

**Neighborhood Notification**  
**Open House Information**  
**Citizen Comments**  
**Affidavit of Posting**  
**Site Sign**  
**Legal Protest**

March 17, 2017

# **Citizen Participation Plan**

**Municipal Park / Athletic Field  
(#169-PA-2017)**

**GreatHearts®**

**SCOTTSDALE PREPARATORY ACADEMY**

**Prepared By**

**ROSE** | **LAW GROUP<sub>pc</sub>**  
RICH ■ HURLEY ■ CARTER  
[www.RoseLawGroup.com](http://www.RoseLawGroup.com)

4-UP-2017  
3/14/2017

4-ZN-2017  
3/14/2017

### **Project Proposal**

The following documents citizen notification and review efforts for the DC Ranch City Park / Athletic Field (#169-PA-2017), a request for the approval of a Municipal Use Master Site Plan and Amendment to the Master Site Plan to allow the construction of a multi-sport recreational field to be used by Scottsdale Preparatory Academy, the DC Ranch community, and the general public. The subject property is approximately 14.7 acres, zoned as O-S Open Space, and is located at the southwest corner of E Trailside View and N 91<sup>st</sup> Street.

### **Notification Area Map**

Attached is a map of the 750-foot area within which all property owners are to be notified of the application and are invited to attend an Open House on **that will be announced soon**.

### **Contacted Parties**

A complete list of the property owners, neighborhood associations and interested parties to be contacted through the outreach efforts is attached. Property ownership was determined based on records at the Maricopa County Assessor's office. City of Scottsdale staff provided a list of neighborhood associations within the notification area and interested parties on record at the City.

### **Contact Dates and Methods**

Notification will be made by First Class U.S. Mail in a letter postmarked. The letter will contain all of the required and pertinent information regarding the application and public Open House meeting.

### **Site Posting**

An "Early Notification of Project Under Consideration" sign will be posted on the site on with all of the required information regarding the application, including a description of the request, location of the property, details of the Open House and contact information for the Applicant and the Staff.

### **Neighborhood Meeting:**

A required Open House will be held, at a time, date, and location to be announced soon. Over the last year Great Hearts Academies has been working closely with the DC Ranch Home Owners Association ("HOA") on the proposed project. It is the Project Team's intent to continue to work with the HOA as we move through the plan review process as well as coordinate a community meeting to be held on a date to be determined by both parties. After the Open House has been scheduled the Applicant's representative will prepare and submit an update to this Citizen Participation Report along with a summary of the Open House.



## Steinke, Casey

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**From:** Tessier, Meredith  
**Sent:** Tuesday, May 30, 2017 12:32 PM  
**To:** Steinke, Casey  
**Subject:** FW: Opposition to a Track on Our Park Land

4-UP-2017, for our records.

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211



---

**From:** Casey Kadavy [<mailto:caseykadavy@yahoo.com>]  
**Sent:** Friday, May 26, 2017 7:34 AM  
**To:** pat.simpson; Marc Blonstein; Bud Kern; Jill H. Edwards; Christine Irish; Mark Eberle; Don Matheson; Melinda Gulick; Ron Belmont  
**Cc:** DC Ranch Park; City Council; Lane, Jim; Murphy, Bill; Tessier, Meredith; Erik Twist  
**Subject:** Opposition to a Track on Our Park Land

Ms. Pat Simpson and all,

Thank you for finally acknowledging one of our questions about where you stand on the issue of the GH sports complex. You can imagine how frustrating it has been to send emails with no response, to have no indication that the Council is working on saving our land and property values. The silence is easy to interpret as complicity. We appreciate your statements indicating that you are opposed to a track. We want public confirmation that you oppose this entire mess, but the track is a solid starting point.

A move onto our neighborhood park land will be a move into hostile territory for Great Hearts Academies. Residents have gone from feeling frustrated to feeling livid. Thankfully, the depth of this anger is translating into action. We do not plan to stop fighting this any time soon, and we certainly don't plan to stop being vocal about our distrust of GH's intentions throughout this process.

During yesterday's meeting, you stated that the Community Council could issue a public statement indicating the Council's opposition to a track on the park land. We eagerly await this statement, as we believe it is a crucial step toward negotiating with Great Hearts and the City, rather than simply sitting back to watch as they permanently destroy our park land. A track is a deal breaker for your residents. Ms. Simpson, we are relieved to hear that you agree.

The statement should clearly reflect that the Community Council, as an entity, is opposed to a track of any kind. The statement must come from the Council, and it should not simply be a summation of resident feedback from the survey; it should be a clear and unequivocal statement about the Council's stance on a track.

Did you attend the City Council meeting when the initiation was approved? City Council members made public statements indicating that they both want and expect DCR input throughout this process. Your positions on the Community Council require you to provide them with this input for the good of our residents. An official statement in the form of a letter should be sent to GH and the City of Scottsdale, and it should be posted on the website for your residents, much like the letter Chris Irish sent to request the withdrawal of GH's initial proposal. This will go a long way in reassuring your residents that you are not sitting idly by. And, of course, we expect that you will continue to engage in meetings with individuals from the City as we continue to fight against the sports complex. As I am sure you gathered last night, your residents are growing increasingly angry at the lack of action we see from the Council.

We look forward to reading the statement, and I look forward to a response to this email.

## Steinke, Casey

---

**From:** Tessier, Meredith  
**Sent:** Tuesday, May 30, 2017 12:28 PM  
**To:** Steinke, Casey  
**Subject:** FW: Question: Confirmation of compliance for DC Ranch park site  
**Attachments:** Hudson-PRR000266.tif; Hudson-PRR000756.tif; Hudson-PRR000757.tif; 5.16.17-GH-letter-on-Intent-.pdf

For our records 4-UP-2017

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**From:** Marc Hudson [<mailto:marc.hudson@fastmail.fm>]  
**Sent:** Thursday, May 25, 2017 6:31 PM  
**To:** Murphy, Bill; Tessier, Meredith  
**Cc:** Lane, Jim; City Council; Washburn, Bruce; Jagger, Carolyn; Nichols, Jeff; Murphy, Bill; City Manager Mailbox; Grant, Randy; Clack, Michael; Pryor, Reed; Worth, Daniel; Corsette, Kelly; Ekblaw, Kroy; Bestgen, Greg; Casey, Danielle; Stockwell, Brent; Keagy, Raun; [city\\_residents@emailgroups.net](mailto:city_residents@emailgroups.net); [dcr\\_inform@postinbox.com](mailto:dcr_inform@postinbox.com); DC Ranch Park; [parkmanor@postinbox.com](mailto:parkmanor@postinbox.com); [Todd@BeScottsdaleFit.com](mailto:Todd@BeScottsdaleFit.com); [thewoodleys@cox.net](mailto:thewoodleys@cox.net); [kajones@tblaw.com](mailto:kajones@tblaw.com); 'press\_news@emailgroups.net'; [etwist@greatheartfaz.org](mailto:etwist@greatheartfaz.org); [DScoggin@GreatHeartsAmerica.org](mailto:DScoggin@GreatHeartsAmerica.org); [achaney@scottsdaleprep.org](mailto:achaney@scottsdaleprep.org)  
**Subject:** Question: Confirmation of compliance for DC Ranch park site

Hello Mr. Murphy and Ms. Tessier -

I wanted to confirm with both of you the proposed development by Great Hearts for a sports field on the DC Ranch city park land will comply with COS Parks and Recreation policy and standards, regardless of planned amendments (see attachment Hudson-PRR000756 & Hudson-PRR000757) to the DC Ranch master site plan.

After reading the “Vision 2010 Parks Master Plan”, I know have a better understanding of Linda Milhaven's statement in an email “As a City, we may regulate some aspects of the project ...”.

### Neighborhood Park Classification

The lot size of 12.8 acres is classified as a “Neighborhood” park, which aligns with the approved master site plan in 2003. As you know a “Neighborhood” park is to support needs of local residents that are within walking or biking distance.

#### **Neighborhoods Parks**

**Purpose:** Provide primary recreation services and facilities that are easily accessible and available to local residents.

**Park size:** 7-20 acres

**Area served:** A single neighborhood or several neighborhoods, depending on the location of the park.

**Location:** Preferably adjacent to elementary schools, neighborhood centers, or other gathering places. Near the center of the service area, with good pedestrian, bicycle and vehicular access.

**Access:** Principally pedestrian and bike. When located next to schools, may have drive-in traffic due to availability of youth sport fields for leagues.

**Examples:** Pima Park, Paiute Park

Unless I miss-understood the “Purpose”, “Area Served”, and “Access” descriptions this park development will

have limited parking and is not for large group activities, correct?

**Only 6.4 acres for fields, parking, restrooms, playground, court**

The "Vision 2010 Parks Master Plan", Park Policy divides a park site into 3 use areas facilities, open/active, and passive space with each use area set to a percentage of a site: 50% - Facilities, 25% - Open, and 25% - Passive.

The DC Ranch park site use of 12.8 acres results in:

- 6.4 acres for facilities (e.g. sports field, playground, basketball court, parking , restrooms, etc)
- 3.2 acres for open active space
- 3.2 acres for passive space

A review of Great Hearts' design for the 3 parcels in DCRCC (see attachment Hudson-PRR000266) indicates the combination of a sports field, restroom, and 41 parking spaces uses 3.35 acres. Additionally, based on the letter from Erik Twist to DCR (see attachment 5.16.17-GH-letter-on-intent) that clearly demonstrates acceptance and willingness of Great Hearts to only use 3.35 acres as was purchased in DCRCC.

So, after the 3.35 acres of 6.4 there's only 3.04 acres that remain for additional facilities (e.g. playground, basketball court, skate park), correct?

To ensure transparency and opportunity for collaboration, it's very helpful for residents such as myself to know exactly how much of the site will be used by facilities.

Please confirm the DC Ranch Neighborhood park site will comply with park policy and standards as described in the "2001 General Plan" and "Vision 2010 Parks Master Plan".

Regards,  
Marc Hudson

Tessier, Meredith

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**From:** Jason Kadavy <jason.kadavy@gmail.com>  
**Sent:** Saturday, April 22, 2017 1:25 PM  
**To:** Tessier, Meredith  
**Cc:** Murphy, Bill; Steinke, Casey  
**Subject:** Re: 4-UP-2017 and related 4-ZN-2017

Ms. Tessier et al,

Item 26 on the April 25, 2017 City Council Agenda has incorrect information that is misleading to the City Council. The agenda indicates funding of \$2.05million for the Neighborhood Park from Bond 2000. The actual estimated cost was \$6.2million. Item 16 on page 5 of the document found through this link. This kind of misinformation should be corrected prior to the April 25, 2017 meeting.

<http://www.scottsdaleaz.gov/Asset31296.aspx>

Kind regards,

Jason

On Mon, Apr 17, 2017 at 6:30 PM, Tessier, Meredith <[MTessier@scottsdaleaz.gov](mailto:MTessier@scottsdaleaz.gov)> wrote:

Good Morning Jason:

Thank you for contacting the city regarding the mentioned cases. Please note, the conceptual site plan, landscape plan and electrical lighting plans were withdrawn last week by the applicant to continue their outreach with the community. Please see the attached link to view case details. <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47235>

A Citizen Participation Plan was submitted with the application that outlines how the applicant will conduct citizen notification (see attached). Open House dates will be conducted by the applicant, which will require notification and site postings at least 10 days prior to the meeting.

Please contact myself or Bill Murphy if you have any additional questions.

Thank you,

Meredith Tessier, Senior Planner

Planning & Development Services

P: [480/312-4211](tel:4803124211)



**From:** Jason Kadavy [<mailto:jason.kadavy@gmail.com>]

**Sent:** Monday, April 10, 2017 3:24 PM

**To:** Tessier, Meredith

**Subject:** 4-UP-2017 and related 4-ZN-2017

Ms. Tessier, I am writing to you as the Coordinator named on the cases to request a stoppage of case 4-UP-2017 and related 4-ZN-2017 due to inadequate Public Notification Requirements. The Applicant did not conduct an Open House, Citizen Review Plan or issue a Citizen/Neighborhood Report as is required. It is requested that these actions be taken before a formal application is considered by the City. **The vast majority of the DC Ranch community is adamantly opposed to the amendment of the Master Use Site Plan in the Application and requests that the Applicant continue with the development of its original plans on the 3 parcels purchased by Great Hearts Academies ("GHA").** It is not desired nor necessary to locate the Scottsdale Preparatory Academy's field on land deeded as a public park as the property owned by GHA is zoned as I-1 and has always been intended for a variety of commercial uses such as Private and Charter Schools, even before 2009 laws changed to treat Charter Schools as Public Schools.

Please send this back to the beginning of the process so that proper Neighborhood Involvement can be initiated.

Thank you,

Jason

Tessier, Meredith

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**From:** Rebekah Pineda <rpineda@roselawgroup.com>  
**Sent:** Monday, May 01, 2017 10:37 AM  
**To:** Klapp, Suzanne; Korte, Virginia; Smith, Dan - 1237; Littlefield, Kathy; Milhaven, Linda; Phillips, Guy; Lane, Jim; Thompson, Jim; Murphy, Bill; Tessier, Meredith  
**Cc:** Jordan Rose; Cepand Alizadeh; Jennifer Hall  
**Subject:** Clarification on Great Hearts Owned Property

Dear Mayor and Council – As you know, Great Hearts owns land in DC Ranch that they intended to build their school athletic program fields on until the DC Ranch community suggested they talk to the City of Scottsdale about possibly building the fields on the City owned public park site catty-corner to the Great Hearts owned property. It has come to our attention that there is some confusion with regard to the potential disposition of the land that Great Hearts owns in DC Ranch. I wanted to be sure to immediately clear this up so that if you are asked by your constituents you will have accurate information.

Since the very start of the discussion with the City and the DC Ranch Community Council, Great Hearts has agreed that *if* they move forward with fields on the City Park owned property they will sell their land with a restriction limiting the buyer to only those entities that are legally required to comply with City Zoning and DC Ranch CC&R's. This has even been a term in the draft MOU with the DC Ranch Community Council. To be very clear, if Great Hearts is able to enter into a lease arrangement with the City on the City Park site Great Hearts (or any entities that they control) will not be building *anything* on their property. They will sell the property – and not to another school user.

We saw there was some confusion on this topic and wanted to be sure you all had the definitive facts. Thank you again. Jordan Rose

## **Tessier, Meredith**

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**From:** Rebekah Pineda <rpineda@roselawgroup.com>  
**Sent:** Thursday, April 13, 2017 9:47 AM  
**To:** Lane, Jim; Klapp, Suzanne; Korte, Virginia; Smith, Dan - 1237; Littlefield, Kathy; Milhaven, Linda; Phillips, Guy  
**Cc:** Murphy, Bill; Tessier, Meredith; Erik Twist; Jordan Rose  
**Subject:** DC Ranch City Park Follow Up  
**Attachments:** 4-13-17 DC Ranch City Park; Follow Up Background Information.pdf

Please see attached. Thank you for your time.

### ***Rebekah Pineda***

#### ***Executive Assistant***




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JORDAN R. ROSE  
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Scottsdale, Arizona 85251  
Phone 480.505.3939 Fax 480.505.3925  
JRose@RoseLawGroup.com  
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April 13, 2017

**SENT VIA ELECTRONIC MAIL**

Mayor Jim Lane  
JLane@ScottsdaleAZ.gov

City of Scottsdale Council Members  
SKlapp@ ScottsdaleAZ.gov  
VKorte@ ScottsdaleAZ.gov  
DSmith@ ScottsdaleAZ.gov  
KLittlefield@ScottsdaleAZ.gov  
LMilhaven@ScottsdaleAZ.gov  
GPhillips@ ScottsdaleAZ.gov

Jim Thompson, City Manager  
JThompson@Scottsdaleaz.gov

RE: DC Ranch City Park; Follow Up Background Information

Dear Mayor, Council and Jim:

In response to your request for some basic information about the status and origin of discussions relating to the development of the DC Ranch City Park, we wanted to provide some brief information.

As you know, we represent a public non-profit charter school, Great Hearts, which owns land adjacent to the DC Ranch community for the purpose of building athletic fields for their Scottsdale Prep school programs. During the course of discussing the plans for the fields with the DC Ranch community, the community suggested that Great Hearts start a conversation with the City of Scottsdale to potentially help build out the DC Ranch City Park that has been planned in DC Ranch on land owned by the City of Scottsdale and located just catty-corner to the Great Hearts owned site since 2003. It was suggested that because the City land is planned for a park; DC Ranch would prefer just one large park in their community; the City owned property is farther away from residential neighbors; and developing the field on City property would require the public school to follow all City regulations (on their private land the public school is exempt), that Great Hearts work with the City to develop the City Park site.

The general proposal for discussion is that Great Hearts will spend approximately \$4.5 million in privately raised money to build a park fully owned and operated by the City. The City would not spend any money on the park development. The City would then own and operate the park like any other City park. Great Hearts would enter into a use agreement for the park similar to the

DC Ranch City Park  
April 13, 2017  
Page 2 of 2

other use agreements the City has with the Scottsdale Unified School District and a variety of other league and park users. Great Hearts would, through this typical agreement, reserve set times for field availability and pay the proportionate share of the maintenance fees associated with their use. As is the case in all City Parks, the DC Ranch City Park would be fully open to the public.

Essentially Great Hearts is coming to the City with privately raised money and asking if the City would like to discuss this private money being used to build out a City owned property that since 2003 has been planned for a City Park (but no funding has been available yet to develop it). Great Hearts, like any other philanthropic entity offering to use their private funds to develop a public park, is asking that the Council simply allow City Staff to engage in the required community outreach and information gathering so that Staff can come back to the Council with a recommendation about whether Staff views the park as in the best interest of Scottsdale and what it might look like to best serve the DC Ranch Community.

In the course of these discussions with DC Ranch, Great Hearts developed a conceptual site plan for discussion (over the last few months Great Hearts and DC Ranch have diligently been working on a MOU outlining the needs of both parties to come up with the very best plan). As a part of the required City application submittal to allow the process of formal vetting to begin, Great Hearts submitted this conceptual plan. As a result of further discussion with the DC Ranch community, Great Hearts formally withdrew that original conceptual site plan exhibit to allow for more discussion. With the site plan withdrawn, it is our hope that the City Council will support the request to formally allow Staff to work with the community to vet the idea of building out this designated DC Ranch City Park and come back to Council with a recommended course of action for your consideration. We also very much appreciate the DC Ranch Community Council and DC Ranch Association's support for you moving forward with the process on April 25<sup>th</sup>. This vetting is an essential step for the City to take to determine its position on this issue. If you are supportive of our request to officially start this conversation with the City, we intend to work closely with the City Staff and the community so that whatever is proposed for your consideration is a reflection of the mutual needs and desires of parties.

Thank you for your consideration and we hope you will find support on April 25<sup>th</sup> for simply allowing your Staff to review the offer from Great Hearts to spend \$4.5 million to develop the planned but yet unfunded DC Ranch City Park.

Sincerely,



Jordan R. Rose

cc: Bill Murphy  
Meredith Tessier

## Tessier, Meredith

---

**From:** Jordan Rose <JRose@roselawgroup.com>  
**Sent:** Friday, April 14, 2017 10:31 AM  
**To:** Tessier, Meredith  
**Cc:** Murphy, Bill; Rebekah Pineda; Cepand Alizadeh; Jennifer Hall  
**Subject:** Re: DC Ranch City Park Follow up Plan Withdrawal

Thank you!

**Jordan R. Rose**

**ROSE**  
**LAW GROUP**<sup>pc</sup>  
RICH ■ HURLEY ■ CARTER

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On Apr 14, 2017, at 10:06 AM, Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)> wrote:

Good Morning, the plans have been stamped "Withdrawn" per your request on the cities case information sheet. Please click on the following link to view:

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47235>

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211  
<image003.jpg>

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**From:** Jordan Rose [<mailto:JRose@roselawgroup.com>]

**Sent:** Thursday, April 13, 2017 12:01 PM

**To:** Tessier, Meredith

**Cc:** Murphy, Bill; Rebekah Pineda; Cepand Alizadeh; Jennifer Hall  
**Subject:** DC Ranch City Park Follow up Plan Withdrawal

Meredith – In case there was any confusion from my email yesterday, please stamp our previous conceptual site plan, landscaping plan and lighting plan” withdrawn” in your files (electronic and hard copy if possible). After engaging in further discussions, we will plan to provide new plans for review in the near future. Thank you again. Jordan.

**Jordan R. Rose**



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## Steinke, Casey

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**From:** Tessier, Meredith  
**Sent:** Wednesday, June 14, 2017 10:50 AM  
**To:** Steinke, Casey  
**Subject:** FW: Question: Confirmation of compliance for DC Ranch park site

For our records. (4-UP-2017)

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**From:** Marc Hudson [mailto:marc.hudson@fastmail.fm]  
**Sent:** Tuesday, June 13, 2017 7:13 PM  
**To:** Murphy, Bill; Tessier, Meredith  
**Cc:** Jagger, Carolyn; Thompson, Jim; City Council; DC Ranch Park; dcr\_inform@postinbox.com; parkmanor@postinbox.com; city\_residents@emailgroups.net; 'press\_news@emailgroups.net'; etwist@greatheartsaz.org; DScoggin@GreatHeartsAmerica.org; achaney@scottsdaleprep.org  
**Subject:** Re: Question: Confirmation of compliance for DC Ranch park site

Mr. Murphy -

"Danger danger Will Robinson, not following design development 101": step-1 - gather stakeholder input , step-2 - define requirements, criteria, and constraints, step-3 - design.

What's the point in designing first then follow with "... reference those guidelines and gather public input and feedback..."?

You have just supported statements that city guidelines and public input are not important. Have you gathered Great Hearts input and feedback?

I'll send some more thoughts tomorrow!

On 6/13/17 2:46 PM, Murphy, Bill wrote:

Mr. Hudson,

I received a call Friday morning from the clerk's office that indicated a citizen was looking for this same information. They were direct to our office where I had set aside an information packet, but we never connected. I am so glad you have found these documents related to the recent Community Services Masterplan helpful. It continues to reinforce my earlier comments that public input is important to the city as projects come forward for review and approval as you have noted below in your last sentence. I realize the masterplan for the neighborhood park designation as you have noted references 75% passive and 25% active, but again as you have noted below these are guidelines to follow once we determine the actual site plan drawing for this park. At this time we do not have a new design in place. Once we have that in design completed we can begin to reference those guidelines and gather public input and feedback. In regards to use and time of actual visit to a neighborhood park, again these are estimate. The parks listed below DC Ranch in the table have historic recreational activity of more than 30 minutes to an hour of reserved use annually. Hope this helps. If you would prefer talking by phone I can be reached at 480-312-7954.

Regards,

Bill Murphy

**From:** Marc Hudson [<mailto:marc.hudson@fastmail.fm>]

**Sent:** Friday, June 09, 2017 4:40 PM

**To:** Murphy, Bill <[bmurphy@Scottsdaleaz.gov](mailto:bmurphy@Scottsdaleaz.gov)>; Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>

**Cc:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>; Washburn, Bruce <[bwashburn@scottsdaleaz.gov](mailto:bwashburn@scottsdaleaz.gov)>; Jagger, Carolyn <[cjagger@scottsdaleaz.gov](mailto:cjagger@scottsdaleaz.gov)>; Nichols, Jeff <[JeNichols@Scottsdaleaz.gov](mailto:JeNichols@Scottsdaleaz.gov)>; City Manager Mailbox <[citymanager@Scottsdaleaz.gov](mailto:citymanager@Scottsdaleaz.gov)>; Grant, Randy <[RGrant@Scottsdaleaz.gov](mailto:RGrant@Scottsdaleaz.gov)>; Clack, Michael <[MCLACK@scottsdaleaz.gov](mailto:MCLACK@scottsdaleaz.gov)>; Pryor, Reed <[RPRYOR@SCOTTSDALEAZ.GOV](mailto:RPRYOR@SCOTTSDALEAZ.GOV)>; Worth, Daniel <[DaWorth@scottsdaleaz.gov](mailto:DaWorth@scottsdaleaz.gov)>; Corsette, Kelly <[KCorsette@scottsdaleaz.gov](mailto:KCorsette@scottsdaleaz.gov)>; Ekblaw, Kroy <[Kekblaw@scottsdaleaz.gov](mailto:Kekblaw@scottsdaleaz.gov)>; Bestgen, Greg <[GBestgen@scottsdaleaz.gov](mailto:GBestgen@scottsdaleaz.gov)>; Casey, Danielle <[DCasey@Scottsdaleaz.gov](mailto:DCasey@Scottsdaleaz.gov)>; Stockwell, Brent <[BStockwell@scottsdaleaz.gov](mailto:BStockwell@scottsdaleaz.gov)>; Keagy, Raun <[rkea@scottsdaleaz.gov](mailto:rkea@scottsdaleaz.gov)>; Thompson, Jim <[JThompson@Scottsdaleaz.gov](mailto:JThompson@Scottsdaleaz.gov)>; [dcr\\_inform@postinbox.com](mailto:dcr_inform@postinbox.com); [cos\\_coalitions@emailgroups.net](mailto:cos_coalitions@emailgroups.net); [parkrec\\_comm@emailgroups.net](mailto:parkrec_comm@emailgroups.net); 'press\_news@emailgroups.net' <[press\\_news@emailgroups.net](mailto:press_news@emailgroups.net)>; DC Ranch Park <[DCRanchPark@Scottsdaleaz.gov](mailto:DCRanchPark@Scottsdaleaz.gov)>; [etwist@greatheartsaz.org](mailto:etwist@greatheartsaz.org); [DScoggin@GreatHeartsAmerica.org](mailto:DScoggin@GreatHeartsAmerica.org); [achaney@scottsdaleprep.org](mailto:achaney@scottsdaleprep.org); [city\\_residents@emailgroups.net](mailto:city_residents@emailgroups.net)

**Subject:** Re: Question: Confirmation of compliance for DC Ranch park site

Mr. Murphy -

I wanted to apologize for using out dated information, after reviewing the "[2015- Community Services Master Plan](#)" I can understand why you were confused about the use of 50%-25%-25%.

Since you had not replied I stopped by the city offices to request a current copy of the "[Vision 2010 Parks Master Plan](#)" document, though neither Records or City Clerk were aware of the document or where I could get a copy. The city clerk mentioned updates occurred in the "[2004- Community Services Master Plan](#)" and recently in "[2015- Community Services Master Plan](#)".

I noticed that "DC Ranch" is listed under Neighborhood parks in following screenshot from page 86 of the "[2015- Community Services Master Plan](#)" document. Additionally, I see that "Programming" is 75% passive and 25% active and Typical length of stay" is between 30 minutes and one hour.

The DC Ranch park should have around 3.2 acres used for active recreation , correct? (Not Sure) Using the previous diagrams that Great Hearts had for purchased property in DCRCC, 3.2 acres would only support football field and ~30 parking spaces. Additionally, having a typical use between 30 min - and one hour would cut into using a field for games and practice.

**NEIGHBORHOOD/SCHOOL PARKS**

Neighborhood/school parks are intended to be easily accessible by adjacent neighborhoods and should focus on meeting neighborhood recreational needs as well as preserving small, open spaces in residential or commercial areas. Neighborhood parks are smaller than community or regional parks and are designed typically for residents who live within a one-mile radius. Neighborhood parks that provide recreational opportunities for the entire family typically involve a mix of passive and active recreation activities.

- Neighborhood/school parks generally range from 0.5 to 10 acres.
- **Typical length of stay:** 30 minutes to one hour
- **Amenities:** Basic amenities for picnicking and for play. Restrooms are common, as well as occasional pavilions/shelters, small turfed areas, playgrounds, picnic tables, benches, landscaped areas, and limited sports fields.
- **Revenue-producing facilities:** None
- **Programming:** 75% passive, 25% active
- **Signage:** Limited signage throughout the park
- **Landscaping:** Landscaping throughout the park
- **Parking:** Limited parking that is appropriate for neighborhood use
- **Other goals:** Strong appeal to the surrounding neighborhood, integrated design scheme throughout the park, loop-trail connectivity, safety design meets established standards

Neighborhood Parks		
North	Central	South
DC Ranch	Aztec	Agua Linda
Florence Ely Nelson	Cholla	Apache
Grayhawk	Comanche	Chesnut
Ironwood	Mescal	Lafayette
Sonoran Hills	Northsight	Osborn
	Rio Montana	Paiute
	Rotary	Papago Rotary
	Shoshone	Pima
	Stonegate Equestrian	Thomas Road Bike Stop
	Thunderbird	
	Zuni	

Figure 46 - Neighborhood Parks

I understand as stated in the council report background section "The document was designed to be a guideline for the use by city staff. Commissions and Boards associated with Community Services, and direction from the City Council in defining and planning for future Community Services facilities throughout Scottsdale.". As with any guideline the expectations are to follow, and any deviation would be supported. Since both "[2004-Community Services Master Plan](#)" and "[2015- Community Services Master Plan](#)" involve leveraging citizen input that means citizen input is a key component to decisions, and you could say **citizens are the primary stakeholders!**

Please correct me if I have miss-understood the "[2015- Community Services Master Plan](#)" content and use.

Regards,  
Marc

## Steinke, Casey

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**From:** Tessier, Meredith  
**Sent:** Tuesday, March 21, 2017 7:18 PM  
**To:** Steinke, Casey; Murphy, Bill; Kercher, Phillip  
**Subject:** FW: DC Ranch Neighborhood Park

Casey, below is an e-mail for the case records.

Bill, please cc Casey on all correspondence, as they will become attachments to action reports.

Phil, just a heads up this resident maybe contacting you regarding traffic and accident questions.

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211



---

**From:** Murphy, Bill  
**Sent:** Tuesday, March 21, 2017 6:11 PM  
**To:** 'Casey Kadavy'  
**Cc:** Tessier, Meredith  
**Subject:** DC Ranch Neighborhood Park

Casey,

Thank you for your e-mail and your questions related to traffic, and proposed use within the park regarding 4-ZN-2017 and 4-UP-2017. You can review the case details and submittal items the city has received from Great Hearts as of this date highlighted below. The city council on April 4<sup>th</sup> will be approving the initiation of a MUMSP (Municipal Use Master Site Plan) for the park which will begin the public process for this case. Some of questions you have raised on traffic and parking again are still being discussed internally by our transportation staff and the engineering team working with Great Hearts. The athletic field being proposed is not a stadium, it will be a lighted sports field for football/soccer, surrounded by a track. Again more details on this design and other amenities are being reviewed internally by the city with their design team. The city is also working closely with DC Ranch (Chris Irish) on some public meeting dates which we hope to finalize to occur over the next month in the community. Hearing dates which are another avenue for public comment for these cases have not yet been determined, as the cases are still under city review and following the proper comment stage. Once these dates for hearings are set the park site will be posted and the attached links will also be updated.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47235>

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47237>

If I can be further assistance please contact me directly at 480-312-7954.

Thank you,

Bill Murphy

**From:** Casey Kadavy [<mailto:caseykadavy@yahoo.com>]

**Sent:** Monday, March 20, 2017 3:44 PM

**To:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>

**Subject:** Concerns about Scottsdale Prep Stadium

Hello. I am a resident in the DC Ranch Parks and Manor neighborhood. I am concerned about the proposed construction location of the Scottsdale Prep Stadium.

First, making a left turn off Trailside to Pima is already a challenging, and often dangerous, proposition. The city added new lane lines to promote safety and improve flow, but those modifications will not be enough to safely address the needs of the increased traffic that will surely come along with a new stadium. On one hand, I do not want to be held hostage in my own neighborhood or to be unable to get home during peak times at the stadium. More importantly, I don't want young, inexperienced high school drivers to be injured in the perilous intersection. There are collisions at the intersection nearly monthly. I am sure you have the best interests and safety of these high school students - and new drivers - in mind. The stadium will only be acceptable if the city takes steps to address the increase in traffic flow with additional points of egress from the stadium and with new traffic lights. For the safety of the students, their families, and the members of our community, I am sure you will make decisions that limit this enormous risk.

Note that parking is not permitted on 91st street. Where will excess vehicles park during peak times?

I love my neighborhood. It's quiet, and it's full of young families. Many of those families attend your schools. It will be a terrible disappointment to deal with light pollution late into the evenings during sporting events at the stadium. A strict code for limiting lighting will be necessary if you plan to maintain a friendly relationship with the large community of DC Ranch.

We don't want the peaceful, natural setting of our neighborhood tarnished by bright lights, noise, and heavy traffic.

What are your plans to address these concerns? How does the city plan to modify traffic flow and traffic signals to eliminate the frightening risk at that dangerous intersection?

Thank you.  
Casey Kadavy

## Steinke, Casey

---

**From:** Tessier, Meredith  
**Sent:** Monday, March 20, 2017 11:09 AM  
**To:** 'jeffhaebig@gmail.com'  
**Cc:** Murphy, Bill; Steinke, Casey  
**Subject:** DC Ranch City Park/Field (4-ZN-2017, 4-UP-2017)

Mr. Jeff Haebig:

Thank you for contacting the City of Scottsdale regarding 4-ZN-2017 and 4-UP-2017. As promised, please click on the following link to view case details and submittal items. Hearing dates for these cases have not been determined, as the cases are under review. Once determined for a hearing, the site will be posted and the attached links will be updated.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47235>

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47237>

For questions on these cases, please contact the applicant, myself or Bill Murphy, Community Services Director at 480-312-7954.

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211



## Steinke, Casey

---

**From:** Tessier, Meredith  
**Sent:** Wednesday, March 22, 2017 8:15 AM  
**To:** 'petercorbett@outlook.com'  
**Cc:** Steinke, Casey  
**Subject:** RE: DC Ranch park for Scottsdale Prep

Good Morning Peter,

Thank you for contacting the City of Scottsdale regarding the new Park 4-UP-2017 and 4-ZN-2017. I am including Bill Murphy, Director of Community Services to assist in responding to your e-mail below. Bill can also be reached at 480-312-7954. Please note, 4-UP-2017 is scheduled for the April 4, 2017 City Council hearing for the initiation of the Municipal Use Master Site Plan.

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211



---

**From:** [petercorbett@outlook.com](mailto:petercorbett@outlook.com) [<mailto:petercorbett@outlook.com>]  
**Sent:** Tuesday, March 21, 2017 8:12 PM  
**To:** Tessier, Meredith  
**Subject:** DC Ranch park for Scottsdale Prep



Where is the 3-acre parcel that GreatHearts originally proposed for building athletic fields? Is it near the 14-acre site proposed for these fields? What would happen to this 3-acre site? Could it be added to the park site? The \$4.5 million development cost for a 14-acre park seems like a low estimate. Is the city committed to spending additional money for this park? There are some good facilities here for the community but I would be concerned about the fairness of this deal for taxpayers. -- sent by Peter Corbett (case# 4-UP-2017)



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## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Wednesday, March 29, 2017 10:30 AM  
**To:** 'Shelley McClellan'  
**Cc:** Tessier, Meredith  
**Subject:** RE: City Park

Good Morning Shelley,

I understand this evening DC Ranch Community Association Executive Director Chris Irish is hosting a meeting to gather input from the residents about DC Ranch Neighborhood Park. This would be an opportunity to comment on the proposed design and express your opinions to your local board. The city has been in discussions with Great Hearts and their design team and, on April 4<sup>th</sup>, will be asking the City Council to initiate a Municipal Use Master Site Plan for Zoning Case #4-ZN-2017 and 4-UP-2017. You can access those zoning cases through the City's website. This is item number 7 on the consent agenda (Adopt **Resolution No. 10770** authorizing the initiation of a Municipal Use Master Site Plan for the development of a 12.8± acre DC Ranch park site with Open Space and Planned Community District (OS/PCD) zoning). This is a requirement to initiate the process with the public. This would be also be the first opportunity if you would like to express your opinion to the council you could reference this agenda number. You can do that in person or by commenting online.

Once this is completed the city is working closely with DC Ranch and Great Hearts to have a public meeting to show an updated design of the park. That date has not been confirmed yet but hopefully will be in mid-April, since, during the initial process the design is continuing to change and evolve as city staff are reviewing the submittal. We do plan to have a public meeting with our Parks and Recreation Commission hopefully in May which would be an open public meeting at which we will take comments on the proposed design of the park. That will be followed by our Development Review Board, where again an opportunity for public comment is available. We would then proceed to the Planning Commission for further review. Once these steps are completed we would present at another City Council meeting to ask for their approval, which again would be another opportunity for the public to comment.

With regard to the design, there is no football stadium proposed. The proposal is for an athletic field with a track. Hopefully that will be made clear at the upcoming meetings.

Thank you for your e-mail and I hope this provides some clarification for you.

Bill Murphy

**From:** Shelley McClellan [<mailto:shelleyMcClellan@gmail.com>]  
**Sent:** Tuesday, March 28, 2017 10:17 PM  
**To:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Subject:** City Park

Hi Bill,

I am a resident of the Parks and Manor homes in DC Ranch. I am writing in hopes that you can advise me of the best way to voice my opinion about the planned football stadium near my neighborhood? I bought my home here understanding the land outside our gates would one day be a city park in keeping with the DC Ranch low

light standards. I did not expect a football stadium. I understand Great Hearts has owned land as an option as well and I much prefer that. Please let me know the best way to voice this opinion.

THANK YOU kindly.

Shelley McClellan, PT  
[shelleymcclellan@gmail.com](mailto:shelleymcclellan@gmail.com)

480-664-9988

480-760-5545

## Steinke, Casey

---

**From:** Tessier, Meredith  
**Sent:** Monday, March 20, 2017 5:14 PM  
**To:** 'brooks.welter@gmail.com'  
**Cc:** Murphy, Bill; Steinke, Casey  
**Subject:** DC Ranch Park 4-ZN-2017 and 4-UP-2017

Brooks:

Thank you for contacting the City of Scottsdale regarding 4-ZN-2017 and 4-UP-2017. As promised, please click on the following link to view case details and submittal items. Hearing dates for these cases have not been determined, as the cases are under review. Once determined for a hearing, the site will be posted and the attached links will be updated.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47235>

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47237>

For questions on these cases, please contact the applicant, myself or Bill Murphy, Community Services Director at 480-312-7954.

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211



## Steinke, Casey

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**From:** Tessier, Meredith  
**Sent:** Monday, March 27, 2017 11:27 AM  
**To:** 'Casey Kadavy'  
**Cc:** Erik Twist; Christine Irish; Kercher, Phillip; Steinke, Casey; Murphy, Bill  
**Subject:** RE: Great Hearts Project, Traffic

Casey Kadavy:

Thank you for contacting the City of Scottsdale regarding the future city park. To assist with you traffic questions, please contact our Transportation Department, Phil Kercher at 480-312-7645.

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211



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**From:** Casey Kadavy [<mailto:caseykadavy@yahoo.com>]  
**Sent:** Friday, March 24, 2017 6:05 PM  
**To:** Murphy, Bill; Tessier, Meredith  
**Cc:** Erik Twist; Christine Irish  
**Subject:** Great Hearts Project, Traffic

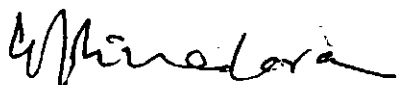
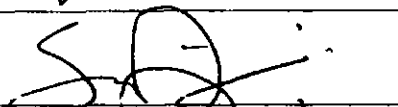
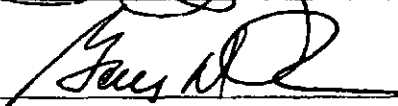

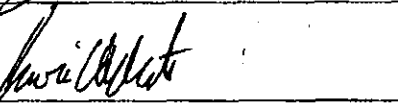


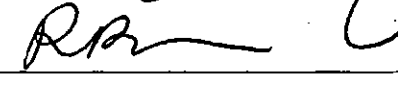
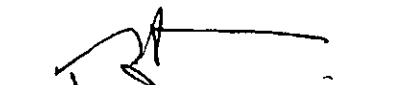



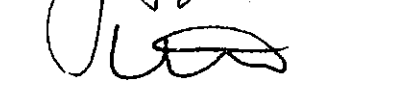

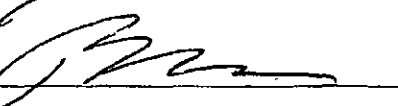
Hello, all. This is Casey Kadavy. I have been in contact with each of you about the Great Hearts field at Trailside and Pima. I have attached a picture of the traffic at the intersection where Trailside meets Pima. As you will see, traffic headed for the 101 is backed up on Pima all the way PAST Trailblazer. As a result, cars are lined up on Trailside to make a left turn to Pima. This is a common issue at several times each day. How do GH and the city plan to address this problem that will be exponentially exacerbated by the influx of vehicles at the proposed sports venue? If you cannot answer these questions, please direct me to someone who can.

Who plans to pay for the necessary adjustments to accommodate the traffic and prevent dangerous collisions?




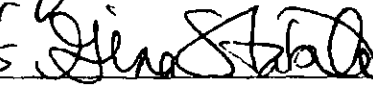
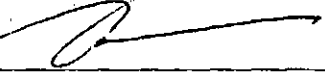


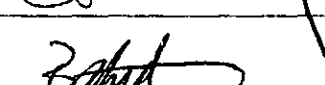



I will be sure to send additional pictures to demonstrate the depth of the existing issue. I look forward to hearing how you plan to solve the problem.



The Estates of Dc Ranch Support Sheet For Great Hearts Field On City Land









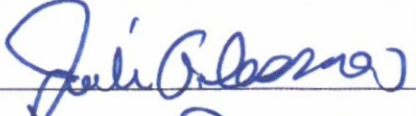



<u>Name</u>	<u>Address</u>	<u>Signature</u>
Lakshmi Reimama Rthy	17700 N 93 St	
SENER DEGIRMENCI SENER.DEGIRMENCI@GMAIL.COM	9267 E. DESERT ARROYOS	
GARY D. FLOSI	9261 E DESERT ARROYOS	
JANE KROSS	18009 N. 92ND WAY	
JANE ALBRETE	4242 E. DESERT VILLAGE	
Amanda Martin	9226 E Via de Vaqueros Dr.	
Sherry Orslyn	9208 E. Via De Vaqueros Dr.	
Rene Bonin	17805 N 92ND ST	
Kannan Gowindan	17757 N 92ND ST	
John Grady	17733 N. 92ND ST.	
Linda Staley	12829 N. VIA DEL SOL	
Jill Edwards	9232 E Via de Vaquero	
Lucile Faurel	9275 E Via de Vaquero	
Basma Yousif	9280 E Via de Vaquero	
Bradley Martorana	9263 E Via de Vaquero	

The Estates of Dc Ranch Support Sheet For Great Hearts Field On City Land

<u>Name</u>	<u>Address</u>	<u>Signature</u>
RENEE COOMAK	9236 E DESERT VILLAGE PR SCOTTSDALE	
FRED AUZEMME	9236 E DESERT VILLAGE DR SCOTTSDALE	
Lenny Stabile	9254 E. Desert Village Scottsdale, AZ 85255	
Gina Stabile	9254 E. Desert Village Dr Scottsdale, AZ 85255	
KERTIN FEZENDAS	9254 E. Desert Village Pr	
TANAWA HIRSON	9272 E. Desert Village Pl	
Guattini	9313 E Desert Village	L. PANATTONI
MAMON TELUM	17603 N 93rd PL SCOTTSDALE	
Will Nygo	17651 N. 93 <sup>rd</sup> PL	Will Nygo
Bob Klein	17699 N 93 <sup>rd</sup> PL	Bob Klein
Laura Klein	17699 N 93 Place	Laura Klein
MARIC WARDLEY	17671 N 93 <sup>rd</sup>	
BRAD HIRSON	17723 N 93rd PL	
Richard Mikels	17795 N 93rd Pl	
Amy Hecker	17700 N 93rd Pl	

amy 85255@gmail

The Estates of Dc Ranch Support Sheet For Great Hearts Field On City Land

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Courtney Harder	17703 N 92 <sup>nd</sup> way	
Byrson Waterman	17775 N. 92 <sup>nd</sup> way	
Kyle Harder	17703 N. 92 <sup>nd</sup> way	
Sim Riotta	17823 N 92 <sup>nd</sup> way	
Dan	17701 N 93 <sup>rd</sup> St.	DANIEL SALTICH
Brent Veach	17704 N. 92 <sup>nd</sup> place	
Maria Veach	17704 N. 92 <sup>nd</sup> place	Maria Veach
Karan Karmajira	17700 N 93 St	
Robert Schuber	17725 N. 93 <sup>rd</sup> St	
Heather Schuber	17725 N. 93 <sup>rd</sup> Street	
Julie Glesner	17797 N 93 <sup>rd</sup> St	
Joy Ruple	17869 N. 93 <sup>rd</sup> St.	
Kristin Neville	17941 N 93 <sup>rd</sup> St	
Lane Neville	17941 N. 93 <sup>rd</sup> St.	
Dionne Guajardo Dionne Guajardo	17916 N. 93 <sup>rd</sup> St.	Dionne Guajardo

John O'Hara Michoiz Milko

17988 N. 93rd St.

~~Eric~~ Bernardo Sanabria  
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bsanabri@gmail.com

D. Waller

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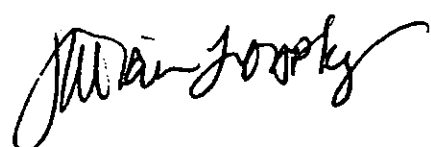
~~Benjamin D. Martin~~ 9226 E. Via de Vaquero Dr.  
Benjamin D. Martin

Lisa Hordichuk



9250 Via de Vaquero  
Scottsdale, AZ 85255

Jillian Leppky




Tommy Record 9256 E Via de Vaqueros Dr.  
Scottsdale, AZ 85255



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Valerie C. Felsted  
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Amer Tadeyan \ Olivia Ordaz  
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amertade@gmail.com



Olivia Ordaz

THE ESTATES OF DC RIDGE SUPPORT SHEET FOR GREAT HEARTS FIELD ON CITY LAND

*A Re*

Alissa Becker

*Michael Genetti*

Michael Genetti 4221 E Desert

~~*[Signature]*~~

Arroyos  
VITAY RADAAKRISHNAN

*Carly, Dan*

DAN + Victoria Darby

*Rex Nestor*

17728 N 92nd Place

17752 N 92nd Place

*Roseann Dunteman*  
*Roseann C. Dunteman*

17776 N. 76th Place

*[Signature]*

"

## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Monday, April 10, 2017 8:31 AM  
**To:** Tessier, Meredith; Steinke, Casey  
**Subject:** FW: Great Hearts Academies/Scottsdale Prep land development proposal - Please Support

**From:** J. Ewen [<mailto:jlewen@yahoo.com>]  
**Sent:** Sunday, April 09, 2017 12:00 PM  
**To:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Subject:** Great Hearts Academies/Scottsdale Prep land development proposal - Please Support

Good Morning,

My wife and I (and our two girls ages 9 and 10) are DC Ranch homeowners of eight years and recently learned that Great Hearts Academies/Scottsdale Preparatory recently purchased land in DC Ranch to develop student athletic fields and facilities. I understand some residents have expressed concern and alternatively, Great Hearts/Scottsdale Prep has proposed working with the city to develop a parcel previously slated for similar development as a co-use park/athletic facility with Great Hearts funding the majority or all the development expense.

This is a sensible public/private partnership and as my family and many others moved to DC Ranch for the family amenities and strong sense of community, we strongly SUPPORT the proposal to develop the land at 91<sup>st</sup> and Trailside View in the aforementioned manner. We plan to attend the April 25th meeting to discuss the proposal but felt it important to also email our community and city officials.

Regards,

Jonas and Lisa Ewen  
9415 E. Trailside View  
Scottsdale, AZ 85255

## Steinke, Casey

---

**From:** Murphy, Bill  
**Sent:** Friday, April 07, 2017 9:49 AM  
**To:** Tessier, Meredith  
**Cc:** Steinke, Casey  
**Subject:** FW: DC Ranch City Park project

**From:** Josh Winston [<mailto:josh.winston36@gmail.com>]  
**Sent:** Friday, April 07, 2017 9:29 AM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Klapp, Suzanne <[SKlapp@scottsdaleaz.gov](mailto:SKlapp@scottsdaleaz.gov)>; Korte, Virginia <[VKorte@Scottsdaleaz.gov](mailto:VKorte@Scottsdaleaz.gov)>; Smith, Dan - 1237 <[DSmith@Scottsdaleaz.gov](mailto:DSmith@Scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Phillips, Guy <[GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov)>; Thompson, Jim <[JThompson@Scottsdaleaz.gov](mailto:JThompson@Scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Cc:** Diane Kar <[DKar@scottsdaleprep.org](mailto:DKar@scottsdaleprep.org)>  
**Subject:** DC Ranch City Park project

To the Mayor, and other city council members,

I am reaching out to you as a resident of North Scottsdale and parent of a student at Scottsdale Prep.

I strongly support the initiative of building a park/athletic field on the 14 acre parcel given to the City by DMB.

Considering the density of the development immediately north of the proposed park (91st & Legacy) and the influx of new residents, adding this park and field is a win-win proposition.

I encourage you to move forward with this project. It will benefit the students of Archway and Scottsdale Prep, and the residents living nearby.

Joshua Winston

## Steinke, Casey

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**From:** Tessier, Meredith  
**Sent:** Tuesday, April 04, 2017 9:06 AM  
**To:** Steinke, Casey  
**Subject:** FW: DC Ranch Park Project (4-UP-2017 and 4-ZN-2017)

For our records.

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211



---

**From:** Murphy, Bill  
**Sent:** Tuesday, April 04, 2017 8:17 AM  
**To:** 'Kimberly Ridley'  
**Cc:** Tessier, Meredith  
**Subject:** RE: DC Ranch Park Project

Ms. Ridley,  
Thank you for your e-mail and positive opinion toward the proposed park in DC Ranch. The discussion to begin the Municipal Use Master Site Plan with City Council which was scheduled for this evening has been removed from the agenda and will be place on a future agenda. Appreciate your feedback.

Bill Murphy

**From:** Kimberly Ridley [<mailto:kimberlyridley@gmail.com>]  
**Sent:** Tuesday, April 04, 2017 8:10 AM  
**To:** Korte, Virginia <[VKorte@Scottsdaleaz.gov](mailto:VKorte@Scottsdaleaz.gov)>  
**Cc:** Thompson, Jim <[JThompson@Scottsdaleaz.gov](mailto:JThompson@Scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Subject:** DC Ranch Park Project

I am writing in support of a joint agreement for athletic facilities with Great Hearts Academy and The City of Scottsdale. With the 14-acre parcel by DMB designated to be a park it would make sense to make good on the intention. I am both a resident of DC Ranch as well as a parent of a Scottsdale Prep Student. Having the athletic facilities would enhance the neighborhood by bringing families together as well as increase the health and wellness of students. Being active and involved in sports is a huge part of the most livable city!

Sincerely,  
Kimberly Ridley  
18417 N. 94th PL  
Scottsdale, AZ 85255

## Steinke, Casey

---

**From:** Tessier, Meredith  
**Sent:** Monday, March 20, 2017 5:25 PM  
**To:** 'rossrodgers@yahoo.com'  
**Cc:** Steinke, Casey; Murphy, Bill  
**Subject:** RE: 4-UP-2017

Ross Rodgers:

Thank you for contacting the City of Scottsdale regarding 4-ZN-2017 and 4-UP-2017. Please click on the following link to view case details and submittal items. Hearing dates for these cases have not been determined, as the cases are under review. Once determined for a hearing, the site will be posted and the attached links will be updated.

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47235>

<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47237>

For questions on these cases, please contact me or Bill Murphy, Community Services Director at 480-312-7954.

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211



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**From:** [rossrodgers@yahoo.com](mailto:rossrodgers@yahoo.com) [<mailto:rossrodgers@yahoo.com>]  
**Sent:** Monday, March 20, 2017 4:20 PM  
**To:** Tessier, Meredith  
**Subject:** 4-UP-2017



Hello, Our family currently resides at 9208 E Desert Park Dr Scottsdale AZ. We are very opposed to this project. The land was approved by the voters as a community park not to be developed as a football field for a charter school that does not support public schools within the City of Scottsdale. The school should

build their football field next to their campus not miles away within a neighborhood. The project would bring traffic, light pollution and crowds. Thank you, Ross -- sent by Ross Rodgers (case# 4-UP-2017)



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## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Wednesday, April 12, 2017 9:21 AM  
**To:** Tessier, Meredith  
**Cc:** Steinke, Casey  
**Subject:** FW: RE: Pima Road & Trailside View

-----Original Message-----

**From:** mwalberg@cox.net [mailto:mwalberg@cox.net]  
**Sent:** Tuesday, April 11, 2017 9:21 PM  
**To:** frederickwgreen@gmail.com; sg.susangrace@gmail.com; don@azgolfhomes.com; pegeiger@msn.com; elizkep@gmail.com; john@azhenricksons.com; esparamm@cox.net; tomheadley11@gmail.com; mgulick@dmbinc.com; marke@hhcpa.com; mblonstein@bkl-az.com; pat.simpson@sothebysrealty.com; bud.kern@gmail.com; ron.belmont@cox.net; christine.irish@dcranchinc.com; jhallieusa@gmail.com  
**Cc:** City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; City Manager Mailbox <citymanager@Scottsdaleaz.gov>  
**Subject:** Fwd: RE: Pima Road & Trailside View

Hello All,

Please find the response to my questions from a traffic analyst at the City of Scottsdale. This was received last week and upon reading it in detail, i am extremely concerned as to who in DC Ranch would think that "the preliminary estimate is that these sports related activities will add between 300 to 400 daily trips (vehicles arriving or leaving) and between 100 to 150 p.m. peak hour trips." is acceptable. The analyst mentions 91st Street being planned as a 5 lane road. It currently is 2 lanes with a turn lane into our development at 91st street and turn lanes at Legacy. Where are the extra 2 lanes going to come from to support this collector road? It is not acceptable for any resident that lives from 94th Street and west should have to endure this kind of traffic on a road that can barely able to support peak hours now.

Residents deserve an explanation on why you would support a project of this nature at an entry point to a residential gate. I understand that DC Ranch does not support the current scope of proposal as it sits today, however, since support has not been withdrawn altogether and the numbers quoted above probably DO NOT include 700+ people for track meets which has been left out of any committee discussions by GH. Please ensure this becomes a priority in future discussions.

Regards,

Marla Walberg  
NVM Park and Manor 1.17

> From: "Ruck, Alan" <ARuck@Scottsdaleaz.gov>  
> To: "'mwalberg@cox.net'" <mwalberg@cox.net>  
> CC: Lisa Obrien <obrienlm@aol.com>, "megansta@gmail.com" <megansta@gmail.com>, Pam And Brooks Kacir And Welter <pj.kacir@gmail.com>, Lynn & Sondra Coleman <lynn@desertdwellings.com>, Dina Hudson <dieihud@gmail.com>,

Shelly McClellan

<ShelleyMcClellan@gmail.com>,  
Michelle <mrebugio@gmail.com>, Jessi Marshall

<jessim@cox.net>,  
Melissa Price <Melissa.price@me.com>,  
Mary Coffou

<marycoffou@gmail.com>,  
"scrangela007@yahoo.com" <scrangela007@yahoo.com>,  
Julie And Rob Longmire <Julielongmire@gmail.com>,  
Jeff Haebig

<jeffhaebig@gmail.com>,  
Chuckie Stockett <c.stockett@cox.net>,  
Casey Kadavy

<caseykadavy@yahoo.com>,  
Maria Todelar <Mctk@todelar.com>,  
"Kercher, Phillip"

<pker@scottsdaleaz.gov>

> Subject: RE: Pima Road & Trailside View

> Date: Mon, 3 Apr 2017 21:57:53 +0000

>

> Marla:

>

> I know that our Parks Department staff have been working with the Great Hearts representatives on the park layout and facilities, but for us it is still early in the review process. We have not received the full traffic analysis yet. We will have more information as we spend time reviewing their submittals.

>

> I will try to answer your questions to the best that I can based upon the information that we have received. I know that you are aware of the proposal, but I would like to provide an overview of the current situation. The proposal is to develop a neighborhood park with some team sports related use by Great Hearts school. This land is owned by the City of Scottsdale, and the DC Ranch master plans have always assumed that it would be a park. This includes their transportation master plans, which plan the roadways for the area. The access for the park was shown to be from 91st Street in the master plans. 91st Street is classified as a major collector street, which is five lanes wide, even though it was constructed initially to only three lanes wide.

>

> The inclusion of a football field and track is not typical for a neighborhood park, but that is what our Parks Department and Planning Department staff are working out. In terms of traffic, the preliminary estimate is that these sports related activities will add between 300 to 400 daily trips (vehicles arriving or leaving) and between 100 to 150 p.m. peak hour trips.

>

> Traffic Engineering staff recently conducted a traffic signal warrant analysis at the Pima Road and Trailside View intersection. We previously studied it in 2014. The number and severity of collisions at the intersection are reviewed as part of the traffic signal warrant analysis. We are not recommending that a traffic signal be installed at this time. We are happy to conduct another analysis as traffic volumes in the area increase, whether from the park or other development. Also, the Great Hearts traffic analysis will include the Pima Road and Trailside View intersection.

>

> As the State Land in this area develops, 91st Street will be extended south to connect the traffic signal at Bell Road. And, there may be changes with the Trailside View intersection. The striping changes that were made recently at the Trailside View and Pima Road intersection were based upon discussions with the DC Ranch Association. The intent was to discourage more than one vehicle from waiting in the median area. We were limited in the amount of changes that we could make due to the concerns of altering access to the State Land property on the west side.

>

> Parking is not allowed along 91st Street, and it is not planned to be. Contacting our Police Department is the best approach if there are vehicles parked along it illegally. If it begins to occur frequently contact me and we can install some no parking signs.

> The amount of additional traffic resulting from the team sports traffic will not be a concern for ADOT. We are currently evaluating the Pima Road/Princess Drive interchange with ADOT to try to develop some strategies to reduce delays.

> I hope that this answers your questions,

> Alan Ruck, EIT

> Traffic Engineering Analyst

> City of Scottsdale

> 7447 E. Indian School Rd., Suite 205

> Scottsdale, AZ 85251

> 480-312-2526

> From: mwalberg@cox.net [mailto:mwalberg@cox.net]

> Sent: Tuesday, March 28, 2017 11:21 AM

> To: Ruck, Alan

> Cc: Lisa Obrien; megansta@gmail.com; Pam And Brooks Kacir And Welter; Lynn & Sondra Coleman; Dina Hudson; Shelly McClellan; Michelle; Jessi Marshall; Melissa Price; Mary Coffou; scrangela007@yahoo.com; Julie And Rob Longmire; Jeff Haebig; Chuckie Stockett; Casey Kadavy; Maria Todelar

> Subject: Re: Pima Road & Trailside View

> Hi Alan,

> Thank you for responding so quickly. I live very close to the intersection noted and have several questions in regard to the proposed application by Great Hearts to install a lighted football field for scheduled events and games bringing 200-250 people along with the installation of a city park to accommodate other groups this size or larger. The group of residents which are copied above are homeowners who live in proximity to this intersection and as a group collectively have the same questions.

> We would like to know what steps the City of Scottsdale is planning to take to evaluate the capacity, safety and overall viability of the intersection of Pima and Trailside View:

> 1. How will this intersection be evaluated? When (time frame) and whom will be responsible for doing this? Does this fall under the oversight of Paul Basha and should we direct these questions to him?

> 2. There is already a perceived safety and traffic problem in this intersection from residents who live behind the parcels in DC Ranch as well as Camden Apartments who utilize this intersection daily. Will the number of accidents and their severity be considered in the evaluation?

> 3. There is more commercial building scheduled along this route (DC Ranch Crossing and DC Ranch Corporate center) which will place additional stress on the intersection and roads. How will this be addressed with regard to the above proposal?

> 4. 91st street i believe is designated as a collector street and how does this street fit into the overall plan for modifications and no parking for events that may overflow. There are already events overflowing at the DC Ranch Corporate center and cars are parking illegally along 91st street for larger events where the private parking of the businesses located in Corporate center is not able to accommodate. For example, residents contacted Scottsdale police several weeks ago about illegal parking on 91st street conducted by a private valet company during a gymnastics tournament.

>  
> 4. The city executed a small change in this intersection not too long ago, it hasn't helped the issues and has anyone at the city evaluated this?

>  
> 5. Is there any oversight by AZDOT considering this may directly affect/increase the already present congestion on AZ101 during peak traffic times?

>  
> Sincerely,  
>  
> Marla Walberg  
> 9229 E Canyon View Rd  
> Scottsdale AZ 85255  
> mwalberg@cox.net<mailto:mwalberg@cox.net>  
> 602-318-3340 cell

>  
>  
>  
> Sent from my iPhone

>  
> On Mar 27, 2017, at 1:10 PM, Ruck, Alan <ARuck@Scottsdaleaz.gov<mailto:ARuck@Scottsdaleaz.gov>> wrote:  
> Hi Marla,

>  
> Email is definitely the easiest way for us to communicate, thank you for the suggestion. Please feel free to send me any questions you have about the intersection of Pima Road & Trailside View, I will do my best to answer or find out the information you are looking for.

>  
> Thanks,  
> Alan Ruck, EIT  
> Traffic Engineering Analyst  
> City of Scottsdale  
> 7447 E. Indian School Rd., Suite 205  
> Scottsdale, AZ 85251  
> 480-312-2526  
>

## Steinke, Casey

---

**From:** Murphy, Bill  
**Sent:** Wednesday, April 12, 2017 9:31 AM  
**To:** Tessier, Meredith; Curtis, Tim  
**Cc:** Steinke, Casey  
**Subject:** FW: Update on DC Ranch Park submittal

**From:** Marc Hudson [mailto:marc.hudson@fastmail.fm]

**Sent:** Tuesday, April 11, 2017 8:17 PM

**To:** DC Ranch <christine.irish@dcranchinc.com>; etwist@greatheartsaz.org; Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>; Washburn, Bruce <bwashburn@scottsdaleaz.gov>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Clack, Michael <MCLACK@scottsdaleaz.gov>; Keagy, Raun <rkea@scottsdaleaz.gov>; City Manager Mailbox <citymanager@Scottsdaleaz.gov>; Stockwell, Brent <BStockwell@scottsdaleaz.gov>; Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; Pryor, Reed <RPRYOR@SCOTTSDALEAZ.GOV>; Bestgen, Greg <GBestgen@scottsdaleaz.gov>; Ekblaw, Kroy <Kekblaw@scottsdaleaz.gov>; Casey, Danielle <DCasey@Scottsdaleaz.gov>; Worth, Daniel <DaWorth@scottsdaleaz.gov>; Washburn, Bruce <bwashburn@scottsdaleaz.gov>; Jagger, Carolyn <cjagger@scottsdaleaz.gov>; Nichols, Jeff <JeNichols@Scottsdaleaz.gov>

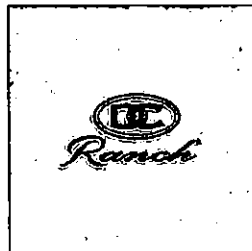
**Cc:** ShelleyMcClellan@gmail.com; pj.kacir@gmail.com; mrebugio@gmail.com; obrienlm@aol.com; jessim@cox.net; jeffhaebig@gmail.com; megansta@gmail.com; dieihud@gmail.com; caseykadavy@yahoo.com; lynn@desertdwellings.com; Melissa.price@me.com; c.stockett@cox.net; sararodgers10@yahoo.com; Linzillou@aol.com; marycoffou@gmail.com; kat@becutieful.com; Julielongmire@gmail.com; Mctk@todelar.com; azrileys007@yahoo.com; arizonahomecare@gmail.com; joel@joelstrom.com; Thomaswnelson@hotmail.com; nelson.jeri@gmail.com; Drdavepatel@gmail.com; j.jdugan@cox.net; steve@marathonprint.com; azpuck@gmail.com; amylynnel@cs.com; ashellrich@mac.com; jason.kadavy@gmail.com; jhallieUSA@gmail.com; juliecieniawski@gmail.com; mwalberg@cox.net; jrubio.vip@gmail.com; Bowling, Joshua <jbowling@azcentral.com>

**Subject:** Re: Update on DC Ranch Park submittal

The plans fall far short of acceptable!!!

Going forward please ensure that DC Ranch and city residents within proximity of the planned park property are informed and included in any discussions with Great Hearts and the City, please!

On 4/11/17 3:27 PM, DC Ranch wrote:



Nearly 15 years ago, the developers of DC Ranch donated 12 acres to the city of Scottsdale for a future DC Ranch neighborhood park. DC Ranch – and the city – envisioned a park that would benefit all residents of our community. Our commitment to that vision has not wavered.

Recently, a proposal to develop that park was submitted to the city by Great Hearts Academies, a public charter school with campuses in Arizona including Scottsdale Preparatory Academy. The school contends that a partnership with the city makes sense. That's because the park would be built using Great Hearts' funding on donated land owned by the city and would provide Scottsdale Prep students a place to play sports while giving DC Ranch and other Scottsdale residents a new park.

But as your advocates, we recognize details are extremely important.

And currently, the Great Hearts site plan falls short of the character of a park our community deserves.

Both the Community Council and the Ranch Association are opposed to the scope and scale of Great Hearts' submittal, and DC Ranch has asked Great Hearts to withdraw it.

The school has been clear and consistent in communicating its intentions to develop athletic fields for their students. It purchased three lots within the DC Ranch Corporate Center for this purpose.

The Ranch Association supports the Community Council's ongoing efforts to ensure that any Great Hearts athletic field, whether located at the DC Ranch Corporate Center where they own land or on this city-owned land, is as resident-friendly as possible. To that end, discussions with Great Hearts and the city of Scottsdale will continue.

We will continue to express our disappointment with the current site plan and explain our desire to see/review/evaluate their potential use agreement or lease.

We need to fully understand how the park's development and ongoing use would impact our community – both positively and/or negatively. We will continue to advocate in the best interest of DC Ranch.

The Community Council intends to provide additional information regarding this issue on the DC Ranch website. The Council understands the importance of communication and transparency, and every effort will be made to provide accurate and timely information to the DC Ranch community.

We also expect this issue to be discussed at an upcoming City Council meeting. You can see future City Council agendas [here](#).

Lastly, we have established a central communication channel for all DC Ranch Park correspondence, which will be managed by Chris Irish, Community Council Executive Director, at [Christine.Irish@dcranchinc.com](mailto:Christine.Irish@dcranchinc.com).

Thank you for being a valued member of our community.

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This message has been sent to [dcr@hudhouse.postinbox.com](mailto:dcr@hudhouse.postinbox.com)

As a subscriber of General Correspondence at DC Ranch Community Management, we'll periodically send you an email to help keep you informed. If you wish to discontinue receiving these types of emails, you may opt out by clicking [Safe Unsubscribe](#).

To view our privacy policy, click [Privacy Policy](#).

This message has been sent as a service of [AssociationVoice](#), provider of smart Websites for Associations and Management, 400 S. Colorado Blvd. Ste 790, Denver, CO 80246. AssociationVoice © 2017. All rights reserved.

## Steinke, Casey

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**From:** Jason Kadavy <jason.kadavy@gmail.com>  
**Sent:** Saturday, April 22, 2017 1:25 PM  
**To:** Tessier, Meredith  
**Cc:** Murphy, Bill; Steinke, Casey  
**Subject:** Re: 4-UP-2017 and related 4-ZN-2017

Ms. Tessier et al,

Item 26 on the April 25, 2017 City Council Agenda has incorrect information that is misleading to the City Council. The agenda indicates funding of \$2.05million for the Neighborhood Park from Bond 2000. The actual estimated cost was \$6.2million. Item 16 on page 5 of the document found through this link. This kind of misinformation should be corrected prior to the April 25, 2017 meeting.

<http://www.scottsdaleaz.gov/Asset31296.aspx>

Kind regards,

Jason

On Mon, Apr 17, 2017 at 6:30 PM, Tessier, Meredith <[MTessier@scottsdaleaz.gov](mailto:MTessier@scottsdaleaz.gov)> wrote:

Good Morning Jason:

Thank you for contacting the city regarding the mentioned cases. Please note, the conceptual site plan, landscape plan and electrical lighting plans were withdrawn last week by the applicant to continue their outreach with the community. Please see the attached link to view case details. <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47235>

A Citizen Participation Plan was submitted with the application that outlines how the applicant will conduct citizen notification (see attached). Open House dates will be conducted by the applicant, which will require notification and site postings at least 10 days prior to the meeting.

Please contact myself or Bill Murphy if you have any additional questions.

Thank you,

Meredith Tessier, Senior Planner

Planning & Development Services



**From:** Jason Kadavy [<mailto:jason.kadavy@gmail.com>]  
**Sent:** Monday, April 10, 2017 3:24 PM  
**To:** Tessier, Meredith  
**Subject:** 4-UP-2017 and related 4-ZN-2017

Ms. Tessier, I am writing to you as the Coordinator named on the cases to request a stoppage of case 4-UP-2017 and related 4-ZN-2017 due to inadequate Public Notification Requirements. The Applicant did not conduct an Open House, Citizen Review Plan or issue a Citizen/Neighborhood Report as is required. It is requested that these actions be taken before a formal application is considered by the City. The vast majority of the DC Ranch community is adamantly opposed to the amendment of the Master Use Site Plan in the Application and requests that the Applicant continue with the development of its original plans on the 3 parcels purchased by Great Hearts Academies ("GHA"). It is not desired nor necessary to locate the Scottsdale Preparatory Academy's field on land deeded as a public park as the property owned by GHA is zoned as I-1 and has always been intended for a variety of commercial uses such as Private and Charter Schools, even before 2009 laws changed to treat Charter Schools as Public Schools.

Please send this back to the beginning of the process so that proper Neighborhood Involvement can be initiated.

Thank you,

Jason



**From:** Jason Kadavy [<mailto:jason.kadavy@gmail.com>]  
**Sent:** Monday, April 10, 2017 3:24 PM  
**To:** Tessier, Meredith  
**Subject:** 4-UP-2017 and related 4-ZN-2017

Ms. Tessier, I am writing to you as the Coordinator named on the cases to request a stoppage of case 4-UP-2017 and related 4-ZN-2017 due to inadequate Public Notification Requirements. The Applicant did not conduct an Open House, Citizen Review Plan or issue a Citizen/Neighborhood Report as is required. It is requested that these actions be taken before a formal application is considered by the City. The vast majority of the DC Ranch community is adamantly opposed to the amendment of the Master Use Site Plan in the Application and requests that the Applicant continue with the development of its original plans on the 3 parcels purchased by Great Hearts Academies ("GHA"). It is not desired nor necessary to locate the Scottsdale Preparatory Academy's field on land deeded as a public park as the property owned by GHA is zoned as I-1 and has always been intended for a variety of commercial uses such as Private and Charter Schools, even before 2009 laws changed to treat Charter Schools as Public Schools.

Please send this back to the beginning of the process so that proper Neighborhood Involvement can be initiated.

Thank you,

Jason

## Steinke, Casey

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**From:** Jason Kadavy <jason.kadavy@gmail.com>  
**Sent:** Monday, April 17, 2017 6:45 PM  
**To:** Tessier, Meredith  
**Cc:** Steinke, Casey; Murphy, Bill  
**Subject:** RE: 4-UP-2017 and related 4-ZN-2017

Thank you for the information. I do not believe the 750ft radius is sufficient given that all of DC Ranch has a vested interest if the public park would be redesigned to be a sports field with primary use going to a charter school.

I would ask that notifications go beyond the 750ft and include all residents of DC Ranch.

Thank you

On Apr 17, 2017 6:30 PM, "Tessier, Meredith" <[MTessier@scottsdaleaz.gov](mailto:MTessier@scottsdaleaz.gov)> wrote:

Good Morning Jason:

Thank you for contacting the city regarding the mentioned cases. Please note, the conceptual site plan, landscape plan and electrical lighting plans were withdrawn last week by the applicant to continue their outreach with the community. Please see the attached link to view case details. <https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/47235>

A Citizen Participation Plan was submitted with the application that outlines how the applicant will conduct citizen notification (see attached). Open House dates will be conducted by the applicant, which will require notification and site postings at least 10 days prior to the meeting.

Please contact myself or Bill Murphy if you have any additional questions.

Thank you,

Meredith Tessier, Senior Planner

Planning & Development Services

P: [480/312-4211](tel:4803124211)

## Steinke, Casey

---

**From:** Murphy, Bill  
**Sent:** Tuesday, April 18, 2017 3:12 PM  
**To:** Tessier, Meredith  
**Cc:** Steinke, Casey  
**Subject:** FW: Park Proposal

**From:** Smetana, Rachel  
**Sent:** Tuesday, April 18, 2017 1:34 PM  
**To:** 'kpholford@cox.net' <[kpholford@cox.net](mailto:kpholford@cox.net)>  
**Cc:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>; Thompson, Jim <[JThompson@Scottsdaleaz.gov](mailto:JThompson@Scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.gov](mailto:bmurphy@Scottsdaleaz.gov)>  
**Subject:** FW: Park Proposal

Dear Ms. Holford,

Please let me acknowledge receipt of your email on behalf of Mayor Lane and some members of Council. Thank you for weighing in with your thoughts on this proposal.

Best regards,

**Rachel Smetana**  
Mayor's Chief of Staff  
City of Scottsdale  
480-312-7806  
[rsmetana@scottsdaleaz.gov](mailto:rsmetana@scottsdaleaz.gov)

---

**From:** Kristin Holford [<mailto:kpholford@cox.net>]  
**Sent:** Tuesday, April 18, 2017 11:08 AM  
**To:** Lane, Jim; Smith, Dan - 1237; Phillips, Guy; Littlefield, Kathy; Phillips, Guy; Klapp, Suzanne; Korte, Virginia; Milhaven, Linda  
**Cc:** [bmurphy@scottsdale.gov](mailto:bmurphy@scottsdale.gov); Thompson, Jim  
**Subject:** Park Proposal

Dear Mayor and City Council Members,

I am a Scottsdale resident and voter, and I have three children who attend Scottsdale Preparatory Academy. I would like to express my support for the pending field/park project that is being considered. Although I can understand the feelings of those who oppose this project, I believe that it will have a beneficial impact not only to the students and families of our school, but also to the community in general.

My children have been involved in athletics for most of their lives, and we know how difficult it can be to obtain field and court space for practices and games of all kinds, for both school and non-school sports. Additional facilities are needed for the community as a whole for many organized outdoor activities. Of course, this new field/park would also be extraordinarily helpful to participants in Scottsdale Prep Athletics, who are very considerate, and whom I trust would be respectful of the new development and the surrounding areas.

I hope that you will vote to allow this wonderful opportunity to be developed for the good of our school and of our Scottsdale community.

Best Regards,

Kristin Holford

## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Wednesday, April 19, 2017 4:52 PM  
**To:** Tessier, Meredith  
**Cc:** Steinke, Casey  
**Subject:** FW: Partnership between the City of Scottsdale and Great Hearts to develop land at N. 91 St. and E. Trailside View

-----Original Message-----

From: Debra McKeighan [<mailto:debramckeighan@yahoo.com>]

Sent: Wednesday, April 19, 2017 2:30 PM

To: Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Klapp, Suzanne <[SKlapp@scottsdaleaz.gov](mailto:SKlapp@scottsdaleaz.gov)>; Korte, Virginia <[VKorte@Scottsdaleaz.gov](mailto:VKorte@Scottsdaleaz.gov)>; Smith, Dan - 1237 <[DSmith@Scottsdaleaz.gov](mailto:DSmith@Scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Phillips, Guy <[GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov)>; Thompson, Jim <[JThompson@Scottsdaleaz.gov](mailto:JThompson@Scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>

Subject: Partnership between the City of Scottsdale and Great Hearts to develop land at N. 91 St. and E. Trailside View

To whom it may concern,

As a DC Ranch resident, I fully support the proposed partnership between the City of Scottsdale and Great Hearts Academies to develop a Park/Athletic Field on the parcel donated to the City by DMB.

Thank you.

Debbie McKeighan

## **Steinke, Casey**

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**From:** Tessier, Meredith  
**Sent:** Friday, April 21, 2017 11:04 AM  
**To:** Steinke, Casey  
**Subject:** FW: City Council April 25, 2017 Agenda Item 26 (4-ZN-2017&4-UP-2017)

For our records.

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**From:** Murphy, Bill  
**Sent:** Thursday, April 20, 2017 5:09 PM  
**To:** 'pj.kacir@gmail.com'  
**Cc:** City Council; Thompson, Jim  
**Subject:** RE: City Council April 25, 2017 Agenda Item 26

Pamela,  
Thank you for your note and questions.

This coming Tuesday evening we are requesting the council provide city staff the opportunity to initiate the public outreach process with the community through the Municipal Use Master Site Plan . It will also continue the conversation with Great Hearts, DC Ranch and the city. That is the action that night for the council members to consider on item number 26.

You raised a question related to the council action and made reference to the zoning language. The DC Ranch community is zoned for Open Space/Planned Community which is a defined municipal term which could include parks, golf course or recreation uses. The specifics from the masterplan council action from 2003 references a park on this site, and the deed you mentioned also refers to that use. We are not trying to mislead anyone. This is going to be a planned park, it was voter approved in 2000 Bond as a Park, and that is the plan today. The designs Great Hearts had submitted to the city which we were reviewing as a city was withdrawn last week. I don't anticipate any new drawings coming in between now and next Tuesday evening for review.

The discussion points which have been discussed at this time the school (Great Hearts), would build the park at their expense, they would pay the maintenance cost associated with maintaining the park annually, they would submit times of use which the city would coordinate. We do this same type of field use with youth and adult groups using our park fields and SUSD school sites The city would also program some rental uses for organized groups, and the public would have access to the park as well, all meeting the intended use of a public park.

There will be many other steps throughout this process which would include public meetings in which other points you have raised will be discussed and answered. I thank you again for your correspondence.

Regards  
Bill Murphy

**From:** pamela kacir [<mailto:pj.kacir@gmail.com>]

**Sent:** Monday, April 17, 2017 9:15 PM

**To:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>

**Cc:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>; Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>

**Subject:** City Council April 25, 2017 Agenda Item 26

Hi Bill,

Thank you for your time to read my concern.

I am concerned that the attached City Council Report provided to the Council members to make a decision on April the 25th City Council Meeting regarding Resolution No. 10770 Initiating a Municipal Use Master Site Plan for DC Ranch Park is MISLEADING to the Council.

I attach the Special Warranty Deed Restrictions Agreement # 2003-123-COS.

Why are City Staff advising councilmembers that this 12.8+ acres can be a golf course and many other things. It seems someone is trying to intimate that anything can go on this land, which is not what is specified in the Special Warranty Deed Restrictions.

The Special Warranty Deed Restrictions state, on page three:

#### COVENANT, CONDITIONS and RESTRICTIONS

"Notwithstanding anything to the contrary in this instrument, DC Ranch and the City hereby agree and declare that the park property shall beheld, conveyed and transferred subject to the following covenants, conditions and restrictions, which are hereby imposed against the Park property as part of a general plan of development that is designed to protect and enhance the value and desirability of the entire DC Ranch Development (collectively, the "Covenants")"

#### USE OF PROPERTY

The City shall not use the Park Property for any purpose other than a PUBLIC Park.

City of Scottsdale Attorney, Kim McIntyre advised us last week when we questioned her "How does the City plan on breaking the Special Warranty Deed Restrictions?" Kim responded "We are waiting to hear from DC Ranch."

Many DC Residents based their home purchase decisions on upon that Special Warranty Deed. It specifically states that this land, if ever developed, will be a Park designed to protect and enhance the value and desirability of the entire DC Ranch Development". Hosting the largest multi-use Sports Complex in North Scottsdale with exclusive rights for Great Hearts Schools with lit fields shining down until 11pm is not in the spirit of the Special Warranty Deed. I noticed Great Hearts has withdrawn their renderings. Will the Council and Scottsdale residents see the new renderings before the April 25, 2017 City Council Meeting?

DC Ranch created special covenants and CCRR's to protect its land which is carefully crafted to preserve the unique character of the natural desert that existed long before residents ever arrived. To ensure the continuity of this DC Ranch philosophy, thorough landscape guidelines, and 'dark skies' community standards were developed. This is what residents who purchased in DC Ranch over the last twelve years are expecting in a park that "Runs with the Land in Perpetuity" per the Special Warranty Deed Restrictions.

Please advise how your department and/or the legal department will address what the site is actually restricted to be used for with Scottsdale City Council members before the April 25, 2017 Council meeting.

Also, can you or another city staff member working on this project please explain why this has not gone through the City legal department? It appears the point is moot. Anything other than a park designed to protect and enhance the value and desirability of the entire DC Ranch Development (collectively, the "Covenants") can not go on the 12.8+ acres unless the Special Warranty Deed is changed or altered. Two legal opinions we have received advise the only way that it can be changed or altered is a vote of the majority DC Residents wanting to change the deed. DC Ranch residents based their home purchases upon that Special Warranty Deed. If the deed is changed there WILL be a lawsuit filed to enforce the Special Warranty Deed Restrictions. Currently the DC Ranch Community Council Board Members, President Pat Simpson and the Executive Director, Christine Irish are ignoring residents who are deeply opposed to resolution No. 10770.

I look forward to hearing back from you at your earliest convenience,

Kind Regards,

Pamela Kacir

DC Ranch Resident

## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Friday, April 21, 2017 8:17 AM  
**To:** Tessier, Meredith; Steinke, Casey  
**Subject:** FW: I Support the Partnership between Great Hearts and the City of Scottsdale

**From:** Thinkingaz [<mailto:thinkingaz@yahoo.com>]  
**Sent:** Thursday, April 20, 2017 6:19 PM  
**To:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Subject:** Fwd: I Support the Partnership between Great Hearts and the City of Scottsdale

Sent from my iPad

Begin forwarded message:

**From:** Thinkingaz <[thinkingaz@yahoo.com](mailto:thinkingaz@yahoo.com)>  
**Date:** April 20, 2017 at 6:14:01 PM MST  
**To:** [bmurphy@scottsdale.gov](mailto:bmurphy@scottsdale.gov)  
**Subject: I Support the Partnership between Great Hearts and the City of Scottsdale**

Hello Bill,

I wanted to express my support for the joint partnership between Great Hearts and the City of Scottsdale. This is a big particularly for the City and its residents. I am a resident at McDowell Mountain Ranch. I've taken the time to drive through both locations and believe that the 14 acre lot will be less disruptive for the community, easier access for everyone and a big win for the City. Don't let this opportunity pass.

Thank You,  
Johanna J. Tesoniero, DDS, FAGD

Sent from my iPad

## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Friday, April 21, 2017 8:17 AM  
**To:** Tessier, Meredith; Steinke, Casey  
**Subject:** FW: Support Great Hearts and D.C. Ranch City Park Project

-----Original Message-----

**From:** Denise Nicoll [<mailto:runpt10@aol.com>]  
**Sent:** Thursday, April 20, 2017 9:03 PM  
**To:** [jlane@scottsdaleaz.gov](mailto:jlane@scottsdaleaz.gov)  
**Subject:** Support Great Hearts and D.C. Ranch City Park Project

I am writing this email to express my support for the Great Hearts in DC Ranch City Park Project. I asked for you to support this project as it will only benefit all of the youth of Scottsdale. This park will be a place for family and friends to gather as well as provide opportunities for children of all ages to play various sports and be active outside. It will be a great asset to the city of Scottsdale and provide much-needed outdoor play space for our kids.

Sincerely,

Denise Nicoll  
Scottsdale Resident  
Sent from my iPhone

## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Thursday, April 20, 2017 4:48 PM  
**To:** Tessier, Meredith  
**Cc:** Steinke, Casey  
**Subject:** FW: Great Hearts athletic field and park

**From:** [dmkar5@gmail.com](mailto:dmkar5@gmail.com) [<mailto:dmkar5@gmail.com>] **On Behalf Of** Diane Kar  
**Sent:** Wednesday, April 19, 2017 8:34 PM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Klapp, Suzanne <[SKlapp@scottsdaleaz.gov](mailto:SKlapp@scottsdaleaz.gov)>; Korte, Virginia <[VKorte@Scottsdaleaz.gov](mailto:VKorte@Scottsdaleaz.gov)>; Smith, Dan - 1237 <[DSmith@Scottsdaleaz.gov](mailto:DSmith@Scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>  
**Cc:** Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Subject:** Great Hearts athletic field and park

Dear Council Members,

I am writing in support of the joint project with the City/Great Hearts/DC Ranch for the athletic field/park. As a 25 year City of Scottsdale resident I ask you to vote "YES" on the project.

I know there is a great deal of misinformation and fear about the project. I beg you to stick to the facts, it is a field and only a field - no other school going in, etc. and vote on the facts, not on assumptions or rumor.

Thank you for your dedication to our city and our community.

Best,  
Diane Kar

## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Thursday, April 20, 2017 4:48 PM  
**To:** Tessier, Meredith; Steinke, Casey  
**Subject:** FW: Public Park at 91st Street and East Trailside View

**From:** Eugene Chung [<mailto:eugeneandnam@hotmail.com>]  
**Sent:** Thursday, April 20, 2017 2:00 PM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Klapp, Suzanne <[SKlapp@scottsdaleaz.gov](mailto:SKlapp@scottsdaleaz.gov)>; Korte, Virginia <[VKorte@Scottsdaleaz.gov](mailto:VKorte@Scottsdaleaz.gov)>; Smith, Dan - 1237 <[DSmith@Scottsdaleaz.gov](mailto:DSmith@Scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>  
**Cc:** Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Subject:** Public Park at 91st Street and East Trailside View

To All:

We strongly support Great Hearts as it seeks to enter into a joint agreement with the City of Scottsdale to develop a public park on a roughly 12 acre parcel owned by the City of Scottsdale at the southwest corner of 91st Street and East Trailside View.

Thank you,

The Chung Family--Eugene, Nam, Thomas (15), Theo (9), and Will (4)

-----  
Eugene Chung, M.D.  
18479 N 97th Way  
Scottsdale, AZ 85255  
(480) 513-1002 Home  
(480) 363-5298 Cell  
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## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Thursday, April 20, 2017 12:57 PM  
**To:** Tessier, Meredith; Steinke, Casey  
**Subject:** FW: Public Park at 91st Street and East Trailside View

**From:** Neil Sareen [<mailto:neil.sareen@gmail.com>]  
**Sent:** Thursday, April 20, 2017 10:00 AM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Klapp, Suzanne <[SKlapp@scottsdaleaz.gov](mailto:SKlapp@scottsdaleaz.gov)>; Korte, Virginia <[VKorte@Scottsdaleaz.gov](mailto:VKorte@Scottsdaleaz.gov)>; Smith, Dan - 1237 <[DSmith@Scottsdaleaz.gov](mailto:DSmith@Scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Subject:** Public Park at 91st Street and East Trailside View

Hello,

We are DC Ranch residents who live close to the location, and we STRONGLY SUPPORT a park being built at 91st Street and East Trailside View. A park is a great way to "soften" an area, and bring the community together. If the park isn't built, I'm concerned that this will become another office park, shopping center or resort, none of which foster a "community spirit". In addition, this area does not have enough public parks, which are a big reason Scottsdale is a "Most Livable City". I would like to keep it that way!

Thanks!  
Neil Sareen

## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Thursday, April 20, 2017 12:47 PM  
**To:** Tessier, Meredith; Steinke, Casey  
**Subject:** FW: DC Ranch City Park Project

**From:** Gordon Family [<mailto:gordonfamily10@gmail.com>]  
**Sent:** Thursday, April 20, 2017 12:20 PM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Klapp, Suzanne <[SKlapp@scottsdaleaz.gov](mailto:SKlapp@scottsdaleaz.gov)>; Korte, Virginia <[VKorte@Scottsdaleaz.gov](mailto:VKorte@Scottsdaleaz.gov)>; Smith, Dan - 1237 <[DSmith@Scottsdaleaz.gov](mailto:DSmith@Scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>  
**Cc:** Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Subject:** DC Ranch City Park Project

Hello. I am a Scottsdale Resident, and would like to express my support of the DC Ranch City Park Project with Great Hearts. It would be not only a great asset to Scottsdale Prep, but it would also be a fantastic place for the city residents, and residents of DC Ranch, to use and enjoy. I urge you to please support this project.

We will be at the meeting to show my support of this project. Thank you!  
Elizabeth & Jeff Gordon  
25231 N Horseshoe Trail

## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Thursday, April 20, 2017 12:43 PM  
**To:** Tessier, Meredith  
**Cc:** Steinke, Casey  
**Subject:** FW: Park at 91st Street and East Trailside View

**From:** Hallam, Michael [<mailto:MHallam@lrrc.com>]  
**Sent:** Thursday, April 20, 2017 9:39 AM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Klapp, Suzanne <[SKlapp@scottsdaleaz.gov](mailto:SKlapp@scottsdaleaz.gov)>; Korte, Virginia <[vkorte@scottsdaleaz.gov](mailto:vkorte@scottsdaleaz.gov)>; Smith, Dan - 1237 <[DSmith@Scottsdaleaz.gov](mailto:DSmith@Scottsdaleaz.gov)>; Littlefield, Kathy <[klittlefield@scottsdaleaz.gov](mailto:klittlefield@scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>  
**Cc:** Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Subject:** Park at 91st Street and East Trailside View

Mayor and Council Members:

I am writing to express my support for the proposed agreement for the development of the Park at 91<sup>st</sup> Street and East Trailside View between Great Hearts and the City of Scottsdale. My three children attend Scottsdale Preparatory Academy and each participate in school athletics. Scottsdale Prep students athletes are hardworking and dedicated kids. The success of the programs at Scottsdale Prep is a testament to that fact. Most importantly, these athletic programs teach these young students the importance of character and make them better citizens.

This proposed agreement is a means to not only support those goals, but a means to bring a wonderful park space to the DC Ranch Community. I urge the Council to support this project.

Thank you,

Michael Hallam

## Steinke, Casey

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**From:** Tessier, Meredith  
**Sent:** Thursday, April 20, 2017 9:04 AM  
**To:** jrose@roselawgroup.com; Jennifer Hall  
**Cc:** Steinke, Casey  
**Subject:** FW: Question: Why does Great Hearts Academies(GHA) so desperate on getting the City property?

For your records.

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211



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**From:** Murphy, Bill  
**Sent:** Thursday, April 20, 2017 8:42 AM  
**To:** Tessier, Meredith  
**Subject:** FW: Question: Why does Great Hearts Academies(GHA) so desperate on getting the City property?

**From:** Marc Hudson [<mailto:marc.hudson@fastmail.fm>]  
**Sent:** Wednesday, April 19, 2017 9:56 PM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>; Washburn, Bruce <[bwashburn@scottsdaleaz.gov](mailto:bwashburn@scottsdaleaz.gov)>; Jagger, Carolyn <[cjagger@scottsdaleaz.gov](mailto:cjagger@scottsdaleaz.gov)>; Nichols, Jeff <[JeNichols@Scottsdaleaz.gov](mailto:JeNichols@Scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; City Manager Mailbox <[citymanager@Scottsdaleaz.gov](mailto:citymanager@Scottsdaleaz.gov)>; Grant, Randy <[RGrant@Scottsdaleaz.gov](mailto:RGrant@Scottsdaleaz.gov)>; Clack, Michael <[MCLACK@scottsdaleaz.gov](mailto:MCLACK@scottsdaleaz.gov)>; Pryor, Reed <[RPRYOR@SCOTTSDALEAZ.GOV](mailto:RPRYOR@SCOTTSDALEAZ.GOV)>; Worth, Daniel <[DaWorth@scottsdaleaz.gov](mailto:DaWorth@scottsdaleaz.gov)>; Corsette, Kelly <[KCorsette@scottsdaleaz.gov](mailto:KCorsette@scottsdaleaz.gov)>; Ekblaw, Kroy <[Kekblaw@scottsdaleaz.gov](mailto:Kekblaw@scottsdaleaz.gov)>; Bestgen, Greg <[GBestgen@scottsdaleaz.gov](mailto:GBestgen@scottsdaleaz.gov)>; Casey, Danielle <[DCasey@Scottsdaleaz.gov](mailto:DCasey@Scottsdaleaz.gov)>; Stockwell, Brent <[BStockwell@scottsdaleaz.gov](mailto:BStockwell@scottsdaleaz.gov)>; Keagy, Raun <[rkea@scottsdaleaz.gov](mailto:rkea@scottsdaleaz.gov)>; [etwist@greatheartsaz.org](mailto:etwist@greatheartsaz.org); [Bob.Mulhern@colliers.com](mailto:Bob.Mulhern@colliers.com); [Shelleymcclellan@gmail.com](mailto:Shelleymcclellan@gmail.com); [pj.kacir@gmail.com](mailto:pj.kacir@gmail.com); [mrebugio@gmail.com](mailto:mrebugio@gmail.com); [obrienlm@aol.com](mailto:obrienlm@aol.com); [jessim@cox.net](mailto:jessim@cox.net); [jeffhaebig@gmail.com](mailto:jeffhaebig@gmail.com); [megansta@gmail.com](mailto:megansta@gmail.com); [dieihud@gmail.com](mailto:dieihud@gmail.com); [caseykadavy@yahoo.com](mailto:caseykadavy@yahoo.com); [lynn@desertdwellings.com](mailto:lynn@desertdwellings.com); [Melissa.price@me.com](mailto:Melissa.price@me.com); [c.stockett@cox.net](mailto:c.stockett@cox.net); [sararodgers10@yahoo.com](mailto:sararodgers10@yahoo.com); [Linzillou@aol.com](mailto:Linzillou@aol.com); [marycoffou@gmail.com](mailto:marycoffou@gmail.com); [kat@becutieful.com](mailto:kat@becutieful.com); [Julielongmire@gmail.com](mailto:Julielongmire@gmail.com); [Mctk@todelar.com](mailto:Mctk@todelar.com); [azrileys007@yahoo.com](mailto:azrileys007@yahoo.com); [arizonahomecare@gmail.com](mailto:arizonahomecare@gmail.com); [joel@joelstrom.com](mailto:joel@joelstrom.com); [Thomaswnelson@hotmail.com](mailto:Thomaswnelson@hotmail.com); [nelson.jeri@gmail.com](mailto:nelson.jeri@gmail.com); [Drdavepatel@gmail.com](mailto:Drdavepatel@gmail.com); [jjidugan@cox.net](mailto:jjidugan@cox.net); [steve@marathonprint.com](mailto:steve@marathonprint.com); [azpuck@gmail.com](mailto:azpuck@gmail.com); [amylynnel@cs.com](mailto:amylynnel@cs.com); [ashellrich@mac.com](mailto:ashellrich@mac.com); [jason.kadavy@gmail.com](mailto:jason.kadavy@gmail.com); [jhallieUSA@gmail.com](mailto:jhallieUSA@gmail.com); [juliecieniewski@gmail.com](mailto:juliecieniewski@gmail.com); [mwalberg@cox.net](mailto:mwalberg@cox.net); [jrubio.vip@gmail.com](mailto:jrubio.vip@gmail.com); DC Ranch <[Christine.Irish@dcranchinc.com](mailto:Christine.Irish@dcranchinc.com)>; [bud.kern@gmail.com](mailto:bud.kern@gmail.com); [pat.simpson@sothebysrealty.com](mailto:pat.simpson@sothebysrealty.com); [frederickwgreen@gmail.com](mailto:frederickwgreen@gmail.com); [sg.susangrace@gmail.com](mailto:sg.susangrace@gmail.com); [don@azgolfhomes.com](mailto:don@azgolfhomes.com); [pegeiger@msn.com](mailto:pegeiger@msn.com); [elizkep@gmail.com](mailto:elizkep@gmail.com); [john@azhenricksons.com](mailto:john@azhenricksons.com)  
**Cc:** [darren.shaw@dcranchinc.com](mailto:darren.shaw@dcranchinc.com); Bowling, Joshua <[jbowling@azcentral.com](mailto:jbowling@azcentral.com)>; [mfittro@newszap.com](mailto:mfittro@newszap.com);

ssieg@rioradio.org; sgoldstein@rioradio.org; wstone@rioradio.org

**Subject: Question: Why does Great Hearts Academies(GHA) so desperate on getting the City property?**

Hello -

What are the reasons that GHA is so desperate to get use of the ~14 acres of City property?

I'm asking because to me something does not seem right based on the available information.

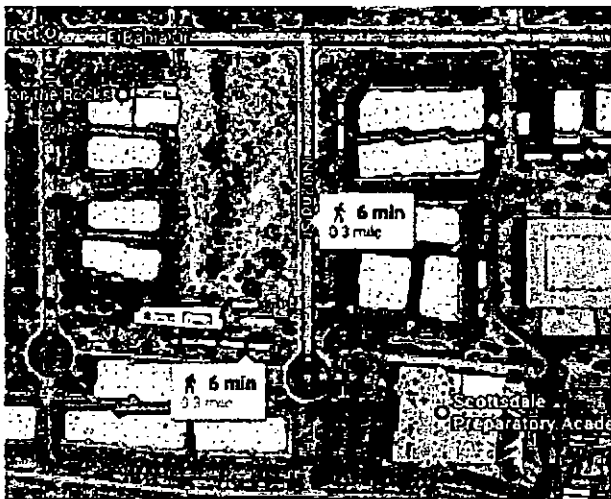
### Available Properties

“... Great Hearts searched for the least disruptive areas to build a stadium...”

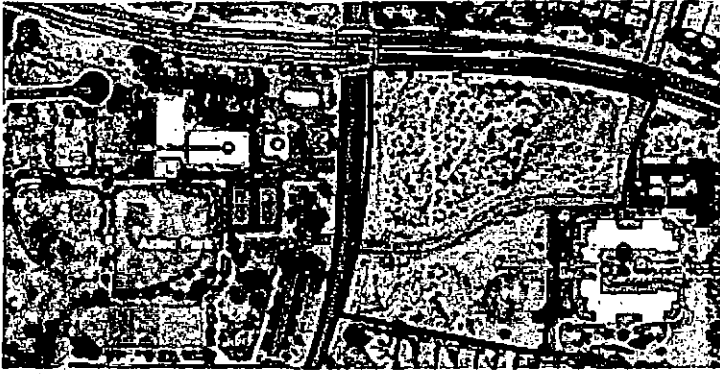
"We opened Scottsdale Prep near the Scottsdale Airpark," he said. "We moved it to WestWorld, thinking we could potentially purchase something in the area. Barrett-Jackson has land that's literally in Scottsdale Prep's backdoor. They've got other uses there." are Erik Twist's comments in a azcentral.com article.

Well in Feb 2016, GHA purchased 3 acres in DC Ranch corporate center that has resulted in the opposite of Erik Twist's comments “least disruptive” and “..thinking we could purchase something in the area” near Scottsdale Prep.

What's strange is the sale last week of 11.08 acres at 17492 N 91<sup>st</sup> st that is 0.3 miles (~6 min walk) from Scottsdale Prep. I guess GHA found that 3 acres behind homes “less disruptive” than an area with no homes.



Additionally, it's difficult to understand why GHA was unable to find a suitable available property since a simple web search would've returned properties like the 6.75 acres at 100th st. & Frank Lloyd Wright that is directly across the street from Aztec Park.



I understand it's tough finding the right property without a real estate agent, which is why it's extremely odd that GHA only found the 3 acre property since GHA's co-founder and their Az. Board of directors president Bob Mulhern is the managing director for both Phoenix and Scottsdale offices of Colliers Int. a global leader in commercial real estate.

Seems that GHA's access to commercial real estate expertise would've resulted in acquiring the right property without the need to use city property.

### Affordable Properties

“We’ve been looking for quite some time. The land prices in north Scottsdale make it difficult for a charter school to purchase and develop up there. Really, we’re just trying to get something these students and their parents have wanted for some time.” is a statement from Erik Twist in a Scottsdale Independent article.

What makes the purchase and development difficult in North Scottsdale for a charter school that's different than anyone else. The difficulty for GHA might have occurred by purchasing 3 acres for \$2,685,038, which is \$895,012 per acre that's more than double the ~\$392,599 per acre in the sale of 11.08 acres 0.3 miles from Scottsdale Prep.

### Available Finances

The difficulty to purchase and develop cannot be related to available finances, since GHA arranged with Phoenix IDA for \$80,080,000, in 2014 and \$48,465,000 in 2016.

Seems that if GHA was really out to "purchase and develop" their own property they could use some of the ~\$128M, or they could borrow against Scottsdale Prep property purchased for \$5,873,930 and sell the 3 acres in DC Ranch corporate center to get the 6.75 acres at 100th st & Frank Lloyd Wright.

The only real difficulty is swallowing that with ~\$128M and direct access to a commercial real estate professional Bob Mulhern, GHA has been unable to acquire their own suitable property for extracurricular sports.

If GHA can't leverage \$128M, real estate expertise, and use the internet to find a suitable properties then why do some city council members think GHA can deliver a suitable “free” park? This may be a situation of you get what you paid for, nothing!

So I ask again and really hope someone can answer, what are the reasons GHA is so desperate to get the City property? I as probably others feel like this situation was setup and orchestrated to not get a "free" park, but rather give away or use of city land for "free"

Regards,

Marc Hudson

## Steinke, Casey

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**From:** Murphy, Bill  
**Sent:** Monday, April 24, 2017 8:44 AM  
**To:** 'Sharon'  
**Subject:** RE: Great Hearts

Mrs. Strunk,  
Thank you for your correspondence and feedback on this issue.

Bill Murphy

-----Original Message-----

From: Sharon [<mailto:srstrunk@gmail.com>]  
Sent: Monday, April 24, 2017 8:37 AM  
To: Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
Subject: Great Hearts

As residents of DC Ranch, my husband and I are vehemently opposed to the Great Hearts athletic complex. This will not benefit anyone but Great Hearts and we should not be using Scottsdale tax money for a Charter School.

Thank you

Sharon Strunk  
18353 N 93rd St  
Scottsdale AZ. 85255

Sent from my iPad

## Steinke, Casey

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**From:** Tessier, Meredith  
**Sent:** Monday, April 24, 2017 10:58 AM  
**To:** Steinke, Casey  
**Subject:** FW: Support for initiating the DC Ranch City Park project ...

For our records.

Thank you,  
Meredith Tessier, Senior Planner  
Planning & Development Services  
P: 480/312-4211



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**From:** Tommy Andrews [<mailto:tlandrewsme@aol.com>]  
**Sent:** Monday, April 24, 2017 10:44 AM  
**To:** Lane, Jim; Klapp, Suzanne; Korte, Virginia; [klittle@scottsdaleaz.gov](mailto:klittle@scottsdaleaz.gov); Milhaven, Linda; [gphillips@scottsdaleaz.gov](mailto:gphillips@scottsdaleaz.gov); Smith, David N; Thompson, Jim; Murphy, Bill; Tessier, Meredith  
**Cc:** [kandrewsme@aol.com](mailto:kandrewsme@aol.com)  
**Subject:** Support for initiating the DC Ranch City Park project ...

Mayor Lane and Council Members,

For the first time I am reaching out to you directly in support of the DC Ranch City Park project. The collaboration between Great Hearts, DC Ranch and the City is a wonderful example of how to create winning solutions to important community needs.

There is clearly a need for this park as evidenced by the many benefits that will be realized. Any time we provide incentives for young and old alike to get up on their feet and get outside to run, walk, play, practice or learn a sporting skill, or just take in fresh air at a public park, we are doing a good thing.

The fact that Great Hearts is prepared to fund the facility development on the City's piece of undeveloped land is clearly a Double Win for the community. Scottsdale Preparatory Academy students gain access to practice facilities in close proximity to their school and the residence of DC Ranch have a beautify, low impact park available on land that would eventually be developed for playing fields in the distant future (at taxpayer expense). This innovative solution leverages private resources for the benefit of all.

As a Scottsdale resident and a parent of a student athlete at Scottsdale Prep that currently spends about 1.5 hours every day picking up and transporting students to and from practice, I strongly encourage you to vote yes to initiate the DC Ranch City Park project at tomorrow's hearing.

Respectfully,  
Tommy Andrews