



**PARKS AND RECREATION COMMISSION
REGULAR MEETING
VIA LINDA SENIOR CENTER
10440 E. VIA LINDA
SCOTTSDALE, AZ 85258
WEDNESDAY, MARCH 4, 2009**

MINUTES

- PRESENT:** Robert Frost, Chair
Jeanne Alspaugh, Vice-Chair
John Faramelli, Commissioner
Ron King, Commissioner
Stan Koczka, Commissioner
- ABSENT:** George Adams, Commissioner
James Duchene, Commissioner
- STAFF:** William Murphy, Parks and Recreation Director
Tim Barnard, CIP/Planning Coordinator
Liz Hildenbrand, Senior Recreation Coordinator
Mark Lescoe, Senior Recreation Coordinator
Stephanie Johnson, Assistant Recreation Coordinator
Jim Curry, Assistant Recreation Coordinator
- GUESTS:** Randy Grant, G and G Consulting
Morrie Chernis, Friends of Pinnacle Peak Park
Chris Brown, JJR Floor
Joanne Netland
Edie Stockstill

1. CALL TO ORDER

Chair Frost called the meeting to order at 4:57 p.m.

2. ROLL CALL

A formal roll call confirmed members present as stated above, noting the presence of a quorum.

3. MOMENT OF SILENCE

At the request of Chair Frost, a moment of silence was observed.

4. APPROVAL OF THE MINUTES

- **Regular Meeting of February 18, 2009.**

Chair Frost suggested changing the term "bid fees" in Item 6 to "use fees."

COMMISSIONER KOCZKA MOVED TO APPROVE THE MINUTES OF THE FEBRUARY 18, 2009 REGULAR MEETING AS AMENDED. VICE CHAIR ALSPAUGH SECONDED. THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0).

5. CAPELLA SCOTTSDALE AT PINNACLE PEAK

Tim Barnard, CIP/Planning Coordinator Community Services Department, will present a review of and conceptual site plan for the proposed Capella Scottsdale at Pinnacle Peak (Pinnacle Peak Resort).

Mr. Grant said Capella Scottsdale is in preliminary master planning stages. The site consists of the current 10-acre Pinnacle Peak Patio parcel, and an adjoining 16 acres of State land on both sides of 102nd Way. Capella is an international brand that caters to an ultra high-end clientele.

The developers are requesting approval of the conceptual site plan for the State land portion of the property. He clarified that this is not a request for rezoning. A stipulation on the 87-Z-85 case said any commercial development within that zoning had to go through the site approval process. Since there is no adopted City process for site plan approval, a quasi-zoning process is being used instead, even though this is not a rezoning request. The site plan requirement does not apply to the Pinnacle Peak Patio portion of the site, which could support a 400-room hotel under the current zoning.

Mr. Grant said once the buildings are designed, the entire site will go through the Development Review Board process. Capella Scottsdale is proposed to be a 90-key hotel, with resort residences and a cafe. The cafe will reflect the historical significance of Pinnacle Peak Patio, but will be about one-tenth of the size. The hotel will manage everything on the site. The cafe would sit on a parking structure with room for 100 cars. The travel lanes on 102nd Way would be reconfigured to narrow the street and provide a landscaped median. The reconfiguration is intended to create the most scenic entryway possible, enhance traffic calming, and minimize opportunities for overflow parking on the street.

Mr. Grant said the neighborhood feedback has generally been positive, but some concerns have been expressed. One primary concern is whether this proposal would adequately serve the number of people that wish to use the park. The developers feel that the anticipated expansion of hiking opportunities in the area will provide more options and relieve some of the demand on Pinnacle Peak Park. The park can only accommodate a

finite number of people at any one time anyway. Residents and businesses have also expressed concern that their view of the peak will be lost. Mr. Grant noted that the zoning permits 36-foot elevations on the Pinnacle Peak Patio parcel, and 30-foot elevations on the State land parcel. When the residences in neighboring Desert Highlands were built, they were oriented with views to the southwest in anticipation that the State land parcel would eventually be developed. The sloping topography of the site would make it extremely difficult to hide any development that occurs there. The quality of the architecture will be something that people in the area will be proud of. Computer simulations have demonstrated that 30-foot tall buildings on the site would diminish views of the broader park, but not of the peak itself.

Mr. Grant addressed the concerns about traffic and increased density on the site. He noted that Capella would be much less intense and dense than practically any other use that would be allowed in a C-2 zone. The guest turnover rate is only expected to be about 10 to 12 units per day. Residents have commented that the resort would mar the view from the park, but Mr. Grant said much of the State land parcel has been scarred by activity, and the proposed landscaping would be a substantial improvement over what exists. The Capella project would provide many benefits to the community. The 100 spaces under the cafe would mainly be used by those going to the park, and this is being provided at no cost to the City. The project would eliminate the on-street parking on 102nd Way, create higher property values, generate higher sales tax revenues, and create a tourism niche that does not exist in Scottsdale.

Chair Frost inquired about the types of uses that are allowed in C-2 zones. Mr. Grant responded that C-2 allows for general commercial use, similar to that which would be found in a downtown district. It is one of the most intense commercial districts the City has. In response to a further inquiry from Chair Frost, Mr. Grant said there is no truth to the rumor that the developers are pursuing two different plans for the site simultaneously.

Commissioner King asked about the parking structure. Mr. Grant responded that the parking in the structure would be available to the public during the hours the park is open. About 10 of the 100 spaces would be used for the cafe during that time.

Commissioner Koczka inquired about the number of cars that currently park on the street. Mr. Barnard responded that the number varies throughout the day and the season. The Transportation Department has estimated that there is room for 83 cars on the roadway into the park, with additional room in areas further south. Commissioner Koczka asked whether drivers would first enter the park's surface lot before entering the structure. Mr. Grant said responded that it is likely that many people will try to park in the structure first, since it would be shaded, but it will be possible to enter the structure from the surface lot.

Commissioner Faramelli inquired why the City did not bid on the State land. Mr. Barnard responded that the City did not have the resources at the time to consider the minimum bid that was posted. The park's popularity has grown over the years, and the initial number of parking spaces is no longer adequate. Chair Frost noted that the developers were aware that the City needed additional parking at Pinnacle Peak and were willing to provide it, even if they were not required to do so. He inquired about a bike path planned for the entry street. Mr. Grant responded that a bike lane would be built consistent with the City's street standards. In response to a further inquiry from Chair Frost, Mr. Grant said partially secured parking means that there will be security in the sense that the structure will have cameras

and there will be someone inherently at the site. The development has a stake in ensuring that the structure is secure.

Commissioner Koczka asked what would happen to parking if the cafe swells in popularity. Mr. Grant responded that the function of the cafe is to support the people that are going to the park. Parking will be made available on a first-come, first-served basis.

Chair Frost invited public commentary.

Morrie Chernis said the park attracts about 200,000 visitors a year. At times, there can be 120 cars parking on the street outside the park, with more than a dozen others trying to find room. The Friends of Pinnacle Peak Park are concerned that the proposed garage will be an inadequate replacement for street parking, and that the cafe itself will increase the need for parking. The site plan does not address how congestion could impact the entryway and potentially block access to other parcels. It is imperative that the City Attorney assure that any agreements made with the developer regarding parking and traffic be made in perpetuity, regardless of ownership.

Joanne Netland said the traffic counts are often as high as 115 vehicles at once on the road outside the parking lot. Some cars have been vandalized, and an underground garage could present additional security problems. While the neighborhood response has generally been positive, she says it has been unanimously against five large buildings, which would block views for almost an eighth of a mile. Not all nearby houses have views exclusively to the south.

Chair Frost noted that no action was required from the Commission at this point. The main impact on the park will be determined by what happens to the 115 to 130 cars that are present on peak days. He suggested that staff pay particular attention to monitoring traffic counts, especially at peak times.

6. TROON NORTH COMMUNITY PARK PHASE I CONCEPTUAL SITE PLAN AND PROJECT

Tim Barnard, CIP/Planning Coordinator Community Services Department will provide an updated conceptual site plan and project update for the Troon North Community Park Phase I.

Mr. Barnard noted that this project was funded with Bond 2000 money. City Council recently chose to transfer funding from another project in order to build Phase I. The conceptual plan has just been completed, and there have been several public meetings to gather community input.

Mr. Brown said the park would be developed in two phases. The initial phase includes turf areas, a shaded playground, a restroom facility, a maintenance/storage area, a multi-use trail, three ramadas, two lighted basketball courts, and parking for 40 vehicles. One of the biggest challenges has been finding a way to maintain the existing retention basins. The turf areas are not configured for organized sports or league play, but are designed to be the type of open, family-oriented recreation spaces that the area lacks. There is a plan to enhance the landscape buffers next to existing nearby residences. The second phase of

the project, which is not currently funded, will have a community center and associated parking.

Commissioner Faramelli said the designers did a good job of managing the tricky topography of the site. He inquired about excavations. Mr. Brown responded that the intent is to disturb as little of the site as is necessary to enlarge the retention basins. Some of the fill will be used to build up the turf areas.

Commissioner Koczka inquired about the type of lighting planned for Phase I. Mr. Brown responded that one of the concerns has been to keep light levels as low as possible to avoid disturbing the neighbors. The basketball courts will be tucked into a depression in the existing topography, and lower lights poles will be used. Security lighting in the parking area will use the lowest poles that meet the City's requirement.

Chair frost invited public commentary.

Edie Stockstill said she lives a quarter mile from this project, yet she has only recently been made aware of it. She bought her house in this area because it was in an Environmentally Sensitive Lands Ordinance (ESLO) area, and the Natural Area Open Space (NAOS) restrictions were very strong. The reason the area is so beautiful is because there are no schools or parks with big lights. The park will change this. There will also be noise and litter. The park is not going to be safe at night because of the local wildlife, which includes javelinas and mountain lions. The landscaping should be compatible with NAOS. The proposed community center is not going to be big enough to offer many services, while an existing nearby center is having to cut its offerings because of the budget problems.

7. LEISURE EDUCATION/SPECIAL INTEREST PROGRAMS

Liz Hildenbrand, Senior Recreation Coordinator, and Stephanie Johnson, Assistant Recreation Coordinator, will update the Commission on the new brochure and session format for our leisure class program as well as provide information on some fun new class offerings.

Ms. Hildenbrand reported that 85% of the fall registrations were handled through automated processes. Total registration numbers in Fall 2008 were up from Fall 2007. Registrations for Winter 2008/2009 are down by 64 people, while revenue remains constant. The brochure was redesigned to save money. Receipts are now emailed, instead of printed, whenever possible. The spring publication now includes information on summer programs for children, which was done to address complaints that they came out too late for effective planning. The total number of programs will remain constant, but they are being divided into three sessions to save money printing the catalogs.

Ms. Johnson highlighted some of the field trips that are being offered through leisure education. The field trips cost from \$10 to \$12 each. Nine are planned for the spring session. Children will be able to visit the mounted police unit, see where trash trucks go, get a behind-the-scenes tour of McCormick-Stillman Railroad Park, and a tarmac tour at the Airpark. Green Kids workshops will teach them about sustainable practices such as xeriscape gardens, using cloth grocery bags, and recycling. Ms. Hildenbrand added that further trips are planned to reach out to the broader community beyond City departments.

These include a planting party at Harper's Nursery, and the aquariums at the Bass Pro Shop.

In response to Vice Chair Alspaugh's inquiry, Ms. Hildenbrand responded that approximately 20 to 30 classes did not meet this session. Staff has been closely watching individual class minimums.

8. YOUTH DEVELOPMENT AND AFTER SCHOOL PROGRAM UPDATE

Mark Lescoe, Senior Recreation Coordinator, will update the Commission on Youth Development and After School Programs.

Mr. Lescoe said the Youth Development and After School Programs utilize City community centers and parks and have reciprocal use agreements with Scottsdale's public schools. All the program offerings are free and operate on a drop-in basis. Cities are increasingly using this format, since it allows children a safe place to go for activities. Schedules vary by location, but for the most part, they run from 2:15 p.m. to 6:00 p.m., Monday through Friday. Adapted Recreation and the Youth Sports Program contribute to the success of these programs.

Mr. Curry explained that the drop-in program allows children to come and go as they wish. They are provided with a rotation of activities to get them directly involved. After two rotations, they are given time to do homework. As the day begins to taper off, the children are allowed to choose a group activity. At seven program locations, the weekly attendance is about 1,700 hours. Average monthly visits number 7,000. Average registration per site is about 100, and about 55 children show up at each site. The smaller Pima Park facility only has room for about half that number, however. The waiting list was reduced considerably once an additional staff person was added.

Mr. Lescoe noted that the after school hours are a critical time for youth. They can either be given an opportunity to grow and learn, or be left at risk. Most youth do not have access to after-school programs. Statistics show that 3:00 p.m. is the peak time for violent crimes for children under 18. Mr. Curry added that staff is trained to develop children's seven developmental needs, competence, achievement, creative expression, social interaction, physical activity, clear limits, self-definition, and meaningful participation.

Commissioner Faramelli said the After School Program is one of the most important things the City does. It is important that the program continues to be funded. He inquired whether recent improvements to Pima Park added more capacity for the program. Mr. Lescoe responded that the expansion of the building has been put on hold because of budget cuts. Mr. Barnard added that if funding should become available to finish the project, staff would inform the community when the City is ready to proceed.

Commissioner Koczka noted that the people that are going to be hurt the most are those that are most in need. They also have the smallest voice, and need advocates to speak on their behalf.

In response to an inquiry from Chair Frost, Mr. Lescoe explained that staff develops self-definition by giving children opportunities to contribute to the group, and allowing

them to feel as though they have a voice in what happens. It builds their confidence and social skills, and encourages them to behave better.

9. COMMISSIONER REPORT

The Commissioners will give updates on events, activities and reports from committees they have been involved with since the last Commission meeting.

Commissioner Koczka discussed his recent visit to the Paiute Center, saying he was impressed with the success and the number of cooperative efforts there.

Vice Chair Alspaugh said she went to the Parada del Sol. She also noted that the AARP is offering a tax service for seniors at the Granite Reef Senior Center.

10. DIRECTOR'S REPORT OF CURRENT EVENTS (A.R.S. § 38-431.02(K))

William Murphy, Parks and Recreation Director, will update the Commission on the status of events and activities of the Parks and Recreation, and Parks and Grounds Management Divisions. This includes, but is not limited to, updates on programming, special events, calendars, and upcoming meetings.

Mr. Murphy reported that the Youth Task Force met again to work through the remaining wrinkles in the field allocation policy. Staff is still trying to get groups to turn their paperwork in on time, so that fields can be allocated appropriately. Another meeting is scheduled for May. The Commission will have an opportunity to approve the proposed changes before they go to Council.

The City has a budget for field maintenance that it shares with the School District. A proposal is being considered to help fund maintenance through charging either a per-athlete fee, or an hourly rate.

Aquatics is beginning water safety instruction on Monday at Eldorado Park, and lifeguards will be tested on their skills the following week at McDowell Mountain. Football leagues are beginning this week at Chaparral Park, while basketball begins on March 23. The tennis centers are very active. Indian School Park is offering a free social on March 20. Beginning on March 23rd Scottsdale Ranch Tennis Center will open at 7:30 a.m., and close at 9:00 p.m. On May 31, the center will begin to close during the midday, and reopen again at 6:00 p.m.

The Serrano's Classic soccer tournament is being held this weekend for youth. Several collegiate women's teams have been invited to participate. The annual San Tan Ostrich Youth Soccer Tournament is March 14 to 15. The Laura Burdick Foundation 5k Run is on March 21. The Arbor Day celebration will be on April 2 at Eldorado Park. So far, a little over 20,000 people have attended the four spring training games at Scottsdale Stadium. The decline is attributed partly to people not being used to baseball starting in February. Attendance is expected to increase next week with college spring break.

Mr. Murphy said Council has selected a Budget Commission that will begin meeting on March 19. The Commission will receive a budget update at the next meeting.

11. PUBLIC COMMENT

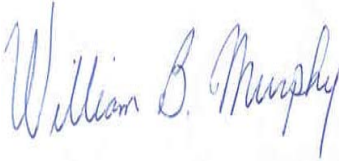
There were no public comments.

12. ADJOURNMENT

With no further business to discuss, and no need for an executive session, the meeting adjourned at 6:42 p.m.

Respectfully submitted,
A/V Tronics, Inc. DBA AVTranz

Meets established criteria.

A handwritten signature in blue ink that reads "William B. Murphy". The signature is written in a cursive style.

William B. Murphy
Parks and Recreation Director