



Project Narrative

**Desert Mountain Renegade Clubhouse
Parcels (219-11-664P, 219-11-664B, 219-11-662C, 219-11-938C)
15-DR-2021 (DRB); 1018-PA-2020 (WM + CUP)
Desert Mountain Club, Inc.**

July 19, 2021

Dear City of Scottsdale
Attn. Jesus Murillo

Please consider this application for the DRB approval of our newest Club amenity, the New Renegade Clubhouse. Desert Mountain Club has gone to great extent and has conducted extensive member inclusive communication for the last twenty (20) months regarding this proposed improvement. We have sent out over fifty (50) notifications to our membership and conducted over thirty (30) focus group meetings and project presentations. Desert Mountains membership participated in a membership vote in February 2020. Desert Mountain received nearly 90% approval from over 4,000 active members. We are very excited to once again continue our Master Plan Improvements and continue our vision to become the finest private club and community for golf and recreation lifestyle in North America, for which we are proud to be located in Scottsdale.

Background

Desert Mountain Club has conducted an extensive Long-Range Facilities Plan (LRFP) to analyze current operations and identify key areas of improvement to effectively accommodate growth and operational needs of the club and its members. One area identified for improvement is the existing double-wide trailer that we have utilized for the last twenty years as a dining venue, which you would agree does not meet the criteria for Desert Mountain Club.

The current Renegade Clubhouse is Desert Mountain's most deferred asset and poses the highest level of operational inefficiencies. The separation of the existing clubhouse and the "dining facility" (which is a double-wide trailer) by the Galloway Wash creates a hazardous condition with a rain event or flash flood. Guests and employees must

quickly be escorted across the wash during these events, otherwise they are trapped until the water subsides. The remote nature of the dining facility creates additional cart traffic and restricts clubhouse use as a result of its remote location. The objective of the new site development is to improve the golf experience, enhance the dining options, increase operational efficiencies, and improve all safety conditions. With the newly constructed Renegade Clubhouse we hope to retain the charm of the existing Renegade Clubhouse and provide an unparalleled member experience.

Location

The proposed location for the new Renegade Clubhouse will be located at 38580 N. Desert Mountain Parkway, Scottsdale, AZ 85262. The site is accessed through the community via Desert Mountain Parkway, which is the primary circulation route throughout the community.

GPS Coordinates: 33°50'9.99"N 111°52'3.62"W

Zoning

There are two different zoning specifications within the parcels: R-4R ESL (HD/HC) and OS ESL (HD)

Original Conditional Use Permit (59-UP-1985)

The conditional use permit (59-UP-1985) approved a 3,000 square foot golf maintenance facility and a 45,000 square foot clubhouse (with restrooms, pro-shop, retail, locker room, swimming pool, tennis court, and other facilities). The current plan is for a 21,083 square foot clubhouse (with restaurant, bar, restrooms, pro-shop, locker rooms, and golf cart storage). The existing Golf Performance Facility is 6,215 square feet.

Scenic Corridor

There is a 200' scenic corridor that coincides with the Desert Mountain Parkway R.O.W. (also see page 56 of 89-ZN-1985). The Conditional Use Permit (59-UP-1985, page 3), Note 4 of the Zoning section states, "A scenic corridor easement shall be provided along Cave Creek Road with an average width of 50 feet and a minimum width of 40 feet". The 200' scenic corridor that coincides with Desert Mountain Parkway R.O.W. will be maintained.

City Agreements

The project will not modify any well, water maintenance or similar City agreements.

Site Design

Unlike most parcels found within Desert Mountain, the natural terrain of these Parcels is relatively flat. The design of the site carefully incorporates existing site formations in a manner that will cause minimal disturbance to the natural terrain. The overall site design will utilize parking on the northeast side of the Clubhouse arrival drive with golf facilities on the south west side. The intention is for the parking to be located and screened up against the existing walls along hole number one with expansive views to the golf practice facility and the proposed club. Golf operations and circulation has been considered more strongly in the new proposed arrangement. Bag drop and guest arrival at the motor court will now be facilitated seamlessly and golfers will not have to carry their bags through the parking lot. The internal drives will be 24' except at the service drive/area which will be 20' wide. All drives will be two-way with the exception of the motorcourt which will be one-way circulating counter-clockwise.

The new building site will be located approximately in the area of the existing driving range tees in front of the existing restaurant. **The proposed location and concept design has been extensively shared with our membership, with a 99% approval with the proposed location.** A 21,083 square-foot facility will have improved features including a pro shop, lounge, dining, lockers, outdoor dining/outdoor patio, and a scoreboard lawn. The existing wash will be rerouted back to its original historic location on the west side of the proposed building. The benefits of this are both better relationships to golf and parking, as well as improved safety between parking, golf facilities and dining facilities. Rerouting the wash to its approximate original location and removing it from being in play with the golf facility will allow for less activity in the wash. The goal is to have the wash return to a more natural state after it is separated from the golf play.

A comparison parking study was performed comparing the existing clubhouse, performance center, and golf course and the proposed clubhouse, performance center, and golf course. The existing parking lot is 178 stalls (with a surplus of 2 stalls per parking code requirement) and the proposed parking lot is 226 stalls (with a surplus of 5 stalls per the parking requirements). See DRB sheet 24 of 46 for comparison chart with additional information.

ESL Landforms and Special Features

Desert Mountain Club will be modifying the alignment of Galloway Wash within the Renegade Golf Course as a part of the reconfiguration of the adjacent golf facilities and the construction of the new clubhouse and associated parking and access routes. The specific section of wash to be relocated is approximately 900 feet long and passes between the 1st and 18th holes on the south of the existing Hideout restaurant. The proposed alignment of the wash will reroute it north of the proposed clubhouse before rejoining with the existing wash alignment. The existing alignment of the wash was established during the construction of the golf course (which opened in 1987) and the sole alternative considered was to modify the wash back to its historical alignment. The historic wash alignment was determined by previous drainage reports as well as historic USGS maps.

Desert Mountain has an approved USACE jurisdictional delineation and has been advised that this project falls under Nationwide Permit #3 (and can be found in Appendix G of the Drainage Report).

Architecture Design

Desert Mountain proposes to construct a sophisticated, desert contemporary style clubhouse that will be consistent with the "Desert Contemporary" style described within Desert Mountain's Master Environmental Design Concept Plan (MEDCP) Amendment which has been reviewed and approved by the City and has been the basis of all improvements within the gates of the Desert Mountain Club. The architectural character and design satisfies the criteria outlined in Section 1.904 - see the following for additional information.

The architectural character of the building is based on the established regional desert theme and is designed to integrate with the existing adjacent facilities as well as the nearby residential development. While most of the existing structures will be removed the new building will complement the style of the remaining training center while mixing in larger glass openings, and colored textured board form concrete accents, to create a building that blends with the identity of the other signature clubhouse buildings. The stone veneer walls will create a strong connection to the existing land and the low, sweeping roof forms will minimize the height and visual impact of the new structure. While the new building uses the established palette of natural materials, colors and forms seen on other prominent structures at Desert Mountain, the design and character are unique to avoid a sense of repetition. The building is specifically located to provide a junction point between the practice facility, hole 1, and hole 18, in siting the building the design plans to relocate the once modified existing wash in order to minimize its disturbance from golf activities and allow it to return to a more

natural state. Additionally, this relocation allows for safer access to the club facility and not mandating crossing the wash which can have intermittent flows during rain events.

The proposed building is a single-story facility with a walkout basement condition exposed only at the Golf Staging end of the building. The cart barn and other service functions form the basement level which will be buried into the hillside, giving an overall reduction in the area required for grading for the new building. This also allows for less visual impact on the site and takes advantage of the cooling properties of a substantially buried floor.

The deep roof overhangs and recessed windows and doors provide shade for the indoor and outdoor spaces. In addition, decorative operable screens help modulate sun and wind for guests and adjacent indoor/outdoor spaces. Mechanical equipment and utilities are fully screened by parapet walls and site walls which are integral with the building design. The parapet walls are at least as tall as the tallest piece of equipment they screen and the site walls are at least 12 inches taller than any equipment they screen.

Entry Features / Site Elements / Landscaping

The site/landscape character and design satisfies the criteria outlined in Section 1.904 – see the following for additional information.

The proposed plan will provide a redesigned entry off Desert Mountain Parkway and a scenic, meandering drive to the clubhouse with parallel walks/paths in order to provide dedicated circulation for all uses (vehicular, golf carts, and pedestrians) and promote safety. Aesthetic treatment of the entry corridor, minor drainage structures, minor retaining walls, lighting and landscaping will be found throughout the site and will be in accordance with the recommendation and guidelines of both the Scenic Design Principles and Environmentally Sensitive Lands ordinance. In general, our goal is to utilize materials (architectural and landscape material) along with colors that harmonize with the natural desert environment that provides a unique design, minimizes excessive variety, avoids monotonous repetition, and creates an overall theme that will be distinctive to the Renegade Clubhouse.

The original project design had two water features proposed, but after the Pre-Application conference, this has been reduced based on overall balance of effect and water consumption. The remaining water feature has been reduced by approximately 50% in size and will greatly reduce evaporation and wind driven loss based on the design and adjacency to a fixed wall. The team has submitted an application to the water conservation office for a water feature permit. The water feature has been approved by Water Conservation – see separate document dated April 12, 2021.

The site will be primarily revegetated with plants native to the Sonoran Desert environment, as well as using carefully selected regionally adapted plants to add interest in areas surrounding the clubhouse. The traditional desert mountain native planting transitions will happen at the edges of the projects where it meets the desert or established landscapes. Along with new plant material, the plan will incorporate salvaged plant material from the site as identified on the Native Plant Inventory (see sheet 44 of 46).

Over the last thirty years, Desert Mountain Club has evolved one of the finest revegetation programs in the Sonoran Desert. Having over 30 years of experience allows our landscape crews to revegetate areas disturbed by construction in a manner that appears natural upon maturity and blends seamlessly with the native undisturbed landscape.

Closing:

Desert Mountain Club is known for its quality-designed, developer-built improvements. This project will continue the success and high standards found throughout Desert Mountain. With this application, and due to the **extensive community out-reach resulting in a complete membership vote (copies attached) of the proposed improvements, we request a Staff Approval to proceed with construction document review and submission.** Thank you for your time and thoughtful consideration of our request. We look forward to working with the City on this important project to the Desert Mountain Club community.