



Correspondence Between Staff and Applicant

Approval Letter

Denial Letter

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 91st 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>
Sent: Wednesday, October 28, 2020 11:07 AM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; Pryor, Reed <RPRYOR@SCOTTSDALEAZ.GOV>; Phillips, Joe <JPhillips@Scottsdaleaz.gov>
Cc: Darin Rowe <drowe@cox.net>; 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 94th street/Bell Road and seven sports fields in West World. A water storage reservoir would be much worse for the 91st 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 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.

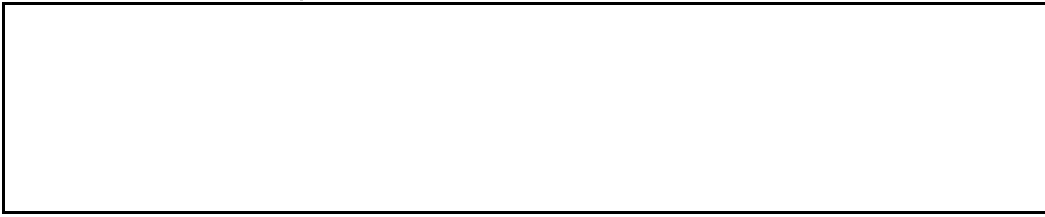
- 1. Easements and Covenants shall *RUN WITH THE LAND* and shall be an encumbrance of the land and all future owners *PERPETUALLY*.**
- 2. Every portion of the land if developed must be a *Park open to the public*. *No portion of the land can be used for anything but a public park only for public use*.**
- 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 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
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 91st 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.

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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>

Sent: Wednesday, October 28, 2020 10:11 AM

To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; Pryor, Reed <RPRYOR@SCOTTSDALEAZ.GOV>; Phillips, Joe <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.

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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>

Sent: Thursday, October 29, 2020 10:34 AM

To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Korte, Virginia

<VKorte@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Murphy, Bill <bmurphy@Scottsdaleaz.gov>; Pryor, Reed <RPRYOR@SCOTTSDALEAZ.GOV>; Phillips, Joe <JPhillips@Scottsdaleaz.gov>
Cc: pj.kacir@gmail.com; elizkep@gmail.com; Stephen Koven <sgkoven@yahoo.com>; darren.shaw@dcranchinc.com; dboncel@gmail.com; ambconsultingservices@gmail.com; dieihud@gmail.com; kmdusc@gmail.com; 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> 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.

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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>

Sent: Tuesday, October 27, 2020 9:28 AM

To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Whitehead, Solange

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

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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?

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*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>

Sent: Tuesday, October 27, 2020 10:33 AM

To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; Pryor, Reed <RPRYOR@SCOTTSDALEAZ.GOV>; Phillips, Joe <JPhillips@Scottsdaleaz.gov>

Cc: Architectural Gardens <architecturalgardens@hotmail.com>; 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 91st 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>
Sent: Friday, October 30, 2020 8:18 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; Pryor, Reed

<RPRYOR@SCOTTSDALEAZ.GOV>; Phillips, Joe <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 94th 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>
Sent: Tuesday, October 27, 2020 1:53 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Phillips, Joe <JPhillips@Scottsdaleaz.gov>
Cc: Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Murphy, Bill <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>
Sent: Thursday, October 29, 2020 3:24 PM
To: Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Murphy, Bill <bmurphy@Scottsdaleaz.gov>; Pryor, Reed <RPRYOR@SCOTTSDALEAZ.GOV>; Phillips, Joe <JPhillips@Scottsdaleaz.gov>; Lane, Jim <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.
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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