



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

November 18, 2020

Dear Paul Alessio, Chairman Prescott Smith, Vice Chair Renee Higgs William Scarbrough Joe Young Barry Graham George Erte

I am writing to share a few facts that would be appropriate for this Commission to discuss and consider regarding the Bell Road Sports Complex: Dark Sky Communities, Traffic Issues and Deed Restrictions. **Another IMPORTANT FACT is once again no one is addressing the Elephant in the room – THE 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 7,000 + 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 - There will be six fields with 100 parking spaces per field totaling 600 parking spaces under the power lines. The entrance to this parking is from Bell Road and the exit is on 91st Street. This parking traffic will flow out down 91st Street to Trailside View onto Pima Road or flow out 91st to E Palo Brea onto 94th Street or 91st street to legacy to Pima. Scottsdale police voiced their concerns three 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.**

Phillip H. Kercher, PE, P.T.O.E. TRAFFIC ENGINEERING MANAGER CITY OF SCOTTSDALE
480-312-7645

| Location | TOTAL 2015-2019 (5-yrs) | | |
|--------------------|-------------------------|------------|-------------------------|
| Intersection | Total Collisions | Fatalities | Incapacitating Injuries |
| Pima & Legacy | 46 | 0 | 2 |
| Pima & Trailside | 16 | 0 | 0 |
| Trailside & 91st | 3 | 0 | 0 |
| E Palo Brea & 91st | 3 | 0 | 0 |
| E Palo Brea & 94th | 2 | 0 | 0 |
| TOTAL: | 70 | 0 | 2 |

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.

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.

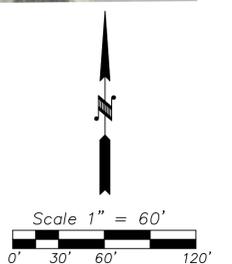
Finally, I also agree with the DC Ranch Community Councils that the Land East of 94th Street and Bell: While this project phase is on the City's land west of 94th Street, it is important to reiterate the Community Council's opposition to the City placing any future fields on the east side of 94th Street. 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.**

Thank you for your work on the Planning Commission on our behalf. I look forward to attending the meeting and hearing of next steps.

Kind regards,
Pamela Kacir
9285 E Trailside View, Scottsdale
Cell: 602-999-2645



CONCEPT PLAN DC RANCH NEIGHBORHOOD PARK - PHASE 1





20 E THOMAS ROAD, SUITE 2500
PHOENIX, AZ 85012-3118
(602) 522-7700

CONSTRUCTION NOTES

Description

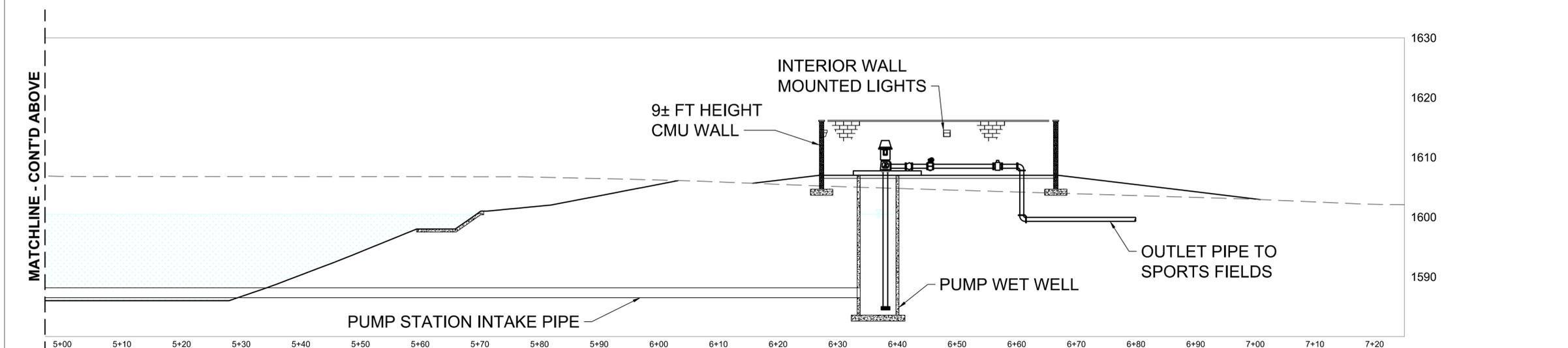
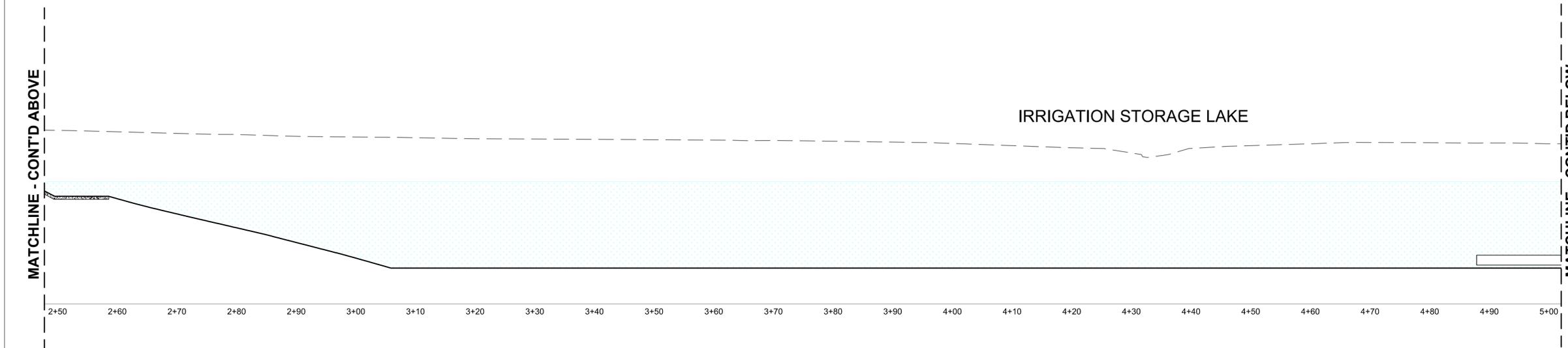
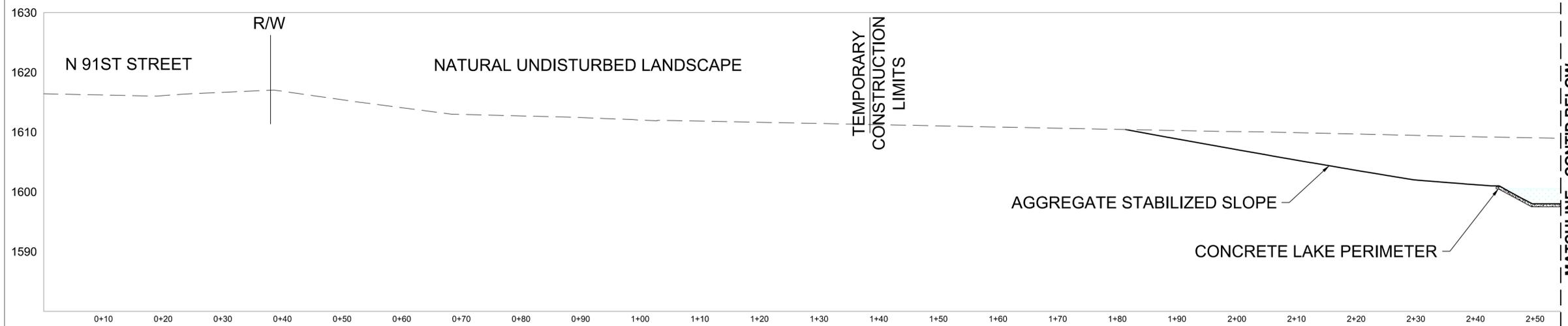
- ① DECOMPOSED GRANITE WALKING SURFACE
- ② 1-INCH AGGREGATE SLOPE STABILIZATION
- ③ CONSTRUCTION BUFFER. RESTORE DISTURBED AREAS WITH NATIVE SEED MIX
- ④ PIPE TRENCH AREA. RESTORE WITH NATIVE SEED MIX
- ⑤ MAINTAIN UNDISTURBED EXISTING DESERT VEGETATION
- ⑥ INTERIM GRAVEL DRIVEWAY
- ⑦ LAKE WATER AREA. CONCRETE PERIMETER WITH HDPE LINER



DEVELOPMENT REVIEW
PRE-APPLICATION NUMBER: 705-PA-2020



| | | | | |
|---|---|----------|-------------|----------|
| DATE | REVISION | BY | | |
| ENGINEER | PUBLIC WORKS CAPITAL PROJECT MANAGEMENT 7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251 | | | |
| SHEET TITLE INTERIM LANDSCAPE PLAN | | | | |
| PROJECT TITLE IRRIGATION SUPPLY FOR SPORTS FIELDS AT BELL ROAD AND 91ST | | | | |
| SCALE | DESIGNED | DATE | BID NO. | SHT. |
| HORIZ. 1"=60' | TJR | OCT 2020 | ---- | --- |
| VERT. --- | --- | --- | PROJECT NO. | -- OF -- |



GENERAL NOTES

- LAKE AND PUMP STATION WILL GENERALLY REPLICATE THE FACILITIES AT THE SOUTHEAST CORNER OF CHAPARRAL ROAD AND HAYDEN ROAD.



| | | |
|---|----------------------------------|--|
| DATE | REVISION | BY |
| ENGINEER | CONCEPT LEVEL DESIGN | PUBLIC WORKS |
| | PRELIMINARY NOT FOR CONSTRUCTION | CAPITAL PROJECT MANAGEMENT |
|  | | 7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251 |

| | | | | |
|--|----------|----------|-------------|----------|
| SHEET TITLE SITE ELEVATIONS | | | | |
| PROJECT TITLE IRRIGATION SUPPLY FOR SPORTS FIELDS AT BELL ROAD AND 91ST | | | | |
| SCALE | DESIGNED | DATE | BID NO. | SHT. |
| HORIZ. 1"=10' | TJR | OCT 2020 | ---- | -- |
| VERT. --- | --- | ---/--- | PROJECT NO. | -- OF -- |