

From: [Tessier, Meredith](#)
To: [Castro, Lorraine](#)
Subject: FW: Westworld Sport Complex - comments on MUMSP plan 9-UP-2021
Date: Wednesday, June 23, 2021 2:04:07 PM
Attachments: [image.png](#)
[image.png](#)

For our records and CDS folder.

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: mike leary <outlook_59CA1EDED17AAFFC@outlook.com> **On Behalf Of** michaelpleary@cox.net
Sent: Monday, June 14, 2021 11:13 AM
To: Walsh, Erin <ewalsh@scottsdaleaz.gov>; Phillips, Joseph <JPhillips@Scottsdaleaz.gov>; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>; Kercher, Phillip <pker@scottsdaleaz.gov>; Couch, Ashley <ACouch@ScottsdaleAz.Gov>
Cc: Grant, Randy <RGrant@Scottsdaleaz.gov>; Worth, Daniel <DaWorth@scottsdaleaz.gov>
Subject: Westworld Sport Complex - comments on MUMSP plan

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Thank you for the opportunity to comment on the proposed Westworld Sports Complex. The plan appears well-conceived especially with the exclusion of the two private parcels backing up to McDowell Mountain Ranch Road and the Graythorn/Horsemen's Park residences.

Comments:

1. The park should be secured after hours to preclude unauthorized activities and nuisances.
2. The Thompson Peak Parkway frontage road entrance apparently retains the contorted exit onto TPP for southbound traffic especially for larger vehicles. The expectation has been that this intersection problem would be corrected with the development of the ASLD parcel which is now part of the park development. The intersection should be re-examined to avoid worsening the problem.
3. The greatest issue with the BOR property has been the inability for the basin to drain within the City-required 48-hour limit. The water has failed to dissipate for several months after rainfalls creating concerns about mosquito breeding. Eliminating the drainage ponding and weeded condition are a city requirement that has been ignored. The City has had to pump water into a sewer manhole which likely conflicts with city policy as well.
4. As there is an existing 5' sidewalk on the southside of MMRR from TPP, a 5' sidewalk (not an 8') should be extended along the project frontage westerly into Westword.



drainage problems need to be solved and the basin improved.

basins

inadequate turning radius for south bound traffic



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