

**Marked Agendas
Approved Minutes
Approved Reports**

**The October 18, 2018
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

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DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 18, 2018 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Pima Dynamite Trailhead 17-DR-2018

Location: 28777 North Pima Road

Request: Request approval of the site plan, landscape plan, and building elevations for the improvement at a trailhead located in the McDowell Sonoran Preserve

OWNER

City of Scottsdale
480-312-7064

ARCHITECT/DESIGNER

Philip Weddle
Weddle Gilmore Black Rock Studio
480-517-5055

ENGINEER

Leslie Kland
Kland Civil Engineers, LLC.
480-344-0480

APPLICANT CONTACT

Thyra Ryden-Diaz
City of Scottsdale
480-312-4327

BACKGROUND

Zoning

On July 5, 2016, the City Council approved zoning Case 14-ZN-2014, a request by the State Trust Land Department, which included the 273 acres. This portion of the request was rezoned from the Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL), to the current zoning districts: Single-family Residential District, Environmentally Sensitive Lands (R1-35/ESL and R1-70/ESL) and Conservation Open Space, Environmentally Sensitive (COS/ESL). The City later purchased the 273-acre site in May 2017.

Context

The entrances to the property are located on both North Pima Road and East Dynamite Boulevard. The approximate 273-acre City-owned site is located within the McDowell Sonoran Preserve. The surrounding land uses include: undisturbed City-owned Preserve Lands, to the north; City-owned Preserve Lands and the Troon community, to the east; undeveloped private property and the Merit Crossing subdivisions to the south; and undeveloped private property, a religious institution, and a future commercial center (with gas station), to the east.

Adjacent Uses and Zoning

- North: Single-family Residential District, Environmentally Sensitive Lands (R1-190/ESL); McDowell Sonoran Preserve.
- South: Single-family Residential District, Environmentally Sensitive Lands (R1-130/ESL and Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO); Vacant Lands and Merit Crossing subdivision.
- East: Single-family Residential District, Environmentally Sensitive Lands (R1-35/ESL); McDowell Sonoran Preserve and Parcel A and Troon North.
- West: Single-family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) and Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC/ESL/OF); Single-family homes, undeveloped properties, and future neighborhood center with gas station.

Key Items for Consideration

- The McDowell Sonoran Preserve Access Areas Report shows a major access area at this location
- Municipal Use Master Site Plan Criteria
- There are existing trails and maintenance yard located at the site. The proposal includes the existing disturbed areas.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant’s request is to establish an approved site plan for trailhead access and destination as a part of the McDowell Sonoran Preserve. On July 2, 2018, the City Council approved a Municipal Use Master Site Plan (MUMSP) for constructing an access trailhead area for the McDowell Sonoran Preserve (Preserve) on 6.3 acres, of the 273 acre-site. This additional access will also help to disperse traffic between multiple access areas into the Preserve so as not to overburden one location. The proposed trailhead will provide an additional access point for the public enjoyment of the preserve.

Neighborhood Communication

The City of Scottsdale offered various opportunities for the public to review conceptual site plans and provide comments on the proposed Pima Dynamite Trailhead. These opportunities included a meeting with immediate adjoining neighbors in Troon North on Thursday, October 12, 2017 at Troon North neighborhood park on North 93rd Street. Staff invited all the property owners

on 92nd Place to attend this meeting to learn about the design process, ask questions, and be aware of upcoming public meetings and input opportunities.

On Sunday November 19, 2017, from 9 – 11 am, an open house was held at Brown’s Ranch Trailhead. This provided an opportunity for the public to view plans, ask questions, and leave comments. This was a good opportunity for neighbors to attend and provided an excellent option for Preserve users who might not have been aware of the proposed project.

A public meeting was held on Wednesday, November 15, 2017 at Pinnacle Peak Elementary School. Opportunity for the public to view a presentation by City staff (City’s Preserve, Transportation, and public safety officials from the Police and Fire Departments) and designers about the project, with the design team present to answer questions, and opportunity for the public to leave comments.

Additionally, from November 11—27, 2017, the city’s website was setup for all interested parties to submit comments via web form.

Additional activities that occurred to spread word to the public about the project included:

- City Staff presentation at the February 2017 Troon North HOA annual members meeting.
- Regular staff updates to the McDowell Sonoran Preserve Commission.
- Publication of public input opportunities via the websites, email newsletters, and Facebook pages of local groups including the Desert Foothills Mountain Bike Association, the McDowell Sonoran Conservancy, Rio Verde’s Horsemen’s Association, and the Arizona Horse Council.
- City of Scottsdale Preserve website included a link to the CPM project page.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The General Plan Land Use Element designates the proposed trailhead area as McDowell Sonoran Preserve. This category includes low impact recreational activities, and permanent open space with limited permanent improvements. The General Plan Land Use Element discusses the importance of open space, equestrian uses, and preservation of the natural desert features.

The proposed Pima Dynamite trail access area location is shown on maps within the McDowell Sonoran Preserve Access Areas Report (1999) and the Transportation Master Plan. The trailhead is considered an access point into the Preserve. Planned as an amenity, the trailhead will serve as a major access into the northern mountains and upper Sonoran Desert of the City Preserve lands. With its history of recreational use, strong user support of the developing trail network for the north area and close proximity to the metropolitan population base, this Trailhead is expected to be very popular.

This site has extensive historical use and disturbance from unmanaged recreational parking and a former construction yard for the Troon North community development activity. The site design for access, parking, and facilities take full advantage by reusing these extensive disturbance areas thus minimizing new disturbance to the natural desert areas and reducing revegetation requirements. There are existing trails and temporary parking areas located to the southeast of the proposed site.

The 6.3-acre trailhead site plan includes a main trailhead building, ancillary outdoor structures (shade gathering areas, maintenance and materials storage, etc.), interpretive displays, equestrian ramada and restrooms, parking areas (which include ADA stalls, and equestrian parking spaces). Additional parking areas will be provided in the future as demand warrants. As a 'sunup to sundown' access area, the facility will minimize the impact on any nearby uses about lighting, noise, or activity.

A community access area designated as a "Major Community Access-Area" is an area that may contain more than 200 to 300 parking spaces, as necessary, to accommodate users, given the character of the area. Amenities will be the same as for other Major community access areas. The first phase of the trailhead anticipates this high level of interest and will include approximately 200+ parking stalls, 20 equestrian stalls, full restroom improvements, shade and educational/interpretive ramada and full connectivity to the northern area trail network.

To minimize impact on the native desert environment and the surrounding neighbors, the site and built structures have been laid out to feel more nestled into the site, which allows a more personal experience for the user, and avoids monotonous repetition. In addition, familiar use of materials, plant material, and site elements keep the site harmonious and lessens excessive variety. Design of this trailhead utilizes and remains consistent with Scottsdale's Sensitive Design Principals and the Preserve Access Area & Site Standards.

Vehicular, pedestrian, and equestrian access, to the planned trailhead, will be directed off the North Pima Road and East Dynamite Boulevard street frontages. Trails and Paths into the site from Pima Road and Dynamite Boulevard. will be provided, with trails being native soil and paths being concrete for ADA purposes. Both frontages will also provide an ADA path and a multi-use trail path.

The trailhead and associated structures have been designed to take advantage of indoor/outdoor connections, large shaded areas with deep recesses and overhangs, honest and natural building materials and a color/texture pallet associated with the desert climate and local region. The landscape design utilizes mature, indigenous plant material in appropriate locations and scales to complement the built environment. Lighting on this project is virtually nonexistent, and where used has been integrally designed into the building with low intensity to prevent light pollution. The lighting for this project will help retain the natural character of the Preserve while minimizing impact on the neighboring residents.

Structures for the proposed trailhead include: a restroom building, a small office and storage/maintenance area, refuse enclosure, an equestrian staging area and a small, covered, open air amphitheater as well as an improved, stabilized DG trail network that connects into the North Preserve trail system. The structures are all single story with a maximum height of twenty-two feet above natural grade. All the structures are very low in scale and incorporate materials, such as weathering steel and concrete that will blend well with the natural desert environment. Mechanical systems, appurtenances and utilities, will be screened or concealed from the public, where applicable, and not conflict with pedestrian amenities, landscape features, or on-site circulation. All screening devices are integrated into the design of the built structures to blend well with surrounding desert environment. The internal site driveway improvements, parking areas, and trailhead structures will provide access for emergency vehicles. The site will be able to be accessed

from both the N. Pima Road and E. Dynamite Boulevard right-of-way. This facility is anticipated to have minimal impact on emergency services.

The site will primarily be open space, and as such will be a draw into the desert and the McDowell Sonoran Preserve. The proposed trailhead is designed with the preservation of the natural terrain (i.e. ridges, peaks, and washes). This facility will provide a major recreational and open space service for the community.

Development Information

- Existing Use: McDowell Sonoran Preserve (disturbed parking/maintenance yard areas)
- Proposed Use: McDowell Sonoran Preserve Trailhead
- Buildings/Description: Main Trailhead Building and parking areas
- Net Lot Area: 273 acres
- Planned Trailhead Area: 6.3 acres
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- Parking Required: 200 to 300 spaces, or more
- Parking Provided: Up to 300 spaces (includes 20 horse trailer spaces)

OTHER BOARDS & COMMISSIONS

McDowell Sonoran Preserve Commission

On April 5, 2018, the McDowell Sonoran Preserve Commission Recommended City Council approval of the Municipal Use Master Site Plan for 2-UP-2018 by a unanimous 6-0 vote.

Development Review Board

On May 3, 2018, the Development Review Board was solicited by staff for comments and a recommendation to the Council regarding the Municipal Use Master Site Plan. The Development Review Board recommended approval of the proposed site plan with a vote of 6-0. As part of their vote, the Board identified some elements that they requested staff review/consider in staff's final design of the Pima/Dynamite trailhead, comments were as follows:

- Fitting the proposed amphitheater to be appropriate in scale to the trailhead and use.
 - i. Comparative analysis of the proposed amphitheater confirmed that the proposed scale of the amphitheater was appropriate for the site and foreseen popularity.
- Footprint of the trailhead should be as small as possible (place to park and nondescript structure, minimal).
 - i. The trailhead has been designed to incorporate as much of the existing disturbance area.
 - ii. The trailhead structure only includes areas for those uses that are critical for the trailhead use.
 - iii. The parking areas will be improved in phases. Parking improvements/disturbances will occur as needed if/when the trailhead requires the expansion of parking areas.
- Applicant did a good job on the perspectives, appreciate the amphitheater, and parking.

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- Applicant did a good job on the perspectives, appreciate the amphitheater, and parking.

- Traffic concerns - consider no left turn on North Pima Road to north/southbound traffic.

Planning Commission

- Planning Commission heard this case on June 13, 2018 and recommended approval with a 7-0 vote.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Pima Dynamite Trailhead per the attached stipulations, finding that the provisions of the General Plan, Zoning Ordinance, and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo

Senior Planner

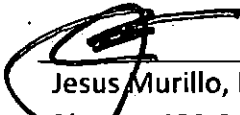
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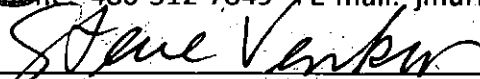
ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Applicant's Narrative
 - 3. 2001 General Plan Map
 - 4. Zoning Map
 - 5. North Area Access Report Map
 - 6. Desert Foothill Character Area Map
 - 7. Combined Context Aerial and Site Plan
 - 8. Existing Disturbed Areas Aerial
 - 9. Site Plan Over Disturbed Areas Aerial
 - 10. Main Trail Building Site Plan
 - 11. Landscape Plan (Black and White and Color)
 - 12. Natural Area Open Space (NAOS) Plan
 - 13. Scenic Corridor Plan
 - 14. Main Trail Building Roof Plan
 - 15. Main Trail Building Floor Plan
 - 16. Main Trailhead Building Elevations Black and White and Color)
 - 17. Main Trailhead Building Perspectives
 - 18. Ancillary Building Elevations
 - 19. Maintenance Yard Elevations (Wall Elevations)
 - 20. Trailhead Signage Elevations
 - 21. Public Notification Report

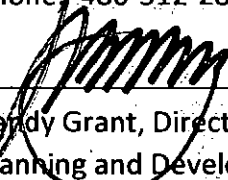
APPROVED BY


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9-20-18
Date


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10/3/18
Date


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Planning and Development Services
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10/5/18
Date

**Stipulations for the
Development Review Board Application:
Pima Dynamite Trailhead
Case Number: 17-DR-2018**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Weddle Gilmore, LLC., with a city staff date of May 21, 2018.
 - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Weddle Gilmore, LLC., with a city staff date of May 21, 2018.
 - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Floor and Associates, with a city staff date of September 14, 2018.
 - c. The case drainage report submitted by Kland Civil Engineers and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - d. The water and sewer basis of design report submitted by Kland Civil Engineers and accepted in concept by the Water Resources Department.
 - e. The floor plans submitted by Smith Group JJR. with a city staff date of May 21, 2018

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Municipal Use Master Site Plan (MUMSP) case for the site was: 2-UP-2018.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ATTACHMENT A

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APPROVED 10/18/18 (SP)

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details; detail 2146-1 for single enclosures and 2147-1 for double enclosures.

LANDSCAPE DESIGN:

Ordinance

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

DRB Stipulations

6. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting).
- E. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- F. All exterior luminaires mounted above three (3) feet shall be directed downward, have an integral lighting shield, and comply with the Illuminating Engineering Society requirement for full cutoff.
- G. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.

- H. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 7. Incorporate the following site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.0-foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 4.0-foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1-foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per-luminaire shall not exceed 24,000 lumens.

Streets, Improvements and Related Dedications:

Ordinance

- I. Prior to the issuance of a building permit for the site, the owner shall dedicate to the City the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
North Pima Road	Major Arterial		North bound right turn lane South bound left turn lane	a.1, a.2, a.3
East Dynamite Boulevard	Major Arterial	10-foot-wide right of way dedication	Eastbound right turn lane and Westbound left-turn lanes	a.4, a.5

- a.1 The developer shall construct a north-bound right-turn/deceleration lane at the site entrance driveway on Pima Road.
- a.2 The developer shall restripe a south-bound left-turn lane at the site entrance driveway on Pima Road
- a.3 The developer shall align the driveway lane of the site with the driveway on the west side of Pima Road.
- a.4 The developer shall construct a west-bound right-turn/deceleration lane at the site entrance driveway on Dynamite Boulevard.
- a.5 The developer shall construct an east-bound left-turn lane at the site entrance driveway on Dynamite Boulevard.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- J. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

STREET INFRASTRUCTURE:

DRB Stipulations

8. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. North Pima Road
 - i. At the time of final plan submittal, the owner shall provide a Striping and Signage Plan for the left turn for south bound traffic at the existing entrance and showing the Pima Road driveway aligning with the driveway on the west side of the street.
 - ii. At the time of final plan submittal, the owner shall provide plan for a north bound auxiliary/right turn lane/deceleration lane at the entrance driveway into the site. The Deceleration lane shall meet DSPM Section 5-3 criteria.
 - b. East Dynamite Boulevard
 - i. At the time of final plan submittal, the owner shall provide a for the left turn for east bound traffic at the existing entrance reconstructing the raised median to accommodate the left turn lane in accordance with DSPM Chapter 5.
 - ii. At the time of final plan submittal, the owner shall provide plan for a west bound auxiliary/right turn lane/deceleration lane at the entrance driveway into the site. The Deceleration lane shall meet DSPM Section 5-3 criteria.
9. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
10. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

11. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

12. Prior to any building permit issuance for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum 8-foot-wide multi-use trail along North Pima Road and East Dynamite Boulevard. The alignment of the multi-use trail shall be subject to approval by the city's Transportation General Manager or designee and shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signs and markers for all trails as specified in the Design Standards and Policies Manual. The location and design of the signs and markers shall be shown on the civil construction documents.

EASEMENTS DEDICATIONS:

DRB Stipulations

13. The Scenic Corridor setback width along North Pima Road shall be a minimum of 100 feet, measured from North Pima Road right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor areas dimension setback easements dedicated to the City.
14. The Scenic Corridor setback width along East Dynamite Boulevard shall be a minimum of 100 feet, measured from East Dynamite Boulevard right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor areas dimension setback easements dedicated to the City.
15. Before any certificate of occupancy is issued for the site, the owner shall construct a minimum 8-foot-wide multi-use path along North Pima Road and East Dynamite Boulevard, before any certificate of occupancy is issued for the site, as shown on the submitted site plan with the city staff date of May 19, 2018. The path shall be designed in conformance with the Design Standards and Policies Manual.
16. Before any certificate of occupancy is issued for the site, the owner shall construct a minimum 8-foot-wide multi-use trail along North Pima Road and East Dynamite Boulevard, as shown on the submitted site plan with the city staff date of May 19, 2018. The alignment of the trail shall be subject to approval by the city's Zoning Administrator or designee prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual.
17. Before any Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

ATTACHMENT A

ATTACHMENT A

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APPROVED 10/18/18 (SP)



Q.S.
51-49

Google Earth Pro Imagery



Pima Dynamite Trailhead

ATTACHMENT #1

17-DR-2018



Q.S.
51-49

Google Earth Pro Imagery

Pima Dynamite Trailhead

ATTACHMENT #1A

17-DR-2018

14 August 2018

PIMA DYNAMITE TRAILHEAD | Project Narrative

A.

1. Ordinances, Master Plans, General Plan, and Standards:

The Pima Dynamite Trailhead is planned as a major trailhead that would provide public recreational access to the vast multi-use trail system of the northern region of the Scottsdale McDowell Sonoran Preserve. As plans for the Preserve evolved in the 1990's, the northeast corner of Pima Road and Dynamite Boulevard was identified as a key access point to the planned Preserve because of its prime location at the intersection of two arterial roadways, the historical trail use that has occurred on the site for many decades, and the large amount of disturbance that has previously occurred on the site. The Pima Dynamite Trailhead is supported by a number of long-standing documents including Chapter 21 of the Scottsdale Revised Code, the McDowell Sonoran Preserve Access Areas Report, the City of Scottsdale General Plan, and the McDowell Sonoran Preserve Access Area Design and Site Standards.

- a. **Chapter 21 of the Scottsdale Revised Code** – Approved by the City Council in 2000, Chapter 21 establishes the purpose and management objectives of the Preserve, which supports the planning and construction of Preserve access areas, or trailheads. The purpose statement references "...providing appropriate public access for educational purposes; and to provide passive outdoor recreational opportunities for residents and visitors." The management objectives include "...provide enough access areas of sufficient size and with adequate amenities for appropriate public access."
- b. **McDowell Sonoran Preserve Access Areas Report** - Established in 1999, the Access Areas Report describes a series of access areas, or trailheads, designed to provide public access to the extensive network of trails within the Preserve for the purposes of hiking, horseback riding, mountain biking, and rock climbing. The Report discusses the general location and planned amenities for the various trailheads.
- c. **City of Scottsdale General Plan** – The Scottsdale McDowell Sonoran Preserve, along with its trails and trailheads is supported by the "Open Space and Recreation" and "Preservation and Environmental Planning" chapters of the 2001 General Plan. These chapters stress the important values of protecting and providing public access to the unique Sonoran Desert and mountains that makes up a large portion of the City's land area.
- d. **McDowell Sonoran Preserve Access Area Design and Site Standards** – Established in 2000, this document establishes principles and standards for site and amenity design and construction for the Preserve Trailheads. It includes items such as grading and drainage, landscaping, and building materials.

2. Architectural Character, Landscaping, and Site Design:

- a. The design of the Pima Dynamite Trailhead has been developed in an effort to minimize impact on the native desert environment and the surrounding neighbors while creating a sense of entry and passage into the McDowell Sonoran Preserve by utilizing existing user patterns and avoiding site lines into the site.
- b. The site and built structures have been laid out to feel more nestled into the site, which allows a more personal experience for the user, and avoids monotonous repetition. In addition, familiar use of materials, plant material, and site elements keep the site harmonious and lessens excessive variety.
- c. Design of this trailhead utilizes and remains consistent with Scottsdale's Sensitive Design Principals and the Preserve Access Area & Site Standards. The trailhead and

WEDDLE
GILMORE
black
rock
studio

associated structures have been designed to take advantage of indoor/outdoor connections, large shaded areas with deep recesses and overhangs, honest and natural building materials and a color/texture pallet associated with the desert climate and local region. The landscape design utilizes mature, indigenous plant material in appropriate locations and scales to complement the built environment. Lighting on this project is virtually nonexistent, and where used has been integrally designed into the building with low intensity to prevent light pollution. The lighting for this project will help retain the natural character of the Preserve while minimizing impact on the neighboring residents.

- d. The parking and other site amenities are designed to fit between natural drainage patterns, and take advantage of existing scarified areas (entry drive, rock yards, trails) all to minimize the grading disturbance required, and will provide for the opportunity to retain the maximum amount of native vegetation without disturbance. All efforts have been made on the grading design to minimize the grading limits. The project will be re-vegetated per NAOS guidelines in disturbed area limits determined by drainage and slope analysis in compliance with the ESL ordinance.
- e. Structures for the Trailhead will include a restroom building, with a small office and storage/maintenance area, refuse enclosure, an equestrian staging area and a small, covered, open air amphitheater as well as an improved, stabilized DG trail network that connects into the North Preserve trail system. The structures are all single story with a maximum height of 22 feet above natural grade. All the structures are very low in scale and incorporate materials, such as weathering steel and concrete that will blend well with the natural desert environment.

3. Ingress, Egress, On-Site Circulation, Parking, and Pedestrians:

- a. The site will include two site entry points; a main entry off Pima Rd. being developed as part of this plan, and a secondary entry off Dynamite Blvd. just recently developed as part of interim parking improvements this year to provide a safe and accessible location for users of the existing trail network. Both site entries have been developed with an island and turn-around lane providing efficient maneuverability for large horse trailers and emergency vehicles which will tend to slow traffic and create a sense of entry. Each of these entry areas includes a set of rolling gates that will be utilized to open and close the access area. Vehicular parking areas will be master planned for at least 300 parking spaces, with the first phase of construction including +/- 200 parking spaces. The equestrian staging area includes space for up to 20 horse trailers. The parking stalls and drive lanes are planned to be constructed using asphalt concrete, which will minimize noise to surrounding neighbors, provide better overall dust control and improve surface longevity and durability. The equestrian parking area is planned to be constructed with both stabilized decomposed granite paving and asphaltic concrete. The interim parking area is being installed with asphalt millings as an easy, temporary solution with eventual plans to install asphaltic concrete.

Bikeways and pedestrian trails are securely and conveniently connected to each parking area and link to the overall trail network within the Preserve. Pedestrian sidewalks are located within the 75' r.o.w., and the trails located within the 100' scenic corridor. Loading and service areas within the site have been designed with pedestrian safety and convenience in mind, so that as little interaction as possible exists between the two.

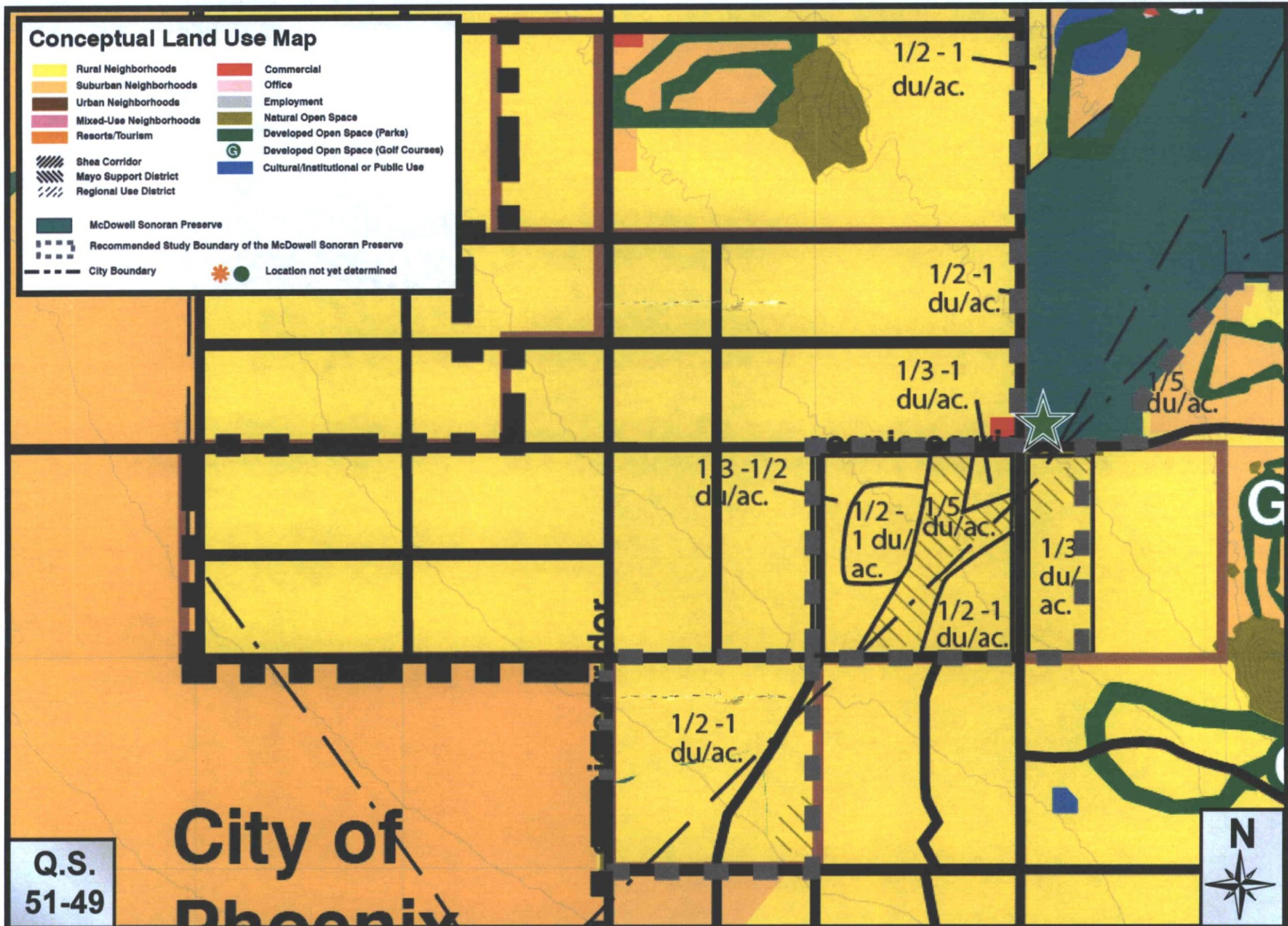
4. Mechanical and Utility Equipment:

- a. Mechanical systems, appurtenances and utilities, will be screened or concealed from the public, where applicable, and not conflict with pedestrian amenities, landscape

features, or on-site circulation. All screening devices are integrated into the design of the built structures in order to blend well with surrounding desert environment.

5. Trailhead Program:

- a. Restroom building w/ staff office, storage and maintenance areas
- b. Small seating area
- c. 75 person covered amphitheater at the building
- d. Equestrian staging area with watering trough, hitching posts, table and shade canopy
- e. 200+ vehicular parking spaces, up to 300 spaces master planned
- f. 20 equestrian trailer parking spaces
- g. Pedestrian and mountain bike trail connectivity within the site
- h. Motorized entry gates and monument signage. Two entry points, Pima Rd. & Dynamite Blvd.
- i. Trash and recycle containers, and two refuse areas
- j. Bicycle Racks
- k. Drinking Fountain, bottle filler, etc.
- l. Interpretive and way-finding signage





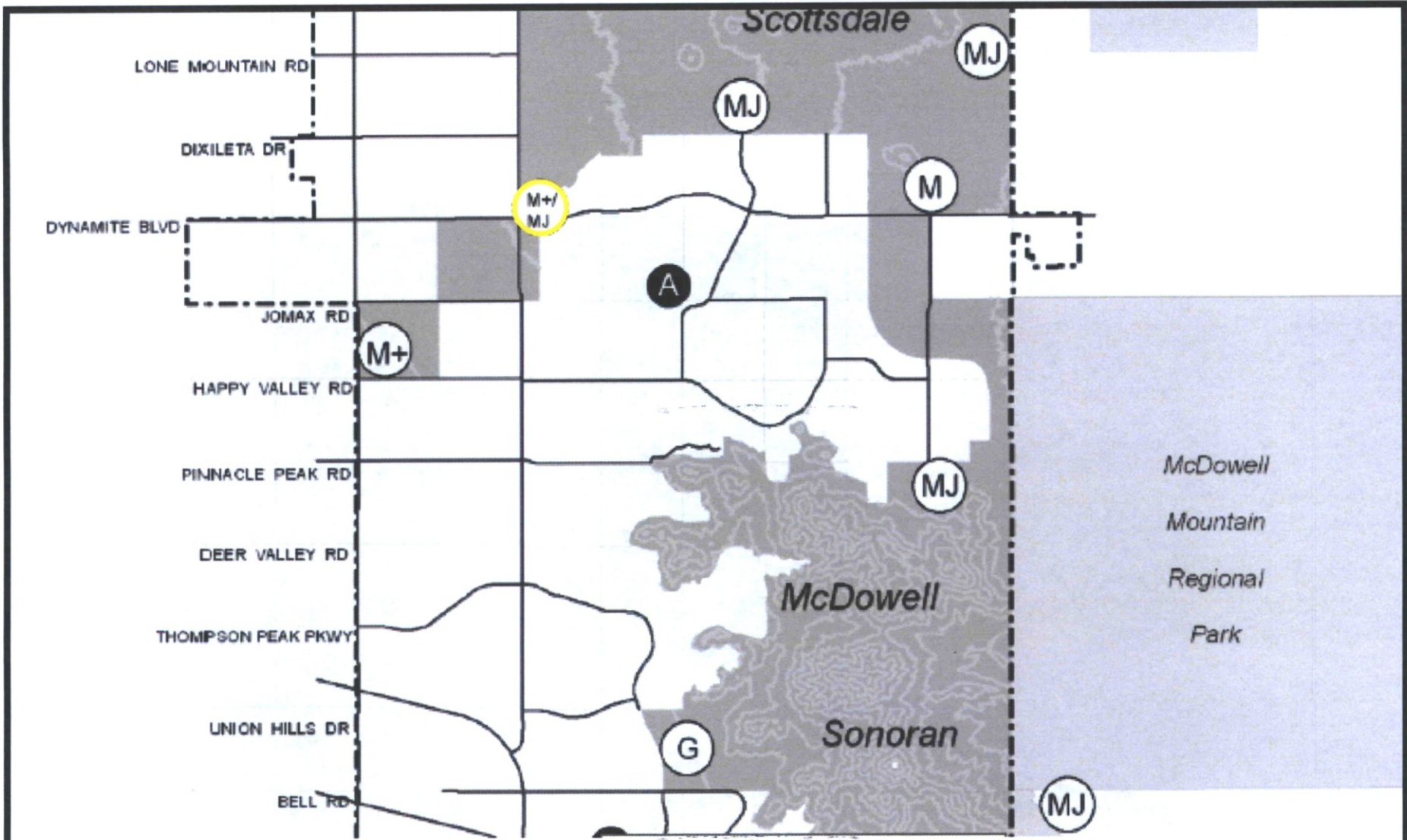
Q.S.
51-49

2016 GIS Orthophoto

Pima Dynamite Trailhead

ATTACHMENT #4

17-DR-2018



G = Gateway Access
 MJ = Major Community Access
 M = Minor Community Access

M+ = Minor with Additional Parking
 M+/MJ = Minor with Add. Parking or Major
 A = Access Locations Outside Preserve

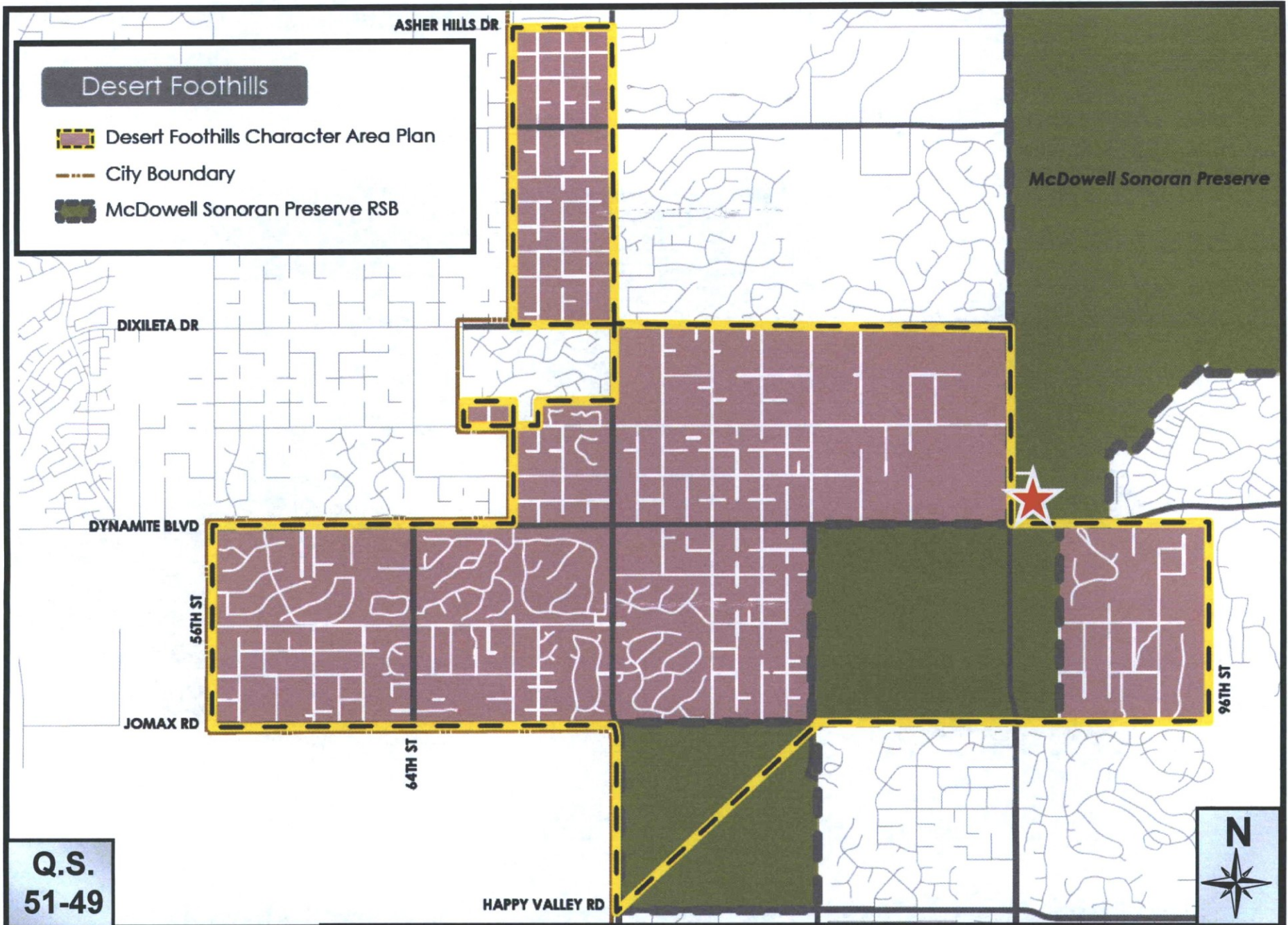
**Q.S.
51-49**



Pima Dynamite Trailhead

ATTACHMENT #5

2-UP-2018

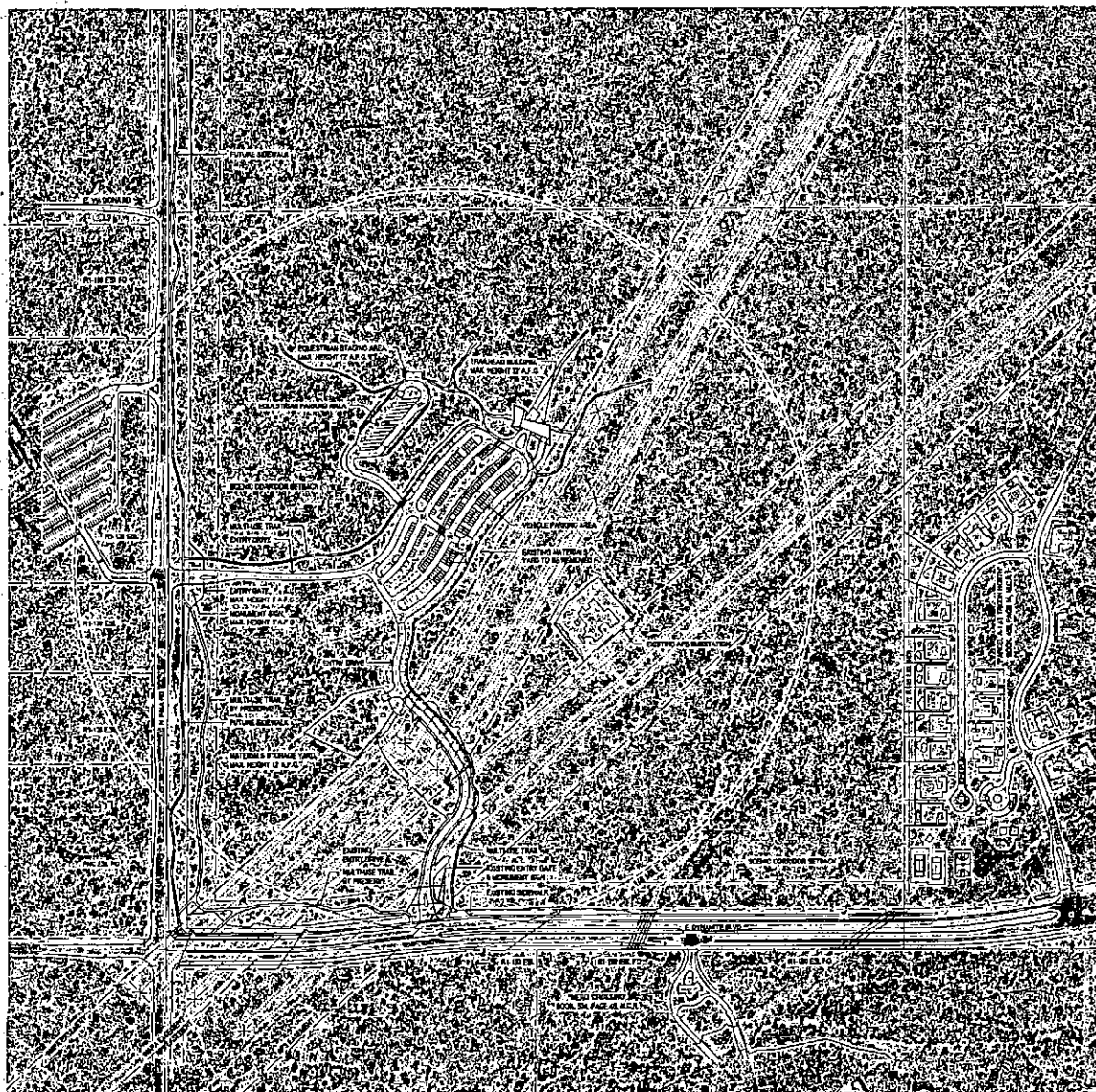


Pima Dynamite Trailhead

ATTACHMENT #6

17-DR-2018

ATTACHMENT 7



① OVERALL CONTEXT SITE PLAN

**WEDDLE
GILMORE
black
rock
studio**
215 West 8th Avenue
Tucson, Arizona 85701
520.622.4444
www.weddgilmore.com

PIMA DYNAMITE TRAILHEAD
 28777 North Pima Road, Scottsdale, AZ 85262
 Case No. 2-UP-2018
 Plan Check No.

CITY OF SCOTTSDALE

DATE	PLAT DATE
PROJECT	
SHEET FILE	
CONTEXT AERIAL	

17-DR-2018
5/21/2018

DR.11.22



Pima Dynamite Trailhead

ATTACHMENT #8

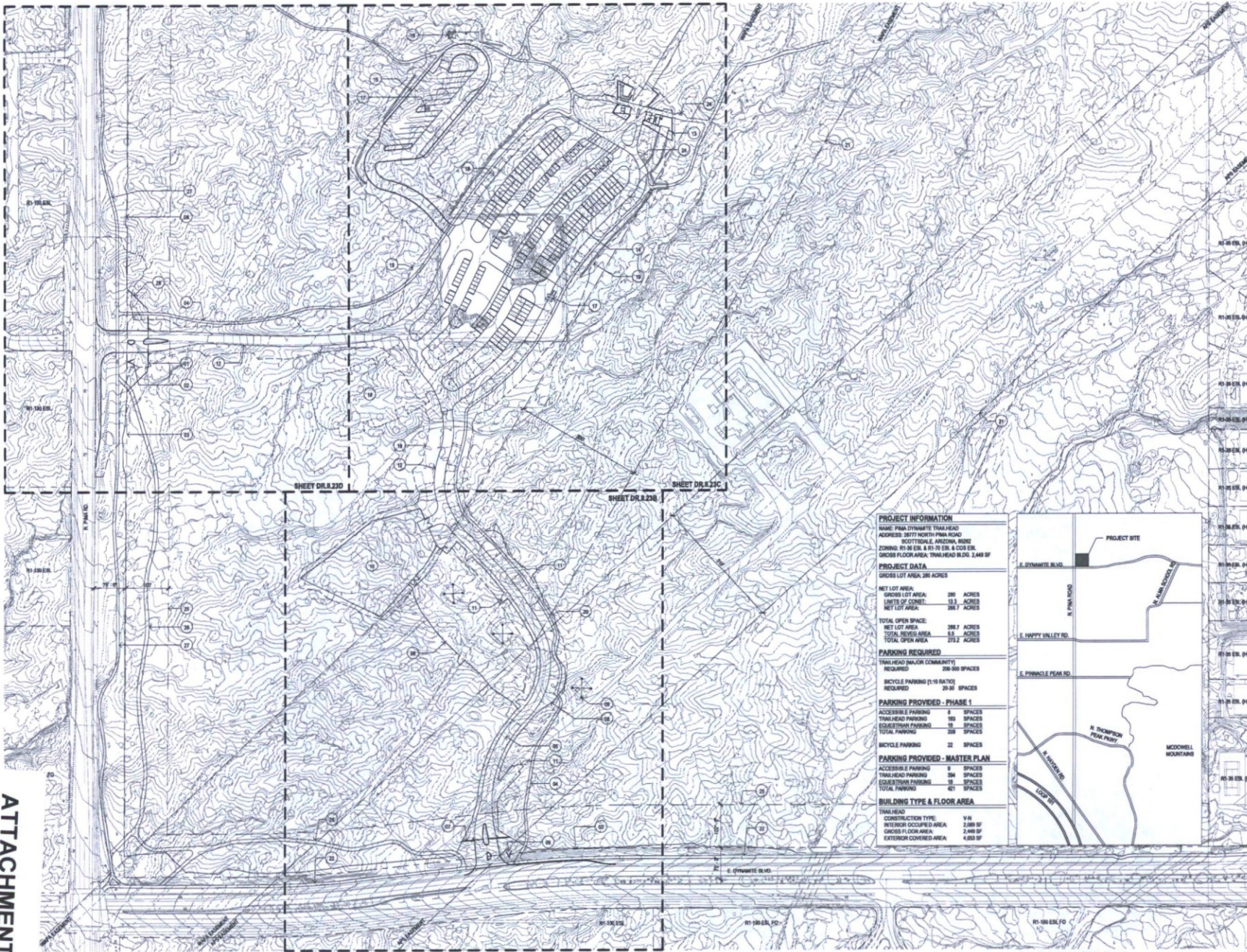
17-DR-2018



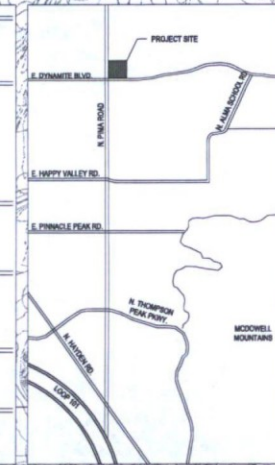
Pima Dynamite Trailhead

ATTACHMENT #9

17-DR-2018



PROJECT INFORMATION	
NAME	PIMA DYNAMITE TRAILHEAD
ADDRESS	28777 NORTH PIMA ROAD
	SCOTTSDALE, ARIZONA, 85262
ZONING	R1-30 ES, R1-35 ES, & CDS ES
GROSS FLOOR AREA	TRAILHEAD BLDG 2,489 SF
PROJECT DATA	
GROSS LOT AREA	281 ACRES
NET LOT AREA	280 ACRES
GROSS LOT AREA	280 ACRES
LIMITS OF CONBT	11.3 ACRES
NET LOT AREA	280.7 ACRES
TOTAL OPEN SPACE	280.7 ACRES
TOTAL REVEAL AREA	58 ACRES
TOTAL OPEN AREA	232.2 ACRES
PARKING REQUIRED	
TRAILHEAD (MAJOR COMPONENT)	206-300 SPACES
REQUIRED	20-30 SPACES
BICYCLE PARKING (1:10 RATIO)	20-30 SPACES
REQUIRED	20-30 SPACES
PARKING PROVIDED - PHASE 1	
ACCESSIBLE PARKING	8 SPACES
TRAILHEAD PARKING	193 SPACES
EQUESTRIAN PARKING	33 SPACES
TOTAL PARKING	204 SPACES
BICYCLE PARKING	22 SPACES
PARKING PROVIDED - MASTER PLAN	
ACCESSIBLE PARKING	8 SPACES
TRAILHEAD PARKING	304 SPACES
EQUESTRIAN PARKING	58 SPACES
TOTAL PARKING	470 SPACES
BUILDING TYPE & FLOOR AREA	
TRAILHEAD	
CONSTRUCTION TYPE	V-N
INTERIOR OCCUPIED AREA	2,089 SF
GROSS FLOOR AREA	2,489 SF
EXTERIOR COVERED AREA	4,000 SF



- NOTES**
- 1 ENTRY GATE
 - 2 MONUMENT SIGN
 - 3 RIGHT OF WAY / PARCEL LINE
 - 4 MULTI-LANE TRAIL
 - 5 EXISTING ENTRY DRIVE
 - 6 EXISTING MONUMENT SIGN
 - 7 EXISTING ENTRY GATE
 - 8 EXISTING PIPE RAIL FENCE
 - 9 EXISTING HIGH TRANSMISSION TOWER POLE
 - 10 MATERIALS STORAGE YARD
 - 11 EXISTING UTILITY EASEMENT ACCESS GATE
 - 12 ENTRY DRIVE
 - 13 TRAILHEAD BUILDING
 - 14 VEHICLE PARKING
 - 15 EQUESTRIAN PARKING
 - 16 EQUESTRIAN STAGING AREA
 - 17 REFUSE ENCLOSURE
 - 18 POTENTIAL FUTURE PARKING
 - 19 LIMITS OF CONSTRUCTION
 - 20 PASS-THROUGH IN PIPE RAIL FENCE
 - 21 UTILITY EASEMENT
 - 22 EXISTING SIDEWALK WITHIN R.O.W.
 - 23 VEHICLE & LANES
 - 24 BIKE PARKING
 - 25 SCENIC CORRIDOR RETRACK
 - 26 SCENIC CORRIDOR MULTI-USE TRAIL, SIDWALK & BIKEWAY
 - 27 FUTURE ACCESSIBLE SIDEWALK TO MATCH EXISTING FIELD LOCATED
 - 28 PIPE RAIL FENCE

- GENERAL NOTES**
1. ALL RIP RAP OR ANY OTHER MATERIAL USED FOR DRAINAGE & GRADE CONTROL WILL BE NATIVE STONE.
 2. REFINISH ENLARGED SITE PLANS FOR MATERIAL CALLOUTS OF PAVEMENT SURFACES AND DIMENSIONS OF SIDEWALK AND TRAIL WIDTHS.
 3. ALL DISCOMPACT GRANITE SURFACING TO MATCH EXISTING NATIVE TOP DRESS.
 4. SIDEWALK AND TRAIL ALIGNMENTS TO BE FIELD LOCATED BASED ON TERRAIN AND VEGETATION CONDITIONS.

WEDDLE GILMORE black rock studio

2814 West 85th Avenue
Scottsdale Arizona 85261
480.217.2028
wed@weddle.com
www.weddle.com

28039
PIMA DR II
WEDDLE
01/20/18
SCOTTSDALE, AZ

EXPIRES: 12/31/18

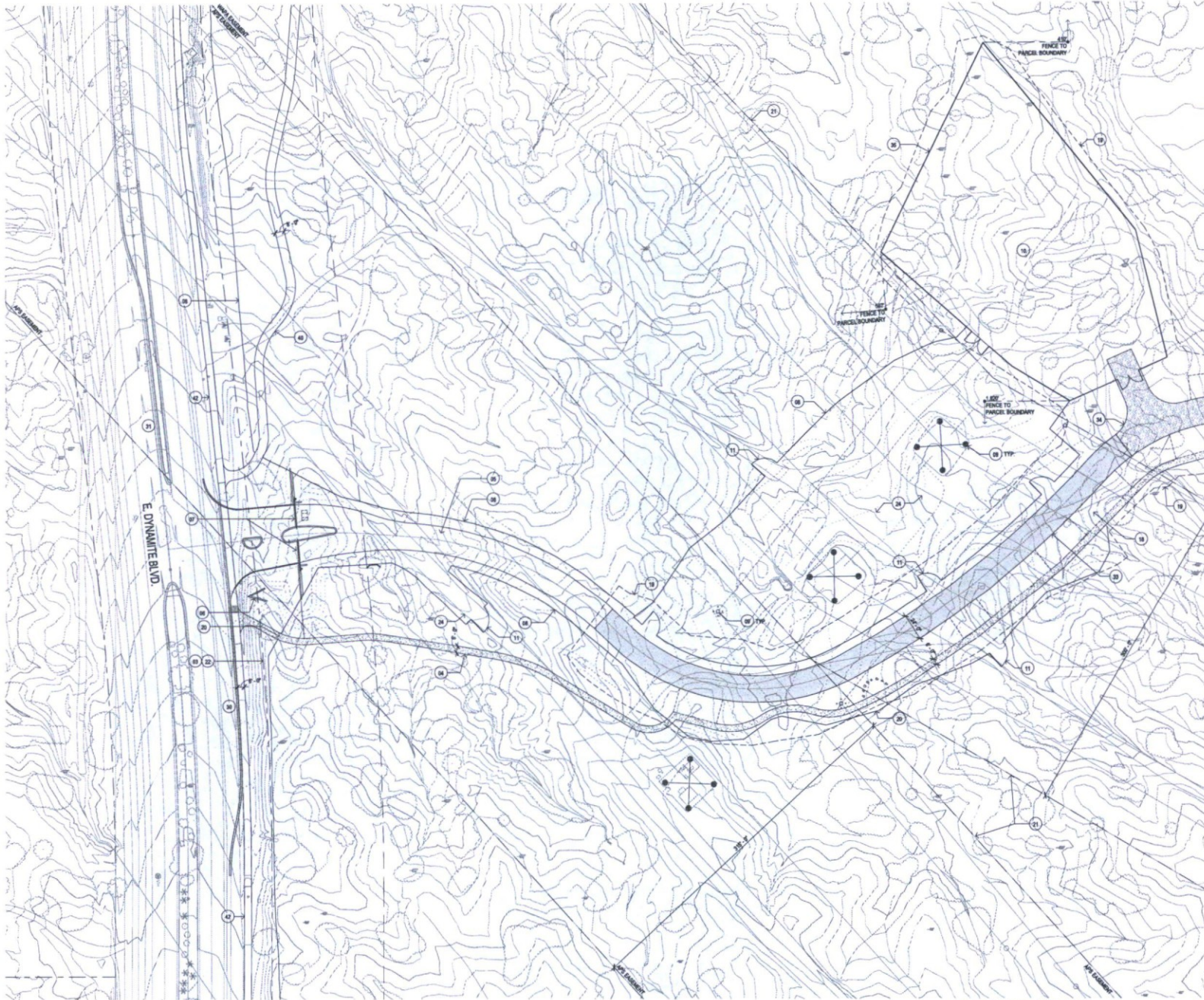
PIMA DYNAMITE TRAILHEAD
28777 North Pima Road, Scottsdale, AZ 85262
Case No. 2-UP-2018
Plan Check No.

CITY OF SCOTTSDALE

REV. DATE: 08/18
BY: 08/18
DATE: 08/18

18 MAY 2018 PLOT DATE
1888 PROJECT #
SITE PLAN
OVERALL

DR.II.23A



- NOTES**
- 01 ENTRY GATE
 - 02 NATURAL GRAY BOARD FORMED CONCRETE MONUMENT SIGN
 - 03 RIGHT OF WAY / PARCEL LINE
 - 04 STABILIZED DECOMPOSED GRANITE MULTI-USE TRAIL
 - 05 EXISTING ASPHALT ENTRY DRIVE
 - 06 EXISTING MONUMENT SIGN
 - 07 EXISTING ENTRY GATE
 - 08 EXISTING PIPE RAIL FENCE
 - 09 EXISTING HIGH TRANSMISSION TOWER POLE
 - 10 PERMA MATERIALS STORAGE YARD W/ COMPACTED ROCK BASE SURFACE
 - 11 EXISTING UTILITY EASEMENT ACCESS GATE
 - 12 ASPHALT ENTRY DRIVE
 - 13 TRAILHEAD BUILDING
 - 14 ASPHALT VEHICLE PARKING
 - 15 STABILIZED DECOMPOSED GRANITE EQUESTRIAN PARKING
 - 16 EQUESTRIAN RAMADA
 - 17 REFUSE ENCLOSURE, REF. CDR MFG DETAIL 210-1
 - 18 POTENTIAL FUTURE PARKING
 - 19 LIMITS OF CONSTRUCTION
 - 20 PASS-THROUGH IN EXISTING PIPE RAIL FENCE
 - 21 UTILITY EASEMENT
 - 22 PIPE RAIL FENCE
 - 23 12" FLUSH CONCRETE RIBBON CURB
 - 24 EXISTING ASPHALT MILLING
 - 25 HORSE WATERING TROUGH
 - 26 WEATHERED STEEL HITTING RAIL
 - 27 STABILIZED DECOMPOSED GRANITE DRIVEWAY
 - 28 EXPOSED AGGREGATE CONCRETE SIDEWALK
 - 29 COVERED OUTDOOR AMPHITHEATER
 - 30 DECELERATION LANE
 - 31 LEFT TURN LANE
 - 32 BIKE PARKING
 - 33 ASPHALT PAVING OVER EXISTING ASPHALT MILLINGS DRIVE LANE
 - 34 EXPOSED AGGREGATE CONCRETE DRIVE LANE
 - 35 SOLID PANEL WEATHERED STL. FENCE
 - 36 DECOMPOSED GRANITE TRAIL
 - 37 RETAINING GABION WALL
 - 38 COLLAPSIBLE BOLLARD
 - 39 SCENIC CORRIDOR RETRACK
 - 40 SCENIC CORRIDOR MULTI-USE TRAIL, BUILT & MAINT BY PRESERVE
 - 41 FUTURE ACCESSIBLE SIDEWALK TO MATCH EXISTING FIELD LOCATED
 - 42 EXISTING SIDEWALK IN FIELD BY
- MATERIALS LEGEND**
- ASPHALT PAVING
 - EXPOSED AGGREGATE CONCRETE PAVING
 - STABILIZED DECOMPOSED GRANITE
 - DECOMPOSED GRANITE (NON-STABILIZED)

WEDDLE GILMORE black rock studio
 4714 east 89th avenue
 Scottsdale Arizona 85261
 480.211.2024 studio
 480.217.2027 furniture

28739
 PIMA DP-A
 WEDDLE
 07/20/18
 (Revised)
 GARDNER, S.A.
 EXPIRES: 12/31/18

PIMA DYNAMITE TRAILHEAD
 28777 North Pima Road, Scottsdale, AZ 85262
 Case No. 2-UP-2018
 Plan Check No.

CITY OF SCOTTSDALE
 DIVISION OF PUBLIC WORKS

REV DATE 0000

1 ENLARGED SITE PLAN
 1" = 40' 0"

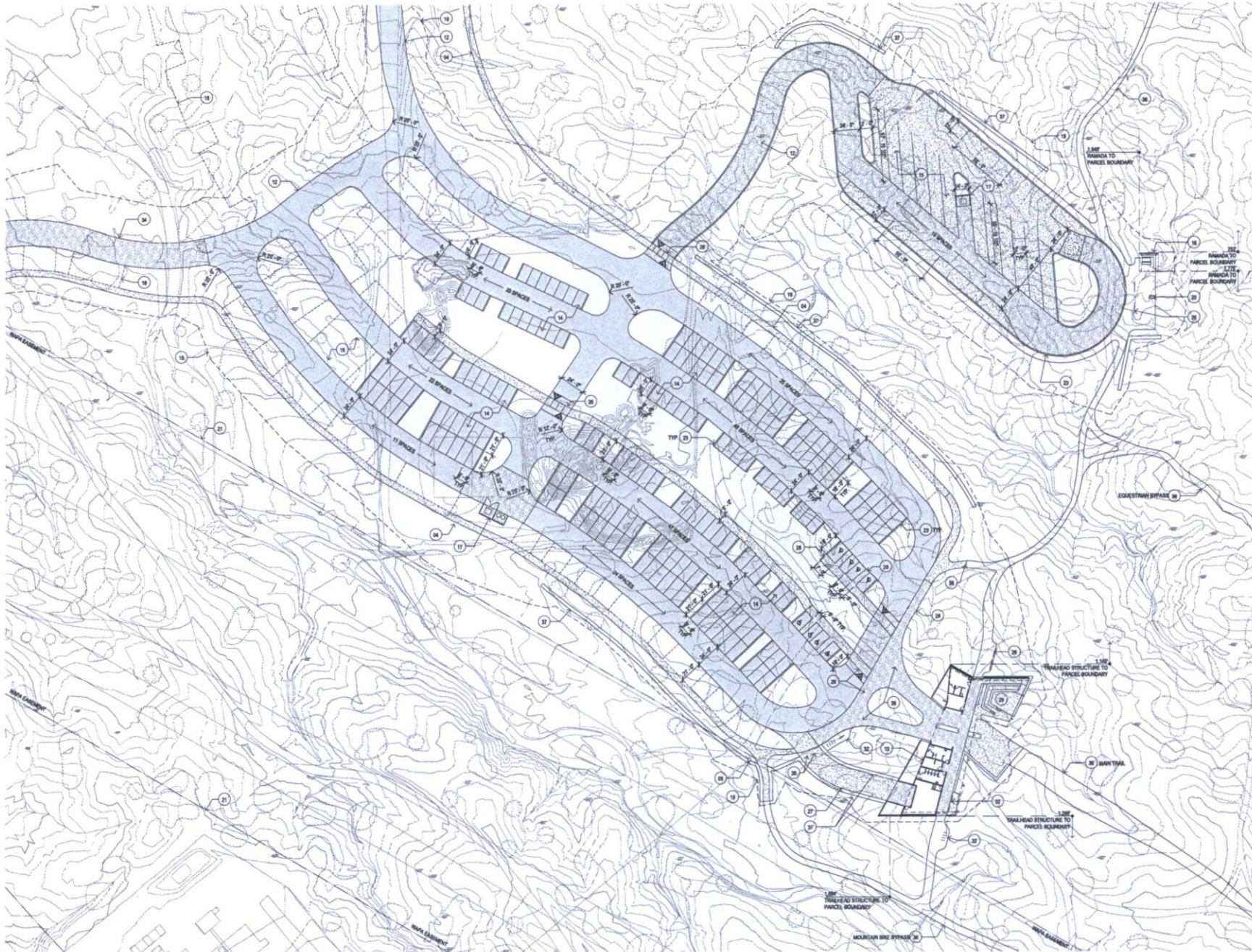
GENERAL NOTES

1. ALL RIP-RAP OR ANY OTHER MATERIAL USED FOR DRAINAGE & GRADE CONTROL WILL BE NATIVE STONE
2. ALL DECOMPOSED GRANITE SURFACING TO MATCH EXISTING NATAL TOP-DRESS
3. SIDEWALKS AND TRAIL ALIGNMENTS TO BE FIELD LOCATED BASED ON TERRAIN AND VISION-TOP CONDITIONS

18 MAY 2018	PLT DATE
1889	PROJECT #
	SHEET TITLE
	SITE PLAN
	ENLARGED

DR.11.23B

17-DR-2018
5/21/2018



1 ENLARGED SITE PLAN
1" = 40' 0"

**WEDDLE
GILMORE
black
rock
studio**

4714 east 87th avenue
Scottsdale Arizona 85261
480.217.2025 studio
480.517.2027 furniture



- NOTES**
- 01 ENTRY GATE
 - 02 NATURAL GRAY BOARD-FORMED CONCRETE MONUMENT SIGN
 - 03 RIGHT OF WAY / PARCEL LINE
 - 04 STABILIZED DECOMPOSED GRANITE MULTI-USE TRAIL
 - 05 EXISTING ASPHALT ENTRY DRIVE
 - 06 EXISTING MONUMENT SIGN
 - 07 EXISTING ENTRY GATE
 - 08 EXISTING PIPE RAIL FENCE
 - 09 EXISTING HIGH TRANSMISSION TOWER POLE
 - 10 PIMA MATERIALS STORAGE YARD W/ COMPACTED ROCK BASE SURFACE
 - 11 EXISTING UTILITY EASEMENT ACCESS GATE
 - 12 ASPHALT ENTRY DRIVE
 - 13 TRAILHEAD BUILDING
 - 14 ASPHALT VEHICLE PARKING
 - 15 STABILIZED DECOMPOSED GRANITE EQUESTRIAN PARKING
 - 16 EQUESTRIAN RAMADA
 - 17 REFUSE ENCLOSURE, REF. CON. BKG. DETAIL 2148-1
 - 18 POTENTIAL FUTURE PARKING
 - 19 LIMITS OF CONSTRUCTION
 - 20 PASS-THROUGH IN EXISTING PIPE RAIL FENCE
 - 21 UTILITY EASEMENT
 - 22 PIPE RAIL FENCE
 - 23 12" FLUSH CONCRETE RUBBER CURB
 - 24 EXISTING ASPHALT MILLINGS
 - 25 HORSE WATERING TROUGH
 - 26 WEATHERED STEEL TYPING RAIL
 - 27 STABILIZED DECOMPOSED GRANITE DRIVEWAY
 - 28 EXPOSED AGGREGATE CONCRETE SIDEWALK
 - 29 COVERED OUTDOOR AMPHITHEATER
 - 30 DECELERATION LANE
 - 31 LEFT TURN LANE
 - 32 BIKE PARKING
 - 33 ASPHALT PAVING OVER EXISTING ASPHALT MILLINGS DRIVE LANE
 - 34 EXPOSED AGGREGATE CONCRETE DRIVE LANE
 - 35 SOLID PANEL WEATHERED ST. FENCE
 - 36 DECOMPOSED GRANITE TRAIL
 - 37 RETAINING GABION WALL
 - 38 COLLAPSIBLE BOLLARD
 - 39 SCENIC CORRIDOR RETRACK
 - 40 SCENIC CORRIDOR MULTI-USE TRAIL, 8 FT. & 8 FT. BY PRESERVE
 - 41 FUTURE ACCESSIBLE SIDEWALK TO MATCH EXISTING FIELD LOCATED EXISTING SIDEWALK IN R.D.W.
- MATERIALS LEGEND**
- ASPHALT PAVING
 - EXPOSED AGGREGATE CONCRETE PAVING
 - STABILIZED DECOMPOSED GRANITE
 - DECOMPOSED GRANITE (NON-STABILIZED)

PIMA DYNAMITE TRAILHEAD
28777 North Pima Road, Scottsdale, AZ 85262
Case No. 2-UP-2018
Plan Check No.



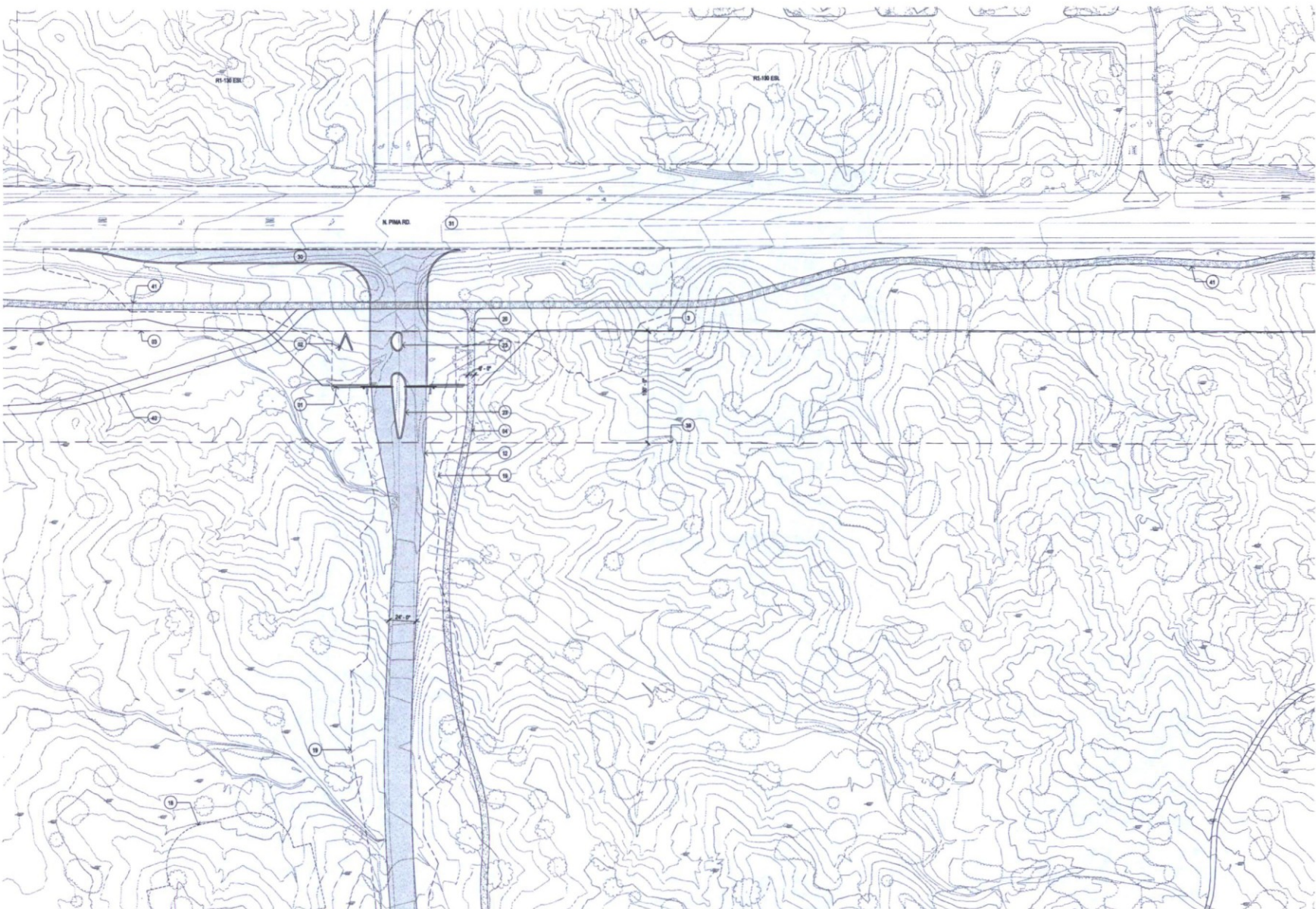
REV	DATE	BY	CHKD	APP'D	DESC

GENERAL NOTES

1. ALL RIP-RAP OR ANY OTHER MATERIAL USED FOR DRAINAGE & GRADE CONTROL WILL BE NATIVE STONE.
2. ALL DECOMPOSED GRANITE SURFACING TO MATCH EXISTING NATIVE TOP-DRESS.
3. SIDEWALKS AND TRAILS ALIGNMENTS TO BE FIELD LOCATED BASED ON TERRAIN AND VISIBLE TOIN CONDOTS.

DR.II.23C

17-DR-2018
5/21/2018



- NOTES**
- 01 ENTRY GATE
 - 02 NATURAL GRAY BOARD-FORMED CONCRETE MONUMENT SIGN
 - 03 RIGHT OF WAY / PARALLEL LINE
 - 04 STABILIZED DECOMPOSED GRANITE MULTI-USE TRAIL
 - 05 EXISTING ASPHALT ENTRY DRIVE
 - 06 EXISTING MONUMENT HIGH
 - 07 EXISTING ENTRY GATE
 - 08 EXISTING PIPE RAIL FENCE
 - 09 EXISTING HIGH TRANSMISSION TOWER POLE
 - 10 PIMA MATERIALS STORAGE YARD W/ COMPACTED ROCK BASE SURFACE
 - 11 EXISTING UTILITY EASEMENT ACCESS GATE
 - 12 ASPHALT ENTRY DRIVE
 - 13 TRAILHEAD BUILDING
 - 14 ASPHALT VEHICLE PARKING
 - 15 STABILIZED DECOMPOSED GRANITE EQUESTRIAN PARKING
 - 16 EQUESTRIAN RAMBLA
 - 17 REFURB END CURB, 18" C&G B&G DETAIL, 2"X8-1
 - 18 POTENTIAL FUTURE PARKING
 - 19 LIMITS OF CONSTRUCTION
 - 20 PASS-THROUGH IN EXISTING PIPE RAIL FENCE
 - 21 UTILITY EASEMENT
 - 22 PIPE RAIL FENCE
 - 23 12" FLUSH CONCRETE RIBBON CURB
 - 24 EXISTING ASPHALT MILLINGS
 - 25 HORSE WATERING TROUGH
 - 26 WEATHERED STEEL HITTING RAIL
 - 27 STABILIZED DECOMPOSED GRANITE DRIVEWAY
 - 28 EXPOSED AGGREGATE CONCRETE SIDEWALK
 - 29 COVERED OUTDOOR AMPHITHEATER
 - 30 DECELERATION LAKE
 - 31 LEFT TURN LANE
 - 32 BIKE PARKING
 - 33 ASPHALT PAVING OVER EXISTING ASPHALT MILLINGS DRIVE LANE
 - 34 EXPOSED AGGREGATE CONCRETE DRIVE LANE
 - 35 SOLID PANEL WEATHERED STL. FENCE
 - 36 DECOMPOSED GRANITE TRAIL
 - 37 RETAINING GABION WALL
 - 38 COLLAPSIBLE BOLLARD
 - 39 SCENIC CORRIDOR RETRACK
 - 40 SCENIC CORRIDOR MULTI-USE TRAIL, SITED & BUILT BY PRESERVE
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 - 42 EXISTING SIDEWALK IN FIELD
- MATERIALS LEGEND**
- ASPHALT PAVING
 - EXPOSED AGGREGATE CONCRETE PAVING
 - STABILIZED DECOMPOSED GRANITE
 - DECOMPOSED GRANITE (NON-STABILIZED)

GENERAL NOTES

1. ALL RIP-RAP OR ANY OTHER MATERIAL USED FOR CHANNEL & GRADE CONTROL WILL BE NATIVE STONE.
2. ALL DECOMPOSED GRANITE SURFACING TO MATCH EXISTING NATIVE TOP-DRESS.
3. SIDEWALKS AND TRAIL ALIGNMENTS TO BE FIELD LOCATED BASED ON TERRAIN AND VEGETATION CONDITIONS.

PIMA DYNAMITE TRAILHEAD
28777 North Pima Road, Scottsdale, AZ 85262
Case No. 2-UP-2018
Plan Check No.

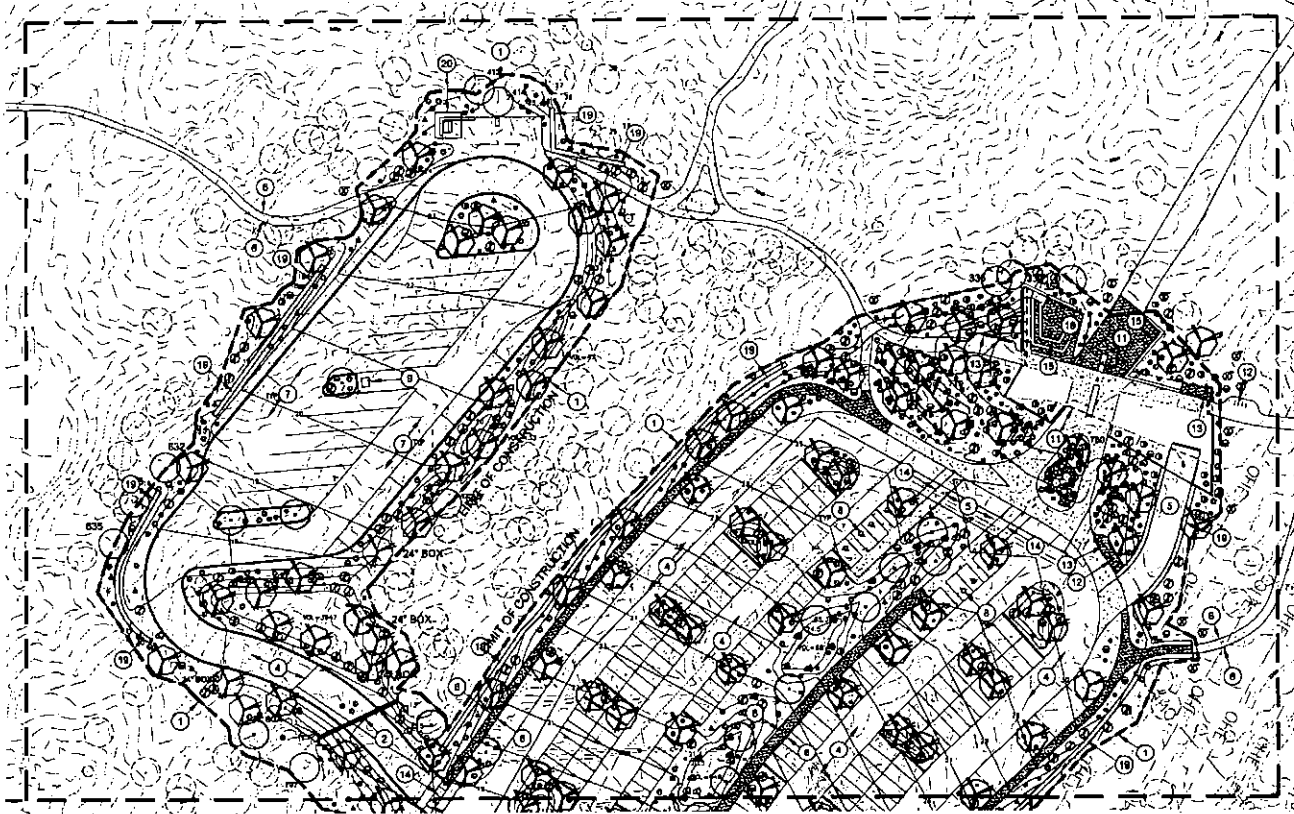


REV	DATE	BY	CHKD

18 MAY 2018 PLOT DATE
1880 PROJECT #
SHEET TITLE
SITE PLAN
ENLARGED

DR.II.23D

1 ENLARGED SITE PLAN
1" = 40'



MATCHLINE - SEE SHEET L-102

PLANT LEGEND

BOTANICAL NAME (OR COMMON NAME)	SIZE	MIN CAL. HT. & W.	CITY
TREES			
EXISTING TREES/SHRUBS TO REMAIN/REMOVE	VARIETY		
PAISONROOT MIMOSAPHYLLUM	VARIETY	72	
FOOTBALL PALM O YEAGRE	FROM SALV INVENT.		
	2" DIA	142	
	1" DIA	34	
	7/8" DIA	28	
	TO 4 FT		
PHOENIX VELUTINA	VARIETY		
NATIVE MESQUITE	FROM SALV INVENT.		
DI VITA TROYA	VARIETY		
BONWOOD	FROM SALV INVENT.		
SHRUBS			
BALANOIDES ACCIDENTICACTI	VARIETY	20	
	FROM SALV INVENT.		
BRUNDFONIA CHINENSIS	20		
JOUBA	20		
30" DIA BALVAGE	100		
LARREA TRIDENTATA	270		
CHOCOLATE	20" DIA BALVAGE		
AMORCOSA DELTOIDEA	5 GAL	411	
YULIPIA	5 GAL		
CARNEDIA GIGANTA	VARIETY FROM SALV INVENT.	18	
SALVADORA	VARIETY FROM SALV INVENT.	24	
CARNEDIA GIGANTA	VARIETY FROM SALV INVENT.	24	
LEUCODENDRON	VARIETY FROM SALV INVENT.	18	
ECCHINOCYCLUS ERIOCAHNE	BANERDOT	18	
EDGEWOOD CACTUS	18		
YULIPIA SP. VARIETY	20" DIA	31	
COOTIELO	20" DIA	31	
ORCHIDIA FLORE MARINE	5 GAL	73	
ORCHIDIA MARINE PROCALY PEAR	5 GAL	73	
YUCCA BACATA	BALVAGE	20	
BANANA YUCCA	BALVAGE	20	
YUCCA ELATA	BALVAGE	42	
SCOFFED YUCCA	BALVAGE	42	
ERICACERIA LANCEOLA	5 GAL	248	
TURPENTINE BUSH	5 GAL	242	
YULIPIA DELTOIDEA	5 GAL	7	
GOUDA EYE	5 GAL	7	
QUERCEUS MARITIMA	5 GAL	99	
SHRUBS	12" DIA		
PERILOUS WOODLIZOR	12" DIA		
BARREL CACTUS	12" DIA		
STY. BODONTIA AGARTHOCAPIA	3 GAL	31	
STY. BODONTIA ENALLA	3 GAL	43	
CYLINDROPUNTIA BEEBEI	5 GAL	43	
TEST BORN CACTUS	5 GAL	43	
INERT TOP DRESS MATERIAL			
LARGE - 4" x 6" x 8"	10		
MEDIUM - 4" x 4" x 8"	30		
SMALL - 4" x 4" x 4"	40		

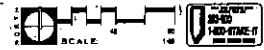
- NOTE: EXACT INSTALLATION LOCATION TO BE FIELD VERIFIED BY LANDSCAPE ARCHITECT.
- 1. EXISTING PAVEMENT/DECOMPOSED GRANITE FROM ON SITE. BALVAGE TO MATCH PRESERVE IN ALL DISTURBED AREAS. LANDSCAPE ARCHITECT TO APPROVE TEST AREA.
 - 2. NATIVE INDIAN STONE - FROM ON SITE. BALVAGE. LANDSCAPE ARCHITECT TO APPROVE TEST AREA.
 - 3. CONCRETE TYPE 1 (1034 SQ FT)
 - 4. STABILIZED DECOMPOSED GRANITE (10290 SQ FT)

GENERAL NOTE
THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR NATURE OR CHARACTER WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBS (D.S.M. SECTION 2-1.100-1.13)

REVEGETATION SEED MIX

BOTANICAL NAME (COMMON NAME)	PERCENT
LUPINUS ARIZONENSIS (DESERT LUPINE)	1.00
ERIGONIA PARVIFLORA (BRITTS EMBEL)	1.00
AMORCOSA DELTOIDEA (YUCCA)	0.75
ORTHOCENTRUS FLAVIFLORENS (OWEN CLOVER)	0.50
LARREA TRIDENTATA (ROSEBERRY)	0.25
BALANOIDES ACCIDENTICACTI (DESERT MANGOLD)	0.25
SEDUM COVESEI (DESERT SEDUM)	0.20
PERILOUS WOODLIZOR (PAPER FLOWERS)	0.20
CALLISTEMON EROPHYLLA (BERRY BUTTER)	0.15
BRUNDFONIA CHINENSIS (JOUBA)	0.10
QUERCEUS MARITIMA (SHRUBWEED)	0.10
ERICACERIA LANCEOLA (TURPENTINE BUSH)	0.10
YULIPIA DELTOIDEA (GOUDA EYE)	0.10
CHRYSETHAMBUS HALIMIFOLIOS (SANTALWOOD)	0.10
ACALYHA PARVIFLORA (SAGE RATON)	0.10
FRUIT BROADCASTING SCATTERED SEEDS IN WALL AREAS DESTROYED BY CONSTRUCTION	

- KEYNOTES**
- 1. LIMIT OF DISTURBANCE
 - 2. UNDERGROUND UTILITIES
 - 3. ENTRY SIGNAGE AND GATE
 - 4. ASPHALT DRIVE
 - 5. CONCRETE DRIVE
 - 6. STABILIZED D.G. PATH
 - 7. STABILIZED D.G. DRIVE
 - 8. A.D.A. PARKING
 - 9. TRASH ENCLOSURES
 - 10. MAINTENANCE YARD
 - 11. ARCHITECTURAL OVERHANG
 - 12. BIKE RACKS
 - 13. HORSE TIE
 - 14. CROSSWALK
 - 15. SEATWALL
 - 16. FUTURE SIDEWALK
 - 17. CONCRETE RIBBON CURB
 - 18. AMPHITHEATER
 - 19. RETAINING GABION WALL
 - 20. OUTDOOR RAMADAN HORSE STAGING AREA
 - 21. EXISTING OVERHEAD ELECTRICAL
 - 22. SIGHT-VISIBILITY TRIANGLE
- NOTE: NO POLE MOUNTED EXTERIOR LIGHT FIXTURES. EXTERIOR LIGHTING UNDER BUILDING CANOPY. REFER TO ARCHITECTURE DRAWINGS.



WEDDLE GILMORE
black
rock
studio

401 N. 7th Street
Scottsdale, AZ 85262
Phone: 480.344.8888
Fax: 480.344.8889

FLOOR

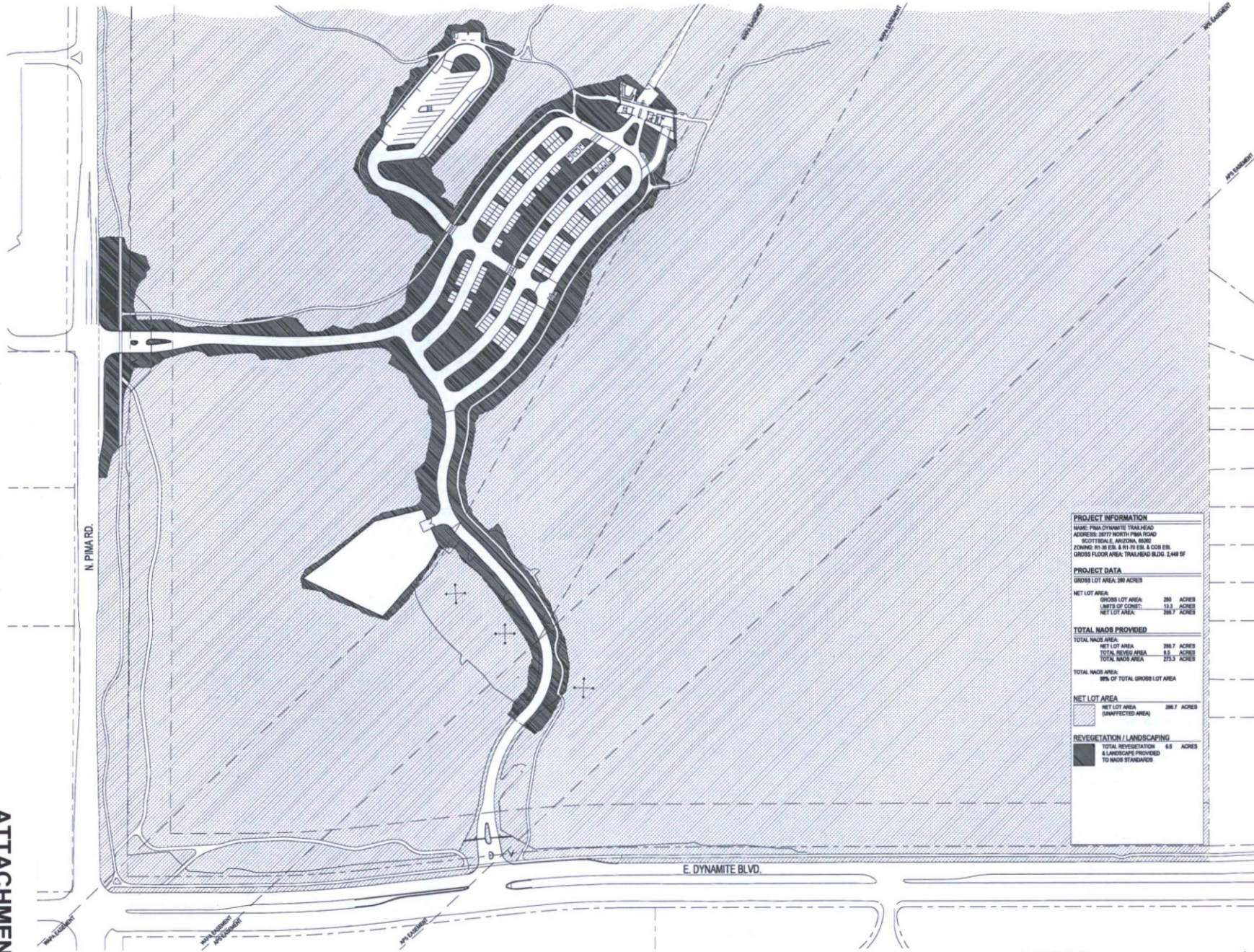
100 N. 7th Street
Scottsdale, AZ 85262
Phone: 480.344.8888
Fax: 480.344.8889

2210
DIRECT: 3/31/20

PIMA DYNAMITE TRAILHEAD
2877 North Pima Road, Scottsdale, AZ 86262
Case Number: 2-UP-2018
Plan Check No.:

CITY OF SCOTTSDALE

PROJECT NO. 2877
SHEET NO. L-103



PROJECT INFORMATION	
NAME:	PIMA DYNAMITE TRAILHEAD
ADDRESS:	28777 NORTH PIMA ROAD
	SCOTTSDALE, ARIZONA, 85262
OWNER:	BY 98 ESB, 4 PLS, 71 ESB, & COB ESB
GROSS FLOOR AREA, TRAILHEAD BLDG:	2,449 SF
PROJECT DATA	
GROSS LOT AREA:	380 ACRES
NET LOT AREA	
GROSS LOT AREA:	289 ACRES
LIMITS OF CORRECT:	13.3 ACRES
NET LOT AREA:	289.7 ACRES
TOTAL NAOS PROVIDED	
TOTAL NAOS AREA:	
NET LOT AREA:	289.7 ACRES
TOTAL REVEG AREA:	8.8 ACRES
TOTAL NAOS AREA:	275.3 ACRES
TOTAL NAOS AREA:	
8% OF TOTAL GROSS LOT AREA	
NET LOT AREA	
NET LOT AREA (UNAFFECTED AREA):	289.7 ACRES
REVEGETATION / LANDSCAPING	
TOTAL REVEGETATION & LANDSCAPE PROVIDED TO NAOS STAKEHOLDERS:	8.8 ACRES

1 NAOS PLAN
1" = 100' 0"



PIMA DYNAMITE TRAILHEAD
28777 North Pima Road, Scottsdale, AZ 85262
Case No. 2-UP-2018
Plan Check No.



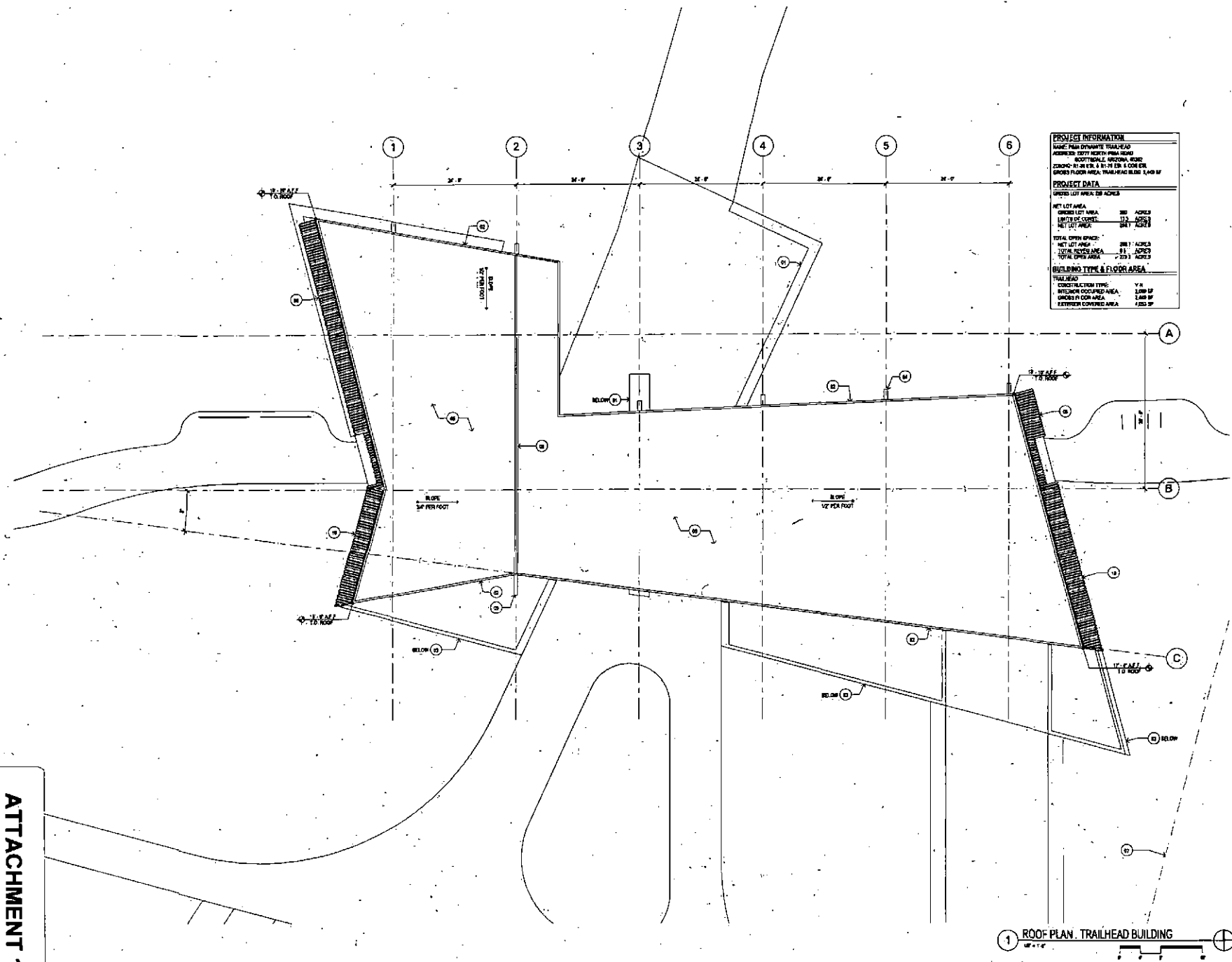
REV. DATE	DESCRIPTION
18 MAY 2018	PLAT DATE
1889	PROJECT #
	SHEET TITLE
	NATURAL AREA
	OPEN SPACE PLAN

DR. II.27



- NOTES
- (1) CARRY-IN PLACE CONCRETE WALL / BRICK
 - (2) STL TUBE ROOF EDGE WEATHERED FINISH
 - (3) RITEE PLANTER WEATHERED FINISH
 - (4) STL REAR WEATHERED FINISH
 - (5) RECOMMENDED GRANITE BALLAST ROOFING
 - (6) POLYMERIZED CORRUGATED STL PANEL WEATHERED FINISH
 - (7) EXISTING UTILITY PASSAGEWAY
 - (8) STL GUTTER, 8:00% TO SCUPPER
 - (9) ROOF SCUPPER W/ RAIN CHAIN
 - (10) CORRUGATED STL PANEL WEATHERED FINISH

PROJECT INFORMATION	
NAME:	PIMA DYNAMITE TRAILHEAD
ADDRESS:	28777 NORTH PIMA ROAD
CITY:	SCOTTSDALE, ARIZONA, 85262
CONTRACT NO.:	14-0015
GROSS FLOOR AREA:	TRAILHEAD BLDG 1,440 SF
PROJECT DATA	
GROSS LOT AREA:	28 ACRES
NET LOT AREA:	28 ACRES
IMPROVED LOT AREA:	113 ACRES
NET LOT AREA:	28 ACRES
BUILDING TYPE & FLOOR AREA	
TRAIL HEAD	1,440 SF
CONSTRUCTION TYPE:	Y/R
WETTER OCCUPIED AREA:	1,440 SF
INDOOR FLOOR AREA:	1,440 SF
EXTREME COVERED AREA:	1,440 SF



1 ROOF PLAN, TRAILHEAD BUILDING

ATTACHMENT 14

PIMA DYNAMITE TRAILHEAD
28777 North Pima Road, Scottsdale, AZ 85262
Case No. 2-Up-2018
Plan Check No.



DATE	PROJECT DATE
DATE	PROJECT
DATE	SHEET NO.
DATE	ROOF PLAN WORKSHEET

DR.11.44



Pima Dynamite Trailhead

ATTACHMENT #17

17-DR-2018



Pima Dynamite Trailhead

17-DR-2018

**Pima Dynamite Trailhead
City of Scottsdale McDowell Sonoran Preserve
Public Input Summary
717-PA-2017**

The City of Scottsdale offered various opportunities for the public to review conceptual site plans and provide comments on the proposed Pima Dynamite Trailhead. These opportunities included:

Thursday, October 12, 2017 – 5:30 PM, Troon North neighborhood Park on 93rd Street. Staff invited all the property owners on 92nd Place to attend this meeting to learn about the upcoming design process, ask questions, and learn about upcoming public meetings and input opportunities.

Sunday, November 12, 2017, 9 – 11 am, Brown's Ranch Trailhead. Opportunity for the public to view plans, ask questions, and leave comments. This was a good opportunity for neighbors to attend, and also provided an excellent point of contact with Preserve users who might not have been aware of the proposed project.

Wednesday, November 15, 2017, 7 pm, Pinnacle Peak Elementary School. Opportunity for the public to view a presentation by City staff and designers about the project, with the design team present to answer questions, and opportunity for the public to leave comments. This was a good opportunity for the public to hear from the City's Preserve, Transportation, and public safety officials from the Police and Fire Departments.

November 11 – 27, 2017, Opportunity for public to view conceptual plans on the city's website, and to submit comments via web form.

Various Documents are attached related to the opportunities described above:

- **Attachment #1** - Flyer for the October meeting with the 92nd Place residents was placed as a door-hanger at all the homes on 92nd Place.
- **Attachment #2** - Postcard publicizing the three public input opportunities in November.
- **Attachment #3** – Map of properties that received the postcard shown as attachment #2.
- **Attachment #4** - Preliminary fact sheet (Oct 2017) used for distribution to Troon North residents, through the Troon North HOA.
- **Attachment #5** - Public meeting notices posted on sandwich boards at Preserve trailheads, and displayed in the trailhead restrooms.

- **Attachment #6** – Sign in sheet from November 12, 2017 Open House.
- **Attachment #7** - Comment cards from November 12, 2017 Open House.
- **Attachment #8** – Sign in sheet from November 15, 2017. Comment cards were offered at this meeting, but none were submitted.
- **Attachment #9** – Compilation of comments received via the City’s project website.

Additional activities that occurred to spread word to the public about the project included:

- City Staff presentation at the February 2017 Troon North HOA annual members meeting.
- Regular staff updates to the McDowell Sonoran Preserve Commission.
- Publication of public input opportunities via the websites, email newsletters, and Facebook pages of local groups including the Desert Foothills Mountain Bike Association, the McDowell Sonoran Conservancy, Rio Verde’s Horsemen’s Association, and the Arizona Horse Council.
- City of Scottsdale Preserve website included a link to the CPM project page.



Dear 92nd Place Resident,

Please join the staff from the City of Scottsdale's McDowell Sonoran Preserve for a discussion about the Planned Pima & Dynamite Trailhead. The City is inviting all 92nd Place residents to join us at the shade ramada near the tennis courts in your neighborhood park at the south end of 92nd Place:

5:30 PM - Thursday, October 12, 2017

This discussion is focused on the residents of 92nd Place. Additional opportunities for broader community input will occur in November, and the first half of 2018.

Please see the attached fact sheet and maps for general information about the planned trailhead.

For more information about the meeting, please call the City of Scottsdale at 480-312-7013.



PROJECT UPDATE

Our Future in Progress

Pima and Dynamite Trailhead

The City of Scottsdale is moving forward to begin design and construction of the newest trailhead in Scottsdale's McDowell Sonoran Preserve. The new trailhead will be located on the northeast corner of Pima Rd. and Dynamite Blvd. and will provide parking and support amenities for public recreational access to the extensive network of trails in the northern region of the Preserve for hiking, biking, trail running, and horseback riding.

Between 2010 and 2015, the City acquired roughly 15,000 acres of land in this area from the Arizona State Land Department. This land will be permanently protected as part of the Preserve. In 2016, the City purchased 400 additional acres of State Land on the northeast corner of Pima Rd. and Dynamite Blvd. for the location of the Trailhead.

Design principles will be used that reduce impacts to the natural environment and adjacent neighborhoods, including; integrating amenities into the natural setting, minimizing visibility of structures, maximizing natural screens and buffers, and avoiding significant natural and cultural features

Upon completion, the trailhead will include:

- Parking for 200 or more passenger vehicles
- Parking for at least 12 horse trailers
- Restrooms
- Hitching rails and water trough
- Covered ramada and small educational amphitheater
- Interpretive, directional, and regulatory signage
- Limited site lighting
- Small office/storage space with storage yard
- Drinking fountains for hikers and dogs
- Entry roads with automatic access control gates

The trailhead will have two entry points, one from Pima Rd. and one from Dynamite Blvd. The Pima Rd. entry will be located roughly 1,300 feet north of Dynamite Blvd. And the Dynamite Blvd. entry will be roughly 900 feet east of Pima Rd. Both entrances will be gated to limit access to daylight hours.

Construction of Preliminary Trailhead Facilities Underway

In mid-October the City began work on a number of preliminary improvements at the location of the new trailhead. A permanent entrance is currently being constructed on Dynamite Blvd. approximately 900 feet east of Pima Rd. The new entrance will include a median break on Dynamite Blvd., a paved entry drive, and trailhead signage. In addition, a small previously disturbed area is being stabilized to provide a dust-free preliminary parking location. This area will eventually be incorporated into the permanent facility.

The early phase of improvements is being built to improve safety and protect adjacent neighborhoods and the Preserve. Currently preserve users park on major roadways or in nearby neighborhoods. The Preliminary Improvements are scheduled to be complete by the end of the year.

Give Input on New Trailhead

We want to hear from you. Come view proposed plans for the plans for the trailhead and let us know what you think. There are three ways for you to participate.

Sunday, November 12

**9 – 11 a.m. at Brown's Ranch Trailhead,
30301 N Alma School Pkwy., Scottsdale**

Come view plans, ask questions and leave your comments.

Wednesday, November 15

**7 p.m. at Pinnacle Peak Elementary,
7690 E. Williams Dr., Scottsdale**

A presentation will be made on the project, the design team will answer questions and you have the opportunity to tell us what you think.

November 11 – 27

Participate Online at ScottsdaleAZ.gov, search "Pima and Dynamite Trailhead".

Plans will be posted for you to view and you can leave comments letting us know what you think.

For More Information

Project Website: ScottsdaleAZ.gov, search "Pima and Dynamite Trailhead"

Contacts: Scott Hamilton, Preserve Planner, at 480-312-7722 or shamilton@scottsdaleAZ.gov, or Kroy Ekblaw, Preserve Director, at 480-312-7064 or kekblaw@scottsdaleaz.gov.

ADDRESS PANEL



PROJECT UPDATE

Our Future in Progress

Pima and Dynamite Trailhead

City of Scottsdale is moving forward to begin design and construction on the newest trailhead in Scottsdale's McDowell Sonoran Preserve. The new trailhead will be located on the northeast corner of the Pima Rd. and Dynamite Blvd. and will provide parking and support amenities for public recreational access to the extensive network of trails in the northern region the Preserve. Participate in the trailhead design through public meetings in mid-November where you can view preliminary plans and let us know what you think.





FACT SHEET

Our Future in Progress

Pima & Dynamite Trailhead

Where will the trailhead be located?

The Pima & Dynamite Trailhead will be located in the northern region of the City of Scottsdale's McDowell Sonoran Preserve, on the northeast corner of Pima Road and Dynamite Boulevard.

What is the purpose of this trailhead?

The trailhead will provide parking and support amenities for public recreational access to the extensive network of trails in the northern region of Scottsdale's McDowell Sonoran Preserve. Between 2010 and 2015, the City acquired roughly 15,000 acres of land in this area from the Arizona State Land Department. This land will be permanently protected as part of the Preserve. In 2016, the City purchased 400 additional acres of State Land on the northeast corner of Pima Road and Dynamite Boulevard for the location of the Trailhead.

What amenities will the trailhead include?

The first phase of the trailhead will include:

- Parking for 200 or more passenger vehicles
- Parking for at least 12 horse trailers
- Restrooms
- Hitching rails and water trough
- Covered ramada and small educational amphitheater
- Interpretive, directional, and regulatory signage
- Limited site lighting
- Small office/storage space with storage yard
- Drinking fountains for hikers and dogs
- Entry roads with automatic access control gates

What are the design principles of the Trailhead?

Design principles will be used that reduce impacts to the natural environment and adjacent neighborhoods, including:

- Integrating amenities into the natural setting
- Minimizing visibility of structures
- Maximizing natural screens and buffers
- Avoiding significant natural and cultural features

Who can use the trailhead?

The trailhead will be ADA compliant for use by the general public to access the Preserve for non-motorized passive recreational purposes, including hiking, trail running, bicycle riding, horseback riding, sightseeing, and bird watching.

How will the trailhead be accessed?

The trailhead will have two entry points, one from Pima Road and one from Dynamite Boulevard. The Pima Road entry will be located roughly 1,300 feet north of Dynamite Boulevard.

The Dynamite Boulevard entry will be located approximately 900 feet east of Pima Road. Both entrances will be gated to limit access to the trailhead to daylight hours.

Who owns the trailhead?

The trailhead will be located in the Scottsdale McDowell Sonoran Preserve, which is owned and operated by the City of Scottsdale. The non-profit McDowell Sonoran Conservancy assists the City with Preserve operations and maintenance.

When was this project envisioned and whose idea was it?

An important management objective of the Preserve, dating back to the establishment of the Preserve in the mid 1990's, is to provide access areas of sufficient size and with adequate amenities for appropriate public access. In 1999, the City established the Preserve Access Areas Report which describes the general location and amenities of the Preserve trailheads, including the Pima & Dynamite Trailhead.

What is the cost and funding source?

Funding comes from the voter-approved 2004 Preserve Sales Tax. The budget for design and construction is \$4,402,000.

When will the trailhead be built?

The conceptual design process began in the spring of 2017, and will proceed through the remainder of the year. Construction is anticipated to begin in mid-2018, and be complete in 2019.

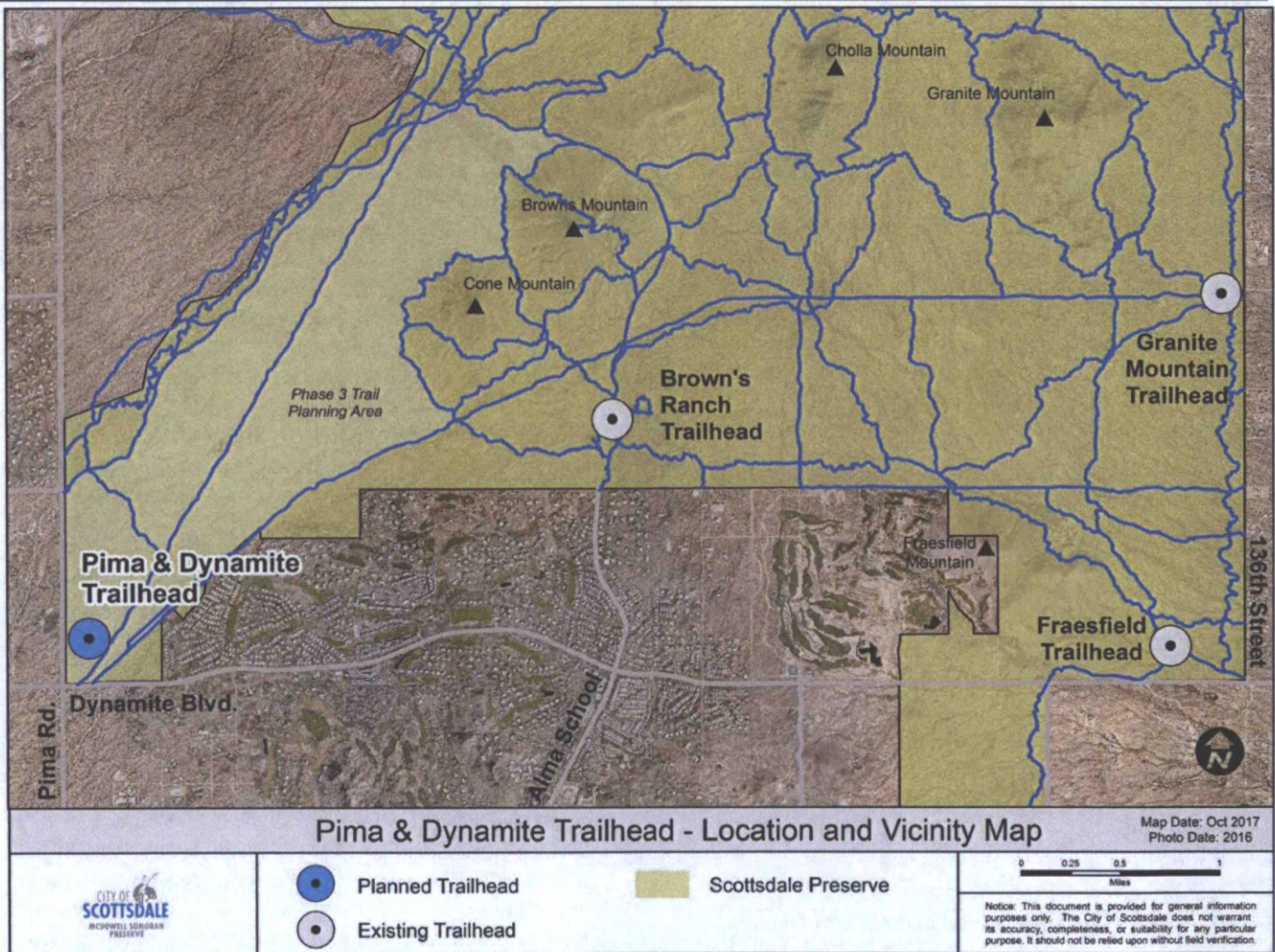
How can I provide input?

A series of public meetings is being scheduled for November 2017 where you will have the opportunity to review the conceptual plans and provide feedback. You will also be able to review plans and provide feedback through the project website which will be available soon. Review and input opportunities will also occur when the project is reviewed by the Planning Commission, Development Review Board and City Council. Those meetings are expected to occur in the first half of 2018.

What if I have additional questions?

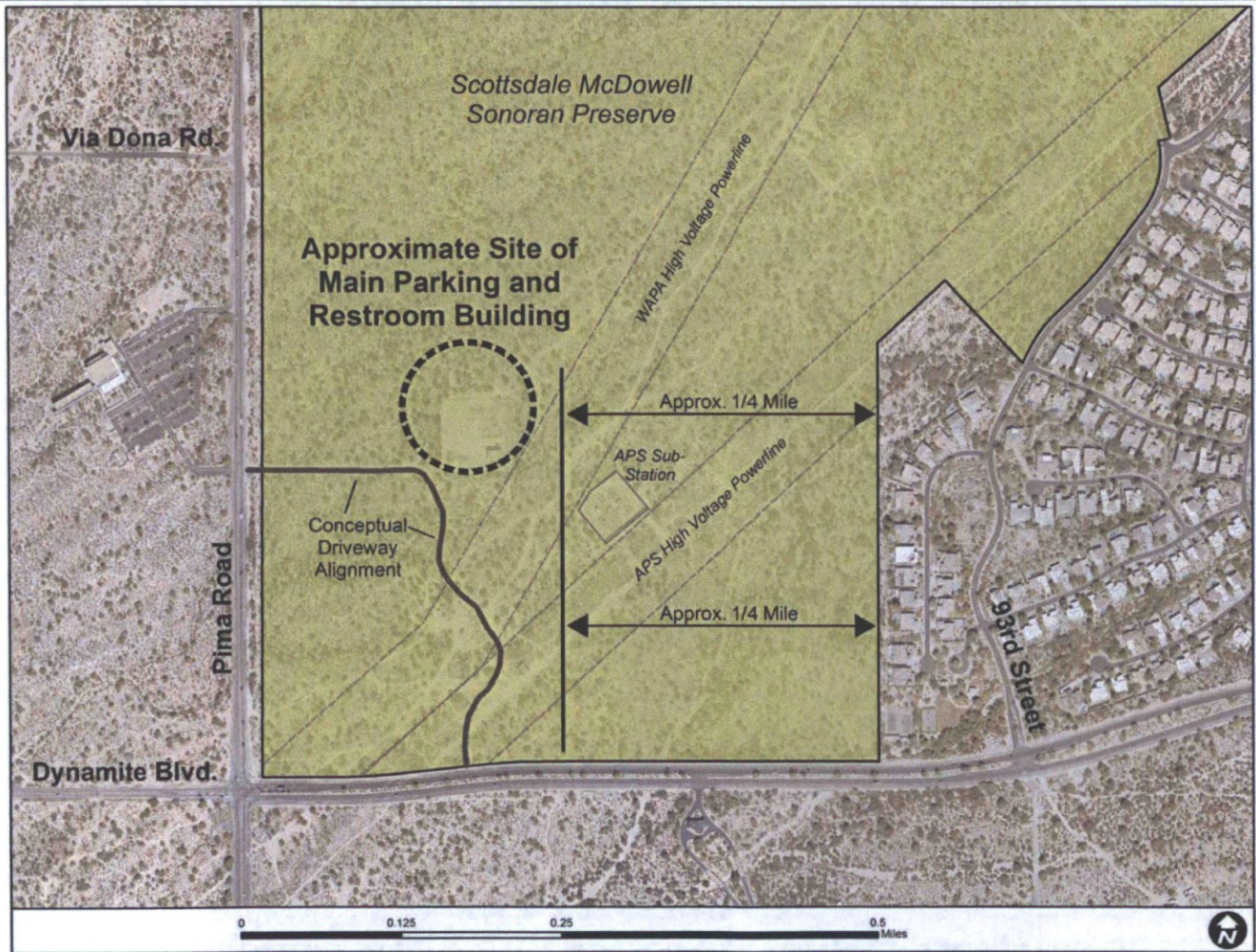
The project website is being constructed now. Once complete, you can access it by going to www.scottsdaleaz.gov and searching "Pima and Dynamite Trailhead." You can also contact Scott Hamilton, Preserve Planner, at 480-312-7722 or shamilton@scottsdaleAZ.gov, or Kroy Ekblaw, Preserve Director, at 480-312-7064 or kekblaw@scottsdaleaz.gov.

Pima & Dynamite Trailhead - Location Map



October 2017

Pima & Dynamite Trailhead – Approx. Project Site



October 2017



Your Input Matters!!

The City of Scottsdale is moving forward to begin design and construction of the newest trailhead in the Preserve, located on the NE corner of Pima Rd. and Dynamite Blvd. The trailhead will provide parking and support amenities for public recreational access to the extensive trail network for hiking, biking, trail running, and horseback riding.

The City wants to hear from you. Come view proposed plans for the plans for the trailhead and let us know what you think. There are three ways for you to participate.

Sunday, November 12

**9 – 11 am HERE! at the Brown's Ranch Trailhead,
30301 N Alma School Pkwy., Scottsdale**

Come view plans, ask questions and leave your comments.

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**7 pm at Pinnacle Peak Elementary,
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A presentation will be made on the project, the design team will answer questions and you have the opportunity to tell us what you think.

November 11 – 27

**Participate Online at ScottsdaleAZ.gov, search for
"Pima and Dynamite Trailhead"**

Plans will be posted for you to view and you can leave comments letting us know what you think.

For questions, please contact Scott Hamilton, City of Scottsdale Preserve Planner, at 480-312-7722 or shamilton@scottsdaleAZ.gov.

Please Sign In

11/12/17

Brown's Ranch
TrailheadNAMEEMAIL

Todd

toddvduke@msn.
com

Maureen

moondavis@gmail.com

Laurel Darren

Laurel WILDBUNCH DESERT
GUIDES.com

Daisy Mae the plot hound.

Edward Baba

edbaba@gmail.com

Linda Blankenship

linda@lindablankenship.com

Mary K Schlemme I

m.schlemme@comcast.net

Steve Holt

holtfam207@msn.com

Nancy Chalex

chalexn@cox.net

Don Alexander

DonMcAlexander@comcast.net

Gina Mehr

rmehr@cox.net

Cathy Coluccio

cathy_coluccio@hotmail.com

Steve Coluccio

s_coluccio@hotmail.com

Kathy Strong

kjustrong@gmail.com

Marian Kuzma

SUKETAL@ME.COM

DUSTY BODRERO

DUSTY.BODRERO@GMAIL.COM

MARK ISACSON

MARKISACSON@ME.COM

Tan House

jhouse53@aol.com

Please Sign In

11/12/17
Browns Ranch
trailhead

NAME

Donna Oats
jerri ross

EMAIL

donnaoats@hotmail.com
jerriross@earthlink.net

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



Name: Marti Tolby

Email: Marti.Tolby@gmail.com Zip Code: 85255

Comments: _____

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



Name: Linda Blankenship

Email: Linda@lindablankenship.com Zip Code: 85262

Comments: My key concern relates to safety of
~~the~~ access points. Must have the road
widened to ensure deceleration and turn
lanes are long enough to keep from stopping
Dynamite traffic.

* Also, we want the Town North monument
signed preserved -- this is important
to me as a Town North resident. *

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



Name: ERIC GOLD

Email: ERIC.GOLD@MAIL.COM Zip Code: 85255

Comments: ↳ Not Gmail

Love it!

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



Name: Steve Coluccio

Email: S.coluccio@hotmail.com Zip Code: 85258

Comments: _____

Great to see trailhead facilities included in
plan. The city continues to do a first class
job of building out the trailheads for max
public use.

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



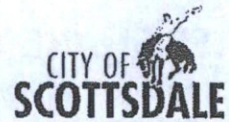
Name: Lina Meh

Email: rmeh@cox.net Zip Code: 85262

Comments: City of Scottsdale planning
seems to be doing a great job.
They are preserving the desert
and still considering the
hikers + bikers. Thank

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



Name: Nancy Chalix

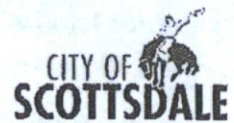
Email: _____ Zip Code: 85262

Comments: _____

*Good job. can hardly wait for
new trail head. Brown Mt parking is
packed today!!!*

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



Name: Melissa Mack

Email: Melissamack@yahoo.com Zip Code: 85255

Comments: Love the bathrooms + eager to
see more trails with beautiful views.

Thank you!!!

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



Name: Laurel Darren- Simmons

Email: Laurel@wilabunchdesertguides.com Zip Code: 85260

Comments: I LOVE the idea - especially for MTB-
also it would hopefully help differentiate
Equestrian -vs- MTB- lessen it.

Thank you for all you do!

Laurel ☺

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



Name: MARIAN KUZMA

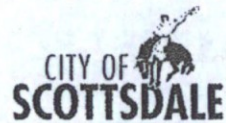
Email: SUKSTAI@MS.COM Zip Code: 85331

Comments: GREAT! Thank You!

THE SOONER THE BETTER (11)

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



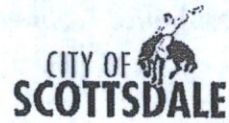
Name: Donna Oats
Email: donnaoats@hotmail.com Zip Code: 85262

Comments:

1. I would like to have a trail built from the park (93rd) to the new trails.
2. Brown's trail - please build an easier trail to the top of Brown's Mt. I mean.

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



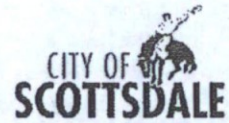
Name: Cathy Coluccio

Email: Cathy_coluccio@hotmail.com Zip Code: 85258

Comments: I am thrilled to hear about the new
trailhead with facilities! It drastically improves
my desire to hike in the area. Love the Preserve,
it is a treasure!

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



Name: MARK ISADSON

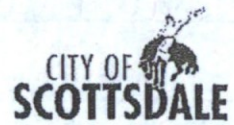
Email: MARKISADSON@PIMA.CO.AZ Zip Code: 85254

Comments: _____

yes. M/S + ZONE

PLEASE SHARE YOUR COMMENTS

*Pima Dynamite Trailhead Conceptual Plans
Nov 12, 2017, at Brown's Ranch Trailhead*



Name: Maureen Muller

Email: ~~moondavis2@gmail.com~~ moondavis2@gmail.com Zip Code: 85255

Comments: Sounds Great - SAVE the trees
when build restrooms

11/15/17 Pinnacle Peak elem. School

PLEASE SIGN IN

Pima Dynamite Trailhead Public Meeting



NAME

EMAIL

STEVEN SUKENIK

KATHOONA999@aol.com

Maxine Sukevik

TOTHE MAX 999@aol.com

John Altorfer

hjaltofer@cox.net

Flint Swerdfejer

fswerd56@gmail.com

Jan House

jhouse53@aol.com

Lined area for additional sign-ins.

Date	Name:	Comments:
11/13/2017 6:47:11 PM	Don & Rachel Larsen	<p>Hello City of Scottsdale,</p> <p>THANK YOU for making a trail head at the intersection of Pima & Dynamite. This will provide great access from the SW area of the McDowell Sonoran Preserve. We want to say that the horse trailer parking area should be spacious & well marked for 'horse trailers only' with obvious signage.</p> <p>We are hikers, mtn bikers & equestrians. We believe in sharing the trails & trail head.</p> <p>Thank you.</p> <p>Sincerely,</p> <p>Don & Rachel Larsen</p>
11/16/2017 10:53:33 AM	H. John Altorfer	<p>I attended last night's mtg. I'm a Steward and worked on north region since ground-breaking. I recommend that you develop these trails and amenities to attract primarily bikers for 2 reasons. 1) Brown's Ranch and Granite Mtn. trailheads offer a variety of trails to all 3 users: hikers, bikers, and equestrians. Even with trails along Pima Rd. this area is relatively flat land with long distances to reach the existing mountain and NE trails. This is not particularly appealing to hikers, but outward trails could pretty quickly take bikers to other destinations. 2) Brown's Ranch usage is growing rapidly and is currently drawing lots of bikers. This good trend leads and will lead to more congestion around the trailhead. Also increased traffic on certain trails popular to both hikers and bikers requires each user to be on the lookout for the other to adjust their actions accordingly for a safe pass.</p>

11/16/2017 12:24:43 PM	Jenny Powers	<p>Thank you for this opportunity. I currently participate in the equestrian focus group on trail head improvements and was a participant on both the trail planning focus group for this newly acquired land as well as the Phase 2C land north of Granite Mountain 2 years ago.</p> <p>The only comment I have with the plan as presented for this trail head is the number of parking spaces for horse trailers. We have many users from the north, west and south of the Pima/Dynamite intersection. The Preserve is a popular conditioning location for local endurance riders who appreciate the length of trails and the amenities provided. Riders come from as far as Prescott and Goodyear/Avondale.</p> <p>This site will be especially attractive as the access to the trails is excellent and loops can be made to include Brown's Ranch where water is also available for horses. The location avoids having to haul rigs uphill to Alma School Rd and then into Brown's Ranch. This is going to be a very popular venue. One organized ride with Cave Creek Saddle Club could easily overflow 12 parking slots. I suggest that this location be increased in size for horse trailer parking to be larger than any of the other Preserve trail heads. With Brown's Ranch having 18 spaces, I suggest this venue provide 20-25 spaces instead of 12.</p> <p>Thank you again for the opportunity to provide input in this forum.</p> <p>Jenny Powers Officer, Board of Directors, Rio Verde Horsemen's Association (RVHA) Assistant Lead, Equestrian Patrol, Steward Program, McDowell Sonoran Conservancy Member, Amateur Committee, Arizona Arabian Horse Association (AAHA) Member, American Endurance Ride Conference (AERC)</p>
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11/16/2017 5:04:59 PM	Art Ranz	<p>We have a rapidly expanding bike program in the Conservancy. We have monthly beginner's bike clinics that have expanded from a few to over 20 participants per session in one season. Right now we use Fraesfield because of the large, somewhat flat but a bit small, cleared space to do our skills teaching. It would be wonderful to have an area in the new trailhead at Pima and Dynamite or Fraesfield to use for this purpose. The other trailheads are not conducive for clinics because of either the difficult trails or filled parking lots. I suspect that SPD would use it also as opposed to a paved parking lot that is used now for their clinics. Our ideal size would be 75 x 100 ft. Large, but ideal. We are hoping that some of the barren land near the new trailhead at Pima and Dynamite might be a great place for this.</p> <p>Thanks for your consideration in your planning.</p> <p>Art Ranz Bike Program Lead, MSC 513-260-0945</p>
11/16/2017 8:26:43 PM	Robert (Bob) Wilson	<p>A well thought- out site that is a good response to the public's increasing awareness and use of the Preserve. I've appreciated the administrator's willingness to have ongoing conversations with those who have varying concerns regarding impact of the project. I'm fairly certain that usage of this trailhead will increase quickly, given its access to the trail system, and hope that long-range plans will include adequate space for future additional parking.</p> <p>I've been very impressed with the ongoing conversations and the Preserve administrator's concern with minimizing negative impact on adjoining neighborhoods. Well done!O20</p>

11/16/2017 10:01:10 PM	steve sukenic	<p>The presentations have been extremely helpful in better understanding the amount of time and energy which is put into creating a new trailhead. I was most impressed with the thought process that went into making sure that all areas of concern from previous trailheads would be greatly improved. I like the deeper parking lot spaces which will allow for much safer vehicle movement and direct access to the trail system. The stewards might have a harder time keeping count with the extended bike bypass routes but definitely more advantageous than clogging up the middle entrance. Probably should consider another map on those bypass routes. I am very excited with the description of the new trails which I believe will make Brown's Ranch trailhead much more friendly for novice hikers.</p> <p>Keep up the amazing work, Steve Steward</p>
11/20/2017 9:49:01 AM	Faye Hamilton	<p>I am in favor of the trailhead project but I am not in favor of the location. I live in Troon North and commute through the intersection of Pima and Dynamite several times a day. This is an extremely busy intersection with its fair share of accidents. Putting more traffic through this area and having people unfamiliar with the area making left turns off of Dynamite and Pima does not make sense. What makes sense to me would be to make the entrance off of Pima where you could place a light for access into the trailhead and the church/school entrance. There is a clear view of traffic from this location unlike the Dynamite Road entrance where the road has gentle curves. And keep in mind, the intersection of Pima and Dynamite is also going to have to bear the additional traffic from the Outpost Project.</p> <p>Please consider moving the entrance to another location off of Pima.</p> <p>Thank you.</p>
11/20/2017 9:50:46 AM	Kip Hamilton	<p>We live on Dynamite a mile East of the planned entrance to the trailhead off Dynamite Blvd. The Dynamite and Pine intersection frequently backs up and adding an entrance will just exacerbate the problem. There are already plans in place to build a retail store and gas station at this intersection which most of the local residents opposed. The City needs to rethink adding an entrance on Dynamite. A Pima Road entrance will cause enough congestion by itself.</p> <p>Thank you</p>

11/21/2017 8:32:11 AM	Dennis Eckel	<p>I think that the design and concepts for the new trailhead are excellent. Scottsdale's city and staff members have done an incredible job of gathering input from residents and trail users in an effort to make this an amenity that is highly functional and sensitive to the environment. Having attended a number of meetings at my home's community center in Legend Trail, I can say that the Kroy and Scott have kept residents informed and have been receptive and responsive to input from neighbors. As a Conservancy Steward, and a frequent user of the trail system, I am enthusiastically proud of what the City of Scottsdale has accomplished.</p> <p>The new Pima-Dynamite trailhead will relieve some of the congestion at Brown's Ranch and discourage people from using illegal entry points along Pima Road and Legend Trail Parkway. Parking in those areas may be destructive to some of the Preserve's sensitive plant life and also potentially dangerous to traffic conflicts.</p> <p>My only concern with the new trailhead is traffic flow into and out of the parking lot. There is a lot of congestion on Dynamite, which will only increase with new development along that corridor. I believe that there is a plan for a left turn lane for eastbound Dynamite traffic into the trailhead and a separate right turn lane for westbound traffic. Entering is probably not as much of a concern as exiting might be. Negotiating safe passage for someone heading east on Dynamite or heading south on Pima from the trailhead may present a challenge. For Dynamite eastbound, a left hand turn might be all but impossible. Visitors will need to make a right and get into the far left lane to make a u-turn. Similarly, traffic headed south on Pima will need to get into that left hand lane or turn left on Pima north of the signal. Hopefully there will be enough distance from the traffic light to negotiate the daily traffic patterns that take place at that intersection.</p> <p>Congratulations for continuing to make Scottsdale an outstanding place to live and play.</p>
11/21/2017 1:34:23 PM	Umberto Santoni	<p>In general, I fully support this. Like the proposed trailhead.</p> <p>The area labeled "Preserve Materials Storage" and adjacent interim parking seem quite large in comparison to the parking lots and the trailhead. Does this area need to be this large? Can the footprint be made smaller for its intended use? Particularly since there is already storage planned at the trailhead.</p>

11/22/2017 1:16:33 PM	Edward Kerr	<p>Background/context: I have been a trail runner at Brown's Ranch since its soft opening in the summer of 2013. I run 4 days per week and occasionally also hike one day a week all year round.</p> <p>Goal: Make suggestions for the new trailhead based on my experience at Brown's Ranch to improve users' experience.</p> <p>Issues/concerns: 1. People impede drivers' ability to travel through the parking area. The primary causes are bicycle racks that protrude into the driving area; cyclists handling their bikes; dog owners who have their dogs use a lift gate; and people who stand around talking. 2. People do not understand or choose to follow trail rules especially with respect to yielding and traveling single file through congested areas. a. Poor signage or none at all. 3. An overcrowded trailhead area at times. 4. This (IMO) adds up to compromised safety and quality of experience.</p> <p>Ideas for the new trailhead: 1. Create deeper parking spaces which might especially appeal to cyclists. 2. Improve safety signage especially who yields to who. 3. Create a safety video and encourage people, especially newcomers, to watch it. The video could include an overview of the new trailhead and the importance of safety with emphasis on just what "mixed use" means. Also there could be menu items that correspond to yield scenarios. For example, bike approaching people (including runners) head on; bike overtaking people; people approaching horses; runners overtaking horses; etc. Be sure to include how to report accidents or incidents and how to use trail markers, e.g. CW 7 or WB 3. 4. Design a more open trailhead area. Brown's Ranch has concrete benches in the middle which creates congestion. Design/place seating more to the perimeter to open up the central area thus making it easier and safer for people to use. 5. Have a more prominently designed and signed bike bypass. 6. I don't know the trail system plan yet but would it be possible to design sort of a bike expressway to take cyclists to further out trails to avoid congested areas?</p> <p>Summary: By focusing on improving safety, in part based on lessons learned, we can offer users a better experience. Thank you</p>
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<p>11/27/2017 2:45:16 PM</p>	<p>Art Ranz</p>	<p>We have a rapidly expanding bike program in the McDowell Sonoran Conservancy. We have monthly beginner's bike clinics that have expanded from a few to over 20 participants per session in one season. Right now we use Fraesfield because of the large, somewhat flat but a bit small, cleared space to do our skills teaching. It would be wonderful to have an area in the new trailhead at Pima and Dynamite or Fraesfield to use for this purpose. The other trailheads are not conducive for clinics because of either the difficult trails or filled parking lots. I suspect that SPD would use it also as opposed to a paved parking lot that is used now for their clinics. Our ideal size would be 75 x 100 ft. Large, but ideal. We are hoping that some of the barren land near the new trailhead at Pima and Dynamite might be a great place for this.</p> <p>Thanks for your consideration in your planning.</p> <p>Art Ranz Bike Program Lead, McDowell Sonoran Conservancy 513-20-0945</p>
<p>12/30/2017 6:23:39 PM</p>	<p>Leslie Briefman</p>	<p>To whom it may concern,</p> <p>Thank you so much for expanding the beautiful trails that exist in the preserve. I am a horse enthusiast who loves to ride the Brown's Ranch trails. On a few occasions I have even taken my miniature horse to pull her cart. The problem I am facing is that the trails are not wide enough to accommodate my mini and her cart. We can go for some distance but have to turn around at some point. It would be wonderful if the new trailhead would have some type of loop so that carts would have a trail that is not one way in and one way out. When mapping out new trails, please consider some trails that are wide enough for miniature horses as well as big horses with carts that are safe for all to use.</p> <p>Thank you from a horse rider, Leslie Briefman</p>