

# Thompson Peak Dog Park Project Narrative

## Ordinances, Master Plans, General Plan, and Standards

This project carries out elements of the General Plan by adding a dog park to the existing public park, Thompson Peak Park. Increasing usable open space and adding dog parks are amenities that citizens of Scottsdale have requested. This dog park adds to the open space network by connecting the two parcels of Thompson Peak Park across the existing stormwater channel, which will largely complete the park as master planned in 1999, see attachment. This park adds to the beautification of Scottsdale by working with a local artist to design an artistic panel for the shade structure in the dog cells.

Elements of the park design were influenced by the Design Standards & Policies Manual, such as walkways through the common area and within each dog cell, meeting accessibility requirements and providing drinking fountains with pet fountains in the dog cells. The proposed plants are low-water use. Two of the three cells will be turf, with the center cell being an engineered wood fiber in order to use less water for irrigation. Additionally, the engineered wood fiber dog cell will not require long-term, multi-week closure, as turf dog cells require for turf re-establishment.

The project was a recommendation in the 2015 Community Services Master Plan (referred to as Thompson Peak Phase II Development). The document is linked on the City's website: [community-services-master-plan.pdf \(scottsdaleaz.gov\)](https://www.scottsdaleaz.gov/community-services-master-plan.pdf)



City of Scottsdale Community Services

### 8.3 VISION RECOMMENDATIONS – DEVELOPING NEW OPPORTUNITIES

Recommendations described in this section represents the complete set of services and facilities desired by the community. It is fiscally unconstrained but can help provide policy guidance by illustrating the ultimate goals of the community, and by providing a long-range look to address future needs and deficiencies. The following new development and redevelopment projects have been identified as relevant to the interests and needs of the community and are relevant to the city's focus because they feature a high probability of success.

Vision Funding Alternative Projects	
Athletic Fields Redevelopment	\$6,560,500
Community Facilities Redevelopment	\$9,851,200
Lakes Redevelopment	\$8,106,520
Landscape Irrigation	\$11,614,380
Thompson Peak Park Phase II Development	\$5,477,900
Replacement of Cactus Aquatic and Fitness Center	\$20,963,400
Cavalliere Park Phase II Development	\$10,247,700
Civic Center Library Improvements Phase II	\$5,477,800
Total: \$78,299,400	

Figure 73 - Action Recommendations

### 8.4 OTHER CAPITAL IMPROVEMENT RECOMMENDATION

The consulting team strongly recommends that feasibility studies be conducted for the replacement of major facilities (Cactus Aquatic and Fitness Center, Club SAR) or the new system development (Thompson Peak Park - Phase II, Cavalliere Park - Phase II) to understand the total cost of ownership of the "new" facilities (initial capital investment, operating expenditures, lifecycle replacement costs).



## Architectural Character, Landscaping, and Site Design

One restroom building is being proposed. It will be located near the existing basketball and pickle ball courts in the original park area. The restroom building is a one-story prefabricated building that will blend with the existing site's architectural materials and colors. The appearance of the structure is similar to recent restroom additions to other City of Scottsdale parks.

The three dog cells will be enclosed by 6-foot-high black electrostatically painted galvanized chain-link fencing. Separate entry and exit vestibules will be provided off the central concrete walkway spine for each end of the dog park for the convenience of park users arriving from parking off Hayden Road or in exiting the park and crossing the pedestrian bridge. The vestibule entry gates will be electronically locked by a time controller during park closure hours. The vestibule exit gates will be usable by means of panic bar exit type locks.

A total of seven shade structures will be provided inside the three dog cells, which will provide relief from the sun to park users. As part of the Scottsdale Public Art program, artistic cut metal panels will be added to two of the shade structures. Nearly the full width of the dog park site is encumbered with overhead high-voltage electrical distribution easements (WAPA, APS, and SRP). As no permanent structures are permitted within any of the electrical transmission easements, the shade structures are located along the southwest edge of the three dog cells and just outside of the easements.

Most of the site is large open space that is relatively flat, so views to the McDowell Mountains will not be obscured. It is important to note that depending on the utility company, trees taller than 12-feet to 15-feet are not allowed in the transmission easements. Accordingly, the plant palette for the project only includes trees that will be small in height and are approved by the utility companies. A plant inventory was developed for the site, which identified several salvageable trees. However, as the trees are not on the utility company approved plant lists, none of the salvageable trees can be reinstalled on the project site. However, the salvageable trees are being removed and reinstalled at other City of Scottsdale park project sites. Existing native trees that are not within the limit of work will be protected in place at this time. However, the utility companies may at any time remove or trim trees in excess of the allowed maximum heights.

The proposed lighting fixtures are LED and have shields to minimize excessive overflow. The light fixtures within the transmission easements are also limited in height, same as the tree restrictions. In order to minimize the number of pole-mounted light fixtures, the southwest portions of the three dog cells will be additionally lighted by six 40-foot high-mast sports field type light fixtures.

## Ingress, Egress, On-site Circulation, Parking, and Pedestrians

As the dog park is located off Hayden Road, the proposed vehicular entrance is aligned with the Hayden Peak Crossing commercial development's center driveway, which also provides an existing left-turn lane off Hayden Road into this project's driveway. The proposed design will add a decel right turn lane for safe access into the proposed driveway. A proposed parking lot provides 100 parking spaces (four as

accessible). Four vehicular charging stations are being provided as well. A pedestrian sidewalk will be added from the Hayden Road/Thompson Peak Parkway intersection to the driveway, through the parking lot, and to the dog cells.

The interior of the dog park is entirely pedestrian oriented and accessible. Each dog cell has a northeast side and southwest side entrance/exit vestibules. A prefabricated 10-foot-wide steel-span bridge will cross the existing drainage channel to connect the existing park with the new dog park. The bridge will also be used by park maintenance staff to access the dog cells from the existing maintenance compound for routine maintenance and mowing in order to avoid trailering equipment via arterial streets.

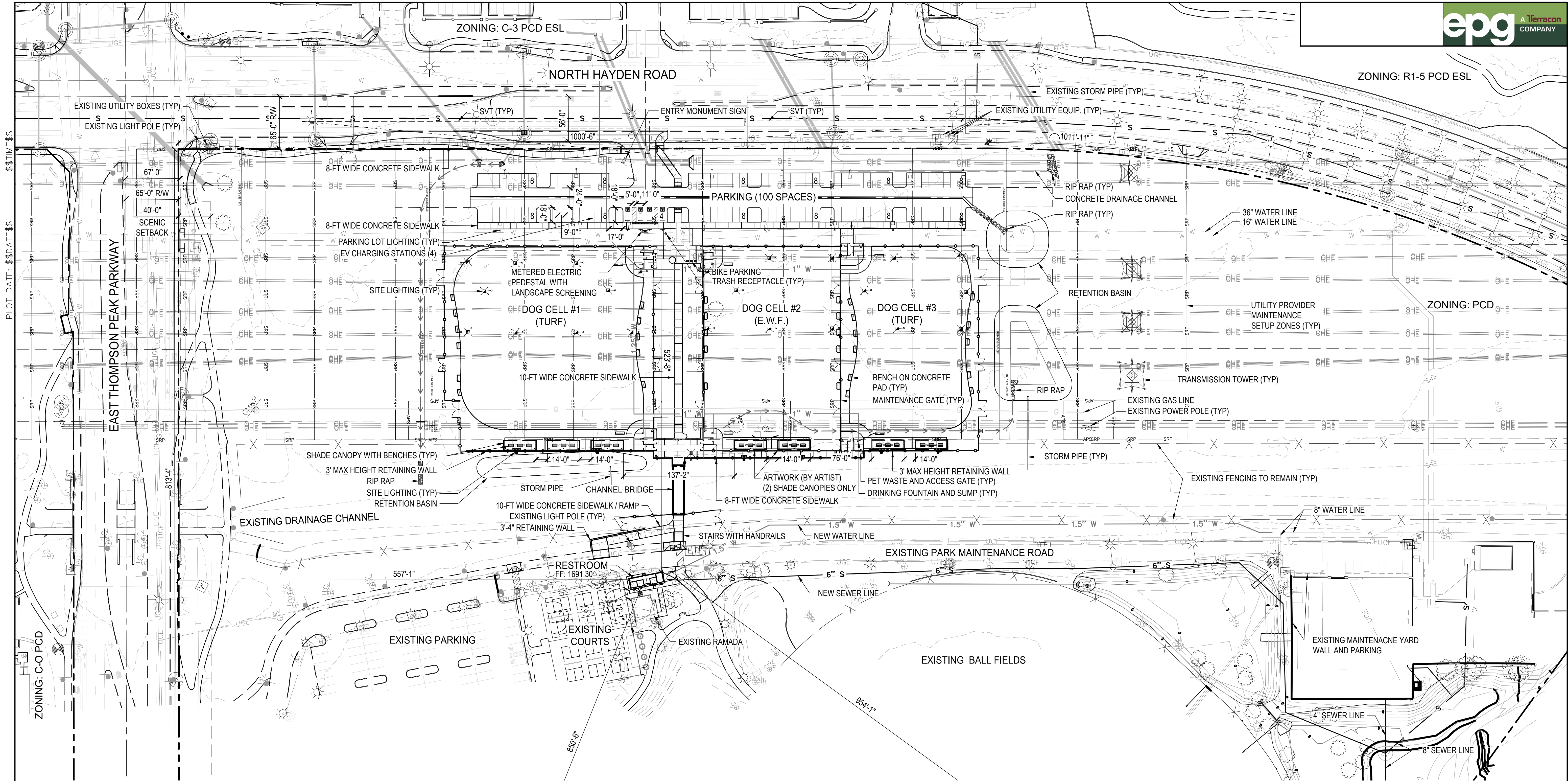
## Mechanical and Utility Equipment

This project has minimal mechanical and utility equipment. An electrical transformer will likely be located in a landscape area near or within the parking lot and adjacent to the standard free-standing service entrance section required for the site lighting.

## Location of Artwork

Based on a public competition, an artist was selected for participation in this project. Shachi Kale's concept includes perforated metal artwork, which will be affixed to the columns of two shade structures in the center non-turf dog cell. Park users will be able to experience the artwork as they sit and relax under the shade structures. The metal panel will be raised off the ground, a safety measure which does not allow people to hide behind it.





**THOMPSON PEAK DOG PARK**  
20199 N 78th PL, SCOTTSDALE, AZ 85255

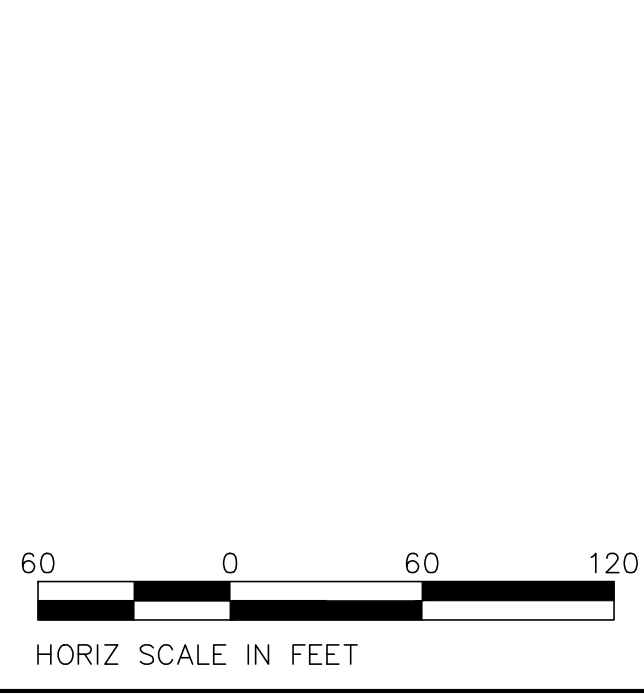
PARCEL ZONING: OS PCD  
GROSS LOT AREA: 2,568,161 SF  
NET LOT AREA: 2,349,875 SF  
GROSS FLOOR AREA: 496 SF  
BIKE PARKING: 12 PROVIDED;  
(100 [PARKING SPACES] / 10 = 10 REQUIRED)  
OPEN SPACE: 406,941 SF PROVIDED;  
(843,519 SF / 25% = 210,880 SF REQUIRED)  
PARKING: 100 SPACES PROVIDED;  
(11.5 [ACRE] \* 3 = 34.5 REQUIRED)  
ACCESSIBLE PARKING: 4 PROVIDED;  
(100 [SPACES] \* 4% = 4 REQUIRED)

TOP-OF-CURB ELEVATIONS: SEE CIVIL PLANS  
AND / OR SITE CROSS SECTIONS

**Vicinity Map**  
N.T.S.

**Project Location**

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING POWER POLE
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDER GROUND ELECTRIC
	EXISTING TELEPHONE LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING FENCE TO REMAIN
	APS SETUP ZONE
	SRP SETUP ZONE
	NEW CHAIN LINK FENCE



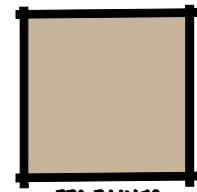
Contact Arizona 811 at least two full working days before you begin excavation

**ARIZONA811**  
Call 811 or click Arizona811.com

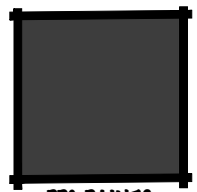
DATE	REVISION	BY
ENGINEER		
PRELIMINARY NOT FOR CONSTRUCTION		
SHEET TITLE		
SITE PLAN		
PROJECT TITLE		
ADD A DOG PARK TO THOMPSON PEAK PARK		
SCALE	DESIGNED MP	DATE
HORIZ. 1" = 60'	1/7/25	
VERT.	DRAWN MP	AS-BUILT
PROJECT NO.		BID NO.
22SQ006		H1.0
SHEET		27 OF 73



# Material Legend



PPG PAINTS  
PP61085-4  
COLOR \* BEST BEIGE



PPG PAINTS  
PP60995-7  
COLOR \* STARLESS SKY

H.M. DOOR & FRAME  
COLOR: PPG  
STARLESS SKY  
OR EQUAL, SEE  
MATERIAL LEGEND

C.M.U. PRECISION  
W/ SINGLE SCORE  
TYP. COLOR: PPG  
BEST BEIGE  
OR EQUAL-SEE  
MATERIAL  
LEGEND

7'-4"  
T.O. WALL

0'-0"  
F.F.

24 GA. CORRUGATED  
METAL ROOF PANELS  
COLOR: TO MATCH PPG  
STARLESS SKY OR  
EQUAL, SEE MATERIAL  
LEGEND

24 GA. MTL. FLASHING  
COLOR: PPG  
STARLESS SKY  
OR EQUAL, SEE  
MATERIAL LEGEND

HSS FASCIA,  
SCREEN,  
CAP AND  
TRUSS  
MEMBERS  
COLOR: PPG  
STARLESS SKY  
OR EQUAL, SEE  
MATERIAL LEGEND



City of Scottsdale

THOMPSON/CHAPARRAL PARKS RESTROOM - PAINT  
TYPICAL FRONT ELEVATION

SCALE: N.T.S.

SHEET

3A

9-DR-2024

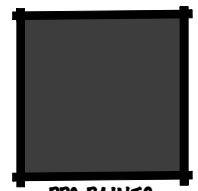
1/16/2025



Material Legend



BASALITE CONCRETE PRODUCTS  
NEVADA PRECISION CMU  
BASE 102 PRECISION,  
LIGHT WEIGHT



PPG PAINTS  
PPG0995-7  
COLOR # STARLESS SKY

H.M. DOOR & FRAME  
COLOR: PPG  
STARLESS SKY  
OR EQUAL, SEE  
MATERIAL LEGEND

C.M.U. PRECISION  
W/ SINGLE SCORE  
TYP. COLOR:  
BASALITE CONCRETE  
PRODUCTS, BASE  
102 PRECISION  
-SEE MATERIAL  
LEGEND

7'-4"  
T.O. C.M.U.

0'-0"  
F.F.

24 GA. CORRUGATED  
METAL ROOF PANELS  
COLOR: TO MATCH PPG  
STARLESS SKY OR  
EQUAL, SEE MATERIAL  
LEGEND

24 GA. MTL. FLASHING  
COLOR: PPG  
STARLESS SKY  
OR EQUAL, SEE  
MATERIAL LEGEND

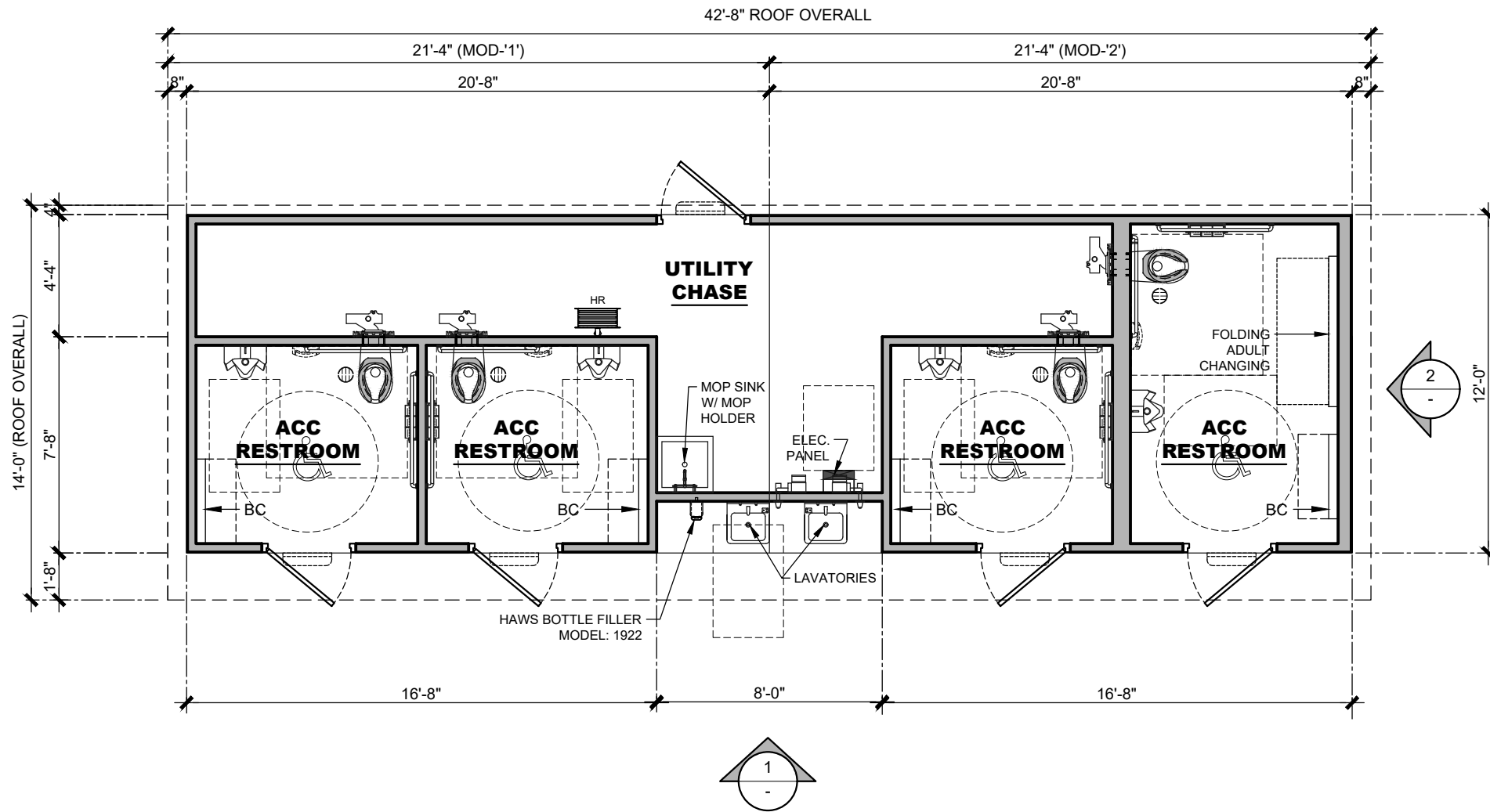
HSS FASCIA,  
SCREEN,  
CAP AND  
TRUSS  
MEMBERS  
COLOR: PPG  
STARLESS SKY  
OR EQUAL, SEE  
MATERIAL LEGEND




City of Scottsdale  
THOMPSON/CHAPARRAL PARKS RESTROOM  
- INTEGRAL COLOR C.M.U.  
TYPICAL FRONT ELEVATION

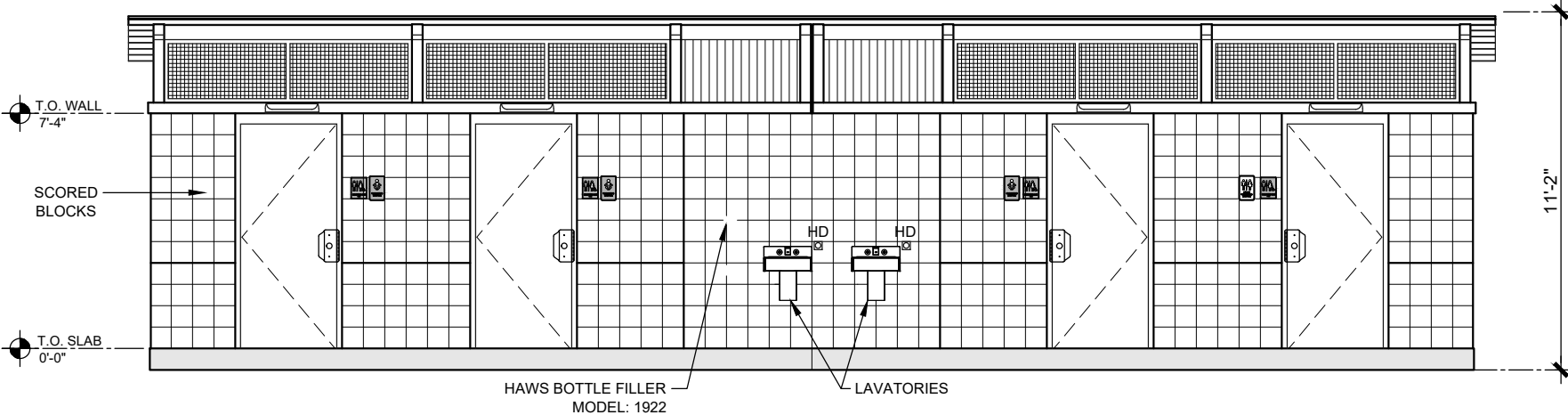
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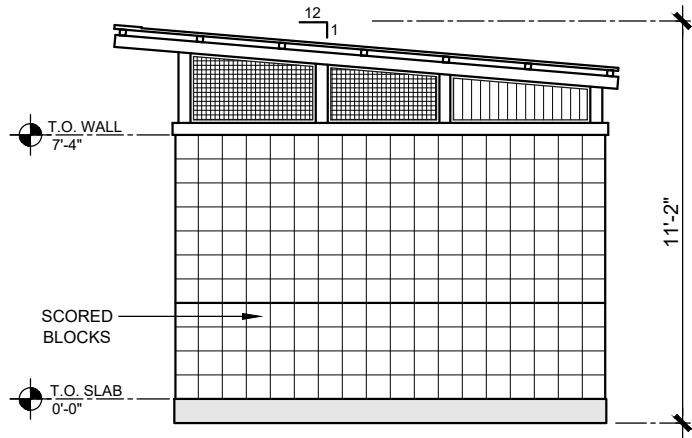


**FLOOR PLAN**  
SCALE: 3/16"=1'0"


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			PROJECT #: <b>11355</b>	DRAWN BY:	
				START DATE DRAWN BY: EOR	



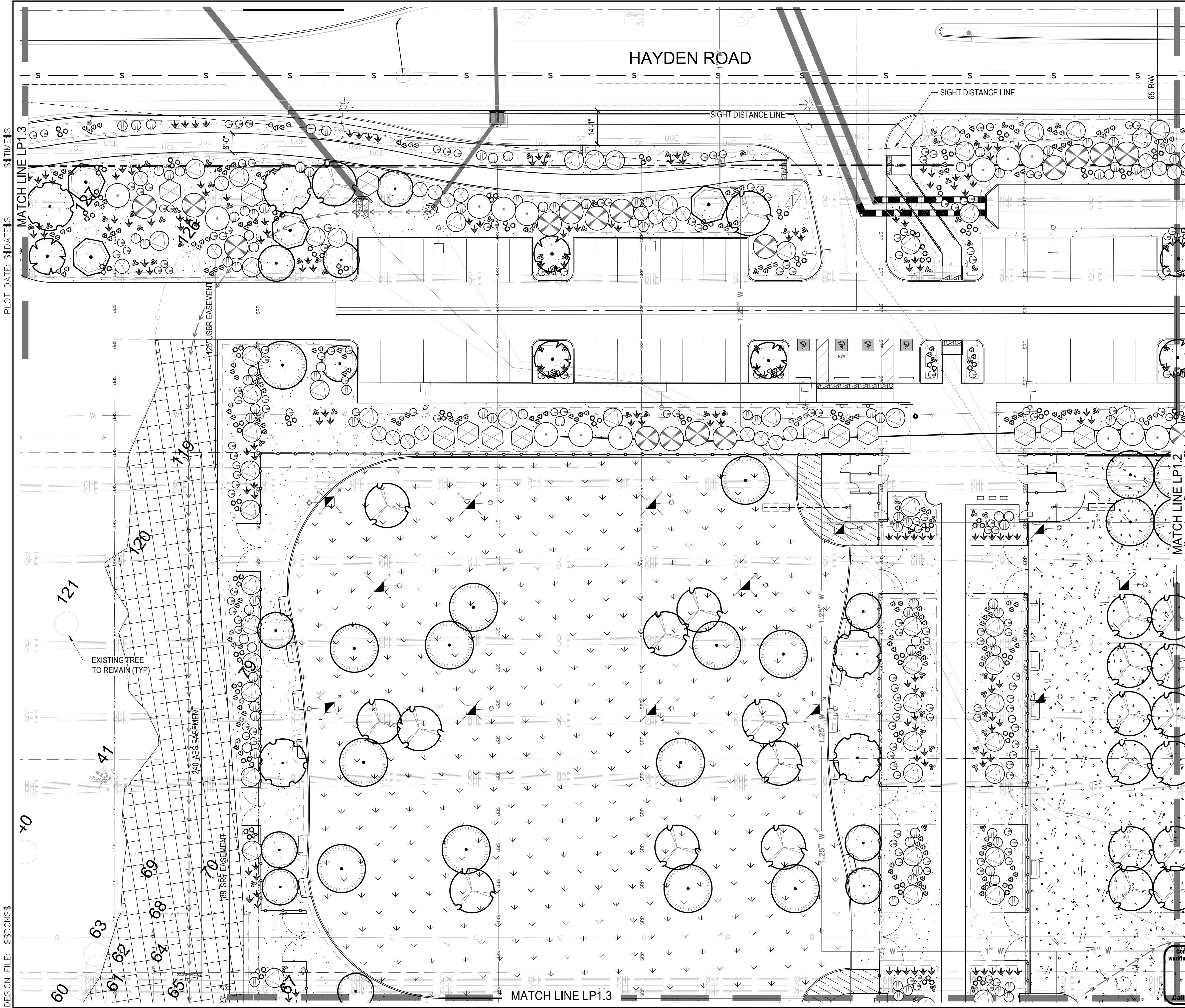
**ELEVATION 1**  
SCALE: 3/16"=1'0"



**ELEVATION 2**  
SCALE: 3/16"=1'0"

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			PROJECT #: <b>11355</b>	DRAWN BY:	
				START DATE: DRAWN BY: EOR	





PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACACIA ANEURA	MULGA	36" BOX (1.5-2.0" CAL.)	12
	ACACIA CRASPEDOCARPA	LEATHER-LEAF ACACIA	24" BOX (7.5-1.25" CAL.)	6
	CAESALPINIA CACALACO	CASCALOTE	24" BOX (1.1-1.5" CAL.)	21
	CORDIA BOISSIERI	ANACAHUITA	36" BOX (5-6" CAL.)	11
	PISTACIA LENTISCUS	MASTIC TREE	36" BOX (2-2.25" CAL.)	35
	VITEX NEGUNDO 'HETEROPHYLLA'	CUT-LEAF CHASTE TREE	24" BOX (3-4" CAL.)	31
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AMBROSIA DEL TOIDEA	TRIANGLE LEAF BURSAGE	1 GAL.	459
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	462
	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.	33
	ENCELIA FARINOSA	BRITTLEBUSH	1 GAL.	200
	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	EMU BUSH	5 GAL.	84
	GLANDULARIA GOODINGII	GOODDING'S VERBENA	1 GAL.	290
	LARREA TRIDENTATA	CREOSOTE	5 GAL.	42
	MUHLENBERGIA RIGIDA 'NASHVILLE'	NASHVILLE PURPLE MUHLY	5 GAL.	285
	PENSTEMON PARRYI	PARRY'S BEARDTONGUE	1 GAL.	271
	TECOMA STANS	YELLOW BELLS	5 GAL.	39
	VAUQUELINIA CALIFORNICA	ARIZONA ROSEWOOD	5 GAL.	28

GROUNDCOVER LEGEND

SYM	INERT MATERIAL	QTY
	1/2" SCREENED DG, 2" DEPTH, COLOR DESERT GOLD	100,454 SF
	1/4" MINUS DG, 2" DEPTH, COLOR DESERT GOLD	1,865 SF
	WOOD MULCH, 4" DEPTH, PER DTL 1/HD2.1	39,391 SF
LIVE MATERIAL		
	TURF GRASS, E-Z TURF MIDIRON	79,589 SF
	HYDROSEED, SEE SPECS.	44,764 SF

- NOTES:
- THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.
  - TREES IN PARKING ISLANDS ARE OFF-CENTER TO ACCOMMODATE LIGHTING FIXTURES AND UTILITY SETUP ZONES.
  - SCRAPE AND STOCKPILE EXISTING DG AT RAMADA / RESTROOM AREA AND REPLACE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

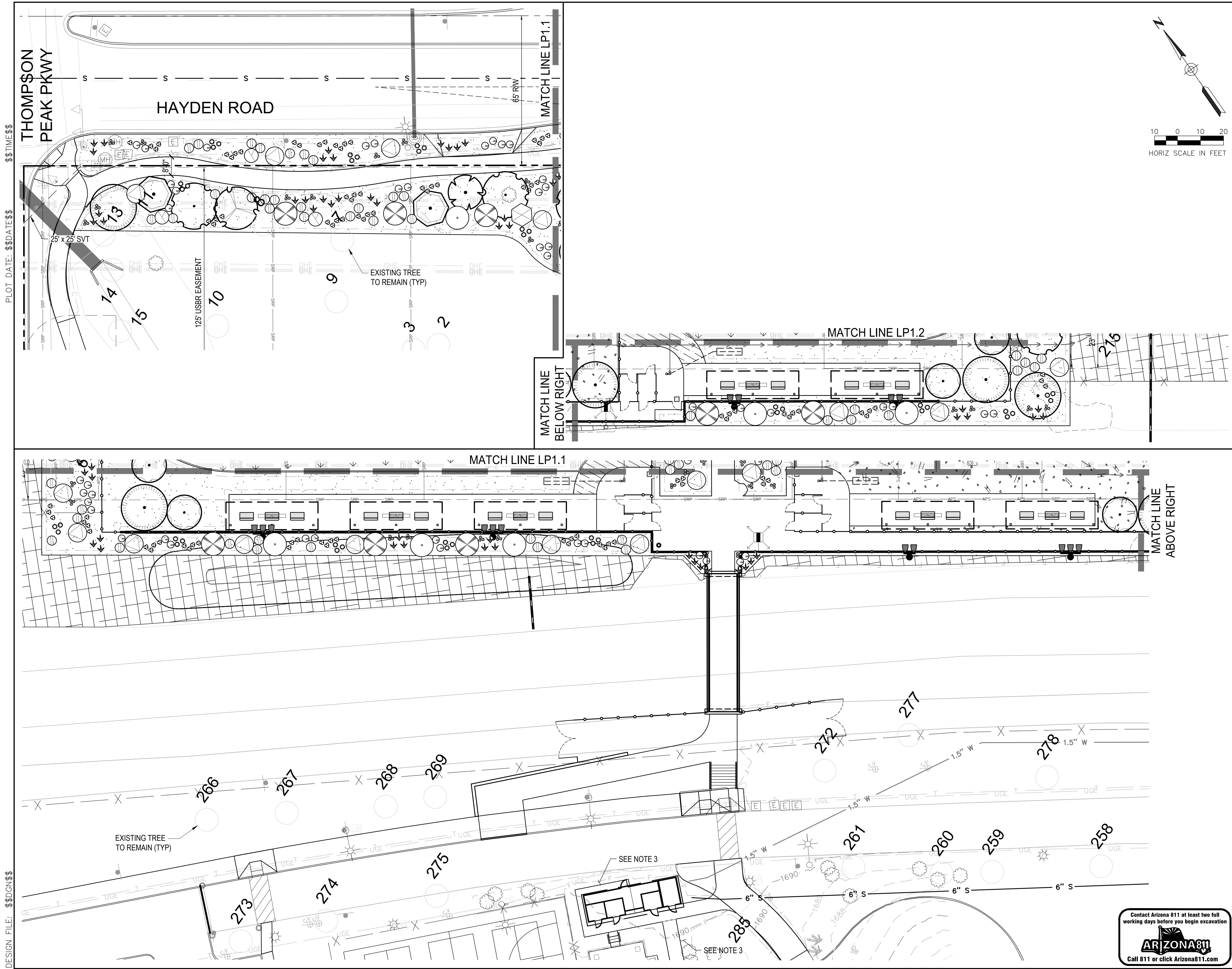
DATE	REVISION	BY
ENGINEER		
PRELIMINARY NOT FOR CONSTRUCTION	PUBLIC WORKS CAPITAL PROJECT MANAGEMENT 7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251	
SHEET TITLE LANDSCAPE PLAN		
PROJECT TITLE ADD A DOG PARK TO THOMPSON PEAK PARK		
SCALE HORIZ. 1" = 20' VERT.	DESIGNED MP DRAWN MP	DATE 1/7/25 AS-BUILT PROJECT NO. 22SQ006
BID NO.		SHT. LP1.1 40 OF 73







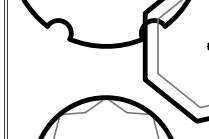
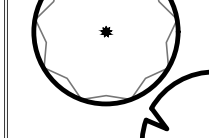

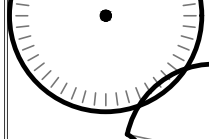





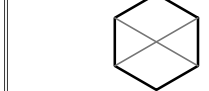



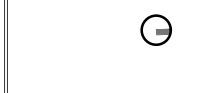
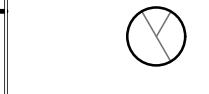








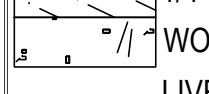
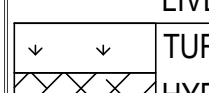



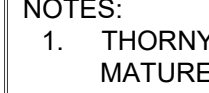
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**GROUND COVER LEGEND**

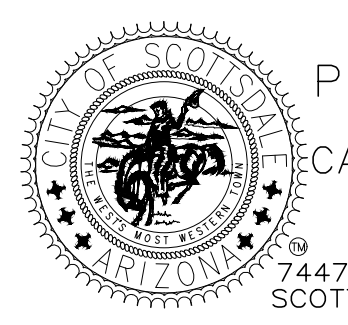
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3. SCRAPE AND STOCKPILE EXISTING DG AT RAMADA / RESTROOM AREA AND REPLACE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.

DATE	REVISION	BY


ENGINEER	PUBLIC WORKS
PRELIMINARY NOT FOR CONSTRUCTION	 CAPITAL PROJECT MANAGEMENT 7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251

**SHEET TITLE**  
LANDSCAPE PLAN

**PROJECT TITLE**  
ADD A DOG PARK TO  
THOMPSON PEAK PARK

SCALE	DESIGNED	DATE	BID NO.	SHT.
HORIZ. 1" = 20'	MP	1/7/25		LP1.3
VERT.	MP	AS-BUILT	PROJECT NO. 22SQ006	42 OF 73

Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com





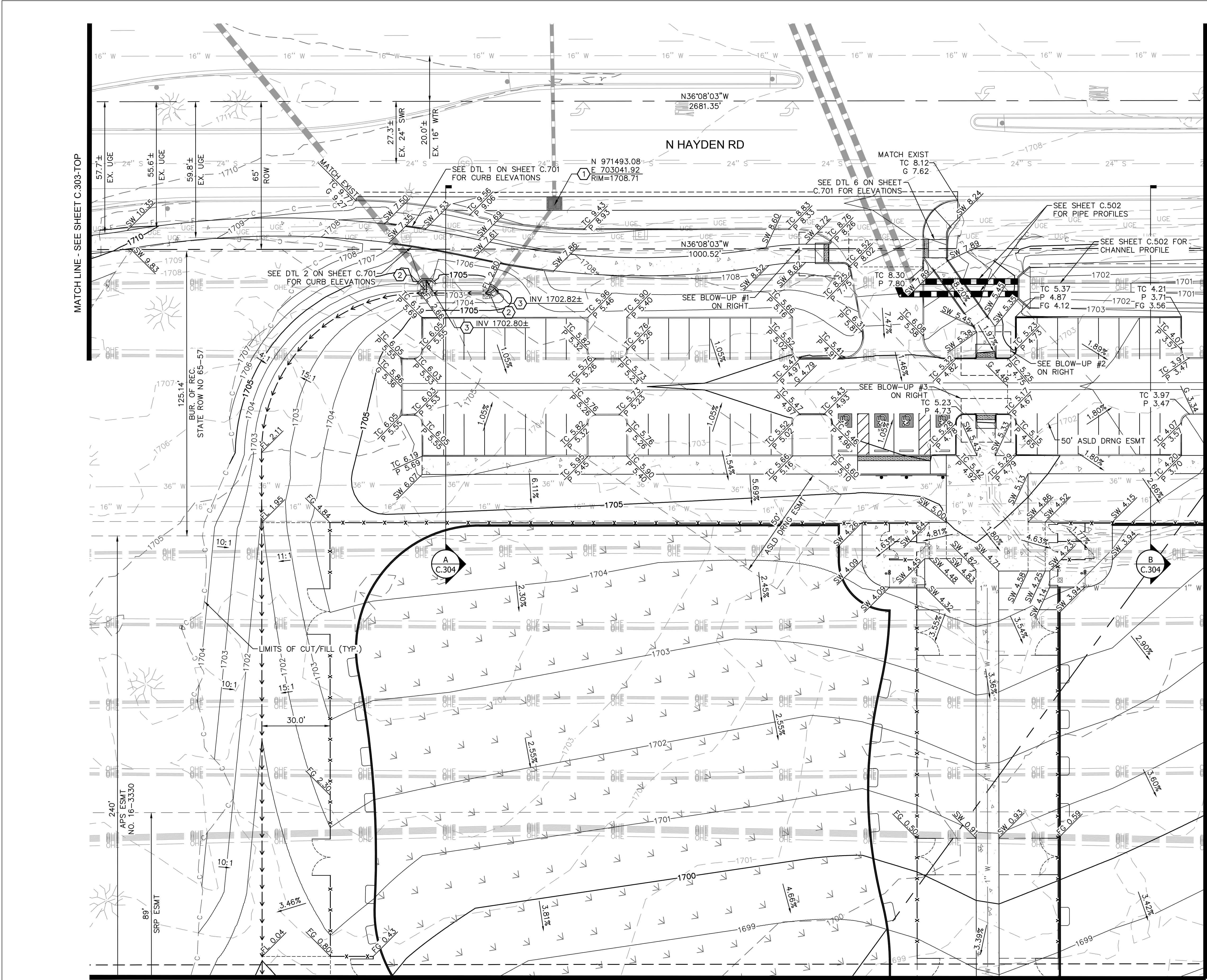
Perspective from Parking Lot Looking Southeast





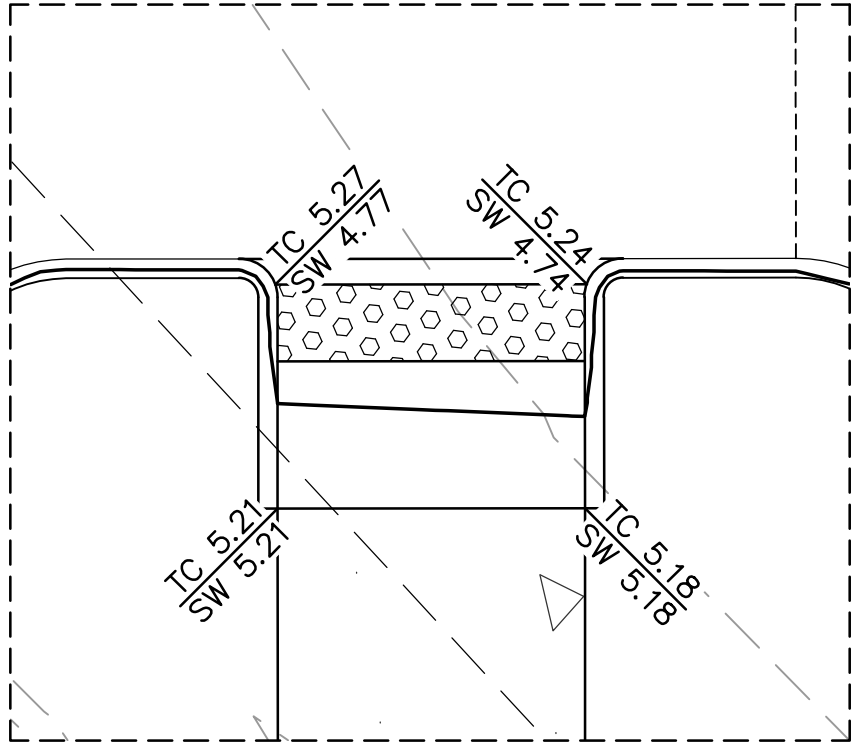
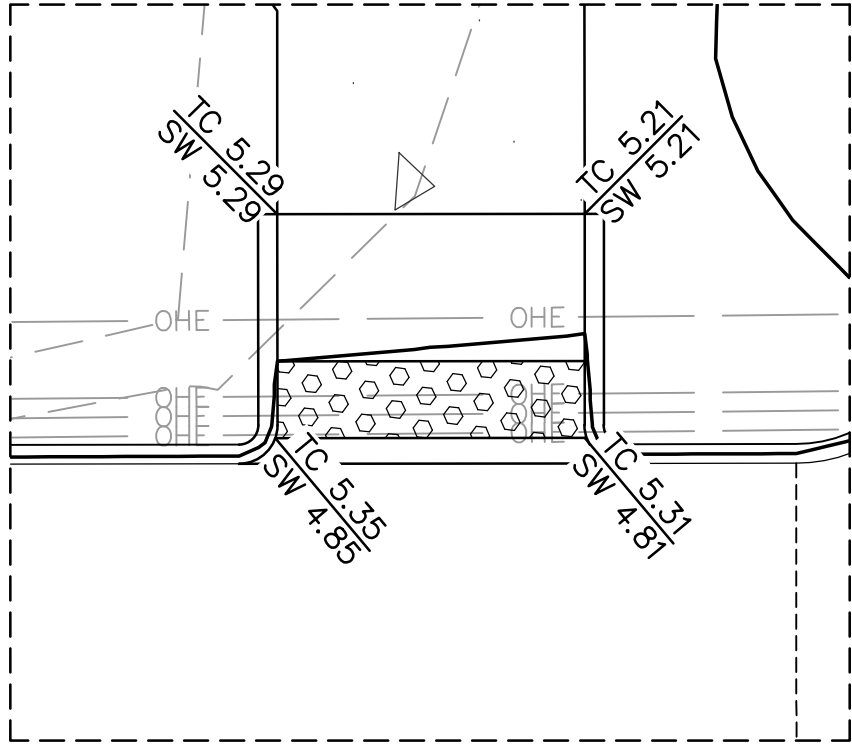
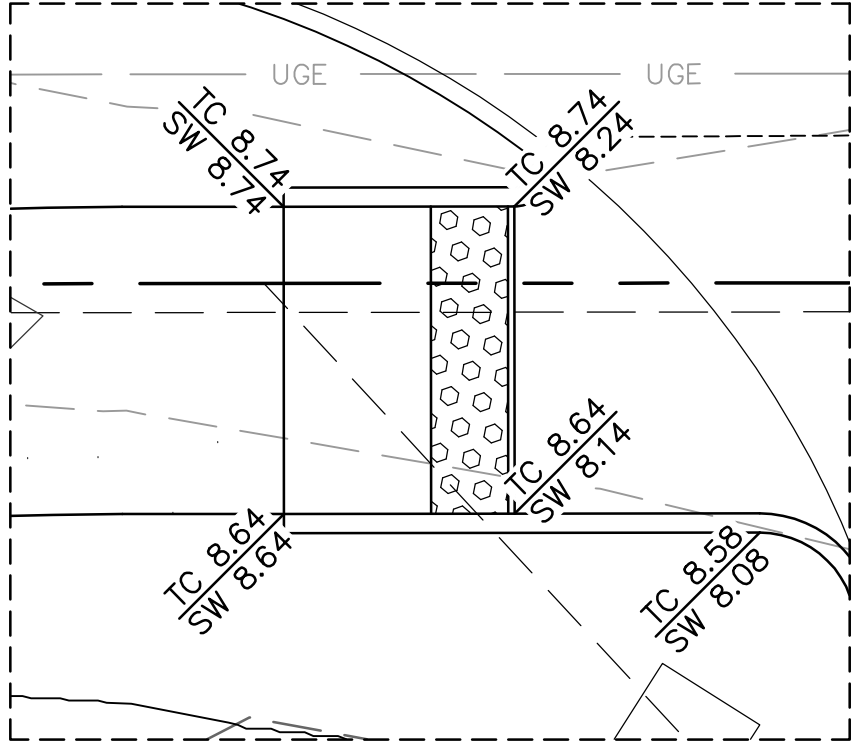
Perspective from Pedestrian Bridge Looking Northwest





GRADING & DRAINAGE NOTES				
NO.	DESCRIPTION	QTY	UNITS	
①	REPLACE EXISTING CURB INLET WITH NEW GRATE PER MAG STD DTL 537 TYPE 'G' DOUBLE GRATE AND COS STD DTL 2535	1	EA	
②	RIP RAP (ANGULAR) WITH FILTER FABRIC PER MAG SPECS 220 & 703, D50=6", T=12"	8	SY	
③	HEADWALL PER MAG STD DTLs 501-1 & 501-2 'U' TYPE WITH ACCESS BARRIER PER COS STD DTL 2562-1	2	EA	

GENERAL NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING



No.	Description	Date

100% SUBMITTAL  
01/15/2025

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PROJECT OWNER:

CITY of SCOTTSDALE  
Scottsdale, AZ

PROJECT NAME AND LOCATION:

THOMPSON PEAK DOG PARK  
Scottsdale, AZ

SHEET TITLE:

GRADING & DRAINAGE PLAN

Drawn by:	MB	Job No.	11355
Checked by:	GV		
Current Date:	01/15/2025	C.301	11 OF 74
Start Date:	-		

100% DESIGN - 01/15/2025

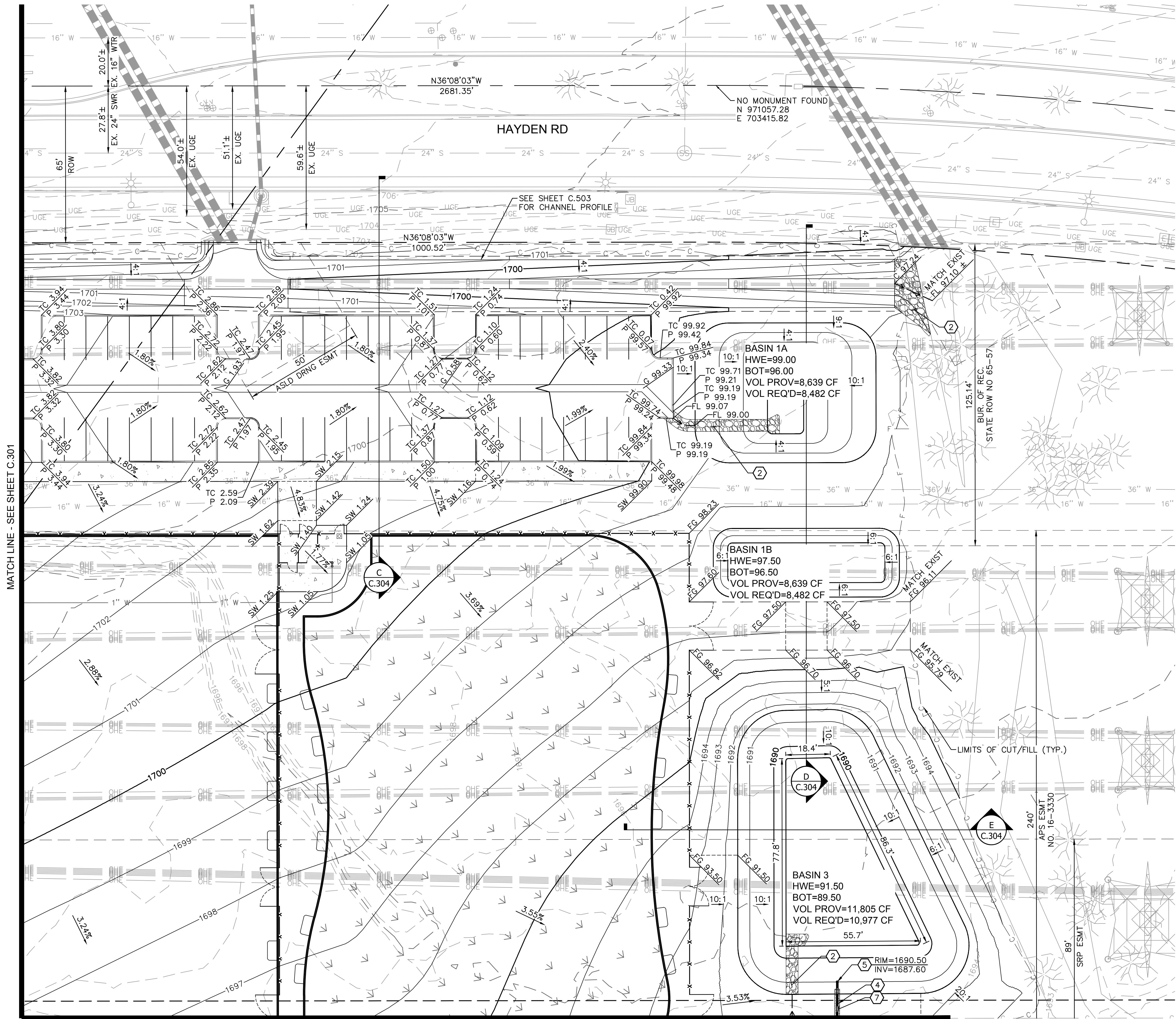
THOMPSON PEAK DOG PARK - Scottsdale, AZ

9-DR-2024  
1/16/2025



GRADING & DRAINAGE NOTES			
NO.	DESCRIPTION	QTY	UNITS
②	RIP RAP (ANGULAR) WITH FILTER FABRIC PER MAG SPECS 220 & 703, D50=6", T=12"	74	SY
④	8" HDPE PIPE. OUTLET TO BE CUT TO MATCH EXISTING CHANNEL SIDE SLOPE, FIT OUTLET WITH FLAP GATE	15	LF
⑤	8" AREA DRAIN WITH ORIFICE PLATE	1	EA
⑦	2 SACK SLURRY BACKFILL (2' WIDE) PER MAG SPEC 728	23	SF

GENERAL NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING



No.	Description	Date

100% SUBMITTAL  
01/15/2025

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PROJECT OWNER:

CITY of SCOTTSDALE  
Scottsdale, AZ

PROJECT NAME AND LOCATION:

THOMPSON PEAK DOG PARK  
Scottsdale, AZ

SHEET TITLE:

GRADING & DRAINAGE PLAN

Drawn by:	MB	Job No.	11355
Checked by:	GV	C.302	12 OF 74
Current Date:	01/15/2025		
Start Date:			

100% DESIGN - 01/15/2025

THOMPSON PEAK DOG PARK - Scottsdale, AZ

9-DR-2024  
1/16/2025



