



Neighborhood Notification

Open House Information

Citizen Comments

Affidavit of Posting

Site Sign

Legal Protest

# **Bell Road Sports Complex & DC Ranch Neighborhood Park Phase 1**

## **Public Involvement Report**

Beginning in July 2020, a community dialog has been taking place on two components of the 2019 Bond Project #53, Build Multiuse Fields in the Area of Bell Road. All outreach has been focused on the first phase of the project which is the design and construction of the Bell Road Sports Complex and DC Ranch Neighborhood Park Phase 1.

### **Phase One – Project Introduction and Stakeholder Outreach**

There was a general community awareness of the project due to the outreach done during the development of the city's Bond 2019 Program and subsequent election. During the project introduction, a comprehensive website was developed for the project that included project Bell Road Sports Complex & DC Ranch Park Irrigation Lake

A website was developed with a project overview, history, overall project phasing and the individual components of each project. Additional work was done to educate residents on how this project corresponds with other projects happening in the area. Information on the new site was pushed out through the City's social media channels and electronic publications.

Outreach began with a series of one on one meetings with stakeholders in the vicinity of the project and users' groups. Between November 2019 and October 2020 around 20 stakeholder meetings we held with approximately 40 people in attendance. In general, the nature of the meetings were informational educating stakeholders about the project and where we are in the process.

### **Phase Two – Virtual Public Meeting: Project Introduction**

The next phase of outreach was a virtual public meeting and ballfield lighting demonstration held in August of 2020. The virtual public meeting was held August 10-31 and hosted on the City's website on the project website. The white sign was posted at the northwest corner of Bell Road and 94th Street on 8-21-2020.

A meeting notice was mailed to 3,668 homes and businesses in the project area and emailed to stakeholders. The notification introduced key elements of the project, detailed how a public meeting works and notified interested parties of an upcoming lighting demonstration. Additionally, the meeting was promoted through the city's social media channels and electronic publications as well as HOAs in the vicinity of the project.

The virtual public meeting consisted of a narrated presentation, exhibits, a list of frequently asked questions and answers and a lighting demonstration. The lighting demonstration was held on August 21 at Scottsdale Sports Complex. Additionally, a project hotline was available to anyone who had additional questions.

Approximately 25 people attending the lighting demonstration and received a presentation how ball field lighting works and were able to see the type of lighting fixture that will be

installed at Bell Road Sports Complex. Participants were asked to direct their comments to the project website via the virtual public meeting.

Overall, 113 comments were received during this phase of outreach.

### **Phase 3 – Virtual Public Meeting: Project Development**

A second virtual public meeting was held in October 2020 which focused on the development of the project and included greater detail on both projects. The meeting was from October 14-30 and once again hosted on the City's website. The red sign for case number 10-UP-2020 was posted at the northwest corner of Bell Road and 94th Street on 10-2-2020. The red sign for case number 14-UP-2020 was posted at the southwest corner of Trailside View and 91st Street on 10-7-2020.

A meeting notice was mailed to 3,668 homes and businesses in the project area and emailed to stakeholders. The notification gave a update on the progression of the project, detailed how to participate in a virtual public meeting works, gave dates for public hearings throughout the end of the year and links to municipal use master site plan case numbers. Additionally, the meeting was promoted through the city's social media channels and electronic publications as well as HOAs in the vicinity of the project.

The virtual public meeting consisted of a narrated presentation, a video on ballfield lighting, exhibits and undated frequently asked questions and answers. Additionally, a project hotline was available to anyone who had additional questions.

## Bell Road Sports Complex & DC Ranch Park Irrigation Lake Virtual Open House Comments August 10-31, 2020

### **Comment 1**

The plan looks pretty good, but I have some concerns about the planned easement and lack of sidewalks on 94th. I would like to see 91st extended all the way to Bell where there is a traffic signal and I believe having both a north exit option and south exit option off of 91st would help with traffic. We don't need more people going up to Trailside View, turning left and trying to go south on Pima. I'm afraid that's what would happen if almost all of the traffic was being filtered out of the nearly created exit on Bell with 500 cars. Why is the plan to only extended 91st street south by 100 feet rather than connect to Bell? Currently there is sidewalk on 94th from Bell heading north to about Palo Brea. This complex will certainly increase foot traffic in the area and I believe it is a safety concern to not have a sidewalk in this area. Will the plan include a sidewalk from Bell heading north on 94th?

### **Comment 2**

I would like to thank Ms. Welsh and Mr. Barker for the presentation.

A few comments/suggestions:

1. Sidewalk on 94th St: The presentation already mentions sidewalk improvements, which is great. Can you please ensure that the East side of the project, along 94th St, will have a sidewalk (on the West side of 94th St) reaching all the way South to Bell Road, since it is not obvious from the august-virtual-meeting-concept-plan.jpg file that that is indeed the case.
2. Pedestrian underpass/overpass at Bell Road: This is not currently on the design plan, but, as a resident who uses the 94th St and Bell Rd intersection several times a day, I can attest that crossing Bell Road at this location, close to the 101 highway, is extremely dangerous. Speed limit on Bell Road is 50 mph, and cars often travel on Bell Road at highway-type of speeds. I have seen numerous accidents at the 94th St and Bell intersection over the past few years. One of the intended uses of these sports fields is to provide parking for area events, with pedestrians aiming to walk South from the sport fields across Bell Road to West World for events or shuttles. Crowds will need a safe way to cross Bell Road, such as an underpass or overpass. Without such amenity, it is very likely that traffic accidents will happen. This in turn can negatively affect access to parking and event attendance, which will negatively impact the financial benefit of these fields. There are several pedestrian underpasses in the neighborhood, e.g., on Thompson Peak Pkwy between Bell Road and Pima Road, to serve as example, if needed.

Thank you!

### **Comment 3**

Is the parking lot linked to 91st street going to encourage street parking and blocking of bike lanes along 91st street and Palo Brea when parking is not sufficient within the designated lots? We already have a street parking problem when Victorium holds large events and I fear that these fields will turn our once quite streets into a congested parking fiasco. Are there any plans in place to prevent this from happening? In addition, have you evaluated the noise impact on surrounding neighborhoods? We expect dark skies and quite evenings in DC Ranch and these fields go against both of those expectations. Will our neighborhood be subjected to overzealous parents cheering for children's sports games when I



am trying to enjoy my backyard on a nice evening? We bought in DC Ranch knowing that we could hear Westworld events on occasion, but this much closer and so far nothing has been mentioned about the noise impact. Also, if there is state land that will be sold along the 101 why isn't it being used for sport fields where the lights and noise will be near a freeway and not quite neighborhoods?

#### **Comment 4**

I have a few questions.

1. Has a traffic study been completed on the increased load of traffic that will be put on 91st Street? My main concern isn't the traffic on 91st, but increased traffic on E. Palo Brea Bend and E Trailside View. From what I currently see, people/families trying to get to head south on N. Pima to get to the 101 via Trailside View is dangerous. I don't know the solution, I'm just asking the question.
2. Will the new ingress/egress off of Bell allow people leaving the Sports Complex head both east and west on Bell? If not, people wanting to head east would need to make a U-turn on Bell (if heading West) or go up to 91st to Palo Brea to 94th to the signal. Another traffic flow question.
3. What is the timeline for the irrigation pond in the DC Ranch Community Park? Doesn't the pond need to be built to water the grass in the Bell Road Sports Complex? It didn't really talk about this in the presentation except to say that there are ongoing conversations with the DC Ranch Community Association.
4. The exhibit ""Bell Road Sports Complex Concept Plan"" Dated August 2020 doesn't show a sidewalk connection from Parking (Approx. 90) south to Bell Road. Was this intentional? The sidewalk should connect from where it ends today(North East of the site boundary) to Bell."

#### **Comment 5**

Hello. What's the plan for preventing an increase in mosquitos when the lake is added to DC Ranch Park? We already have issues with them.

#### **Comment 6**

I want to assure that if there is a problem with the West World acquisition, the folks like me who voted for this bond project will be able to strongly object to using the NE corner of Bell and 94th. Lighted fields backing up to the office park north of the NW corner is very different from lighted fields immediately behind my property with no buffer. Please have someone reach out to me to discuss my rights to object to the use of the NE corner.

#### **Comment 7**

I am concerned about the light pollution resulting from 6 fields being illuminated and the increased traffic at Pima and Bell.

#### **Comment 8**

The fields will be a welcome addition to the community, however the irrigation lake seems to be not thoroughly as thought out. Instead of it just being there to pump reclaimed water, it should be expanded or made as the center portion of the future community park on that land. More attention to detail should be put into the lake water similar to the Fountain Hills lake. It can be expanded, made a walking path around it, be safe for wildlife etc. The irrigation lake should be a prominent feature of that park land and not just put in the middle and figure everything out later.

**Comment 9**

I am in support of this project, however, as a DC Ranch resident I encourage you to rethink allowing access from 91st St. I believe routing cars through DC Ranch is unnecessary when there will be two other easy accessible entry points. Please consider and note the unnecessary additional traffic that this will cause within the community.

**Comment 10**

I am amazed and disappointed that this complex was ever approved by obviously ignorant voters. It's not that I'm opposed to the parks, as that is one of the best things going for Scottsdale. As a long time resident and family of three now young adult children, we have thoroughly enjoyed the parks and recreation opportunities in Scottsdale. My dismay is why would all these tax dollars be going to an area already rich in parks near by, not to mention the private facilities in MMR and DC Ranch. Surely with all the growth anticipated there could be other areas in need of new parks.

**Comment 11**

I voted for the bond issue but soccer fields were not what interested me. I've lived here for almost 20 years and we have VERY limited facilities not of the 101. Where are the tennis courts-dog parks and any other neighborhood use facilities?

**Comment 12**

material presented was good.

How was the 500-590 parking spaces determined ?

Note - 94th Street and Bell road can not safely accommodate street parking.

According to project design engineer, what number of parking spaces are deemed appropriate for number of fields planned ?

Will new Bell road left turn lane have a traffic light ?

**Comment 13**

Is this Project/Bond fiscally sound to move forward in CV-19 Struggling Economy

Many have lost jobs, a high foreclosure rate is anticipated, businesses are struggling or out of business.

Will there be enough Tax Revenue to meet the Tax Rate Anticipated when the Initial Bond Passed?

**Comment 14**

I have two concerns and they're both related to increased traffic north of the proposed fields. The Pima Rd/Trailside View intersection is extremely dangerous today. What is the plan to address the increased congestion through that area to increase safety? Secondly, can we get a painted/lighted crosswalk at the intersection of 91st St and Trailside View to accommodate pedestrian traffic from Parks & Manor community to the DC Ranch Park. Thank you.

**Comment 15**

We are not in favor of the Bell Road Sports Complex as designed. Specifically, the connector road to 91st street. It will cause excess traffic at both 91st and Trailside View and Trailside View and Pima Road. If the project proceeds, we will need to have either a round-about or stop lights installed at Trailside and Pima

Road. That intersection is already extremely tough to cross at busy times, and the added traffic from the sports complex will make it worse.

**Comment 16**

For local homeowners interested in how this may affect home prices, I believe it will increase values for homes not affected by noise, lights, or traffic... but have the opposite effect on the other, closer properties.

**Comment 17**

Why no plans for any baseball fields? Thank you

**Comment 18**

How will you handle the lighting demo during the COVID-19 rules? Please advise. Thanks.

**Comment 19**

Very concerned about potential increased road traffic. Bell Road east of the 101 is very congested. Will bus service be increased to and from this area?

**Comment 20**

The posted speed limit on 94th St between Bell and Legacy is 40 mph (which means people are driving 50). South of Bell it is 35 mph. The speed limit on 94th St needs to be reduced to 30 or 35 mph when the sports fields go in for safety reasons. Thank you.

**Comment 21**

Are there any plans to continue 91st street North from Bell Road through the desert to connect to DC Ranch neighborhoods?

When will there be more information available regarding the DC Ranch Community Park?

Thank you

**Comment 22**

Design plans look fantastic! More athletic fields are much needed and long overdue in this area. As a resident of Horseman's Park across the street from the Westworld fields we can't wait to have them ready for use. Thank you for keeping us updated!

**Comment 23**

In regards to the reclaimed water lake/park on Trailside View & 91st:

- 1) For DC Ranch Park & Manor neighborhood there is only one exit which is on Trailside View. What road improvements will be done in the area to alleviate Traffic congestion for that area?
- 2) Pima Rd and Trailside View currently has congested traffic and is a major source of accidents. Will a traffic light be installed to alleviate the additional traffic and prevent increasing casualties?
- 3) will there be any plan for law enforcement for the park for the Neighborhood?

In regards to the athletic fields on Bell & 94th st. & West World:

- 1) last time there was a purposed park development in the DC Ranch area, there was a lot of contention in regards to the city paying for athletic fields for the Greater Hearts Academy. Are there special arrangements for Greater Hearts Academy to have primary use of these fields or will they have to petition and pay use fees like other organizations?

**Comment 24**

I think this facility would be a wonderful addition to give additional field space for youth sports.

**Comment 25**

I looked at the proposal for the sports fields, and I think you have selected an area that is not appropriate for this project. This area is very quiet and a beautiful natural spot. The lights from a stadium are not good for birds or other animals. You will be ruining a beautiful, quiet, natural area with more cars and lights.... I am totally opposed to this location!

**Comment 26**

My family has lived in DC Ranch since 2005 and we love the project you are proposing. My four daughters are collegiate athletes and we know there is a shortage of fields/gyms for our young student athletes, and fully support projects like this that give them a place to grow, mature and learn life lessons through sport. Living in the area and experiencing parking shortages for golf tournaments, NDP events and West World events makes these multi use fields even more valuable. We look forward to our community developing the proposed land parcels while still preserving parts of the desert, re-planting all cacti and plants and planning for future generations. Great job

**Comment 27**

As a Scottsdale resident (who is funding this project), I have several concerns. The project was presented to taxpayers for a vote with language that insinuated the fields were needed for local residents to have access to fields for play. This has not been the case with the Scottsdale Soccer Complex on Princess Dr. and this presentation now indicates these fields will be restricted from citizen use and will primarily be used as a parking lot for Barrett Jackson & the PHX Open and to generate revenue for out-of-state and out-of-city tournaments. That is not what voters were led to believe these fields would be used for. Last spring I became aware that these city fields were not for residents when we ( parents and a group of 6 year old children from my child's school) were told we could not play soccer on the fields unless we reserved and paid for access through the city. We were not a commercial group and we were told there was a drop-in field (which was being used by a commercial team/skills group) non-paying people could use. As we researched we found that these fields are almost wholly used for large out-of-city tournaments where leagues pay for access and hotels hope to book guests. This seems that city taxpayers are now subsidizing hotels by generating guests at taxpayer expense, and many of the host hotels are outside Scottsdale. If fields are to be built, they should allow for citizen use as is intended in the bond language and other city parks. A limitation on out-of-city usage should be imposed. Citizens should not be required to fund other commercial enterprises. In addition, the city doesn't need to provide parking. Barrett Jackson can buy the fields or future state-land sales or parking. Or the city should clearly disclose the amount paid by Barrett Jackson for use of this parking (his free access to West World seems to be gift enough). Also, the plan should expressly disclose if you are exploring fields on the East side of 94th St as the city has a tendency to surprise residents through nefarious changes

after the fact when it benefits politically connected donors and citizens are told its been decided and they are too late. Of further note, the planned lake does not address pest and mosquito abatement. West World Drainage has become a significant breeding ground for mosquitoes (which further disease and harm public health) that the city ignores. If there is no significant plan to control mosquitoes at this location the lake should be abandoned and other methods of irrigation should be used (such as at Princess Dr fileds).

#### **Comment 28**

Looks great! We can definitely use more sports fields. I hope that the use as a parking lot is as limited as possible...the most fields are needed during the winter months (Jan - March) when all sports are in season and it gets dark early.

#### **Comment 29**

I am most concerned about the planned lake and traffic on 91st Street. My understanding was that the land where the lake is proposed is designated to be a park not a lake. This lake would only cause more misquitos and smell as experienced by homes on the lakes in Tempe. The use of gray water in the lake is disgusting . I thought when DC Ranch gave the land to the city was an agreement to only be a park. Wee as residents were looking forward a park with walking paths not a smelly pond. Next 91st Street would become very busy with an entrance to the field parks and eventually a short-cut to get from Legacy to Bell Rd. Why not just complete 91st to Bell as a city street. That way cars going to the parking could come off Bell rd. Will there be a limit to the number of days that the fields can be used for event parking in a year?

#### **Comment 30**

I welcome development of these lands into sports fields and like that you've made them community friendly. That said, please consider the increase in traffic on 94th Street which is very busy already. As a resident of Desert Haciendas, we definitely need traffic to slow down and we also need an ability to merge onto 94th Street during busy hours. A 4-way stop or traffic lights on 94th Street and E Sonoran Sunset Pass (and E Palo Brea Bend) would accomplish this. A traffic light or 4-way stop would help to lower speeds in the area and would allow for residents to move freely. Thank-you.

#### **Comment 31**

I called the hot line and they could not answer my questions, I also emailed Joe, the Project Manager but got his out-of-office. If you can get back to me, asap, I'd appreciate it. Thanks.

1. In one portion of the presentation it says the city has enough land for a minimum of 4 fields at the WestWorld location, in another it states 5. Which is correct?
2. What size is the picnic area?
3. How many full-size picnic tables fit in the picnic area?
4. Will the picnic area include a grill?
5. Does the design include a sidewalk along 94th Street from Bell Road going north?
6. How often will mosquito or other insect and algae prevention activities be done at the lake site?
7. Have any dates been set, even tentatively, for this project to be presented at Parks and Recreation Commission, DRB, Planning Commission and City Council?
8. When will the city know if they will need to use the land east of 94th Street for fields?"

### **Comment 32**

While the West side of the Bond project has been approved by the voters the East plot on 94th and Bell has not. Therefore considering the use of the land East of 94th. would seem illegal. The hard reality is this all about parking for Craig Jackson, Westworld and the Phoenix Open.

I am opposed to any further development on the East side based on the following reasons:

- 1) Our property value will likely drop.
- 2) Noise pollution.-There are plenty of other sports fields in a ½ mile radius. McDowell Mountain, Copper Ridge School's baseball fields, Hayden Soccer fields. (We have a shrinking population so why do we need to build more youth fields when the population is falling?). The fields will be used for parking lots for Westworld, Barrett Jackson, and the Phoenix open. Do you really want that added traffic noise and congestion at all hours during those events?
- 3) Light pollution-Do you want field lights on late into the nights when we live in a Dark Skies designated area?
- 4) The hordes of drunk people yelling and making all kinds of noises and the potential to wander into our neighborhood urinating, vomiting and potentially causing damage.
- 5) The further destruction of habitat for flora and fauna.
- 6) Is building sports fields the best use of money during a national crisis like the pandemic?
- 7) The response I got from the city was a threat. That if we didn't let the City do what they wanted they just might trade the land to a developer. I found this appalling that our elected officials would result to a not so veiled threat of "You know what you get with the fields but not if we trade the land to a developer if could be anything."

### **Comment 33**

Love that this is moving forward. Traffic routing and signage will key for lessening impact to neighborhoods, Westworld, and providing a good and safe experience for the users. A left turn lane on Bell will help, but need to see how it can handle hourly traffic during tournaments and while Westworld has outflow. Same w the 91st street entrance. Signage and use of directional traffic could help here a lot.

### **Comment 34**

WEST WORLD FIELDS - It is appropriate to purchase the State Trust Lands. Upgrading the appearance of that area and adding fields/parking is a good move. It is wrong to use City money during a terrible recession to buy private land. The land that is proposed to be purchased will cost millions per acre.

### **Comment 35**

Hello, Thank you for the information. I would like to hear more about the proposal for the land East of 94th St. I did not vote for the East side of 94th St to be developed, so I would like to be able to have a voice in the decision for this area of the project. What is the timeline for this specific area? My home backs up to this open land, so construction would directly impact my family and home. Thank you!

### **Comment 36**

Please construct netting behind each goal area behind fields 1-4, perhaps 25 yards wide and 20 feet high. I recall City of Mesa doing something similar at Red Mountain complex that improved visitor safety and reduced interruptions when fields are in full use (especially by soccer). Wish fields could have

N/S orientation, but would rather achieve more fields for use after dark when orientation matters less anyway. Good presentation and planning. I very much support these plans - great job!

#### **Comment 37**

I hope that one of the fields be of major league dimensions. The only major league field in Scottsdale available for adults to rent is Cholla Park. I have been renting Cholla for several months now on Saturday but now that the youth leagues are starting I can't get it. Please call me.

#### **Comment 38**

- Consider adding a playground and splash pad. Neighborhood amenities are lacking in the current concept. This bond was approved to fund parks not profitable tournament venues and overflow event parking. I don't want to see voters not pass future parks bonds due to decisions like these.
- Six fields is substantial and we can expect a lot of traffic during back-to-back games. While 100/spaces per field is ideal, the parking off of 94th St is unnecessary and dangerous considering the amount of accidents at the Bell/94th intersections. Also providing access across the wash isn't worth it for 90 spaces. Keep the corridor somewhat scenic without the parking.
- Consider intersection improvements/pedestrian safety improvements to the Bell/94th intersection. This intersection sees a lot of accidents and the overflow parking plus Tom's Thumb across the street will create a lot more pedestrian traffic at this intersection.
- The circulation on the west is problematic. Should be one way with the entrance off Bell, as allowing all the turning movement options on Bell will be chaotic without a signalized intersection.
- The DC Ranch irrigation lake was not previously part of the project scope. Now it is being added without any additional amenities. The City should improve this area enough to create a lake amenity for the area without seeking additional funding. Scottsdale Sports complex has perimeter paths and a playground. These amenities should be added to the lake site as part of the project improvements."

#### **Comment 39**

I would like my opinion on this matter on the record. My husband and I are vehemently opposed to these fields. They seem to be a huge waste of money during this pandemic and it seems like the funds could be appropriated for a better purpose. There are sports fields less than a mile away near TPC that seem sufficient for neighborhood use. We are furious the plans seem to be moving forward with all of the neighborhood opposition.

#### **Comment 40**

I am concerned about the mosquitoes that will breed in the lake. Has that been considered and it's health consequences?

#### **Comment 41**

The fields are needed, but unfortunately when we need lighted fields from Jan- Mar ... they will be unavailable. Although you state the fields will be closed for only 4 weeks, like SSC, that understates the amount of time the fields are actually closed. SSC is closed for far longer than 4 weeks. Once SSC opens the fields remain unusable during the week when teams need to practice. Look at last years allocations schedule for SSC and you will see...closed for Jan .. closed for 90% of Feb as we could not request any week days. Youth lacrosse is only played Jan-Mar unfortunately, therefore these extra fields won't

reduce the need in the community with the need is the highest and the daylight is the shortest. I recommend you dedicate some of these fields to full time use by the YOUTH of Scottsdale thereby allowing some allocation during our time of most need.

#### **Comment 42**

I have the following concerns/comments regarding the planned Sports Fields at Bell and 94th Street:

1) Light Pollution: I am concerned that the lights will be on late every night and diminish our dark sky, which is important to maintain for wildlife as well as keeping with the character of North Scottsdale. The surrounding neighborhoods to this proposed site do not have street lights and require down lighting to maintain the dark sky. The lights need to be down shining only, so to not cause light pollution, and limited as to how late they may be used.

2). Traffic: The intersection of 94th Street and Bell is extremely busy during school drop off and pickup due to the proximity of Great Hearts Academy and Notre Dame Prep with frequent backups and accidents. Likewise, events at Westworld and the Ice Den contribute to congestion on weekends when many sports tournaments would likely be held. What are the plans to manage traffic? Also there is no sidewalk for a good portion of 94th Street North of Bell. Are there plans to add a sidewalk and/or bike path to keep pedestrians/cyclists safe?

3). Community use: Since this project has some downsides to the surrounding community (increased traffic, light pollution) there should be a concerted effort to provide community amenities at the Sports Fields as well as the Retention pond. Some ideas may include green space with biking/walking trails, covered picnic areas, playgrounds, or outdoor volleyball courts that the community could utilize.

#### **Comment 43**

Overall, I like the plan. I would like to see a larger "open space" or desert buffer between Field #6 and Bell Road. To be honest, I'd prefer Field #6 isn't built and it remains open space desert to match the character of the area to the north towards the mountains and surrounding neighborhoods.

Also...visually I'd recommend a raised landscape berm to block the green grass from Bell Road.

MCDowell Mountain Ranch and DC Ranch do not allow grass in the front yards...so it should also not be visible from Bell Road.

#### **Comment 44**

Hello. To encourage vehicles to use Bell Rd vs. 91st St when exiting the ballfields, can large North/South Loop 101 signs be added near both exits pointing them to Bell Rd? This will help traffic control, support better vehicle capacity and improve neighborhood safety. Thank you.

#### **Comment 45**

The proposed access to the main parking area from 91st street will create an additional traffic burden to DC Ranch residents. Consider reducing this burden to residents by providing access to the main parking area from Bell Road only. I am concerned that a water retention lake at Trailside View and 91st St will bring mosquitoes.

#### **Comment 46**

I think the design is very mindful of preserving desert landscapes space at the perimeters. Thank you for that! Because I live on the southeast corner of the 94th and Bell intersection, I do have one concern that



might need to be addressed. I can foresee a potential for increased foot traffic across the intersection, especially by young people, because of Tom's Thumb Market and 98 degrees at the Ice Den. The speed limit on Bell is 45 mph and currently few people cross that intersection. I think there is a need to examine measures that can make this intersection more pedestrian friendly and safe.

#### **Comment 47**

I live in the DC Ranch Parks/Manor neighborhood. 91st Street cannot handle the traffic proposed by this project. 94th Street and Bell Road are the logical points of ingress and egress. Traffic accidents are already a big issue at 91st & Trailside with Trailside and Pima being no better. Disappointing that the traffic impact has not even been discussed. It needs to be. Thank you

#### **Comment 48**

Greetings. I have concerns about the parking lot for the Bell Road Sports Complex. The traffic impact will be significant for my neighborhood, particularly when the complex is used for overflow parking for the Phoenix Open and Barrett Jackson. Using 91st street as an entrance to the complex is not ideal for me and my family. Entering from Bell and keeping traffic away from residential neighborhoods should be considered. Thanks for listening.

#### **Comment 49**

I generally support the project based on the information provided. I do think there needs to be careful consideration to the stadium lights to ensure they are not adversely impacting the nearby homes. I would like more information on the DC Ranch Community Park. This community park could serve the community well if properly designed with a small lake, walking trails, and perhaps things for young children. There should be consideration of a traffic light at Pima and E Trailside View given the potential for adding congestion at the city's most dangerous intersections.

#### **Comment 50**

I am on the Arizona Youth Lacrosse board. AYL serves 2,000 boys and girls from the ages of 6 to 14 across the entire state. We have a very difficult time procuring fields during our season of January through April as we are competing with soccer and flag football. Also, Arizona could host national tournaments if we had more fields which would bring more commerce to Scottsdale. Please, please consider adding these 7 fields. The lacrosse kids thank you!

#### **Comment 51**

Boys and Girls lacrosse in the valley desperately need more space and city partnerships. This would benefit so many in the Scottsdale community in many ways, especially groups such as youth lacrosse. Please move forward with this fabulous project.

#### **Comment 52**

Hi-This project would fulfill a huge need in the community. Grass space is a huge obstacle to any organized activity, and fields are routinely booked a year in advance. Any increase in supply or availability would give kids more access, and any lighted fields give parents a chance to ferry kids to and from without disrupting their work schedule. Lights give everyone chance to get out of the heat as well.

Scottsdale Parks are one of, if not the best, staffs we deal with across teh Valley and any facility is in good hands with them.

Please approve this project, it will positively impact every child in Scottsdale either directly through their use or by giving them a chance to book their own activity elsewhere. Anyone who doubts this should try to book a field to hold one event:)

Thank you for your consideration.

**Comment 53**

What an opportunity for the residents of Scottsdale to promote youth activities outdoors. If we have learned some lessons in 2020, it is that our youth have had so many challenges laid out in front of them and we need to provide opportunities for their growth. This opportunity not only provides opportunities for the youth, but also will much much need business revenues to restaurants, stores and hotels. We welcome this initiative.

**Comment 54**

I am strongly in favor of adding multi-use fields. As our population in Scottsdale has grown there has been an increasing demand for fields for all sports to utilize and this project is long over due. The additional fields is a benefit to our community and an amenity we desperately need. Over the course of the year we loose use of the Scottsdale Sports Complex due to the Water Management Open and the use of the West World fields due to the Polo and Barrett Jackson events. While these events are great for Scottsdale they remove critical public facilities from our community that our youth sports desperately need. The addition of a multi-use sports facility will allow for additional events that support our hotels and restaurants much like the Scottsdale Sports Complex has been able to do. I strongly urge you to support adding multi-use fields in Scottsdale

**Comment 55**

Absolutely wonderful plan. The kids and community need more of these venues with access to outdoor activity!

**Comment 56**

I would urge City of Scottsdale to wait on moving forward with this project until annual revenue is assessed. Due to COVID, I suspect the city will face some difficult budgeting decisions and it would be wise to wait until the financial picture is more clear. Foregoing this project for a year or two will not be too costly I suspect, but may solidify the city's financials.

**Comment 57**

I am very excited about the new multi-field development! Our organization utilized SSC throughout the year and the additional fields will help alleviate the field use log-jam!

I would recommend the following:

1. Planned space for food vendors, etc.
2. Play area for siblings of athletes competing.
3. Designated area for golf cart drop-off. We usually rent 4-5 carts per event and have them dropped off the Friday prior to the event.
4. How the fields are set-up will there we enough room for spectators and player bench areas?

5. Recommend having enough restrooms.

I think this development absolutely needed and excited to share my input. I am more than willing to discuss my thoughts with my experience running large scale tournaments at SSC.

**Comment 58**

Can you clarify who will be able to rent the fields. The city's current policy doesn't allow smaller clubs to reserve fields for their use. It currently monopolizes the use by the Phoenix rising and del sol youth clubs. These are huge clubs and by creating this monopoly it is hard for smaller clubs to succeed. Please advise

**Comment 59**

We need more fields in Scottsdale for our youth and adults to exercise and lead healthier lives.

**Comment 60**

This is bullshit. Old tonalea on 68th @ oak has been promising a sports park for years and it's just a fenced off field. And now north Scottsdale gets a \$40mill sports complex. We can't even get the gates open over here. But we have unlimited apartments and condos going on all over down here. A bunch of bs

**Comment 61**

Would like to see baseball fields planned as well. There is no complex to hold for tournaments, etc in Scottsdale. All of them are now played in Peoria, Phoenix, Chandler.

**Comment 62**

A real need for the youth of the State.

**Comment 63**

I fully support the added fields, we desperately need more field space for youth soccer. I am with Phx Rising FC youth soccer

**Comment 64**

Much needed for Phoenix Rising Youth Soccer club! Will be a great asset to the Scottsdale soccer community.

**Comment 65**

The pandemic shut downs have created a resurgence in the popularity of roller skating, evidenced by 3-4 month backlogs of skate orders and an explosion of new members in roller skating forums around the Valley. The majority of these new skaters are women and girls seeking to improve their fitness, boost mental health, and challenge themselves to learn a new sport. There is also a large and diverse group of women in the roller derby and in-line hockey communities, many of them living and working in Scottsdale. The City of Scottsdale has a unique and profound opportunity to build the area's first dedicated outdoor skating rink. Access to a safe place to skate is a barrier for many women; trails, parking lots, and deserted parks can be dangerous and expose women skaters to sexual harassment, muggings, cars, and injuries from debris on the skating surface. A skating pad would alleviate all these

concerns and encourage physical activity for thousands of women across the city and Valley and reduce wear and tear on basketball and tennis courts currently being used for skating with the absence of any dedicated skating surfaces. Strong women create strong communities - please don't ignore this opportunity to provide a safe place for women-focused sports. We want a skating rink!!!

**Comment 66**

The pandemic shut downs have created a resurgence in the popularity of roller skating, evidenced by 3-4 month backlogs of skate orders and an explosion of new members in roller skating forums around the Valley. The majority of these new skaters are women and girls seeking to improve their fitness, boost mental health, and challenge themselves to learn a new sport. There is also a large and diverse group of women in the roller derby and in-line hockey communities, many of them living and working in Scottsdale. The City of Scottsdale has a unique and profound opportunity to build the area's first dedicated outdoor skating rink. Access to a safe place to skate is a barrier for many women; trails, parking lots, and deserted parks can be dangerous and expose women skaters to sexual harassment, muggings, cars, and injuries from debris on the skating surface. A skating pad would alleviate all these concerns and encourage physical activity for thousands of women across the city and Valley and reduce wear and tear on basketball and tennis courts currently being used for skating with the absence of any dedicated skating surfaces. Strong women create strong communities - please don't ignore this opportunity to provide a safe place for women-focused sports. We want a skating rink!!!

**Comment 67**

The pandemic shut downs have created a resurgence in the popularity of roller skating, evidenced by 3-4 month backlogs of skate orders and an explosion of new members in roller skating forums around the Valley. The majority of these new skaters are women and girls seeking to improve their fitness, boost mental health, and challenge themselves to learn a new sport. There is also a large and diverse group of women in the roller derby and in-line hockey communities, many of them living and working in Scottsdale. The City of Scottsdale has a unique and profound opportunity to build the area's first dedicated outdoor skating rink. Access to a safe place to skate is a barrier for many women; trails, parking lots, and deserted parks can be dangerous and expose women skaters to sexual harassment, muggings, cars, and injuries from debris on the skating surface. A skating pad would alleviate all these concerns and encourage physical activity for thousands of women across the city and Valley and reduce wear and tear on basketball and tennis courts currently being used for skating with the absence of any dedicated skating surfaces. Strong women create strong communities - please don't ignore this opportunity to provide a safe place for women-focused sports. We want a skating rink!!!

**Comment 68**

The pandemic shut downs have created a resurgence in the popularity of roller skating, evidenced by 3-4 month backlogs of skate orders and an explosion of new members in roller skating forums around the Valley. The majority of these new skaters are women and girls seeking to improve their fitness, boost mental health, and challenge themselves to learn a new sport. There is also a large and diverse group of women in the roller derby and in-line hockey communities, many of them living and working in Scottsdale. The City of Scottsdale has a unique and profound opportunity to build the area's first dedicated outdoor skating rink. Access to a safe place to skate is a barrier for many women; trails, parking lots, and deserted parks can be dangerous and expose women skaters to sexual harassment,

muggings, cars, and injuries from debris on the skating surface. A skating pad would alleviate all these concerns and encourage physical activity for thousands of women across the city and Valley and reduce wear and tear on basketball and tennis courts currently being used for skating with the absence of any dedicated skating surfaces. Strong women create strong communities - please don't ignore this opportunity to provide a safe place for women-focused sports. We want a skating rink!!!

**Comment 69**

Please include a skating rink!!! So many AZ skaters would love access to a skating rink at any time. Local derby leagues and people new to skating would truly benefit from having a place to safely be on 8 wheels

**Comment 70**

Let's get some roller skate friendly facilities like an outdoor track.

**Comment 71**

Build an outdoor derby track

**Comment 72**

The pandemic shut downs have created a resurgence in the popularity of roller skating, evidenced by 3-4 month backlogs of skate orders and an explosion of new members in roller skating forums around the Valley. The majority of these new skaters are women and girls seeking to improve their fitness, boost mental health, and challenge themselves to learn a new sport. There is also a large and diverse group of women in the roller derby and in-line hockey communities, many of them living and working in Scottsdale. The City of Scottsdale has a unique and profound opportunity to build the area's first dedicated outdoor skating rink. Access to a safe place to skate is a barrier for many women; trails, parking lots, and deserted parks can be dangerous and expose women skaters to sexual harassment, muggings, cars, and injuries from debris on the skating surface. A skating pad would alleviate all these concerns and encourage physical activity for thousands of women across the city and Valley and reduce wear and tear on basketball and tennis courts currently being used for skating with the absence of any dedicated skating surfaces. Strong women create strong communities - please don't ignore this opportunity to provide a safe place for women-focused sports. We want a skating rink!!!

**Comment 73**

I play roller derby with a great group of women who very much miss skating due to covid-19. Due to covid we have been forced to just stop what we love doing and it is out of our control so many of us it has effected mentally and physically. I think I speak for my whole league when I say this is a wonderful opportunity to put our skates back on and be the strong, tough women we learned to be through derby. Thank you so much for your consideration!

**Comment 74**

An outdoor skating rink would be wonderful for our local derby and skating communities!!

**Comment 75**

I would truly like to see an outdoor skating rink added to support the local roller derby and skating community. Skating is such a popular hobby and form of exercise and there is not a single space dedicated to it outdoors in the Valley. This would be a huge impact and would see tons of traffic from local leagues like Desert Dolls Roller Derby League.

**Comment 76**

I would like to request a skating rink please. Roller skating and roller blading are very popular and this would be a great location to incorporate something different. At the current time me and my many friends and league skaters skate at different basketball courts in the valley and do not have an outdoor rink to skate. There are many skate parks but no rink track where we can practice and skate laps. This would be a huge benefit to the hundreds of skaters who speed skate, roller blade, and roller derby for fun and fitness! If you have any questions or feedback please feel free to reach out by phone or email. Thank you for your consideration.

**Comment 77**

Please add a skating rink!

**Comment 78**

I suggest an outdoor skating rink be included in your plans. An outdoor skating rink would be a safe place for roller derby women to workout and maintain their physical and mental health!! PLEASE!! For us Women and our Daughters!!!

**Comment 79**

The pandemic shut downs have created a resurgence in the popularity of roller skating, evidenced by 3-4 month backlogs of skate orders and an explosion of new members in roller skating forums around the Valley. The majority of these new skaters are women and girls seeking to improve their fitness, boost mental health, and challenge themselves to learn a new sport. There is also a large and diverse group of women in the roller derby and in-line hockey communities, many of them living and working in Scottsdale. The City of Scottsdale has a unique and profound opportunity to build the area's first dedicated outdoor skating rink. Access to a safe place to skate is a barrier for many women; trails, parking lots, and deserted parks can be dangerous and expose women skaters to sexual harassment, muggings, cars, and injuries from debris on the skating surface. A skating pad would alleviate all these concerns and encourage physical activity for thousands of women across the city and Valley and reduce wear and tear on basketball and tennis courts currently being used for skating with the absence of any dedicated skating surfaces. Strong women create strong communities - please don't ignore this opportunity to provide a safe place for women-focused sports. We want a skating rink!!!

**Comment 80**

As the league director for one of the largest youth baseball organizations in Arizona, we really need to have more youth baseball fields. The cities of Phoenix and Scottsdale do not have enough and the demand is huge! Is there anyway that youth baseball fields could be included in this complex?

**Comment 81**

Roller rink!

**Comment 82**

The pandemic shut downs have created a resurgence in the popularity of roller skating, evidenced by 3-4 month backlogs of skate orders and an explosion of new members in roller skating forums around the Valley. The majority of these new skaters are women and girls seeking to improve their fitness, boost mental health, and challenge themselves to learn a new sport. There is also a large and diverse group of women in the roller derby and in-line hockey communities, many of them living and working in Scottsdale. The City of Scottsdale has a unique and profound opportunity to build the area's first dedicated outdoor skating rink. Access to a safe place to skate is a barrier for many women; trails, parking lots, and deserted parks can be dangerous and expose women skaters to sexual harassment, muggings, cars, and injuries from debris on the skating surface. A skating pad would alleviate all these concerns and encourage physical activity for thousands of women across the city and Valley and reduce wear and tear on basketball and tennis courts currently being used for skating with the absence of any dedicated skating surfaces. Strong women create strong communities - please don't ignore this opportunity to provide a safe place for women-focused sports. We want a skating rink!!!

**Comment 83**

The pandemic shut downs have created a resurgence in the popularity of roller skating, evidenced by 3-4 month backlogs of skate orders and an explosion of new members in roller skating forums around the Valley. The majority of these new skaters are women and girls seeking to improve their fitness, boost mental health, and challenge themselves to learn a new sport. There is also a large and diverse group of women in the roller derby and in-line hockey communities, many of them living and working in Scottsdale. The City of Scottsdale has a unique and profound opportunity to build the area's first dedicated outdoor skating rink. Access to a safe place to skate is a barrier for many women; trails, parking lots, and deserted parks can be dangerous and expose women skaters to sexual harassment, muggings, cars, and injuries from debris on the skating surface. A skating pad would alleviate all these concerns and encourage physical activity for thousands of women across the city and Valley and reduce wear and tear on basketball and tennis courts currently being used for skating with the absence of any dedicated skating surfaces. Strong women create strong communities - please don't ignore this opportunity to provide a safe place for women-focused sports. We want a skating rink!!!

**Comment 84**

The pandemic shut downs have created a resurgence in the popularity of roller skating, evidenced by 3-4 month backlogs of skate orders and an explosion of new members in roller skating forums around the Valley. The majority of these new skaters are women and girls seeking to improve their fitness, boost mental health, and challenge themselves to learn a new sport. There is also a large and diverse group of women in the roller derby and in-line hockey communities, many of them living and working in Scottsdale. The City of Scottsdale has a unique and profound opportunity to build the area's first dedicated outdoor skating rink. Access to a safe place to skate is a barrier for many women; trails, parking lots, and deserted parks can be dangerous and expose women skaters to sexual harassment, muggings, cars, and injuries from debris on the skating surface. A skating pad would alleviate all these concerns and encourage physical activity for thousands of women across the city and Valley and reduce wear and tear on basketball and tennis courts currently being used for skating with the absence of any

dedicated skating surfaces. Strong women create strong communities - please don't ignore this opportunity to provide a safe place for women-focused sports. We want a skating rink!!!

**Comment 85**

Please build a public outdoor skating rink! This would be wonderful for the community! Skating is such a great outlet, and a wonderful way to exercise and bring people together. This is a fabulous idea and I fully support this decision!

**Comment 86**

Greetings: The valley is lacking safe places with flat concrete slabs for multiple uses. Most specifically a large concrete slab would benefit the roller skating/roller derby community. There is also a community of inline skating/hockey that would also greatly benefit. It would also be great to see a large oval/circle smooth concrete track.

I roller skate and play on an east valley roller derby team. It has always been a challenge to find safe places to skate for fun and for practice. Especially now with COVID and shut downs it's so important that my fellow roller derby friends and I are able to stay healthy and connected as safely as possible.

While I am grateful for and enjoy the benefits of basketball courts, tennis courts, volley ball courts, skateboard parks and long bike trails (often with debris/heavy traffic) it is awkward to feel safe and welcome utilizing spaces intended for those specific sports. Often we find ourselves trying to find empty parking lots, or parking garages which is obviously very dangerous. It would be wonderful to be able to be apart of the community by having our own safe place to practice the sport we love, stay healthy and share it with the community.

Please consider this opportunity.

**Comment 87**

what we really need is an outdoor skating track for our large population of roller derby skaters. A pump track would be an extra bonus. We need a place in the north valley to skate and be safe with fellow roller skaters

**Comment 88**

Please add a skating rink with nice polished concrete and ample shade preferably over but next to the rink would also be greatly appreciated.

**Comment 89**

The DC Ranch Community Council is a governing entity that represents 7,000 Scottsdale residents living in DC Ranch. Thank you for the opportunity to provide input on the Bell Road Sports Complex and for the time and work that has gone into the project and its design to date.

As the closest neighborhood to the Complex, the comments and concerns provided below are meant to minimize the impact of the facility's use on the DC Ranch community-at-large, while some suggestions will enhance resident enjoyment of the facility. It is important to note that the Community Council has also encouraged individual residents to provide feedback to the City.

Safety: The design designates a sidewalk on the west side of 94th street, going north from Bell, will be installed, matched, and connected to the 6-foot sidewalk north of this property. This is a critical element



as it will eliminate a significant safety concern. Gates that lock to prohibit vehicle entry when the park is not open are essential. The City should reduce the speed limits on 91st and 94th street to 30 mph.

Traffic: All special event parking and related traffic should be directed to and from the facility from Bell Road, not through the adjacent neighborhoods on 91ST and 94th Streets. Special event traffic exiting the facility on 94th Street should only be allowed to make a right turn and go south to Bell Road. No special event traffic should exit onto 91St. The City should notify residents two weeks in advance of each time it will use the facility for special event parking or when major tournaments or similar are planned for the site.

Lighting: Using the newest fully shielded field lighting will minimize “spillage” and is appreciated.

Placement of the light poles should be as far as possible from the neighbors.

Field location: The plans show more open space on the south side of the fields than the north. The City should shift the fields so that more space is on the north side.

Staffing: Requiring onsite staff whenever the facility is open is a critical element to smooth operations.

Trees and vegetation: It is commendable that the project will box and replant the native vegetation. Two rows of trees along the entire northern border, not just in certain areas, will serve as a stronger landscape buffer. The addition of more shade trees along the walking paths will enable year-round usage.

Picnic area: In prior discussions on parks near DC Ranch, residents expressed their desire for a picnic ramada to seat approximately 30 people, and that it be reservable. We suggest adding this amenity to the field site.

Fencing - Clarify the use of any fencing that will be part of the project and what areas that fencing will restrict.

Lake in DC Ranch Neighborhood Park: The community needs more information about the lake. Please provide renderings and, if possible, comparison to existing DC Ranch lakes in Country Club and Silverleaf; how will the City manage/maintain the lake; and how the lake will fit into any future design of a park in this location.

Land East of 94th Street and Bell: While this project phase is on the City’s land west of 94th Street, it is important to reiterate the Community Council’s opposition to the City placing any future fields on the east side of 94th Street. The City did not identify the east side in the 2019 Bond Package. A change of location after the vote is a breach of public trust by the City.

### **Comment 90**

To the City of Scottsdale,

Thank you for sending the flyer making the public aware of the planned Bell Road Sports Complex.

Your video was highly informative. As a Scottsdale resident I wish to say that I am in full favor of this project since we as a family of physicians feel physical activity facilities and parks encourage good health habits for kids and adults, “if they can be used.”

Over the last 13 years my family and I have had five encounters at what I perceived to be public areas where individuals can play soccer and run, only to be rudely told to vacate because they are only open during scheduled times and allowing anyone to use the grass fields will destroy the fields and run up costs.

2007 we began using the soccer fields near the Arabian Library and schools. We used the fields to run and teach our children how to play soccer, but soon ran into competition with people who used the

fields to exercise their dogs. We taught our children that running should be done on grass and not on concrete due to the long-term joint damage that occurs.

2012 our kids were now five years older and we decided to spend time during weekend mornings at the soccer fields at Talking Stick. After two years, in 2014 security came over to us and asked us to leave since we were “destroying all the soccer fields but kicking soccer balls and running on the grass. The fields were only open for scheduled games and not for general public use.”

2014 we moved to Reach 11 and after several months security came over asking for ID and told us to leave because Scottsdale residents not allowed on the fields! We were also told playing soccer on the soccer fields was ruing the grass that was only for scheduled games. The security officer got into a pickup truck and tried to run over my 14-year old's. When I issued a complaint to the facility and city the matter was ignored.

2014 we began taking our morning run and soccer training to the field at West World and were again asked to leave.

2015 we moved to Mountain View Park and were asked to leave because playing soccer and running on soccer fields would ware out the grass.

2015-2020 we had enough of Arizona as the state with parks no one could use and moved to California but decided to move back due to family and other matters.

2020 we noted the soccer fields at the Arabian Library are fenced off but unclear if they are open to be used.

Basically I'd like to say that if this Sports Complex is being built and maintained by tax dollars, it should be open to use by the public and not just built, tax dollars collected and locked up for occasional events because the cost of maintaining the grass or old fashioned carpet artificial turf is too expensive (new artificial turf with rubber tire particles may pose a cancer risk not to mention being close to power lines, although the risks from both are probably small).

You might also want to consider installing running track material instead of concrete, which is easier on the joints and environment, although maintenance cost might be an issue.

Hopefully, this Sports Complex will be open to everyone to use anytime such as early morning or night (solar battery stored lighting) when not in use during league time, and tax dollars or a membership fee used to maintain/replace the grass, turf and/or track/concrete rather than locking up the facility and kicking users out like the other parks and Sports Complexes around town.

Thanks.

#### **Comment 91**

The virtual meeting for this project was very helpful! I'm pleased to see that native vegetation will be salvaged and repurposed. It seems appropriate that significant layers of trees and other vegetation be placed at the northern border to best shield the neighborhood close by from noise, etc.

There was no mention of installing gates that could lock at entry points to deter after-hour vehicle traffic. That also seems appropriate and something the local area neighbors would want in place.

It was great to hear that best-lighting-available would be used. I considered purchasing a home near Copper Ridge School about six years ago and didn't because of (a) the noise that carried from the fields in the evening, and (b) the bright, very visible lighting around those fields!

#### **Comment 92**

I have a host of concerns, designating 91st Street as the North Entrance and Exit for the Bell Road Sports Complex parking lot.

I wonder how high traffic will be regulated, especially during the 4 weeks of mega events including Barrett Jackson and the Phoenix Open. What traffic control measures will be employed? How will 94th Street and Thompson Peak Parkway be involved as northern thoroughfares designed for high traffic? What type of safety crosswalks will be made available at the intersection of E. Trailside View and 91 Street? Many families and children use this crossing.

How will the dangerous intersection of Pima road and E. Trailside View road be resolved? There have been very serious accidents as people use this shortcut to get off 91st Street.

I am also worried about the DC Ranch Community Park Lake. What will the city do to prevent drownings?

How can I be included in discussions with the City, assuring that these serious concerns are being effectively dealt with?

Thank you,

#### **Comment 93**

Build a skating rink please, have an awesome day!

#### **Comment 94**

Definitely an outdoor skating rink!!

#### **Comment 95**

I would like an outside skating rink or insi\$1M

#### **Comment 96**

I appreciate the presentation. My home backs to 94th Street and is the southernmost and most impacted home in the Desert Haciendas subdivision. One very significant concern that was not mentioned in the presentation, but that city representatives discussed at the lighting demonstration that I attended, was the possible use of the property east of 94th Street if the City cannot secure additional property from private landowners (and it was indicated that discussions were not going well). That would be right in my backyard. I am open to discussion, but aside from the above, I have the following concerns based on what I heard and the lighting demonstration:

1. Lighting – they mentioned 70 feet high, which was higher than what was demonstrated. Although the technology made it less bright outside of the field boundary, it was still very bright. Further only one light was demonstrated, and unless I heard wrong, there would be 6 per pole and multiple poles per field. That is a serious concern.
2. Traffic – although the traffic flow looks to be designed to mitigate additional traffic on 94th Street, I do believe the City should further research its ability to re-direct traffic from using 94th south of Legacy to get to either entrance of the facility.
3. Access – we are strongly opposed to any access off 94th Street. Traffic is extreme in the morning when Notre Dame goes to school and would not want to see that situation duplicated. This is particularly concerning if there is a change and the city uses the east side of 94th Street as an additional park.

4. Noise – the online presentation indicated that most events would be held at night due to the heat. We hear noise periodically from Westworld, and periodic noise is acceptable, but to hear that so much closer to our home and with the frequency that I see games at the current facility (at Bell and Greenway Hayden Loop), would be unacceptable.

5. Reclaimed Water Lake – while it sounds like an amenity, in my experience water features attract mosquitoes that carry West Nile Virus (an unknown what else), and may attract other wildlife, which we would rather not see draw in to or through our neighborhoods.

6. Value and “Live-ability” - I am concerned about my long term property value, but more important, I plan to be a long term resident and have enjoyed my home for 15+ years and do not want that to stop.

Although there are other items I may not have thought of, the above summarizes the most significant items. It is very important to me that I be part of the process. I am happy to discuss any of the above further.

#### **Comment 97**

An outdoor facility is only useful half of the year. I would like to see an indoor snow facility. That would be awesome all year long!

#### **Comment 98**

COMMENTS REGARDING MULT-USE SPORTS FACILITY AND PARKING AT BELL ROAD AND 94TH ST.

1. 94th St is already a busy road where drivers routinely violate its posted 40 MPH speed limit. 94th Street is the sole access to housing on each side of the road with two school bus stops that require children to cross the road to board and depart buses. We are concerned about the safety of school children during the four weeks each year that proposed parking facilities are in use by drivers visiting from all over the country. What does Scottsdale City Council propose for the safety of these children with potentially inebriated drivers departing events?

2. We question if a multi use sports facility is the best use of taxpayer money considering the current pandemic and the unknown new-normal post-pandemic.

3. Attendees departing Phoenix Open have been observed publicly urinating and vomiting. The proposed parking is adjacent to high-end homes in DC Ranch’s Desert Haciendas and an apartment complex. How does the Scottsdale City Council propose to control this public nuisance and illegal activity?

4. Multi use sports facilities already exist in the area within a short walking distance, for example McDowell Mountain, Copper Ridge Schools, Scottsdale/N Hayden Road. We do not think that yet another multi use sports facility is needed.

5. What alternate facilities or development would be considered for the Bell Road/94th St land should multi-use sports fields and parking not be constructed?

#### **Comment 99**

1. 94th St is already a busy road where drivers routinely violate its posted 40 MPH speed limit. 94th Street is the sole access to housing on each side of the road with two school bus stops that require children to cross the road to board and depart buses. We are concerned about the safety of school children during the four weeks each year that proposed parking facilities are in use by drivers visiting

from all over the country. What does Scottsdale City Council propose for the safety of these children with potentially inebriated drivers departing events?

2. We question if a multi use sports facility is the best use of taxpayer money considering the current pandemic and the unknown new-normal post-pandemic.

3. Attendees departing Phoenix Open have been observed publicly urinating and vomiting. The proposed parking is adjacent to high-end homes in DC Ranch's Desert Haciendas and an apartment complex. How does the Scottsdale City Council propose to control this public nuisance and illegal activity?

4. Multi use sports facilities already exist in the area within a short walking distance, for example McDowell Mountain, Copper Ridge Schools, Scottsdale/N Hayden Road. We do not think that yet another multi use sports facility is needed.

5. What alternate facilities or development would be considered for the Bell Road/94th St land should multi-use sports fields and parking not be constructed?"

#### **Comment 100**

Having reviewed the presentation we have significant concerns of the increased traffic from the sports facility and the extension of 91st Street as an access road to the facility in conjunction with the new hotel slated to be built with an access off Trailside, which intersects with 91st Street. Has a comprehensive traffic study been performed with this in mind? If so, is the report available to the public? If not, then we strongly suggest one be done and made available.

#### **Comment 101**

1. The 90 lot parking on 94th St. is unnecessary. With 500 spots for 6 fields this allows 83 spots for each field. Having children that have used these types of fields the 500 spots is adequate. Having a parking lot on 94th Street is a danger to the residents of Desert Hacienda's and the apartments at Desert Parks Vista. 94th Street is the only access for the residents of Desert Hacienda's. With a parking lot located so close people will wind up parking up and down 94th Street. 94th St is already a busy road where drivers routinely violate its posted 40 MPH speed limit. With so many children living in DC Ranch this is not safe.

2. The event parking is worrisome as the school buses drop off on 94th and Sonoran Sunset Pass (Palo Brea) and children cross 94th Street. These events produce drunk and noisy spectators that will not respect the neighborhood of DC Ranch.

3. There is rumor that there will be mirrored sports fields on the east side of 94th Street. This has not been voted by citizens and is illegal to do so.

#### **Comment 102**

I am against putting a sports-complex and parking at the corner of Bell and 94th for a variety of reasons including but not limited to a depreciation in our home value, congestion, safety and more.

#### **Comment 103**

Greetings and thank you for making this presentation available online. I found it helpful in understanding the project and now have a better appreciation for the scope and design of the project. I am pleased to see that the project is staying mainly within the boundaries shared with voters prior to the 2019 bond election. It is important that the project remain within this envelope, and not extend to

the east side of 94th St, as some earlier activity and communications suggested. That would differ from the guidance that was shared with voters in 2019. I will continue to monitor this project which will have an impact in the immediate vicinity of my business and home.

#### **Comment 104**

As a City of Scottsdale resident, a governing board member of a City of Scottsdale based youth soccer club (Phoenix Rising FC Youth Soccer - formerly Scottsdale Soccer), and organizer of one of the largest soccer tournaments in the Southwest, I am proud to have our organization bring soccer to Scottsdale children and their families. To continue to bring recreational opportunities to our city's residents, practice and playing fields are critical. Thankfully, the bond issue included the addition of sports fields near Bell Road in addition to upgrading field lighting at many existing sports fields in Scottsdale. This is much needed as Scottsdale growth and land development has far outpaced recreational space and sports field availability.

Team competition builds character, brings families together, and creates a sense of community. We are a part of the Scottsdale community that needs recreational opportunities now more than ever.

We want to make sure every child who wants to play soccer is able to do so. Additional sports fields can help make this happen. It is not only important for our youth, but for every Scottsdale resident looking for a place to play, or just enjoy a scenic public space. Revenues generated from field rental and soccer tournaments help the local economy and the city's stature as an event destination location which are currently being lost to Phoenix and east valley locations.

I proudly support the addition of lighted sports fields at the Bell Road location.

#### **Comment 105**

Good Day,

The Deed restrictions do not allow a water treatment facility at the DC Ranch Community Park.

The DC Ranch Community Park, parcel #217-12-005, has a Special Warranty Deed #031115148 dated June 26th, 2003 (attached) where DC Ranch, LLC conveyed approx. 14.6527 acres of land to The City of Scottsdale. The Deed and its restrictions were accepted by the City of Scottsdale to uphold the agreement in its "meaning and spirit" aligning with Vernon Swaback's design, vision, and continuity of community parks in DC Ranch.

The Deed states the following restrictions and conditions that the City of Scottsdale Agreed to honor.

1. Easements and Covenants shall RUN WITH THE LAND and shall be an encumbrance of the land and all future owners in PERPETUALLY.
2. Every portion of the land if developed must be a Park open to the public. No portion of the land can be used for anything but a public park only for public use.
3. DC Ranch and the City hereby agree and declare that the Park Property shall be held, conveyed and transferred subject to the following covenants, conditions and restrictions, which are hereby imposed against the Park Property as a 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").
4. The City shall not use the Park Property for any purpose other than a public park, including related improvements all in accordance with the DC Ranch Parcel 1.4 Master Site Plan approved by the Scottsdale City Council on June 17, 2003.
5. Construction of the Park Improvements shall be at the sole expense of the city.

The proposed access from 91st via Paleo Brea and Trailside View to the 600 parking spaces are not a safe and viable option for the DC Ranch neighborhoods of The Estates, Park and Manor, and our two apartment complexes versus the City of Scottsdale completing 91st Street to Bell Road.

If anyone at the City would like a copy of the Deed restrictions please contact Jenna Kohl, DC Ranch Community Council Executive Director, Darren Shaw, DC Ranch Association Executive Director, and/or Bud Kerns, President DC Ranch Community Council. Please reach out to them at your earliest convenience.

**Comment 106**

Dear Sir/Madam:

My main concerns about the project are:

1) Why are the events going to be held at night? There would be a lot of noise for the neighborhood.

There should be a limit as to the frequencies and hours of noise producing events.

2) Traffic through 91st Street and Northern edge of the field from West to East and from East to West should be blocked. 91st street is a small road and residents of DC Ranch would need to get to their house. The road linking 91st and 94th Street from E to W does not have a name and it should be limited to DC Ranch residents and not the public. The public should use only Bell Road to enter and leave the fields.

Thanks

**Comment 107**

Sports events should be held only during the day time and there should not be night events to limit the noise to existing DC Ranch residents. Thanks.

**Comment 108**

As a resident of DC Ranch and the operator of our local flag football leagues I am extremely excited about the project. All of our neighbors with kids agree that it will be a great addition to the neighborhood.

Please make accommodations for our local football, soccer and lacrosse leagues. It seems as though the SSC is held for tournaments organized by outside organizations bringing in outside teams while our kids are often playing flat field sports on baseball fields. It would be great for our Scottsdale football, soccer and lacrosse players to play on proper fields in their community.

Thank you!

**Comment 109**

Hooray for parks!

A series of sports fields is the most desirable option for the field adjoining WestWorld. Soccer and hockey fields are attractive. They offer something for everyone. Tournaments bring in new faces and free entertainment. This land is across the street from where I live. I am aware that all kinds of pollution will increase--light, noise, and traffic. But it is worth it for a park. And pollution would increase no matter what kind of development were to go in. If the city is determined to develop the land, then I say put in parks. Put in soccer fields now rather than wait for a future commercial proposal. Parks rather than a car parts store. Parks rather a storage facility.

I do feel sorry for the 3 or 4 coyote families that live in dens in that field. They have nowhere else to go. Preserve hunting grounds are staked out by alpha coyotes. These are the underdogs who live on marginal land. They are a welcome sight every spring when they bring their pups across the road in search of rabbits. They bring a smile when they yip and howl at night. They are the last wild thing about north Scottsdale. Missing them is not really a critique of the parks plan, just development in general."

**Comment 110**

This is the second time I am responding. The traffic on 91 st street will be a big problem for residents of Park and Manor Homes and The Estates homes. During the golf and car show events the traffic will make it difficult for these residents from getting in and out of their areas. When the Victorium has an event now cars park on both sides of 91 st street blocking residents and trashing the area. Trailside View and Pima is a very dangerous intersection and there are no stop lights. This access point has had numerous serious accidents have happened here. Giving access to the parking from 91 st is a poor idea and should not happen. If access to the parking lot is allowed from 91st Street and Bell road then then people will use it as a shortcut increasing daily traffic and congestion to residents.

**Comment 111**

Before this project gets started, Bell Road needs to open up to 91st Street. Placing this amount of traffic on Palo Brea and 91st Street is too much for these roads. There is a troublesome intersection at Trailside and Pima / 91st street that already has issues and serious accidents. Additionally DC Ranch residents will be unhappy unless 91st street can open up to Bell to allow for traffic relief. We have been asking for this many times to no avail because they said there wasn't a real reason to open it up. Now there is a reason to do so. Large event parking etc.. moving through these small streets and intersections alongside entry points to gated communities without sufficient ability to handle the traffic is a recipe for disaster.

**Comment 112**

Dear colleagues, this comment format doesn't allow attachments or insertions., so I will sent my comments via email in the morning. Thanks.

**Comment 113**

Over the years, numerous neighbors have attended DC Ranch meetings and have reached out to the City of Scottsdale about traffic and safety on 94th Street. The city's response to speeding cars and heavy traffic? A sign that flashes your speed when you drive by.

We moved into the Dessert Haciendas neighborhood in 2008. My first concern about the safety on 94TH Street started the day after we moved here. I walked our children to the bus stop and was shocked to see parents stand in the street as the school bus flashed its lights and stopped. My daughter was in kindergarten and attended Copper Ridge until 8th grade. Over the years it's impossible to count the number of times cars sped past the bus with its flashing lights. It's very sad to say, but it's a miracle no students have been hit by a car along 94th Street. I don't think this would be the case, if the parents were not there helping children safely cross every single day.

I've seen many car accidents on 94th Street, speeding cars jump the curbs, dog walkers sprint from cars that didn't see them, and bikers get hit on 94th Street. This summer one of my own neighbors was hit



while riding her bike on Palo Brea, just yards from 94th Street. Two surgeries later, and countless hours in rehab it appears she's going to be OK.

Do you realize that 94th Street is the ONLY outlet for 5 large DC Ranch neighborhoods? The Terraces East, Sera Brisa, Desert Haciendas, The Villas (townhomes) and The Terraces West. Plus the large apartment complex also has an entrance & exit on 94th Street.

At certain times it's almost impossible to exit our neighborhood. We have four schools in our community, all with different starting/ending times and numerous school activities. Over the years, neighbors have had more discussions about the traffic on 94th Street than any other topic in our neighborhood. When our children started driving, our biggest fear was that they would get hit by a car trying to drive out of our neighborhood.

It's impossible to get an idea of the traffic volume on 94th street since February when COVID began. In fact, this spring our neighbors all talked about how wonderfully quiet 94th Street was. I have seen more accidents on 94th Street & Bell than any other intersection in my life. We already have a traffic safety issue, and you think it's wise to add more traffic?

It is very apparent that no one at The City has ever spent any time observing 94th Street. You're probably not aware that the high school cross country teams run up 94th Street? And in the spring the long distance track runners. Every Saturday & Sunday mornings bicycle teams ride along 94th Street. People move to DC Ranch to be active in our community. There are ALWAYS young kids riding bikes, dog walkers, and baby strollers.

Are you aware of all the activities that currently take place in our community? These events all take place within a half mile of each other. A typical weekend in DC Ranch includes a hockey tournament at the Ice Den, just down Bell Street, Notre Dame Prep has football, la crosse, soccer, track, cross country, or baseball games year round, Victorium has volleyball tournaments, The Village has swim meets, the fields at Copper Ridge host Prime Time flag football games, la crosse, soccer, and baseball games. Soon Scottsdale Prep's new field will also add traffic when it hosts football, soccer, la crosse, and track meets. In addition to the games and tournaments, practices occur at these locations everyday. Plus add all the events at West World; horse shows, trunk shows, and the Barrett Jackson. Let's not forget about Biker week in April. Always love to hear the motorcycles zooming down 94th Street! Of course, the TPC transforms this community with all the extra traffic, buses, and people walking down 94th Street & Bell. And you think this community can safely accommodate more activities?

I haven't even discussed the parking issues we experience in our community. When Victorium opened, it was a nightmare. Cars parking illegally everywhere! Along Palo Brea, 91st Street, and many cars following residents into The Estates private gate and parked on their streets. It was a mess!

Both of our children attended Notre Dame Preparatory and we don't wish to relive all the issues with field lights. We know very well from the neighborhoods across the street from the high school about field lighting, Our high school had a beautiful new field and couldn't play because of the field lights. Field lights near homes don't work! Period.

There are many wonderful uses for the land on 94th Street & Bell. Sporting activities is not one of them.

#### **Comment 114**

To whom it may concern,

As a resident of Desert Haciendas at DC Ranch I am writing to express my complete opposition to the proposed sports fields.

Change of a bond project location after the vote is a breach of public trust

If the east 40 acres was included as a location in information shared with the public before the vote, many would not have supported Bond Question 1.

The community outreach done prior to the bond vote loses its integrity if City Council does not uphold what was presented.

**Comment 115**

Hello,

This message is to express my extreme dismay in the plan that the city has approved funds to begin the Multi-Use Sports Fields bond project and has indicated that in addition to the city-owned west 40 acres at 94th and Bell Road there is the potential that they will put fields on the east 40 acres. The DC Ranch Community Council and residents has been clear with the city that this is unacceptable. I am a current resident in the neighborhood of Desert Haciendas which sits directly next to this proposed 40 acres and I do not approve of this nor would I have voted for it if given the opportunity.



# PROJECT UPDATE

## You're Invited to Participate in a Virtual Public Meeting on the Bell Road Sports Complex August 10 - 31

You are invited to participate in a virtual public meeting on the Bell Road Sports Complex which will be located on Bell Road just west of 94th Street. The facility will include six full-sized multi-use sports fields, parking, lights, restrooms, a plaza, a walking path and maintenance facility.

The Bell Road Sports Complex is one portion of project #53 Build Multiuse Sports Fields in the area of Bell Road which was approved by voters in the 2019 Bond Election.

To participate visit the project website [www.ScottsdaleAZ.gov/construction/project-list/bell-road-area-multi-use-sports-fields](http://www.ScottsdaleAZ.gov/construction/project-list/bell-road-area-multi-use-sports-fields) by August 31. Click on the "Virtual Public Meeting" link, watch and listen to the presentation then submit your comments to let us know what you think. Your comments will be used by the project team as they develop proposed plans for the facility.

If you would like to learn more about how the fields will be lit, a lighting demonstration will take place at 8:30 p.m. on Wed., Aug. 19 at the Scottsdale Sports Complex on field number 5. The demonstration will be held outdoors, but we ask that all participants wear a mask and practice social distancing by remaining at least six feet apart from all participants. Please sit or stand around the perimeter of the field.

Design work will take the remainder of the year and there will be additional opportunities for public input as the project progresses. The tentative project schedule calls for construction to begin in early 2021 and for the facility to open in early 2022.

Native plant salvage will take place in August and September of 2020. Over the next few months, you will see several tagged plants and boxed trees on site that will later be used on the project.

There are a number of frequently asked questions and answers on the project website, but if you can't find the answer you are looking for please call the project hotline. We look forward to hearing from you on the initial plans for the Bell Road Sports Complex.

### Questions?

**Project Hotline:** 480-312-4444

**Project Website:**

[www.ScottsdaleAZ.gov/construction/project-list/bell-road-area-multi-use-sports-fields](http://www.ScottsdaleAZ.gov/construction/project-list/bell-road-area-multi-use-sports-fields)

## **Bell Road Sports Complex Key Dates:**

### Virtual Public Meeting

August 10-31 at [ScottsdaleAZ.gov/construction/project-list/bell-road-area-multi-use-sports-fields](http://ScottsdaleAZ.gov/construction/project-list/bell-road-area-multi-use-sports-fields)

### Lighting Demonstration

8:30 p.m. on Wed., Aug. 19 at the Scottsdale Sports Complex on field number 5.

### Native Plant Salvage

August & September 2020



# **PROJECT UPDATE**



---

**You're Invited to Participate in a Virtual Public Meeting on  
the Bell Road Sports Complex August 10 - 31**

# CONSTRUCTION UPDATE

## Join Virtual Public Meeting on Bell Road Sports Complex and DC Ranch Neighborhood Park Lake October 14 – 30

You are invited to participate in a virtual public meeting on the Bell Road Sports Complex and DC Ranch Neighborhood Park Lake. These projects are a portion of project #53 Build Multiuse Sports Fields in the area of Bell Road which was approved by voters in the 2019 Bond Election.

To participate visit the project website [ScottsdaleAZ.gov/construction/project-list/bell-road-area-multi-use-sports-fields](http://ScottsdaleAZ.gov/construction/project-list/bell-road-area-multi-use-sports-fields) by October 30. Click on the “Virtual Public Meeting” link, watch and listen to the presentation then submit your comments to let us know what you think. Your comments will be used by the project team as they continue to develop plans and the projects move through the public hearing process.

Both projects are seeking a Municipal Use Master Site Plan and will go through a number of public hearings between now and the end of the year including the Parks and Recreation Commission, Design Review Board, Planning Commission and City Council, and you are invited to participate in that process.

Bell Road Sports Complex will be located on the northwest corner of Bell Road and 94<sup>th</sup> Street and will include six full-sized multi-use sports fields, parking, lights, restrooms, a plaza, a walking path and maintenance facility. DC Ranch Neighborhood Park will be located at 91<sup>st</sup> Street and Trailside View. The lake will be used to irrigate the soccer fields and be the first in a series of phased improvements to the park. Future phases will be done in conjunction with the DC Ranch Community Association and there will be additional opportunities for public outreach.

Native plant salvage is currently taking place on the Bell Road Sports Complex site. Design work will take the remainder of the year on both projects. The tentative project schedule calls for construction to begin in early 2021 and for Bell Road Sports Complex to open in early 2022.

For more information, there are a number of frequently asked questions and answers on the project website, but if you can't find the answer you are looking for please call the project hotline at 480-312-4444. We look forward to your participation in the development of these two community projects.

### Upcoming Meetings

#### **Virtual Public Meeting**

October 14 – 30

[www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road](http://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road)

#### **Parks & Recreation Commission Meeting**

5 p.m., October 21

#### **Development Review Board**

5 p.m., November 5

#### **Planning Commission**

5 p.m., November 18

#### **City Council**

5 p.m. December 1

*All meetings are currently being held electronically and links will be provided on the website listed above.*

### **Municipal Use Master Site Plan Case Numbers**

#### **Bell Road Sports Complex**

Case Number: 10-UP-2020

#### **DC Ranch Neighborhood Park Lake**

Case Number: 14-UP-2020

# Bell Road Sports Complex & DC Ranch Neighborhood Park Lake

**Project Hotline:** 480-312-4444

**Project Website:** [www.ScottsdaleAZ.gov/construction/project-list/bell-road-area-multi-use-sports-fields](http://www.ScottsdaleAZ.gov/construction/project-list/bell-road-area-multi-use-sports-fields)



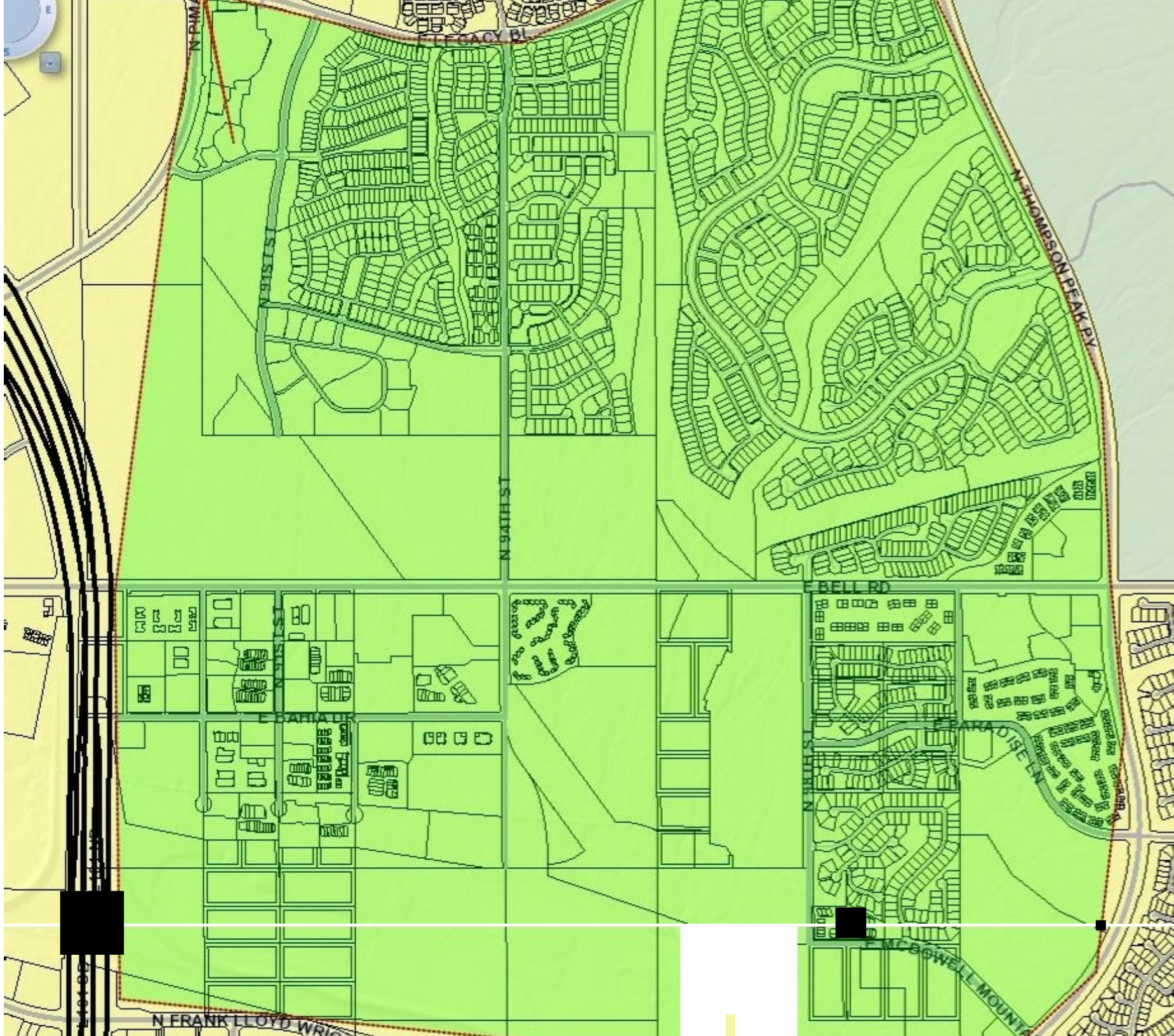
## CONSTRUCTION UPDATE



---

**Join Virtual Public Meeting on Bell Road Sports Complex  
and DC Ranch Neighborhood Park Lake October 14 – 30**









# Affidavit of Posting

Office of the City Clerk

STATE OF ARIZONA )  
 )  
COUNTY OF MARICOPA ) ss

I, Agustin Nava, being first duly sworn, depose and say:

That on Oct 14th, 2020, I posted notification poster(s) for the properties indicated below.

**Site(s) must be posted on or before: October 23, 2020**

Case No.	Description and Location of Project	No. of Signs	Date Posted
14-UP-2020	MUMSP for Park-Irrigation supply for sports fields, 17492 N 91st St	1	10/14/2020

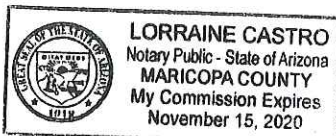
**Date of Planning Commission Public Meeting:** November 5, 2020, AT 5:00 P.M. IN THE CITY HALL KIVA, SCOTTSDALE, ARIZONA.

[Signature]  
(Signature)

Acknowledged this 14<sup>th</sup> day of October 2020.

[Signature]  
(Notary Public)

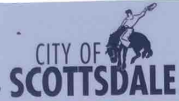
My commission expires 11/15/2020



## Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088





City of Scottsdale  
PUBLIC NOTICE

scan,  
snap,  
save



# ZONING/PUBLIC HEARING

MEETING WILL BE HELD REMOTE ELECTRONICALLY

Neighborhood Open House Meeting: Virtual Public Meeting Fall 2020

Project Webpage - <https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road>

**PARK AND REC COMMISSION: 5:00 P.M., 10/21/2020**

**DEVELOPMENT REVIEW BOARD: 1:00 P.M., 11/5/2020**

**PLANNING COMMISSION: 5:00 P.M., 11/18/2020**

**CITY COUNCIL: 5:00 P.M., 01/12/2021**

**REQUEST: Approval of a Municipal Use Master Site Plan  
for a new park.**

**CASE NUMBER: 14-UP-2020**

Project Location: 17492 N. 91st Street

**Applicant/Contact:**

City of Scottsdale-Joe Phillips

480-312-2522

JPhillips@scottsdaleaz.gov

**City Contact:**

Joe Phillips (Capital Project Management)

480-312-2522

JPhillips@scottsdaleaz.gov

Project Hotline

480-312-4444

Case File Available at City of Scottsdale 480-312-7767

Posting Date: 10/21/2020

Project information may be researched at: <https://eservices.scottsdaleaz.gov/boards/committees/Cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

12/3/20 12:57:20





# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

- Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: 14-UP-2020

Project Name: [Redacted]

Location: 17492 N. 91st Street

Site Posting Date: December 3rd, 2020

Applicant Name: City of Scottsdale- Joe Phillips

Sign Company Name: Dynabrite Signs

Phone Number: 480-585-3031

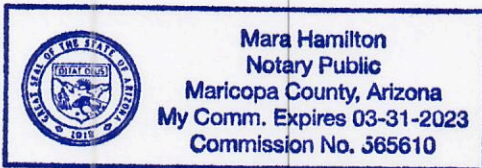
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]  
Applicant Signature

12-3-2020  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 3 day of December 2020



[Signature]  
Notary Public  
My commission expires: March 31 2022

**City of Scottsdale -- Current Planning Division**  
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088





City of Scottsdale  
PUBLIC NOTICE

scan,  
snap,  
save



# ZONING/PUBLIC HEARING

MEETING WILL BE HELD REMOTE ELECTRONICALLY

Neighborhood Open House Meeting: Virtual Public Meeting Fall 2020

Project Webpage - <https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road>

**PARK AND REC COMMISSION: 5:00 P.M., 10/21/2020**

**DEVELOPMENT REVIEW BOARD: 1:00 P.M., 11/5/2020**

**PLANNING COMMISSION: 5:00 P.M., 11/18/2020**

**CITY COUNCIL: 5:00 P.M., 12/1/2020**

**REQUEST: Approval of a Municipal Use Master Site Plan  
for a new park.**

**CASE NUMBER: 14-UP-2020**

Project Location: 17492 N. 91st Street

**Applicant/Contact:**

City of Scottsdale-Joe Phillips

480-312-2522

JPhillips@scottsdaleaz.gov

**City Contact:**

Joe Phillips (Capital Project Management)

480-312-2522

JPhillips@scottsdaleaz.gov

Meredith Tessier (Planning)

480-312-4211

mtessier@scottsdaleaz.gov

Case File Available at City of Scottsdale 480-312-7767 Posting Date: 10/2/2020

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgrest/cases/cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

10/7/20 09:16:41





# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

- Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: **14-UP-2020**

Project Name: \_\_\_\_\_

Location: **17492 N. 91st Street**

Site Posting Date: **October 7th, 2020**

Applicant Name: **City of Scottsdale-Joe Phillips**

Sign Company Name: **Dynamite Signs**

Phone Number: **480-585-3031**

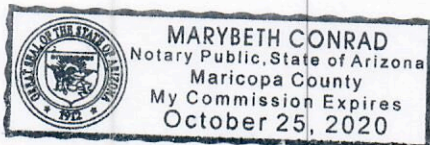
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Marybeth Conrad  
Applicant Signature

10-7-2020  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 7th day of October 2020



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

## City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088





DC Ranch Park

Legal Description

A parcel of land lying within Section 31, Township 4 North, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.



City of Scottsdale  
PUBLIC NOTICE

scan,  
snap,  
save



# ZONING/PUBLIC HEARING

MEETING WILL BE HELD REMOTE ELECTRONICALLY

Neighborhood Open House Meeting: Virtual Public Meeting Fall 2020

Project Webpage - <https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road>

**PARK AND REC COMMISSION: 5:00 P.M., 10/21/2020**

**DEVELOPMENT REVIEW BOARD: 1:00 P.M., 11/5/2020**

**PLANNING COMMISSION: 5:00 P.M., 11/18/2020**

**CITY COUNCIL: 5:00 P.M., 12/1/2020**

**REQUEST: Approval of a Municipal Use Master Site Plan  
for a new park.**

**CASE NUMBER: 14-UP-2020**

Project Location: 17492 N. 91st Street

**Applicant/Contact:**

City of Scottsdale-Joe Phillips

480-312-2522

JPhillips@scottsdaleaz.gov

**City Contact:**

Joe Phillips (Capital Project Management)

480-312-2522

JPhillips@scottsdaleaz.gov

Meredith Tessier (Planning)

480-312-4211

mtessier@scottsdaleaz.gov

JPhillips@scottsdaleaz.gov

Case File Available at City of Scottsdale 480-312-7767

Posting Date: 10/2/2020

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgrest/cases/Cases>

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

10/7/20 09:16:41





# Affidavit of Posting

**Required: Signed, Notarized originals.**  
Recommended: E-mail copy to your project coordinator.

- Project Under Consideration Sign (White)       Public Hearing Notice Sign (Red)

Case Number: 14-UP-2020

Project Name: [Redacted]

Location: 17492 N. 91st Street

Site Posting Date: October 7th, 2020

Applicant Name: City of Scottsdale-Joe Phillips

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Marybeth Conrad  
Applicant Signature

10-7-2020  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 7th day of October 2020



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

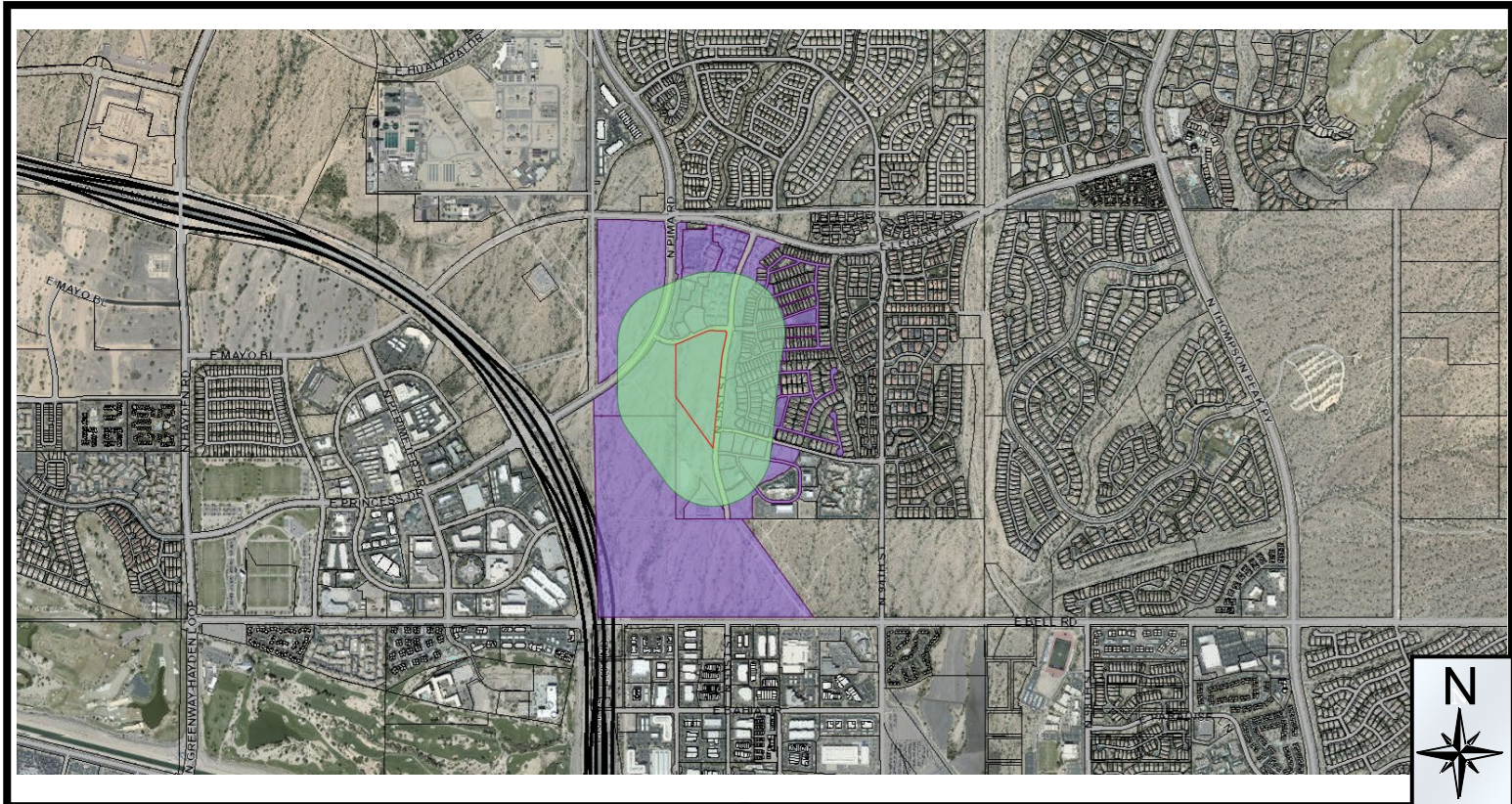
## City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# City Notifications – Mailing List Selection Map Preserve Ranch

Attachment 7


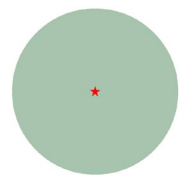


**Additional Notifications:**

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
November 2, 2020

**Map Legend:**

-  Site Boundary
-  Properties within 750-foot

Postcards: 180

**14-UP-2020**

**From:** [Tessier, Meredith](#)  
**To:** [Castro, Lorraine](#); [Ibsen, Bronte](#)  
**Subject:** FW: 10-UP-2020/14-UP-2020 - concerns/comments  
**Date:** Monday, November 30, 2020 9:44:07 AM  
**Attachments:** Outlook-xq2nyhba.png  
11.16.20 letter on DC Ranch basin.pdf

---

For CDS records.

---

**From:** mike leary <outlook\_59CA1EDED17AAFFC@outlook.com> **On Behalf Of** michaelpleary@cox.net  
**Sent:** Monday, November 30, 2020 8:32 AM  
**To:** Thompson, Jim <JThompson@Scottsdaleaz.gov>  
**Cc:** Murphy, Bill <bmurphy@Scottsdaleaz.gov>; Ekblaw, Kroy <Kekblaw@scottsdaleaz.gov>; Phillips, Joe <JPhillips@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Grant, Randy <RGrant@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>  
**Subject:** 10-UP-2020/14-UP-2020 - concerns/comments

**⚠ External Email: Please use caution if opening links or attachments!**

Per the attached I have been communicating with staff regarding the proposed lake conflict with the previously approved drainage mitigation plan using DC Ranch Park. There is serious flooding potential at the Bell Road/101 intersection due to the Bell culverts deficiency (1,000 cfs capacity vs 1,700 cfs flow). Stormwater staff approved a master drainage plan in 2008, and reaffirmed as recently as December 2017, to mitigate the deficiency by developing the park as dual use - park amenities in a shallow detention basin which has been done and supported elsewhere in the city. In developing the lake plan there was no consideration of the detention plan.

The cost of constructing the reclaimed water lines/lake along with the ongoing maintenance of the both has not been publicly discussed/evaluated and likely outweighs the benefit while also complicating the completion of the ballfields before the January 2022 Barrett-Jackson auction. There is currently a 24" water main in Bell Road and a 12" water main in 94th Street that's available - right now - for the ballfields.

The use of reclaimed water is a good concept but not when applied to this project.

There are just too many negatives - no public disclosure of the lake plan until after the bond election, no overall plan to integrate ultimate DC Ranch Park improvements, no buy-in by the adjacent DC Ranch residents and HOA, no integration of the approved drainage mitigation plan for the Bell/101 culvert deficiency, no cost/benefit evaluation, and no absolute need as there are already trunk water lines in both Bell Road and 94th Street.

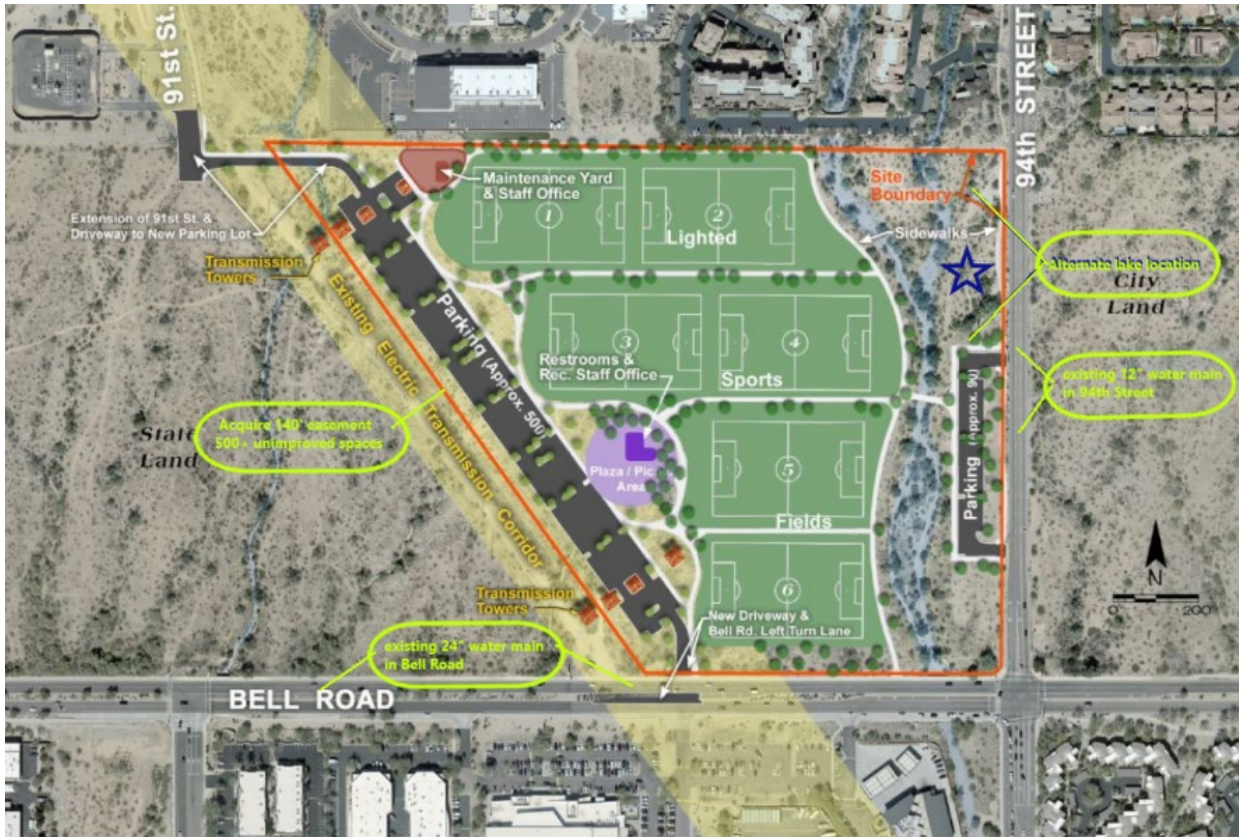
If the lake concept is still pursued, it should be located on the Bell property - not in an unsecured off-site location in someone else's backyard - or in this case - park. The lake might be locatable in the northeast corner of the property or elsewhere on the 40-acre Bell park site.

As an aside, there is a 140' (?) wide transmission corridor easement on ASLD property abutting the Bell property which if acquired could accommodate 500+/- unimproved event parking spaces for the Barrett-Jackson auction and other events.

Hope this helps. ML

CC: City Council  
Jim Thompson, City Manager  
Bill Murphy, Asst. City Manager  
Kroy Ekblaw, Special Projects  
Joe Phillips, Capital Projects  
Randy Grant, Development Services  
Tim Curtis, Planning  
Meredith Tessier, Planning





**Bell Road Sports Complex Concept Plan**  
 Bell Road & 94th Street  
 August 2020

*Mike Leary  
 Michael P. Leary, LTD  
 Commercial Real Estate Development Consulting*

*10278 East Hillery Drive  
 Scottsdale, AZ 85255  
 (c) 480.991.1111*

**From:** Lourdes Aguila <laguila@acstempe.com>  
**Sent:** Monday, December 14, 2020 3:13 PM  
**To:** Venker, Steve; Hardy, Wendy; Curtis, Tim  
**Cc:** Jennifer Rich; Andrea Gregory  
**Subject:** RE: Work Order for Review and Comment for a Cultural Resources Survey - 14-UP-2020 DC Ranch Neighborhood Park 15.9 Acres  
**Attachments:** ACS\_Review\_memo\_SRSF\_14-UP-2020\_DC\_Ranch\_Park.pdf

**⚠ External Email: Please use caution if opening links or attachments!**

Hi, Steve,

Attached please find our review and checklist for this project. As always, please let me know if you have questions or need anything else. Thank you very much for your assistance and support through the years. I wish you all the best in your retirement.

And Wendy, we look forward to working with you and the City of Scottsdale in the new year.

Take care,

Lilly

---

**From:** Venker, Steve <[SVenker@Scottsdaleaz.gov](mailto:SVenker@Scottsdaleaz.gov)>  
**Sent:** Wednesday, December 9, 2020 4:41 PM  
**To:** Margerie Green  
**Cc:** Hardy, Wendy; Tessier, Meredith  
**Subject:** Work Order for Review and Comment for a Cultural Resources Survey - 14-UP-2020 DC Ranch Neighborhood Park 15.9 Acres

Hi Margie,

Please find the attached work order for review and comment on the cultural resources survey that is related to a parcel of land that is proposed for development in the City of Scottsdale.

Thank you.

Steve Venker  
City Archaeologist

**From:** Venker, Steve  
**Sent:** Wednesday, December 9, 2020 4:41 PM  
**To:** Margerie Green  
**Cc:** Hardy, Wendy; Tessier, Meredith  
**Subject:** Work Order for Review and Comment for a Cultural Resources Survey - 14-UP-2020 DC Ranch Neighborhood Park 15.9 Acres  
**Attachments:** ACS work order 12.08.20 for 14-UP-2020 DC Ranch Neighborhood Park 15.9 Acres.pdf; 14-UP-2020\_V1\_Cultural Resources Survey Report.pdf

Hi Margie,

Please find the attached work order for review and comment on the cultural resources survey that is related to a parcel of land that is proposed for development in the City of Scottsdale.

Thank you.

Steve Venker  
City Archaeologist

**From:** [Tessier, Meredith](#)  
**To:** [Castro, Lorraine](#)  
**Subject:** FW: 14-UP-2020 DC Ranch Park site going to Planning Commission - no provision for mitigation off-site flows onto ASLD property  
**Date:** Thursday, November 12, 2020 4:23:13 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)

For our records.

**From:** mike leary <outlook\_59CA1EDED17AAFFC@outlook.com> **On Behalf Of** michaelpleary@cox.net

**Sent:** Wednesday, November 11, 2020 9:51 AM

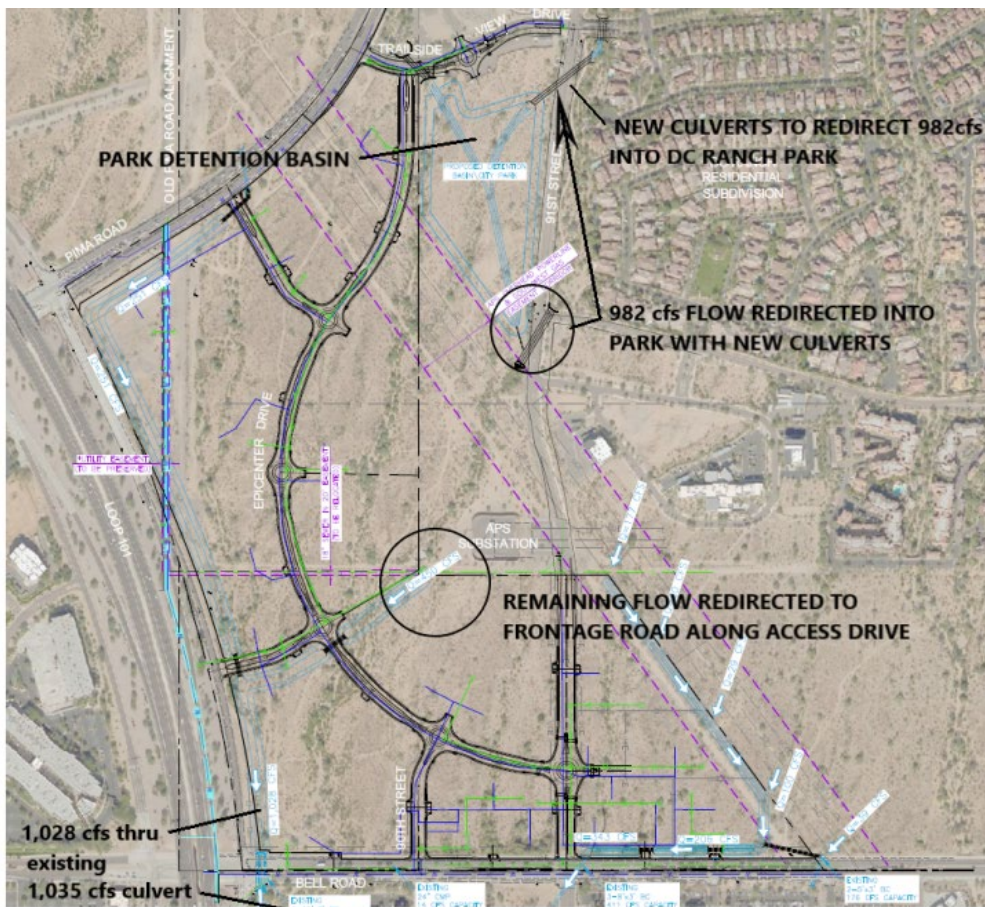
**To:** mike leary <michaelpleary@cox.net>; Mark Edelman <medelman@azland.gov>; walt brown <walt@dpcrc.com>; john rosso <jrrealdeal@q.com>

**Cc:** Grant, Randy <RGrant@Scottsdaleaz.gov>; Phillips, Joe <JPhillips@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Couch, Ashley <ACouch@ScottsdaleAz.Gov>; Anderson, Richard <Rianderson@scottsdaleaz.gov>

**Subject:** Re: 14-UP-2020 DC Ranch Park site going to Planning Commission - no provision for mitigation off-site flows onto ASLD property

**⚠ External Email: Please use caution if opening links or attachments!**

Below is from the 2007(?) CVL drainage report for the Epicenter project showing the basin within DC Ranch Park to reduce the existing 100-year overtopping of the Bell/101 intersection. The comments in black are mine. Developing the park as dual-use solves a lot - finally develops the park, the solves the existing culvert deficiency at Bell/101 and the opportunity to use bond money to achieve both. ML



*Mike Leary  
Michael P. Leary, LTD  
Commercial Real Estate Development Consulting*

*10278 East Hillery Drive  
Scottsdale, AZ 85255  
(c) 480.991.1111*

---

**From:** mike leary on behalf of [michaelpleary@cox.net](mailto:michaelpleary@cox.net) <[michaelpleary@cox.net](mailto:michaelpleary@cox.net)>

**Sent:** Tuesday, November 10, 2020 2:01 PM

**To:** Mark Edelman <[medelman@azland.gov](mailto:medelman@azland.gov)>; walt brown <[walt@dpcrc.com](mailto:walt@dpcrc.com)>; john rosso <[jrrealdeal@q.com](mailto:jrrealdeal@q.com)>

**Cc:** Grant, Randy <[RGrant@Scottsdaleaz.gov](mailto:RGrant@Scottsdaleaz.gov)>; JPhillips@ScottsdaleAZ.gov <[JPhillips@ScottsdaleAZ.gov](mailto:JPhillips@ScottsdaleAZ.gov)>; [mtessier@scottsdaleaz.gov](mailto:mtessier@scottsdaleaz.gov) <[mtessier@scottsdaleaz.gov](mailto:mtessier@scottsdaleaz.gov)>; tim curtis <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; [acouch@scottsdaleaz.gov](mailto:acouch@scottsdaleaz.gov) <[acouch@scottsdaleaz.gov](mailto:acouch@scottsdaleaz.gov)>; [rianderson@scottsdaleaz.gov](mailto:rianderson@scottsdaleaz.gov) <[rianderson@scottsdaleaz.gov](mailto:rianderson@scottsdaleaz.gov)>

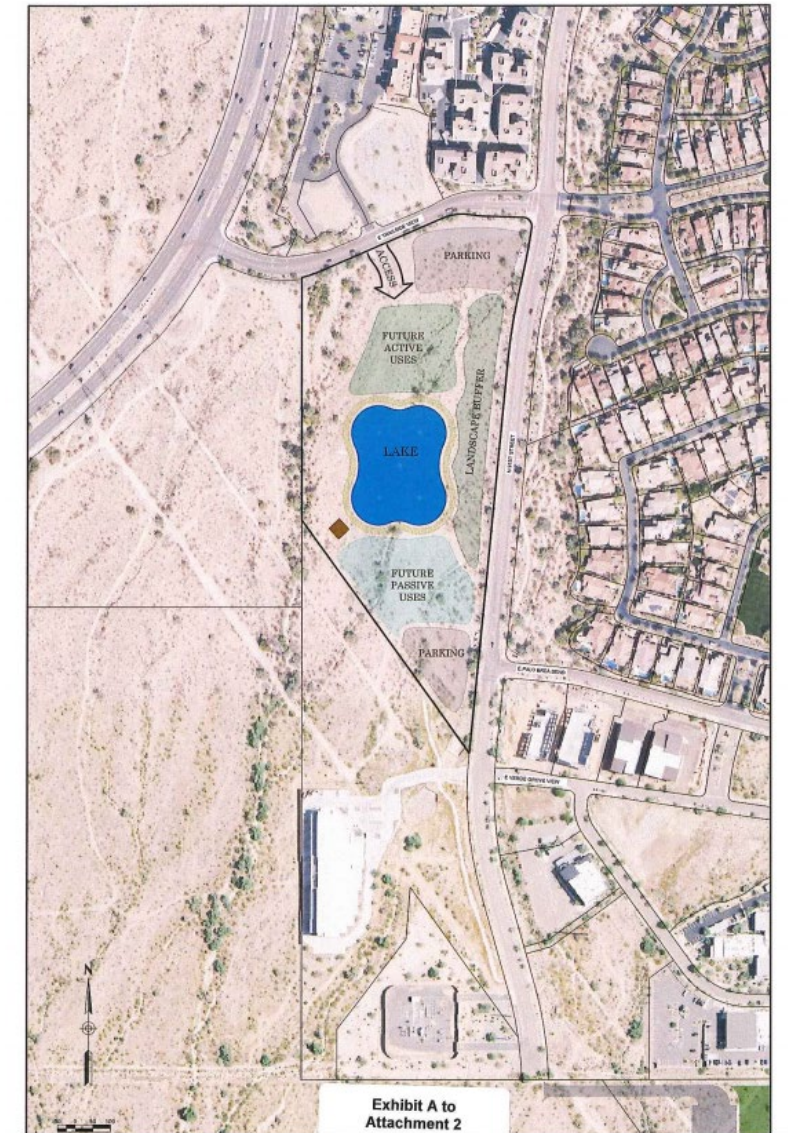
**Subject:** 14-UP-2020 DC Ranch Park site going to Planning Commission - no provision for mitigation off-site flows onto ASLD property

A Use Permit case for the DC Ranch Park site is scheduled for Planning Commission hearing Nov. 18th. Here's the link to the staff report:

[https://eservices.scottsdaleaz.gov/planning/projectsummary/pc\\_reports/PC\\_14\\_UP\\_2020.pdf](https://eservices.scottsdaleaz.gov/planning/projectsummary/pc_reports/PC_14_UP_2020.pdf)

The plan below basically constructs a lake to provide irrigation to the Bell Road Sports Complex. The staff report doesn't mention any drainage considerations and the city's historical proposal since 2007 to utilize the park site also as a detention basin to mitigate the significant off-site flows resulting in an undercapacity (500 cfs) of the culverts at Bell/101. If that plan is not implemented, there needs to be some other alternative that doesn't encumber the 125-acre ASLD property which is planned to be auctioned shortly.





My comments emailed to the City back in September are not referenced in the report. My notifying you this late is that although I'm on the interested party list, I did not receive any notification card of the online "meetings" or the Development Review Board hearing November 5th. I only received card notification last week of the upcoming PC hearing on next week.

Below is my comments on the park drainage that I earlier sent the City and haven't received a response:

**From:** mike leary <[outlook\\_59CA1EDED17AAFFC@outlook.com](mailto:outlook_59CA1EDED17AAFFC@outlook.com)> **On Behalf Of** mike leary

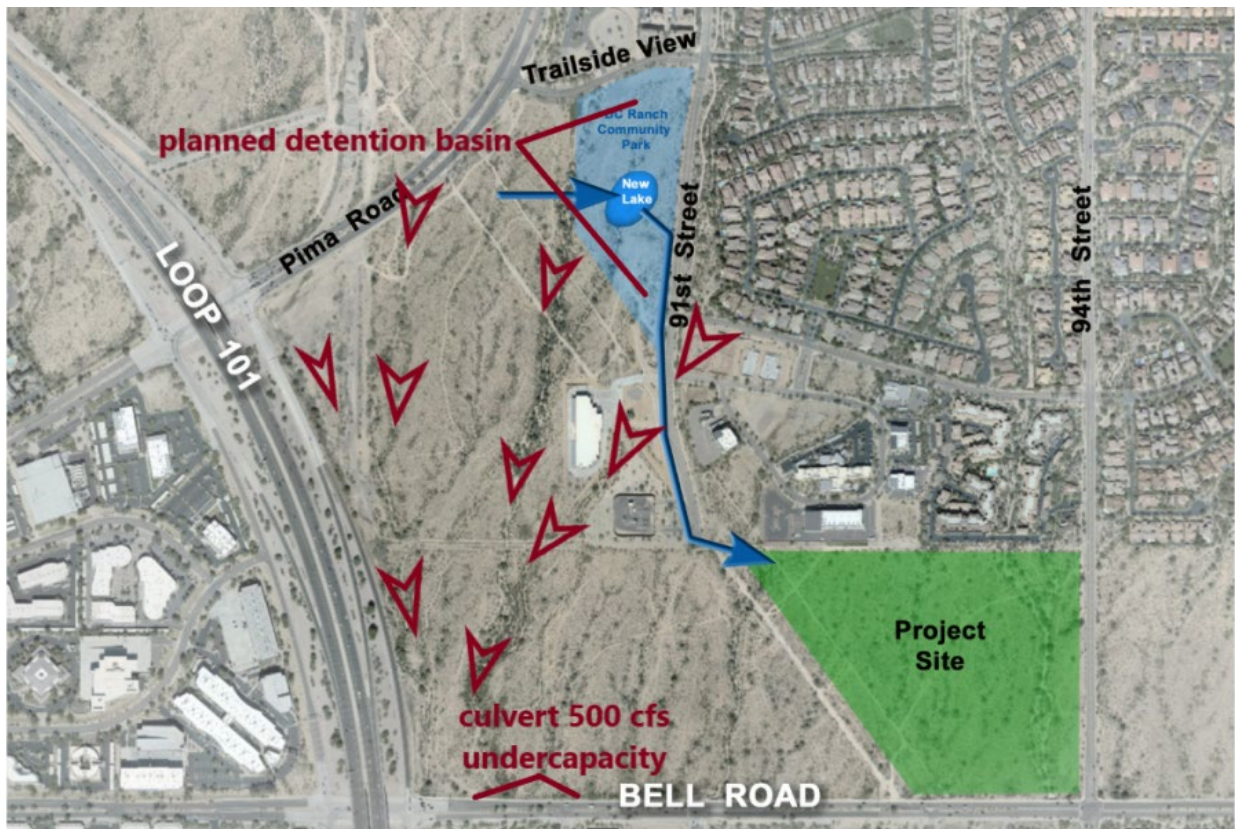
**Sent:** Tuesday, September 1, 2020 2:04 PM

**To:** Phillips, Joe <[JPhillips@Scottsdaleaz.gov](mailto:JPhillips@Scottsdaleaz.gov)>

**Subject:** Bell Road Sports Complex - project comments

: The DC Ranch Park site has been identified by Stormwater staff since 2007 for dual-use as a stormwater detention basin to mitigate the significant culvert undercapacity at Bell/101. The Bell Road culverts have a capacity of approximately 900 cfs and the 100-yr event is approximately 1,400 cfs. The lake concept may be in conflict with the necessary basin.





## Bell Road Sports Complex Concept Plan

Bell Road & 94th Street

August 2020



*Mike Leary*  
*Michael P. Leary, LTD*  
*Commercial Real Estate Development Consulting*

*10278 East Hillery Drive*  
*Scottsdale, AZ 85255*  
*(c) 480.991.1111*

## Zimmer, Christopher

---

**From:** Murphy, Bill  
**Sent:** Thursday, October 29, 2020 5:18 PM  
**To:** Darin Rowe; City Council; Thompson, Jim  
**Cc:** Jagger, Carolyn  
**Subject:** FW: NO Reclamation Pond on DC Ranch Land (91st St & Trailside) Please

Mr. Rowe:

Thank you for your recent communication to the City Council about the Bell Road Sports Complex and the Phase 1 of DC Ranch Neighborhood Park. You have raised questions that I have tried to address in the information below.

### **When was this site selected for a neighborhood park?**

In 2003. The Master Site Plan for the DC Ranch Neighborhood Park at 91<sup>st</sup> Street and Trailside View was approved by the City Council on June 17, 2003. The approval plan was a “bubble plan” which showed four “bubble areas” that were simply defined as 1) active use areas, 2) passive use areas, 3) landscape buffer and 4) parking. Stipulations of that 2003 approval require the city to return with a public process through the Planning Commission and City Council for approval of site plan showing location of proposed park amenities.

### **Does building a lake comply with the deed restrictions that are currently on the DC Ranch Neighbor Park property?**

The City of Scottsdale has every intention of complying with the deed restrictions in place on this property. Scottsdale intends the site to be developed as a neighborhood park that will be fully open to the public. The city will be responsible for the design, construction and maintenance of the park and is seeking public input on the proposed improvements as required and expected by city ordinances and the deed restrictions.

### **What Information Has been Provided to the Community about to the DC Ranch Neighborhood Park Lake and Development Process?**

There have several opportunities to learn about the DC Ranch Park Neighborhood Park Lake. When the project was initiated signs were placed on the park site informing residents of hearing dates and providing the project website for additional information. Two mailings have been sent out to homes and businesses in the area with project information, meeting dates and the website. Additionally, the city has worked with the DC Ranch Community Association to publicize the information. Finally information has been placed in several city p[ublications such as Scottsdale Update and pushed out via social media. Finally, there is an established project hotline for residents to call if they have any questions.

There is a City website dedicated several projects in the Bell Road Area as well as a dedicated page to the Bell Road Sports Complex. On these sites there is project history, key dates, frequently asked questions as well as presentations for the community outreach that has been conducted.

A virtual open house was held in August where 113 comments were submitted. In August we also held an onsite public meeting at the Scottsdale Sports Complex to demonstrate lighting. The Parks and Recreation Commission has held two meetings where this project was on the agenda and those meetings received comments as public input opportunities. The Commission reviewed the design for the project, asked questions and on October 21, 2020 approved the Municipal Use Master Site Plan.

Currently there is another virtual open house providing public input opportunities. Up next are a Design Review Board Hearing November 5, a Planning Commission Hearing November 18 and a City Council Hearing on December 1, with opportunities for public comment at each of them. Additional opportunities for Development Review Board input will occur sometime after the City Council hearing and as previously mentioned, this entire process of open houses and public meetings will be provided for the Phase 2 design of the DC Ranch Neighborhood Park site.

We appreciate your input and will retain your comments as part of the virtual open house process.

*Sincerely,  
Bill Murphy  
Assistant City Manager*

**From:** Darin Rowe <[drowe@taylormorrison.com](mailto:drowe@taylormorrison.com)>  
**Sent:** Wednesday, October 28, 2020 11:07 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)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>; Phillips, Guy <[GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Pryor, Reed <[RPRYOR@SCOTTSDALEAZ.GOV](mailto:RPRYOR@SCOTTSDALEAZ.GOV)>; Phillips, Joe <[JPhillips@Scottsdaleaz.gov](mailto:JPhillips@Scottsdaleaz.gov)>  
**Cc:** Darin Rowe <[drowe@cox.net](mailto:drowe@cox.net)>; [mtrca1@cox.net](mailto:mtrca1@cox.net)  
**Subject:** NO Reclamation Pond on DC Ranch Land (91st St & Trailside) Please

**⚠ External Email: Please use caution if opening links or attachments!**

Esteemed City of Scottsdale leaders,

We are not in support of using this deed restricted land to be a water storage reservoir for six sports fields at 94<sup>th</sup> street/Bell Road and seven sports fields in West World. A water storage reservoir would be much worse for the 91<sup>st</sup> St & Trailside site than leaving it undeveloped and would create long-term challenges when the site is eventually developed into a true amenity. We don't want the eyesore or the mosquitos and the noise. A bad deal for DC Ranch residents. Thank You. Reminder of the deed restrictions below.

---

#### **DC Ranch Neighborhood Park Deed Restrictions:**

The June 26<sup>th</sup>, 2003 Deed for the DC Ranch Neighborhood Park states the following restrictions and conditions that the **City of Scottsdale agreed to honor** in the document.

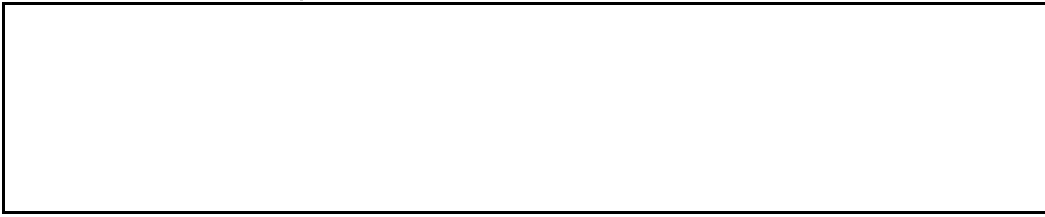
- 1. Easements and Covenants shall *RUN WITH THE LAND* and shall be an encumbrance of the land and all future owners *PERPETUALLY*.**
- 2. Every portion of the land if developed must be a *Park open to the public*. *No portion of the land can be used for anything but a public park only for public use*.**
- 3. DC Ranch and the City hereby agree and declare that the Park Property shall be held, conveyed and transferred subject to the following covenants, conditions and restrictions, which are hereby imposed against the *Park Property* as a 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)*".**
- 4. The *City shall not use the Park Property for any purpose other than a public park, including related improvements* all in accordance with the DC Ranch Parcel 1.4 Master Site Plan approved by the Scottsdale City council on June 17, 2003.**
- 5. Construction of the Park Improvements shall be at the sole expense of the city.**

We continue to LOVE our city and encourage you to do right by the citizens. Thank You!

**Darin Rowe**  
Build-to-Rent President

T: +14808408141

[drowe@taylormorrison.com](mailto:drowe@taylormorrison.com)  
[www.taylormorrison.com](http://www.taylormorrison.com)



This message may contain confidential information and is intended only for the named addressee. If you are not the named addressee you should not distribute or copy this e-mail. If you have received this e-mail by mistake please delete it from your system.

## Zimmer, Christopher

---

**From:** Murphy, Bill  
**Sent:** Thursday, October 29, 2020 5:13 PM  
**To:** Bob Hittenberger; City Council; Thompson, Jim  
**Cc:** Jagger, Carolyn  
**Subject:** DC Ranch Neighborhood Lake #14-UP-2020

Mr. Hittenberger:

Thank you for your recent communication to the City Council about the Bell Road Sports Complex and the Phase 1 of DC Ranch Neighborhood Park. You have raised several questions that I have tried to address in the information below.

### **Property Values:**

The city has not seen any factual data to support that parks lead to negative property valuations. This phase 1 amenity with lake development, trail and enhanced landscaping will improve the viewshed and buffer properties from the current unmaintained desert landscape view with high voltage powerlines and the 101 freeway to the immediate west.

### **2019 Bond money not voted on or discussed for water storage reservoir:**

In 2003. The Master Site Plan for the DC Ranch Neighborhood Park at 91<sup>st</sup> Street and Trailside View was approved by the City Council on June 17, 2003. The approval plan was a “bubble plan” which showed four “bubble areas” that were simply defined as 1) active use areas, 2) passive use areas, 3) landscape buffer and 4) parking. Stipulations of that 2003 approval require the city to return with a public process through the Planning Commission and City Council for approval of site plan showing location of proposed park amenities.

Per that requirement for additional public process, the city has initiated a Municipal Use Master Site Plan, case (14-UP-2020), to provide an updated site plan for phase 1 improvements which locates a lake with a trail and landscaping. This is intended to be the first phase of park amenities. The city expects this to be a phased project to allow for further community input on what all of the remainder of the park amenities should be for this site.

### **Is this an extension of the water treatment facility?**

The water supply to this lake will be from the City’s Water Treatment Plant and the lake is not a substitute for, or an extension of the water facility. No water treatment will occur at the lake in this park site.

The lake will be designed to be a park amenity. Several city parks and public spaces within DC Ranch have lakes with water from this same water source. The lakes serve multiple recreation purposes within these parks, in addition to being used to hold water that will later be used to irrigate the parks. This lake will be 1.5 acres in size, and in the initial phase, have a trail and landscaping around it.

The water being delivered to the lake is drinking water quality, it is not gray water. Gray water implies it has been minimally treated. The water for the proposed lake is a blend of advanced tertiary treated water, advanced membrane treated water (use of reverse osmosis, ozone treated, and ultraviolet photolysis) with occasionally raw Colorado River water introduced. This advanced membrane treated water meets all the permit requirements to be served as drinking water. This same water system happens to provide water to lakes in DC Ranch and throughout other areas of northern Scottsdale.

### **Violation of DC Ranch Neighborhood Park Deed Restrictions:**

The City of Scottsdale has every intention of complying with the deed restrictions in place on this property. Scottsdale intends the site to be developed as a neighborhood park that will be fully open to the public. The city will be responsible

for the design, construction and maintenance of the park and is seeking public input on the proposed improvements as required and expected by city ordinances and the deed restrictions.

**What Information Has been Provided to the Community about to the DC Ranch Neighborhood Park Lake and Development Process?**

There have several opportunities to learn about the DC Ranch Park Neighborhood Park Lake. When the project was initiated signs were placed on the park site informing residents of hearing dates and providing the project website for additional information. Two mailings have been sent out to homes and businesses in the area with project information, meeting dates and the website. Additionally, the city has worked with the DC Ranch Community Association to publicize the information. Finally information has been placed in several city p[ublications such as Scottsdale Update and pushed out via social media. Finally, there is an established project hotline for residents to call if they have any questions.

There is a City website dedicated several projects in the Bell Road Area as well as a dedicated page to the Bell Road Sports Complex. On these sites there is project history, key dates, frequently asked questions as well as presentations for the community outreach that has been conducted.

A virtual open house was held in August where 113 comments were submitted. In August we also held an onsite public meeting at the Scottsdale Sports Complex to demonstrate lighting. The Parks and Recreation Commission has held two meetings where this project was on the agenda and those meetings received comments as public input opportunities. The Commission reviewed the design for the project, asked questions and on October 21, 2020 approved the Municipal Use Master Site Plan.

Currently there is another virtual open house providing public input opportunities. Up next are a Design Review Board Hearing November 5, a Planning Commission Hearing November 18 and a City Council Hearing on December 1, with opportunities for public comment at each of them. Additional opportunities for Development Review Board input will occur sometime after the City Council hearing and as previously mentioned, this entire process of open houses and public meetings will be provided for the Phase 2 design of the DC Ranch Neighborhood Park site.

Again thank you for your sharing your comments, we retain these as part of our virtual open house.

*Sincerely,  
Bill Murphy  
Assistant City Manager*

Dear Member of City Council,

## Zimmer, Christopher

---

**From:** Murphy, Bill  
**Sent:** Thursday, October 29, 2020 5:15 PM  
**To:** Joel Strom; City Council; Thompson, Jim  
**Cc:** Jagger, Carolyn  
**Subject:** RE: DC Ranch Park Water Retention

Mr. and Mrs. Strom,

Thank you for your recent communication to the City Council about the Bell Road Sports Complex and the Phase 1 of DC Ranch Neighborhood Park. You have raised several questions that I have tried to address in the information below.

### **Does building a lake comply with the deed restrictions that are currently on the DC Ranch Neighbor Park property?**

The City of Scottsdale has every intention of complying with the deed restrictions in place on this property. Scottsdale intends the site to be developed as a neighborhood park that will be fully open to the public. The city will be responsible for the design, construction and maintenance of the park and is seeking public input on the proposed improvements as required and expected by city ordinances and the deed restrictions.

### **Will living by the Proposed Park affect my Property Values?**

The city has not seen any factual data to support that parks lead to negative property valuations. This phase 1 amenity with lake development, trail and enhanced landscaping will improve the viewshed and buffer properties from the current unmaintained desert landscape view with high voltage powerlines and the 101 freeway to the immediate west.

### **What Information Has been Provided to the Community about to the DC Ranch Neighborhood Park Lake and Development Process?**

There have several opportunities to learn about the DC Ranch Park Neighborhood Park Lake. When the project was initiated signs were placed on the park site informing residents of hearing dates and providing the project website for additional information. Two mailings have been sent out to homes and businesses in the area with project information, meeting dates and the website. Additionally, the city has worked with the DC Ranch Community Association to publicize the information. Finally information has been placed in several city publications such as Scottsdale Update and pushed out via social media. Finally, there is an established project hotline for residents to call if they have any questions.

There is a City website dedicated several projects in the Bell Road Area as well as a dedicated page to the Bell Road Sports Complex. On these sites there is project history, key dates, frequently asked questions as well as presentations for the community outreach that has been conducted.

A virtual open house was held in August where 113 comments were submitted. In August we also held an onsite public meeting at the Scottsdale Sports Complex to demonstrate lighting. The Parks and Recreation Commission has held two meetings where this project was on the agenda and those meetings received comments as public input opportunities. The Commission reviewed the design for the project, asked questions and on October 21, 2020 approved the Municipal Use Master Site Plan.

Currently there is another virtual open house providing public input opportunities. Up next are a Design Review Board Hearing November 5, a Planning Commission Hearing November 18 and a City Council Hearing on December 1, with opportunities for public comment at each of them. Additional opportunities for Development Review Board input will occur sometime after the City Council hearing and as previously mentioned, this entire process of open houses and public meetings will be provided for the Phase 2 design of the DC Ranch Neighborhood Park site.

We appreciate your input and will retain your comments as part of our virtual open house process.

*Sincerely,  
Bill Murphy  
Assistant City Manager*

---

**From:** Joel Strom <[joel@joelstrom.com](mailto:joel@joelstrom.com)>

**Sent:** Wednesday, October 28, 2020 10:11 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)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>; Phillips, Guy <[GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Pryor, Reed <[RPRYOR@SCOTTSDALEAZ.GOV](mailto:RPRYOR@SCOTTSDALEAZ.GOV)>; Phillips, Joe <[JPhillips@Scottsdaleaz.gov](mailto:JPhillips@Scottsdaleaz.gov)>

**Subject:** DC Ranch Park Water Retention

**⚠ External Email: Please use caution if opening links or attachments!**

Here we go again! After having to fight against the awful plan to let a charter school build a sports facility on the DC Ranch park land, now we have this. The Park deed says the property is to enhance the value of DC Ranch property values. A retention basin does not qualify!

Please respect the residents of your city, the ones who you should be answering to. Reconsider where this retention basin goes. Why not West World?

We need city officials to work with the residents not against them. We need them to think of our property values not those of outsiders. Would you want this in your backyard??

Thank you  
Joel and June Strom  
9218 E Desert View  
Scottsdale AZ 85255  
602-377-1383



## Zimmer, Christopher

---

**From:** Murphy, Bill  
**Sent:** Thursday, October 29, 2020 5:20 PM  
**To:** Marla Walberg; City Council; Thompson, Jim  
**Cc:** Jagger, Carolyn  
**Subject:** FW: DC Ranch Residents Respond Re: DC Ranch Neighborhood Park Deed Restrictions

Ms. Walberg:

Thank you for your recent communication to the City Council about the Bell Road Sports Complex and the Phase 1 of DC Ranch Neighborhood Park. I will try to address your comment on the lack of communications to the residents and homeowners,

### **What Information Has been Provided to the Community about to the DC Ranch Neighborhood Park Lake and Development Process?**

There have been several opportunities to learn about the DC Ranch Park Neighborhood Park Lake. When the project was initiated signs were placed on the park site informing residents of hearing dates and providing the project website for additional information. Two mailings have been sent out to homes and businesses in the area with project information, meeting dates and the website. Additionally, the city has worked with the DC Ranch Community Association to publicize the information. Finally information has been placed in several city publications such as Scottsdale Update and pushed out via social media. Finally, there is an established project hotline for residents to call if they have any questions.

There is a City website dedicated several projects in the Bell Road Area as well as a dedicated page to the Bell Road Sports Complex. On these sites there is project history, key dates, frequently asked questions as well as presentations for the community outreach that has been conducted.

A virtual open house was held in August where 113 comments were submitted. In August we also held an onsite public meeting at the Scottsdale Sports Complex to demonstrate lighting. The Parks and Recreation Commission has held two meetings where this project was on the agenda and those meetings received comments as public input opportunities. The Commission reviewed the design for the project, asked questions and on October 21, 2020 approved the Municipal Use Master Site Plan.

Currently there is another virtual open house providing public input opportunities. Up next are a Design Review Board Hearing November 5, a Planning Commission Hearing November 18 and a City Council Hearing on December 1, with opportunities for public comment at each of them. Additional opportunities for Development Review Board input will occur sometime after the City Council hearing and as previously mentioned, this entire process of open houses and public meetings will be provided for the Phase 2 design of the DC Ranch Neighborhood Park site.

Thank you again for sharing your concerns and will continue to retain your comments as part of the virtual open house process.

Sincerely,

*Bill Murphy*  
*Assistant City Manager*

---

**From:** MARLA WALBERG <[mwalberg@cox.net](mailto:mwalberg@cox.net)>

**Sent:** Thursday, October 29, 2020 10:34 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)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>; Phillips, Guy <[GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.gov](mailto:bmurphy@Scottsdaleaz.gov)>; Pryor, Reed <[RPRYOR@SCOTTSDALEAZ.GOV](mailto:RPRYOR@SCOTTSDALEAZ.GOV)>; Phillips, Joe <[JPhillips@Scottsdaleaz.gov](mailto:JPhillips@Scottsdaleaz.gov)>  
**Cc:** [pj.kacir@gmail.com](mailto:pj.kacir@gmail.com); [elizkep@gmail.com](mailto:elizkep@gmail.com); Stephen Koven <[sgkoven@yahoo.com](mailto:sgkoven@yahoo.com)>; [darren.shaw@dcranchinc.com](mailto:darren.shaw@dcranchinc.com); [dboncel@gmail.com](mailto:dboncel@gmail.com); [ambconsultingservices@gmail.com](mailto:ambconsultingservices@gmail.com); [dieihud@gmail.com](mailto:dieihud@gmail.com); [kmdusc@gmail.com](mailto:kmdusc@gmail.com); [melissa.price@me.com](mailto:melissa.price@me.com)

**Subject:** Re: DC Ranch Residents Respond Re: DC Ranch Neighborhood Park Deed Restrictions

**⚠ External Email: Please use caution if opening links or attachments!**

Dear Mayor, Council Members and City Staff,

With regard to the proposed "lake" to supply water for the intended Sports Complex @ Bell Rd next to DC Ranch community, please know there is a lack of communication to the residents and homeowners. Building a water reservoir without a finished final project (i.e. a finished park area) is not something that homeowners would approve or be in favor of. The DC Ranch Community Council should be reaching out to the impacted homeowners and asking to meet virtually in order to gain a better understanding of what our concerns are and they are not doing this. Instead they are relying on their sub optimal methods of disseminating information, therefore preventing true feedback.

Sincerely,

Marla Walberg

Park and Manor/DC Ranch

On October 29, 2020 at 12:35 PM pamelakacir <[pj.kacir@gmail.com](mailto:pj.kacir@gmail.com)> wrote:

Dear Mayor, Council Members, and City Staff,

I am greatly encouraged by the number of DC Ranch residents who have shared that they have written to you directly to discuss the elephant in the room, which the DC Ranch Community Council and their staff liaison Christine Irish will not do on our behalf despite our repeated requests, discuss that the deed restrictions will be enforced on the DC Ranch Neighborhood Park.

Although we have been told by Assistant City Manager Bill Murphy, Parks and Land Director Reed Pryor, and Project Manager Joe Phillips that there are no funds for a park

**I urge you to invest funds into the DC Ranch Neighborhood Park, if it is to be a "lake" then it needs to reflect the beautiful lakes and their settings in DC Ranch and provide park amenities. Or, leave the DC Ranch Neighborhood Park Land vacant until the City of Scottsdale can commit to building out the DC Ranch Neighborhood Park to increase the values of our homes per the deed restrictions.**

Sincerely,

Pamela Kacir  
Park and Manor  
DC Ranch  
encl. Deed Restrictions



## Zimmer, Christopher

---

**From:** Murphy, Bill  
**Sent:** Thursday, October 29, 2020 5:07 PM  
**To:** David Lake; City Council; Thompson, Jim  
**Cc:** Jagger, Carolyn  
**Subject:** RE: DC Ranch Neighborhood Lake #14-UP- 2020

Mr. Lake:

Thank you for your recent communications to the City Council about the Bell Road Sports Complex and the Phase 1 of DC Ranch Neighborhood Park. You have raised questions that I have tried to address in the information below.

---

**From:** Kuester, Kelli <KKuester@Scottsdaleaz.gov>  
**Sent:** Wednesday, October 28, 2020 10:10 AM  
**To:** David Lake <dmlake@gmail.com>  
**Cc:** City Council <CityCouncil@scottsdaleaz.gov>; Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; Pryor, Reed <RPRYOR@SCOTTSDALEAZ.GOV>; Phillips, Joe <JPhillips@Scottsdaleaz.gov>  
**Subject:** RE: DC Ranch Neighborhood Lake #14-UP- 2020

Hello Mr. Lake,

Thank you for making the Council aware of your concerns. Just to clarify in case it isn't clear, this reservoir is envisioned to be an amenity like we have in other popular parks, like Chaparral and Indian School. However, this email confirms Council will receive your input and all other citizen comments again prior to their deliberations on this project.

### **Does building a lake comply with the deed restrictions that are currently on the DC Ranch Neighbor Park property?**

The City of Scottsdale has every intention of complying with the deed restrictions in place on this property. Scottsdale intends the site to be developed as a neighborhood park that will be fully open to the public. The city will be responsible for the design, construction and maintenance of the park and is seeking public input on the proposed improvements as required and expected by city ordinances and the deed restrictions.

### **Is this lake an extension of the water treatment plant and what quality of water will be stored in the lake?**

The water supply to this lake will be from the City's Water Treatment Plant and the lake is not a substitute for, or an extension of the water facility. No water treatment will occur at the lake in this park site.

The lake will be designed to be a park amenity. Several city parks and public spaces within DC Ranch have lakes with water from this same water source. The lakes serve multiple recreation purposes within these parks, in addition to being used to hold water that will later be used to irrigate the parks. This lake will be 1.5 acres in size, and in the initial phase, have a trail and landscaping around it.

The water being delivered to the lake is drinking water quality, it is not gray water. Gray water implies it has been minimally treated. The water for the proposed lake is a blend of advanced tertiary treated water, advanced membrane treated water (use of reverse osmosis, ozone treated, and ultraviolet photolysis) with occasionally raw Colorado River water introduced. This advanced membrane treated water meets all the permit requirements to be served as drinking water. This same water system happens to provide water to lakes in DC Ranch and throughout other areas of northern Scottsdale.

### **Will living by the Proposed Park affect my Property Values?**

The city has not seen any factual data to support that parks lead to negative property valuations. This phase 1 amenity with lake development, trail and enhanced landscaping will improve the viewshed and buffer properties from the current unmaintained desert landscape view with high voltage powerlines and the 101 freeway to the immediate west.

**Can Bond Funds be used to Build the DC Ranch Neighborhood Park Lake?**

Yes, Bond funds can be used to build the lake and any infrastructure need to transport the water to the fields. Any other park improvements will have a different funding source.

The Bond 2019 information referenced that soccer fields would be irrigated with reclaimed water and that project costs include purchasing land, designing, and constructing necessary reclaimed water improvements and service lines to accommodate water delivery to the recreation fields.

The lake will supply the irrigation water needs for the DC Ranch Neighborhood Park site and to the Bell Road Sports Complex fields. Water will not be delivered to any other sites, city owned or private from this lake.

**What Information Has been Provided to the Community about to the DC Ranch Neighborhood Park Lake and Development Process?**

There have several opportunities to learn about the DC Ranch Park Neighborhood Park Lake. When the project was initiated signs were placed on the park site informing residents of hearing dates and providing the project website for additional information. Two mailings have been sent out to homes and businesses in the area with project information, meeting dates and the website. Additionally, the city has worked with the DC Ranch Community Association to publicize the information. Finally information has been placed in several city publications such as Scottsdale Update and pushed out via social media. Finally, there is an established project hotline for residents to call if they have any questions.

There is a City website dedicated several projects in the Bell Road Area as well as a dedicated page to the Bell Road Sports Complex. On these sites there is project history, key dates, frequently asked questions as well as presentations for the community outreach that has been conducted.

A virtual open house was held in August where 113 comments were submitted. In August we also held an onsite public meeting at the Scottsdale Sports Complex to demonstrate lighting. The Parks and Recreation Commission has held two meetings where this project was on the agenda and those meetings received comments as public input opportunities. The Commission reviewed the design for the project, asked questions and on October 21, 2020 approved the Municipal Use Master Site Plan.

Currently there is another virtual open house providing public input opportunities. Up next are a Design Review Board Hearing November 5, a Planning Commission Hearing November 18 and a City Council Hearing on December 1, with opportunities for public comment at each of them. Additional opportunities for Development Review Board input will occur sometime after the City Council hearing and as previously mentioned, this entire process of open houses and public meetings will be provided for the Phase 2 design of the DC Ranch Neighborhood Park site.

We appreciate your input and will include your comments in our virtual open house.

*Sincerely,  
Bill Murphy  
Assistant City Manager*

---

**From:** David Lake <[dmlake@gmail.com](mailto:dmlake@gmail.com)>

**Sent:** Tuesday, October 27, 2020 9:28 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)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Whitehead, Solange

<[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>; Phillips, Guy <[GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Pryor, Reed <[RPRYOR@SCOTTSDALEAZ.GOV](mailto:RPRYOR@SCOTTSDALEAZ.GOV)>; Phillips, Joe <[JPhillips@Scottsdaleaz.gov](mailto:JPhillips@Scottsdaleaz.gov)>

**Subject:** DC Ranch Neighborhood Lake #14-UP- 2020

**⚠ External Email: Please use caution if opening links or attachments!**

To whom it may concern,

I recently became aware the city is trying to use the DC Ranch Neighborhood Park deed restricted land, on the southwest corner of 91st street and Trailside View in violation of the deed. The latest proposal is to make a water storage reservoir to water the six sports fields on Bell Road & 94th Street and sports fields near Westworld. As a resident of DC Ranch I am at risk of declining property values as a result of the improper use of the land and violation of the deed. The 2019 bond did not mention a water storage reservoir, which raises the question of misappropriation. It's also clear the city does not have the funds or intention to use the land as advertised to comply with the deed restrictions

Again, I want to make sure it's clear to this group the water storage reservoir is a hot topic for residents/ voters who elected many of you. We were misled by the city and by project manager Joe Phillips on August 31, 2020 to believe there was a grand plan of building a nice two acre lake with a surrounding park. Please consider relocating this public eyesore to another location away from residential areas (Westworld perhaps?). The project must be canceled or on hold until the city can present residents with a detailed plan to show the project is aligned with the deed restrictions.

Regards,  
David Lake

## Zimmer, Christopher

---

**From:** Murphy, Bill  
**Sent:** Thursday, October 29, 2020 4:52 PM  
**To:** Nancy Strohman; City Council; Thompson, Jim  
**Cc:** Jagger, Carolyn  
**Subject:** Water Storage Reservoir

Ms. Strohman:

Thank you for your recent communication to the City Council about the Bell Road Sports Complex and the Phase 1 of DC Ranch Neighborhood Park. You have raised questions that I have tried to address in the information below.

### **Can Bond Funds be used to Build the DC Ranch Neighborhood Park Lake?**

Yes, Bond funds can be used to build the lake and any infrastructure need to transport the water to the fields. Any other park improvements will have a different funding source.

The Bond 2019 information referenced that soccer fields would be irrigated with reclaimed water and that project costs include purchasing land, designing, and constructing necessary reclaimed water improvements and service lines to accommodate water delivery to the recreation fields.

The lake will supply the irrigation water needs for the DC Ranch Neighborhood Park site and to the Bell Road Sports Complex fields. Water will not be delivered to any other sites, city owned or private from this lake.

### **Will living by the Proposed Park affect my Property Values?**

The city has not seen any factual data to support that parks lead to negative property valuations. This phase 1 amenity with lake development, trail and enhanced landscaping will improve the viewshed and buffer properties from the current unmaintained desert landscape view with high voltage powerlines and the 101 freeway to the immediate west.

### **Does building a lake comply with the deed restrictions that are currently on the DC Ranch Neighbor Park property?**

The City of Scottsdale has every intention of complying with the deed restrictions in place on this property. Scottsdale intends the site to be developed as a neighborhood park that will be fully open to the public. The city will be responsible for the design, construction and maintenance of the park and is seeking public input on the proposed improvements as required and expected by city ordinances and the deed restrictions.

### **What Information Has been Provided to the Community about to the DC Ranch Neighborhood Park Lake and Development Process?**

There have several opportunities to learn about the DC Ranch Park Neighborhood Park Lake. When the project was initiated signs were placed on the park site informing residents of hearing dates and providing the project website for additional information. Two mailings have been sent out to homes and businesses in the area with project information, meeting dates and the website. Additionally, the city has worked with the DC Ranch Community Association to publicize the information. Finally information has been placed in several city publications such as Scottsdale Update and pushed out via social media. Finally, there is an established project hotline for residents to call if they have any questions.

There is a City website dedicated several projects in the Bell Road Area as well as a dedicated page to the Bell Road Sports Complex. On these sites there is project history, key dates, frequently asked questions as well as presentations for the community outreach that has been conducted.

A virtual open house was held in August where 113 comments were submitted. In August we also held an onsite public meeting at the Scottsdale Sports Complex to demonstrate lighting. The Parks and Recreation Commission has held two meetings where this project was on the agenda and those meetings received comments as public input opportunities.

The Commission reviewed the design for the project, asked questions and on October 21, 2020 approved the Municipal Use Master Site Plan.


Currently there is another virtual open house providing public input opportunities. Up next are a Design Review Board Hearing November 5, a Planning Commission Hearing November 18 and a City Council Hearing on December 1, with opportunities for public comment at each of these meetings. Additional opportunities for Development Review Board input will occur sometime after the City Council hearing and as previously mentioned, this entire process of open houses and public meetings will be provided for the Phase 2 design of the DC Ranch Neighborhood Park site.

We appreciate your input and will retain your comments as part of the open house process .

*Sincerely,  
Bill Murphy  
Assistant City Manager*

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

From: Nancy Strohman <rexnancy@cox.net>  
Sent: Tuesday, October 27, 2020 11:48 AM  
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>  
Subject: Water Storage Reservoir

 External Email: Please use caution if opening links or attachments!

I never voted or heard discussion regarding this arm of a “water treatment facility”.

It is not appropriate for Bond monies to be spent on without the input from your constituents.

There is room near the sports fields and West World for this project.

What about this unsightly reservoir at the entrance to one of Scottsdale’s premier communities? This certainly will negatively effect my home value.

What about the noise from the pumping?

What about you misappropriating Bond funds?

What about this being deed restricted land?

What about your constituents?

What about! What about, What about...

Trust me I will remember your vote during election time.

Nancy Strohman

Sent from my iPad



## Zimmer, Christopher

---

**From:** Murphy, Bill  
**Sent:** Thursday, October 29, 2020 5:04 PM  
**To:** Jeanne Leckie; City Council; Thompson, Jim  
**Cc:** Jagger, Carolyn  
**Subject:** RE: Bell Road Sports Complex #10-UP-2020 and DC Ranch Neighborhood Lake #14-UP-2020.

Ms. Leckie:

Thank you for your recent communication to the City Council about the Bell Road Sports Complex and the Phase 1 of DC Ranch Neighborhood Park. You have raised questions that I have tried to address in the information below.

### **Will living by the Proposed Park affect my Property Values?**

The city has not seen any factual data to support that parks lead to negative property valuations. This phase 1 amenity with lake development, trail and enhanced landscaping will improve the viewshed and buffer properties from the current unmaintained desert landscape view with high voltage powerlines and the 101 freeway to the immediate west.

### **Can Bond Funds be used to Build the DC Ranch Neighborhood Park Lake?**

Yes, Bond funds can be used to build the lake and any infrastructure need to transport the water to the fields. Any other park improvements will have a different funding source.

The Bond 2019 information referenced that soccer fields would be irrigated with reclaimed water and that project costs include purchasing land, designing, and constructing necessary reclaimed water improvements and service lines to accommodate water delivery to the recreation fields.

The lake will supply the irrigation water needs for the DC Ranch Neighborhood Park site and to the Bell Road Sports Complex fields. Water will not be delivered to any other sites, city owned or private from this lake.

### **Does building a lake comply with the deed restrictions that are currently on the DC Ranch Neighbor Park property?**

The City of Scottsdale has every intention of complying with the deed restrictions in place on this property. Scottsdale intends the site to be developed as a neighborhood park that will be fully open to the public. The city will be responsible for the design, construction and maintenance of the park and is seeking public input on the proposed improvements as required and expected by city ordinances and the deed restrictions.

### **Is this lake an extension of the water treatment plant and what quality of water will be stored in the lake?**

The water supply to this lake will be from the City's Water Treatment Plant and the lake is not a substitute for, or an extension of the water facility. No water treatment will occur at the lake in this park site.

The lake will be designed to be a park amenity. Several city parks and public spaces within DC Ranch have lakes with water from this same water source. The lakes serve multiple recreation purposes within these parks, in addition to being used to hold water that will later be used to irrigate the parks. This lake will be 1.5 acres in size, and in the initial phase, have a trail and landscaping around it.

The water being delivered to the lake is drinking water quality, it is not gray water. Gray water implies it has been minimally treated. The water for the proposed lake is a blend of advanced tertiary treated water, advanced membrane treated water (use of reverse osmosis, ozone treated, and ultraviolet photolysis) with occasionally raw Colorado River water introduced. This advanced membrane treated water meets all the permit requirements to be served as drinking water. This same water system happens to provide water to lakes in DC Ranch and throughout other areas of northern Scottsdale.

We appreciate your input and will retain your comments as part of our open house outreach.

*Sincerely,  
Bill Murphy  
Assistant City Manager*

---

**From:** Jeanne Leckie <[leckiegroup@icloud.com](mailto:leckiegroup@icloud.com)>

**Sent:** Tuesday, October 27, 2020 10:33 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)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>; Phillips, Guy <[GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Pryor, Reed <[RPRYOR@SCOTTSDALEAZ.GOV](mailto:RPRYOR@SCOTTSDALEAZ.GOV)>; Phillips, Joe <[JPhillips@Scottsdaleaz.gov](mailto:JPhillips@Scottsdaleaz.gov)>

**Cc:** Architectural Gardens <[architecturalgardens@hotmail.com](mailto:architecturalgardens@hotmail.com)>; [leckiegroup@icloud.com](mailto:leckiegroup@icloud.com)

**Subject:** Bell Road Sports Complex #10-UP-2020 and DC Ranch Neighborhood Lake #14-UP-2020.

**⚠ External Email: Please use caution if opening links or attachments!**

Dear Council Members:

My husband, and I live on Trailside Vw in DC Ranch Parks and Manor about 100 yards away from the proposed "Park" on Trailside Vw and 91st Street. We oppose the latest proposals because we are concerned that you will devalue our property, in addition to misuse public funds, and delay the "original park vision" from being completed. Specifically, we are commenting on the cases called the Bell Road Sports Complex #10-UP-2020 and DC Ranch Neighborhood Lake #14-UP-2020.

- *We are genuinely concerned that our property values will be negatively impacted to provide water for sports fields not located in DC Ranch*
- *We are even more concerned you are using 2019 Bond money not voted on or discussed for a water storage reservoir*
- *We are not in support of using this deed restricted land to be a water storage reservoir for six sports fields at 94th street/Bell Road and seven sports fields in West World*
- *We have spoken to many families who are also residents in our DC Ranch community, who share our concerns and also were not aware of this open water reservoir and do not want this*
- *We would prefer the City to leave the DC Ranch Neighborhood Park land vacant until you have the money to create what the Deed Restrictions set in perpetuity, ".... a park that is designed to protect and enhance the value and desirability of the entire DC Ranch development."*
- *A potential solution is to move your water treatment and pumping station, and reservoir to West World, where you already have an industrial park, grass fields, and maintenance yard*
- *Please review your ability to raise funds for premiums, maintenance, design, and many other points that were already addressed by the public, which do not appear to be effective in the information provided*
- *Our review shows you are lacking a realistic budget to address total cost of ownership with the premium cost of the area, to make the aesthetics, and beyond*
- *Has anyone considered putting the pump below grade? for noise and more attractive*
- *We also need to see the master plan and design for the DC Ranch Neighborhood park where the proposed water project is going before anything gets started*

*The responsible action is to review the DEED Restrictions and acknowledge the failure to meet the deed restriction promises made by the City of Scottsdale in 2003. To Recap, The June 26th, 2003 Deed for the DC Ranch Neighborhood Park states the following restrictions and conditions that the City of Scottsdale agreed to honor in the document.*

- 1. Easements and Covenants shall RUN WITH THE LAND and shall be an encumbrance of the land and all future owners PERPETUALLY.*
- 2. Every portion of the land if developed must be a Park open to the public. No portion of the land can be used for anything but a public park only for public use.*

- 3. DC Ranch and the City hereby agree and declare that the Park Property shall be held, conveyed and transferred subject to the following covenants, conditions and restrictions, which are hereby imposed against the Park Property as a 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").**
- 4. The City shall not use the Park Property for any purpose other than a public park, including related improvements all in accordance with the DC Ranch Parcel 1.4 Master Site Plan approved by the Scottsdale City council on June 17, 2003.**
- 5. Construction of the Park Improvements shall be at the sole expense of the city.**

***We chose DC RANCH for its high commitment to standards of excellence. We oppose the two projects because they don't meet the standards of excellences of the Covenants of DC Ranch Parcel 1.4 Master Site Plan approved by the Scottsdale City Council and the 2003 Deed for the DC Ranch Neighborhood Park. We remain open-minded that with our feedback that you will reconsider the plans, and make a more effective solution.***

***Thank you for your attention to our concerns,***

***Alex and Jeanne Leckie  
9207 E. Trailside Vw  
Scottsdale, AZ 85255***

## Zimmer, Christopher

---

**From:** Murphy, Bill  
**Sent:** Wednesday, November 4, 2020 9:39 AM  
**To:** 'ezzie416@yahoo.com'; City Council; Thompson, Jim  
**Cc:** Pryor, Reed  
**Subject:** FW: No to Water Reservoir across from Park and Manor in DC RANCH

Dr. and Mrs. Rinehart:

Thank you for your recent communication last Friday to the City Council about the Bell Road Sports Complex and the Phase 1 of DC Ranch Neighborhood Park. You have raised several questions that I will try to address with the information below.

### **Property Values:**

The city has not seen any factual data to support that parks lead to negative property valuations. This phase 1 amenity with lake development, trail and enhanced landscaping will improve the viewshed and buffer properties from the current unmaintained desert landscape view with high voltage powerlines and the 101 freeway to the immediate west.

### **2019 Bond money not voted on or discussed for water storage reservoir:**

In 2003. The Master Site Plan for the DC Ranch Neighborhood Park at 91<sup>st</sup> Street and Trailside View was approved by the City Council on June 17, 2003. The approval plan was a "bubble plan" which showed four "bubble areas" that were simply defined as 1) active use areas, 2) passive use areas, 3) landscape buffer and 4) parking. Stipulations of that 2003 approval require the city to return with a public process through the Planning Commission and City Council for approval of site plan showing location of proposed park amenities.

Per that requirement for additional public process, the city has initiated a Municipal Use Master Site Plan, case (14-UP-2020), to provide an updated site plan for phase 1 improvements which locates a lake with a trail and landscaping. This is intended to be the first phase of park amenities. The city expects this to be a phased project to allow for further community input on what all of the remainder of the park amenities should be for this site.

### **Violation of DC Ranch Neighborhood Park Deed Restrictions:**

The City of Scottsdale has every intention of complying with the deed restrictions in place on this property. Scottsdale intends the site to be developed as a neighborhood park that will be fully open to the public. The city will be responsible for the design, construction and maintenance of the park and is seeking public input on the proposed improvements as required and expected by city ordinances and the deed restrictions.

I will add your comments to our virtual open house feedback, and appreciate you taking the time to voice your concerns.

Sincerely,  
Bill Murphy  
Assistant City Manager

---

**From:** Erica Rinehart <[ezzie416@yahoo.com](mailto:ezzie416@yahoo.com)>  
**Sent:** Friday, October 30, 2020 8:18 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)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>; Phillips, Guy <[GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>; Pryor, Reed

<[RPRYOR@SCOTTSDALEAZ.GOV](mailto:RPRYOR@SCOTTSDALEAZ.GOV)>; Phillips, Joe <[JPhillips@Scottsdaleaz.gov](mailto:JPhillips@Scottsdaleaz.gov)>

**Subject:** No to Water Reservoir across from Park and Manor in DC RANCH

**⚠ External Email: Please use caution if opening links or attachments!**

Hello,

My husband and I are genuinely concerned that our property values will be negatively impacted to provide water for sports fields not located in DC Ranch, using 2019 Bond money not voted on or discussed for a water storage reservoir.

We are not in support of using this deed restricted land to be a water storage reservoir for six sports fields at 94<sup>th</sup> street/Bell Road and seven sports fields in West World.

Thank you,

Erica and Dr. Alexander Rinehart

## Zimmer, Christopher

---

**From:** Murphy, Bill  
**Sent:** Thursday, October 29, 2020 5:10 PM  
**To:** Kelly Hodge; City Council; Thompson, Jim  
**Cc:** Jagger, Carolyn  
**Subject:** FW: 91st street and Trailside View - Don't Approve

Ms. Hodge:

Thank you for your recent communication to the City Council about the Bell Road Sports Complex and the Phase 1 of DC Ranch Neighborhood Park. You have raised questions that I have tried to address in the information below.

### **Is this lake an extension of the water treatment plant and what quality of water will be stored in the lake?**

The water supply to this lake will be from the City's Water Treatment Plant and the lake is not a substitute for, or an extension of the water facility. No water treatment will occur at the lake in this park site.

The lake will be designed to be a park amenity. Several city parks and public spaces within DC Ranch have lakes with water from this same water source. The lakes serve multiple recreation purposes within these parks, in addition to being used to hold water that will later be used to irrigate the parks. This lake will be 1.5 acres in size, and in the initial phase, have a trail and landscaping around it.

The water being delivered to the lake is drinking water quality, it is not gray water. Gray water implies it has been minimally treated. The water for the proposed lake is a blend of advanced tertiary treated water, advanced membrane treated water (use of reverse osmosis, ozone treated, and ultraviolet photolysis) with occasionally raw Colorado River water introduced. This advanced membrane treated water meets all the permit requirements to be served as drinking water. This same water system happens to provide water to lakes in DC Ranch and throughout other areas of northern Scottsdale.

### **What Information Has been Provided to the Community about to the DC Ranch Neighborhood Park Lake and Development Process?**

There have several opportunities to learn about the DC Ranch Park Neighborhood Park Lake. When the project was initiated signs were placed on the park site informing residents of hearing dates and providing the project website for additional information. Two mailings have been sent out to homes and businesses in the area with project information, meeting dates and the website. Additionally, the city has worked with the DC Ranch Community Association to publicize the information. Finally information has been placed in several city publications such as Scottsdale Update and pushed out via social media. Finally, there is an established project hotline for residents to call if they have any questions.

There is a City website dedicated several projects in the Bell Road Area as well as a dedicated page to the Bell Road Sports Complex. On these sites there is project history, key dates, frequently asked questions as well as presentations for the community outreach that has been conducted.

A virtual open house was held in August where 113 comments were submitted. In August we also held an onsite public meeting at the Scottsdale Sports Complex to demonstrate lighting. The Parks and Recreation Commission has held two meetings where this project was on the agenda and those meetings received comments as public input opportunities. The Commission reviewed the design for the project, asked questions and on October 21, 2020 approved the Municipal Use Master Site Plan.

Currently there is another virtual open house providing public input opportunities. Up next are a Design Review Board Hearing November 5, a Planning Commission Hearing November 18 and a City Council Hearing on December 1, with

opportunities for public comment at each of them. Additional opportunities for Development Review Board input will occur sometime after the City Council hearing and as previously mentioned, this entire process of open houses and public meetings will be provided for the Phase 2 design of the DC Ranch Neighborhood Park site.

**Can Bond Funds be used to Build the DC Ranch Neighborhood Park Lake?**

Yes, Bond funds can be used to build the lake and any infrastructure need to transport the water to the fields. Any other park improvements will have a different funding source.

The Bond 2019 information referenced that soccer fields would be irrigated with reclaimed water and that project costs include purchasing land, designing, and constructing necessary reclaimed water improvements and service lines to accommodate water delivery to the recreation fields.

The lake will supply the irrigation water needs for the DC Ranch Neighborhood Park site and to the Bell Road Sports Complex fields. Water will not be delivered to any other sites, city owned or private from this lake.

We appreciate your input and will retain your comments as part of the virtual open house process.

*Sincerely,  
Bill Murphy  
Assistant City Manager*

---

**From:** Kelly Hodge <[khodge@hodgeins.com](mailto:khodge@hodgeins.com)>  
**Sent:** Tuesday, October 27, 2020 1:53 PM  
**To:** Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>; Phillips, Joe <[JPhillips@Scottsdaleaz.gov](mailto:JPhillips@Scottsdaleaz.gov)>  
**Cc:** Phillips, Guy <[GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.Gov](mailto:bmurphy@Scottsdaleaz.Gov)>  
**Subject:** 91st street and Trailside View - Don't Approve

**⚠ External Email: Please use caution if opening links or attachments!**

Dear Scottsdale City Council,

Please do not build a reclaimed water reservoir in DC RANCH.

I'm genuinely concerned that our property values will be negatively impacted to provide water for sports fields not located in DC Ranch, using 2019 Bond money not voted on or discussed for a water storage reservoir. We are not in support of using this deed restricted land to be a water storage reservoir for six sports fields at 94th street/Bell Road and seven sports fields in West World. Is this a misappropriation of bond funds? Is this an extension of the ever-expanding water treatment facility?

Kelly Hodge  
9290 E Canyon View Road,  
Scottsdale, AZ 85255

# **Bell Road Sports Complex and DC Ranch Neighborhood Park Lake**

## **Virtual Public Meeting #2: October 14 – November 6**

### **Comment 1**

Please consider adding a REFRIGERATED water bottle refill station near the park restrooms similar to what has been installed at Chaparral Park in between ballfields 1 & 2. Plan looks great. Thank you.

### **Comment 2**

The speed limit on 94th Street needs to be 30 mph for safety.

### **Comment 3**

The project looks great so far and your communications materials are excellent. The only suggestion I would like to make is that the speed limit on 94th Street needs to be reduced from 40 to 30. The additional traffic (car, pedestrian and bicycle) will make 94th street very unsafe at the existing limit of 40 miles per hour.

### **Comment 4**

Maricopa County and specifically Scottsdale is in dire need of recreational facilities in a “central to Phoenix” location that can be used by both residents and by those coming from outside the county or even the state. Business and residential development continues to take place without a corresponding need for things like fields. Economic impact to those businesses and residents will all benefit.

Having lighted fields allows for visitors and users to also eat or be entertained in the immediate areas in the evenings which will be critical to economic recovery.

The overall economic impact has a far greater stamp than the lesser local community that is potentially against this. Decisions that impact the majority outweighs the minority who are “inconvenienced”.

### **Comment 5**

Thank you for this information and opportunity to comment and ask questions.

### **Comment 6**

I am very supportive of the sidewalk completion between Bell Road and the existing sidewalk which currently ends at the Desert Parks Vista property line.

Question: when will the continuation of the sidewalk be completed?

Thanks so much.

### **Comment 7**

I disagree that there needs to be access to the parking lot from 91st street. At the Princess sports complex, several of the parking areas have one (1) drive for both in and out. Why are 600 parking spots



needed? What is the noise pollution to be from the pump house for the lake? Will the noise adhere to the decibel restrictions for residential areas? The lake appears to be in the center of the open land. Why is it not at the far south margin, closer to the fields?

#### **Comment 8**

I'm not a fan of another parking lot for Craig Jackson, Westworld, The Phoenix Open and the City of Scottsdale.

There were 78 million Baby Boomers born and 32 million Millennials our population is shrinking not growing and we will find ourselves with two many fields in 5-10 years.

I think the \$40million would have been better spent on conservation then to line the pockets of the super rich."

#### **Comment 9**

Although I support the field plan for the Bell Road fields, I believe that the parking lot access and traffic patterns are much to be desired. Having lived in the area since 2004 and travel Bell Rd. several times a day, and I can say with all of my experience that the entrance off of Bell Road is poorly planned and insufficient for the proposed uses of the facilities.

The backup of traffic headed east on Bell Road with a short turn lane into the parking lot is insufficient to handle traffic for weekend sporting events, not to mention totally insufficient when being used for Barrett Jackson and other events at Westworld and surrounding areas. Having used Bell Rd. during Westworld and other events, I can say that the current backup on Bell Rd. is painful for homeowners in the area when the current turn is right into Westworld overflow parking while traveling east on Bell Rd., but if traffic has to wait to turn left to go into the field complex the traffic is going to be a lot worse. In fact, the way people will circumvent the long line is to go to the light at 94th Street and pull a U turn. This is the same type of method currently used by many with the 98th St. light when people exit Westworld overflow parking and don't want to wait in line to turn west on Bell Rd. It is dangerous and causes backups on Bell Rd.

What should occur is placing the entrance on the north side of the fields off of 94th Street and widen 94th street with a light that can be used during high traffic times. To be truthful, I am opposed to using the fields for parking for any events, but I am sure parking is the real purpose of these fields. A byproduct is to let our community utilize the fields when they are not being used by Westworld and surrounding events. At least take under consideration the safest and most painless traffic routes for local residences who have to struggle to get to their residences during event days.

Thank you very much.

#### **Comment 10**

Thank you for the presentation, for making the documents available and for your work on this project. Can you please address the safety of pedestrians crossing from the Bell Road Sports Complex to/from West World area? The speed limit on Bell Road is high, at 50 mph, and there is currently only one

crossing option for pedestrians in this area, a stoplight at Bell Road and 94th St. Will this be sufficient to accommodate the hundreds or thousands of individuals who will need to cross Bell Road at events? Can this development project include a pedestrian underpass under Bell Road, somewhere near N 94th Street, in the manner that the Indian Bend Wash Greenbelt Path includes underpasses for safe crossing under Shea Blvd, Frank Lloyd Wright Blvd, 101 Highway, etc.?

A pedestrian underpass under Bell Road could dramatically increase the safety of pedestrians traveling between West World and the Bell Road Sports Complex.

A stretch goal, but maybe a worthy development for Scottsdale citizens: can the Indian Bend Wash Greenbelt Path, which currently ends right next to West World, be extended to the Bell Road Sports Complex, including an underpass under Bell Road? This extension would require about half mile (3300 ft on Google maps) extension of the Indian Bend Wash Greenbelt Path, from its current end point (just North of E Westworld Way and E McDowell Mountain Ranch Rd intersection) to the Bell Road and 94th St intersection. This extension of the Indian Bend Wash Greenbelt Path would integrate the new Bell Road Sports Complex with the other major facilities that Scottsdale offers along the Indian Wash Greenbelt Path, including the Eldorado Park, Camelback and Chaparral Parks, Horizon Park, etc. Thank you!

**Comment 11**

It would be nice if the area around the lake were made into a park where local residents would be able to walk, picnic, etc.

**Comment 12**

As a homeowner in the DC Ranch Parks & Manor neighborhood, we are genuinely concerned and outraged that property values and quality of life will be negatively impacted by the proposed irrigation pond to provide water for sports fields not located in DC Ranch, using 2019 Bond money not voted on or discussed for a water storage reservoir.

The area proposed is directly adjacent to our residential neighborhood and an apartment complex. The area is frequented by neighborhood children and families. I do not believe that a 2 acre pond, 44 yards from the road with a fence and pumps running 24 hours a day will be theistically pleasing or safe for anyone. If the planned park is not going to be developed immediately, it is just a pond with a fence. Would you allow this in your neighborhood?

I am not in support of using this deed restricted land to be a water storage reservoir for six sports fields at 94th street/Bell Road and seven sports fields in West World. This is far from what I expect from our beautiful city. Do better, Scottsdale."

**Comment 13**

The community is in need of fields for youth sports. Soccer continues to grow along with other sports like lacrosse, which is growing at 25% here in Scottsdale. As many of these sports play in the winter, we are pressed for lighted fields when there is little daylight after school. I am concerned that the usable hours between January and April will be severely limited due to the Barrett Jackson and Waste

Management tournament, from prep to field recovery time. We see very limited access to SSC due to the total time it takes to prep for the events to recovery time for full usage.

**Comment 14**

As the sport of lacrosse continues to grow in this area, it provides great opportunities for young athletes to pursue college admissions as well as athletic aid. As the head coach at Arizona State University, and a leader of the largest club organization in the state, we would love to be able to have a use of facilities in the area for lacrosse. Goals on site or one of our biggest challenges and a commitment from the city of Scottsdale to help support the sport would be fantastic. Thanks for everything that you guys are doing to continue to improve the spaces for youth sports.

**Comment 15**

I strongly support the project providing much needed additional sport fields. Minimizing light spillage should remain a priority, though.

**Comment 16**

I have just a couple of comments after watching the presentation:

1) I am still concerned about light pollution. Will there be limirs regarding the number of nights allowed and/or a curfew in the evening?

2) I fear the recent traffic study will underestimate the impact given that traffic patterns during the pandemic have been greatly altered (mainly decreased) since many people still work from home, area schools only recently restarted in person and large events have been largely absent from WestWorld. I believe traffic patterns need to be re-evaluated once life is operating in a more regular fashion."

I just want to be on record that I am 110% against DC Ranch Neighborhood Lake #14-UP- 2020. It's a clear violation of the deed restrictions. There is no immediate plan to build anything more than a reservoir, which by itself is a violation of the deed restrictions. This will be quite ugly and is anything but a lake. When the city is ready to fund an actual park on the land we can discuss further. Otherwise the city is just asking for a legal mess. NO TO THIS PROJECT.

**Comment 17**

I live in the Park Manor Homes and am very opposed to the reservoir that you are proposing to provide water for the sports fields. I have read the deed restrictions. How can you even propose this? The deed specifically states park only. I am concerned about the mosquito problem - which is already disastrous in this area as well as the effect it will have on our property values.

You already tried to sell us out to the Great Hearts Schools. What will you try next to avoid using the property as a neighborhood park - which the deed specifically states."

**Comment 18**

The DC Ranch Community Council is a governing entity that represents 7,000 Scottsdale residents living in DC Ranch. We appreciate the opportunity to provide additional input on the Bell Road Sports Complex

and lake at the future DC Ranch Neighborhood Park. The DC Ranch Community Council is submitting the comments and concerns below to minimize the impact of the facility's use on the DC Ranch community-at-large and address concerns voiced by DC Ranch residents.

Lake in DC Ranch Neighborhood Park: DC Ranch residents have expressed concerns regarding the lake proposed for the future city park site located along Trailside View. To comply with the intent of the Park; as described in the deed, the lake needs to be developed with its primary purpose to be a water feature that serves as a community amenity and enhances the value of the surrounding properties; secondarily, it could serve as an irrigation source for the fields. The example photos in the City's presentation show lakes with an aesthetically pleasing landscape, including boulders, trees, and other plantings; however, the City has not presented a landscape plan for the lake. At a minimum, the City should provide a concept plan for public review before the overall project moves forward. Thank you for clarifying that the plans call for the lake to be fenced, but the City has not provided details on the materials and design. The City should also share those plans with the public before the project moves forward; the design, materials and quality of the fence should integrate seamlessly into the surrounding DC Ranch neighborhoods.

While the City has stated that the pump house for the lake will comply with DC Ranch design standards, the pumps would be better mitigated if designed to be below grade.

In the comments we provided during the first presentation on the Sports Fields, we asked that the City provide an understanding of how the lake will fit into any future design of a park in this location. The City has not done this. The City should provide a concept plan/drawing of the park for public review before the project moves forward so residents can understand how the lake will integrate into the park when it is fully developed.

The Community Council prefers that the City fully designs and develops the park at one time; if that is not to be the case, there needs to be a walking path or other option for public enjoyment of the lake as residents wait for the City to build the future park.

Safety: The 8-foot sidewalk along 94th Street is an excellent and necessary addition to the project. We appreciate that the City plans to monitor 91st and 94th streets for possible speed reductions as both have lots of pedestrian use and will see increased traffic. DC Ranch residents have safety concerns about the impact of additional traffic and increased speeds due to this project. We encourage the City to take all steps necessary to mitigate any negative traffic impacts on the surrounding neighborhoods.

Traffic: The City should direct all special event parking and related traffic to and from the facility to use Bell Road, not through the adjacent neighborhoods on 91st and 94th streets. Special event traffic exiting the facility on 94th Street should only be allowed to make a right turn and go south to Bell Road. No special event traffic should exit onto 91st Street. The City should notify residents two weeks in advance when special events will use the facility for parking or when the City permits major tournaments or similar events at the site.

Lighting: Placement of the light poles should be as far as possible from the neighbors. 10:30 p.m. is late for a weekday shutdown; we urge the City to move this to, at a minimum, 10:00 p.m.

Trees and vegetation: It appears more trees have been added on the north side to increase the buffer zone, thank you.

Land East of 94th Street and Bell: While this project phase is on the City's land west of 94th Street, it is important to reiterate the Community Council's opposition to the City placing any future fields on the east side of 94th Street. The City did not identify the east side as a location for the sports fields in the 2019 Bond Package. A change of location for a bond project after the vote is a breach of public trust by the City."

### **Comment 19**

I am writing to share a few facts that would be appropriate to discuss and consider regarding the Bell Road Sports Complex: Dark Sky Communities, Traffic Issues and Deed Restrictions.

DARK SKY COMMUNITIES -In the Unfunded CIP Projects Public Outreach Summary of Results dated Feb 19 – March 2019, #53 was listed as "Build Parking Lots in the Vicinity of Bell Road to Support Special Events. 33% approval from citizens. April 15th, 2019, #53 transitioned to "Bell Road Sports Fields". The 5,000 + homes in DC Ranch, Silver Leaf, Windgate Ranch, McDowell Mountain Ranch and the DC Ranch Corporate Center being "Dark Sky" communities will be greatly impacted. These 6 full size lit fields with approx. 600 parking spaces (100 spaces per field) will impact the 25 years of dark skies with light pollution. Everyone purchased homes knowing of the Dark Sky guidelines. Even the City of Scottsdale website strives to have dark sky communities to reduce light pollution. Limiting the lights being on past 8pm would be a concession.

TRAFFIC ISSUES - To access these fields and its parking area, traffic currently off Pima Road and Trailside View to get to 91st street, Scottsdale police voiced their concerns two years ago when Great Hearts wanted to put a sports field on this Deed restricted land. 91st street aligns with Paleo Brea as the other access road to this parking lot. Paleo Brea it is a narrow residential road off of 94th Street that fights traffic within the DC Ranch Corporate Center, including Victorium Sports Complex and REI Co-op Adventure Center Arizona. Opening 91st from Bell would be prudent to reduce accidents and congestion on these two narrow streets.

DEED RESTRICTIONS - Creating a "lake", a storage reservoir, adding to the Scottsdale Water Treatment Facility on DC Ranch Park land is not even possible due to the deed restrictions which run in perpetuity. (I attach the deed restrictions.) I would recommend that the commission speak with City of Scottsdale Attorneys before spending time on this aspect of the \$40 million project. When we called The City and spoke with the current Project Manager, Joe Phillips, he advised that the water treatment pond will go in first and that currently there is no budget or funds for park infrastructure or amenities.

DC Ranch residents bought in the adjacent neighborhoods to the park, The Estates and Park & Manor, knowing this would be a park to enhance the value and desirability of DC Ranch not to be an extension of the North Scottsdale Water Treatment Plant. Grey water has the potential to harbor dangerous air



borne bacteria and viruses; it is never potable. When stored for more than 24 hours it starts to break down and create bad odors.

Finally, I also agree with the DC Ranch Community Councils that the Land East of 94th Street and Bell: While this project phase is on the City's land west of 94th Street, it is important to reiterate the Community Council's opposition to the City placing any future fields on the east side of 94th Street. The City did not identify the east side in the 2019 Bond Package. A change of location after the vote is a breach of public trust by the City.

The DC Ranch Community Park, parcel #217-12-005, has a Special Warranty Deed #031115148 dated June 26th, 2003 (attached) where DC Ranch, LLC conveyed approx. 14.6527 acres of land to The City of Scottsdale. The Deed and its restrictions were accepted by the City of Scottsdale to uphold the agreement in its "meaning and spirit" aligning with Vernon Swaback's design, vision, and continuity of community parks in DC Ranch.

The Deed states the following restrictions and conditions that the City of Scottsdale Agreed to honor.

1. Easements and Covenants shall RUN WITH THE LAND and shall be an encumbrance of the land and all future owners PERPETUALLY.
2. Every portion of the land if developed must be a Park open to the public. No portion of the land can be used for anything but a public park only for public use.
3. DC Ranch and the City hereby agree and declare that the Park Property shall be held, conveyed and transferred subject to the following covenants, conditions and restrictions, which are hereby imposed against the Park Property as a 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").
4. The City shall not use the Park Property for any purpose other than a public park, including related improvements all in accordance with the DC Ranch Parcel 1.4 Master Site Plan approved by the Scottsdale City Council on June 17, 2003.
5. Construction of the Park Improvements shall be at the sole expense of the city."

Conceptually I do not have a problem with sports fields and watering them with a new irrigation lake nearby. However, I believe it is against Scottsdale's image as a beautiful city to not develop the area around the lake. The city of Mesa and town of Gilbert have done a good job turning irrigation lakes into an aesthetically pleasing and functional body of water. Don't ruin Scottsdale's image by failing to develop the area around the lake immediately. If there is not money to do it, then the whole project should be put on hold until it can be done correctly and well.

#### **Comment 20**

This project will bring more traffic to the area between Bell Road and E Legacy Blvd. The residential areas located in the communities of DC Ranch are already under constant assault from noise pollution on all all sides, including low flying aircraft. There are also many children in these neighborhoods that ride bikes on the sidewalks and cross the streets. The traffic on Pima Road has doubled in recent years and E Legacy Blvd is being used as a cut through for commercial trucks which are speeding in excess of the speed limit. Drivers routinely stair step from Pima Road on E Legacy and down 94th Street to get access to the Bell Road corridor. The addition of the sports fields will only increase this traffic pattern. A serious traffic study needs to be done prior to construction of the sports fields. Electronic traffic

monitoring signs need to be added to East bound E Legacy Blvd between Pima Road and 94th Street, as well as the south bound direction of 94th Street and 91st Street.

With respect to the Sports Fields the city should consider adding an outdoor workout area to compliment the athletic nature of the park. Items such as chin-up bars, dip bars and push-up stations should be installed. In the time of COVID-19 this seems like a small but useful addition for the community. This would also help with sports teams training and practice when they use the fields.

### **Comment 21**

As a lifetime sport's enthusiast, I am pleased the City of Scottsdale is developing the Bell Road Sports Complex. As a 14 year DC Ranch resident, I am very concerned several negative outcomes will ensue, having serious affects on our quality of life. I would like to hear answers to the following questions.

#### **Construction Pollution:**

How will developers prevent tons of dust, smoke and fumes being generated and blown into our neighborhood, as the DC Ranch Park lake and landscape is being developed across the street? How will loud noise be regulated to accommodate our residents' needs?

#### **Water Safety:**

What water safety measures will prevent children, teens and others from entering the lake proposed for the DC Ranch Neighborhood Park? What effective means will be used to stop people from entering the water, preventing the risk of drowning?

#### **Street Problems:**

91st Street bordering our DC Ranch homes will become the North Entrance and Exit to the Bell Road Sports Complex '500 car' parking lot. Exactly how will 91st Street manage this traffic?

#### **Large Event Traffic:**

During Barrett Jackson, Phoenix Open, and other huge events, 1000s of additional parking spaces will be created using six Sport Complex fields. How will excessive, bumper to bumper traffic created on 91st Street be regulated, preventing constant commotion, noise, and gas fumes?

#### **Crosswalk Safety:**

During highly congested traffic, how will people be protected crossing 91st Street back and forth from the DC Ranch Gate, to the DC Ranch Crossing and DC Ranch Neighborhood Park? During these hectic times, how will easy access into and out of our Community Gate be assured?

#### **Traffic Safety:**

How will traffic be managed at the treacherous Pima/Trailside View intersection leading to 91st Street? Having had horrific collisions, this intersection has proven to be unsafe.

#### **Traffic Speed:**

At times, the secluded 91st Street has been used as a drag strip. What measures will be taken to manage traffic speed? Will speed bumps, flashing traffic lights, and/or a 25 mph speed limit be used to regulate speed, helping ensure safety, while eliminating engine and tire screeching?

Accountability:

Exactly who is in charge of answering these questions from the city? How will they communicate with me? I would like to hear answers to these questions from those in charge.

Sincerely,

Jeff Haebig  
DC Ranch Resident  
507-202-1271  
jeffhaebig@gmail.com"

## Zimmer, Christopher

---

**From:** Murphy, Bill  
**Sent:** Monday, November 2, 2020 9:24 AM  
**To:** Walsh, Erin  
**Subject:** FW: Need your help-DC Ranch Neighborhood Lake #14-UP-2020

---

**From:** Murphy, Bill  
**Sent:** Thursday, October 29, 2020 6:26 PM  
**To:** 'marykay.kopf@gmail.com' <marykay.kopf@gmail.com>; City Council <CityCouncil@scottsdaleaz.gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>  
**Cc:** Jagger, Carolyn <cjagger@scottsdaleaz.gov>; Pryor, Reed <RPRYOR@SCOTTSDALEAZ.GOV>  
**Subject:** FW: Need your help-DC Ranch Neighborhood Lake #14-UP-2020

Ms. Kopf,

Thank you for your recent communication to the City Council about the Bell Road Sports Complex and the Phase 1 of DC Ranch Neighborhood Park. You have raised questions that I have tried to address in the information below.

### **Will living by the Proposed Park affect my Property Values?**

The city has not seen any factual data to support that parks lead to negative property valuations. This phase 1 amenity with lake development, trail and enhanced landscaping will improve the viewshed and buffer properties from the current unmaintained desert landscape view with high voltage powerlines and the 101 freeway to the immediate west.

### **Can Bond Funds be used to Build the DC Ranch Neighborhood Park Lake?**

Yes, Bond funds can be used to build the lake and any infrastructure need to transport the water to the fields. Any other park improvements will have a different funding source.

The Bond 2019 information referenced that soccer fields would be irrigated with reclaimed water and that project costs include purchasing land, designing, and constructing necessary reclaimed water improvements and service lines to accommodate water delivery to the recreation fields.

The lake will supply the irrigation water needs for the DC Ranch Neighborhood Park site and to the Bell Road Sports Complex fields. Water will not be delivered to any other sites, city owned or private from this lake.

### **Does building a lake comply with the deed restrictions that are currently on the DC Ranch Neighbor Park property?**

The City of Scottsdale has every intention of complying with the deed restrictions in place on this property. Scottsdale intends the site to be developed as a neighborhood park that will be fully open to the public. The city will be responsible for the design, construction and maintenance of the park and is seeking public input on the proposed improvements as required and expected by city ordinances and the deed restrictions.

### **Is this lake an extension of the water treatment plant and what quality of water will be stored in the lake?**

The water supply to this lake will be from the City's Water Treatment Plant and the lake is not a substitute for, or an extension of the water facility. No water treatment will occur at the lake in this park site.

The lake will be designed to be a park amenity. Several city parks and public spaces within DC Ranch have lakes with water from this same water source. The lakes serve multiple recreation purposes within these parks, in addition to being used to hold water that will later be used to irrigate the parks. This lake will be 1.5 acres in size, and in the initial phase, have a trail and landscaping around it.

The water being delivered to the lake is drinking water quality, it is not gray water. Gray water implies it has been minimally treated. The water for the proposed lake is a blend of advanced tertiary treated water, advanced membrane treated water (use of reverse osmosis, ozone treated, and ultraviolet photolysis) with occasionally raw Colorado River water introduced. This advanced membrane treated water meets all the permit requirements to be served as drinking water. This same water system happens to provide water to lakes in DC Ranch and throughout other areas of northern Scottsdale.

We appreciate your input and will retain your comments as part of our open house outreach.

*Sincerely,  
Bill Murphy  
Assistant City Manager*

---

**From:** Mary Kay Kopf <[marykay.kopf@gmail.com](mailto:marykay.kopf@gmail.com)>  
**Sent:** Thursday, October 29, 2020 3:24 PM  
**To:** Klapp, Suzanne <[SKlapp@scottsdaleaz.gov](mailto:SKlapp@scottsdaleaz.gov)>; Korte, Virginia <[VKorte@Scottsdaleaz.gov](mailto:VKorte@Scottsdaleaz.gov)>; Littlefield, Kathy <[KLittlefield@Scottsdaleaz.gov](mailto:KLittlefield@Scottsdaleaz.gov)>; Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>; Phillips, Guy <[GPhillips@Scottsdaleaz.gov](mailto:GPhillips@Scottsdaleaz.gov)>; Milhaven, Linda <[LMilhaven@scottsdaleaz.gov](mailto:LMilhaven@scottsdaleaz.gov)>; Murphy, Bill <[bmurphy@Scottsdaleaz.gov](mailto:bmurphy@Scottsdaleaz.gov)>; Pryor, Reed <[RPRYOR@SCOTTSDALEAZ.GOV](mailto:RPRYOR@SCOTTSDALEAZ.GOV)>; Phillips, Joe <[JPhillips@Scottsdaleaz.gov](mailto:JPhillips@Scottsdaleaz.gov)>; Lane, Jim <[JLane@ScottsdaleAZ.Gov](mailto:JLane@ScottsdaleAZ.Gov)>  
**Subject:** Need your help-DC Ranch Neighborhood Lake #14-UP-2020

**⚠ External Email: Please use caution if opening links or attachments!**

Dear all,

We need your support on an important issue that impacts DC Ranch property owners.

We are genuinely concerned that our property values will be negatively impacted to provide water for sports fields not located in DC Ranch, using 2019 Bond money not voted on or discussed for a water storage reservoir.

We are not in support of using this deed restricted land to be a water storage reservoir for six sports fields at 94th street/Bell Road and seven sports fields in West World.

Is this a misappropriation of bond funds? Is this an extension of the ever-expanding water treatment facility?

DC Ranch Neighborhood Park Deed Restrictions:

The June 26th, 2003 Deed for the DC Ranch Neighborhood Park states the following restrictions and conditions that the City of Scottsdale agreed to honor in the document.

1. Easements and Covenants shall RUN WITH THE LAND and shall be an encumbrance of the land and all future owners PERPETUALLY.
2. Every portion of the land if developed must be a Park open to the public. No portion of the land can be used for anything but a public park only for public use.
3. DC Ranch and the City hereby agree and declare that the Park Property shall be held, conveyed and transferred subject to the following covenants, conditions and restrictions, which are hereby imposed against the Park Property as a 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").
4. The City shall not use the Park Property for any purpose other than a public park, including related improvements all in accordance with the DC Ranch Parcel 1.4 Master Site Plan approved by the Scottsdale City council on June 17, 2003.
5. Construction of the Park Improvements shall be at the sole expense of the city.

Please help our neighborhood and don't allow this water reservoir at this location.

Thank you,  
MaryKay Kopf  
9299 E Horseshoe Bend Dr  
Scottsdale, AZ 85255