



Capital Project Management
7447 E. Indian School Road, Suite 205
Scottsdale, Arizona 85251
Web: www.scottsdaleaz.gov/construction

Phone: 480-312-2522
Fax: 480-312-7971

August 31, 2021

Reference: 405-PA-2021 – Application Narrative for Development Review Board Submittal

The Park and Recreation Division would like to submit a 'Development Application' to develop assessor parcel numbers 217-14-036, 217-14-037B, 217-14-038B, 217-14-040, and 217-14-984A.

The proposed improvements will include lighted sports fields, maintenance/restroom buildings, drainage improvements, parking lots, sidewalks and traffic improvements. This parcel will meet the increased demand for sports fields in the community as well as create the ability for Scottsdale to host larger tournaments and increase revenue. The fields will be used for parking for special events for a few weeks each year to replace temporary parking lots on Arizona State Land that will become unavailable as the land is sold.

On Wednesday, August 19, 2020, the project team hosted a ballfield lighting demonstration at the Scottsdale Sports Complex at 8:30 p.m. About 20 citizens joined us that Wednesday night, as the new LED lighting technology was broadcasted that is energy efficient and excellent at controlling glare and light from trespassing onto adjacent property. We have also held a virtual public outreach meeting in June 2021.

Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 – Discoveries of archaeological resources during construction.

Criteria from Section 1.904 of the Zoning Ordinance:

A.1 **Criterion:** The design and theme has consistency with the design and character components of the applicable guidelines, development standards, DS & PM, master plans, character plan and general plan.

Response: Yes we have coordinated with various City of Scottsdale departments and shareholders involved with the project to ensure we have are adhering to the guidelines and standards required.

A.2.a **Criterion:** Promote a desirable relationship of structures to one another, to open spaces and topography, both onsite and surrounding neighborhood.



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Response: The elements selected were choosing to match the surrounding environment and buildings already established for WestWorld Facilities.

A.2.b **Criterion:** Avoid excessive variety and monotonous repetition.

Response: The project architect for this design considered other buildings they have designed in the City of Scottsdale for inspiration.

A.2.c **Criterion:** Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environmental.

Response: Submittal shows the materials proposed with picture of the desert landscape in the background to show why these colors were selected.

A.2.d **Criterion:** Conform to the recommendations and guidelines in the Environmentally Sensitive Lands ESL Ordinance.

Response: The recommendations of the ESL Ordinance were carefully considered in this design.

A.2.e **Criterion:** Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details in the Historic Property Overlay District.

Response: The recommendations of the Historic Property Overlay District were carefully considered in this design. An archaeological survey was also produced for this parcel.

A.3 **Criterion:** Ingress, egress, internal traffic circulation, off-street parking facilities, leading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: The design team produced a third-party traffic study for this design, the transportation department has been involved with parking design and the requirement for parking stalls has been exceeded to ensure off-site parking will not be a nuisance to the surrounding neighborhood.

A.4 **Criterion:** If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Screening utility equipment and will be essential and incorporated into this design.



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A.5.a **Criterion:** Within the Downtown Area, building and site design shall.

Response: Our location is not in the downtown area.

A.6.a **Criterion:** The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following: Accessibility to the public.

Response: The design team will work with Scottsdale Public Art to incorporate elements of art into this design.

This property is not an existing or potential historic property.

Thank you for your time. Please give me a call or email if you have any questions or concerns about this submittal.

Sincerely,

Joe Phillips
Project Manager – Capital Projects Management
(C) 480-861-4823
jphillips@scottsdaleaz.gov

PROPERTY OWNER:
CITY OF SCOTTSDALE
7447 E INDIAN SCHOOL RD,
STE 205
SCOTTSDALE, AZ 85251

CITY OF SCOTTSDALE:
PROJECT MANAGER
JOE PHILLIPS, P.E.
7447 E. INDIAN SCHOOL RD, STE 205
SCOTTSDALE, AZ 85251
jphillips@scottsdaleaz.gov
(480) 861-4823

ENGINEER:
GAVAN & BARKER INC.
MARK GAVAN, P.E.
3030 N CENTRAL AVE, STE 700
PHOENIX, AZ 85012
mgavan@gavanbarker.com
(602) 200-0031

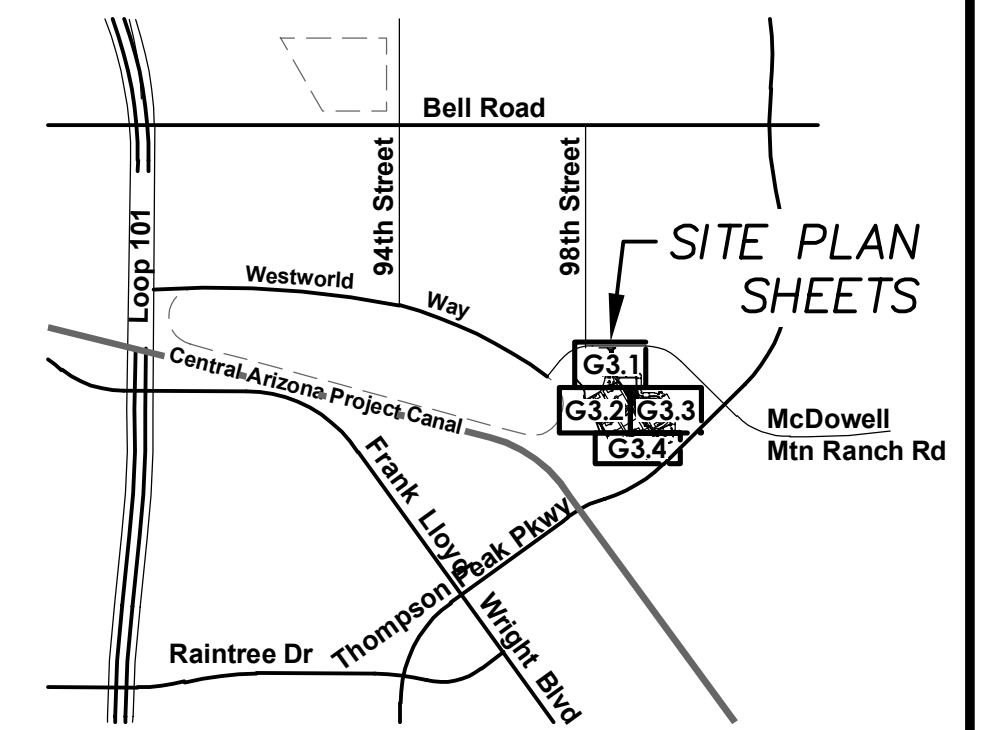
LANDSCAPE ARCHITECT:
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ARCHITECT:
FUCELLO ARCHITECTS
STEVEN FUCELLO, AIA
7525 E CAMELBACK RD, STE 204
SCOTTSDALE, AZ 85251
sfucello@fucelloarchitects.com
(480) 947-2960

SITE ELECTRICAL ENGINEER:
WRIGHT ENGINEERING CORP.
CLIFF TOLMAN
165 E CHILTON DRIVE
CHANDLER, AZ 85225
ctolman@wrightengineering.us
(480) 497-5829

IRRIGATION:
J2 ENGINEERING &
ENVIRONMENTAL DESIGN, LLC
KEVIN WALLIN, CID
4649 E. COTTON GIN LOOP, STE B2
PHOENIX, AZ 85040
kwallin@j2design.us
(602) 438-2225

Gavan & Barker Inc. Civil Engineering - Landscape Architecture
3030 North Central Avenue, Suite 700, Phoenix
Arizona 85012 Ph: 602-200-0031 Fx: 602-200-0032



VICINITY MAP

**CITY OF SCOTTSDALE
WESTWORLD SPORTS COMPLEX**

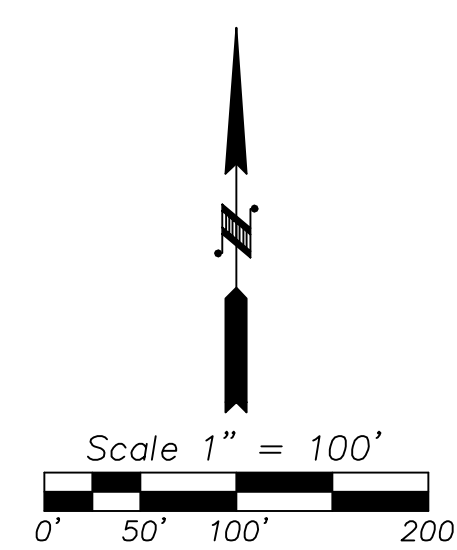
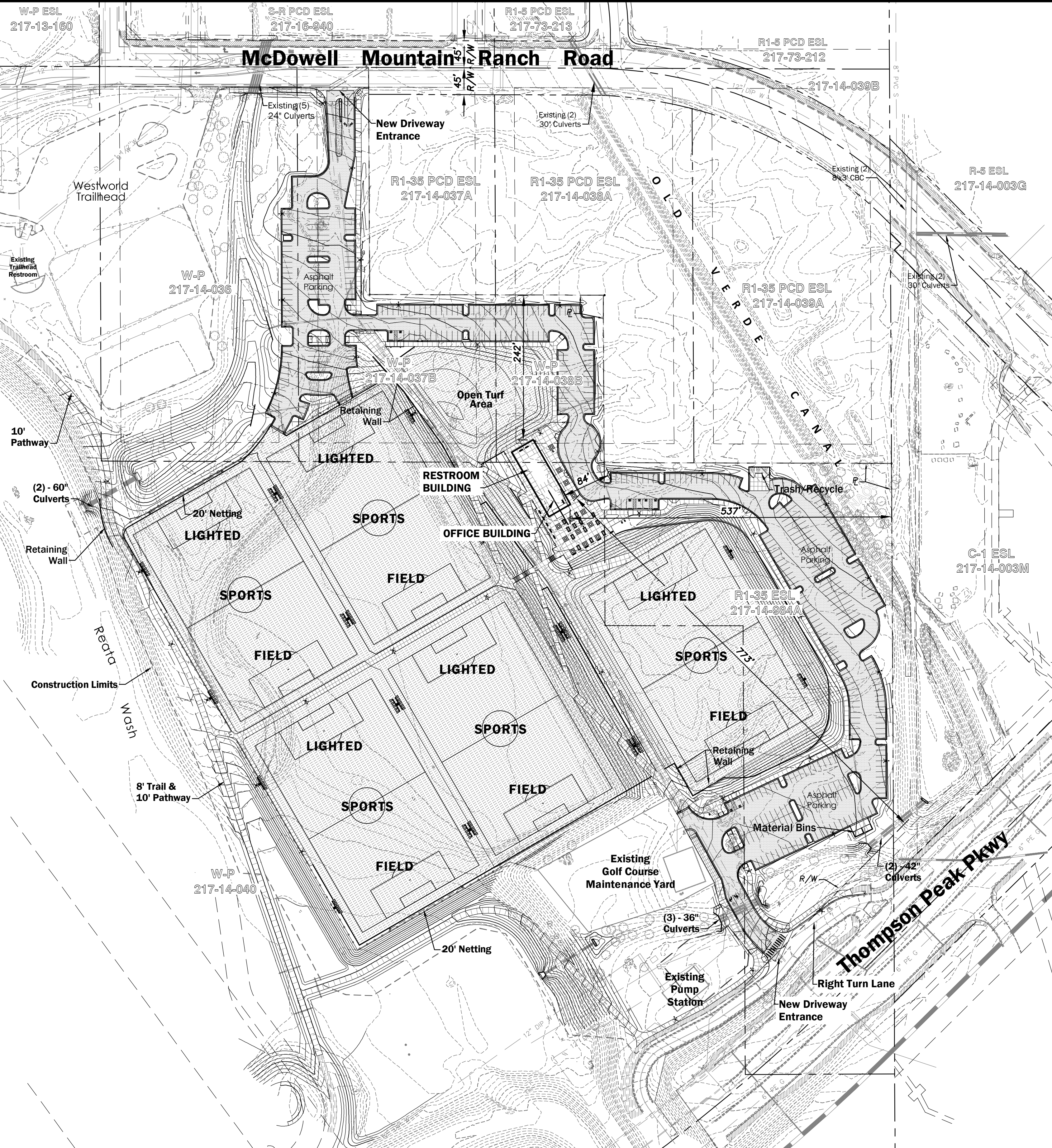
PARCEL ADDRESS: 9875 E. McDowell Mountain Ranch Road.
QS# 35-51
APN: C.O.S. 217-14-984A.....Zoning: R1-35 ESL
B.O.R. 217-14-040.....Zoning: W-P
B.O.R. 217-14-036.....Zoning: W-P
B.O.R. 217-14-037B.....Zoning: W-P
B.O.R. 217-14-038B.....Zoning: W-P

ZONING: R1-35 ESL
PLANNED USE: CITY PARK
AREA OF DISTURBANCE 1,279,190 s.f.
GROSS FLOOR AREA: 1,760 s.f.
PARKING REQUIREMENTS: (City of Scottsdale Park Standards)
Required: Soccer Fields..... 35 per Field (x5) = 175
Open Turf Park Areas..... 3 per Acre (x2) = 6
Office / Restroom..... 1 per 250 s.f. (/ 1,760 s.f.) = 8
Total Required 189

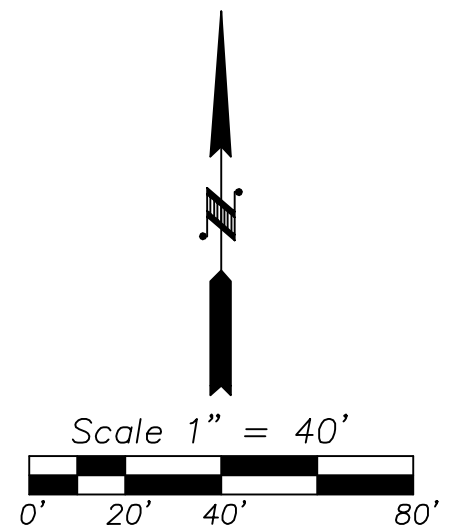
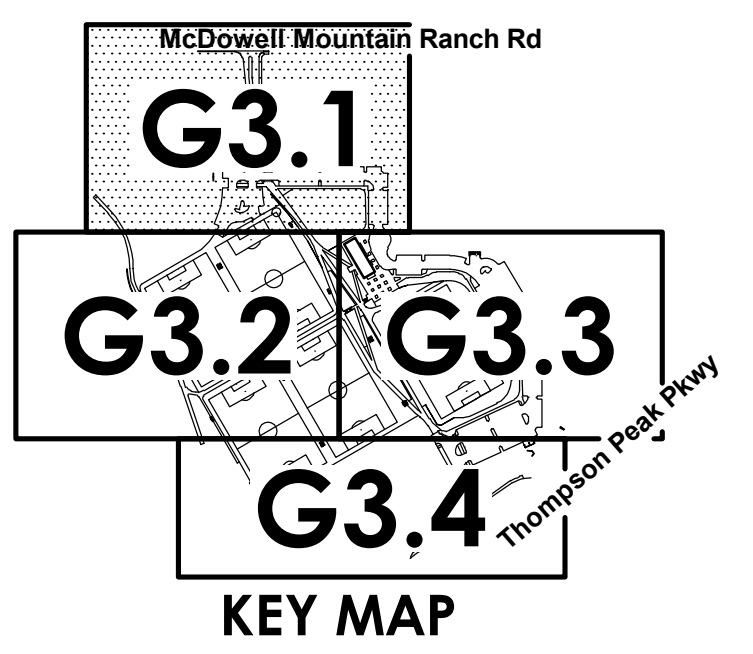
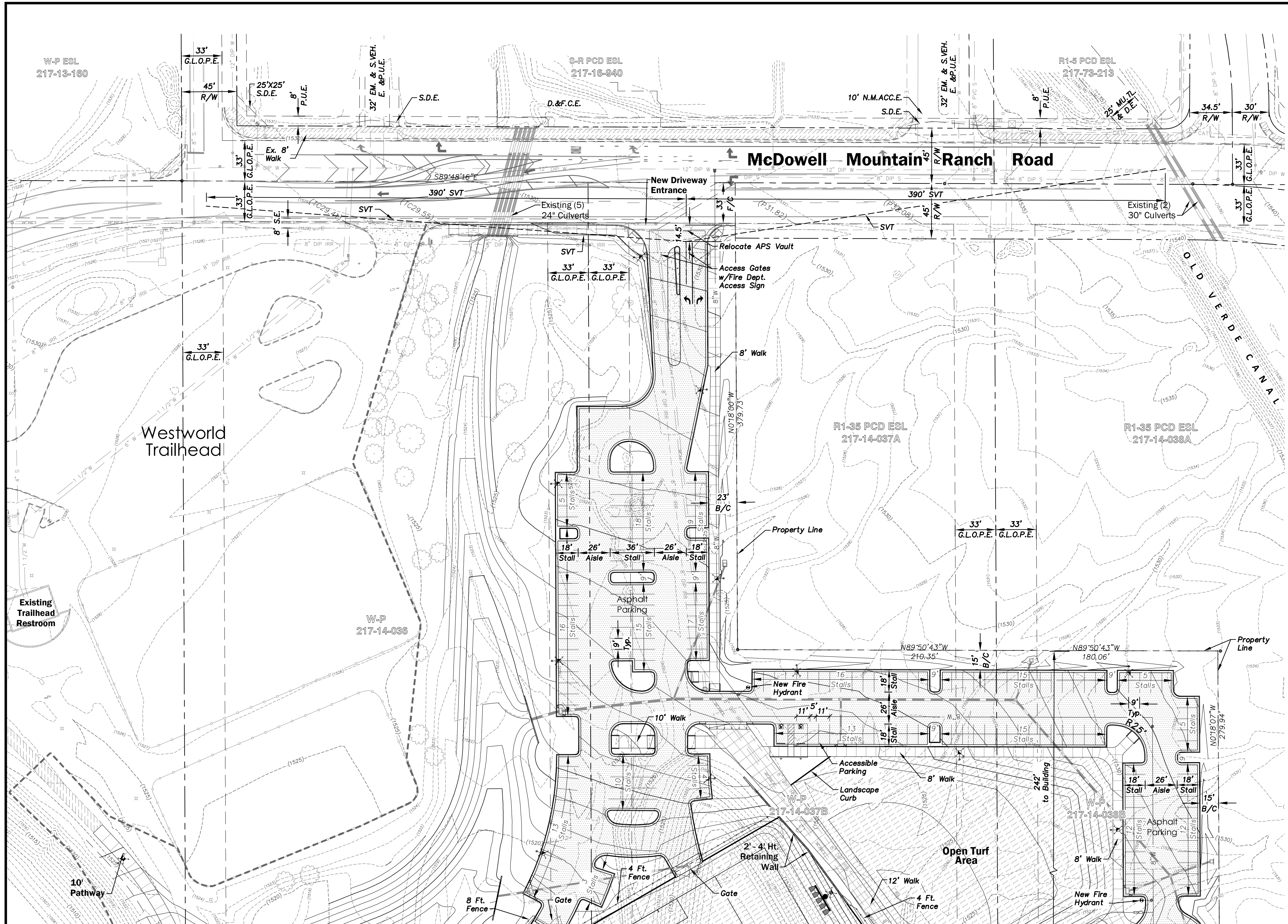
ACCESSIBLE PARKING:
Required Spaces..... 4% x Provided Parking (189) = 8
PARKING PROVIDED:
Required Standard Park Use Spaces..... 189
Accessible Spaces..... 8
Additional Event/Tournament Spaces..... 255
Total Provided 452

BICYCLE PARKING:
Required: 1 per 10 Required Parking Spaces (193) = 20
NAOS: Required: 66,213.74 s.f. (1.52 Ac)
Provided: 66,512.08 s.f. (1.53 Ac)

- Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the safety triangle shall be single trunk and have a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.
 - Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.
 - The temporary/security fence location shall not be modified or the temporary/security fence shall not be removed without the approval of the
 - Planning and Development Services' Inspection Services Division.
 - All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
 - All signs require separate permits and approvals.
 - A master sign program shall be subject to the approved of the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.
 - No exterior vending or display shall be allowed.
 - Flagpoles, if provided, shall be one piece conical tapered.
 - No exterior public address or speaker system shall be allowed.
 - Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.
 - All exterior mechanical, utility, and communication equipment shall be screened to the height of the tallest unit by parapet or screen wall that matches the architectural color and architectural finish of the building. Ground mounted mechanical, utility, and communication equipment shall be screened by a screen wall that matches the architectural color and architectural finish of the building, which is a minimum of 1'-0" higher than the highest point of tallest unit. (Details are still required.)
 - All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
 - No exterior visible ladders shall be allowed.
 - All pole-mounted lighting shall be a maximum of 20 feet in height.
 - No chain link fencing shall be allowed.
 - No turf areas shall be provided.
 - No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.
 - Provide the Natural Area Open Space (NAOS) and Limits of Construction (LOC) Protection Program on the Plans:
- NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:**
- No building, grading, or construction activity shall encroach into areas designated as NAOS, or outside the designated construction envelope.
 - All NAOS and area outside of the LOC shall be protected from damage prior to, and during construction by the following methods:
 - A registered land surveyor shall stake all NAOS and LOC disturbance based on this exhibit.
 - + Three (3) foot tall steel rebar, or City of Scottsdale Inspection Services approved similar, shall be set along the NAOS and LOC, and connected with gold roping by the contractor prior to any clearing or grading.
 - All cactus subject to the City of Scottsdale's native plant ordinance directly adjacent, within two feet, of the NAOS and LOC line shall be fenced with wire fencing to prevent damage.
 - The staking, roping, and fencing shall be maintained intact by the contractor during the duration of the construction activity.
 - The contractor shall remove staking, roping, and fencing after receipt of the Letter of Acceptance from the City of Scottsdale for all construction work.



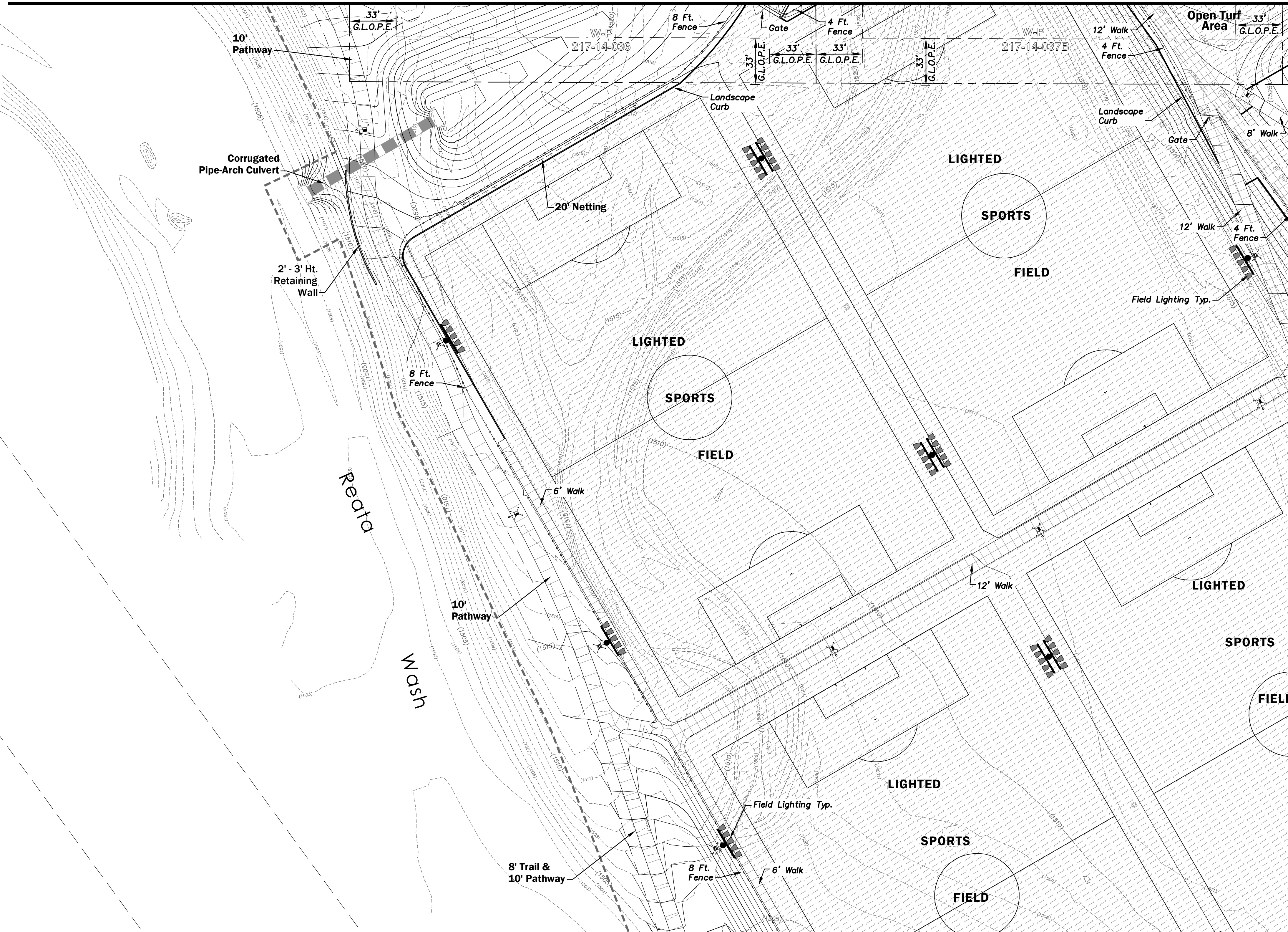
DATE	REVISION	BY
<p>PUBLIC WORKS CAPITAL PROJECT MANAGEMENT</p> <p>7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251</p>		
SHEET TITLE SITE PLAN		
PROJECT TITLE CITY OF SCOTTSDALE WESTWORLD SPORTS COMPLEX		
SCALE	DESIGNED	DATE
HORIZ.	JEB	8/27/21
VERT.	JDH	AS-BUILT
BIO NO.		SHT.
405-PA-2021		G3.0
PROJECT NO.		1 OF 5



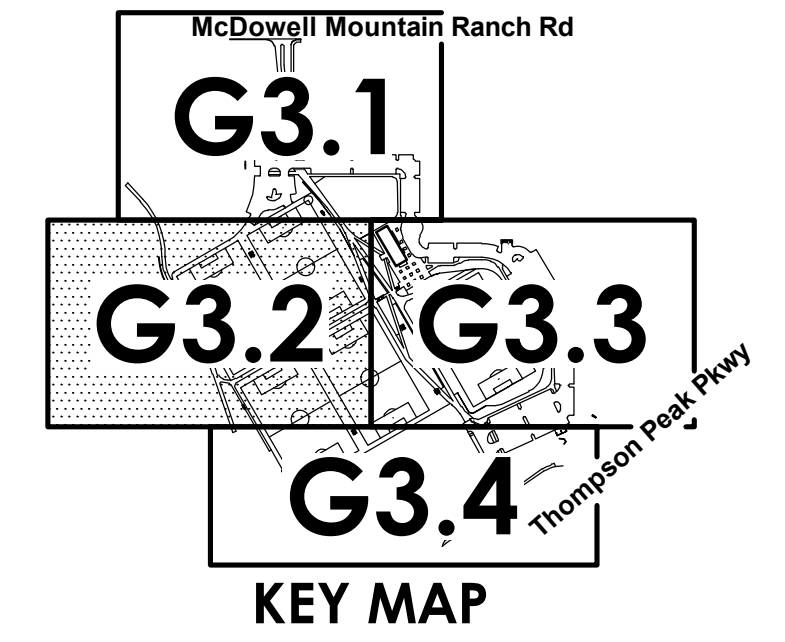
MATCH LINE - SEE SHEET 3 - G3.2

DATE	REVISION	BY		
ENGINEER				
		PUBLIC WORKS CAPITAL PROJECT MANAGEMENT		
SHEET TITLE: SITE PLAN				
PROJECT TITLE: CITY OF SCOTTSDALE WESTWORLD SPORTS COMPLEX				
SCALE	DESIGNED	DATE	BID NO.	SHT.
HORIZ.	JEB	8/27/21		G3.1
VERT.	JDH	AS-BUILT	PROJECT NO.	2 OF 5
			405-PA-2021	

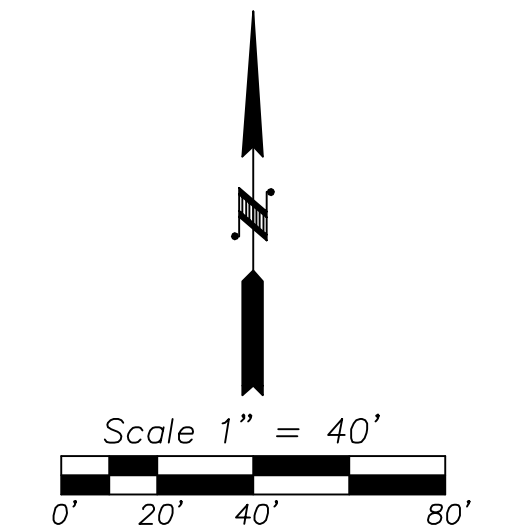
MATCH LINE - SEE SHEET 2 - G3.1



MATCH LINE - SEE SHEET 6 - G3.4



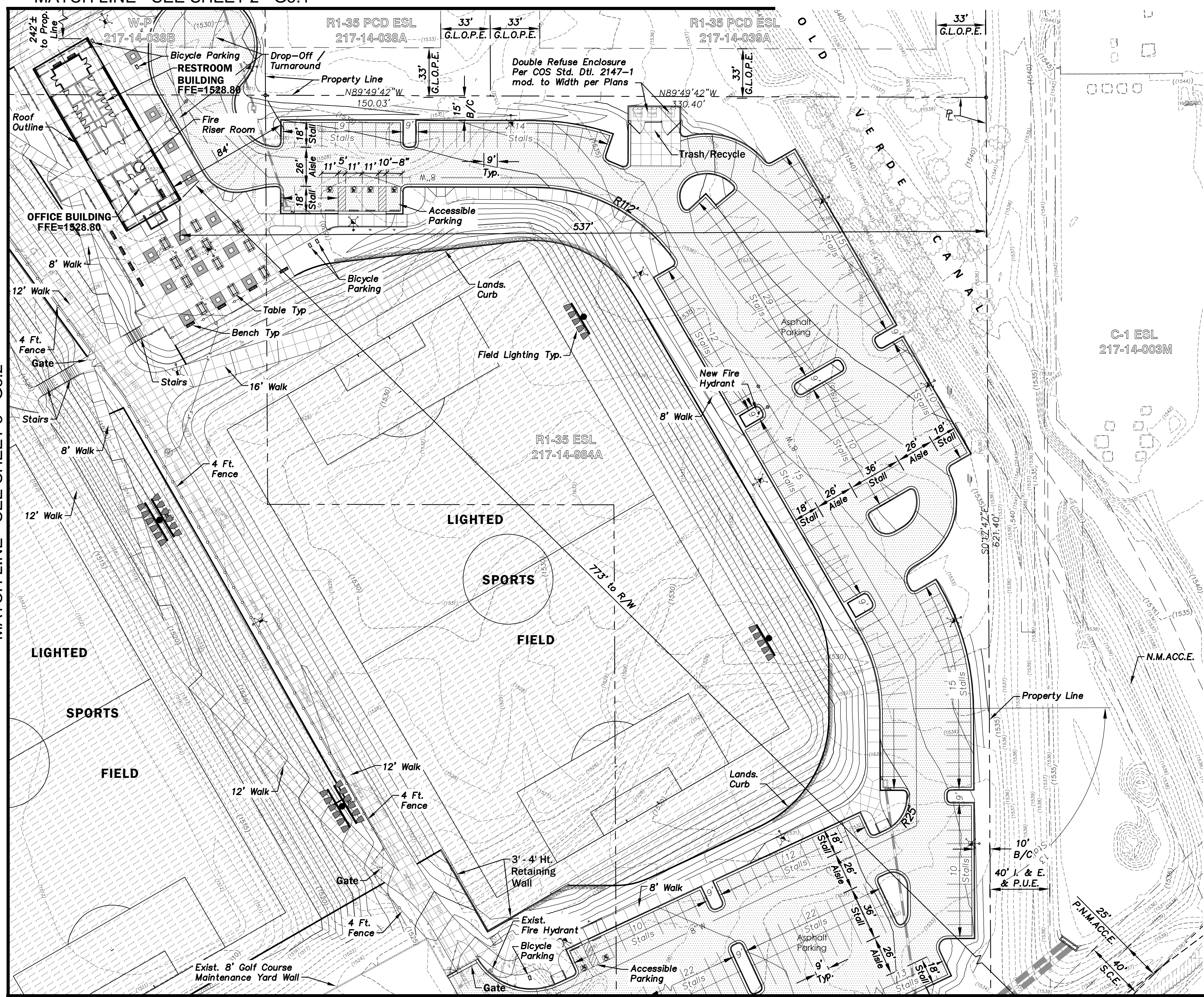
MATCH LINE - SEE SHEET 4 - G3.3



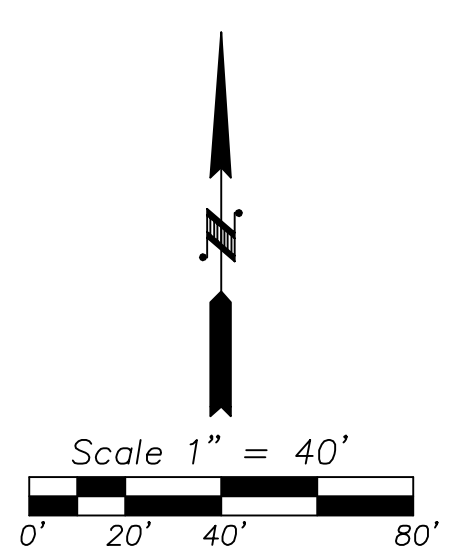
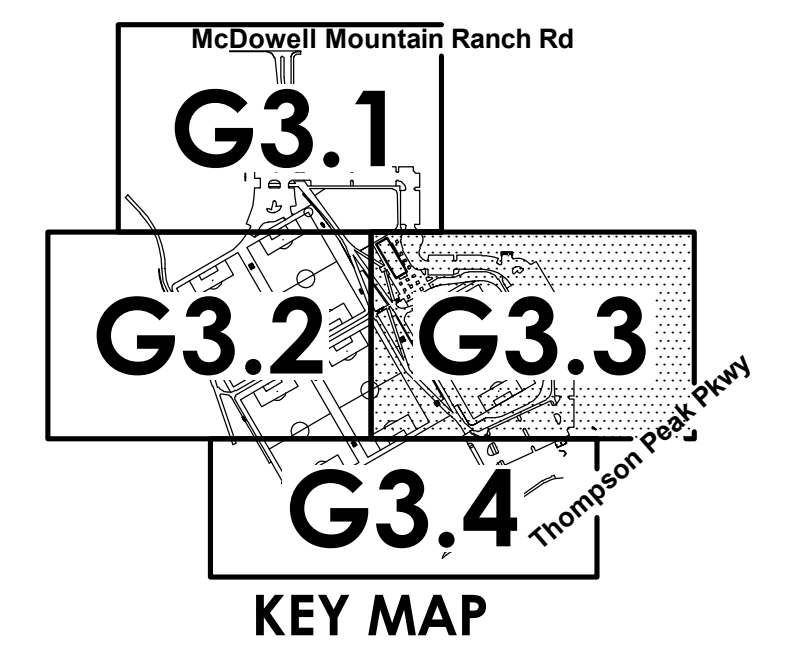
DATE	REVISION	BY
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7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251		
SHEET TITLE SITE PLAN		
PROJECT TITLE CITY OF SCOTTSDALE WESTWORLD SPORTS COMPLEX		
SCALE	DESIGNED	DATE
HORIZ.	JEB	8/27/21
VERT.	JDH	AS-BUILT
BIO NO.		SHT
405-PA-2021		G3.2
PROJECT NO.		3 OF 5

MATCH LINE - SEE SHEET 2 - G3.1

MATCH LINE - SEE SHEET 3 - G3.2



MATCH LINE - SEE SHEET 5 - G3.4



DATE	REVISION	BY
PUBLIC WORKS CAPITAL PROJECT MANAGEMENT		
7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251		
SHEET TITLE SITE PLAN		
PROJECT TITLE CITY OF SCOTTSDALE WESTWORLD SPORTS COMPLEX		
SCALE	DESIGNED	DATE
HORIZ.	JEB	8/27/21
VERT.	JDH	AS-BUILT
	BID NO.	SHT.
	405-PA-2021	G3.3
	PROJECT NO.	4 OF 5

