

CITY COUNCIL REPORT



Meeting Date: April 25, 2017
 General Plan Element: *Open Space & Recreation*
 General Plan Goal: *Ensure a wide range of recreational facilities and services*

ACTION

Initiating a Municipal Use Master Site Plan for DC Ranch Park. Adopt Resolution No. 10770 authorizing the initiation of a Municipal Use Master Site Plan for the development of the park site at DC Ranch, a 12.8 +/- acre parcel located near the southeast corner of Pima Road and Union Hills Drive with Open Space and Planned Community District (OS/PCD) zoning.

BACKGROUND

DC Ranch is a master planned community. The site is zoned Open Space/Planned Community District (OS/PCD), which allows municipal uses, parks, golf courses, and other open space recreational uses.

The City Council approved the Master Plan for DC Ranch Planning Unit I on June 17, 2003, 1-MP-2003. The General Plan Land Use Element designates the property as Developed Open Space. This category includes parks and other recreation areas.

The park site is located in Planning Unit I, which is generally located between Pima Road to the west and 94th Street to the east, and between Union Hills Drive to the north and Bell Road to the south.

This park site consists of 12.8 +/- acres and surrounded by Single Family Residences to the east, commercial offices to the north, and industrial park districts to the south and west.

In 2016, Great Hearts Academies purchased the land adjacent to the proposed park site, off 91st Street and Palo Brea, for the development of athletic facilities to serve its Scottsdale Preparatory. In December 2016 the DC Ranch Community Association and Great Hearts representatives met with the City of Scottsdale's Community Services Division to discuss the possibility of joint use of the adjacent neighborhood park to provide recreational amenities for their students and adjacent DC Ranch community. It is their desire to forego development of that land and instead provide the funding necessary to develop the park site, including park and athletic amenities, for the use by the Scottsdale Preparatory Academy and the public for sports and recreational activities. To facilitate that development, the City desires to initiate a Municipal Use Master Site Plan for the park site.

ANALYSIS & ASSESSMENT

Community Involvement

The Parks and Recreation Commission held a work study session on March 15, 2017 to review the conceptual proposal from Great Hearts Academies for the development of the park site. It was determined to initiate a Municipal Use Master Plan with the City Council so the project could receive comments and input to the proposed recreational improvements that were being discussed. Following City Council approval the proposed park project will have public input at Parks and Recreation Commission, Development Review, Planning Commission and eventually the City Council for final approval.

Future public meetings will be held to provide opportunities for public input as the project moves through development phases.

RESOURCE IMPACTS

Available funding

Funding for the design and construction of the proposed park development will be provided by Great Hearts Academies, along with a commitment for maintenance and operational costs to the City of Scottsdale.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach

Adopt Resolution No. 10770 authorizing the initiation of a Municipal Use Master Site Plan for the development of the 12.8 +/- acre park site at DC Ranch, located at the southeast corner of Pima Road and Union Hills Drive with Open Space and Planned Community District (OS/PCD) zoning.

Description of Option B

Do not approve Resolution No. 10770 which will result in the proposed park site going undeveloped until future funding becomes available.

Proposed Next Steps

Upon approval of Resolution No. 10770, staff will work with the developer to continue the development and planning process.

RESPONSIBLE DEPARTMENT(S)

Community Services Division/Parks and Recreation Department

STAFF CONTACTS (S)

Reed Pryor, Director Parks & Recreation, rpryor@scottsdaleaz.gov


APPROVED BY


William B. Murphy, Director, Community Services
(480) 312.7954, bmurphy@scottsdaleaz.gov

4/6/17
Date


Randy Grant, Director, Planning and Development
(480) 312.2664, rgrant@scottsdaleaz.gov

4/10/17
Date


Dan Worth, Director, Public Works
(480) 312.5555, dworth@scottsdaleaz.gov

4-10-17
Date

ATTACHMENTS

1. Resolution No. 10770

RESOLUTION NO. 10770

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE INITIATION OF A MUNICIPAL USE MASTER SITE PLAN FOR THE DEVELOPMENT OF A PARK SITE AT DC RANCH, A 12.8 +/- ACRE PARCEL LOCATED NEAR THE SOUTHEAST CORNER OF PIMA ROAD AND UNION HILLS DRIVE WITH OPEN SPACE AND PLANNED COMMUNITY DISTRICT (OS/PCD) ZONING.

WHEREAS, DC Ranch was approved with a development agreement consisting of stipulations and a set of procedures for developing the master planned community; and

WHEREAS, Section 3.11 (Park Site Dedication, Improvements) of the rezoning stipulations contained in the DC Ranch development agreement states the process for dedication of park sites to the City; and

WHEREAS, the Planning Commission held a public hearing on April 2, 2003, and on June 17, 2003, the City Council approved the Master Site Plan for the 12.8 +/- acre subject parcel for a future city neighborhood park site (DC Ranch Park Site); and

WHEREAS, Great Hearts Academies recently purchased the land adjacent to the DC Ranch Park Site for the proposed development of athletic facilities to serve one of its academies, Scottsdale Preparatory Academy; and

WHEREAS, Great Hearts Academies desires to forego development of its land and instead desires to provide the funding necessary to develop the DC Ranch Park Site, including park and athletic amenities, for use by the public and one of Great Hearts' academies, Scottsdale Preparatory Academy; and

WHEREAS, to facilitate that process, the City desires to initiate a Municipal Use Master Site Plan for the DC Ranch Park Site as is necessary and appropriate;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. The City Council hereby authorizes the initiation of a Municipal Use Master Site Plan for the DC Ranch Park Site, on approximately 12.8+/- acres located near the southeast corner of Pima Road and Union Hills Drive, to facilitate the development of a municipal park for the general community interest.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2017.

CITY OF SCOTTSDALE, an Arizona
municipal corporation

ATTEST:

Carolyn Jagger, City Clerk

W.J. "Jim" Lane, Mayor

APPROVED AS TO FORM:



Bruce Washburn, City Attorney

By: Kimberly McIntier, Assistant City Attorney

DC Ranch Neighborhood Park

**Municipal Use Master Site Plan
4-ZN-2017 and 4-UP-2017**

DC Ranch Neighborhood Park



DC Ranch Neighborhood Park



Request

- Approve Resolution 10770 to initiate a Municipal Use Master Site Plan for DC Ranch Neighborhood Park
 - ◆ Begins the public process for outreach, discussion and input for the Master Plan of the proposed park site
 - ◆ 12.8 +/- acre parcel
 - ◆ Southwest corner of 91st St and Trail Side View
 - ◆ Open Space and Planned Community District (OS/PCD) zoning
 - ◆ No COS funding in current 5 year CIP Program

Background

- Site was dedicated in 1998-99 by DC Ranch LLC., for use as a Neighborhood Park
- Located in Planning Unit 1 within DC Ranch
- Funding approved - Bond election - September 2000 - \$2.05 million
- Neighborhood Park funding was delayed in 2007/08

Background

- Great Hearts Academies approached City staff in December of 2016 regarding park site development
- Meetings held with principals to discuss conceptual ideas, what the school needs and what the City and Community needs
- Meetings with City Staff, school and neighborhood will continue in order to further define uses and improve on the current conceptual design – all designs are available on-line

Next steps:

- City Council – Initiation of MUMSP
- Community Open Houses
- Interested Parties Notification
- On-line notification w/link for citizen input
- Parks and Recreation Commission, Development Review Board and Planning Commission
- City Council final action on a proposed Master Plan developed from the public input process

Item 26

DC Ranch Neighborhood Park

**Municipal Use Master Site Plan
4-ZN-2017 and 4-UP-2017**

DC Ranch Neighborhood Park



DC Ranch Neighborhood Park



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Municipal Use Master Site Plan
4-ZN-2017 and 4-UP-2017

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Municipal Use Master Site Plan
4-ZN-2017 and 4-UP-2017

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Municipal Use Master Site Plan
4-ZN-2017 and 4-UP-2017

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Commission
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Master Plan developed from the public
input process

Municipal Use Master Site Plan
4-ZN-2017 and 4-UP-2017

Smith, Erica

From: Michael Genetti <mikegenetti@gmail.com>
Sent: Thursday, March 30, 2017 12:02 AM
To: City Council; Lane, Jim
Subject: Support for Proposed Great Hearts Academies Park Development near DC Ranch

Follow Up Flag: Follow up
Flag Status: Completed

Mayor Lane and city council members,

I am a resident of DC Ranch and my home is located in close proximity to the proposed site of the field and park that Great Hearts Academies would like to develop in partnership with the city of Scottsdale at the intersection of Trailside View and 91st Street. My address is 9221 East Desert Arroyos, Scottsdale. I would like to voice my support for this project as a counterbalance to those few but highly vocal residents that will voice opposition to this much needed community asset. I have no connection with Great Hearts Academies, but as a property owner in DC Ranch, I am interested in seeing appropriate value added development. Below are the reasons I support this proposed athletic field and various recreation facilities.

1. **Intended Use:** All property owners were aware at the time they purchased their homes that this property was intended to be developed into a park.
2. **Certainty:** The development of this park property is long overdue and with its development comes the finality of knowing that the land will never be repurposed to something less desirable, such as commercial space, corporate space or possibly multi-story apartments.
3. **Cost Efficiency:** I strongly support the joint development effort of Great Hearts Academies and the city of Scottsdale as it enables the city to develop additional park land without incurring the significant cost of bond issuance and the potential property tax increases that might be required.
4. **Attractiveness:** Scottsdale has an excellent track record for attractive park development and a high level of maintenance.
5. **Facilities:** These facilities will be an asset to DC Ranch for residents to enjoy. Tennis, Pickleball, a running track, Volleyball and a playground.
6. **Significant Setback from Homes:** The wash, street and anticipated landscaping will provide a 240 foot buffer zone between the field lights and the nearest homes. The property line alone is 190 feet from the backyard wall of the nearest house. This is one of the most generous setbacks that could be conceived in our growing city. I challenge anyone to find a property for a park like this in North Scottsdale with a larger setback.

I hope you will consider these points in making your decision. It is impossible to please everyone and unfortunately there are those who would prefer to see this land go undeveloped. Undoubtedly, many of the same people who oppose this project today, would oppose a park development with or without an athletic field and would also oppose it even if Great Hearts was not involved. It is natural for the earliest residents to resist change and try to close the door of progress and development behind them, but this is shortsighted and self serving. We all have a responsibility to plan for future generations of residents and delaying this park development will only serve to escalate the cost and possibly result in even greater opposition in the future. Thank you for your service to our community.

With appreciation,

Michael Genetti

Smith, Erica

From: Ford, Debbie <Debbie.Ford@kellogg.com>
Sent: Monday, April 03, 2017 5:17 PM
To: Lane, Jim; Klapp, Suzanne; Korte, Virginia; Smith, Dan - 1237; Littlefield, Kathy; Milhaven, Linda; Phillips, Guy
Cc: Thompson, Jim; Murphy, Bill
Subject: DC Ranch City Park project

Scottsdale City Mayor and Councilmembers,

Please support the development of the DC Ranch City Park. This multi-purpose athletic facility will help Scottsdale move up the ranks as a leading "Healthy Community" in Arizona. There is a great deal of research that provides that public access to physical exercise leads to better quality of life. New residents and tourists alike flock to Healthy Communities to live and play creating an environment where people are generally happier, healthier and more connected to neighbors and business owners in the community.

Residents of DC Ranch look forward to utilizing the facility, local K12 schools are thrilled with the prospect of enjoying home-field advantage for the first time and local businesses welcome the new customer base.

Please support this important community enhancement.

Debbie Ford
9953 E. Piedra Drive
Scottsdale, AZ 85255
480-215-7818

Smith, Erica

From: Alissa <alissamann@hotmail.com>
Sent: Tuesday, April 04, 2017 1:19 PM
To: Murphy, Bill
Cc: Pryor, Reed; City Council
Subject: The Estates Neighborhood IN SUPPORT of Great Hearts Field on City Land Parcel
Attachments: The Estates of DC Ranch Support Signatures of City Land.pdf

Importance: High

Hello;

I am a resident of The Estates at DC Ranch, I attended one of the city meetings with Chris Irish from the DC Ranch Community Counsel and have been very involved with the Great Hearts field development since we found out about it last Spring.

I know that The City and Great Hearts has been receiving a lot of backlash from our neighboring community (The Parks & Manors of DC Ranch) about this field NOT happening on the city parcel of land. I wanted to reach out to you and let you know they are not the majority. Myself and 3 others from my neighborhood went door to door this past Sunday and received 64 signatures of other residents who are VERY MUCH in favor of the Great Hearts field going on the city parcel land on 91st Street. We all think it makes so much more sense to be on that larger piece of land, plus its an addition to our community to have the park, tennis courts etc.

I have attached our signatures for you to have, please know that we will show our support any way we can to help push this forward on the city land.

If you have any questions at all, I can be reached at this email or 480-217-3720.

Thank you so much,
Alissa Becker
9233 E Desert Arroyos
Scottsdale AZ 85255

Smith, Erica

From: Cepand Alizadeh <calizadeh@roselawgroup.com>
Sent: Tuesday, April 04, 2017 6:02 PM
To: City Council; Lane, Jim; Klapp, Suzanne; Korte, Virginia; Littlefield, Kathy; Milhaven, Linda; Phillips, Guy; Smith, David N; Murphy, Bill; Tessier, Meredith
Cc: Jordan Rose; Jennifer Hall
Subject: Petition In Support of DC Ranch Field
Attachments: The Estates of DC Ranch Support Signatures of City Land.pdf

Good evening,

Attached to this email, please find a petition signed by Scottsdale residents in support of the field being proposed on the Scottsdale-owned property near DC Ranch.

Regards,
Cepand Alizadeh

Cepand Alizadeh

Attorney




7144 E Stetson Drive, Suite 300
Scottsdale, Arizona 85251
Direct: 480.240.5641
Fax: 480.505.3925

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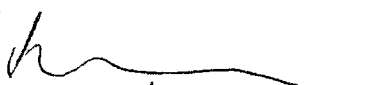


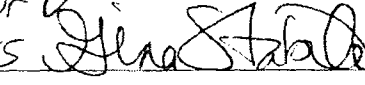
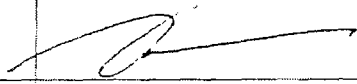


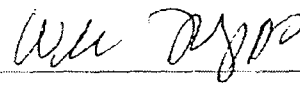


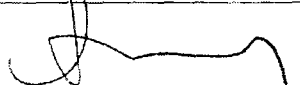
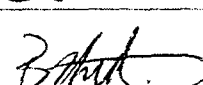

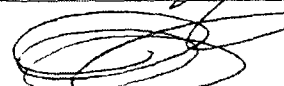
Thank you.

 Think green, please don't print unnecessarily

The Estates of Dc Ranch Support Sheet For Great Hearts Field On City Land


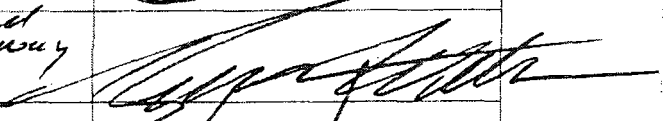
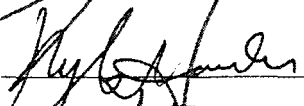


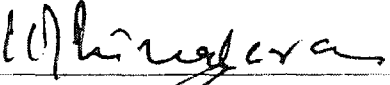
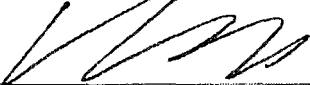
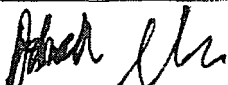
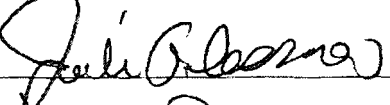
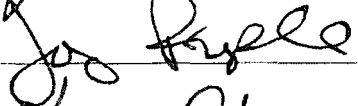

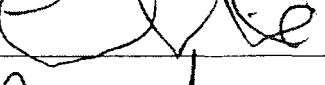
<u>Name</u>	<u>Address</u>	<u>Signature</u>
Lakshmi Ramanamthy	17700 N 93 St	Uthmaniyah
SENER DEGIEMENCI SENER.DEGIEMENCI@GMAIL.COM	9267 E. DESERT ARROYOS	S.D.
GIARY DiFLOSI	9261 E DESERT ARROYOS	Gary DiF
DAVE KROSS	18009 N. 92 ND WAY	Jared Alkhar
Jared Alkhar	4242 E. DESERT VILLAGE	Jared Alkhar
Amanda Martin	9226 E Via de Vaquero Dr.	Amanda
Sherry Orrison	9208 E. Via De Vaquero Dr.	Sherry Orrison
Rene Bonin	17805 N 92 ND ST	Rene
Kannan Govindan	17757 N 92 ND ST	Kannan
John Grady	17733 N. 92 ND ST	John Grady
Linda Staley	12829 N. Via Del Sol	Linda Staley
Jill Edwards	9232 E Via de Vaquero	Jill Edwards
Lucile Faurel	9275 E Via de Vaquero	Lucile Faurel
Basma Yousif	9280 E Via de Vaquero	Basma Yousif
Bradley Martorana	9263 E Via de Vaquero	Bradley Martorana

The Estates of Dc Ranch Support Sheet For Great Hearts Field On City Land

<u>Name</u>	<u>Address</u>	<u>Signature</u>
RENEE COLEMAN	9236 E DESERT VILLAGE PR SCOTTSDALE	
FRED AUZENNE	9236 E DESERT VILLAGE DR SCOTTSDALE	
Lenny Stabile	9254 E. Desert Village Scottsdale, AZ 85255	
Gina Stabile	9254 E. Desert Village Dr Scottsdale, AZ 85255	
KERIN FEZENSES	9254 E. Desert Village Dr.	
TANAHIR HIRSH	9272 E. Desert Village Pl.	
Guattini	9313 E Desert Village	L. PAWATTONI
Miriam Teemu	17603 N 93rd Ave Scottsdale	
Will Rygo	17651 N. 93rd Pl	
Bob Klein	17699 N 93rd Pl	
Laura Klein	17699 N 93 Place	
MARC WANDLER	17671 N 93rd	
BRAD HIRSH	17723 N 93rd Pl	
Richard Mikel	17795 N 93rd Pl	
Amy Hecker	17700 N 93rd Pl	

amy 85255@gmail

The Estates of Dc Ranch Support Sheet For Great Hearts Field On City Land

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Courtney Harder	17703 N 92 nd way	
Bryson Waterman	17775 N. 92 nd way	
Kyle Harder	17703 N. 92 nd way	
Sim Rietta	17823 N 92 nd way	
Dan	17701 N 93 rd St.	DANIEL SALTICH
Brent Veach	17704 N. 92 nd Place	
Maria Veach	17704 N. 92 nd Place	Maria Veach
Karan Kannapire	17700 N 93 St-	
Robert Schreiber	17725 N. 93 rd St.	
Heather Schreiber	17725 N. 93 rd St.	
Julie Glesner	17797 N 93 rd St	
Jay Ruple	17869 N. 93 rd St.	
Kristin Neville	17941 N 93 rd St	
Lane Neville	17941 N. 93 rd St.	
Dionne Guajardo Dionne Guajardo	17916 N. 93 rd St.	Dionne Guajardo

John John Michoos Milko

17988 N. 93rd St.

~~Eric~~ Bernardo Sanabria
18012 N 93rd St
bsanabri@gmail.com

D. Waller DAVE WALLACE
17893 N 93rd St
Scottsdale, AZ 85255
dave.wallace@tristar.com

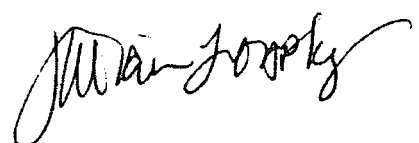
~~Benjamin D. Martin~~ 9226 E. Via de Vaquero Dr.
Benjamin D. Martin

Lisa Hordichuk



9250 Via de Vaquero
Scottsdale, AZ 85255

Jillian Leppky




Tommy Record 9256 E Via de Vaqueros Dr.
Scottsdale, AZ 85255

The Estates of Dc Ranch Support Sheet For Great Hearts Field On City Land

[illegible]

William N Felsted
Valerie E. Felsted
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Scottsdale, AZ 85255
wfelsted@gmail.com

Amer Tadeyan \ Olivia Ordaz
9224 E VIA DE VAQUERO
SCOTTSDALE AZ 85255
amer.tadeyan@gmail.com


Olivia Ordaz

THE ESTATES OF DC RIDGE SUPPORT SHEET FOR GREAT HEARTS FIELD ON CITY LAND

~~Ar Re~~

~~Michael Genetti~~

~~Ar~~

Carly, Don

Rex Yester

Roseann Dunterman
Roseann Dunterman

~~Greg Hays~~

Alissa Becker

Michael Genetti 9221 E Desert
Arroyos

VITAY RADAAKRISHNAN

DAN + Victoria Darby

17728 N 92nd Place

17752 N 92nd Place

17776 N. 76th Place

"

Smith, Erica

From: Josh Winston <josh.winston36@gmail.com>
Sent: Friday, April 07, 2017 9:29 AM
To: Lane, Jim; Klapp, Suzanne; Korte, Virginia; Smith, Dan - 1237; Littlefield, Kathy; Milhaven, Linda; Phillips, Guy; Thompson, Jim; Murphy, Bill
Cc: Diane Kar
Subject: DC Ranch City Park project

To the Mayor, and other city council members,

I am reaching out to you as a resident of North Scottsdale and parent of a student at Scottsdale Prep.

I strongly support the initiative of building a park/athletic field on the 14 acre parcel given to the City by DMB.

Considering the density of the development immediately north of the proposed park (91st & Legacy) and the influx of new residents, adding this park and field is a win-win proposition.

I encourage you to move forward with this project. It will benefit the students of Archway and Scottsdale Prep, and the residents living nearby.

Joshua Winston

Smith, Erica

From: Catherine Curry <catherinecurry@cox.net>
Sent: Friday, April 07, 2017 9:49 AM
To: Lane, Jim; Klapp, Suzanne; Korte, Virginia; Smith, Dan - 1237; Littlefield, Kathy; Milhaven, Linda; Phillips, Guy
Cc: Thompson, Jim; Murphy, Bill
Subject: Vote YES on DC Ranch City Park on 4/25

Honorable Mayor Lane & Esteemed City Council Members:

As a long time resident of north Scottsdale and as a parent of a student at Scottsdale Preparatory Academy for the past six years, I am writing you in support of the proposed development of the City park in DC Ranch.

This project is clearly a win-win-win for all parties involved including: the City of Scottsdale, the residents of DC Ranch and the student athletes of Scottsdale Preparatory Academy and Archway Scottsdale.

The funds that Great Hearts brings to the project are significant ... without which these 14 acres would undoubtedly remain dormant for another decade to come.

My son, who is actively involved in local government, and I will be attending the hearing on April 25th. We look forward to the discussions and observing the civic process in action. We also look forward to watching you all cast your votes in favor of this well funded project that benefits so many.

Thank you for your time and consideration.

Sincerely,

Catherine Curry
602-705-4353
8161 E. Wingshadow Road
Scottsdale, AZ 85255

Smith, Erica

From: Marc Hudson <marc.hudson@fastmail.fm>
Sent: Wednesday, April 19, 2017 9:56 PM
To: Lane, Jim; City Council; Washburn, Bruce; Jagger, Carolyn; Nichols, Jeff; Murphy, Bill; City Manager Mailbox; Grant, Randy; Clack, Michael; Pryor, Reed; Worth, Daniel; Corsette, Kelly; Ekblaw, Kroy; Bestgen, Greg; Casey, Danielle; Stockwell, Brent; Keagy, Raun; etwist@greatheartsaz.org; Bob.Mulhern@colliers.com; ShelleyMcClellan@gmail.com; pj.kacir@gmail.com; mrebugio@gmail.com; obrienlm@aol.com; jessim@cox.net; jeffhaebig@gmail.com; megansta@gmail.com; dieihud@gmail.com; caseykadavy@yahoo.com; lynn@desertdwellings.com; Melissa.price@me.com; c.stockett@cox.net; sararodgers10@yahoo.com; Linzillou@aol.com; marycoffou@gmail.com; kat@becutiefu.com; Julielongmire@gmail.com; Mctk@todelar.com; azrileys007@yahoo.com; arizonahomecare@gmail.com; joel@joelstrom.com; Thomaswnelson@hotmail.com; nelson.jeri@gmail.com; Drdavepatel@gmail.com; jjdugan@cox.net; steve@marathonprint.com; azpuck@gmail.com; amylynnel@cs.com; ashellrich@mac.com; jason.kadavy@gmail.com; jhallieUSA@gmail.com; juliecieniawski@gmail.com; mwalberg@cox.net; jrubio.vip@gmail.com; DC Ranch; bud.kern@gmail.com; pat.simpson@sothebysrealty.com; frederickwgreen@gmail.com; sg.susangrace@gmail.com; don@azgolfhomes.com; pegeiger@msn.com; elizkep@gmail.com; john@azhenricksons.com
Cc: darren.shaw@dcranchinc.com; Bowling, Joshua; mfittro@newszap.com; ssieg@rioradio.org; sgoldstein@rioradio.org; wstone@rioradio.org
Subject: Question: Why does Great Hearts Academies(GHA) so desperate on getting the City property?

Hello -

What are the reasons that GHA is so desperate to get use of the ~14 acres of City property?

I'm asking because to me something does not seem right based on the available information.

Available Properties

“... Great Hearts searched for the least disruptive areas to build a stadium...”

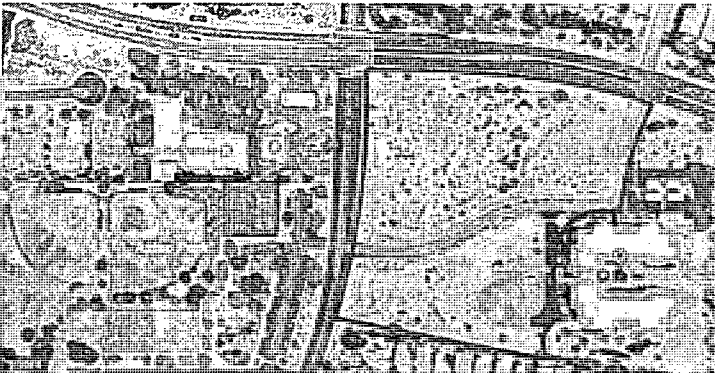
"We opened Scottsdale Prep near the Scottsdale Airpark," he said. "We moved it to WestWorld, thinking we could potentially purchase something in the area. Barrett-Jackson has land that's literally in Scottsdale Prep's backdoor. They've got other uses there." are [Erik Twist's comments in a azcentral.com article](#).

Well in Feb 2016, GHA purchased 3 acres in DC Ranch corporate center that has resulted in the opposite of Erik Twist's comments “least disruptive” and “..thinking we could purchase something in the area” near Scottsdale Prep.

What's strange is the sale last week of 11.08 acres at 17492 N 91st st that is 0.3 miles (~6 min walk) from Scottsdale Prep. I guess GHA found that 3 acres behind homes “less disruptive” than an area with no homes.



Additionally, it's difficult to understand why GHA was unable to find a suitable available property since a simple web search would've returned properties like the 6.75 acres at 100th st. & Frank Lloyd Wright that is directly across the street from Aztec Park.



I understand it's tough finding the right property without a real estate agent, which is why it's extremely odd that GHA only found the 3 acre property since GHA's co-founder and their Az. Board of directors president Bob Mulhern is the managing director for both Phoenix and Scottsdale offices of Colliers Int. a global leader in commercial real estate.

Seems that GHA's access to commercial real estate expertise would've resulted in acquiring the right property without the need to use city property.

Affordable Properties

“We’ve been looking for quite some time. The land prices in north Scottsdale make it difficult for a charter school to purchase and develop up there. Really, we’re just trying to get something these students and their parents have wanted for some time.” is a statement from Erik Twist in a Scottsdale Independent article.

What makes the purchase and development difficult in North Scottsdale for a charter school that's different than anyone else. The difficulty for GHA might have occurred by purchasing 3 acres for \$2,685,038, which is \$895,012 per acre that's more than double the ~\$392,599 per acre in the sale of 11.08 acres 0.3 miles from Scottsdale Prep.

Available Finances

The difficulty to purchase and develop cannot be related to available finances, since GHA arranged with Phoenix IDA for \$80,080,000, in 2014 and \$48,465,000 in 2016.

Seems that if GHA was really out to "purchase and develop" their own property they could use some of the ~\$128M, or they could borrow against Scottsdale Prep property purchased for \$5,873,930 and sell the 3 acres in DC Ranch corporate center to get the 6.75 acres at 100th st & Frank Lloyd Wright.

The only real difficulty is swallowing that with ~\$128M and direct access to a commercial real estate professional Bob Mulhern, GHA has been unable to acquire their own suitable property for extracurricular sports.

If GHA can't leverage \$128M, real estate expertise, and use the internet to find a suitable properties then why do some city council members think GHA can deliver a suitable "free" park? This may be a situation of you get what you paid for, nothing!

So I ask again and really hope someone can answer, what are the reasons GHA is so desperate to get the City property? I as probably others feel like this situation was setup and orchestrated to not get a "free" park, but rather give away or use of city land for "free"

Regards,

Marc Hudson

Smith, Erica

From: Gordon Family <gordonfamily10@gmail.com>
Sent: Thursday, April 20, 2017 12:20 PM
To: Lane, Jim; Klapp, Suzanne; Korte, Virginia; Smith, Dan - 1237; Littlefield, Kathy; Milhaven, Linda
Cc: Milhaven, Linda; Murphy, Bill
Subject: DC Ranch City Park Project

Hello. I am a Scottsdale Resident, and would like to express my support of the DC Ranch City Park Project with Great Hearts. It would be not only a great asset to Scottsdale Prep, but it would also be a fantastic place for the city residents, and residents of DC Ranch, to use and enjoy. I urge you to please support this project.

We will be at the meeting to show my support of this project. Thank you!
Elizabeth & Jeff Gordon
25231 N Horseshoe Trail

Smith, Erica

From: peter@rudenberg.com
Sent: Friday, April 21, 2017 11:28 AM
To: Agenda Item Comment
Subject: Agenda Item Comment for 04/25/17 - Item 26

Meeting Date: 04/25/17

Item Number: 26

Contact Information (if blank, user did not provide):

Name: Peter Rudenberg

Address: 18422 N 92nd Street

C/S/Z: Scottsdale, AZ 85255

Phone:

Comment for 04/25/17 Item 26:

I am opposed to Resolution No. 10770 which is the plan to allow a Sports Complex for primary use of a Charter School to be built on donated land intended as a PUBLIC park.

The property was deeded to the City of Scottsdale for use as a public park, in perpetuity. As a Scottsdale resident and taxpayer, I want the City of Scottsdale to keep the property for its intended use and uphold the deed restrictions.

I urge the council to NOT APPROVE Resolution No. 10770.

Smith, Erica

From: Marc Hudson <marc.hudson@fastmail.fm>
Sent: Friday, April 21, 2017 2:23 PM
To: Lane, Jim; City Council; Washburn, Bruce; Jagger, Carolyn; Nichols, Jeff; Murphy, Bill; City Manager Mailbox; Grant, Randy; Clack, Michael; Pryor, Reed; Worth, Daniel; Corsette, Kelly; Ekblaw, Kroy; Bestgen, Greg; Casey, Danielle; Stockwell, Brent; Keagy, Raun; DC Ranch; bud.kern@gmail.com; pat.simpson@sothebysrealty.com; frederickwgreen@gmail.com; sg.susangrace@gmail.com; don@azgolfhomes.com; pegeiger@msn.com; elizkep@gmail.com; john@azhenricksons.com; Bob.Mulhern@colliers.com; etwist@greatheartsaz.org; DScoggin@GreatHeartsAmerica.org; achaney@scottsdaleprep.org; dediger@scottsdaleprep.org; mfittro@newszap.com
Cc: ShelleyMcClellan@gmail.com; pj.kacir@gmail.com; mrebugio@gmail.com; obrienlm@aol.com; jessim@cox.net; jeffhaebig@gmail.com; megansta@gmail.com; dieihud@gmail.com; caseykadavy@yahoo.com; lynn@desertdwellings.com; Melissa.price@me.com; c.stockett@cox.net; sararodgers10@yahoo.com; Linzillou@aol.com; marycoffou@gmail.com; kat@becutieful.com; Julielongmire@gmail.com; Mctk@todelar.com; azrileys007@yahoo.com; arizonahomecare@gmail.com; joel@joelstrom.com; Thomaswnelson@hotmail.com; nelson.jeri@gmail.com; Drdavepatel@gmail.com; j.jdugan@cox.net; steve@marathonprint.com; azpuck@gmail.com; amylynnel@cs.com; ashellrich@mac.com; jason.kadavy@gmail.com; jhallieUSA@gmail.com; juliecieniawski@gmail.com; mwalberg@cox.net; jrubio.vip@gmail.com; Bowling, Joshua; sgoldstein@rioradio.org; ssieg@rioradio.org; wstone@rioradio.org
Subject: Information: City of Scottsdale and citizens agree no need for another park, so what's the issue!

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Additionally, during an interview Bill Murphy, said "... the city has a sufficient number of ballfields to meet current demand, it's always looking for suitable space to keep up with growth.", though the interview was in Oct 1, 2008 most of the demand indicators are the same except for attendance:

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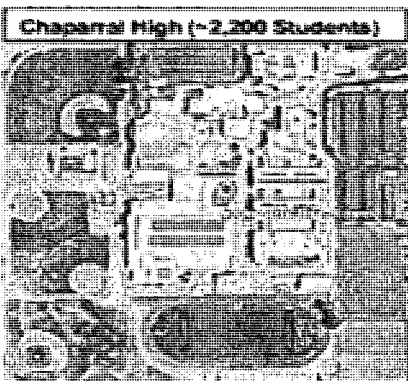
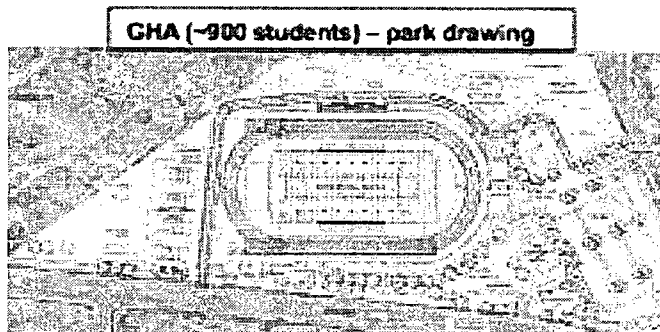
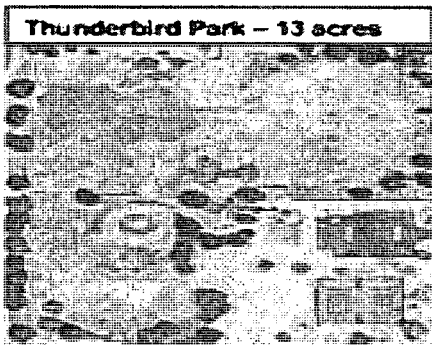
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GHA is doing what ever they can to shift their issue on to everyone else! I say city council needs to push the issue back on GHA!

Regards,

Marc Hudson

Smith, Erica

From: jason.kadavy@gmail.com
Sent: Friday, April 21, 2017 8:16 PM
To: Agenda Item Comment
Subject: Agenda Item Comment for 04/25/17 - Item 26

Meeting Date: 04/25/17

Item Number: 26

Contact Information (if blank, user did not provide):

Name: Jason Kadavy

Address: 9272 E. Canyon View

C/S/Z: Scottsdale, AZ 85255

Phone:

Comment for 04/25/17 Item 26:

Scottsdale City Council, I urge you to vote for Option B and not approve Resolution 10770. Voting for the resolution is a vote for more wasteful spending in district in favor of fiscal conservatives. In 2010 Great Hearts purchased office space near Westword for Scottsdale Preparatory Academy, which knowingly was not large enough to build adjacent fields if so desired. Six years later Great Hearts purchased land specifically to build its desired sports field. Now the school would like the City of Scottsdale to provide it with 12.8 acres designated as a Neighborhood Park, which by 2001 Scottsdale Open Space Master Plan description should provide "easy access to local residents and provide basic recreational opportunities" on which to build a sports complex that Scottsdale Preparatory Academy will have first access to while maintenance costs are added to the already tight budget. Forget the neighborhood opposition, forget the ACLU opposition, forget the appearance of favoritism to a charter school and forget that the residents have been waiting just as long for a SUSD High School to be built within 2 miles of the neighborhood (next door to Copper Ridge) so kids don't have to go 8-9 miles to Chaparral or Desert Mountain. This simply is an unnecessary project for the City of Scottsdale to pursue, which is why resources should be spared at this point in the process.

Scottsdale Preparatory Academy already owns land it purchased with the sole intention of developing a sports field for the school's athletic program. The 2016 Annual Report reflected a 27% decrease over the past 5 years in attendance at parks and other community services. The proposed site is 1 mile from the 70+ acres Scottsdale Sports Complex. The last thing the nearby residents need in a Neighborhood Park is another football/soccer field. So before another dime or minute of city resources is spent thinking about this project, think about the more pressing matters that will require spending over the next several years and vote for Option B.

Smith, Erica

From: Jason Kadavy <jason.kadavy@gmail.com>
Sent: Saturday, April 22, 2017 6:39 AM
To: Marc Hudson
Cc: don@azgolfhomes.com; amylynnel@cs.com; bud.kern@gmail.com; jhallieUSA@gmail.com; Jagger, Carolyn; Bob.Mulhern@colliers.com; caseykadavy@yahoo.com; lynn@desertdwellings.com; Keagy, Raun; jrubio.vip@gmail.com; Pryor, Reed; dieihud@gmail.com; ashellrich@mac.com; pat.simpson@sothebysrealty.com; Bestgen, Greg; Drdavepatel@gmail.com; Thomaswnelson@hotmail.com; jessim@cox.net; joel@joelstrom.com; marycoffou@gmail.com; mwalberg@cox.net; arizonahomecare@gmail.com; Bowling, Joshua; DScoggin@greatheartsamerica.org; Casey, Danielle; City Council; c.stockett@cox.net; Clack, Michael; dediger@scottsdaleprep.org; Mctk@todelar.com; frederickwgreen@gmail.com; john@azhenricksons.com; pegeiger@msn.com; mfittro@newszap.com; steve@marathonprint.com; Melissa.price@me.com; Shelleymcclellan@gmail.com; Worth, Daniel; achaney@scottsdaleprep.org; obrienlm@aol.com; DC Ranch; Grant, Randy; azpuck@gmail.com; ssieg@rioradio.org; Corsette, Kelly; Washburn, Bruce; elizkep@gmail.com; sg.susangrace@gmail.com; Lane, Jim; Ekblaw, Kroy; etwist@greatheartsaz.org; Linzillou@aol.com; jjdugan@cox.net; sararodgers10@yahoo.com; azrileys007@yahoo.com; juliecieniewski@gmail.com; wstone@rioradio.org; pj.kacir@gmail.com; kat@becutiful.com; mrebugio@gmail.com; sgoldstein@rioradio.org; Murphy, Bill; megansta@gmail.com; nelson.jeri@gmail.com; jeffhaebig@gmail.com; Stockwell, Brent; City Manager Mailbox; Julielongmire@gmail.com; Nichols, Jeff
Subject: Re: Information: City of Scottsdale and citizens agree no need for another park, so what's the issue!

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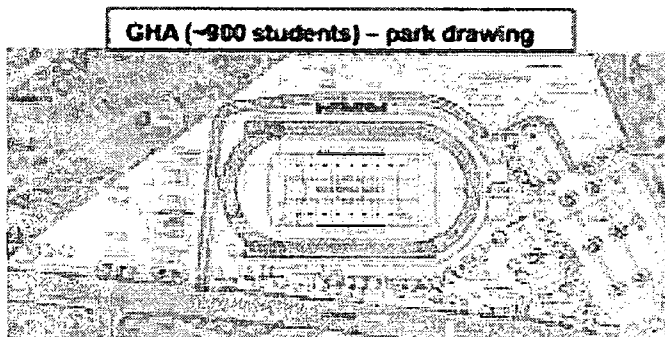
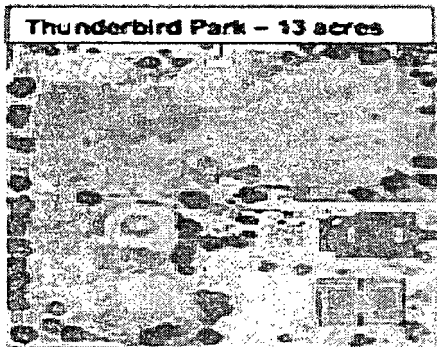
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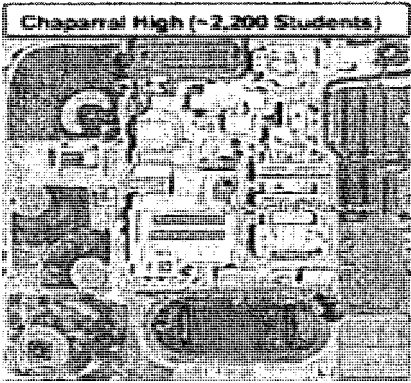
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To: Jason Kadavy
Cc: don@azgolfhomes.com; amylynnel@cs.com; bud.kern@gmail.com; jhallieUSA@gmail.com; Jagger, Carolyn; Bob.Mulhern@colliers.com; caseykadavy@yahoo.com; lynn@desertdwellings.com; Keagy, Raun; jrubio.vip@gmail.com; Pryor, Reed; dieihud@gmail.com; ashellrich@mac.com; pat.simpson@sothebysrealty.com; Bestgen, Greg; Drdavepatel@gmail.com; Thomaswnelson@hotmail.com; jessim@cox.net; joel@joelstrom.com; marycoffou@gmail.com; mwalberg@cox.net; arizonahomecare@gmail.com; Bowling, Joshua; DScoggin@greatheartsamerica.org; Casey, Danielle; City Council; c.stockett@cox.net; Clack, Michael; dediger@scottsdaleprep.org; Mctk@todelar.com; frederickwgreen@gmail.com; john@azhenricksons.com; pegeiger@msn.com; mfitro@newszap.com; steve@marathonprint.com; Melissa.price@me.com; ShelleyMcClellan@gmail.com; Worth, Daniel; achaney@scottsdaleprep.org; obrienlm@aol.com; DC Ranch; Grant, Randy; azpuck@gmail.com; ssieg@rioradio.org; Corsette, Kelly; Washburn, Bruce; elizkep@gmail.com; sg.susangrace@gmail.com; Lane, Jim; Ekblaw, Kroy; etwist@greatheartsaz.org; Linzillou@aol.com; jjdugan@cox.net; sararodgers10@yahoo.com; azrileys007@yahoo.com; juliecienawski@gmail.com; wstone@rioradio.org; pj.kacir@gmail.com; kat@becutiful.com; mrebugio@gmail.com; sgoldstein@rioradio.org; Murphy, Bill; megansta@gmail.com; nelson.jeri@gmail.com; jeffhaebig@gmail.com; Stockwell, Brent; City Manager Mailbox; Julielongmire@gmail.com; Nichols, Jeff
Subject: Re: Information: City of Scottsdale and citizens agree no need for another park, so what's the issue!

Yes, "GHA IS NOT WORTHY"! :-)

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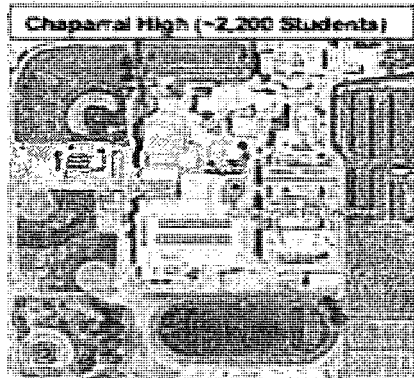
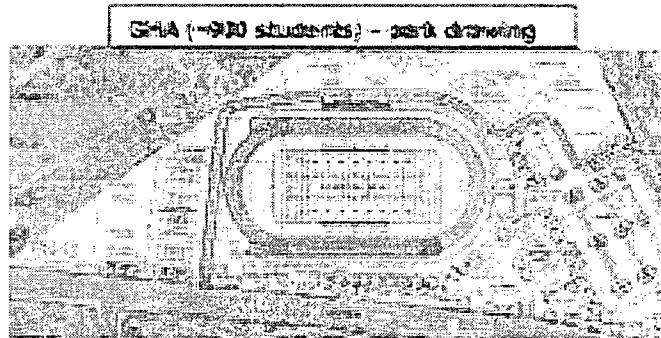
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From: Marc Hudson <marc.hudson@fastmail.fm>
Sent: Sunday, April 23, 2017 11:49 AM
To: ShelleyMcClellan@gmail.com; pj.kacir@gmail.com; mrebugio@gmail.com; obrienlm@aol.com; jessim@cox.net; jeffhaebig@gmail.com; megansta@gmail.com; dieihud@gmail.com; caseykadavy@yahoo.com; lynn@desertdwellings.com; Melissa.price@me.com; c.stockett@cox.net; sararodgers10@yahoo.com; Linzillou@aol.com; marycoffou@gmail.com; kat@becutiefu.com; Julielongmire@gmail.com; Mctk@todelar.com; azrileys007@yahoo.com; arizonahomecare@gmail.com; joel@joelstrom.com; Thomaswnelson@hotmail.com; nelson.jeri@gmail.com; Drdavepatel@gmail.com; j.jdugan@cox.net; steve@marathonprint.com; azpuck@gmail.com; amylynnel@cs.com; ashellrich@mac.com; jason.kadavy@gmail.com; jhallieUSA@gmail.com; juliecieniawski@gmail.com; mwalberg@cox.net; jrubio.vip@gmail.com; Lane, Jim; City Council; Washburn, Bruce; Jagger, Carolyn; Nichols, Jeff; Murphy, Bill; City Manager Mailbox; Grant, Randy; Clack, Michael; Pryor, Reed; Worth, Daniel; Corsette, Kelly; Ekblaw, Kroy; Bestgen, Greg; Casey, Danielle; Stockwell, Brent; Keagy, Raun; DC Ranch; bud.kern@gmail.com; pat.simpson@sothebysrealty.com; frederickwgreen@gmail.com; sg.susangrace@gmail.com; don@azgolfhomes.com; pegeiger@msn.com; elizkep@gmail.com; john@azhenricksons.com; etwist@greatheartsaz.org; DScoggin@GreatHeartsAmerica.org; achaney@scottsdaleprep.org; dediger@scottsdaleprep.org; bperleberg@susd.org; pkirby@susd.org; khartmann@susd.org; abeckham@susd.org; skravetz@susd.org
Subject: Proposal & Request: Unite our Community with a multi-use "Park"

Our Scottsdale community is divided about a "Park" on 14 acres at 91st & Trailside developed by Great Hearts Academies, but there's a potential opportunity to "Unite our Community" by using the remaining 15 acres at Horseshoe Canyon & Thompson Peak conveyed from DMB to SUSD that was for a High School.

In May 2009, DMB conveyed 19 acres to SUSD for a High School to support DC Ranch residents, but SUSD has been unable to acquire funding for a sixth high school. In 2012, SUSD leased 3 acres to Village Health Clubs tennis center for \$40,000 a year.

Unite or Divide Our Community

There's a plethora of reasons that support and oppose a "Park" at 91st & Trailside developed by Great Hearts Academies that have resulted in a divided community, so moving forward will only solidify a divided community.

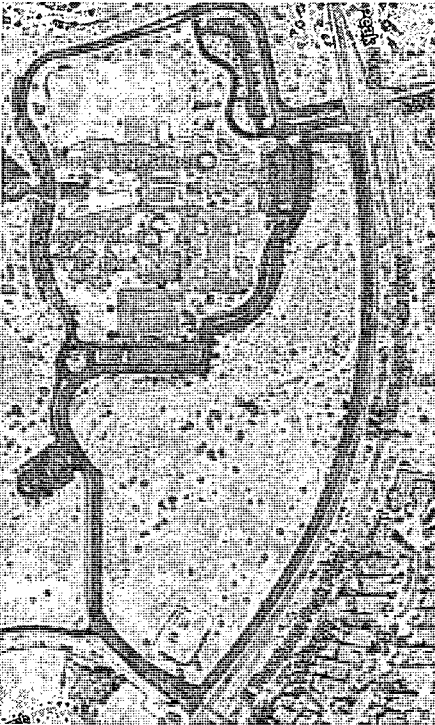
Placing the "Park" in a location that "Unites Our Community" seems the only logical solution to move forward.

Park Location that Unites Our Community

The remaining 15 acres at Horseshoe Canyon & Thompson Peak is in a location that supports all positions in regards to "park" development by Great Hearts Academies.

- Traffic - location already supports traffic for various sporting events
- Property Size – 15 acres of development space that allows for proposed amenities (e.g. tennis, volleyball, 100+ parking, fields, track, etc.)
- Lighting – current lighted fields sets precedent to support lighted sports fields

- Community use – proximity to Copper Ridge would allow support for schools track team, and the Village Health Clubs or other sports club team



Location that aligns with objectives

Great Hearts Academies wants to develop a park in the “least disruptive” location as stated by Erik Twist. The Horseshoe Canyon & Thompson Peak location supports the “less disruptive” objective.

SUSD has already leased some land, but will lose the remaining 15 acres unless they build a school or a public facility (e.g. public park) as described in the conveyance dedication document. I'm hoping my understanding is correct that a public park will allow *SUSD* to keep property asset.

2. The following covenants (the “Affirmative Covenants”):

- a. Grantee shall not use the School Property for any purpose other than for a school site and for related accessory uses, including without limitation public park, public library and other public facilities pursuant to an intergovernmental agreement with the City of Scottsdale, Arizona (the “City”), and for purposes of ingress and egress to adjacent public facilities.

DC Ranch Community Council and Ranch Association's support for “any type of athletic facility, large or small, would be in the best interests of *all three parties*.”, so a relocation to Horseshoe Canyon & Thompson Peak should not meet with any resistance.

Support from Community

Based on conversations I think that *DC Ranch* residents and *GHA* Parents would support and welcome having a sports facility park developed at Horseshoe Canyon & Thompson Peak.

I ask if this is a solution you would support please pass this along to *DC Ranch* residents and *GHA* parents with a request that they contact *GHA* and City Council members to revise the plan to work with *SUSD* for use of property at Horseshoe Canyon & Thompson Peak.

Regards,

Marc Hudson

Smith, Erica

From: Jason Kadavy <jason.kadavy@gmail.com>
Sent: Sunday, April 23, 2017 1:08 PM
To: Marc Hudson
Cc: ShelleyMcClellan@gmail.com; pj.kacir@gmail.com; mrebugio@gmail.com; obrienlm@aol.com; jessim@cox.net; jeffhaebig@gmail.com; megansta@gmail.com; dieihud@gmail.com; caseykadavy@yahoo.com; lynn@desertdwellings.com; Melissa.price@me.com; c.stockett@cox.net; sararodgers10@yahoo.com; Linzillou@aol.com; marycoffou@gmail.com; kat@becutieful.com; Julielongmire@gmail.com; Mctk@todelar.com; azrileys007@yahoo.com; arizonahomecare@gmail.com; joel@joelstrom.com; Thomaswnelson@hotmail.com; nelson.jeri@gmail.com; Drdavepatel@gmail.com; jjdugan@cox.net; steve@marathonprint.com; azpuck@gmail.com; amylynnel@cs.com; ashellrich@mac.com; jhallieUSA@gmail.com; juliecieniawski@gmail.com; mwalberg@cox.net; jrubio.vip@gmail.com; Lane, Jim; City Council; Washburn, Bruce; Jagger, Carolyn; Nichols, Jeff; Murphy, Bill; City Manager Mailbox; Grant, Randy; Clack, Michael; Pryor, Reed; Worth, Daniel; Corsette, Kelly; Ekblaw, Kroy; Bestgen, Greg; Casey, Danielle; Stockwell, Brent; Keagy, Raun; DC Ranch; bud.kern@gmail.com; pat.simpson@sothebysrealty.com; frederickwgreen@gmail.com; sg.susangrace@gmail.com; don@azgolfhomes.com; pegeiger@msn.com; elizkep@gmail.com; john@azhenricksons.com; Erik Twist; DScoggin@greatheartamerica.org; achaney@scottsdaleprep.org; dediger@scottsdaleprep.org; bperleberg@susd.org; pkirby@susd.org; khartmann@susd.org; abeckham@susd.org; skravetz@susd.org
Subject: Re: Proposal & Request: Unite our Community with a multi-use "Park"

You are reading it correctly and is worth exploring with the SUSD whether it anticipates taking any action with the property over the next 24 months. If SUSD does not anticipate having the funding (very likely given flat enrollment) to break ground on the High School, this could prevent further over-development of the area and perhaps a mixed use agreement could be struck between SUSD and GHA to use between Scottsdale Preparatory Academy and Copper Ridge based on the pro rata enrollment numbers of students in grades 6-12, which qualify for Middle School and High School athletics.

On Sun, Apr 23, 2017 at 11:49 AM, Marc Hudson <marc.hudson@fastmail.fm> wrote:
Hello all -

Our Scottsdale community is divided about a "Park" on 14 acres at 91st & Trailside developed by Great Hearts Academies, but there's a potential opportunity to "Unite our Community" by using the remaining 15 acres at Horseshoe Canyon & Thompson Peak conveyed from DMB to SUSD that was for a High School.

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I ask if this is a solution you would support please pass this along to DC Ranch residents and GHA parents with a request that they contact GHA and City Council members to revise the plan to work with SUSD for use of property at Horseshoe Canyon & Thompson Peak.

Regards,

Marc Hudson

Smith, Erica

From: davepmorgan@gmail.com
Sent: Monday, April 24, 2017 7:59 AM
To: Agenda Item Comment
Subject: Agenda Item Comment for 04/25/17 - Item Item 26, resolution #10770

Meeting Date: 04/25/17
Item Number: Item 26, resolution #10770

Contact Information (if blank, user did not provide):

Name: David Morgan
Address: 10548 E Tierra Buena Ln
C/S/Z: Scottsdale, AZ 85255
Phone:

Comment for 04/25/17 Item Item 26, resolution #10770:

I oppose item 26, resolution #10770. Great Hearts should not be permitted to use our money to fund a sports complex on land they didn't pay for, in a place where they are not wanted and on space that isn't deeded for this purpose. They can build their field on land they already own, and they can pay for it all themselves. Our city should not be agreeing to pay the expensive ongoing maintenance for a complex which a private business will get first dibs on. Furthermore, the city should not be entering into this type of sweetheart deal with GHA, who discriminatory policies have come to light in the recent weeks. This will reflect poorly on the city's reputation.

Smith, Erica

From: Tommy Andrews <tlandrewsme@aol.com>
Sent: Monday, April 24, 2017 10:44 AM
To: Lane, Jim; Klapp, Suzanne; Korte, Virginia; klittle@scottsdaleaz.gov; Milhaven, Linda; gphillips@scottsdaleaz.gov; Smith, David N; Thompson, Jim; Murphy, Bill; Tessier, Meredith
Cc: kandrewsme@aol.com
Subject: Support for initiating the DC Ranch City Park project ...

Mayor Lane and Council Members,

For the first time I am reaching out to you directly in support of the DC Ranch City Park project. The collaboration between Great Hearts, DC Ranch and the City is a wonderful example of how to create winning solutions to important community needs.

There is clearly a need for this park as evidenced by the many benefits that will be realized. Any time we provide incentives for young and old alike to get up on their feet and get outside to run, walk, play, practice or learn a sporting skill, or just take in fresh air at a public park, we are doing a good thing.

The fact that Great Hearts is prepared to fund the facility development on the City's piece of undeveloped land is clearly a Double Win for the community. Scottsdale Preparatory Academy students gain access to practice facilities in close proximity to their school and the residence of DC Ranch have a beautify, low impact park available on land that would eventually be developed for playing fields in the distant future (at taxpayer expense). This innovative solution leverages private resources for the benefit of all.

As a Scottsdale resident and a parent of a student athlete at Scottsdale Prep that currently spends about 1.5 hours every day picking up and transporting students to and from practice, I strongly encourage you to vote yes to initiate the DC Ranch City Park project at tomorrow's hearing.

Respectfully,
Tommy Andrews



Virus-free. www.avast.com

Smith, Erica

From: Jace McKeighan <jdm@dcmplaw.com>
Sent: Monday, April 24, 2017 12:10 PM
To: Lane, Jim; Klapp, Suzanne; Korte, Virginia; Smith, Dan - 1237; Littlefield, Kathy; Milhaven, Linda; Phillips, Guy
Cc: Murphy, Bill
Subject: SUPPORT for Consent Item 26 - 4/25/2017 Agenda

Honorable Mayor Lane & Esteemed City Council Members:

I am writing in support of item 26 on tomorrow's consent agenda authorizing the initiation of a Municipal Use Master Site Plan for the development of a 12.8±-acre DC Ranch park site with Open Space and Planned Community District (OS/PCD) zoning. This project presents a win-win-win for the City, for the residents of DC Ranch, and for Great Hearts and its students, many of whom live in the area.

I have lived in DC Ranch, within walking distance of the land at issue, for the past 12 years. In fact, my family was the first to move into any DC Ranch property south of Legacy Boulevard (the area of DC Ranch most adjacent to the site). My children have attended, and two continue to attend, Scottsdale Prep. I would like to think I have a rather unique perspective on this issue. There is no need to complicate things. The simple reason to support this item is that it makes sense financially and logistically.

Specifically, both a park and a lighted field are coming to this area of DC Ranch sooner or later. First, the location of a park at the site in question has been well known and visibly posted for many, many years. Nearby residents should not be surprised at, and should not be heard to object to, the development of a park, including lighted courts, playgrounds, etc., on the site. Second, Great Hearts owns and currently has the ability to place a lighted field on an adjacent parcel within DC Ranch.

After acquiring its land, Great Hearts met with local residents to hear their concerns. Great Hearts was not well-received, to be kind. Nevertheless, Great Hearts did not turn its back on residents but continued to talk to them. Great Hearts and DC Ranch then initiated contact with the City to consider consolidating the lighted field with the development of the park to lessen the impact of the field on residents. The proposed plan does not increase impact on the surrounding neighborhoods because a park and a lighted field are already slated to be developed, either on one parcel or on two.

The consolidated plan is more beneficial than the separate parcel plans. The City gets a long-planned neighborhood park paid for by Great Hearts, an approximately \$4.5 million value. This is a clear and substantial benefit to the City, to park users, and to taxpayers. I cannot imagine another municipality in the country has a school willing to spend \$4.5 million on a City park with the only return being a preferred right of use. Great Hearts gets an improved situation for its field and a track. The community gets the benefit of the park, and gets the added benefit that the location for the lighted field is much farther away from houses than the current Great Hearts site. I further suspect that the park site would direct more of the traffic associated with the site off of Pima Road rather than directly through DC Ranch. It's really as simple as that - this plan is more beneficial to each impacted group,

Much misinformation has been spread, and continues to spread, about this project by a variety of opponents. Many of these opponents play upon the worst of peoples' fears and are plainly alarmist. However, some concerns are real. The public process that follows approval of this consent item can fully address many, if not all, of the real concerns. I have had the great pleasure to have worked with both the City and Great Hearts over the years, and I am fully confident that both parties are prepared to address legitimate concerns for the benefits of all, including nearby DC Ranch residents. The efforts of Great Hearts and DC Ranch, as well as the City, to reach this point alone demonstrate the good faith all parties have in dealing with nearby residents. Of course, it must also be noted that if Great Hearts proceeds on its current site then very little public process will ensue. Whether residents fully appreciate this or not, they are better served by the public process that the park site offers than by any other alternative.

I ask you to support this consent item because it makes sense on every level.

Thank you for your time and consideration.

Jace McKeighan
18264 N.94th Pl.
Scottsdale, AZ 85255

Smith, Erica

From: Cepand Alizadeh <calizadeh@roselawgroup.com>
Sent: Monday, April 24, 2017 2:18 PM
To: Lane, Jim; Klapp, Suzanne; Korte, Virginia; Phillips, Guy; Smith, David N; Tessier, Meredith; Milhaven, Linda; Littlefield, Kathy; Murphy, Bill; City Manager Mailbox
Subject: DC Ranch City Park Supporters Petition
Attachments: iPetition-Great Hearts Support Petition (04-24-2017).pdf

Good afternoon,

In advance of tomorrow evening's City Council meeting, attached is a petition with **486** signatures of support for Great Hearts Academies and the DC Ranch City Park project.

Thank you,
Cepand Alizadeh

Cepand Alizadeh

Attorney




7144 E Stetson Drive, Suite 300
Scottsdale, Arizona 85251
Direct: 480.240.5641
Fax: 480.505.3925

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Thank you.

 Think green, please don't print unnecessarily

Smith, Erica

From: lagant99@aol.com
Sent: Tuesday, April 25, 2017 8:00 AM
To: Agenda Item Comment
Subject: Agenda Item Comment for 04/25/17 - Item 26, resolution #10770.

Meeting Date: 04/25/17
Item Number: 26, resolution #10770.

Contact Information (if blank, user did not provide):

Name: Lisa Ganter
Address: 8408 E Diamond rim drive
C/S/Z: Scottsdale , azz 85255
Phone:

Comment for 04/25/17 Item 26, resolution #10770.:

As a city of scottsdale resident, I oppose this! Great hearts should use their own land, not the city's.

Smith, Erica

From: Marc Hudson <marc.hudson@fastmail.fm>
Sent: Tuesday, April 25, 2017 11:25 AM
To: ShelleyMcClellan@gmail.com; pj.kacir@gmail.com; mrebugio@gmail.com; obrienlm@aol.com; jessim@cox.net; jeffhaebig@gmail.com; megansta@gmail.com; dieihud@gmail.com; caseykadavy@yahoo.com; lynn@desertdwellings.com; Melissa.price@me.com; c.stockett@cox.net; sararodgers10@yahoo.com; Linzillou@aol.com; marycoffou@gmail.com; kat@becutieful.com; Julielongmire@gmail.com; Mctk@todelar.com; azrileys007@yahoo.com; arizonahomecare@gmail.com; joel@joelstrom.com; Thomaswnelson@hotmail.com; nelson.jeri@gmail.com; Drdavepatel@gmail.com; j.jdugan@cox.net; steve@marathonprint.com; azpuck@gmail.com; amylynnel@cs.com; ashellrich@mac.com; jason.kadavy@gmail.com; jhallieUSA@gmail.com; juliecieniawski@gmail.com; mwalberg@cox.net; jrubio.vip@gmail.com; vijay.hema@cox.net; alissamann@hotmail.com; javieraldrete@gmail.com; brysonwaterman@gmail.com; martorab@yahoo.com; dakross888@gmail.com; Todd@BeScottsdaleFit.com; Sherry.Woodley@asu.edu; jason@azreinvestment.com; kajones@tblaw.com; Lane, Jim; City Council; Washburn, Bruce; Jagger, Carolyn; Nichols, Jeff; Murphy, Bill; City Manager Mailbox; Grant, Randy; Clack, Michael; Pryor, Reed; Worth, Daniel; Corsette, Kelly; Ekblaw, Kroy; Bestgen, Greg; Casey, Danielle; Stockwell, Brent; Keagy, Raun; etwist@greatheartsaz.org; DScoggin@GreatHeartsAmerica.org; DC Ranch; bud.kern@gmail.com; pat.simpson@sothebysrealty.com; frederickwgreen@gmail.com; sg.susangrace@gmail.com; don@azgolfhomes.com; pegeiger@msn.com; elizkep@gmail.com; john@azhenricksons.com; achaney@scottsdaleprep.org; dediger@scottsdaleprep.org
Cc: sgoldstein@rioradio.org; ssieg@rioradio.org; wstone@rioradio.org; Bowling, Joshua; mfitro@newszap.com
Subject: Thoughts: Unorthodox method to Unite a Community; try to Divide the Community

Hell all -

As we are all aware tonight's City Council meeting agenda item #26 "DC Ranch Park Municipal Use Master Site Plan".

I don't think any of us would have ever thought the request for a "park" could create such a controversy, though as we all know the request is not for a happy playground "park" rather a "high school sports" field disguised as a park. Adding a few trees, a couple swings, and possibly a jungle gym around a sports field does not make a park!

It's crazy to think of the time and resources expended in support and opposition for a so called "park". It's unconscionable that people are afraid to speak up in either support or opposition due intimidation of retaliation. I've heard concerns that range from drop in property values to students being ostracized for not agreeing with the planned "park", which is horrible a park should make students happy and home values rise.

A common excepted societal understanding is a "park" as a place for enjoyment and recreation where people in a community come together for various activities such as picnics, though this park request has not delivered enjoyment rather divided the community.

The community is divided due to the request from a single entity, and this request has brought together nearby residents and citizens in the community that would've not met each other.

Regardless of various thoughts and views about the issue created from a single request for a "park", I think we all see the beginning of a bond that will outlast the issue resulting with a "United Community".

If the communication exchanges and discussions thus far are any indication of what is to come in tonight's City Council meeting it might be better to announce agenda item #26 "Tonight's main event, let's get ready to rumble"!

See you at the meeting.

Regards,

Marc Hudson

Smith, Erica

From: Joann M. Polk <jopolk@me.com>
Sent: Tuesday, April 25, 2017 11:26 AM
To: Lane, Jim; Klapp, Suzanne; Smith, Dan - 1237; Littlefield, Kathy; Phillips, Guy; Korte, Virginia; Milhaven, Linda
Cc: Thompson, Jim; bmurphy@scottsdale.gov
Subject: DC Ranch field project near 91st Street and Trailside View

Good morning. I am writing to express my support of the DC Ranch field project near 91st Street and Trailside View in north Scottsdale. Not only would the development of this site provide Great Hearts Scottsdale Prep with a field for its students, it would provide the neighborhood with a park that it otherwise would not have. It truly would be a win-win for both the neighborhood and school. Thank you for your consideration,
Joann Polk

Smith, Erica

From: Laura McNelis <lvmcnelis@gmail.com>
Sent: Tuesday, April 25, 2017 12:47 PM
To: Lane, Jim; Diane Kar; Lisa Armstrong; Laura McNelis
Subject: Please Support the DC Ranch City Park Project

Dear Mayor Lane,

I am writing in support of the DC Ranch City Park Project that is endorsed by Scottsdale Preparatory Academy and Great Hearts Schools. The proposed park would be located near 91st Street and Palo Brea, and will be discussed at tonight's City Council hearing.

I am a Scottsdale resident, and my children will soon attend Scottsdale Preparatory Academy. Our 5th grade-12th grade students need this park to play sports that are important for their educational experience. Currently, our school has only a parking lot for sporting activities.

Additionally, this park would provide an amazing asset to our community. I live in McDowell Mountain Ranch, which is quite near to DC Ranch. Children in our neighborhood and across north Scottsdale would benefit greatly from having access to new park facilities in DC Ranch. At the moment, the parcel is completely unused.

I strongly urge you to vote in support of the DC Ranch City Park Project so that Scottsdale children can remain healthy and active in this new space for sporting and recreational events.

Regards,
Laura McNelis
14049 N 106 Place
Scottsdale, AZ 85255

Smith, Erica

From: azrileys007@yahoo.com
Sent: Tuesday, April 25, 2017 1:13 PM
To: Agenda Item Comment
Subject: Agenda Item Comment for 04/25/17 - Item 26

Meeting Date: 04/25/17

Item Number: 26

Contact Information (if blank, user did not provide):

Name: Angela Riley

Address: 9214 E. Horseshoe Bend Dr.

C/S/Z: Scottsdale, AZ 85255

Phone:

Comment for 04/25/17 Item 26:

Vote NO on 10770! I live in DC Ranch and this is NOT a "neighborhood" park. The area can NOT handle the traffic as it is - much less more for an athletic complex! City of Scottsdale should save it's money for something more important! Let Great Hearts use it's own 3acre lot if it wants, but NOT the City of Scottsdale's land! NO to 10770!

Smith, Erica

From: Alana Mann <alana.mann@statesmanusa.com>
Sent: Tuesday, April 25, 2017 1:19 PM
To: Lane, Jim
Subject: DC Ranch City Park Project

Dear Mayor Lane,

I am writing in support of the DC Ranch City Park Project that is endorsed by Scottsdale Preparatory Academy and Great Hearts Schools. The proposed park would be located near 91st Street and Palo Brea, and will be discussed at tonight's City Council hearing.

I am a Scottsdale resident, and my children will soon attend Scottsdale Preparatory Academy. Our 5th grade-12th grade students need this park to play sports that are important for their educational experience. Currently, our school has only a parking lot for sporting activities.

Additionally, this park would provide an amazing asset to our community. Children in our neighborhood and across north Scottsdale would benefit greatly from having access to new park facilities in DC Ranch. At the moment, the parcel is vacant.

I strongly urge you to vote in support of the DC Ranch City Park Project so that Scottsdale children can remain healthy and active in this new space for sporting and recreational events.

Thank you,

Alana Mann

Smith, Erica

From: Julie Smith <jersey101267@yahoo.com>
Sent: Tuesday, April 25, 2017 1:30 PM
To: Lane, Jim
Subject: Sports field

Dear Mayor Lane,

I am writing in support of the DC Ranch City Park Project that is endorsed by Scottsdale Preparatory Academy and Great Hearts Schools. The proposed park would be located near 91st Street and Palo Brea, and will be discussed at tonight's City Council hearing.

I am a Scottsdale resident, and my children will soon attend Scottsdale Preparatory Academy. Our 5th grade-12th grade students need this park to play sports that are important for their educational experience. Currently, our school has only a parking lot for sporting activities.

Additionally, this park would provide an amazing asset to our community. Children in our neighborhood and across north Scottsdale would benefit greatly from having access to new park facilities in DC Ranch. At the moment, the parcel is vacant.

I strongly urge you to vote in support of the DC Ranch City Park Project so that Scottsdale children can remain healthy and active in this new space for sporting and recreational events.

Sincerely,
Julie Mann
Sent from my iPhone

Smith, Erica

From: Stacie MacDonald <stacie.macdonald@gmail.com>
Sent: Tuesday, April 25, 2017 1:46 PM
To: Lane, Jim
Subject: Support DC Ranch Park

Dear Mayor Lane,

I am writing in support of the DC Ranch City Park Project that is endorsed by Scottsdale Preparatory Academy and Great Hearts Schools. The proposed park would be located near 91st Street and Palo Brea, and will be discussed at tonight's City Council hearing.

I am a Scottsdale resident, and my children will soon attend Scottsdale Preparatory Academy. Our 5th grade-12th grade students need this park to play sports that are important for their educational experience. Currently, our school has only a parking lot for sporting activities.

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I strongly urge you to vote in support of the DC Ranch City Park Project so that Scottsdale children can remain healthy and active in this new space for sporting and recreational events.

Allan & Stacie MacDonald
Parents of Aille and Averly MacDonald
Students at Archway Scottsdale...future students at Scottsdale Prep

Sent from my iPhone

Smith, Erica

From: Thompson, Jim
Sent: Tuesday, April 25, 2017 1:55 PM
To: Jagger, Carolyn
Subject: FW: Please Support the DC Ranch City Park Project

From: Laura McNelis [<mailto:lvmcnelis@gmail.com>]
Sent: Tuesday, April 25, 2017 12:54 PM
To: Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: Please Support the DC Ranch City Park Project

Mr. Thompson,

I am writing in support of the DC Ranch City Park Project that is endorsed by Scottsdale Preparatory Academy and Great Hearts Schools. The proposed park would be located near 91st Street and Palo Brea, and will be discussed at tonight's City Council hearing.

I am a Scottsdale resident, and my children will soon attend Scottsdale Preparatory Academy. Our 5th grade-12th grade students need this park to play sports that are important for their educational experience. Currently, our school has only a parking lot for sporting activities.

Additionally, this park would provide an amazing asset to our community. I live in McDowell Mountain Ranch, which is quite near to DC Ranch. Children in our neighborhood and across north Scottsdale would benefit greatly from having access to new park facilities in DC Ranch. At the moment, the parcel is vacant.

I strongly urge you to vote in support of the DC Ranch City Park Project so that Scottsdale children can remain healthy and active in this new space for sporting and recreational events.

Regards,
Laura McNelis
14049 N 106 Place
Scottsdale, AZ 85255

Smith, Erica

From: Thompson, Jim
Sent: Tuesday, April 25, 2017 1:57 PM
To: Jagger, Carolyn
Subject: FW: It is NOT a free park

From: Tom Nelson [<mailto:thomaswnelson@hotmail.com>]
Sent: Tuesday, April 25, 2017 12:42 PM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council <CityCouncil@scottsdaleaz.gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Smith, David N <DnSmith@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>; Murphy, Bill <bmurphy@Scottsdaleaz.Gov>; Thompson, Jim <JThompson@Scottsdaleaz.gov>
Subject: It is NOT a free park

There has been much discussion that Scottsdale would get a "free park." This is not true at all. The football field and track as well as the bleachers (which may be concrete, and therefore would be a stadium) and the parking lot would take up the vast majority of the land. Adding a few tennis courts and playground does not make it a park! This is a land give away to Great Hearts.

The location of this park is on small side streets and the traffic would be overwhelming to the surrounding residential neighborhoods.

We do not want another Notre Dame Prep type of facility in DC Ranch!

Please vote against moving ahead on this proposal.

Thanks for your consideration for all of the taxpaying (and voting) residents of the area.

Tom & Jerri Nelson

Smith, Erica

From: Thompson, Jim
Sent: Tuesday, April 25, 2017 1:59 PM
To: Jagger, Carolyn
Subject: FW: DC Ranch field project near 91st Street and Trailside View

From: Joann M. Polk [<mailto:jopolk@me.com>]
Sent: Tuesday, April 25, 2017 11:26 AM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; Klapp, Suzanne <SKlapp@scottsdaleaz.gov>; Smith, Dan - 1237 <DSmith@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Phillips, Guy <GPhillips@Scottsdaleaz.gov>; Korte, Virginia <VKorte@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>
Cc: Thompson, Jim <JThompson@Scottsdaleaz.gov>; bmurphy@scottsdale.gov
Subject: DC Ranch field project near 91st Street and Trailside View

Good morning. I am writing to express my support of the DC Ranch field project near 91st Street and Trailside View in north Scottsdale. Not only would the development of this site provide Great Hearts Scottsdale Prep with a field for its students, it would provide the neighborhood with a park that it otherwise would not have. It truly would be a win-win for both the neighborhood and school. Thank you for your consideration, Joann Polk