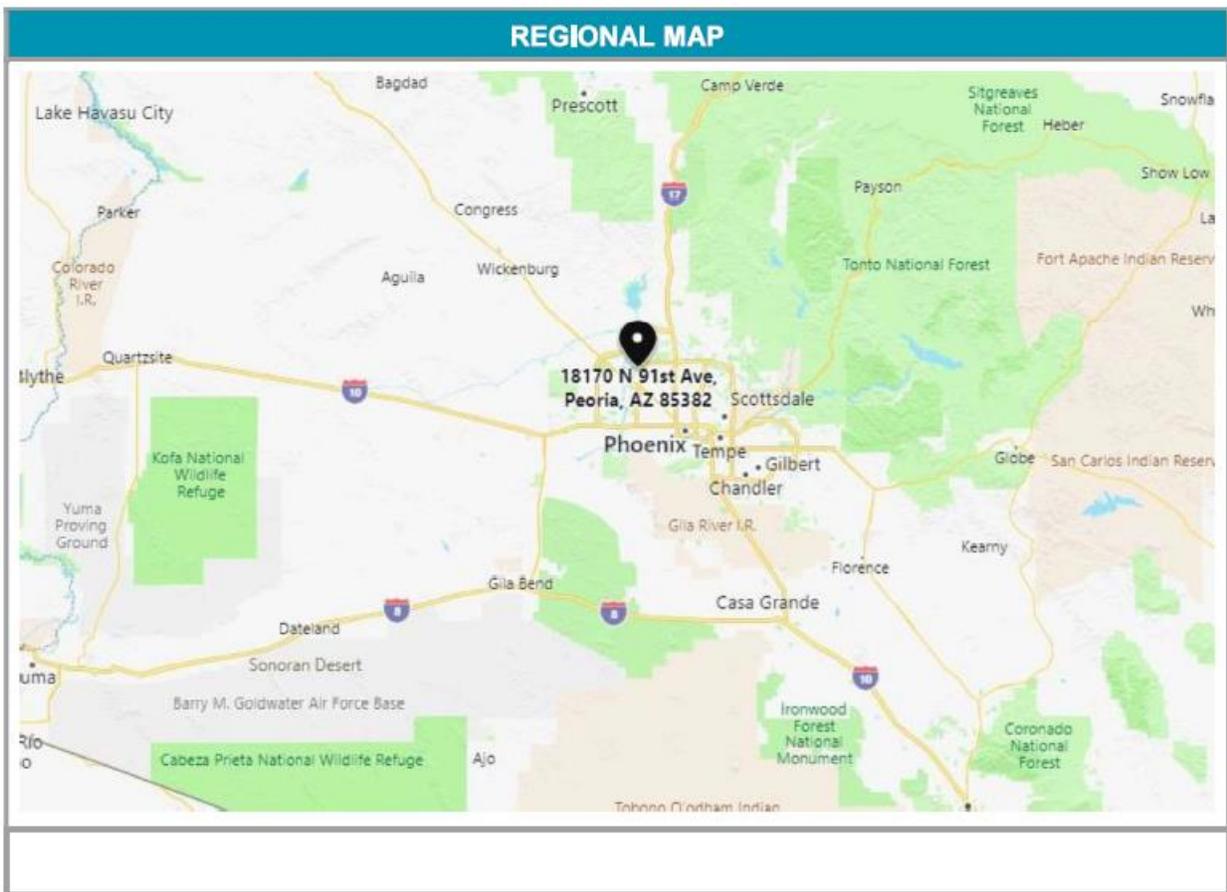
Sincerely,



**Account Executive**  
Office of Healthcare Programs

Enclosures

# Location Map







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# Site Layout Map

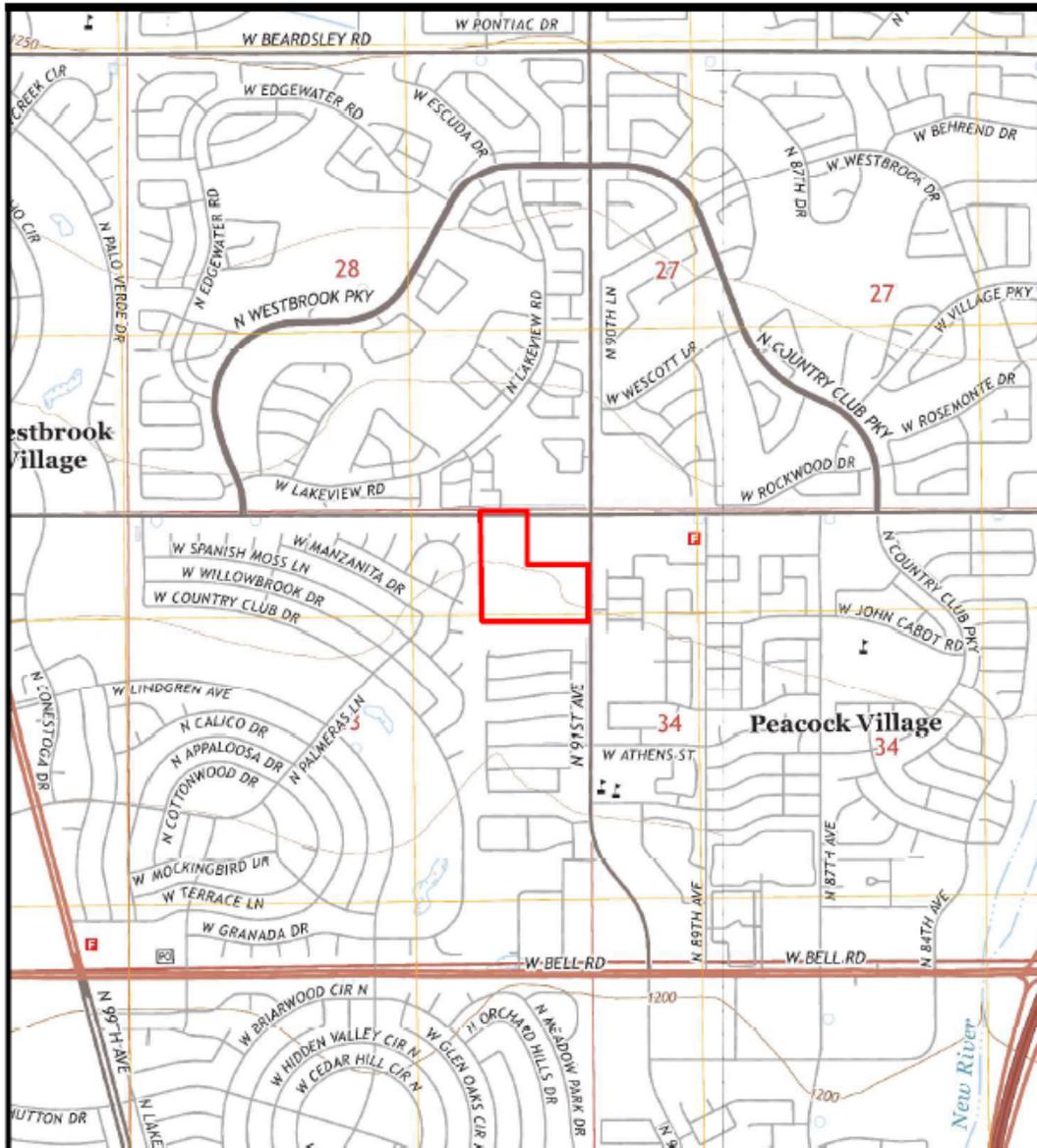




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# Topographic Map



Legend: Approximate Property Boundary  
Source: USGS Topographic Map Calderwood Butte, Arizona (2014)

	<p align="center"><b>Figure 1: TOPOGRAPHIC MAP</b> 18170 and 18172 North 91st Avenue and 9257 West Union Hills Drive, Peoria, Arizona 85382 Project Number: 414989</p>	
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39. Site - Concrete walks



40. Site - Drainage repairs