

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 15, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**WestWorld Sports
Complex MUMSP
9-UP-2021**

Request for a recommendation to the Planning Commission and City Council regarding the Municipal Use Master Site Plan to allow for new multi-use sport fields with field lighting and 5,735 square feet of building area, all on a +/- 28.14-acre site.

SUMMARY

Staff Recommendation

Staff recommends that the Development Review Board make a recommendation to the Planning Commission and City Council to approve the proposed Municipal Use Master Site Plan.

Key Issues

- None

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Proposed Municipal Use Master Site Plan is consistent with the General Plan
- Environmentally Sensitive Lands Overlay District
- The Parks and Recreation Commission heard this case on June 16, 2021 and recommended approval to City Council with a 4-0 vote

BACKGROUND

Location: 15522 N. Thompson Peak Parkway, 15514 N. Thompson Peak Parkway, 15939 N. 98th Street, 9809 E. McDowell Mountain Ranch Road and Parcel APN 217-14-038B

Zoning: Western Theme Park (WP) and Single-family Residential, Environmentally Sensitive Lands (R1-35, ESL)

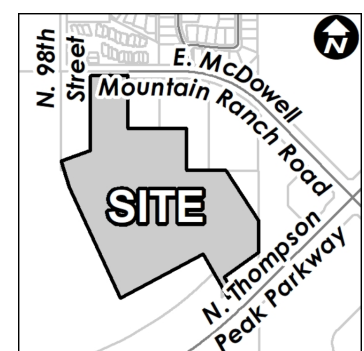
Adjacent Uses

North: One-story condominiums (Graythorn) and vacant, undeveloped land.

East: Vacant, undeveloped land.

South: N. Thompson Peak Parkway Right of way abuts the site to the south, beyond N. Thompson Peak Parkway is the Central Arizona Project canal (CAP) and the McDowell Mountain Golf Course).

West: WestWorld theme park and WestWorld Trailhead



Property Owners

City of Scottsdale and
U.S. Bureau of Reclamation

Applicant

City of Scottsdale – Joe Phillips
480-312-2522

Architect/Designer

John Barker, Gavan & Barker Inc.
602-200-0031

Engineer

Gavan & Barker Inc.

DEVELOPMENT PROPOSAL

The proposed Municipal Use Master Site Plan is consistent with the 2001 General Plan Land Use Element in that it will further accommodate destination recreation that supports tourism (Goal 1 Bullet 4). The applicants request is for a recommendation from the Development Review Board to the Planning Commission and City Council on the proposed Municipal Use Master Site Plan to construct new multi-use sport fields with field lighting.

Development Review Board Criteria

In accordance with Section 1.501 of the Zoning Ordinance, the Development Review Board and Planning Commission shall review and make a recommendation to the City Council regarding a proposed municipal use master site plan for any site larger than one (1) acre of gross lot area. The purpose of the Municipal Use Master Site Plan review process is to find the proposed municipal use is of general community interest and to ensure the general public has the opportunity to comment on the proposed use and site plan design. When evaluating a municipal use master site plan, city staff encourages the Development Review Board to evaluate and provide a recommendation of the proposed site plan based on the applicable site plan Development Review Board criteria (Attachment #4).

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including the preservation of the existing Old Verde Canal, Natural Area Open Space easements and enhancing pedestrian connectivity with the addition of sidewalks and trails that link to the existing Westworld Trailhead.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board make a recommendation to the Planning Commission and City Council to approval the proposed Municipal Use Master Site Plan.

Next Steps:

Upon receiving a recommendation of the proposed Municipal Use Master Site Plan, the Planning Commission shall make a recommendation to the City Council. The site plan, landscape plan, building elevations, and lighting will be reviewed by a separate Development Review Board application subsequent to the City Council decision.

RESPONSIBLE DEPARTMENTS

STAFF CONTACTS

Community & Economic Development
Current Planning Services

Meredith Tessier
Senior Planner
480-312-4211


Email: mtessier@ScottsdaleAZ.gov

Public Works
Capital Project Management

Joe Phillips
Project Manager
480-312-4211

Email: jphillips@ScottsdaleAZ.gov


APPROVED BY


Meredith Tessier, Report Author

06/29/2021
Date


Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

7/5/2021
Date


Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

7-7-2021
Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Combined Context Aerial and Site Plan
7. Site Plan and Details
8. Zoning Map
9. Community Involvement Report/Correspondence



Context Aerial

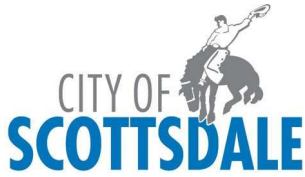
9-UP-2021



Q.S.
35-51
Google Earth Pro Imagery

Close-up Aerial

9-UP-2021



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

May 28, 2021

Updated June 9, 2021

Reference: 405-PA-2021 - Conditional Use Permit - Application Narrative – Bond 53 - WestWorld Sports Complex

The Park and Recreation Division would like to submit a 'Conditional Use Permit' in concurrence with a Drainage Report to develop improvements on assessor parcel numbers 217-14-984A, 217-14-037B, 217-14-038B, 217-14-036, 217-14-040 and the following addresses: 15522 N Thompson Peak Parkway, 15514 N Thompson Peak Parkway, and 15939 N. 98th St.

The proposed improvements will include lighted sports fields, maintenance/restroom building, 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.

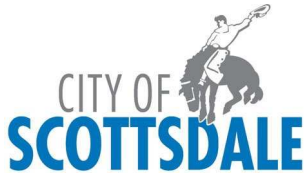
Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 – Discoveries of archaeological resources during construction.

Criteria from Section 1.401 of the Zoning Ordinance:

A. 1) **Criterion:** Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

Response: These Fields will be maintained by the Community Services Department and will abide by City of Scottsdale ordinances.

A. 2) **Criterion:** Impact on surrounding areas resulting from an unusual volume or character of traffic.



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Response: We are including a traffic analysis to be incorporated into the design of the parcel.

- B) **Criterion:** The characteristics of the proposed conditional use are reasonably compatible with the types of uses in the surroundings areas.

Response: Yes this developed parcel will provide a public recreation space for use by all City of Scottsdale residents and the this parcel will be reservable from the Community Services Department.

Criteria from Section 1.403 of the Zoning Ordinance:

6. E) **Criterion:** Substantial and demonstrable diminution of the market value of surrounding property.

Response: The development of public parks or sports complexes provide an economical and health benefit to the community.

Criteria from Section 5.2104. – Findings Required

- A.) **Criterion:** That the development proposed is in substantial harmony with the General Plan and can be coordinated with existing and planned development of surrounding areas.

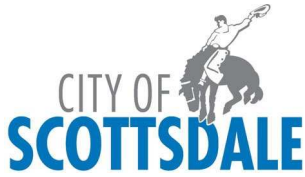
Response: The citizens of Scottsdale approved Bond 2019 measure 53 that will fund the project and provide the community with an open space and recreation.

- B.) **Criterion:** That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.

Response: Yes, the project team is having a traffic study conducted by a third party to look at anticipated traffic and make the proper recommendations.

- C. 3.) **Criterion:** In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

Response: The project team has coordinated with WestWorld already and will continue to gather public input and coordination throughout this process.



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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

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *Staff finds that the Municipal Use Master Site Plan is consistent with the 2001 General Plan.*
2. The ~~architectural character, landscaping and~~ site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. ~~Avoid excessive variety and monotonous repetition;~~
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. ~~Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.~~
 - *Staff finds that the Municipal Use Master Site Plan conforms with the Environmentally Sensitive Lands Overlay with the dedication of Natural Area Open Space over environmental features such as the Old Verde Canal. Desert landscape and hardscape is proposed along the perimeter of the of the site, within the parking lot area, as well as the new driveway entrances along E. McDowell Mountain Ranch Road and N. Thompson Peak Parkway.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *Staff finds that access to the site is provided with two (2) new driveways, one along E. McDowell Mountain Ranch Road and N. Thompson Peak Parkway. Pedestrian circulation will be provided throughout this site with sidewalks, trails and pathways that vary in width from 8 to 14-foot-wide with links that connect to the existing WestWorld Trailhead.*
4. ~~If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.~~
 - *Not applicable, the site plan will return for review subsequent to City Council approval.*
5. ~~Within the Downtown Area, building and site design shall:~~
 - a. ~~Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;~~
 - b. ~~Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;~~
 - c. ~~Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;~~
 - d. ~~Reflect the design features and materials of the urban neighborhoods in which the development is located; and~~
 - e. ~~Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.~~

- *This criterion is not applicable.*

~~6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:~~

- ~~a. Accessibility to the public;~~
- ~~b. Location near pedestrian circulation routes consistent with existing or future development or natural features;~~
- ~~c. Location near the primary pedestrian or vehicular entrance of a development;~~
- ~~d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and~~
- ~~e. Location in conformance to standards for public safety.~~

- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1972 (Resolution #645) as R1-35. The eastern 5.6-acre parcel remained R1-35 while the adjacent four parcels were rezoned to the Western Theme Park District (WP) zoning designation in 1995 (Ordinance #2838). The majority of the land is owned by the Bureau of Reclamation and is managed by the city. In December 2020, the city acquired additional land from the Arizona State Land Department to accommodate space to build five sport fields.

Community Involvement

As part of the Municipal Use Master Site Plan application, city staff notified property owners within 0.5 miles of the site. Additionally, the city notified the residents that received notifications of the previous approved MUMSP for the Bell Road Sports Complex Case# 10-UP-2020. In May and June of 2021, the city hosted a virtual public meeting on the City's website:

<https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road>

Context

The WestWorld Sports Complex site is located approximately 550 feet west of the intersection of N. Thompson Peak Parkway and McDowell Mountain Ranch Road. The surrounding uses are residential, commercial, WestWorld special event facility, and vacant land.

Project Data

- Existing Use: Vacant, undeveloped land with retention basin
- Proposed Use: Multi-use sport fields with field lighting
- Project Area: 1,225,602 square feet / 28.14 acres (net)
1,279,190 square feet / 29.36 acres (gross)
- Building Area: 1,015 square feet (Restroom)
720 square feet (Office)
4,000 square feet (Plaza)
- Total Building Area: 5,735 square feet
- Building Height Allowed: 24 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 17 feet 6 inches (inclusive of rooftop appurtenances)
- Parking Required: 189 spaces
- Parking Provided: 455 spaces
- Natural Area Open Space Required: 66,213.74 square feet / 1.52 acres
- Natural Area Open Space Provided: 66,512.08 square feet /1.52 acres



ATTACHMENT #6

PROPERTY OWNER:
CITY OF SCOTTSDALE
7227 E INDIAN SCHOOL RD,
STE 205
SCOTTSDALE, AZ 85251

CITY OF SCOTTSDALE:
PROJECT MANAGER
JOE PHILLIPS, P.E.
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jphillips@scottsdaleaz.gov
(480) 861-4623

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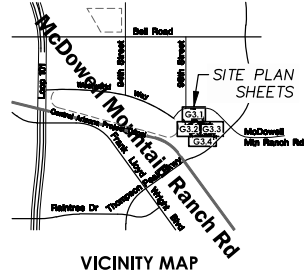
LANDSCAPE ARCHITECT:
GAVAN & BARKER INC.
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PHOENIX, AZ 85012
jbarker@gavankbarker.com
(602) 200-0031

ARCHITECT:
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SCOTTSDALE, AZ 85251
sfucello@fucelloarchitects.com
(480) 947-2660

SITE ELECTRICAL ENGINEER:
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CLIFF TOLMAN
165 E CHILTON DRIVE
CHANDLER, AZ 85225
ctolman@wrightengineering.us
(480) 497-5625

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

Gavan & Barker Inc. Civil Engineering - Landscape Architecture
3030 North Central Avenue, Suite 700, Phoenix
Arizona 85012 PH: 602-900-0031 FX: 602-900-0032



**CITY OF SCOTTSDALE
WESTWORLD SPORTS COMPLEX**

PARCEL ADDRESS: 9875 E. McDowell Mountain Ranch Road.
QSP 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

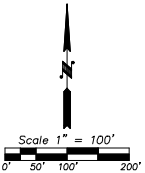
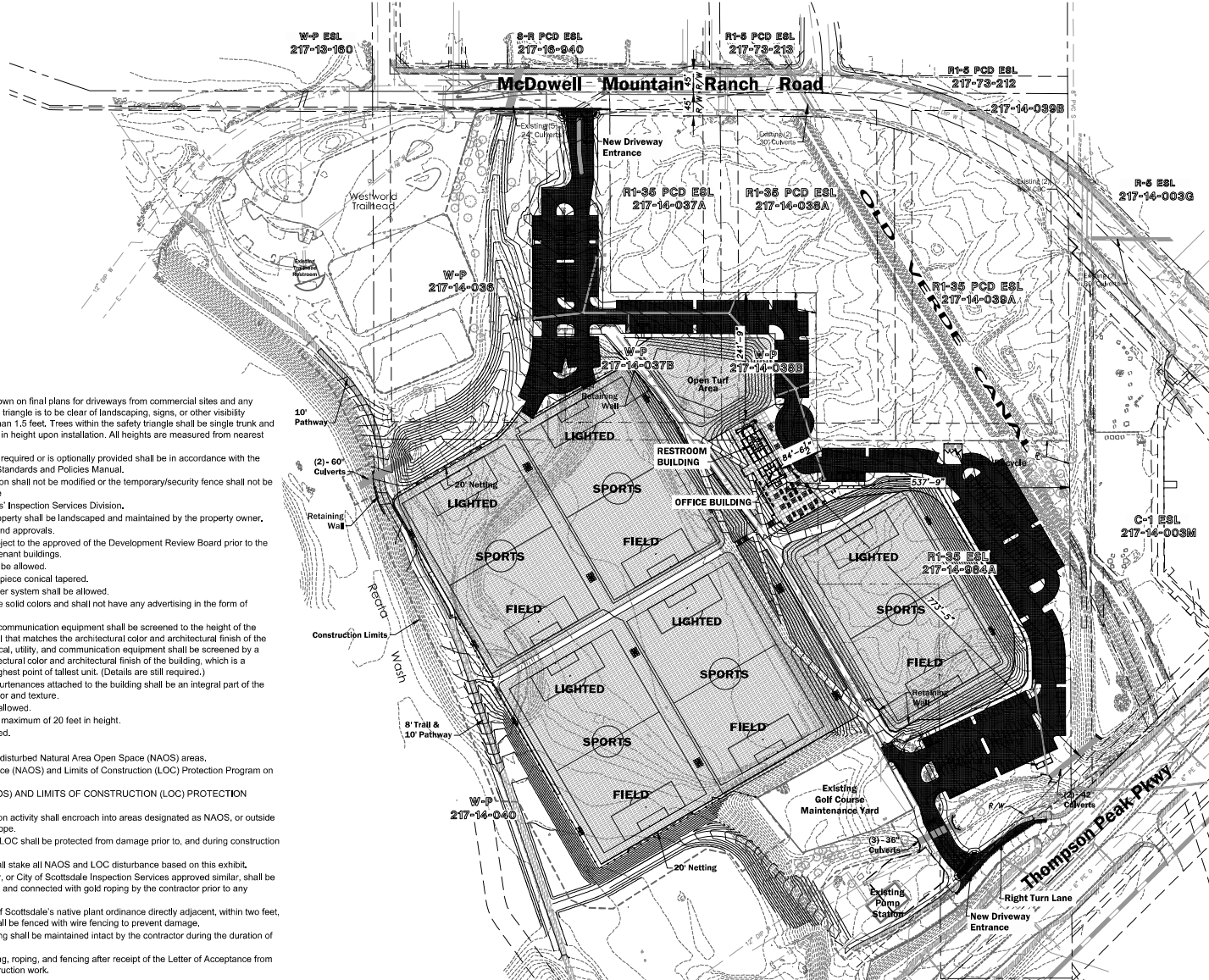
ACCESSIBLE PARKING:
Required Spaces..... 4% x Provided Parking (189) = 8
PARKING PROVIDED:
Required Standard Park Use Spaces..... 189
Accessible Spaces..... 8
Additional Event/Tournament Spaces..... 258
Total Provided 455

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)

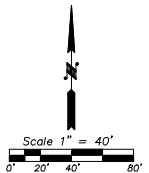
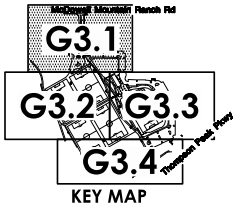
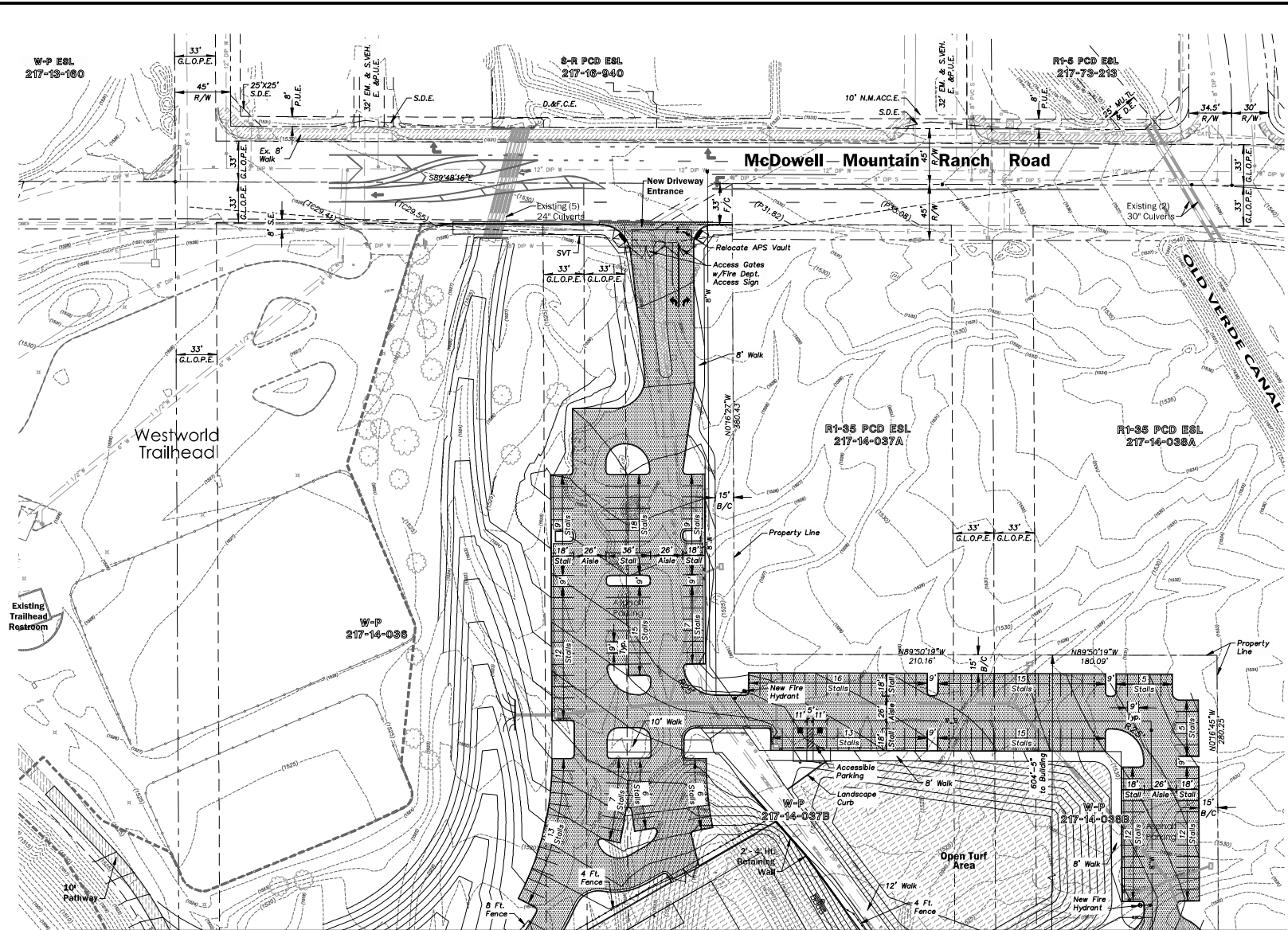
- Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the safety triangle shall be single 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 approval 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 follow 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
PUBLIC WORKS CAPITAL PROJECT MANAGEMENT		
SITE PLAN		
PROJECT TITLE: CITY OF SCOTTSDALE WESTWORLD SPORTS COMPLEX		
SCALE	DESIGNED	DATE
HORIZ.	EB	6-2-21
VERT.	DH	AS-BUILT
SHEET NO. 1 OF 6		BID NO. 405-PA-2021



MATCH LINE - SEE SHEET 3 - G3.2

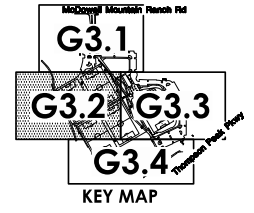
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ENGINEER		
		PUBLIC WORKS CAPITAL PROJECT MANAGEMENT
7447 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251		
SHEET TITLE		
SITE PLAN		
PROJECT TITLE		
CITY OF SCOTTSDALE WESTWORLD SPORTS COMPLEX		
SCALE	DESIGNED	DATE
HORIZ.	EB	6-2-21
VERT.	DH	AS-BUILT
PROJECT NO.		SHT.
405-PA-2021		G3.1
DRAWN		2 OF 6

MATCH LINE - SEE SHEET 2 - G3.1

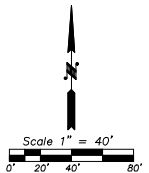


MATCH LINE - SEE SHEET 6 - G3.4

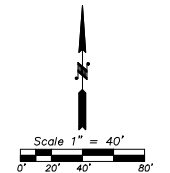
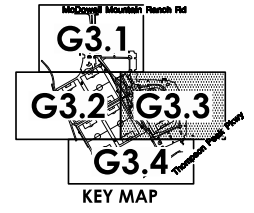
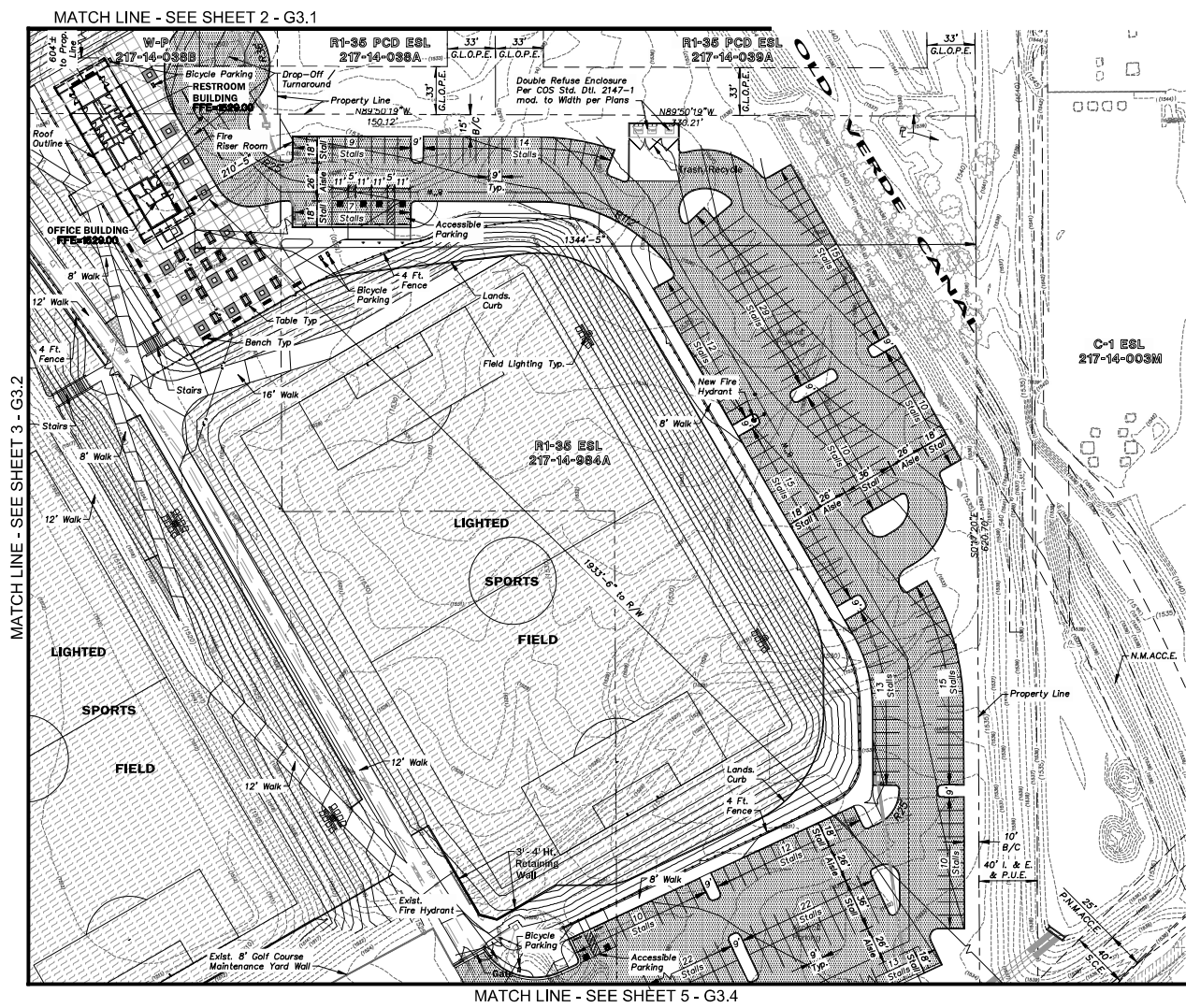
MATCH LINE - SEE SHEET 4 - G3.3



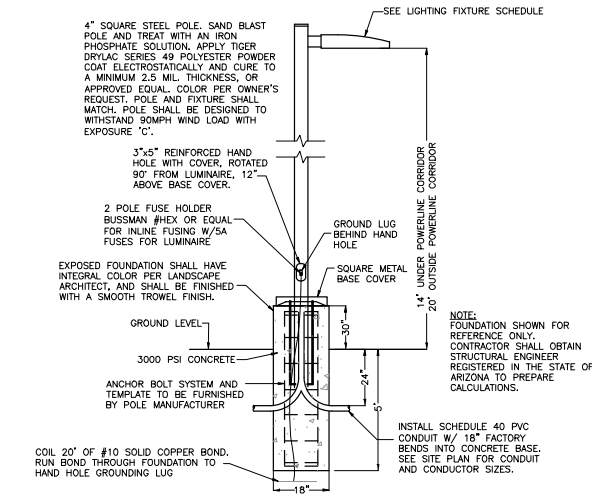
KEY MAP



DATE	REVISION	BY
ENGINEER		
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.	EB	6-2-21
VERT.	DH	AS-BUILT
BID NO.	PROJECT NO.	SHT.
	405-PA-2021	G3.2
		3 OF 6



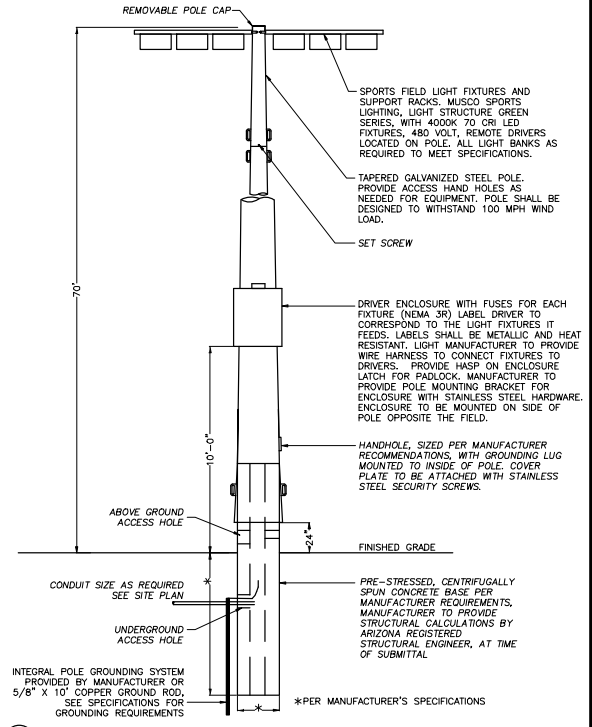
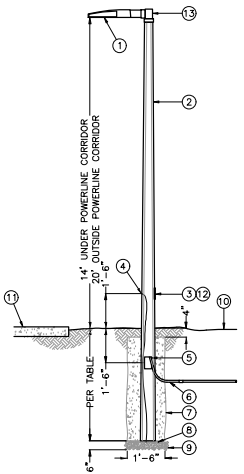
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		4 OF 6



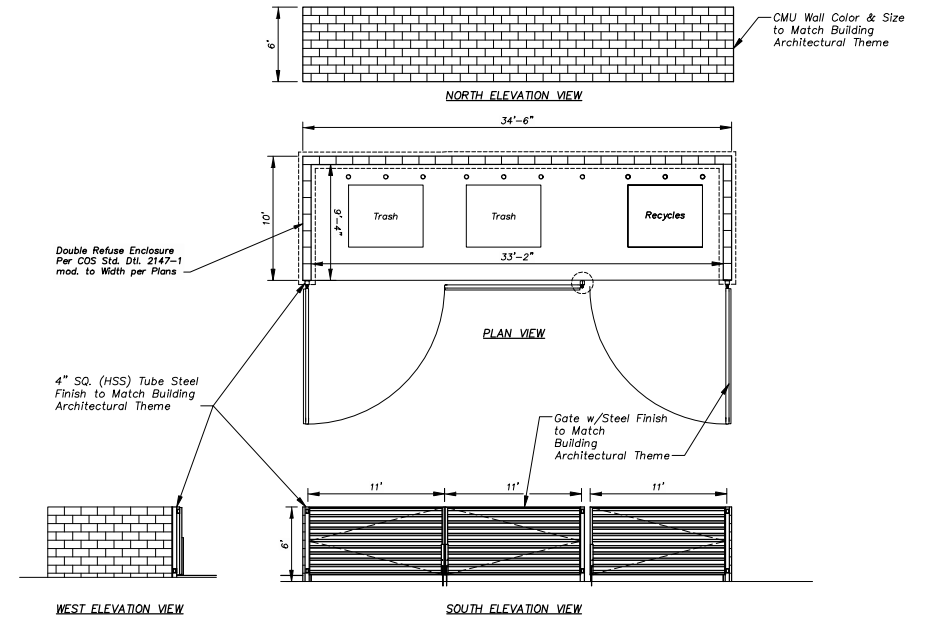
1 PARKING LOT DETAIL NTS

- 1 LED LIGHT FIXTURE, WITH IES PHOTOMETRIC DISTRIBUTION PER PLANS, SEE LIGHT FIXTURE SCHEDULE. ALL FIXTURES ARE TO BE PROVIDED FROM THE SAME MANUFACTURER.
- 2 DIRECT-BURIED, TAPERED, OCTAGONAL, PRE-STRESSED, REINFORCED, SPUN CONCRETE POLE. AMERON CONCRETE CAT# ME006 OR TRADITIONAL CONCRETE POLES CAT# D121. POLE SHALL HAVE BLACK COLOR, EXPOSED AGGREGATE FINISH WITH ANTI-GRAFFITI SEALER. ALL POLES ARE TO BE PROVIDED FROM THE SAME MANUFACTURER.
- 3 FLUSH MOUNTED HANDHOLE WITH FLUSH, TAMPERPROOF, STAINLESS STEEL SECURITY SCREWS (BUTTON TORX WITH CENTER PIN). POLE MANUFACTURER TO PLACE HANDHOLE SO THAT IT WILL BE LOCATED ABOVE FINISHED GRADE AT HEIGHT NOTED IN DETAIL TO CENTER OF HANDHOLE AFTER INSTALLATION. INSTALL POLE WITH HANDHOLE FACING AWAY FROM PATH/SIDEWALK, WHERE POSSIBLE. WHERE POLE IS INSTALLED AGAINST WALL, HANDHOLE TO FACE PATH/SIDEWALK.
- 4 POLE MANUFACTURER TO PROVIDE A FACTORY INSTALLED GROUND WIRE WHICH IS CONNECTED TO THE STEEL REINFORCING IN THE POLE. CONNECT THE ELECTRICAL SYSTEM GROUND WIRE TO THIS POLE GROUND WIRE.
- 5 APERTURE IN POLE BASE FOR UNDERGROUND WIRING. APERTURE SIZED 1-1/2" BY 5" MINIMUM. PROVIDE TWO (2) EACH POLE AT 180 DEGREES FROM EACH OTHER AND 90 DEGREES FROM HANDHOLE. TAPE OPENINGS PRIOR TO BACKFILLING THE DRILLED HOLE.
- 6 PVC SCHEDULE 40 CONDUIT INTO POLE BASE FOR ELECTRICAL BRANCH CIRCUIT. SEE LIGHTING SITE PLAN FOR SIZES AND QUANTITIES. CONDUITS ARE TO BE INSTALLED IN POLE TO A POINT 12" ABOVE GRADE MINIMUM.
- 7 AFTER POLE HAS BEEN ALIGNED AND IS PLUMB, BLOCK POLE IN PLACE UNDERGROUND, BACKFILL HOLE WITH CEMENTIOUS EARTH BACKFILL TO A POINT 4" BELOW FINISHED GRADE. BACKFILL THE REMAINING 4" WITH SURROUNDING SOIL. CEMENTIOUS EARTH BACKFILL - MIX ONE PART DRY CEMENT POWDER TO FIFTEEN PARTS CLEAN, WASHED SAND.
- 8 COIL 20' OF #10 SOLID COPPER BOND. RUN BOND THROUGH POLE TO FACTORY INSTALLED GROUND WIRE IN HAND HOLE.
- 9 1" WASHED RIVER ROCK FOR DRAINAGE, COMPACT BEFORE SETTING POLE.
- 10 FINISHED GRADE.
- 11 WHERE LIGHTS ARE INSTALLED NEXT TO PATHWAY OR SIDEWALK, MAINTAIN CLEARANCE FROM EDGE TO FACE OF POLE AS SHOWN IN DETAIL.
- 12 PROVIDE BUSSMAN #HEB FUSE HOLDER, ON EACH UNGROUNDED CONDUCTOR, WITH 5 AMP FUSES FOR INLINE FUSING. WHERE CIRCUIT IS SPLICED IN HANDHOLE, MAKE ALL SPLICES WITH UL866 WET LISTED WIRE NUTS, EQUAL TO DRYCONN AQUA WATERPROOF CONNECTORS. PROVIDE 18" MINIMUM OF SLACK IN THE CONDUCTORS.
- 13 TENDON MOUNT SLIPFITTER PROVIDED BY POLE MANUFACTURER, CONTRACTOR TO COORDINATE SIZE OF SLIPFITTER SO THE FIXTURE COVERS ENTIRE TENDON DOWN TO THE POLE TOP MOUNTING PLATE. PAINT EXPOSED METAL MOUNTING PLATE ON TENDON TO MATCH FIXTURE.

2 AREA LIGHT DETAIL NTS



3 LED SPORTS FIELD LIGHT DETAIL NTS



4 REFUSE ENCLOSURE MODIFIED COS STD. DTL. 2147-1 NTS

DATE	REVISION	BY
ENGINEER		
		PUBLIC WORKS CAPITAL PROJECT MANAGEMENT 147 E. INDIAN SCHOOL RD. SCOTTSDALE, ARIZONA 85251
SHEET TITLE		
SITE PLAN		
PROJECT TITLE		
CITY OF SCOTTSDALE WESTWORLD SPORTS COMPLEX		
SCALE	DESIGNED	DATE
HORIZ.	EB	6-2-21
VERT.	DH	AS-BUILT
BID NO.		SHT.
405-PA-2021		G3.5
PROJECT NO.		6 OF 6



Q.S.
35-51

Aerial

Zoning Aerial

9-UP-2021

WestWorld Sports Complex Community Involvement Report

1. Project Website Link: <https://www.scottsdaleaz.gov/construction/project-list/build-multuse-sports-fields-in-the-area-of-bell-road>
2. Events Improvement Projects Link: <https://www.scottsdaleaz.gov/construction/bell-road-area-sports-and-events-improvement-projects>
3. Notifications
 - a. White Sign Affidavit
 - b. Copy of Mailer that was Distributed, Maps of Distribution Range, and Address Lists
4. Virtual Public Meeting #1: May 19 – June 14
 - a. Comments Received
 - b. Emails Received
 - c. Phone Calls
5. Red Sign Affidavit



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) **Public Hearing Notice Sign (Red)**

Case Number: 405-PA-2021

Project Name: _____

Location: 15514 N. Thompson Peak Parkway and 9809 E. McDowell Mountain Road, and 9875 E. McDowell Mountain Road

Site Posting Date: May 24th, 2021

Applicant Name: Joe Phillips

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

5-24-2021
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 24th day of May 2021



[Signature]
Notary/Public

My commission expires: 10-28-2024

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: May, 22 2021 - June 14, 2021

Location: <https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road>

Site Address: 15514 N. Thompson Peak Parkway and 9809 E. McDowell Mountain Road, and 9875 E. McDowell Mountain Road.

Project Overview: Conditional Use Permit for a Municipal Use Master Site Plan for new multi-use sports field with field lighting located at the east side of Westworld, 15514 N. Thompson Peak Parkway, 9809 E. McDowell Mountain Road and 9875 E. McDowell Mountain Road.

- Request: Conditional Use Permit for a Municipal Use Master Site Plan for sports fields located at WestWorld
- Description of project and Proposed Use: 2019 Bond 53 Build Multi-Use Sports Fields in the Area of Bell Road
- Site Acreage: 27 acres
- Site Zoning: WP & R1-35 PCD ESL

Applicant Contact:

Joe Phillips
480-312-2522
jphillips@scottsdaleaz.gov

Pre-Application#: 405-PA-2021

City Contact:

Project Hotline
480-312-4444

Posting Date: 5/24/2021

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

5/24/21 09:34:47

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: May, 22 2021 - June 14, 2021

Location: <https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road>

Site Address: 15514 N. Thompson Peak Parkway and 9809 E. McDowell Mountain Road, and 9875 E. McDowell Mountain Road.

Project Overview: Conditional Use Permit for a Municipal Use Master Site Plan for new multi-use sports field with field lighting located at the east side of Westworld, 15514 N. Thompson Peak Parkway, 9809 E. McDowell Mountain Road and 9875 E. McDowell Mountain Road.

- Request: Conditional Use Permit for a Municipal Use Master Site Plan for sports fields located at WestWorld
- Description of project and Proposed Use: 2019 Bond 53 Build Multi-Use Sports Fields in the Area of Bell Road
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Applicant Contact:

Joe Phillips
480-312-2522
jphillips@scottsdaleaz.gov

Pre-Application#: 405-PA-2021

City Contact:

Project Hotline
480-312-4444

Posting Date: 5/24/2021

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

5/24/21 09:43:03



PROJECT UPDATE



You're Invited to Participate in Virtual Public Meeting for the WestWorld Sports Complex

The WestWorld Sports Complex will be located at the east end of WestWorld in between Thompson Peak Parkway and McDowell Mountain Ranch Road.

The project is being built with funds approved in the 2019 Bond Election project # 53 Build Multiuse Sports Fields in the area of Bell Road. Proposed plans show five multi use fields, parking, lights, restrooms, recreation staff offices, a shaded plaza and walking paths.

To participate visit the project website www.scottsdaleaz.gov/construction/project-

[list/build-multiuse-sports-fields-in-the-area-of-bell-road](#) by June 14. Click on the "Virtual Public Meeting" link, watch and listen to the presentation then submit your comments to let us know what you think.

The majority of the land at this location is owned by the Bureau of Reclamation and is managed by the city. In December 2020 the city acquired additional land from the Arizona State Land Department in order to have enough space to build five sports fields. Next the project will move through the public hearing process, to have your comments included, please be sure to participate between now June 14.



PROJECT UPDATE



You're Invited to Participate in Virtual Public Meeting for the WestWorld Sports Complex

Virtual Public Meeting

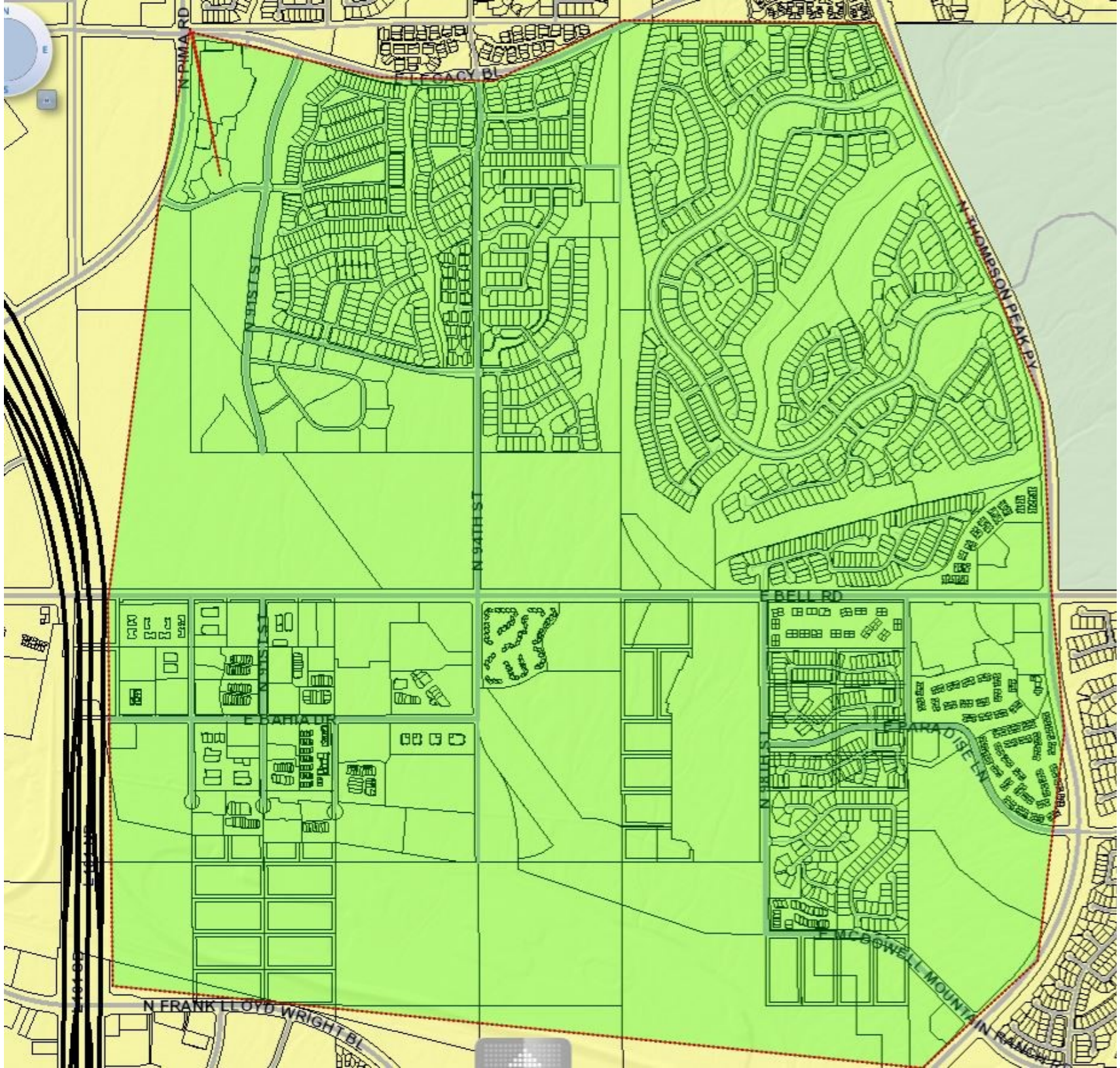
Ends June 14

www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road

Questions?

Project Hotline 480-312-4444

Or view the Frequently Asked Questions section of the project website.



N PIMA RD

SPENCER BL

N THOMPSON PEAK EXY

N 94TH ST

BELL RD

N FRANK LLOYD WRIGHT BL

MCBOWELL MOUNTAIN RANCH

1404-09

1404-09

1404-09

1404-09

1404-09

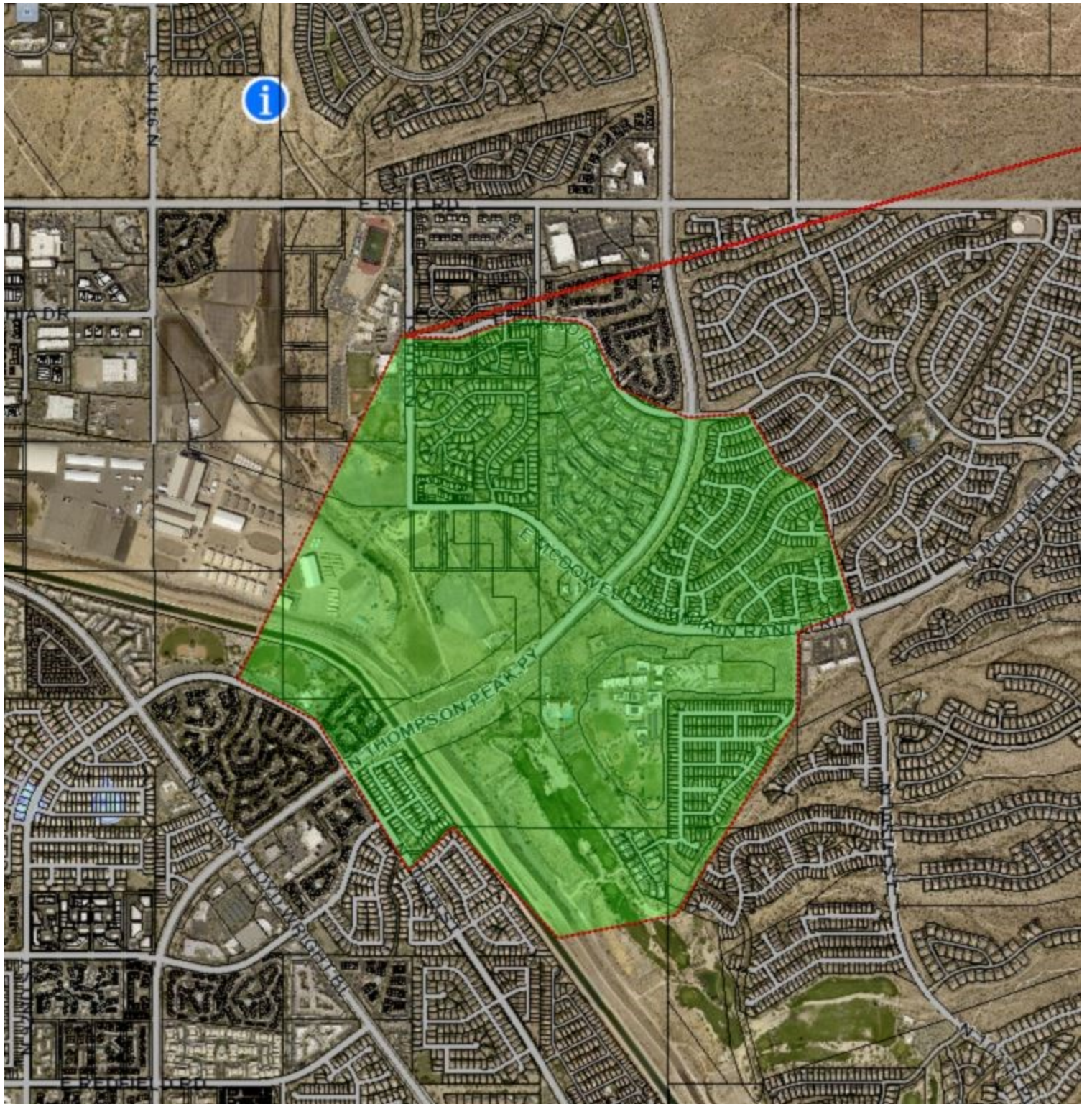
1404-09

1404-09

1404-09

1404-09

1404-09



Public Comments Received from Virtual Meeting #1 - 15 Total Comments 166-180

Phillips, Joseph

From: Walsh, Erin
Sent: Tuesday, June 1, 2021 12:20 PM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #166)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #166)

Survey Information

Table with 2 columns: Field Name, Value. Fields include Site (ScottsdaleAZ.gov), Page Title (Build Multiuse Sports Fields in the area of Bell Road Public Comment), URL (https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment), and Submission Time/Date (6/1/2021 12:19:46 PM).

Survey Response

Table with 2 columns: Field Name, Value. Fields include Name (Karl Frye), Address (9853 E. Bahia Dr.), Email (karl@fryepacticesales.com), Phone ((480) 599-6958), and Comments (Will the public be able to have use of the soccer fields next to West World? For instance I would like to have soccer practice versus now having to go to Thunderbird park).

Phillips, Joseph

From: Walsh, Erin
Sent: Tuesday, June 1, 2021 3:51 PM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #167)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #167)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/1/2021 3:50:29 PM

Survey Response

Name:	Steve Wright
Address:	17952 N 97th Way
Email:	sfwright1@gmail.com
Phone:	480-236-9999
Comments:	Has any consideration been give to put artificial turf on some of the fields instead of grass for conservation of water, reduction of mnt of fields, consistency of fields, etc? Additionally if and when fields are used for lacrosse or other sports similar back stops/fencing on the end lines would be very useful to have for safety reasons especially for those fields that are back to back one another

Phillips, Joseph

From: Walsh, Erin
Sent: Tuesday, June 1, 2021 6:54 PM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #168)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #168)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/1/2021 6:53:09 PM

Survey Response

Name:	Jennifer Stekkinger
Address:	15859 N. Thompson Peak Pkwy
Email:	stekkinerj@msn.com
Phone:	
Comments:	I am not happy about the traffic and additional noise professional sports bring to the neighborhood. But I dont think my opinion will matter.

Phillips, Joseph

From: Walsh, Erin
Sent: Tuesday, June 1, 2021 8:42 PM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #169)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #169)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/1/2021 8:42:04 PM

Survey Response

Name:	Jarrid Gordon
Address:	15555 N Frank Lloyd Wright Blvd
Email:	Jarridag27@gmail.com
Phone:	
Comments:	<p>I think these parks would be a great addition to the city. One recommendation I have is about water stations or drinking fountains. I find that a lot of the parks only have 1 or two by the restrooms. It would be really nice with there was a couple on the southwest side of the park to allow spectators and hikers using the paths to have access to drinking water. I look forward to this build since it will be walking distance and we will no longer need to drive to the Scottsdale sports complex. Also any extra long strips of grass for free space would be nice for owners like myself that have trained dogs on remote collars and like the open space for playing chuck-it.</p>

Phillips, Joseph

From: Walsh, Erin
Sent: Tuesday, June 1, 2021 8:51 PM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #170)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #170)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/1/2021 8:50:33 PM

Survey Response

Name:	Nicole Turner
Address:	19907 N 69th Avenue
Email:	nturner@rslaz.org
Phone:	(602) 301-3616
Comments:	These fields are very needed. As a soccer coach and admin for our club, I can tell you that the ability to host tournaments in Scottsdale and reserve the fields for training purposes is important to the community and the surrounding club sports.

Phillips, Joseph

From: Walsh, Erin
Sent: Tuesday, June 1, 2021 11:40 PM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #171)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #171)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/1/2021 11:39:27 PM

Survey Response

Name:	Shivank Agrawal
Address:	9955 E Monte Cristo Ave
Email:	shivank6@gmail.com
Phone:	
Comments:	<p>I live right across the street from the Planned WestWorld Development and am worried about the increase of traffic and noise pollution in the area. Right now, this area sees very little traffic and I am worried it could become congested due to all the new cars coming in. As well, I am worried about the environmental effects of developing over these acres. Right now there is a beautiful desert there and getting rid of the trails would reduce the natural beauty in this location.</p>

Phillips, Joseph

From: Walsh, Erin
Sent: Wednesday, June 2, 2021 9:49 AM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #172)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #172)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/2/2021 9:48:42 AM

Survey Response

Name:	Bradford Coty
Address:	15850 N Thompson Peak Pkwy Apt 1063
Email:	hipcf@cox.net
Phone:	602-692-7222
Comments:	<p>1. Can you build a concrete walkway at the top(westerly) portion of Fields 1-4 where the entrance from McDowell Mtn Ranch Rd comes into the parking? Purpose: so all of the concrete walkways surrounding the entire project can we used for pedestrian/bicycle use both during field use, and when not being used? 2. The design shows the fields being surrounded by fencing. Are all walkways outside of the fencing so that these can be used as mentioned above. This way the entire project can be used by the community, not simply for soccer. 3. Can you build a concrete walkway from Mcdowell Mtn Ranch Road just beyond the new Self-Storage, thru the desert which the City now owns, traversing behind the Self Storage through the two wash areas to enter near/by the large parking area of the WW project? Besides the convenience there is a safety consideration. The kids on bikes can use this as their entry and stay off MMR Rd, where, NOBODY EVER drives 30mph; more like 50mph or greater. While not paramount, if you can build this walkway, is</p>

	<p>it possible to install a cross-walk from the opposite side of the MMR Rd to your parcel/walkway, AND install a flashing warning signal between 98th street and the cross-walk to warn drivers(speeders) to slow down Again safety for all, and MAYBE get the traffic THEN to slow down 4. The wash immediately behind the self-storage and adjacent to the WW project parcel has huge fallen trees, debris, plenty of dead grass, etc. This gets flooded when heavy rain falls, and besides being tremendously ugly, prevents water from flowing thru. And, drawing mosquitos. I know this for a fact, I walk this every day.</p>
--	--

Phillips, Joseph

From: Walsh, Erin
Sent: Thursday, June 3, 2021 2:18 PM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #173)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #173)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/3/2021 2:17:14 PM

Survey Response

Name:	Justin Schwab
Address:	16251 N 98th Place
Email:	justinschwab@yahoo.com
Phone:	(248) 420-2931
Comments:	<p>As residents of Horseman's Park we are excited to have these fields going in nearby. With kids who play soccer, lacrosse and flag football we know it is always a challenge to find fields to use for these sports. It is good to see that this facility will have lights for night use as well. One question - will any of the fields be available for drop in use for those us that coach recreational teams or will they only be reserveable by club teams? Thank you and we look forward to seeing these fields soon! Justin and Carissa Schwab</p>

Phillips, Joseph

From: Walsh, Erin
Sent: Saturday, June 5, 2021 10:18 AM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #174)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #174)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/5/2021 10:17:56 AM

Survey Response

Name:	Lisa DeBiase
Address:	10090 E South Bend Dr
Email:	lisadebiase@gmail.com
Phone:	(602) 501-9429
Comments:	<p>As the mother of 2 lacrosse players, I am so happy to have more sports facilities in the area! Plus, it is always nice to have beautiful areas to walk. After spending a lot of time at many sports facilities around the city, including SSC just down the street, I would encourage you to think about having shade trees for spectators to use. SSC gets very hot -- no trees to hide under and still watch the activities. The parks that offer trees close enough to the fields to also allow for parents to watch without being in the hot sun are so nice. It also mitigates the use of tents, which clutter the sidelines and often butt right up to the sideline, making it potentially dangerous for the players. From the photos, it looks like there are few, if any, trees that allow for spectators to sit under them and watch the action. Please reconsider if there is an opportunity to allow for this. Thank you!!</p>

Phillips, Joseph

From: Walsh, Erin
Sent: Tuesday, June 8, 2021 8:22 AM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #175)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #175)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/8/2021 8:21:35 AM

Survey Response

Name:	Nathan Lowy
Address:	10258 E Karen Dr. Scottsdale, AZ 85255
Email:	nathanlowy@gmail.com
Phone:	(602) 692-6772
Comments:	Is there an area to suggest recommended recreational facilities? One of the fastest growing sports in the country, Disc Golf, would be a great addition to either of the sports complex facilities. Please let me know how I can find out more information about requesting/adding to a ballot or petition to try and have a Disc Golf course added. Thanks, Nathan

Phillips, Joseph

From: Walsh, Erin
Sent: Tuesday, June 8, 2021 11:14 AM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #176)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #176)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/8/2021 11:13:16 AM

Survey Response

Name:	Michael Rocca - Rated Sports
Address:	Rated Sports Group
Email:	mikerocca@ratedsports.com
Phone:	(416) 888-3433
Comments:	<p>Hello - As a major event holder for youth sports events in Scottsdale, the new fields being constructed in Scottsdale will be a massive driver to furthering the economic impact to local businesses. It is crucial that the fields are maintained between weekends to ensure they are in spectacular shape especially with the amount of play the fields receive over a 2-3 day weekend. Allowing the fields to be used freely will take away from the proper care and maintenance required to ensure fields are kept at a premium through seasonal play as event holders are paying for the quality up keep. Poor maintained fields will result in poor outcomes with prime time tournaments. We are excited to be able to expand on tournament weekends in Scottsdale as maintaining premium fields makes it that much more attractive to draw teams into play. We want teams to come back, not scared off. Regards, Michael Rocca</p>

Phillips, Joseph

From: Walsh, Erin
Sent: Wednesday, June 9, 2021 6:04 PM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #177)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #177)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/9/2021 6:02:43 PM

Survey Response

Name:	Colleen Mink
Address:	5740 E. Milton Drive
Email:	desertelitesoccer@gmail.com
Phone:	(602) 741-5007
Comments:	We are excited to have more lighted fields for our community. As a tournament director who uses Scottsdale Sports Complex as well as other facilities, this is a great addition. I appreciate the consideration being taken to incorporate the natural desert landscaping consistent in Scottsdale and the use of the LED lights.

Phillips, Joseph

From: Walsh, Erin
Sent: Monday, June 14, 2021 8:53 AM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #178)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #178)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/14/2021 8:52:59 AM

Survey Response

Name:	Mark Marias
Address:	16580 n 92nd st #4001
Email:	mariasmtmd@yahoo.com
Phone:	480-516-1317
Comments:	We have some significant concerns re: the "lighting" of the sports fields. In particular, we are worried that these large sports field lights will be directed at our home, leading to reduced home values and issues with undesirable bright lights directly in our view.

Phillips, Joseph

From: Walsh, Erin
Sent: Monday, June 14, 2021 12:59 PM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #179)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #179)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/14/2021 12:57:53 PM

Survey Response

Name:	Lori Herzog
Address:	11450 E. Carol Way
Email:	lherzog@cox.net
Phone:	(480) 452-2711
Comments:	<p>Hello, I am in favor of more sports fields at the Westworld Sports Complex. Having raised three children in Scottsdale, I believe there is a real need for more recreation space. For some reason the Scottsdale School District fences off their schools so that the fields cannot be used after school hours or on weekends. Most school districts in the Valley do NOT do this. People want to live in Arizona for an outdoor lifestyle, but the reality is that in Scottsdale it can be difficult to find a spot to throw a ball or play soccer with your child, much less be part of team sports. Thank you, Lori Herzog</p>

Phillips, Joseph

From: Walsh, Erin
Sent: Monday, June 14, 2021 7:26 PM
To: Johnson, Ruth
Subject: Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #180)

Build Multiuse Sports Fields in the area of Bell Road Public Comment (response #180)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Build Multiuse Sports Fields in the area of Bell Road Public Comment
URL:	https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road/public-comment
Submission Time/Date:	6/14/2021 7:25:13 PM

Survey Response

Name:	Tracy Burgo
Address:	16600 N Thompson Peak Pkwy, 1084
Email:	tlb1024@hotmail.com
Phone:	(480) 473-7203
Comments:	Would be nice if you put in a small park for the kids that are too young to play sports or the siblings of the kids that aren't in that sport or just a park for anyone would be nice. Or even a small dog park. This Horizon Park is a joke and a waist of time and money. We have tons of spaces where, only sports people can enjoy around here now. But hey, as long as the city of scottsdale gets their money from the revenue of these sports courts and fill up 100% of the open land around, they'll be happy!

General Project Related Emails Received

From: Candie Allison <allison.candie@yahoo.com>

Sent: Friday, June 11, 2021 3:42 PM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>

Subject: City of Scottsdale Soccer Fields

⚠ External Email: Please use caution if opening links or attachments!

Scottsdale City Council,

RSL-AZ soccer club wants to commend the City of Scottsdale and the staff at the Scottsdale Sports Complex for everything they do in providing a premier facility and experience to all users. RSL-AZ trains, hosts tournaments, and plays games at Scottsdale Sports Complex and the quality of the facility and fields is nothing short of outstanding.

The Allison Family wants to express our appreciation for all the efforts Scottsdale and the staff at Scottsdale Sports Complex put in place to provide a quality facility that allows us to provide the best training and playing environment for our players. As Scottsdale residents, we also want to share our excitement for the development of the additional complexes in Scottsdale and how having additional world class fields will help in the opportunities to train and play in Scottsdale.

Thank you again for all you do,

Candie Allison

480.239.4296

Phillips, Joseph

From: mike leary <outlook_59CA1EDED17AAFFC@outlook.com> on behalf of michaelpleary@cox.net
Sent: Monday, June 14, 2021 11:13 AM
To: Walsh, Erin; Phillips, Joseph; Tessier, Meredith; Kercher, Phillip; Couch, Ashley
Cc: Grant, Randy; Worth, Daniel
Subject: Westworld Sport Complex - comments on MUMSP plan

⚠ External Email: Please use caution if opening links or attachments!

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

inade radius: bound



WestWorld Sports Complex - Preliminary Site Plan
 McDowell Mountain Ranch Rd & Thompson Peak Pkwy

9-LUP-2021
 6/2/2023



Mike Leary
Michael P. Leary, LTD
Commercial Real Estate Development Consulting
10278 East Hillery Drive
Scottsdale, AZ 85255
(c) 480.991.1111

Phillips, Joseph

From: Murphy, Bill
Sent: Friday, June 11, 2021 12:48 PM
To: Johnson, Ruth
Subject: FW: Scottsdale Sports Complex

From: Bachman, Dan <DBachman@Scottsdaleaz.gov>
Sent: Friday, June 11, 2021 9:46 AM
To: Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; Walsh, Chris <CWalsh@Scottsdaleaz.gov>; Peters, Kira <KCPETERS@SCOTTSDALEAZ.GOV>
Subject: FW: Scottsdale Sports Complex

FYI...

Dan Bachman | CPSI

City of Scottsdale | Community Services Supervisor
Scottsdale Sports Complex | 8081 E. Princess Dr. Scottsdale, AZ 85255
O 480.312.7521 | F 480.312.7525
ScottsdaleAZ.gov

[Check Us Out On Facebook!](#)

From: Matt Evans <mattevans@scdelsol.com>
Sent: Friday, June 11, 2021 7:23 AM
To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>
Cc: Mat SC del Sol <mattevans@scdelsol.com>
Subject: Scottsdale Sports Complex

⚠ External Email: Please use caution if opening links or attachments!

Scottsdale City Council Members,

SC del Sol wants to commend the City of Scottsdale and the staff at the Scottsdale Sports Complex for everything they do in providing a premier facility and experience to all users. SC del Sol hosts Presidents' Day Tournament at Scottsdale Sports Complex and the feedback on the quality of the facility and fields is nothing short of outstanding.

SC del Sol wanted to express our appreciation for all the efforts Scottsdale and the staff at Scottsdale Sports Complex put in place to provide a tournament level facility that allows us to continue to draw regional and national teams to Scottsdale. We also want to share our excitement for the development of the additional complexes in Scottsdale and how having additional world class fields will help in increasing the size of the events, and ultimately the teams participating in Scottsdale.

If there is anything SC del Sol can do to support Scottsdale in any way, please don't hesitate to let us know.



Mat Evans

SC del Sol Tournament Director

480-747-3771 | mattevans@scdelsol.com

www.scdelsolpdt.com



Create your own [email signature](#)

Phillips, Joseph

From: Murphy, Bill
Sent: Friday, June 11, 2021 12:49 PM
To: Johnson, Ruth
Subject: FW: City of Scottsdale Fields - THANK YOU

From: Rick Kelsey <rickkelsey@azyouthsoccer.org>
Sent: Thursday, June 10, 2021 3:33 PM
To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>
Cc: Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; Randy Karg <RandyKarg@azyouthsoccer.org>
Subject: City of Scottsdale Fields - THANK YOU

⚠ External Email: Please use caution if opening links or attachments!

All - The Arizona Soccer Association (ASA) wants to commend the City of Scottsdale and the staff at the Scottsdale Sports Complex for everything you do in providing a premier facility, fields, and experience to all the soccer community. ASA sanctions 40 tournaments per season and hosts league and events at Scottsdale Sports Complex and the feedback on the quality of the facility and fields is nothing short of outstanding from everyone, especially those who aren't from Arizona and are visiting Scottsdale specifically for the event or tournament, thanks in large part to the dedication of the staff and the commitment of Scottsdale to ensure the field quality is a top priority.

ASA and our 70+ member clubs want to express our appreciation for all the efforts that the City of Scottsdale and the staff at Scottsdale Sports Complex put in place to provide a tournament level facility that allows us to continue to draw regional and national teams to Scottsdale. We also want to share our excitement for the development of the additional complexes in Scottsdale and how having additional world class fields will help in increasing the size of the events, and ultimately the teams and families participating to Scottsdale.

If there is anything ASA can do to support Scottsdale in any way, please don't hesitate to let us know.

Thanks,

Rick Kelsey

Chief Executive Officer
2320 W Peoria Ave C-123, Phoenix, AZ 85029
Office: 602-433-9202 Ext: 202
Cell: 623-326-5155
Fax: 602-433-9221

Record of Phone Calls

1. Received a voice mail from Howard HOA President of Graythorn Development.
 - a. Voice message was that the website was not working, and comments could not be made. (The City received 15 comments from the website for virtual meeting #1)
 - b. I called Howard back and him know we are currently in a public process and the ability to submit comments is still available.



City of Scottsdale
PUBLIC NOTICE

scan,
snap,
save



ZONING/PUBLIC HEARING

MEETING WILL BE HELD REMOTE ELECTRONICALLY

Project Webpage -

<https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road>

PARK AND RECREATION COMMISSION: 5:00 P.M., 6/16/2021

DEVELOPMENT REVIEW BOARD: 1:00 P.M., 7/15/2021

PLANNING COMMISSION: 5:00 P.M., TBD

CITY COUNCIL: 5:00 P.M., TBD

REQUEST: Approval of a Municipal Use Master Site Plan to allow new multi-use sport fields with field lighting

CASE NUMBER: 9-UP-2021

Project Location: 15939 N. 98th Street 9809 E. McDowell Mountain Ranch Road 15514 N. Thompson Peak Parkway
15522 N. Thompson Peak Parkway APN 217-14-038B

Applicant/Contact:

City of Scottsdale - Joe Phillips
480-312-2522
jphillips@scottsdaleaz.gov

City Contact:

Joe Phillips (Capital Project Management)
480-312-2522
jphillips@scottsdaleaz.gov
Project Hotline 480-312-4444

Case File Available at City of Scottsdale 480-312-7767

Project information may be researched at: <https://eservices.scottsdaleaz.gov/bldgrsources/Cases>
Penalty for removing or defacing sign prior to date of last hearing. Applicant responsible for sign removal.
Posting Date: 6/14/21

6/14/21 12:20:06



City of Scottsdale
PUBLIC NOTICE

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ZONING/PUBLIC HEARING

MEETING WILL BE HELD REMOTE ELECTRONICALLY

Project Webpage -

<https://www.scottsdaleaz.gov/construction/project-list/build-multituse-sports-fields-in-the-area-of-bell-road>

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City of Scottsdale - Joe Phillips
480-312-2522
jphillips@scottsdaleaz.gov

City Contact:

Joe Phillips (Capital Project Management)
480-312-2522
jphillips@scottsdaleaz.gov
Project Hotline 480-312-4444

Case File Available at City of Scottsdale 480-312-7767

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Penalty for removing or defacing sign prior to date of last hearing. Applicant responsible for sign removal.
Posting Date: 6/14/21

6/14/21 12:28:31



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White)

Public Hearing Notice Sign (Red)

Case Number: 9-UP-2021

Project Name: _____

Location: 15939 N 98th Street, 9809 E. McDowell Mountain Ranch Road, 15514 N. Thompson Peak Parkway, 15522 N. Thompson Peak Parkway APN 217-14-038B

Site Posting Date: June 14th, 2021

Applicant Name: City of Scottsdale- Joe Phillips

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

6-14-2021
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 14th day of June 2021



[Signature]
Notary Public

My commission expires: 10-25-2024

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088