SCOTTSDALE

CITY COUNCIL MEETING

AGENDA

COUNCIL
Mary Manross, Mayor
Wayne Ecton
Robert W. Littlefield
Cynthia Lukas
Ned O'Hearn
David Ortega
Tom Silverman

Monday, March 17, 2003

5:00 P.M.
CITY COUNCIL MEETING

Call to Order – City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Roll Call

Pledge of Allegiance

Invocation

Boards, Commissions, and Task Forces
Airport Advisory Commission (2)
Board of Adjustment (1)
Building Advisory Board of Appeals (2)
Development Review Board (1)
Human Relations Commision (1)
Library Board (1)
Personnel Board (1)

Public Comment
Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during this evening's meeting. Please check the box that refers to "public comment." This "Public Comment" time is reserved for citizen comments regarding non-agendized items. No official Council action can be taken on these items.

1. **Scottsdale Housing Agency Plan for Fiscal Year 2003**
Request: Adopt Resolution No. 6240, which approves the 2003 update to the Agency Plan for the operation of the Section 8 rental assistance program (Housing Choice Voucher) with funding from the United States Department of Housing and Urban Development (HUD) and authorizes submittal of that Plan to HUD. The resolution also authorizes the acceptance of any Housing Vouchers offered to assist current tenants of properties opting out of federal assistance and up to thirty Fair Share Housing Vouchers if HUD offers them in the 2003/04 program year.
Staff Contact(s): Mark Bethel, Community Assistance Mgr, (480) 312-2309, bethel@scottsdaleaz.gov.

2. **Contract Modification for design of Waterline Replacements.**
Request: Authorize contract modification to Engineering Services Contract No.2002-030-COS-A with CSA Engineering, Inc. in the amount of $312,625 for the design of waterline replacement projects for Year 2003.
Related Policies, References: Engineering Services Contract No. 2002-030-COS, approved by City Council on March 18, 2002.
Staff Contact(s): Alison Tymkiw, Sr. Project Manager, (480)312-7985,atymkiw@ci.scottsdale.az.us

3. **Sale of Surplus Property to Resolve Encroachment**
Request: Adopt Resolution No. 6267 authorizing the sale of approximately 234 square feet of City owned property for $5,000.00 to the owner of the Pepin's Restaurant property located in the Civic Center Mall at 7363 Scottsdale Mall.
Related Policies, References: Section 2-221(b)(4) of the Scottsdale Revised Code, which allows the sale of City property directly to adjoining property owners.
Staff Contact(s): Ron King, Asset Management Coordinator, 480-312-7042, rking@scottsdaleaz.gov

4. **Architectural Services Contract for design services for Public Underground Parking Facility at Loloma.**
Request: Confirm the execution of an Architectural Services Contract No. 2003-002 between DFD Cornoyer Hedrick (Project Architect) and the Arts District Group, L.L.C., an Arizona limited liability company, hereinafter referred to as (Loloma Developer) in the amount of $259,000.00 for design of the Public Underground Parking Facility at Loloma.
Related Policies, References: Loloma Redevelopment Agreement adopted by City Council on March 11, 2002 on file at the City Clerk's Office.
Staff Contact(s): Corey E. Lew, Project Manager, (480) 312-7769, clew@scottsdaleaz.gov

5. **Acquire right-of-way/easements (ROW) for the widening of 96th Street from Shea Boulevard to Thunderbird Road.**

Request: Adopt Resolution No. 6273 authorizing the acquisition of ROW located at 9610 E. Cactus Road from The Summit Church at the appraised value of $38,016 plus approximately $1,500 in closing costs for the 96th St. Improvements project (Shea – Thunderbird Rd).

Related Policies, References:

a. Resolution No. 6253 authorizing the initiation of negotiations for the acquisition of 16 various parcels of ROW from nine property owners for the 96th St. Improvements project (Shea-Thunderbird Rd).
b. Cactus Corridor Equestrian Overlay District
c. Bond 2000 CIP Project

Staff Contact(s): Marek Urbanek, Project Manager, (480) 312-2563, murbanek@ci.scottsdale.az.us; Rhonda Thomas, Right of Way Agent, (480) 312-7847, Rthomas@ci.scottsdale.az.us

6. **Development of specifications and standards for Intelligent Transportation System (ITS) equipment. Acquisition and installation of software to inventory and monitor operating status of the ITS fiber network.**

Request: Consider adoption of Resolution No. 6265 to approve Engineering Services Contract No. 2003-011-COS with URS Corporation, in the amount of $92,833.

Related Policies, References: Procurement Code; City Code, Chapter 17-21: Cooperate with other City officials in the development of ways and means to improve traffic conditions.

Staff Contact(s): Bruce Dressel, ITS Analyst, 480-312-2358, bdressel@ci.scottsdale.az.us

Regular Agenda begins on the following page

7. **McDowell Mountain Ranch Park & Aquatic Center**
Request: Approve a revised Municipal Use Master Site Plan for 40+/- acres located at the southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road.
Location: E. McDowell Mountain Ranch Rd.
Reference: 20-UP-1994#2
Staff Contacts: Kira Wauwie AICP, Project Coordination Manager, 480-312-7061, kwauwie@ScottsdaleAZ.gov

Public Comment
Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during this evening's meeting. This "Public Comment" time is reserved for citizen comments regarding non-agendized items. No official Council action will be taken on these items.

City Manager's Report

Mayor and Council Items

Adjournment

Section 2.17 of the Scottsdale City Code states, "Regular Meetings that are scheduled to be conducted on consecutive days may be combined and held on either of the two (2) days, at the election of the council, and shall be considered a single meeting." The Council may hold over any items noticed on the Monday agenda to the agenda for the Tuesday meeting.

CITY COUNCIL REPORT

MEETING DATE: 03/17/2002 ITEM NO. 1 GOAL: Neighborhoods

SUBJECT

Scottsdale Housing Agency Plan for Fiscal Year 2003

REQUEST

Adopt Resolution No. 6240, which approves the 2003 update to the Agency Plan for the operation of the Section 8 rental assistance program (Housing Choice Voucher) with funding from the United States Department of Housing and Urban Development (HUD) and authorizes submittal of that Plan to HUD. The resolution also authorizes the acceptance of any Housing Vouchers offered to assist current tenants of properties opting out of federal assistance and up to thirty Fair Share Housing Vouchers if HUD offers them in the 2003/04 program year.
Related Policies, References: Resolution No. 5772, which approves the 5-Year and Annual Agency Plan and submittal of the Plan to HUD.

BACKGROUND

The Section 8 Agency Plan is a comprehensive guide to public housing agency policies, programs operations, and strategies for meeting local housing needs and goals. Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 created the public housing agency 5 Year and Annual Plan requirement. Any local, regional or State agency that receives funds to operate Federal public housing or Section 8 tenant-based programs must submit an Agency Plan each year.

The Section 8 Program is the predominant tool for the provision of housing assistance to low income Scottsdale residents. More than 12,000 Scottsdale residents live in poverty. Under this program, income qualified citizens are provided assistance with their monthly rent in units that they find and rent in the private rental market in Scottsdale. The Scottsdale Housing Agency is a function of the Community Assistance Office and currently administers 673 Housing Choice Vouchers under an annual contributions contract with the U.S. Department of Housing and Urban Development.

Key issues of the 2003 Agency Plan are:

- the opting-out of a private property that has had long term assistance through their HUD assisted mortgage,
- the application for new Fair Share allocations when HUD makes additional Housing Vouchers available and
- the capacity of the current staff to serve additional clients.

Scottsdale has directly administered a Section 8 Rental Assistance Program since 1992. The City's Housing Agency does not own any public housing units. Assistance is provided in the form of a Voucher and clients locate their own units

Action Taken_____

in the private marketplace. The housing voucher family must pay 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family is required to pay the additional amount. The Section 8 program pays the property owner the remaining portion not paid by the voucher family. Tenant-based vouchers increase affordable housing choices for very low-income families within our community. HUD defines very low-income as family incomes below 50% of area median income; 50% of median family income for a family of four in Scottsdale is $29,150. Regulatory changes made to the program in 1995 encourage landlords to treat Section 8 tenants just as they do any of their other tenants including background checks, deposits and conditions of tenancy.

The Council Resolution that established Scottsdale's Section 8 Program delegated authority for the administration of the program to the City Manager upon the advice of the Scottsdale Housing Board. Council authorization is required to expand the size of the program and for approval of the annual update to the Agency Plan, which is a policy document.

For reasons related to the minimum cost of owning a home, the majority of people in poverty are renters. Scottsdale's rental market is tracked by the industry as two districts divided by Indian Bend Road. For at least the last five years, these two districts have been the second and fourth highest cost markets of the twenty-five valley districts tracked by the industry.

ANALYSIS & ASSESSMENT

Recent staff action. In September 2002, HUD awarded Scottsdale an additional 25 Housing Choice Vouchers under the FY 2002 Fair Share application process.

The Scottsdale Housing Agency coordinated an "opt-out" of an apartment complex that had housed low income families with a HUD assisted mortgages for many years. The property owners of the multi-family property, Viviendas Scottsdale, prepaid their HUD mortgage this year, thus *opting-out* of project based Section 8 assistance. As a result, the Scottsdale Housing Agency was awarded an additional 41 Housing Choice Vouchers by HUD to maintain the affordability of the property. Last year's action allowed the Scottsdale Housing Agency to coordinate with HUD to maintain the affordability of this multifamily property. The result was the opportunity for the existing tenants of the property, many of whom are elderly, to retain their rental assistance and choose to remain at their apartment complex, or take their voucher and move to other housing. Changing ownership of a multi-family property with a larger elderly population is often a source of anxiety and stress for an elderly tenant. In this case, their previous form of rental assistance to the tenants was lost. HUD allowed the City to pick up the assistance to the residents in need with Housing Choice Vouchers, which go with the tenant as they find housing elsewhere in the private rental market. The combined effect of both of these actions increased the rental assistance program by over 10%.

Significant issues to be addressed. The most urgent issue anticipated for Scottsdale's Section 8 Program for the next year involves the opt-out of another apartment complex that had a HUD assisted mortgage. The property owner of Casa de Amigos, a 35-unit multifamily property has indicated their intent to prepay their HUD mortgage this year, thus *opting-out* of project based Section 8 assistance.

Another issue under consideration during the coming year will be the viability of

(Continued)

using a small number of Section 8 Vouchers for homeownership assistance. The key question is whether the benefits of homeownership are worth more than the loss of those scarce resources for rental assistance. The Agency Plan update does not indicate a position on this matter.

Community involvement. This Plan was developed with input from a three member, federally mandated Resident Advisory Board and was presented in a public hearing at the January 14, 2003 meeting of the Scottsdale Housing Board. The Housing Board has recommended approval and submission to HUD. The plan is consistent with the Section 8 five-year plan and the adopted *Strategy for the Creation and Preservation of High Quality, Safe and Affordable Housing,* which was approved and adopted by the city council in July 1999.

RESOURCE IMPACTS

Available funding. The Section 8 Housing Choice Voucher Program is a federal grant program funded by the U.S. Department of Housing and Urban Development. The Scottsdale Housing Agency has been awarded over $4.2 million to provide housing assistance to income eligible Section 8 participants for Fiscal Year 2002/03 ($3.9 million for housing assistance payments and $340,000 for administrative expenses). The Section 8 Program is a service of the Community Assistance Office and does receive support from the City General Fund. However, new increments of funding received in the last three years have fully provided for all administrative costs related to those units.

Staffing, workload impact. No additional staff is requested in this action.

Maintenance requirements. Additional support costs related to the Section 8 Program will be absorbed in the federal grant operating budget.

Future budget implications. Future acceptance of additional Housing Choice Vouchers may require additional staff to support service levels. Additional costs related to increased staff support will be incurred by federal funds.

Cost recovery options. Not applicable

OPTIONS & STAFF RECOMMENDATION

Description of Option A: Approve Agency Plan and accept additional Housing Choice Vouchers. Although the Agency Plan is mandatory for all agencies and communities that administer HUD rental assistance programs, the plan itself is based on local goals and priorities. The City could be either more aggressive or less aggressive in seeking these rental assistance resources. The proposed plan is aggressive in assisting residents of opt-out properties to help people who are losing current rental assistance.

Description of Option B: Approve Agency Plan and decline additional Housing Choice Vouchers. Refuse additional Fair Share Vouchers and "Opt-Out" Vouchers for Casa de Amigos a 35-unit multifamily property that has indicated their intent to prepay their HUD mortgage this year. Refusing "Opt-Out" Vouchers will have a negative effect on Scottsdale residents residing in these properties; especially for the senior population residing at Casa de Amigos.

Recommended Approach: Staff recommends approval of the Agency Plan as well as accepting additional Housing Choice Vouchers when HUD makes them available in FY 2003/2004.

(Continued)

Proposed Next Steps: If this resolution is approved, staff will continue to operate the Section 8 Housing Choice Voucher Program in accordance with federal regulations and will apply for additional Housing Choice Vouchers when HUD makes them available.

RESPONSIBLE DEPT(S)

Community Services Department, Human Services – Community Assistance Office

STAFF CONTACTS

Mark Bethel, Community Assistance Mgr, (480) 312-2309, Mbethel@scottsdaleaz.gov

APPROVED BY

2/28/03

William J.S. Exham, Jr. — Date
Community Services General Manager
Bexham@scottsdaleaz.gov, (480) 312-2377

3/1/03

Barbara Burns — Date
Assistant City Manager
bburns@scottsdaleza.gov, (480) 312-2599

ATTACHMENTS

1. Resolution No. 6240
2. Agency Plan

(Continued)

RESOLUTION NO. 6240

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING AND AUTHORIZING THE SUBMITTAL OF 2003 AGENCY PLAN FOR THE OPERATION OF THE SECTION 8 RENTAL ASSISTANCE PROGRAM TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), THE ACCEPTANCE OF ALL VOUCHERS DURING THE 2003/2004 PROGRAM AND THE APPLICATION FOR ADDITIONAL VOUCHERS.

WHEREAS, the City of Scottsdale has administered a Section 8 Rental Assistance Program since 1992 to provide affordable housing opportunities to its low-income citizens; and

WHEREAS, the Department of Housing and Urban Development ("HUD") provides funding for 673 Section 8 Vouchers under an Annual Contributions Contract; and

WHEREAS, all political subdivisions that receive rental assistance from HUD are required to prepare and submit an annual plan ("Agency Plan") for the operation of the program.

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

Section 1. The City Council approves and authorizes:

(a) the submission of the 2003 Agency Plan to the Department of Housing and Urban Development; and

(b) the acceptance of all 673 Section 8 Vouchers offered by HUD during the 2003/04 program; and

(c) an application for up to thirty Section 8 Vouchers, if HUD makes them available during the 2003/04 program year.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona, on this 17th day of March, 2003.

CITY OF SCOTTSDALE, an
Arizona municipal corporation

ATTEST:

Mary Manross,
Mayor

Sonia Robertson
City Clerk

APPROVED AS TO FORM:

for John J. Osborn

David A. Pennartz
City Attorney

az032v03(2003)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plan

Annual Plan for Fiscal Year 2003

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan
Agency Identification

PHA Name: City of Scottsdale, Arizona

PHA Number: AZ032

PHA Fiscal Year Beginning: (mm/yyyy) 07/01/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

x Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

x Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
x Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
x Public library
x PHA website
☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

x Main business office of the PHA
☐ PHA development management offices
☐ Other (list below)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
x **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This Agency Plan for AZ032 submitted on the template is intended to fulfill the regulatory requirement for submission in a manner consistent with the City's adopted *Strategy for the Creation and Preservation of High Quality, Safe and Affordable Housing.* That document is included as a hard copy attachment and is available on the City's web page at:

http://www.scottsdaleaz.gov/Assistance/housing/Default.asp

iii. Annual Plan Table of Contents
[24 CFR Part 903.7 9 (r)]
Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	Page #
Annual Plan	
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ii. Table of Contents	1
1. Housing Needs	5
2. Financial Resources	10
3. Policies on Eligibility, Selection and Admissions	17
4. Rent Determination Policies	24
5. Operations and Management Policies	25
6. Grievance Procedures	27

HUD 50075
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7. Capital Improvement Needs	Not required	
8. Demolition and Disposition	Not required	
9. Designation of Housing	Not required	
10. Conversions of Public Housing	Not required	
11. Homeownership		34
12. Community Service Programs		34
13. Crime and Safety	Not required	
14. Pets (Inactive for January 1 PHAs)	Not required	
15. Civil Rights Certifications (included with PHA Plan Certifications)		
16. Audit		39
17. Asset Management	Not required	
18. Other Information		Attachment A Resident Advisory Board

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☐ Admissions Policy for Deconcentration
- ☐ FY 2000 Capital Fund Program Annual Statement
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☐ FY 2000 Capital Fund Program 5 Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- x Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- x Other (List below, providing each attachment name)
  Strategy for the Creation and Preservation of High Quality, Safe and affordable Housing **at**
  http://www.scottsdaleaz.gov/Assistance/housing/Default.asp

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with	5 Year and Annual Plans

HUD 50075
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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	the Consolidated Plan	
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan Updated and approved 6/01/01	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies **x** check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Public housing grievance procedures ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures x check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3406	5	5	4	3	2	4
Income >30% but <=50% of AMI	3649	5	5	4	3	2	3
Income >50% but <80% of AMI	6201	4	4	3	3	2	3
Elderly	3727	5	4	3	4	2	3
Families with Disabilities	5759	4	4	3	4	2	3
Race/Ethnicity	N/A						
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

x Consolidated Plan of the Jurisdiction/s
Indicate year: 2000

☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

x Other sources: (list and indicate year of information)
Strategy for the Creation and Preservation of High Quality, Safe and Affordable Housing, July 1999. Section 8 Waiting List for 2002.

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B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) X Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	229		150
Extremely low income <=30% AMI	140	61	
Very low income (>30% but <=50% AMI)	89	39	
Low income (>50% but <80% AMI)	0	0	
Families with children	171	75	
Elderly families	34	15	
Families with Disabilities	24	11	
White	149	65	
African/American	30	13	
Amerindian	7	3	
Hispanic	37	16	
Characteristics by Bedroom Size	N/A		

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Housing Needs of Families on the Waiting List			
(Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☐ No x Yes

If yes:

How long has it been closed (# of months)? 12 months

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No x Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No ☐ Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- x Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

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x Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

x Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

x Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

x Other (list below)

Provide periodic training to current tenants to help them become more successful in their relationships with current landlords and in their searches for future housing.

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

x Apply for additional section 8 units should they become available

☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing

x Pursue housing resources other than public housing or Section 8 tenant-based assistance.

☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

x Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

☐ Employ admissions preferences aimed at families with economic hardships

☐ Adopt rent policies to support and encourage work

☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

x Employ admissions preferences aimed at families who are working

☐ Adopt rent policies to support and encourage work

☐ Other: (list below)

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Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☐ Seek designation of public housing for the elderly
x Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☐ Affirmatively market to local non-profit agencies that assist families with disabilities
x Other: (list below)

Accommodate applications by telephone during the application period for persons who can document a disability that prevents them from applying in person.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
x Other: (list below)

To the extent allowed by federal income targeting requirements, the agency houses all people on the waiting list before the list is re-opened for new applications. Since the racial and ethnic distribution of people on the waiting list is more diverse than the population at large, the result is greater diversity among the housed population.

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

x Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

x Market the section 8 program to owners outside of areas of poverty /minority concentrations

☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

x Funding constraints

x Staffing constraints

x Limited availability of sites for assisted housing

☐ Extent to which particular housing needs are met by other organizations in the community

x Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

x Influence of the housing market on PHA programs

x Community priorities regarding housing assistance

x Results of consultation with local or state government

x Results of consultation with residents and the Resident Advisory Board

x Results of consultation with advocacy groups

x Other: (list below)

Results of consultation with project based opt-out purchasers.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2000 grants)**		
a) Public Housing Operating Fund	N/A	
b) Public Housing Capital Fund	N/A	

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Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,236,699	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	50,072	
h) Community Development Block Grant	1,143,000	Supportive Services, Residential Rehab
i) HOME	314,155	Expansion of homeownership opportunities.
Other Federal Grants (list below)	N/A	
2. Prior Year Federal Grants (unobligated funds only) (list below)	N/A	
3. Public Housing Dwelling Rental Income	N/A	
4. Other income (list below)	N/A	
4. Non-federal sources (list below)		
Section 8 Admin Fee investment Income	2,000	Section 8 Operations
City of Scottsdale Affordable Housing Fund	100,000	Expansion of Affordable Housing
Total resources	5,845,926	

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3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☐ Criminal or Drug-related activity
- ☐ Rental history
- ☐ Housekeeping
- ☐ Other (describe)

c. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

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☐ PHA main administrative office
☐ PHA development site management office
☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
☐ One
☐ Two
☐ Three or More

b. ☐ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☐ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)

☐ Emergencies
☐ Overhoused
☐ Underhoused
☐ Medical justification
☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs

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☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

☐ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

☐ The PHA-resident lease
☐ The PHA's Admissions and (Continued) Occupancy policy
☐ PHA briefing seminars or written materials

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☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

☐ At an annual reexamination and lease renewal
☐ Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

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☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
x Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

b. ☐ Yes x No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. x Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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d. x Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

x Criminal or drug-related activity

☐ Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)

x None

☐ Federal public housing

☐ Federal moderate rehabilitation

☐ Federal project-based certificate program

☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

x PHA main administrative office

☐ Other (list below)

(3) Search Time

a. x Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If the family documents their efforts and the additional time can reasonably be expected to result in success or when the family requests an accommodation for a person with a disability.

(4) Admissions Preferences

a. Income targeting

x Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. x Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
x Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
x Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness

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High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- 2 Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- x Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- x This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- x Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- x The Section 8 Administrative Plan
- x Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

x Through published notices

☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☐ $0

☐ $1-$25

☐ $26-$50

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

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3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☐ Yes for all developments
☐ Yes but only for some developments
☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☐ For all developments

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- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☐ Other (list below)

g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

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☐ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
x Above 110% of FMR (if HUD approved; describe circumstances below)

HUD has approved exception payment standards to 113% of the published standards published effective January 23, 2003 under the Housing Choice Voucher regulations pursuant to Section 982.503©(2)(I). These rates were also approved as a lower percentage of later published standards set at the 150th percentile.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

x FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
x Reflects market or submarket
x To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

x Annually

☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

x Success rates of assisted families

x Rent burdens of assisted families

☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

x $0

☐ $1-$25

☐ $26-$50

b. ☐ Yes x No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☐ An organization chart showing the PHA's management structure and organization is attached.

x A brief description of the management structure and organization of the PHA follows:

The Scottsdale Housing Agency is a function of the City of Scottsdale, reporting to the Community Assistance Manager. The Community Assistance Office is part of the Human Services Division of the Community Services Department. Administrative authority for the Scottsdale Housing Agency is delegated by the City Council to the City Manager who is advised by the Scottsdale Housing Board. The Section 8

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staff includes a supervisor, three occupancy staff, an HQS inspector, a part-time secretary and a Family Self-sufficiency Coordinator. This staff is supported by City funded staff in the Community Assistance Office who assist with financial management and the Family Self –Sufficiency program. The Office is assisted by a Resident Advisory Board and a Council appointed Housing Board.

B. HUD Programs Under PHA Management

_ List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning 7/01/2002	Expected Turnover
Public Housing		
Section 8 Vouchers	607	60
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

The Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☐ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes x No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

x PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

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[24 CFR Part 903.7 9 (g)]
Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☐ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☐ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]
Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]
Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA

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is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless

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eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

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C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)

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3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes x No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

The Agency has been asked by a non-profit purchaser of a project-based, opt-out multifamily property to consider administering a Section 8 Homeownership program to help current tenants purchase individual units in a condominium conversion of the property. The agency has agreed to consider the proposal but would have a number of conditions on the City's participation, including but not limited to homeownership counseling and a reasonable but substantial operating reserve. In light of this request, the City will consider development of a Section 8 Homeownership Program during the year. This consideration will include issues such as the benefits of homeownership weighed against the needs of citizens for the scarce resources available for rental assistance.

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

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If the answer to the question above was yes, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]
Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 10/11/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

x Client referrals
x Information sharing regarding mutual clients (for rent determinations and otherwise)
x Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☐ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

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a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

x Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self Sufficiency	*51*	*Waiting list-Screened on motivation*	*Scottsdale Housing Agency and Vista del Camino Social Services*	*Section 8*
One-Stop Career Center	1500 (annual	None-Open to the Public	Vista del Camino Social Services	General Public

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	undupli-cated visitors			

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001)	Actual Number of Participants (As of: 01/01/02)
Public Housing		
Section 8	29	35

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

x Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies

x Informing residents of new policy on admission and reexamination

☐ Actively notifying residents of new policy at times in addition to admission and reexamination.

☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

x Establishing a protocol for exchange of information with all appropriate TANF agencies

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☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]
Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
☐ Residents fearful for their safety and/or the safety of their children
☐ Observed lower-level crime, vandalism and/or graffiti
☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

☐ Safety and security survey of residents
☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☐ Resident reports
☐ PHA employee reports
☐ Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below)

3. Which developments are most affected? (list below)

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B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

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☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ___)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. x Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)
2. x Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes x No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐ Not applicable
☐ Private management

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☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)

3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. x Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
x Attached at Attachment A
Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
Considered comments, but determined that no changes to the PHA Plan were necessary.
x The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. x Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance

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☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Scottsdale, AZ.
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

x The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The Section 8 program and the CDBG/HOME programs for Scottsdale are operated out of the same office. The Consolidated Plan and the Five Year Plan are each incorporated into the other by reference and were approved by the

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City Council at the same public hearing. Both documents are based on the City's adopted *Strategy for the Creation and Preservation of High Quality, Safe and Affordable Housing* and incorporate the goals of that policy document.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

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Attachments

Use this section to provide any additional attachments referenced in the Plans.

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PHA Plan
Table Library

Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	**Amount of Annual Grant (Sum of lines 2-19)**	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years		

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		**Activity Description**						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III *Component 7a*	Development Activities *Component 7b*	Demolition / disposition *Component 8*	Designated housing *Component 9*	Conversion *Component 10*	Home-ownership *Component 11a*	Other (describe) *Component 17*

CITY COUNCIL REPORT

MEETING DATE: 03/17/2003 ITEM NO. 2 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Contract Modification for design of Waterline Replacements.

REQUEST

AUTHORIZE contract modification to Engineering Services Contract No.2002-030-COS-A with CSA Engineering, Inc. in the amount of $312,625 for the design of waterline replacement projects for Year 2003.

Related Policies, References: Engineering Services Contract No. 2002-030-COS, approved by City Council on March 18, 2002.

BACKGROUND

This contract modification would extend the term of Engineering Services Contract No. 2002-030-COS with CSA Engineering for the design of waterline replacements by one additional year, per the terms of the original contract. This contract modification will produce construction documents for replacing existing failing water lines with new ductile iron pipe in the City of Scottsdale's water service areas.

Developers originally installed waterlines in the Happy Valley Road and Pima Road area of the City over twenty years ago. The poly-vinyl chloride (PVC) waterlines have deteriorated to the point that an excessive number of breaks have been experienced in recent years, resulting in continued repairs and inconvenience to the residents. The goal of the City's ongoing Waterline Replacement Program is to replace existing deteriorating pipe with new ductile iron pipe.

This contract modification represents the second year of the current three-year project.

- Year 2002 design has recently been completed for waterline replacements in the area bounded by Happy Valley Road to the north, Pinnacle Peak Road to the south, Hayden Road to the west and Pima Road to the east. This phase also included a portion of a waterline south of Pinnacle Peak Road along the 86th Street alignment. Construction of these projects is expected to begin, upon City Council approval, within the next six months.

- Year 2003 involves the design of waterline replacements in the area bounded by Jomax Road to the north, Happy Valley Road to the south, Hayden Road to the west and Pima Road to the east. This phase also includes waterline replacements in the vicinity of Shea Boulevard and 64th Street. Concurrent design work in this same area will include replacing other portions of the existing system in anticipation of future arsenic

Action Taken_____

mitigation requirements.

- Projects tentatively identified for Year 2004 would involve the design of large water meter replacements at five locations, assessment and potential replacement of a 16" waterline south of Osborn along the 82nd St. alignment, and the replacement of waterline crossings at the Crosscut Canal and the Arizona Canal.

The Year 2004 projects are not part of this requested contract modification. Design of these projects would not commence until the conclusion of the Year 2003 design work and be subject to City Council authorization of another contract modification. The multi-year term option included in this contract has proven to be cost effective for the City by reducing repetitive selection processes for engineering services of similar design work, reducing learning curves for new consultants, and by facilitating reprioritization, if required, of areas experiencing critical deficiencies.

ANALYSIS & ASSESSMENT

Recent staff action. On March 18, 2002, City Council approved the award of Engineering Services Contract No. 2002-030-COS to CSA Engineering, Inc. for the design of the first year projects of the Waterline Replacements Program.

City staff recently finalized the requirements and scope of projects for Year 2003 and negotiated the terms of the contract modification with the consultant.

Contract process and terms. The initial term of Engineering Services Contract No. 2002-030-COS with CSA Engineering, Inc. for the design of Waterline Replacements was for one year, with the option to extend on an annual basis for up to two additional one-year periods, upon satisfactory completion of the engineering services performed to date. Extensions of this contract also require the concurrence of the Purchasing Director and City Council approval. The contract administrator has determined that the quality of the engineering services provided during the first year of this contract is satisfactory. This contract modification would authorize the second of three years in this multi-term contract.

Community involvement. The community will be well served by this project, as it will correct deficient systems that currently provide citizens with marginal flow and pressure and periods of unreliable service. By utilizing this multi-phased contract, the City will save time and money for the consultant selection process for consecutive similar designs. At least 35 waterline failures have occurred in the Year 2003 section of the system, with increasing frequency. These failures have subjected citizens to numerous water outages. Failures such as these reflect a trend associated with the deterioration of the pipe material in this area. The replacement of these waterlines will correct and upgrade these systems.

Staff from the Water Resources Department and Capital Project Management will contact and maintain communications with residents of the affected neighborhoods and coordinate information distribution during the design and construction of these projects through the use of open house meetings and informational flyers

RESOURCE IMPACTS

Available funding. Funds for this contract are available in CIP Account No. 602-W8570 (Waterline Replacements) and 602-W2106 (Arsenic Mitigation). Both CIP accounts are entirely funded through water rates.

Future budget implications. The estimated construction cost for the Year 2003 project is $3.5 million. The Waterlines Replacement Program will significantly reduce future operations and maintenance costs for responding to breaks in defective waterlines.

OPTIONS & STAFF RECOMMENDATION

Description of Option A: Authorize the contract modification to CSA Engineering, Inc. for the second year of this engineering services contract. The City's proactive approach by proceeding with this contract modification will benefit citizens by expeditiously improving existing service, minimizing risk of service outages, and reducing operations and maintenance costs. The design work performed by CSA Engineering, Inc. Year 2002 has been timely, met or exceeded staff expectations, and was cost effective.

Description of Option B: Do not authorize the contract modification to CSA Engineering for the second year of this engineering services contract. An alternative to proceeding with this Contract Modification would be to solicit Requests for Proposals and conduct a new consultant selection process. This could result in improvement delays to areas already identified as marginal or subject to risk.

Recommended Approach: Staff recommends Option A. The award of this contract modification will benefit the citizens by expeditiously improving existing service, mitigating risk, and reducing project cost.

Proposed Next Steps: If this action is approved, design will begin in March 2003 and will be completed within one year.

RESPONSIBLE DEPT(S)

Capital Project Management and Water Resources

STAFF CONTACT(S)

Alison Tymkiw, Sr. Project Manager, (480)312-7985,atymkiw@ci.scottsdale.az.us

APPROVED BY

3/3/03

Al Dreska
Municipal Services General Manager
adreska@ci.scottsdale.az.us, (480)312-5555

Date

03/03/03

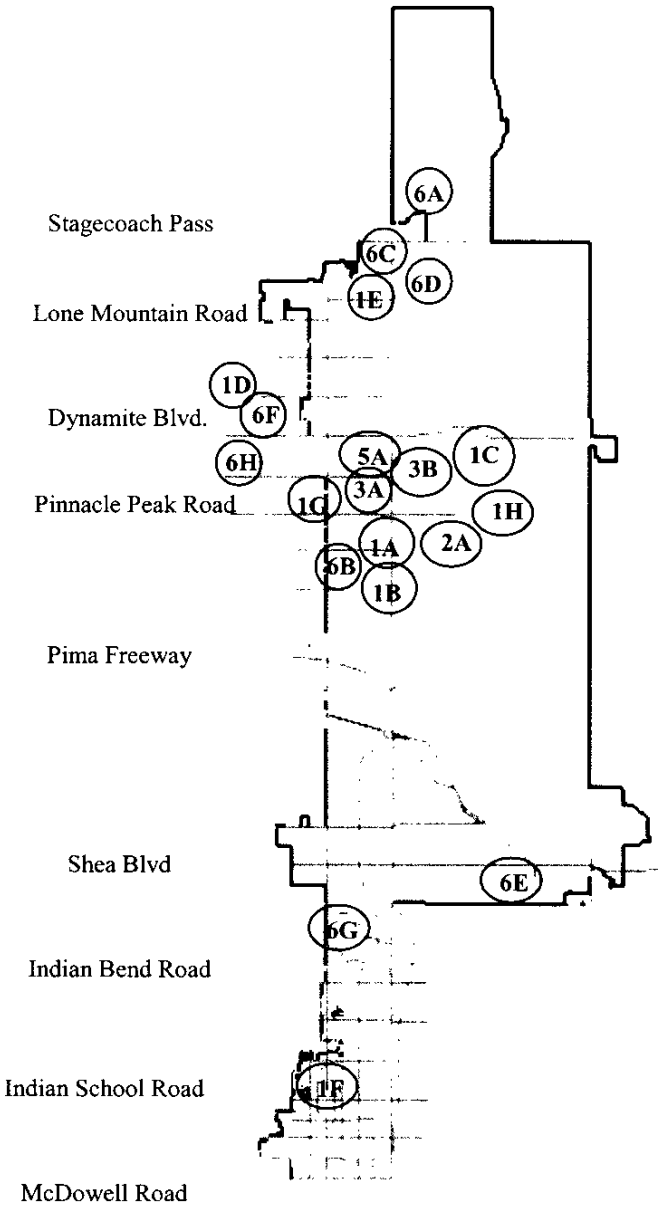
Roger Klingler
Assistant City Manager
rklingler@ci.scottsdale.az.us, (480)312-5830

Date

ATTACHMENTS

1. Updated Status of Waterline Replacements Program
2. Project Location Map
3. Contract Modification to Engineering Services Contract 2002-030-COS-A

Waterline Replacements
Area Map



1 - Completed Projects

A - Los Gatos
B - Peak Country Club
C – Alma School Road
D – Dix Co-op
E – Westland Road
F – Indian School Road and Scottsdale Road
G – Well 106 Improvements
H – East Pinnacle Peak Phase One

2 - Under Construction

A - East Pinnacle Peak Phase Two & Three

3 - Under Design

A – Pinnacle Peak Estates
B – Happy Valley – Pima to Alma School

4 - Award of Construction

None at this time

5 - AWARD OF DESIGN

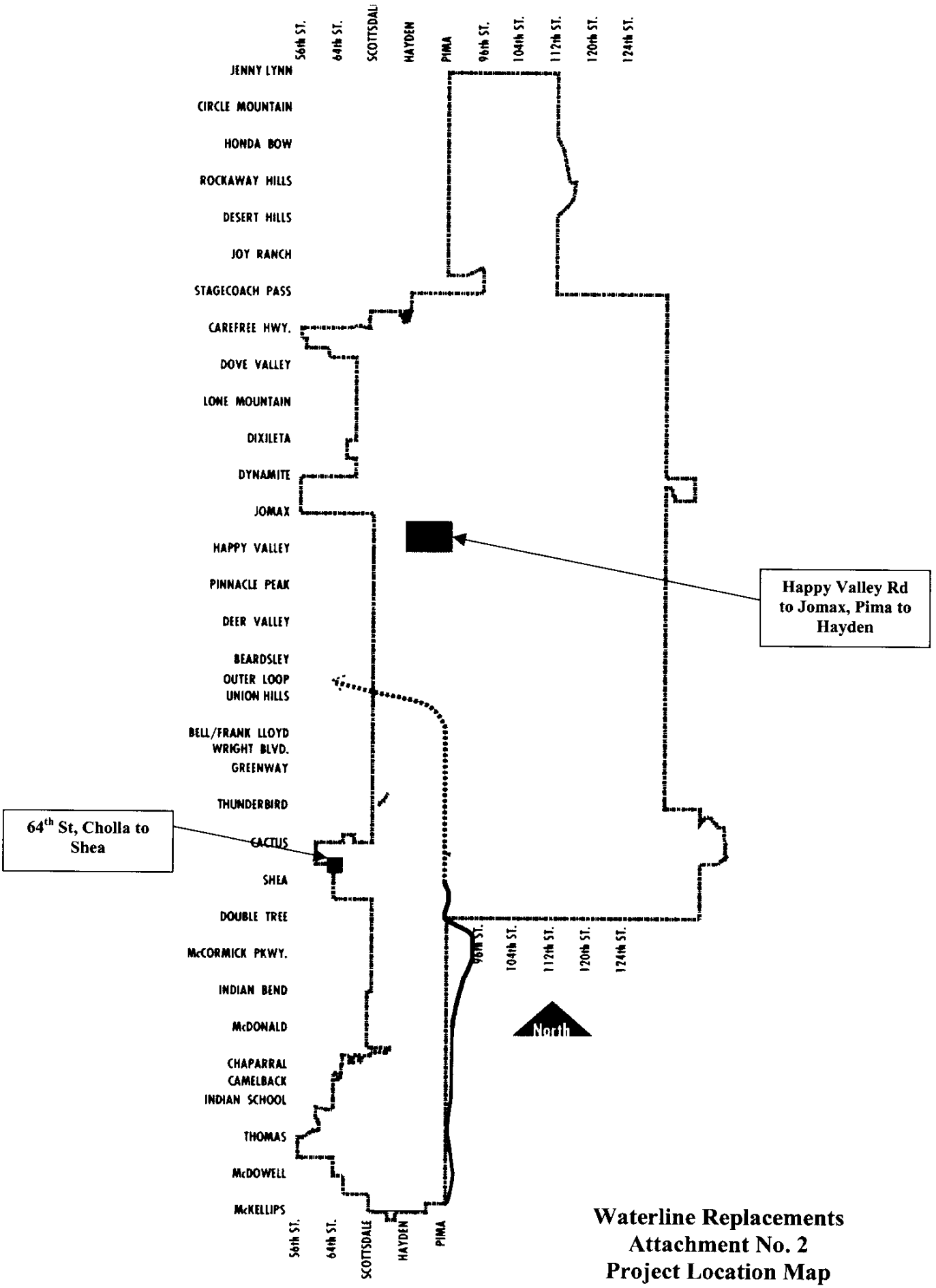
A – Happy Valley Ranch

6 - Future Projects

A – Carefree Ranch
B – Hayden – Pinn. Peak to Union Hills
C – Boulders Subdivision
D – Desert Ranch
E – Paradise Heights
F – Dynamite – 56th to 64th
G – 7500 McCormick Parkway
H – 56th Street and Jomax

Large Meter Retrofit, PRV Replacements, Valves and Hydrant Replacements are not depicted on this map

Attachment 1



Waterline Replacements
Attachment No. 2
Project Location Map

Contract No. 2002-030-COS-A

CITY OF SCOTTSDALE
MODIFICATION TO ENGINEERING SERVICES

THIS CONTRACT MODIFICATION, made and entered into this 17th day of March, 2003, by and between the City of Scottsdale, a Municipal Corporation of the State of Arizona, hereinafter referred to as "City", and CSA Engineering, Inc., hereinafter referred to as "Engineer", amending the Contract dated March 18, 2002, between City and Contractor.

WITNESSETH

THAT, the Mayor of the City of Scottsdale is authorized and empowered by provisions of the City Charter to execute Contracts and Contract Modifications.

WHEREAS, the CITY desires to extend the term of the original Engineering Services contract for the design of Waterline Replacements by one year, per the terms of the original contract.

WHEREAS, the City and the Engineer mutually agree to modify the Contract;

NOW THEREFORE, in consideration of the mutual promises and obligations set forth herein, the parties hereto agree as follows:

1.0 MODIFICATIONS:

1.1 Section 1.0, Scope of Services, of the original Contract is hereby amended by adding the following:

The City wishes to assign the Engineer the tasks specified in the attached Exhibit A-1 Project Scope of Work, Year 2003, which is hereby incorporated by reference and made part of this Contract.

The Engineer shall obtain all necessary information for the timely completion of the tasks specified in Exhibit A-1, Project Scope of Work, Year 2003.

Section 2.1, Fee Schedule, of the original Contract is hereby amended by adding the following:

FEE SCHEDULE
Engineer shall be paid for Year 2003 services according to the following schedule:

Project Management	$ 10,724
Data Collection	$ 11,186
Utility Coordination	$ 16,660
Agency Coordination	$ 4,624
Survey	$ 36,676
Geotechnical Investigation	$ 1,538
Meeting Participation	$ 12,216
60% Submittal	$ 62,876
90% Submittal	$ 64,296
Final Submittal	$ 37,207
Bid Phase	$ 1,622
Printing & Permit Fees	$ 3,900
Subconsultants	$ 49,100
TOTAL	**$ 312,625**

Section 3.2, Term of Contract, of the original Contract is hereby amended by adding the following:

The City's assignment of Scope of Work, Year 2003, tasks shall be the first of two possible one year extensions of this Contract, and the new Contract term shall expire on March 17, 2004.

2.0 OTHER CONTRACT PROVISIONS:

All provisions of the original Contract not modified in Section 1.0, above, shall remain in full force and effect as stated therein.

IN WITNESS WHEREOF, THE CITY OF SCOTTSDALE by its Mayor and City Clerk have hereunto subscribed their name this 17th day of March, 2003.

CITY OF SCOTTSDALE

By:_____
Mary Manross, Mayor

ATTEST:

By: _____
Sonia Robertson, City Clerk

CONTRACTOR:
CSA Engineering, Inc.

By:_____
Peter Chan, PE
Principal Engineer

CITY OF SCOTTSDALE REVIEW:

Alison Tymkiw
City Contract Administrator

Monroe C. Warren
Purchasing Director

Myron Kuklok
Risk Management Director

APPROVED AS TO FORM:

David A. Pennartz
City Attorney

EXHIBIT A-1

WATERLINE REPLACEMENTS
YEAR 2003

SCOPE OF WORK

I. BRIEF DESCRIPTION OF THE PROJECT

The Engineer, acting under the authority and to the approval of the Contract Administrator, shall perform the necessary studies and surveys required to model and design waterlines in various areas within the City's water service area. The second years' priority includes the following areas:

QUARTER SECTION 47-47

1 North Ranch Gate	3165 LF
2 North Roping Road	1433 LF
3 East Buckskin Trail	466 LF
4 North Apaloosa Trail	466 LF
5 East Saddle Horn	1066 LF
6 North Trail Paso	733 LF
7 North Bronco Trail	1199 LF
8 North 82nd Street	1233 LF
9 East Sulky Circle	733 LF
10 East Yearling Road	1100 LF
11 East Bronco Trail	1099 LF
12 North Mira Mar Circle	233 LF
TOTAL	12,926 LF

QUARTER SECTION 47-48

1 North Wrangler Road	2465 LF
2 East Sulky Circle	433 LF
3 East Bronco Trail	1532 LF
4 East Sorrel Trail	366 LF
5 East Hackamore Drive	800 LF
6 East Palomino Trail	333 LF
7 North Horseshoe Trail	1033 LF
8 North 86th Street	333 LF
9 North 85th Street	366 LF
TOTAL	7,661 LF

QUARTER SECTION 48-48

1 North Wrangler Road	1500 LF

2 East Tether Trail	2193 LF
3 North Palomino Trail	1166 LF
4 East Remuda Drive	1933 LF
5 North Horseshoe Trail	1166 LF
6 North Chisum Trail	500 LF
7 East Yearling Road	2665 LF
TOTAL	11,123 LF

QUARTER SECTION 30-42, 29-43

1 Well Site 32 to N 64th Street	1200 LF
2 N 64th Street / Shea Blvd	3960 LF
3 Tie in to Well 23	250 LF
TOTAL	5,410 LF

II. GENERAL REQUIREMENTS

A. DESIGN STANDARDS – All work shall conform to M.A.G. Standard Specifications and Details; City of Scottsdale M.A.G. Supplemental Specifications and Details; latest City of Scottsdale Design Standards and Policy Manual; and any other Governmental/Utility/Agency Specifications and Details. The Engineer is responsible for providing the work to meet the latest City of Scottsdale Design Standards and Policy Manual, Section 1.2, Capital Project Management Plan Requirements.

B. QUALITY CONTROL – Quality control is a management system for producing a product, which complies with the terms of the contract. The Engineer is responsible for maintaining a Quality Control Program that will provide a quality product. The Engineer shall meet with the Contract Administrator to review and discuss the designed system they have implemented to ensure a successful end product through out the design. The system shall be acceptable to the Contract Administrator. Subsequent changes may be determined necessary if the program is not producing the quality of work required by the contract.

C. PROJECT DESIGN SCHEDULE – Prior to commencing any work, the Engineer and the Contract Administrator shall meet to determine the project design schedule. The Engineer shall meet with the Contract Administrator, prior to the monthly billing, to assess the projects' progress in relationship to the design schedule. In the event that the Engineer falls behind the accepted design schedule, he shall be required to provide documentation explaining each event that caused the project to be delayed. In addition, the Engineer must prepare a written statement to identify what steps will be taken to return to the project to its original schedule. This documentation will be necessary prior to payment approval.

III. TASKS

A. PROJECT MANAGEMENT – This task will provide a firm foundation for overall project management and monitoring. The Engineer will prepare monthly progress reports; perform regular budget and schedule monitoring; provide utility coordination; and manage sub-consultants.

B. DATA COLLECTION

1. The Engineer shall:

   a. Visit the site with the Contract Administrator and other City staff members, prior to commencement of the work, to insure an onsite understanding of the nature of the work.
   b. Obtain all available maps, plans, studies, laboratory tests, records, and right-of-way information.
   c. Verify GIS data, as-built plans, and utility information.
   d. Review of the City's Water Master Plan and current updates; and other pertinent data to the work to be performed.

2. It shall be the responsibility of the Engineer to determine, request and obtain specific data and information needed to perform the work. The Engineer shall provide all necessary research and data collection required to determine and identify all existing project area utilities. The Engineer shall perform potholing of underground utilities, to determine and identify all existing project area utilities.

3. All data obtained from the City (i.e. – quarter sections, contour maps, aerial photography) shall be provided at no cost to the Engineer.

C. UTILITY COORDINATION

1. The Engineer shall coordinate with utility companies and other agencies to incorporate existing and proposed utility facilities into the construction plans as necessary. All existing and proposed utilities shall be shown in the plan and profile on the preliminary and final construction plans. The Engineer shall notify and coordinate the utilities in accordance with the Arizona Utility Coordinating Committee (AUCC) Public Improvement Project Guide. Initial contact with utility companies shall be made under the data collection task as record drawings are being collected.

2. The Engineer shall be responsible for field verifying the horizontal and vertical locations of all utilities within the project limits. Utility base maps prepared by the Engineer, detailing all existing data, shall be transmitted to the utility companies for verifications and comment concerning the utility locations. Their comments shall be incorporated into the base maps.

3. The Engineer shall be completely responsible for scheduling the location and number of potholes with the affected utility, resolving potential

conflicts and shall diligently pursue resolution of all conflicts with the official utility until acceptable solutions are designed. The Engineer shall be responsible for providing underground utility locating services utilizing an air vacuum method of excavations, which produces a hole in the pavement not greater than 12 inches in diameter. The City's Contract Administrator prior to commencement of activities shall review the number and location of potholes required for design. Fees for potholing shall be based upon a lump sum allowance which shall include the cost for barricading, securing permits/permission from all concerned agencies, pavement restoration, report preparation, recording the thickness of the asphalt when borings occur in the existing paved roadway, and other incidental items. To minimize traffic congestion and barricading, all potholing shall occur in the shortest time frame and during non-peak traffic hours.

D. AGENCY COORDINATION

1. The Engineer shall determine the 404 Permit needs for this project. If necessary, the Engineer will provide to the City the information needed for 404 review and approval from the Corps of Engineers. The City will coordinate with the Corps, if necessary.

2. The Engineer shall coordinate review, approval and obtain Certificate of Approval to Construct from the Maricopa County Environmental Services Department (MCESD).

3. The Engineer shall coordinate with other applicable agencies as necessary.

E. SURVEY

1. The Engineer shall perform all necessary survey work to establish horizontal and vertical ground control and to provide topographic information for all existing conditions and features throughout the project limits.

2. All survey work shall be based on current City of Scottsdale horizontal and vertical datum.

3. The survey shall include location of existing structures, property lines, drainage ways, easements, etc., as required to support the design of the new water line locations.

F. GEOTECHNICAL INVESTIGATION

1. The Engineer shall perform a geotechnical analysis of the existing conditions. A geotechnical report shall be submitted to use in the determination of pipe backfill and pavement design. A registered Engineer must seal the report in the State of Arizona. The following information must be included in the Geotechnical Report:

a. Vicinity map of the project limits
b. Plot plan showing location of borings
c. Boring Logs
d. Detailed descriptions of surface and subsurface conditions.
e. Summary of laboratory tests performed and test results. Typical testing shall include grain size and distribution, moisture, plasticity, compaction, R-value, and shrink/swell testing.
f. Summary of geotechnical recommendations for pavement design, backfill and bedding criteria for utilities, trench criteria, and corrosivity of native soils. The Engineer shall design all necessary pavement replacement sections, backfill requirements, type of pipe material, bedding requirements and any other parameter necessary for successful design and construction of this project.

G. ARCHAEOLOGICAL SURVEY

1. This project shall comply with the City of Scottsdale's Protection of Archaeological Resources Ordinance. If applicable, the Engineer shall prepare and submit an archaeological survey and report by a qualified archaeologist to help identify, preserve, and protect archaeological sites. This task is not included in this contract.

H. MEETING PARTICIPATION – As part of the contractual relationship with the City, the Engineer shall attend and take notes at the meetings outlined herein. The Engineer shall be responsible for preparing and distributing meeting minute notes in a timely manner following all meetings. The notes shall be furnished to the Contract Administrator. The notes shall address action items and the responsible parties. The Contract Administrator shall review and approve all meeting notes.

1. Project Status: The Engineer shall attend meetings with the Contract Administrator and other City staff to keep the City abreast of the project status.
2. Utility Coordination: The Engineer shall organize and attend utility coordination meeting.
3. Homeowners Association Meetings: The City shall organize and Engineer shall attend HOA informational meetings with the HOA staff, as required to communicate the scope and impact of the project to the affected public.
4. Public Informational Meetings: The City shall organize and Engineer shall attend all public informational meetings, as required to communicate the scope and impact of the project to the affected public.
5. Pre-bid: The Engineer shall attend a pre-bid conference to address technical questions asked by the prospective bidders.

H. OPTIONAL CONSTRUCTION PHASE SERVICES

It is hereby agreed that the city may, at its option, request the Engineer to provide engineering services during the construction phase. The City shall notify the Engineer of its intention to exercise this option within twenty calendar days subsequent to the award of the construction contract. These services are not within the scope of engineering services to be performed in accordance with this Contract and shall be considered additional services which shall be compensated by a mutually agreed upon Change Order between the City and the Engineer.

IV. PROJECT PREPARATION AND SUBMITTAL GUIDELINES

A. GENERAL INFORMATION

1. These guidelines are a source of information available to assist the Engineer in the design and preparation of materials as required by the City of Scottsdale Capital Project Management.

2. The Engineer shall obtain and utilize the latest revised copies of the City's Design Standards & Policy Manual from the City's Web Page at www.ci.scottsdale.az.us/dspm. Any design criteria, plan preparation techniques or other requirements established herein shall take precedence over any other conflicting standards or specifications.

3. The City's function in connection with submitted plans, specifications, construction cost estimates, design reports, etc., is that only of review for conformance with design standards, procedure and criteria established by the City; the City shall not be responsible for checking the consultant's plans for accuracy or engineered design.

4. The Engineer shall be responsible for:

   a. Compliance with Design Standards & Policy Manual and Scope of Work.
   b. Preparation of plans and specifications of a quality representative of the profession, which are both clear and of sufficient detail to provide the Contractor direction by which this project may be constructed.
   c. Researching and obtaining available materials, maps, as-builts, reports, etc., as may be applicable to this project.
   d. On-going communication and informal contact with the City of Scottsdale Capital Project Management and other applicable departments.

5. In addition to the submittal of plans and documents described herein, other materials may be required for presentation at community meetings, etc. The requirements for these items are described elsewhere within the Project Scope of Work.

6. On a project by project basis certain design systems of limited magnitude may be combined on a plan drawing if approved by the Project Manager. Such a combination may include storm drain piping on paving plans or water and sewer distribution systems on paving plans.

B. SUBMITTALS – GENERAL REQUIREMENTS

All submittals shall be made to the Project Manager. This Capital Improvements Project will typically consist of 60%, 90% and 100% plan submittals prior to the delivery of all design documents to the City for final approval and bidding.

It shall be the Engineer's responsibility to submit plans and coordinate with all agencies having utilities within the project limits. Likewise, the Engineer shall abide by any intergovernmental agency agreements and procedures.

C. 60% SUBMITTAL

This is a progress submittal to the City of the final design materials.

The Consultant shall also provide to the City the design drawings, or progress updates, of any concurrent improvements by a private utility agency.

1. Completed design for:
   a. Water
      (1) Finalize alignment
      (2) Identification of utility realignments
      (3) Detail valves, fittings, thrust/anchor blocks, encasements and other appurtenances
      (4) Deficient materials change out
      (5) Oversizing
      (6) Any special details
      (7) Hydraulic calculations and modeling
      (8) Special requirements
         (a) Water characteristics and quality analysis
         (b) Electro-magnetic influences
         (c) Construction methods -- blasting, shoring, tunneling
         (d) Identify need for easements; prepare necessary legal descriptions
   b. Landscaping
      (1) Restoration of adjacent properties
         (a) Engineer responsible to work with adjacent property owners to restore landscaping to prior conditions
         (b) Engineer to show existing location and proposed location of any landscape features

(c) Engineer to complete Native Plant Inventory if applicable. This task is not included in this contract.

2. Construction cost estimate: Updated detailed construction cost estimate

3. Final draft of special provisions
   a. Format per CPM guidelines
   b. Schedule of bid items draft

4. Materials submitted to the Project Manager:
   Six (6) complete sets of plans
   Three (3) special provisions
   Six (6) final hydraulic modeling reports
   Three (3) final soils reports
   Three (3) construction cost estimates

D. 90% SUBMITTAL

This submittal is a completed package to the City for final review prior to approval. The drawings shall be fully completed in accordance with the Scope of Work. Any previous comments to design reports shall be resolved and final documents stamped by a professional engineer registered in the State of Arizona shall be submitted. The Special Provisions shall be complete to allow for final review and comment.

1. Final plans for:
   a. Water -- Conforms to CPM Guidelines for plan preparation
   b. Construction phasing requirements -- project specific
   c. Landscaping – Conforms to CPM Guidelines for plan preparation

2. Final detailed Engineer's construction cost estimate

3. Final special provisions -- For City review

4. Bid schedule -- Complete schedule of bid items

5. Materials submitted to the Project Manager:
   Previous City redlines and annotated review comments
   Six (6) complete sets of plans
   Three (3) special provisions
   Three (3) construction cost estimates

6. Resolution of utility conflicts
   a. Final pot-holing information shown on plans
   b. Field data submitted to Project Manager

E. FINAL SUBMITTAL

All final comments from the second review conference shall be resolved and the Consultant shall deliver a complete set of professionally sealed original contract documents to the City. Drawings shall be submitted on 24"x 30" 4-mil photomylar sheets.

In addition to the original contract documents, the Consultant shall provide to the City all drawings, Special Provisions, bid schedules or other contract document material stored on CD-ROMs (MicroStation™ for drawings and MS Word™ for written materials; or as approved by the Project Manager).

Any other approvals required (MCESD, Flood Control District, 404 permitting, utility clearances, etc.) shall be obtained by the Consultant prior to final approved plans must also be submitted to the City.

1. Materials submitted to the Project Manager:
   Previous City redlines and annotated review comments
   Original drawings with original seals
   Three (3) complete sets of plans prints
   Original Special Provisions and Bid Schedule
   Original field notes
   Certificate of Approval to Construct from MCESD
   CDs containing drawings and written materials.

F. BIDDING PHASE

1. The Engineer shall make their services available to the City, for advice and consultation, and interpretation of the plans and specifications. The Engineer shall develop and provide to the City all required project addenda during the project bidding phase. The Engineer shall also provide for the review and approval or denial of any requests for approved alternates submitted by bidders.

2. The Engineer shall attend and participate at the project pre-bid meeting.

CITY COUNCIL REPORT

MEETING DATE: 03/17/2003 ITEM NO. 3 GOAL: Short- and Long-term Economic Prosperity

SUBJECT

Sale of Surplus Property to Resolve Encroachment

REQUEST

Adopt Resolution No. 6267 authorizing the sale of approximately 234 square feet of City owned property for $5,000.00 to the owner of the Pepin's Restaurant property located in the Civic Center Mall at 7363 Scottsdale Mall.

Related Policies, References:
Section 2-221(b)(4) of the Scottsdale Revised Code, which allows the sale of City property directly to adjoining property owners.

BACKGROUND

Pepin's Restaurant is located on Lot E of Scottsdale Mall. The 6884 S.F. building was constructed around 1976 coinciding with the initial development of Scottsdale Mall. In 1977 a portion of the alley on the west side of the property was abandoned and reverted to the Pepin property. Recently the owner's title company discovered that the east portion of the building encroaches on City owned land in the Mall. Attachment No. 2 is an aerial photo of the site and Attachment No. 3 is survey of the property. This action would resolve the encroachment and accompanying title issues, eliminate potential liability to the City due it its ownership and provide revenue to the City.

ANALYSIS & ASSESSMENT

Recent staff action.
The attorney for the owner's title company contacted the City's Asset Management Office in December 2002 about the encroachment on City land. Asset Management informed her that the City would consider a sale subject to City Council approval if the following conditions were met at the owner's cost:

- Provision of a current title report on the property,
- Provision of a survey showing the encroachment and a legal description of the land to be conveyed that includes a one foot buffer for footings, etc. and
- Submittal of an offer in writing to purchase the property for a fair market value (Attachment No. 4) subject to City Council Approval.

Typically the City would hire an independent appraiser to determine the fair market value of property. In this case the small size of the property (234 S.F.) and the cost of an appraisal ($2,015) indicate an appraisal would not be a cost effective method. The proposed sale price of $5,000.00 is based on the appraised value of the property ($21.23 per S.F.) located on 2nd Street between Scottsdale Road and Brown, which was authorized for purchase by the City Council on January 21, 2003.

Action Taken_____

The City's Land Survey Manager has reviewed the Survey and concurs with the survey results.

Contract process and terms.
The purchase price of $5,000.000 will be paid in cash on or before 5:00 p.m. MST on March 31, 2003.

Significant issues to be addressed.
This sale will reduce any potential liability associated with that portion of the building resting on City property.

Community involvement.
There has not been any community involvement with this project, because this action will not cause any change to the existing building or Scottsdale Mall improvements, and not affect the operation of the Pepin's restaurant.

RESOURCE IMPACTS

There will be no direct cost to the City as a result of this action. The sale would provide $5,000.00 to the City's general fund account no. 100-00100-48501.

Maintenance requirements.
Approval of this action will not change any of the City's maintenance requirements for the Scottsdale Civic Center Mall.

OPTIONS & STAFF RECOMMENDATION

Description of Option A:
Adopt Resolution No. 6267, which will authorize the sale of approximately 234 S.F. of surplus land for $5,000. This option will provide a one time revenue to the City and resolve a property encroachment issue.

Description of Option B:
Lease the property to the owner of the Pepin's building. This option would provide about $500 per year in revenue and would not be a permanent solution. It would complicate any future sale or refinancing of the Pepin property.

Recommended Approach:
Adopt Resolution No. 6267 authorizing the sale of the Property for $5,000.00.

Proposed Next Steps:
A Quit Claim Deed will be prepared and approved by the City Attorney's Office and presented to the title company in exchange for the $5,000.00 purchase price.

RESPONSIBLE DEPT(S)

Municipal Services Department

STAFF CONTACT(S)

Ron King, Asset Management Coordinator, 480-312-7042, rking@scottsdaleaz.gov

APPROVED BY

Al Dreska — Date: 3/3/03
Municipal Services General Manager
adreska@scottsdaleaz.gov

Roger Klingler — Date: 03/03/03
Assistant City Manager
rklingler@scottsdaleaz.gov

ATTACHMENTS

1. Resolution No. 6267
2. Aerial Photo of Site
3. Survey of Site
4. Offer letter from owner's representative

Resolution No. 6267

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE SALE OF APPROXIMATELY 234 SQUARE FEET OF SURPLUS REAL PROPERTY AJOINING LOT E OF SCOTTSDALE MALL AS RECORDED IN BOOK 170 OF MAPS, PAGE 2 RECORDS OF MARICOPA COUNTY, ARIZONA FOR FIVE THOUSAND DOLLARS ($5,000.00) TO RICHARD E. MITCHELL, AS TRUSTEE OF THE RICHARD E. MITCHELL PA DEFINED BENEFIT PENSION PLAN & TRUST AGREEMENT, JOHN H. WESTOVER, AS TRUSTEE OF THE JOHN H. WESTOVER DEFINED BENEFIT PENSION PLAND & TRUST AGREEMENT, REDFIELD T BAUM, AS TRUSTEE OF THE REDFIELD T. BAUM DEFINED BENEFIT PENSION PLAN & TRUST AGREEMENT, MARSHALL W. ANSTANDIG, AS TRUSTEE OF THE MARSHALL W. ANSTANDIG DEFINED BENEFIT PENSION PLAN & TRUSTAGREEMENT, AND MILES F. WESTOVER GUARDIANSHIP, BY HIS GUARDIAN & CONSERVATOR HOHN H. WESTOVER (THE "BUYERS").

WHEREAS, the City of Scottsdale owns title to certain real property (the "Property") described in Exhibit "A".

WHEREAS, the Buyers own certain real property adjoining the city owned property described as Lot E of Scottsdale Mall, as recorded in Book 170 of Maps, Page 2, Records of Maricopa County, Arizona.

WHEREAS, pursuant to applicable provisions of the Scottsdale City Charter and the Scottsdale Revised Code, the City may sell real property interests to adjoining property owners.

WHEREAS, the City and Buyers have agreed on the sale of the Property in the amount of Five Thousand dollars ($5,000.00).

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

SECTION 1. That upon Buyers paying the City of Scottsdale the aforesaid amount in cash within (30) days after adoption of this resolution, the Mayor is authorized and directed to execute all documents necessary to convey the Property to Buyer including the Quit Claim Deed attached hereto as Exhibit "B".

PASSED AND ADOPTED by the Council of the City of Scottsdale this 17th day of March 2003.

ATTEST:

City of Scottsdale, an
Arizona municipal corporation

Sonia Robertson
City Clerk

Mary Manross
Mayor

ATTEST:

David A. Pennartz
City Attorney

Exhibit "A"

That portion of Lot "L", Scottsdale Mall, according to Book 170 of Maps, Page 2, records of Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Southeast corner of Lot "E" of said Scottsdale Mall,

Thence North 00°02'57" East, 7.00 feet along the lot line common to said Lots "E" and "L" the POINT OF BEGINNING;

Thence continuing North 00°02'57" East, 42.50 feet along said lot line common to Lots "E" and "L";

Thence departing said lot line common to Lots "E" and "L", South 89°57'03" East, 5.50 feet;

Thence South 00°02'57" West, 42.50 feet;

Thence North 89°57'03" West, 5.50 feet to the POINT OF BEGINNING.

When Recorded Mail to:

Fredda J. Bisman, Esq.
Mariscal, Weeks, McIntyre & Friedlander, P.A.
2901 North Central Avenue, Suite 200
Phoenix, AZ 85012

QUIT CLAIM DEED

For valuable consideration, the receipt of which is hereby acknowledged, the City of Scottsdale, an Arizona municipal corporation ("Grantor"), hereby quit-claims to Richard E. Mitchell, as Trustee of the Richard E. Mitchell PA Defined Benefit Pension Plan & Trust Agreement as to an undivided 24.286% interest, John H. Westover and Susan R. Westover, husband and wife as to an undivided 24.285% interest, First Trust corporation as to an undivided 22.857% interest, Marshall W. Anstandig as Trustee of the Marshall W. Anstandig Defined Benefit Pension Plan & Trust Agreement as to an undivided 7.143% interest, and John H. Westover as Guardian and Conservator of Miles F. Westover and to an undivided 21.429% interest (the "Insureds"), and their successors and assigns ("Grantees"), all its rights, title and interest in the real property situated in Maricopa County Arizona, and described on Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property"); provided however that Grantor reserves to itself an easement for underground utilities existing on or under the Property prior to the date of this Deed (the "Easement") and providing further that such Easement shall not give Grantor the right to disturb the surface of the Property or any of Grantees' improvements thereon.

Dated this ____ day of _____, 2003.

CITY OF SCOTTSDALE, an Arizona municipal corporation

By _____

ATTEST:

_____
Sonia Robertson, City Clerk

APPROVED AS TO FORM:

_____
David Pennartz, City Attorney

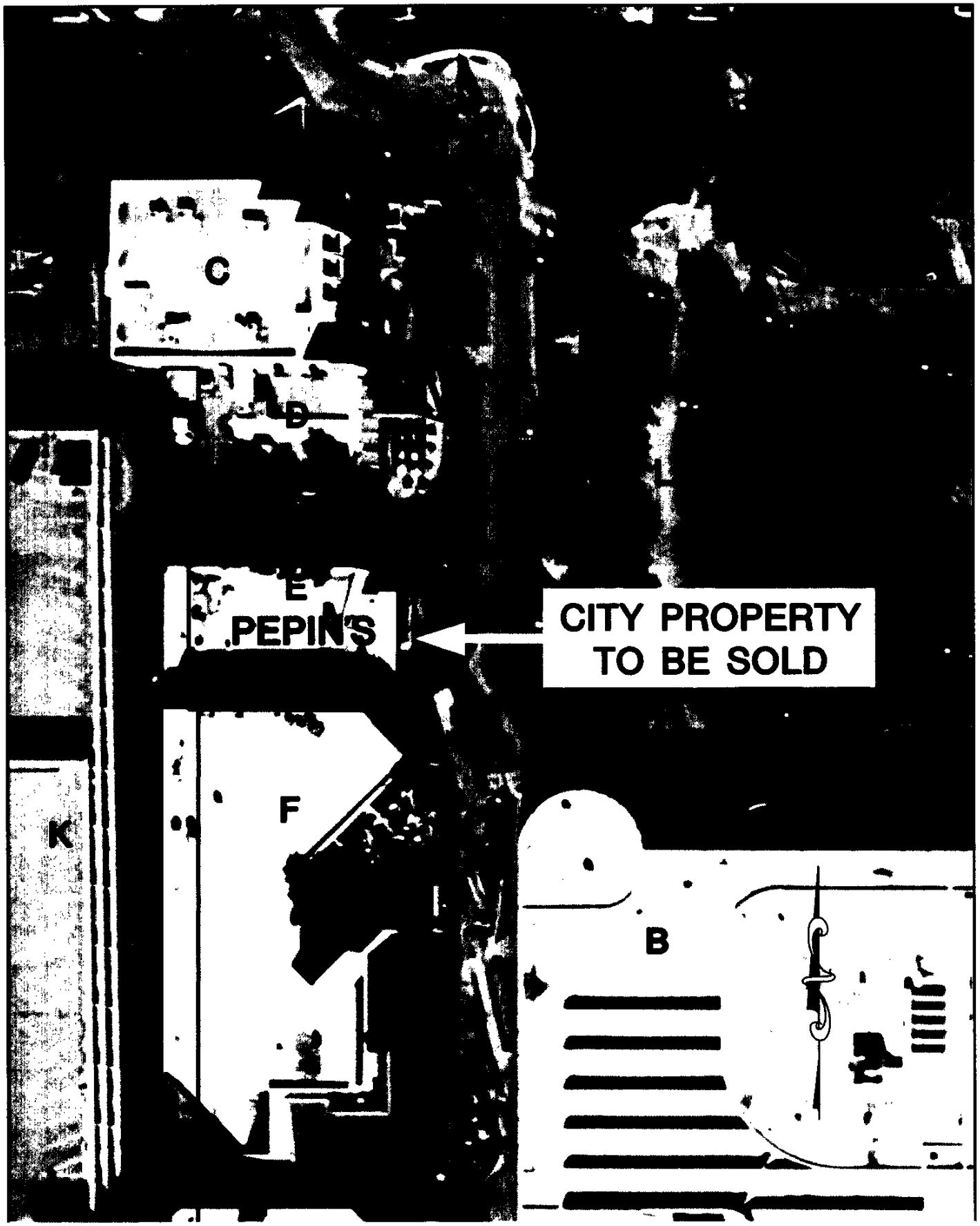
STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2003 by _____, as _____ of the City of Scottsdale.

_____
Notary Public

My Commission Expires:

_____

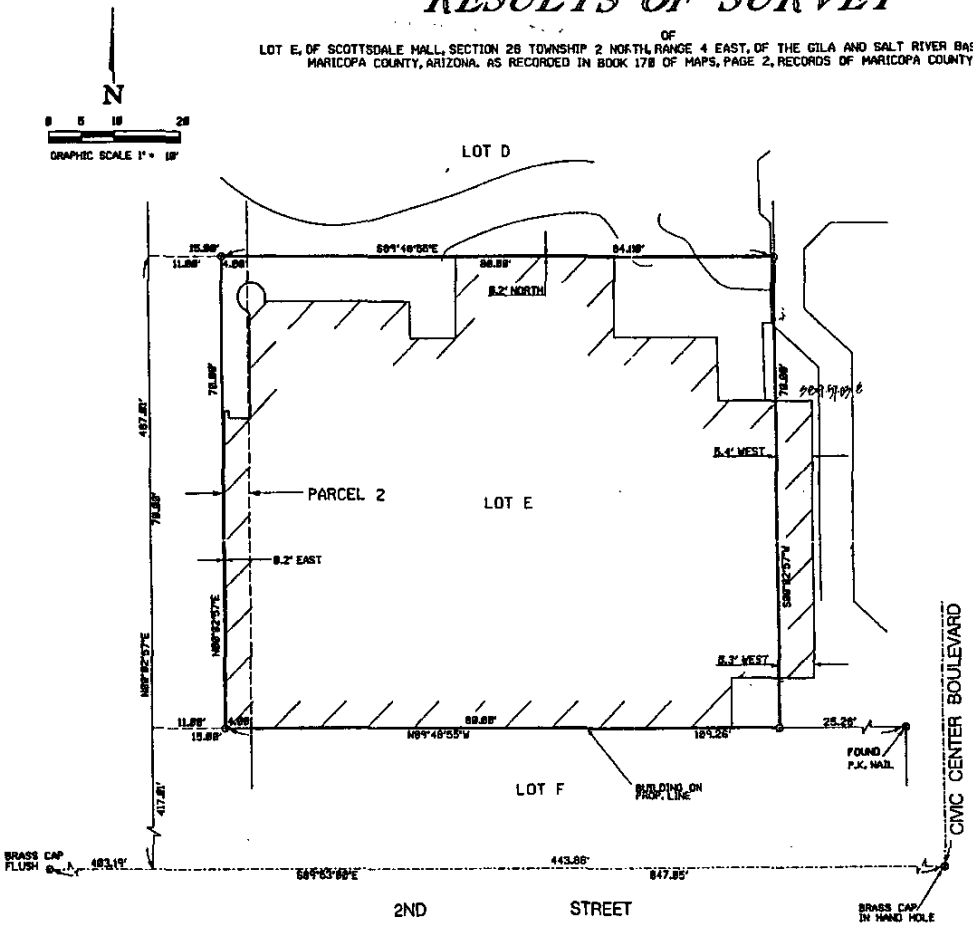


Attachment No. 2

RESULTS OF SURVEY

OF

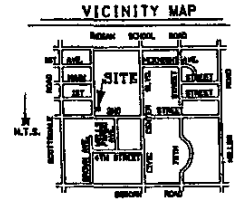
LOT E, OF SCOTTSDALE MALL, SECTION 26 TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. AS RECORDED IN BOOK 170 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.



LEGEND

- ⊗ FOUND MONUMENT
- O SET 1/2" REBAR WITH CAP L.S. #27753
- PROPERTY LINE
- 130-23-210 MARICOPA COUNTY ASSESSOR NUMBER
- WALL
- ASPHALT PAVING

VICINITY MAP



LEGAL DESCRIPTION

PARCEL NO. 1:

LOT E, OF SCOTTSDALE MALL, ACCORDING TO BOOK 170 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE EAST 4.00 FEET OF THE SOUTH 70.00 FEET OF THE NORTH 140.00 FEET OF THAT PARTICULAR ALLEY AS SHOWN WEST OF AND ADJACENT TO LOTS D, E AND F ON THE PLAT OF SCOTTSDALE MALL, A SUBDIVISION OF RECORD IN BOOK 170, PAGE 2 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT E:
THENCE NORTH 89 DEGREES 48 MINUTES 53 SECONDS WEST, A DISTANCE OF 4.00 FEET;
THENCE NORTH 0 DEGREES 02 MINUTES 57 SECONDS EAST ALONG A LINE 4.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID LOT E, A DISTANCE OF 70.00 FEET;
THENCE SOUTH 89 DEGREES 48 MINUTES 53 SECONDS EAST A DISTANCE OF 4.00 FEET TO THE NORTHWEST CORNER OF SAID LOT E;
THENCE SOUTH 0 DEGREES 02 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF SAID LOT E, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 280 SQUARE FEET.

CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF AUGUST 1998, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27753
MICHAEL D. SKROCH
ARIZONA, U.S.A.

LANDMARK SURVEYING
7020 EAST FIRST AVENUE, SUITE C
SCOTTSDALE, ARIZONA 85251
MICHAEL SKROCH R.L.S.
PHONE (602) 990-3227
FAX (602) 994-9097

SURVEY NO. 98023

JAMES P. ABDO
JAMES P. ARMSTRONG
GARY L. BIRNBAUM
FREDDA J. BISMAN
JAMES T. BRASELTON
DAVID G. BRAY
SPENCER W. CASHDAN
SCOT L. CLAUS
D. SAMUEL COFFMAN
P. BRUCE CONVERSE
ROBIN L. De RESPINO
JASON A. DONKERSLEY
DONALD E. DYEKMAN
WILLIAM E. FARRELL
FRED C. FATHE
GLENN M. FELDMAN
RICHARD A. FRIEDLANDER
GERALD GAFFANEY
BRENT E. GLENN*
KENNETH A. HODSON
SCOTT A. HOLCOMB
MEGAN E. IRWIN
CATHY L. KNAPP
DAVID L. LANSKY
DANA M. LEVY
KELLY W. LEWIS
BRIAN M. MUELLER
WILLIAM NOVOTNY
* ADMITTED TO BAR IN ILLINOIS

DAVID J. OUIMETTE
JAMES H. PATTERSON
MICHAEL J. PLATI
MAXINE M. POLOMSKI
ANDREW L. PRINGLE
LES RAATZ
LEONCE A. RICHARD III
STEPHEN E. RICHMAN
JAMES S. RIGBERG
MICHAEL S. RUBIN
PAUL RUDERMAN
MICHAEL R. SCHEURICH
ROBERT L. SCHWARTZ
VALERIE C. SHEEDY
ROBERT A. SHULL
TERRY L. TEDESCO
TIMOTHY J. THOMASON
DAVID I. THOMPSON
ANNE L. TIFFEN
DENISE H. TROY
BROOKE U. WALKER
ALLISON S. WEINSTOCK
PETER A. WINKLER
STEVEN D. WOLFSON
MICHAEL E. WOOLF
CLAUDIA D. WORK

PHILLIP WEEKS (1936-1998)
DONALD N. McINTYRE (1932-1998)

LAW OFFICES

MARISCAL, WEEKS, McINTYRE & FRIEDLANDER, P.A.

2901 NORTH CENTRAL AVENUE
SUITE 200
PHOENIX, ARIZONA 85012-2705

TELEPHONE: (602) 285-5000
FAX: (602) 285-5100

WRITER'S DIRECT LINE: (602) 285-5047
E-MAIL: Fredda.bisman@mwmf.com
OUR FILE NO. 11964-1

February 14, 2003

VIA FACSIMILE
AND FIRST CLASS MAIL

Ron King
CITY OF SCOTTSDALE
7447 E. Indian School Road
Scottsdale, AZ 85251

Re: Offer to Purchase Real Property: Scottsdale Mall Encroachment (the "Property")

Dear Mr. King:

As you are aware, our Firm is counsel to Fidelity National Title Insurance Company ("Fidelity") as insurer of Richard E. Mitchell, as Trustee of the Richard E. Mitchell PA Defined Benefit Pension Plan & Trust Agreement, John H. Westover, as Trustee of the John H. Westover Defined Benefit Pension Plan & Trust Agreement, Redfield T. Baum. as Trustee of the Redfield T. Baum Defined Benefit Pension Plan & Trust Agreement, Marshall W. Anstandig, as Trustee of the Marshall W. Anstandig Defined Benefit Pension Plan & Trust Agreement, and Miles F. Westover Guardianship, by his Guardian & Conservator John H. Westover (the "Insureds"). The purpose of this letter is to set forth an outline upon which Fidelity offers to purchase from the City of Scottsdale (the "City"), on behalf of the Insureds, the Property, described as follows:

A parcel of land in the City of Scottsdale, Maricopa County, Arizona, described as approximately 233.75 square feet or .0054 acres more or less being a portion of Lot L, Scottsdale Mall, according to Book 170 of Maps, Page 2, records of Maricopa County, Arizona (the "Property").

1. Seller. City of Scottsdale, Maricopa County, Arizona.

2. Buyers. Richard E. Mitchell, as Trustee of the Richard E. Mitchell PA Defined Benefit Pension Plan & Trust Agreement, John H. Westover, as Trustee of the John H. Westover Defined Benefit Pension Plan & Trust Agreement, Redfield T. Baum, as Trustee of the Redfield T. Baum Defined Benefit Pension Plan & Trust Agreement, Marshall W. Anstandig, as Trustee of the Marshall W. Anstandig Defined Benefit Pension Plan & Trust Agreement, and Miles F. Westover Guardianship, by his Guardian & Conservator John H. Westover.

3. Inclusion In Property. Property shall include (i) the real property; (ii) all water and mineral rights, if any; (iii) all interest, if any award or settlement arising by reason of any condemnation; (iv) all interest in the building (the "Building") and other improvements (the "Improvements") on the real property, if any; (v) all interest, to the extent transferable, in all permits, licenses, warranties, contractual rights with respect to the operation, maintenance or repair of the Building.

4. Transfer Documents. Transfer of Property shall be by special warranty deed from Seller to Buyer subject to all matters of record, and other transfer documents in a form acceptable to Seller and Buyer.

5. Purchase Rights. $5,000.00.

6. Payment Terms. The price is to be paid in cash at close of Escrow ("COE").

7. Buyer's Contingency. Buyer's obligation to purchase the Property is subject to authorization of the sale by the Scottsdale City Council, pursuant to the terms set forth herein, as may be supplemented by agreement of the parties.

8. Close of Escrow. Close of Escrow shall be on or before 5:00 p.m. MST on March 31, 2003.

9. Risk of Loss. Seller shall bear all risk of loss of the Property prior to Close of Escrow.

Fidelity thanks the City, in advance, for it's time and consideration of this Offer to Purchase Real Estate.

Yours truly,

MARISCAL, WEEKS, MCINTYRE & FRIEDLANDER, P.A.

Fredda J. Bisman

FJB:ds
cc: Pat Ihnat (w/o Enclosure)

CITY COUNCIL REPORT

MEETING DATE: 03/17/2003 ITEM NO. 4 GOAL: Long-term Economic Prosperity

SUBJECT

Architectural Services Contract for design services for Public Underground Parking Facility at Loloma.

REQUEST

Confirm the execution of an Architectural Services Contract No. 2003-002 between DFD Cornoyer Hedrick (Project Architect) and the Arts District Group, L.L.C., an Arizona limited liability company, hereinafter referred to as (Loloma Developer) in the amount of $259,000.00 for design of the Public Underground Parking Facility at Loloma.

Related Policies, References:
Loloma Redevelopment Agreement adopted by City Council on March 11, 2002 on file at the City Clerk's Office.

BACKGROUND

This architectural services contract will provide conceptual design, plan development, related infrastructure improvements and final specifications and construction plans for the construction of the Public Underground Parking Facility at Loloma.

The City is not party to this contract, however the City required the Loloma Developer to use the City's procurement processes. The public process was required since public funds will, ultimately, reimburse the Loloma Developer for the design and construction costs of this parking improvement. A public process, monitored by City staff, was conducted to select the recommended firm for this project. Design services for this contract were procured in accordance with Loloma Redevelopment Agreement #2002-024, as adopted by City of Scottsdale on March 11, 2002. This contract will be executed between the Loloma Developer and DFD Cornoyer Hedrick.

The Public Underground Parking Facility is to be constructed under the Loloma Developer's proposed condominium housing development on the sites known as the "Annex, Center Walkway and Cultural Expansion Parcels". These parcels are owned by the City of Scottsdale. The Public Underground Parking Facility will accommodate between 130 and 150 parking spaces per the Loloma Redevelopment Agreement.

The Loloma Redevelopment Agreement calls for the Loloma Developer to plan and build the Public Underground Parking Facility. When construction of the Public Underground Parking Facility is complete, the City will reimburse the Loloma Developer for the actual cost of the project, subject to a maximum

Action Taken_____

reimbursement limitation of $2.4M, as outlined in the Loloma Redevelopment agreement. The Developer will provide the City with documentation as to the actual expenditures incurred in design and construction of the public garage prior to City reimbursement.

The consultant selected for this contract will need to work closely with the architects for the Loloma Museum and the Loloma Developer. The architect for the museum (Jones Studio, Inc.) is under contract with the City for design of the Scottsdale Loloma Art Museum, which will be primarily located on the "cultural parcel", immediately adjacent to the three parcels designated for parking construction. The Loloma developer has independently contracted with DFD Cornoyer Hedrick for the design of the condominium housing units to be built on the Public Underground Parking Facility. Parking for the three levels of condominium housing units on the Annex Parcel will be at grade and located above the Public Underground Parking Facility.

ANALYSIS & ASSESSMENT

On November 27, 2002, Capital Project Management staff, in conjunction with representatives from the Loloma developer, solicited proposals for design services from 10 qualified consultants. Two proposals were received on December 20, 2002. A selection panel consisting of two city staff members and a representative from the Loloma developer evaluated these proposals. Based on the proposals received, DFD CornoyerHedrick was unanimously selected as the most qualified design team (See Attachment 3). The Purchasing Director confirms that public procurement procedures for design services as required by the City Code have been followed. The Loloma developer will provide funds for this contract subject to reimbursement as provided in the Loloma Redevelopment Agreement.

Significant issues to be addressed.
Timing for the design and construction of the Scottsdale Loloma Art Museum will need to be closely coordinated with design and construction of the Public Underground Parking Facility.

RESOURCE IMPACTS

Available funding.
According to the Loloma Redevelopment Agreement, the Loloma developer will initially provide funding for this architectural services contract for the Public Underground Parking Structure. The City's obligation to reimburse the Loloma developer for the final costs of design and construction will be incurred after completion of construction (currently planned for Summer 2004).

Future budget implications:
Construction, maintenance and operation of the Public Underground Parking Facility will proceed under the terms of the Loloma Redevelopment Agreement, as approved by Council in 2002. The City's current Five-Year CIP budget plan includes $1,400,000 in FY 04/05 and $1,000,000 in FY 05/06 to fund the maximum reimbursement amount to the Loloma developer.

Maintenance requirements:
The Downtown Parking Master Plan, when completed, will include a maintenance schedule for all parking facilities. A $25,000 estimated annual maintenance budget has been proposed for this project (estimated costs to sweep, light and provide necessary repairs for this parking structure). An annual $250,000 maintenance budget has been preliminarily estimated to support the entire Downtown parking program.

OPTIONS & STAFF RECOMMENDATION

Description of Option A:
Confirm the Loloma developer's entering of this architectural services contract between the Loloma developer and DFD CornoyerHedrick, and proceed with the design of the public parking structure.

Description of Option B:
Object to the Loloma developer entering into this contract. Delay design services for the Public Underground Parking Facility, which could impact the schedule for the design and construction of the developer's condominium project.

Recommended approach:
Confirm the Loloma developer's entering of this design contract in order for the Loloma Developer to move forward with the public and private elements of the Loloma Project.

Proposed Next Steps:
If the Loloma developer enters into this contract, design services will begin immediately and be completed by the end of 2003. It is anticipated that construction of the project will likely begin in early 2004.

RESPONSIBLE DEPT(S)

Municipal Services, Capital Project Management

STAFF CONTACT(S)

Corey E. Lew, Project Manager, (480) 312-7769, clew@scottsdaleaz.gov

APPROVED BY

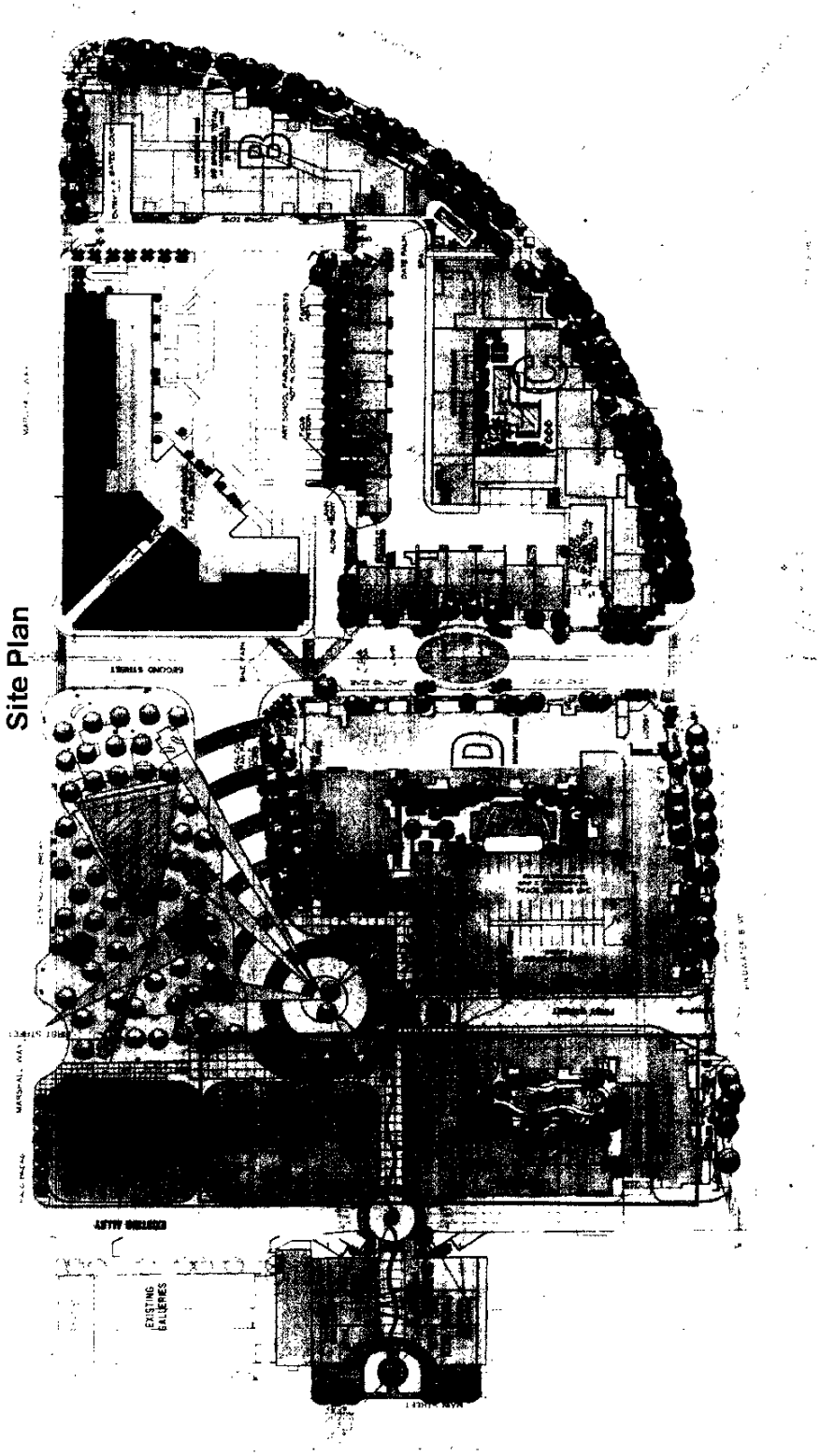
Ed Gawf — Date: 3/4/03
Deputy City Manager
egawf@scottsdaleaz.gov (480) 312-4510

Al Dreska — Date: 3/3/03
Municipal Services General Manager
adreska@scottsdaleaz.gov (480) 312-5555

Roger Klingler — Date: 03/03/03
Assistant City Manager
rklingler@scottsdaleaz.gov (480) 312-5830

ATTACHMENTS

1. Location Map
2. Architectural Services Contract No. 2003-002
3. SOQ Evaluation Summary



ATTACHMENT 1

ARCHITECTURAL SERVICES CONTRACT

PUBLIC UNDERGROUND PARKING FACILITY FOR LOLOMA MIXED USE REDEVELOPMENT AREA SCOTTSDALE, ARIZONA

Project No. 2003-002

THIS DESIGN SERVICES CONTRACT, hereinafter referred to as the "**Contract**," is made and entered into this 31st day of March, 2003, by and between Arts District Group, L.L.C., an Arizona limited liability company, hereinafter referred to as "**Developer**", and DFD Architecture, Inc., an Arizona corporation doing business under the name DFD CornoyerHedrick, hereinafter referred to as "**Architect**".

RECITALS:

A. Developer and the City of Scottsdale, hereinafter referred to as "**City**," entered into that certain Redevelopment Agreement Number 2002-024 on file with the City of Scottsdale City Clerk's Office, hereinafter referred to as the "**Redevelopment Agreement**," with respect to the Loloma Mixed Use Redevelopment Area in Scottsdale, Arizona, hereinafter referred to as the "**Project**."

B. The Redevelopment Agreement contemplates that Developer may construct a public parking facility, hereinafter referred to as the "**Public Garage**," on a portion of the Project.

C. Developer desires to contract for complete design services for the design of the Public Garage and the related infrastructure improvements as permitted by and described in the Redevelopment Agreement.

D. Architect desires to provide the services required by Developer and has employees who hold the necessary licenses required in the State of Arizona to render such design services with respect to the Public Garage.

E. The City is the current owner of the real property on which Developer may construct the Public Garage.

AGREEMENT:

NOW THEREFORE, in consideration of the above recitals and the mutual promises and agreements set forth herein, the parties hereto agree as follows:

1.0 SCOPE OF SERVICES Architect shall act under the authority and approval of Developer's Contract Administrator (defined below) to provide the architectural services required by this Contract.

Developer hereby assigns to Architect and Architect hereby accepts the tasks comprising the scope of work for the Project, hereinafter referred to as the "Work," which are specified in Exhibit "A" attached hereto and incorporated as a part of this Contract.

The Architect shall obtain all necessary information for the timely completion of the Work from Developer, the City, or any other source.

THE CITY OF SCOTTSDALE IS A THIRD PARTY BENEFICIARY TO THIS CONTRACT WHICH MAY NOT BE MODIFIED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE CITY. UNDER NO CIRCUMSTANCES SHALL THE CITY HAVE ANY RESPONSIBILITY, LIABILITY, OR OTHER OBLIGATIONS OF ANY DESCRIPTION WITH RESPECT TO THIS CONTRACT.

2.0 FEES AND PAYMENTS

2.1 FEE SCHEDULE

The total fee, including all related out-of-pocket costs and expenses, for the Work to be provided by Architect to Developer under this Contract shall not exceed Two Hundred Fifty-nine Thousand Dollars ($259,000.00), hereinafter referred to as the "Contract Price". The amount of the total fee attributable to the Developer Public Improvements (as defined in the Redevelopment Agreement) necessary for the construction of the Public Garage is Fifty-eight thousand ($58,000.00) and the amount of the total fee attributable to the Public Garage is Two-hundred one thousand dollars ($201,000.00). The portion of the Contract Price attributable to out-of-pocket costs and expenses for travel, printing, copies, facsimiles, deliveries, telephone, and other similar costs and expenses shall not exceed Ten Thousand Five Hundred Dollars ($10,500.00).

2.2 PAYMENT APPROVAL

The time spent for each portion of the Work shall be recorded and submitted to Developer's Contract Administrator. Architect shall maintain all books, papers, documents and accounting records which shall be based on generally accepted accounting principles and other evidence pertaining to time billed and to costs incurred and make such materials available to Developer at all reasonable times upon request during the Contract Term (defined below).

Developer shall make monthly payments to the Architect on the basis of a progress report prepared and submitted by the Architect for work completed through the last day of the preceding calendar month. Each task shall be subject to review and approval by Developer's Contract Administrator to determine acceptable completion.

Developer's Contract Administrator shall prepare a partial payment request document for the Architect's acceptance. However, not more than ninety percent (90%) of the total contract price shall be paid before Developer's final acceptance of all completed work. Developer's Contract Administrator reserves the exclusive right to determine the amount of Work performed and payment due the Architect on a monthly basis.

Developer's Contract Administrator must approve all charges prior to payment.

3.0 GENERAL TERMS AND CONDITIONS

3.1 CONTRACT ADMINISTRATOR

Developer's "**Contract Administrator**" shall be Peter Petkas, or his designee. The Contract Administrator shall oversee the performance of this Contract, assist the Architect in processing and approving payments. The Architect shall submit all reports and special requests through the Contract Administrator.

3.2 TERM OF CONTRACT

The Architect agrees to proceed with the Work immediately upon notification to proceed issued by the Contract Administrator and shall complete all Work within one hundred twenty (120) calendar days, hereinafter referred to as the "**Contract Term**."

The City has preapproved the format of this Contract and the Contract shall be in full force and effect once executed by Developer and Architect and approved in its final form by the City Council.

If any Work remains incomplete after expiration of the Contract Term, continuation of this Contract shall be subject to written approval by the Contract Administrator.

3.3 TERMINATION OF CONTRACT

Developer has the right to terminate this Contract or cancel any portion of the Work which has not yet been performed by the Architect

Termination for Convenience: Developer reserves the right to terminate this Contract, or any part hereof, for its sole convenience upon seven (7) days written notice to the Architect. In the event of such termination, Architect shall immediately stop all Work hereunder, and shall immediately cause any of its agents, contractors, subcontractors, consultants and subconsultants, hereinafter referred to as "**Agents**," to cease such Work. As compensation in full for Work performed to the date of such termination, the Architect shall receive a payment for the percentage of Work actually completed. This fee shall be in the amount to be mutually agreed upon by the Architect and the Developer. If there is no mutual agreement, the Contract Administrator shall determine the percentage of completion of the Work and the Architect's compensation shall be based upon such determination. Developer shall make this final payment within thirty (30) days after the Architect has delivered the last of the partially completed items. Architect shall not be paid for any Work done after receipt of the notice of termination, nor for any costs incurred by Architect's Agents which Architect could reasonably have avoided.

Termination for Cause: Developer may also terminate this Contract or any part hereof for cause in the event of any default by the Architect, or if the Architect fails to comply with any of the terms and conditions of this Contract, upon seven (7) days notice to the Architect. Unsatisfactory performance as judged by the Contract Administrator, and failure to provide Developer, upon request, with adequate assurances of future performance shall all be causes allowing Developer to terminate this Contract for cause.

In the event of termination for cause, Developer shall not be liable to Architect for any amounts for services performed after the date of termination and Architect shall be liable to Developer for any and all damages sustained by Developer from the default which gave rise to the termination.

In the event Architect is in violation of any Federal, State, County or local law, regulation or ordinance, Developer may terminate this Contract immediately upon giving notice to the Architect.

In the event Developer shall terminate this Contract or any part of the Work, Developer shall notify the Architect in writing, and immediately upon receiving such notice, the Architect shall discontinue the Work under this Contract and proceed to close said operations.

Upon such termination, the Architect shall deliver to Developer all drawings, special provisions, field survey notes, reports, and estimates, entirely or partially completed, in any format, including but not limited to written or electronic media, together with all unused materials supplied by Developer. Use of incomplete data shall be Developer's sole responsibility.

The Architect shall appraise the Work it has completed and submit its appraisal to Developer for evaluation.

If through any cause, the Architect shall fail to fulfill in a timely and proper manner its obligations under this Contract, or if the Architect shall violate any of the covenants, agreements, or stipulations of this Contract, Developer may withhold any payments to the Architect for the purpose of setoff until such time as the exact amount of damages due Developer from the Architect is determined by a court of competent jurisdiction.

3.4 NOT USED

3.5 AUDIT

Developer may audit all of the Architect's records, calculations, and working documents pertaining to the Work at a mutually agreeable time and place.

Architect's records (hard copy, as well as computer readable data), and any other supporting evidence deemed necessary by Developer to substantiate charges and claims related to this Contract shall be open to inspection and subject to audit and/or reproduction by Developer's Contract Administrator or other authorized representative to the extent necessary to adequately permit evaluation and verification of cost of the Work, and any invoices, change orders, payments or claims submitted by the Architect or any of its Agents pursuant to the execution of the Contract. Developer's Contract Administrator or other authorized representative shall be afforded access, at reasonable times and places, to all of the Architect's records and personnel pursuant to the provisions of this article throughout the Contract Term and for a period of three (3) years after last or final payment. The cost of any copying requests by Developer for reproduction of originals shall be paid for by Developer.

Architect shall require its Agents to comply with the provisions of this article by insertion of the requirements hereof in a written contract agreement between Architect and its Agents.

If an audit in accordance with this article, discloses overcharges, of any nature, by the Architect to Developer in excess of one percent (1%) of the total Contract billings, the actual cost of Developer's audit shall be reimbursed to Developer by the Architect. Any adjustments and/or payments which must be made as a result of any such audit or inspection of the Architect's invoices and/or records shall be made within a reasonable amount of time (not to exceed ninety (90) days) from presentation of Developer's findings to Architect.

3.6 OWNERSHIP OF PROJECT DOCUMENTS

All documents, including but not limited to, field notes, design notes, tracings, data compilations, studies, and reports in any format, including but not limited to, written or electronic media, which are prepared in the performance of this Contract, hereinafter referred to as the "**Project Documents**," are to be and remain the property of Developer, and the ownership of the "Project Documents" may be assigned to the *City of Scottsdale* as outlined in the *Loloma Redevelopment Agreement*. The "Project Documents" are to be delivered to the Contract Administrator before final payment is made to the Architect.

To the extent the Project Documents include preliminary reports or plans, there shall be no limitations upon Developer as to subsequent use of the plans or ideas incorporated therein, for the preparation of final construction plans. Developer does agree to release the Architect from any liability related to the preparation of final construction plans by others.

3.7 COMPLETENESS AND ACCURACY

The Architect shall be responsible for the completeness and accuracy of the Project Documents, including but not limited to, survey work, reports, supporting data, and drawings, sketches, etc. prepared or compiled pursuant to this Contract and shall correct, at its expense, all errors or omissions therein which may be disclosed. The cost necessary to correct those errors attributable to the architectural errors shall be chargeable to the Architect. Additional construction requirements for the Project shall not be considered the responsibility of the Architect unless the need for same was created by any error, omission, or negligent act of the Architect. The fact that Developer has accepted or approved the Architect's Project Documents and/or performance of the Work shall in no way relieve the Architect of any of its responsibilities.

3.8 ATTORNEY'S FEES

In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Contract, or on account of any breach or default hereof, the prevailing party shall be entitled to receive from the other party reasonable attorneys' fees and reasonable costs and expenses.

3.9 SUCCESSORS AND ASSIGNS

This Contract shall extend to and be binding upon the Architect, its successors and assigns, including any individual, company, partnership, or other entity with or into which the Architect shall merge, consolidate, or be liquidated, or any person, corporation, partnership, or other entity to which the Architect shall sell its assets.

3.10 ASSIGNMENT

Services covered by this Contract shall not be assigned or sublet in whole or in part without the prior written consent of the Contract Administrator and the City of Scottsdale.

3.11 AGENTS

During the performance of the Contract, the Architect may engage such Agents as may be required for the timely completion of this Contract. The addition of any Agents shall be subject to the prior approval of Developer.

In the event Architect uses Agents for any portion of the Work, the sole responsibility for fulfillment of all terms and conditions of this Contract rests with the Architect.

3.12 ALTERATIONS OR ADDITIONS TO THE WORK

The Work to be performed in accordance with this Contract is set forth herein, and, if the Architect is asked to perform additional services which are not included in this Contract, they will be considered additional services, hereinafter referred to as "Additional Work." The Architect shall not perform Additional Work without written authorization in the form of an approved "**Change Order**" from the Developer and approved by the City. In the event the Architect performs the Additional Work without an approved Change Order, it shall be assumed that the Additional Work was included in the Work and covered by the Contract Price, and therefore, the Architect shall not be permitted to request nor receive any additional compensation for such Additional Work.

3.13 MODIFICATIONS

Any amendment, modification or variation from the terms of this Contract shall be in writing and shall be effective only after approval of all parties signing the original Contract.

3.14 CONFLICT OF INTEREST

Architect warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Architect, to solicit or secure this Contract, and that it has not paid or agreed to pay any person or persons, other than a bona fide employee working solely for Architect any fee, commission, percentage, brokerage fee, gifts or any consideration, contingent upon or resulting from the award or making of this Contract. For breach or violation of this warranty, Developer shall have the right to terminate this Contract without liability, or in its discretion to deduct from the Contract

Price or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee, together with costs and attorney's fees.

The Architect shall reveal fully in writing any financial or compensatory agreement which it has with a prospective contractor prior to Developer's publication of documents for bidding.

3.15 FORCE MAJEURE

Neither party shall be responsible for delays or failures in performance resulting from acts beyond their control. Such acts shall include, but not be limited to, acts of God, riots, acts of war, terrorism, epidemics, governmental regulations imposed after the fact, fire, communication line failures, or power failures.

3.16 TAXES

The Contract Price includes any and all taxes applicable to the Work. Developer shall have no obligation to pay additional amounts for taxes of any type.

3.17 ADVERTISING

No advertising or publicity concerning Developer using the Architect's Work shall be undertaken without prior written approval of such advertising or publicity by the Contract Administrator, which approval may be withheld in the sole discretion of the Contract Administrator.

3.18 COUNTERPARTS

This Contract may be executed in one or more counterparts, and each executed duplicate counterpart of this Contract shall be deemed to possess the full force and effect of the original. Facsimile signatures shall be accepted as original signatures.

3.19 ENTIRE AGREEMENT

This Contract constitutes the entire understanding of the parties and no representations or agreements, oral or written, made prior to its execution shall vary or modify the terms herein.

3.20 ARIZONA LAW

This Contract shall be governed and interpreted according to the laws of the State of Arizona.

3.21 EQUAL EMPLOYMENT OPPORTUNITY

The Architect shall comply with Executive Order No. 11245, entitled "Equal Employment Opportunity", as amended by Executive Order No. 11375, and as supplemented in Department of Labor Regulations (41 CFR Part 60).

3.22 NOT USED

3.23 NOTICES

All notices or demands required to be given, pursuant to the terms of this Contract, shall be given to the other party in writing, delivered by hand, messenger, courier or overnight delivery service, sent by registered or certified mail, or transmitted by facsimile, to the addresses set forth below, or to such other address as the parties may substitute by written notice given in the manner prescribed in this paragraph.

On behalf of the Architect:	Larry Boardman Project Manager DFD CornoyerHedrick 2425 E. Camelback Road Suite 400 Phoenix, AZ 85016 Telephone: (602) 381-4848 Facsimile: (602) 381-4844
On behalf of the Developer:	Alan E. Ferris, CEO Arruth Associates, Inc. 5718 Westheimer, Suite 2100 Houston, TX 77057 Telephone: (713) 784-1996 Facsimile: (713) 784-6048

Notices shall be deemed received (1) on date delivered if delivered by hand, messenger, courier or overnight delivery service, (2) on the date of transmission with confirmed answer back if by facsimile and (3) on the delivery date indicated on receipt if delivered by certified or registered mail.

3.24 INDEPENDENT CONTRACTOR

The Work performed by the Architect under the terms of this Contract to Developer are considered the services of an independent contractor, not an employee, or agent of Developer or the City. Developer will report the value paid for these services each year to the Internal Revenue Service (I.R.S.) using Form 1099.

Developer shall not withhold income tax as a deduction from payments to Architect of the Contract Price. As a result of this, Architect may be subject to I.R.S. provisions for payment of estimated income tax. Architect is responsible for consulting the local I.R.S. office for current information on estimated tax requirements.

INELIGIBLE BIDDER

The preparer of specifications is not eligible to submit a bid or proposal on the solicitation for which they prepared the specification, nor is the preparer eligible to supply any product to a bidder or offeror on the solicitation for which they prepared the specification.

3.26 INDEMNIFICATION

To the fullest extent permitted by law, Architect, its successors, assigns and guarantors, shall defend, indemnify and hold harmless Developer and the City of Scottsdale, and their respective agents, representatives, officers, directors, officials and employees, from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, including but not limited to, reasonable attorney's fees, and costs, and all claim adjusting and handling expenses, related to, arising from or out of, or resulting from any negligent or intentional actions, acts, errors, mistakes or omissions caused in whole or part by Architect relating to the Work or services in the performance of this Contract, including but not limited to, any Agents or anyone directly or indirectly employed by Architect or any Agents for whose acts any of them may be liable and any injury or damages claimed by any of Architect's or its Agents' employees.

Insurance provisions set forth in this Contract are separate and independent from the indemnity provisions of this paragraph and shall not be construed in any way to limit the scope and magnitude of the indemnity provisions. The indemnity provisions of this paragraph shall not be construed in any way to limit the scope and magnitude and applicability of the insurance provisions.

4.0 INSURANCE

This Contract contains two samples of certificates of insurance, the Standard Acord Certificate, hereinafter referred to as the "**Acord Certificate**," and a certificate developed by the City, hereinafter referred to as the "**City Certificate**."

The form of City Certificate, as modified to reflect Developer standing in the City's place, is preferred, however, the Acord Certificate is acceptable provided it is identical to the sample attached and contains the additional language and deleted language as reflected on the sample.

4.1 **Insurance Representations and Requirements**

4.1.1 Without limiting any obligations or liabilities of Architect, Architect shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies duly licensed by the State of Arizona (admitted insurer) with an AM Best, Inc. rating of A 10 or above or an equivalent qualified unlicensed insurer by the State of Arizona (non-admitted insurer) with policies and forms satisfactory to Developer and to the City of Scottsdale. Failure to maintain insurance as specified may result in termination of this Contract at Developer's option.

4.1.2 No Representation of Coverage Adequacy: By requiring insurance herein, Developer does not represent that coverage and limits will be adequate to protect Architect. Developer reserves the right to review any and all of the insurance policies and/or endorsements cited in this Contract but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Contract or failure to identify any insurance deficiency shall not relieve Architect from, nor be

construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the Contract Term.

4.1.3 Coverage Term: All insurance required herein shall be maintained in full force and effect until the Work required to be performed under the terms of this Contract are satisfactorily performed, completed and formally accepted by Developer, unless specified otherwise in this Contract.

4.1.4 Claims Made: In the event any insurance policies required by this Contract are written on a "claims made" basis, coverage shall extend, either by keeping coverage in force or purchasing an extended reporting option, for three (3) years past completion and acceptance of the Work and evidenced by submission of annual certificates of insurance to Developer and the City of Scottsdale citing applicable coverage is in force and contains the provisions as required herein for the three (3) year period.

4.1.5 Policy Deductibles and/or Self-Insured Retentions: The policies set forth in these requirements may provide coverage which contain deductibles or self-insured retention amounts. Such deductibles or self-insured retention shall not be applicable with respect to the policy limits provided to Developer or the City of Scottsdale. Architect shall be solely responsible for any such deductible or self-insured retention amount. Developer or the City of Scottsdale at its option, may require Architect to secure payment of such deductible or self-insured retention by a surety bond or irrevocable and unconditional letter of credit.

4.1.6 Use of Agents: If any work under this agreement is delegated to Agents by Architect, Architect shall execute written agreements with such Agents containing the same indemnification clause and insurance requirements set forth herein protecting Developer, the City of Scottsdale and Architect. Architect shall be responsible for executing the agreements with Agents and obtaining certificates of insurance verifying the insurance requirements.

4.1.7 Evidence of Insurance: Prior to commencing any Work under this Contract, Architect shall furnish Developer and the City of Scottsdale with certificate(s) of insurance, or formal endorsements as required by this Contract, issued by Architect's insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverages, conditions, and limits of coverage and that such coverage and provisions are in full force and effect. If a certificate of insurance is submitted as verification of coverage, Developer and the City of Scottsdale shall reasonably rely upon the certificate of insurance as evidence of coverage but such acceptance and reliance shall not waive or alter in any way the insurance requirements or obligations of this Contract. If any of the above-cited policies expire during the Contract Term, it shall be Architect's responsibility to forward renewal certificates within ten (10) days after the renewal date containing all the aforementioned insurance provisions.

Certificates shall specifically cite the following provisions:

Developer and the City of Scottsdale, and their respective agents, representatives, officers, directors, officials and employees, shall be named additional insureds under the following policies:

a) Commercial General Liability
b) Auto Liability
c) Excess Liability - Follow Form to underlying insurance.

2. Architect's insurance shall be primary insurance as respects performance of this Contract.

3. All policies, except professional liability insurance, if applicable, waive rights of recovery (subrogation) against Developer and the City of Scottsdale and their respective agents, representatives, officers, directors, officials and employees for any claims arising out of the Work performed by Architect under this Contract.

4. Certificates shall cite a thirty (30) day advance notice of cancellation provision. If the Acord Certificate is used, the phrases in the cancellation provision "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" shall be deleted. Certificate forms other than the Acord Certificate shall have similar restrictive language deleted.

4.2 Required Coverage

4.2.1 Commercial General Liability: Architect shall maintain "occurrence" form commercial general liability insurance with a limit of not less than $1,000,000 for each occurrence, $2,000,000 products and completed operations annual aggregate, and a $2,000,000 general aggregate limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as Insurance Services Office, Inc. policy form CG 00 01 07 98 or equivalent thereof, including but not limited to, separation of insureds clause. If any excess insurance is utilized to fulfill the requirements of this paragraph, such excess insurance shall be "follow form" equal or broader in coverage scope then underlying insurance.

4.2.2 Professional Liability: If the Contract is the subject of any professional services or work, or if Architect engages in any professional services or work adjunct or residual to performing the Work under this Contract, Architect shall maintain professional liability insurance covering errors and omissions arising out of the Work performed by Architect, or any Agents of Architect, or anyone for whose acts, mistakes, errors and omissions Architect is legally liable, with a liability insurance limit of $1,000,000 each claim and $3,000,000 all claims. In the event the professional liability insurance policy is written on a "claims made" basis, coverage shall extend for three (3) years past completion and acceptance of the Work, and Architect shall be required to submit certificates of Insurance evidencing proper coverage is in effect as required above.

4.2.3 Vehicle Liability: Architect shall maintain business automobile liability insurance with a limit of $1,000,000 each accident on Architect's owned, hired, and non-owned vehicles assigned to or used in the performance of the Work under this Contract. Coverage will be at least as broad as Insurance Services Office, Inc. coverage code "1" "any auto" policy form CA 00 01 07 97 or equivalent thereof. If any excess insurance is utilized to fulfill the requirements of this paragraph, such excess insurance shall be "follow form" equal or broader in coverage scope then underlying insurance.

4.2.4 Worker's Compensation Insurance: Architect shall maintain worker's compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of Architect's employees engaged in the performance of work or services under this Contract and shall also maintain employer's liability insurance of not less than $100,000 for each accident, $100,000 disease for each employee and $500,000 disease policy limit.

5.0 SOFTWARE LICENSES

As to all software licenses provided to Developer as part of Architect's obligations under this Contract, the following provisions apply:

5.1 NOT USED

5.2 PROPRIETARY PROTECTION

5.2.1 Developer acknowledges that to the extent Architect advises Developer that the software is confidential information or is a trade secret property of the Architect, the software is thereby disclosed on a confidential basis under this Contract and is to be used only pursuant to the terms and conditions set forth herein.

5.2.2 Architect shall not use or disclose any knowledge, data or proprietary information relating to Developer obtained in any manner whatsoever.

5.2.3 To the extent permitted by Arizona law, the parties agree, both during the Contract Term and for a period of seven (7) years after termination of this Contract and of all licenses granted hereunder, to hold each others' confidential information in confidence. The parties agree, unless required by government regulations or order of court, not to make each others' confidential information available in any form, to any third party, or to use each other's confidential information for any purposes other than the implementation of this Contract provided, however, that if Architect's confidential information is requested to be divulged under the provisions of the Arizona Public Records Act, A.R.S., Title 39, Architect shall reimburse to Developer the full cost of Developer's refusal to release the information, including costs of litigation, Developer's attorney fees, fines, penalties or assessments of opposing party's attorney fees. Each party agrees to take all reasonable steps to ensure that confidential information is not disclosed or distributed by its employees or agents in violation of the provisions of this Contract.

5.3 NON-INFRINGEMENT

Architect warrants that the software provided hereunder does not and will not infringe upon or violate any patent, copyright, trade secret or other proprietary or property right of any person or entity. In the event of a claim against Developer asserting or involving such an allegation, Architect will defend, at Architect's expense, and will indemnify and hold Developer and the City harmless against any loss, cost, expense (including attorney's fees) or liability arising out of such claim, whether or not such claim is successful. In the event an injunction or order should be obtained against use of the software by reason of the allegations, or if in Architect's opinion the software is likely to become the subject of such a claim of infringement, Architect will, at its option and its expense: (i) procure for Developer the right to continue using the software; or (ii) replace or modify the same so that it becomes non-infringing (such modification or replacement shall be functionally equivalent to the original); or (iii) if neither (i) nor (ii) is practicable, repurchase the software on a depreciated basis utilizing a straight line five (5) year period, commencing on the date of acceptance.

5.4 THIRD PARTY LICENSE

Architect shall sublicense to Developer any and all third party software required in the execution of this Contract. Developer reserves the right to accept or reject third party license terms. If Developer rejects the terms of a third party license, it shall be Architect's responsibility to negotiate acceptable terms or to supply software from another source with terms acceptable to Developer. Developer's acceptance of the third party license terms shall not be unreasonably withheld.

6.0 SEVERABILITY AND AUTHORITY

6.1 SEVERABILITY

If any term or provision of this Contract shall be found to be illegal or unenforceable, then notwithstanding such illegality or unenforceability, this Contract shall remain in full force and effect and such term or provision shall be deemed to be deleted.

6.2 AUTHORITY

Each party hereby warrants and represents that it has full power and authority to enter into and perform this Contract, and that the person signing on behalf of each party has been properly authorized and empowered to enter this Contract. Each party further acknowledges that it has read, understands, and agrees to be bound by the terms and conditions of this Contract.

IN WITNESS WHEREOF, Developer and Architect have executed this Contract as of the date first above written.

DEVELOPER:

ARTS DISTRICT GROUP, L.L.C.,
an Arizona limited liability company

BY: Arruth Associates, Inc.,
a Delaware corporation,
its Manager

By: _____
~~Alan E. Ferris, CEO~~
PETER PETKAS, STATUTORY AGENT

ARCHITECT:

DFD Architecture, Inc.,
an Arizona corporation
doing business under the name
DFD CornoyerHedrick

By: _____
Printed Name: DINO ORTIS
Title: C.O.O.

Exhibit "A" to Architectural Services Contract dated _____, 2003

SCOPE OF WORK - Public Garage ("Public Underground Parking Facility") for Loloma Mixed Use Redevelopment Area - Project Number 2003-002

Brief Description of Project

The Public Underground Parking Facility is to be a part of the Loloma Mixed Use Redevelopment Area ("Loloma") and will be constructed below grade under the Annex Parcel, the Walkway Center Parcel and the Expansion Parcel, as those terms are defined in the Redevelopment Agreement #2002-24 dated April 17, 2002 ("Loloma Redevelopment Agreement") between Arts District Group, L.L.C., as Developer, and the City of Scottsdale. Design of the Public Underground Parking Facility shall be in accordance with the terms and provisions of the Loloma Redevelopment Agreement, and in particular Section 7.2 thereof.

General Requirements

1. Design Standards

   1.1 All work shall conform to:
   1.1.1 M.A.G. and other governmental/utility agency standard specifications
   1.1.2 City of Scottsdale M.A.G. Supplemental Specifications and Standard Details.
   1.1.3 Title 34, Arizona Revised Statues regulation Public Buildings and Improvements.
   1.1.4 City of Scottsdale Building Codes and ordinances.
   1.1.5 City of Scottsdale Design Standards and Policies Manual.

2. Quality Control

   2.1 The Architect is responsible for quality control of his work. The Architect shall provide a list of Agents to be approved by *Arts District Group*, LLC, before being engaged by the Architect to provide services in conjunction with this project. The Architect shall not change Agents once they have been approved by *Arts District Group, LLC* without the specific written approval of the Contract Administrator.
   2.2 The Architect will develop a quality control plan and submit it to the Contract Administrator for approval.
   2.3 The Architect will review and update the quality control plan as required by the Contract Administrator. An updated copy of the current quality control plan will be available for review.

3. Project Design Schedule

3.1 Set design schedule with the Contract Administrator prior to commencing work. Include dates for submittal of schematic design, design development, and construction documents

4. Coordination

4.1 City Agencies

4.1.1 The Architect shall provide the coordination necessary to insure that all City of Scottsdale departments having interest or authority over the work are contacted for their input prior to advancing the design of the project and that their review/approval has been gained prior to completion of the design.

4.2. Other Outside Agencies

4.2.1 Public utilities (APS, SRP, SWG, USWest, TCI Cable etc.)
4.2.2 Maricopa County Agencies
4.2.3 Applicable State and Federal Agencies

Submittals

1. General Information

1.1 The City's function in connection with submitted plans, specifications, construction cost estimates, design reports, etc. is that only of review for conformance with design standards, procedures and criteria established by the City; the City shall not be responsible for checking the Architect's plans for accuracy or engineered design.

1.2 The Architect shall be responsible for:

1.2.1 Compliance with Design Criteria and Procedures and Scope of Work.
1.2.2 Preparation of plans and specifications of a quality representative of the profession, which are both clear and of sufficient detail to provide the Contractor direction by which this project may be constructed.
1.2.3 Requesting and obtaining available materials, maps, as-builts, reports, etc., as may be applicable to this project.
1.2.4 Ongoing communication with the City as described in the Redevelopment Agreement

The following describes the project work effort and deliverables, for the Agreement to which this exhibit has been appended, organized by Task Group. An abbreviated scope of work was provided in the *Request for Statement of Qualifications*, dated 27 November 2002, issued by the

City of Scottsdale, and the provisions therein are considered to be implicitly included in this document.

Task Group 1 - Develop Conceptual Design Program

1.1 Review background information including previous studies for the *Public Underground Parking Facility* that have been undertaken by *Arts District Group, LLC*, the Developer of the *Loloma Mixed Use Development*, and/or the *City of Scottsdale*, as well as relevant provisions of the *Loloma Redevelopment Agreement*, etc.

1.2 Meet with appropriate *City of Scottsdale* staff, including the Project Manager as defined in the *Loloma Redevelopment Agreement*, to ascertain relevant *City of Scottsdale* goals and objectives for the *Public Underground Parking Facility*.

1.3 Meet with *Arts District Group, LLC*, to ascertain its goals and objectives for the project, including an appropriate integration of the *Public Underground Parking Facility* with the *Annex Parcel Building*.

1.4 Meet with *Jones Studio, Inc.*, the project architect for the *City of Scottsdale Museum at Loloma*, in order to properly, and effectively integrate the proposed museum with the *Public Underground Parking Facility*. Properly and effectively integrate the *Annex Parcel* with the *Public Underground Parking Facility*.

1.5 In accordance with the terms and provisions of the *Loloma Redevelopment Agreement*, and in particular Section 7.2 thereof, properly and definitively define: the proposed footprint and site layout of the *Public Underground Parking Facility*; the location of all applicable access and egress points for the facility, including stairs and vehicular access.

1.5.1 Coordinate applicable programmatic access and egress points for the *Public Underground Parking Facility*, with the design of the *City of Scottsdale Museum at Loloma*;

1.5.2 Coordinate applicable programmatic access and egress points for the *Public Underground Parking Facility* with the design of the *Annex Parcel Building*; and

1.5.3 Coordinate location and function of all vertical transportation elements with the design of the *City of Scottsdale Museum at Loloma*, and the *Annex Parcel Building*.

1.6 Provide appropriate design solutions for all pedestrian and vehicular traffic patterns associated with the *Public Underground Parking Facility*, including coordination and integration with the designs of both the *City of Scottsdale Museum at Loloma* and the *Annex Parcel Building*.

1.7 Provide appropriate design solutions for the interim uses of the *City of Scottsdale's Cultural Expansion Parcel*, optimizing the future use by either the *City of Scottsdale* or the *Arts District Group, LLC*, and the Developer Public Improvements necessary for the construction and public use of the underground public parking facility, as provided for in the *Loloma Redevelopment Agreement*.

1.8 Provide at least two (2) layout and functional options of the Public Underground Parking Facility to be approved by all related parties to the *Loloma Redevelopment Agreement*.

1.9 Complete a site investigation of all existing utilities and site conditions, including temporary and permanent easements and the site's topographic survey.

1.9.1 Deliverables shall include: a topographic survey; a utilities report indicating the existing capacity and the capacity of the proposed improvements; a exhibit delineating all easements and descriptions associated with the project; "Pot-holing" for the purpose of determining utility locations will be an allowance item included within the project fee.

1.10 Conduct internal project meetings with members of the consulting team to review the project work program, its schedules and the project budget.

1.11 Obtain written approval and agreement of both the *City of Scottsdale's* Project Manager, as defined in the *Loloma Redevelopment Agreement*, and the *Arts District Group, LLC*, before proceeding with the next Task Group.

Task Group 2 - Develop Schematic Design

2.1 Define the *Public Underground Parking Facility* ventilation requirements and develop solutions, which result in the integration of the *Public Underground Parking Facility* requirements and a compatible environment for both the City *of Scottsdale Museum at Loloma* and the *Annex Parcel Building*.

2.2 Define the *Public Underground Parking Facility* natural lighting and artificial lighting techniques and develop solutions, which result in the integration of the *Public Underground Parking Facility* requirements and a compatible environment for both the *City of Scottsdale Museum at Loloma* and the *Annex Parcel Building*.

2.3 Delineate all pertinent on and off site civil engineering items of Work, as required by any applicable Federal, State or *City of Scottsdale* laws/ordinances that represent conditions precedent, for the issuance of a *City of Scottsdale Building Permit* for the *Public Underground Parking Facility*.

2.4 Develop preliminary civil engineering design solutions for all items of Work identified in Paragraph 2.3 above.

2.5 Provide all deliverables as delineated in Section 7.2 of the *Loloma Redevelopment Agreement*.

2.6 Prepare a Preliminary Development Plan of the *Public Underground Parking Facility* to include the following:

- 2.6.1 Draft Context Plan illustrating over-all land use, circulation and open space patterns
- 2.6.2 Draft Site Plan (1" = 40' 0")
- 2.6.3 Draft Circulation Plan (1" = 40' 0")
- 2.6.4 Composite sections
- 2.6.5 Draft Master Utility Plan
- 2.6.6 Preliminary grading and drainage plan
- 2.6.7 Perspective sketches
- 2.6.8 Hardscape and landscape design, and the Developer Public Improvements necessary for the construction and public use of the underground public parking facility, as provided for in the *Loloma Redevelopment Agreement*.

2.7 Schedule and attend any discussions, required study sessions or meetings with the *City of Scottsdale* and other as necessary, to represent the Developer.

2.8 Incorporate comments from *City of Scottsdale* input into the Final Development Plan, and review with appropriate *City of Scottsdale* staff. Final Development plan to include:

- 2.8.1 Preliminary Development Plan, as delineated in Paragraph 2.6 above.
- 2.8.2 *City of Scottsdale* related meeting notes.
- 2.8.3 Final Development Plan of the *Public Underground Parking Facility*, to be bound, in an 11" X 17" document

2.9 Obtain written approval and agreement of both the *City of Scottsdale's* Project Manager, as defined in the *Loloma Redevelopment Agreement*, and the *Arts District Group, LLC*, before proceeding with the next Task Group.

Task Group 3 - Design Development

3.1 Prepare Design Development Package.

3.2 Submit Design Development Package to appropriate *City of Scottsdale* staff.

3.3 Provide all deliverables as delineated in Section 7.2 of the *Loloma Redevelopment Agreement*.

3.4 Obtain written approval and agreement of both the *City of Scottsdale's* Project Manager, as defined in the *Loloma Redevelopment* Agreement, before proceeding with the next Task Group.

Task Group 4 - Construction Documents

4.1 Prepare plans, specifications and final estimate of the *Public Underground Parking Facility.* Submit same to the *City of Scottsdale* and the Developer for review and approval.

4.2 Meet with the *City of Scottsdale* and the Developer to review comments.

4.3 Incorporate comments and changes into plans and specifications.

4.4 Obtain written approval and agreement of both the *City of Scottsdale's* Project Manager, as defined in the *Loloma Redevelopment* Agreement, before proceeding with the next Task Group.

4.5 Submit final plans and specifications to the *City of Scottsdale,* for permitting approval processing.

4.6 Meet with *City of Scottsdale* staff to review redlines and any comments.

4.7 Incorporate comments and changes.

4.8 Resubmit plans and specifications for final approval. Provide all services required in order to facilitate final plans at "Permit Ready" condition as defined by the *City of Scottsdale.*

Task Group 5 - Bidding

5.1 Provide four (4) sets of "Permit Ready" plans and specifications to the Developer, along with one (1) reproducible set of plans and specifications.

5.2 Provide one electronic set of plans and specifications, in formats acceptable to the *City of Scottsdale.*

5.3 Conduct pre-bid conference.

5.4 Prepare and distribute any addenda to Plans and Specifications.

5.5 Review substitution requests and publish opinion of suitability or lack of suitability of the proposed substitution.

5.6 Provide Quality Control review of final documents.

Task Group 6 - Construction Observation

6.1 Provide construction observation and administration services as follows:

6.1.1 Provide for review and processing of all RFI's, shop drawings, product data and other project related documentation from the Contractor.

6.2 Visit site bi-weekly to observe the Work, and to attend weekly progress and coordination meeting with the contractor.

6.3 Attend bi-weekly schedule meeting with the Developer and the contractor.

6.4 Attend up to one (1) additional bi-weekly meeting at Developer's request.

6.5 Attend those special inspections requiring the Architect's presence.

6.6 Provide for additional site visits occasioned by the nature of the design or construction process to resolve problems as reasonably requested by the contractor.

6.7 Provide for one (1) inspection, and one (1) re-inspection if necessary, of the Work to determine whether the Work is substantially complete in accordance with the contract documents.

6.8 Provide one (1) inspection, and one (1) re-inspection if necessary, of the Work to determine whether final completion has been achieved as defined in the contract documents.

Exhibit 'B' to Architectural Services Contract dated 2003 - Fee Summary Page
Public Garage ('Public Underground Parking Facility') for Loloma Mixed Use Redevelopment Area

Public Underground Parking Facility
Summary of Fees

Primary Consultants				
Architectural		DFD Cornoyer Hedrick	$70,000.00	
Structural		Paul Koehler	$30,000.00	
MPE		ABS	$15,000.00	
	Subtotal			$115,000.00
Misc. Consultants				
Parking		Kracor	$10,000.00	
Graphics		DFD Conoyer Hedrick	$5,000.00	
Civil	(Garage)	Gannet Flemming	$54,900.00	
Civil	(Garage Public Imp.)	Gannet Flemming	$41,100.00	
Landscape/Hardscape/Irrig		Arterra	$18,500.00	
Fire Protection		TBD	$4,000.00	
	Subtotal			$133,500.00
Reimbursable Expenses				$10,500.00
	Total			**$259,000.00**

Public Garage ('Public Underground Parking Facility') for Loloma Mixed Use Redevelopment Area

Architectural Scope - Fee $70,000

Conceptual Design - Fee $12,000

Meetings		Deliverables	Conceptual Design Coordination
City Kick-off mtg / Goal meeting	1	Two Conceptual design options for garage	Museum circulation with garage
Developer Goal meeting	1	Written proposed Garage Design Stds modifications	Developer circulation
City/Developer weekly status meeting	3	Conceptual Site Plan	Developer structural accommodation
Consultant coordination/design meetings	3	Categorize City proposed Changes (Article 7.2.3)	Developer utility requirements
		Pedestrian flow studies	Obtain City written approval
		Written Quality Control Plan	City Project Manager
		Project Schedule	Engineering Consultants
		Determination of Ramp entrance location(s)	
		Meeting Minutes	

Schematic Design - Fee $11,000

Meetings		Deliverables	Schematic Design Coordination
City/Developer weekly status meetings	3	Schematic floor plan	Engineering Consultants
Consultant coordination /design meetings	3	Schematic Site Plan	Obtain City written approval
City meetings for Design review & input	3	Circulation Plan	City Project Manager
		Composite Sections (Cross and Transverse)	
		3D Sketches-Ramp Entry & Elevator/Stair Access	
		Bound 11x 17 Final Development Plan	
		Meeting Minutes	
		Outline Specifications	

Design Development - Fee $12,000

Meetings		Deliverables	Coordination
Schedule Meeting with City/Developer	1	Design Development Package	Engineering Consultants
weekly status meetings continued	3	DRB submission	Obtain City written approval
Consultant Coordination meetings	3	Determine allocations of utility improvements	City Project Manager
		Meeting Minutes	

Construction Documents - Fee $19,250

Meetings		Deliverables	Coordination
Consultant Coordination meetings	4	Site plan	Engineering Consultants
City comment review meeting	1	Floor Plans	Obtain City written approval
Second City comment review meeting	1	Building Sections	
		Elevations (Stair and Elevator)	
		Stair & Elevator Sections	
		Construction Details	
		Wall Sections	
		Project Specifications	
		Permit submittal	
		Plan revisions per city comment	
		Meeting Minutes	

Bidding - Fee $2,750

Meetings		Deliverables	Coordination
Pre-bid conference	1	4 sets of Permit ready plans / 1 reproducible	Contractor Bidders
Bid opening	1	Electronic drawings acceptable to city	City Project Manager
Bid review/award	1	Bid Addenda	
		Review substitution requests	
		Quality control final review	

Construction Administration - Fee $12,000

Meetings		Deliverables	Coordination
Bi-weekly schedule meeting	11	RFI responses	
Bi-weekly observation	11	Shop drawing reviews	
Bi-weekly progress and coord. meeting	11	Product data reviews	
Substantial completion observation	2	Substantial completion certificate	
Final completion observation	2	punch list	
Total Meetings	70	Field Reports	

Exclusions

Contract, Exhibit A & Development Agreement Article 7.2 Exceptions

All Cost estimates to be provided by Developer's Contractor providing preconstruction services. (Exhibit A)
Const. Administration Phase meetings are to be biweekly in lieu of weekly. (Exhibit A Task Group 6)
Safety studies by others (Article 7.2.3.5)
Traffic studies by others (Article 7.2.3.5)
Electronic Drawing Format supplied to Owner/Developer to be ACAD 2000 dwg. files. (Exhibit A Task 5.2)
Electronic Spec Document format supplied to Owner Developer to be Word98 documents (Exhibit A 5.2)
All Civil Scope as defined by Gannet Fleming, Inc Agreement for Technical Engineering Services. (Exhibit A and Dev. Agreement Article 7.2)
Documentation necessary for determining prorata share of utility costs (Article 7.2.4.8)
Major Modifications requested by City (Article 7.2.3.4.1)
Construction drawings related to hardscape and/or temporary usage of garage grade level deck on Parcel F, Cultural Expansion site)

Public Garage ('Public Underground Parking Facility') for Loloma Mixed Use Development Area

Structural Scope - Fee $30,000

Schematics Design - Fee $4,000

Meetings		Deliverables	Coordination
Schematic Design Meetings	3	Systems Recommendation & 1 to 2 Alternatives	Architect
		Preliminary Structural Framing Plan	Cost Estimator
		Preliminary Footing Plan	Soils Engineer
			MEP Engineer
			Civil Engineer
			Owner/Developer

Design Development - Fee $9,000

Meetings		Deliverables	Coordination
Design Development Meetings	2	Design Development Framing Plan	Architect
		Design Development Footing Plan	Cost Estimator
		Design Development Representative Details	Soils Engineer
			MEP Engineer
			Civil Engineer
			Owner/Developer

Construction Documents - Fee $13,000

Meetings		Deliverables	Coordination
Construction Documents Meetings	3	General Notes	Architect
City comment review meeting	1	Structural Calculations	Soils Engineer
2nd City comment review mtg (if reqd).	1	Framing Plan	MEP Engineer
		Footing Plan	Civil Engineer
		Stair & Elevator Details	Owner/Developer
		Construction Details	
		Quality Control Review	
		Specifications Review and Comment	

Bidding - Fee included in CA below

Meetings	Deliverables	Coordination
	Review Structural Bids	Architect
	Addenda	Owner/Developer

Construction Administration - Fee $4,000

Meetings	Deliverables	Coordination
	Shop Drawing Reviews	
	Drawing Interpretation	
	Contractor RFI Responses	

Exclusions

Structural Systems other than cast-in-place concrete
Special Inspections
Plaza level design features other than stairs, ramp and elevator

MPE Scope - Fee $15,000

Schematics Design - Fee $3,000

Meetings		Deliverables	Coordination
Coordination Meetings	1	Systems Recommendation	Architect
		Outline Specifications	Cost Estimator
		Preliminary MPE Systems Plan	Civil Engineer
			Owner/Developer

Design Development - Fee $3,000

Meetings		Deliverables	Coordination
Coordination Meetings	1	Design Development Mechanical Plan	Architect
		Design Development Electrical Plan	Cost Estimator
		Design Development Plumbing Plan	Civil Engineer
			Owner/Developer

Construction Documents - Fee $6,000

Meetings		Deliverables	Coordination
Coordination Meetings	2	Mechanical Plan	Architect
City comment review mtg. (if reqd.)	1	Electrical/Lighting Plan	Civil Engineer
2nd City comment review mtg (if reqd).	1	Plumbing Plan	Owner/Developer
Quality Control	1	Construction Details	
		MPE Specifications	

Bidding - $750

Meetings		Deliverables	Coordination
	2	Review MPE Bids	Architect
		Addenda	Owner/Developer

Construction Administration - Fee $2,250

Meetings	Deliverables	Coordination
	Shop Drawing Reviews	
	Drawing Interpretation	
	Contractor RFI Responses	

Exclusions

MPE designs and drawings for plaza level development other than Ramp, Garage and Stair & Elevator elements
Special Electrical Inspections if required
Plaza level lighting

Public Garage('Public Underground Parking Facility') for Loloma Mixed Use Redevelopment Area

Parking Consultant Scope - Fee $10,000

Conceptual Design / Programming - Fee $5,000

Meetings		Deliverables	Coordination
City Review Meeting	1	Site access and egress review off-site Review of Traffic Circulation off-site Parking stall mix recommendations Vehicle/Pedestrian circulation recommendations parking bay size, stall size, H.C. stall percentage Verify Code/zoning parking & loading recommendations Review and analysis of traffic study Review & analysis of prelim. soil, civil & utility reports	Architect MPE Engineer Civil Engineer Structural Engineer Owner/Developer

Schematic Design - Fee $5,000

Meetings		Deliverables	Coordination
City meetings (Zoning, Planning, Bldg. Safety)	3	Review architects layouts Access/egress calculations on-site Recommend traffic circulation within garage Review pedestrian /vehicular circulation conflicts Review sight lines for vehicular circulation Lighting level recommendations Struct., MPE, Civil recommendations Security system recommendations Parking stall size/mix recommendations Signage recommendations Preliminary cost budget Schedule recommendations	Architect MPE Engineer Civil Engineer Structural Engineer Owner/Developer

Exclusions

Parking at Plaza level for temporary use
Design Development review
Construction Drawing review
Construction Administration services

Public Garage ('Public Underground Parking Facility') for Loloma Mixed Use Redevelopment Area

Graphics Scope - $ 5,000

Design Development - Fee $2,500

Meetings		Deliverables	Coordination
Graphic Design Program	1	Design Program	Architect
Design Presentation		Signage Design Concept Drawings	Cost Estimator
			Owner/Developer

Construction Documents - Fee $2,000

Meetings		Deliverables	Coordination
Review Final Signage Design/CD dwgs.	1	Graphics Bid Package consisting of:	Architect
		Primary Entry	Owner/Developer
		Building Address	
		Hard Wall Room Identification	
		Vehicular Directional Signs	
		Instructional /Safety Stair and Evacuation Maps	
		Submit Dwgs for City Review	

Bidding - Fee Included in CA Below

Meetings		Deliverables	Coordination
Review Bids with Owner/Developer	1	Review Signage Bids	Architect
		Addenda	Owner/Developer
		Drawing Interpretation	Bidders

Construction Administration - Fee $500

Meetings	Deliverables	Coordination
	Shop Drawing Reviews	Architect
	Drawing Interpretation	Owner/Developer
	Contractor RFI Responses	Contractor/Installer
	Punch list review of installation	

Exclusions

Monument Signs
Off site directional or informational signs
Plaza level signage other than stair and elevator identification

Public Garage ('Public Underground Parking Facility') for Loloma Mixed Use Redevelopment Area

Civil Scope for Garage - Garage Related Master Plans & Miscellaneous Civil Work - Fee $54,900

Conceptual Design

Meetings	Deliverables	Conceptual Design Coordination
Coordination Meetings as required	Preliminary Grading & Drainage Plan (2 sheets)	Utility Coordination Concurrent with Master Plan tasks Architects Master Plan Input City Developer

Design Development

Meetings	Deliverables	Coordination
Meetings as needed concurrent with Master Plan tasks	DD Drawings (50% Masterplan Dwgs)	Architect MPE engineer City Developer

Construction Documents

Meetings	Deliverables	Coordination
Meetings as needed concurrent with Master Plan tasks	Notes & Quantities Dwg (1 sheet) Sections & Details (1 sheet) Horizontal Control Plan (1 sheet) Excavation Plan (1 sheet) Grading & Drainage Plan (1 sheet) Retail Walkway/Main Street Interface (1 sheet) Utility Services & Storm Drain Connection (1 sheet) Storm Drain & Ramp Profiles (1sheet) Signing and Striping Plan (1 sheet) Masterplan utility conflict analysis sheet(s) Technical Specifications - Water, Sewer, Storm Drain, Paving 100 % Engineer's Cost Estimate for Civil improvements Facility easement legal description & exhibit	Architect MPE engineer City Developer Utility Companies

Masterplans & Miscellaneous Work

Meetings	Deliverables	Conceptual Design Coordination
Coordination Meetings as required	Water Masterplan (North & South of 2nd Street) Dry Utility Masterplan (north of 2nd Street) Drainage Masterplan (North & South of 2nd Street) Hydrant Flow test Potholing as required for Garage utility verification	City Developer Architect Utility Companies

Exclusions

Involvement with and cost of Expert Panels/Arbitrators
Subsurface drainage system
Condominium plat
Environmental mitigation analysis or specification
Easement dedication language/documents (provide only legal description and graphic exhibit)
Fire protection design
Pumping systems
Design of Natural gas, electric power, cable television, fiber optic communication, telephone utilities.
Plats or Replats
Traffic signal design, signal modification design, or street lighting design

Civil Scope for Public Improvements - Fee $41,100

Conceptual Design -30%

Meetings	Deliverables	Conceptual Design Coordination
Meetings as needed concurrent with Master Plan tasks	30% progress of CD deliverables listed below	Utility Coordination Concurrent with Master Plan tasks Architects Master Plan Input City Developer

Design Development-60%

Meetings	Deliverables	Coordination
Meetings as needed concurrent with Master Plan tasks	60% progress of CD deliverables listed below	Architect MPE engineer City Developer

Construction Documents (95% prefinal)

Meetings	Deliverables	Coordination
Meetings as needed concurrent with Master Plan tasks	Cover Sheet with Notes & Quanties Dwg.(1 sheet) Sections & Details (2 sheets) Demolition Plans of Alley & 1st Street (4 sheets) Alley water plan (2 sheets - no profile) First Street water plan (2 sheets - no profile) Paving Plan & Profiles - Alley & First St. (3sheets) Loloma Station Paving & Grading (1 sheet - no profile) Goldwater Blvd. Plans & profiles (1 sheet) Marshall Way Plan & Profile (1 sheet) Storm Drain Plan & Profile (1sheet) Signing & Stripping Plan (4 sheets) Engineers cost estimate- quantity take off Technical Specifications in CSI format	Architect MPE engineer City Developer

Construction Documents - 100% final)

Meetings	Deliverables	Conceptual Design Coordination
Meetings as needed concurrent with Master Plan tasks	Preliminary Grading & Drainage Plan (2 sheets)	Utility Coordination Concurrent with Master Plan tasks Architects Master Plan Input City Developer

Exclusions

Utility Coordination out of sequence with Masterplan process
Involvement with and cost of Expert Panels/Arbitrators
Environmental mitigation analysis or specification
Easement dedication language/documents (provide only legal description and graphic exhibit)
Pumping systems
Design of Natural gas, electric power, cable television, fiber optic communication, telephone utilities.
Plats or Replats
Traffic signal design, signal modification design, or street lighting design

Public Garage ('Public Underground Parking Facility') for Loloma Mixed Use Redevelopment Area

Landscape Design/Irrigation - Fee $18,500
Garage & Public Improvements

Conceptual Design

Meetings	Deliverables	Conceptual Design Coordination
Coordination Meetings as required	Preliminary Landscape/hardscape design plan Design Review Board landscape plan/submittal	Architect City Developer

Design Development

Meetings	Deliverables	Coordination
Coordination Meetings as required	DD Landscape/Hardscape design dwgs.	Architect City Developer

Construction Documents

Meetings	Deliverables	Coordination
Coordination Meetings as required	Landscape Plan Planting List . Planting Details Irrigation Plan Planting & Irrigation Specifications	Architect MPE engineer City Developer

Bidding

Meetings	Deliverables	Coordination
	Addenda Review Landscape / Irrigation Bids	Architect Owner/Developer Bidders

Construction Administration

Meetings	Deliverables	Coordination
	Shop Drawing Reviews Drawing Interpretation Contractor RFI Responses Landscape punch list (2 visits) Tree/Plant tagging (if necessary)	Architect Owner/Developer Contractor

Exclusions

Hardscape Construction Details

Fire Protection - $ 4,000 (not to exceed - allowance)

Reimbursable Expenses- $ 10,500 (not to exceed - allowance)

Public Underground Parking Facility at Loloma SOQs Evaluation (January 2003)

	Total Points per Reviewer				
	Reviewer 1	Reviewer 2	Reviewer 3	Total	Average
	35				
	33	34	30	97	32.33
	30	30	28	88	29.33
	25				
	20	23	25	68	22.67
	15	21	15	51	17.00
	20				
	18	18	18	54	18.00
	5	15	10	30	10.00
	10				
	10	8	10	28	9.33
	10	7	10	27	9.00
	10				
	10	8	10	28	9.33
	5	6	5	16	5.33

Final Score	Average (for 5 Categories)	Rank
	55	1
	42.4	2

CITY COUNCIL REPORT

MEETING DATE: 03/17/2003 ITEM NO. 5 GOAL: Transportation

SUBJECT

Acquire right-of-way/easements (ROW) for the widening of 96th Street from Shea Boulevard to Thunderbird Road.

REQUEST

ADOPT Resolution No. 6273 authorizing the acquisition of ROW located at 9610 E. Cactus Road from The Summit Church at the appraised value of $38,016 plus approximately $1,500 in closing costs for the 96th St. Improvements project (Shea – Thunderbird Rd).

Related Policies, References:

a. Resolution No. 6253 authorizing the initiation of negotiations for the acquisition of 16 various parcels of ROW from nine property owners for the 96th St. Improvements project (Shea-Thunderbird Rd).
b. Cactus Corridor Equestrian Overlay District
c. Bond 2000 CIP Project

BACKGROUND

The 96th Street Improvements include design of a new roadway and multi-use path improvements for 96th Street from Shea Boulevard to Thunderbird Road. The proposed improvements were reviewed with the community through a series of four public meetings held between July 2001 and May 2002. The Transportation Commission voted to support these improvements on May 16, 2002. The goal of this project is to improve traffic flow, provide added safety for both pedestrians and vehicles, reduce delay times at intersections, and improve non-motorized circulation.

On December 13, 2002, Dennis L. Lopez & Associates, LLC, appraised all of the various rights-of-way and easements needed for the project. The appraiser estimated the combined value of the 16 parcels of ROW at about $262,000. On January 31, 2003, the review appraiser, Sell & Associates, Inc., concurred with the primary appraiser's conclusions. Copies of the appraisals and review appraisals are on file in the City Clerk's Office.

On February 18, 2003 the City Council adopted Resolution No. 6253 authorizing the initiation of negotiations for the acquisition of 16 various parcels of ROW and easements from nine property owners for the 96th St. Improvements project (Shea-Thunderbird Rd.). Resolution No. 6253 also authorized a maximum limit of $5,000 per parcel for the administrative purchase of necessary ROW and easements. Any purchase agreements over $5,000, or those under $5,000, but negotiated at more than the appraised value would be presented to City Council for review and approval.

Action Taken_____

ANALYSIS & ASSESSMENT

Resolution No. 6253 included the acquisition of the following parcels from The Summit Church at the northeast corner of 96th Street and Cactus Road. Attachment No. 2 is an aerial photo showing the property to be acquired.

Type	Size	Appraised Value
5' Roadway & Public Utility Easement	2,275 s.f.	$12,480
17' Slope, Multiuse Path, Drainage and Utility Easement	4,895 s.f.	$25,536
Total Acquisition Cost:		$38,016

On February 27, 2003 the City sent an offer letter to The Summit Church to purchase the ROW parcels for 96th Street subject to approval by the City Council. On February 28, 2003 The Summit Church accepted the City's offer to purchase the ROW for the appraised value.

Community involvement:
Meetings will continue to be held with property owners impacted by the project and interested parties along the corridor. Community involvement will be especially important as this project moves forward.

RESOURCE IMPACTS

Available funding:
Adoption of Resolution No. 6273 will result in an expenditure of $38,016.00 plus closing costs of approximately $1,500 from CIP Account No. S9903, 96th Street – Shea Blvd to Sweetwater.

Future Budget Implications:
It is estimated that it will cost about $225,000 to acquire the remaining parcels of ROW and easements. It is estimated that the cost to construct the 96th Street improvements is $5,610,000. Additional landscaping costs from the project will be less than $1,000 per year.

OPTIONS & STAFF RECOMMENDATION

Option A:
Adopt Resolution No. 6273, which will allow the City to acquire the ROW and easements for the appraised value from a willing seller, which will allow construction of improvements for this portion of 96th Street.

Option B:
Do not adopt Resolution No. 6273, which would delay any improvements to this two-mile segment of 96th Street and its intersection with Shea Boulevard. Traffic issues in this area will continue to increase with delays at the 96th Street and Shea intersection, and bicycle system improvements would also be delayed.

Recommended approach:
Option A - Adopt Resolution No. 6273, which will allow the City to acquire the property rights for the appraised value in order to move forward with this acquisition and proceed with the project.

Proposed Next Steps:
Acquisition of the remaining rights-of-way and easements will continue. Initiation

of construction of the 96th Street project is targeted for the latter half of 2003.

RESPONSIBLE DEPT(S) Municipal Services, Capital Project Management

STAFF CONTACT(S) Marek Urbanek, Project Manager, (480) 312-2563, murbanek@ci.scottsdale.az.us
Rhonda Thomas, Right of Way Agent, (480) 312-7847, Rthomas@ci.scottsdale.az.us

APPROVED BY

Al Dreska — Date 3/3/03
Municipal Services General Manager
adreska@ci.scottsdale.az.us (480) 312-5555

Roger Klingler — Date 3/3/03
rklingler@ci.scottsdale.az.us (480) 312-5830

ATTACHMENTS

1. Resolution No. 6273
2. Aerial Photo of ROW to be Acquired
3. Acceptance of Offer by The Summit Church
4. City Council Resolution No. 6253

RESOLUTION NO. 6273

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ACQUISITION OF REAL PROPERTY INTERESTS IN CERTAIN REAL PROPERTIES FOR $38,016 AND ALL RELATED FEES AND COSTS ASSOCIATED THEREWITH FROM THE SUMMIT CHURCH, AN ARIZONA NON-PROFIT CORPORATION, AT THE NORTHEAST CORNER OF 96TH STREET AND CACTUS ROAD NECESSARY FOR THE WIDENING OF 96TH STREET FROM 96TH STREET BETWEEN SHEA BOULEVARD AND THUNDERBIRD ROAD.

WHEREAS, it is deemed necessary and essential as a matter of public welfare that real property interests be acquired for the construction of public street improvements along 96th Street between Shea Boulevard and Thunderbird Road; and

WHEREAS, on February 18, 2003, the Council of the City of Scottsdale adopted Resolution No. 6253 which authorized the initiation of acquisition for right-of-way and easements for the widening of 96th Street between Shea Boulevard and Thunderbird Road; and

WHEREAS, The Summit Church, an Arizona non-profit corporation, has agreed to sell to the City of Scottsdale right-of-way and easements located at 9610 E. Cactus Road, described in Exhibit "A" attached hereto (the "Real Property"), for the amount of Thirty-eight Thousand Sixteen dollars ($38,016); and

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

SECTION 1. That the duly authorized disbursing agents of the City of Scottsdale are hereby authorized and directed to pay Thirty-eight Thousand Sixteen dollars ($38,016) together with such additional sums as may be necessary for fees and costs, including, but not limited to, closing costs and title insurance costs, to complete the transaction to acquire the Real Property.

SECTION 2. That the Mayor is hereby authorized to execute, on behalf of the City of Scottsdale, all documents necessary to complete this transaction.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 17th day of March 2003.

CITY OF SCOTTSDALE,
An Arizona municipal corporation

_____
Mary Manross, Mayor

ATTEST:

_____
Sonia Robertson, City Clerk

APPROVED AS TO FORM:

_____
David A. Pennartz, City Attorney

LEGAL DESCRIPTION

SLOPE, MULTIUSE PATH, DRAINAGE AND UTILITY EASEMENT

96TH STREET AND CACTUS ROAD

The North 17.00 feet of the South 57.00 feet of the South half of the South half of the West half of the West half of the Southwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 50.00 feet thereof;

Containing 4760 square feet or 0.1093 acres, more or less.

AND

Beginning at a point that lies 50.00 feet East of the West line and 57.00 feet North of the South line of the South half of the South half of the West half of the West half of the Southwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona;

thence Northerly parallel with and 50.00 feet East of said West line a distance of 10.83 feet;

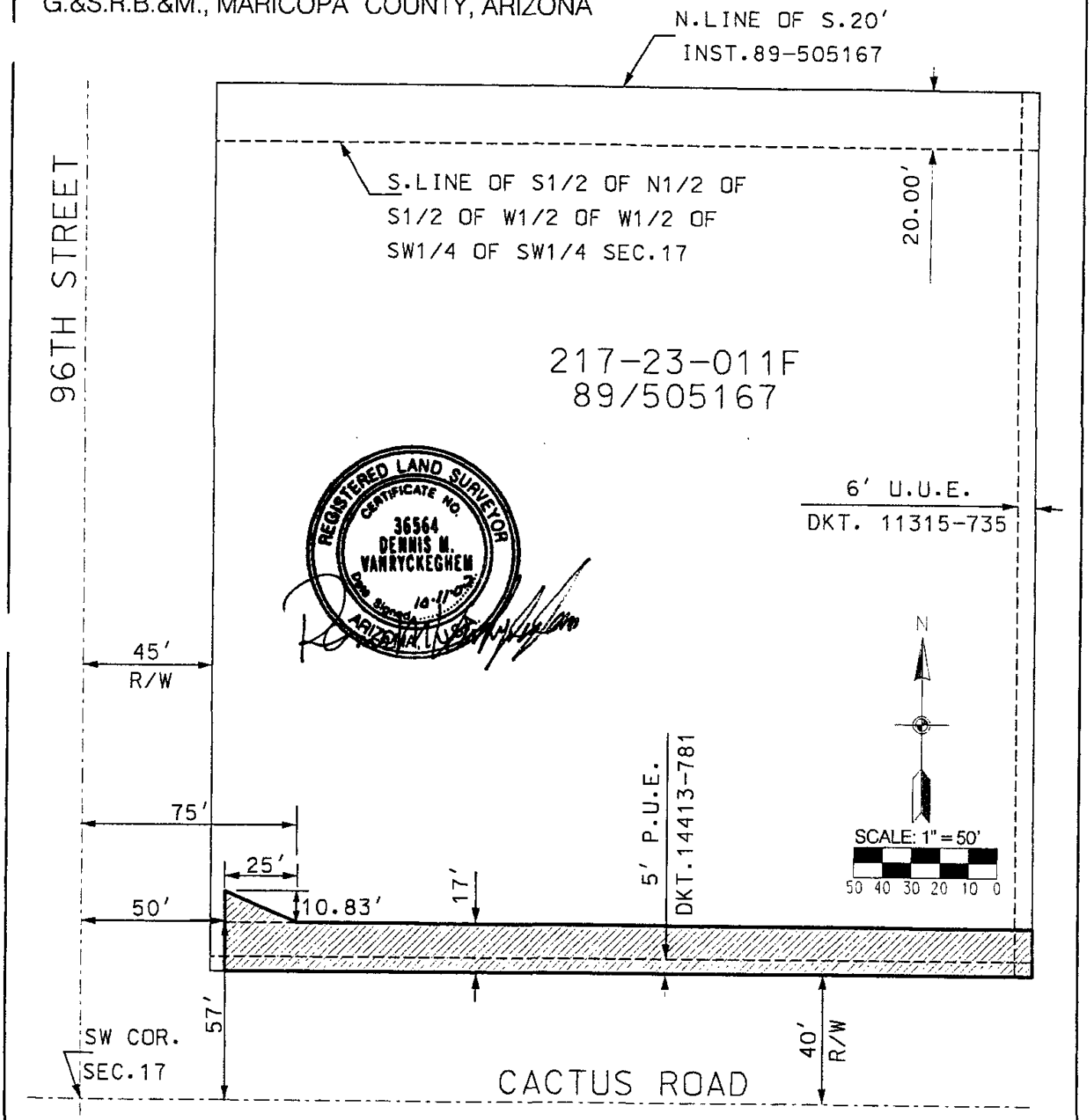
thence Southeasterly to a point which lies 75.00 feet East of said West line and 57.00 feet North of said South line;

thence Westerly 25.00 feet parallel with and 57.00 feet North of said South line to the POINT OF BEGINNING.

Containing 135 square feet or 0.0031 acres, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
36564
DENNIS M.
VANRYCKEGHEM
Date Signed 10-11-02
ARIZONA U.S.A.

PART OF THE SW 1/4 OF SEC.17 T.3N,.R.5E.,
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



17' SLOPE, MULTI-USE PATH, DRAINAGE AND UTILITY EASEMENT CACTUS AT 96TH STREET, #217-23-011F	CITY OF SCOTTSDALE INSPECTION SERVICES DEPARTMENT LAND SURVEY GROUP

PROJECT # 02053	SURVEYED BY D.V.	DRAWN BY D.V.	DATE 10/11/02	SHEET 2 OF 2

LEGAL DESCRIPTION

ROADWAY AND PUBLIC UTILITY EASEMENT

96TH STREET AND CACTUS ROAD

The East 5.00 feet of the West 50.00 feet of the of the South half of the South half of the West half of the West half of the Southwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona;

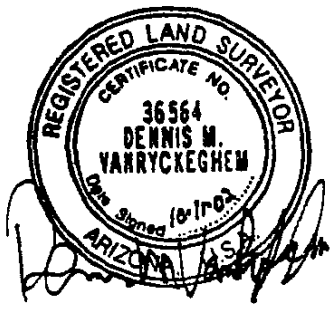
EXCEPT the South 40.00 feet thereof;

Containing 1450 square feet or 0.0333 acres, more or less.

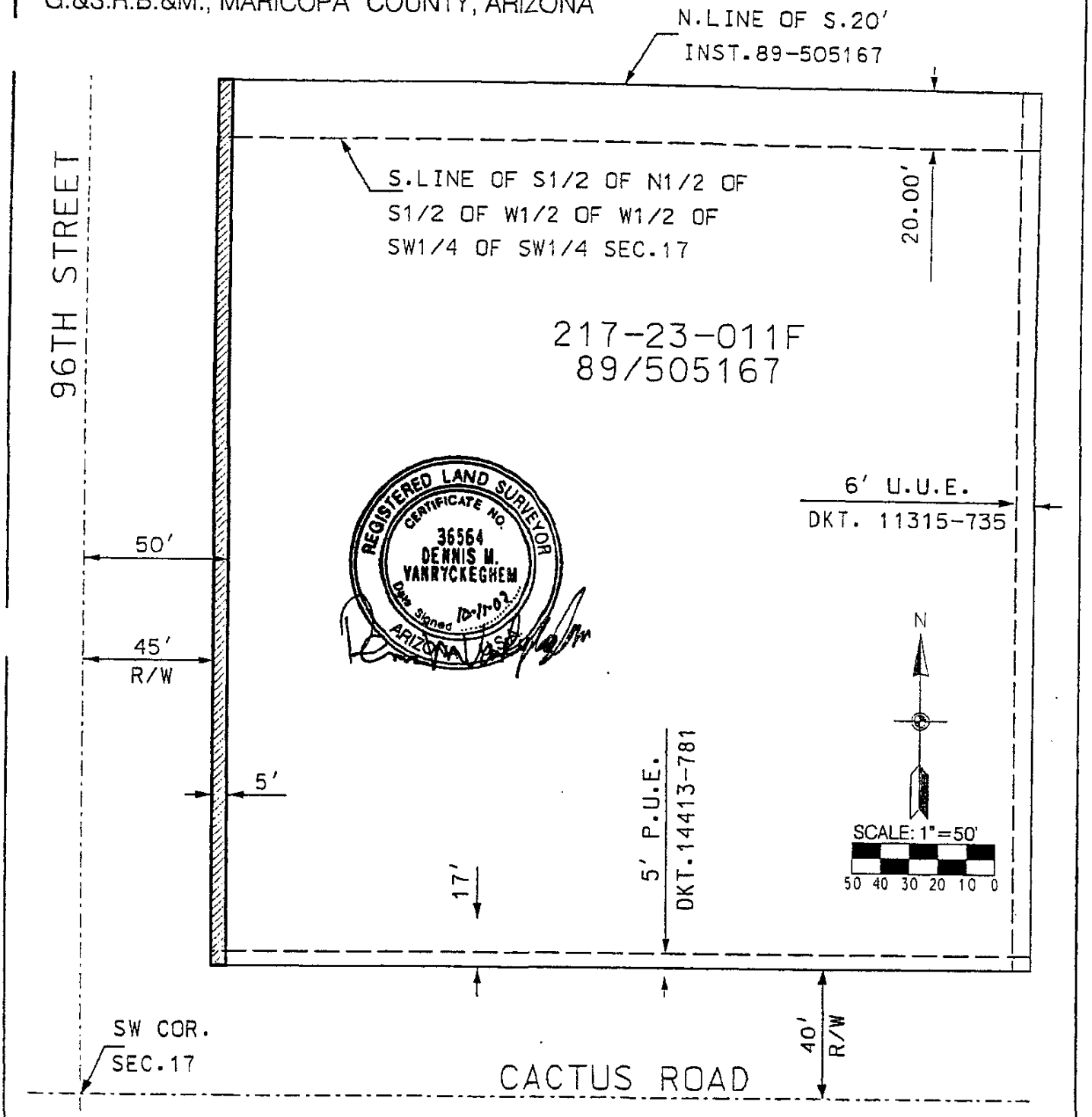
AND

The East 5.00 feet of the West 50.00 feet of the South 20.00 feet of the North half of the South half of the west half of the West half of the Southwest quarter of the Southwest quarter of Section 17, Township 3 North, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Containing 100 square feet or 0.0023 acres, more or less.



PART OF THE SW 1/4 OF SEC.17 T.3N,.R.5E.,
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
36564
DENNIS M.
VANRYCKEGHEM
Date Signed 10-11-02
ARIZONA

PUBLIC UTILITY AND ROADWAY EASEMENT CACTUS AT 96TH STREET, APN 217-23-011F	CITY OF SCOTTSDALE INSPECTION SERVICES DEPARTMENT LAND SURVEY GROUP

PROJECT # 02053	SURVEYED BY D.V.	DRAWN BY D.V.	DATE 10/11/02	SHEET 2 OF 2

LEGAL DESCRIPTION

ROADWAY AND PUBLIC UTILITY EASEMENT

96TH STREET AND CACTUS ROAD

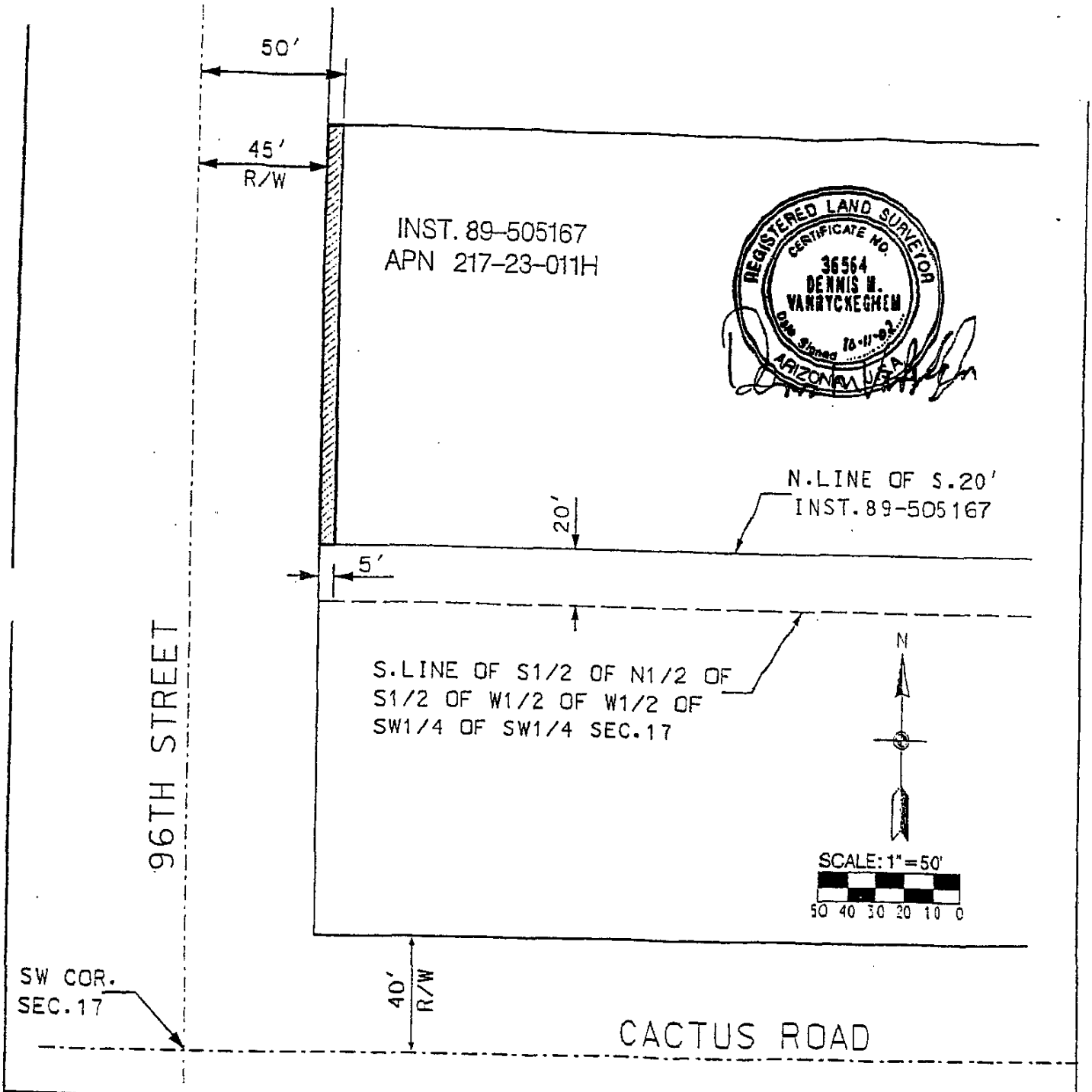
The East 5.00 feet of the West 50.00 feet of the South half of the North half of the South half of the West half of the West half of the Southwest quarter of the Southwest quarter of Section 17, Township 3 North Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the South 20.00 feet thereof;

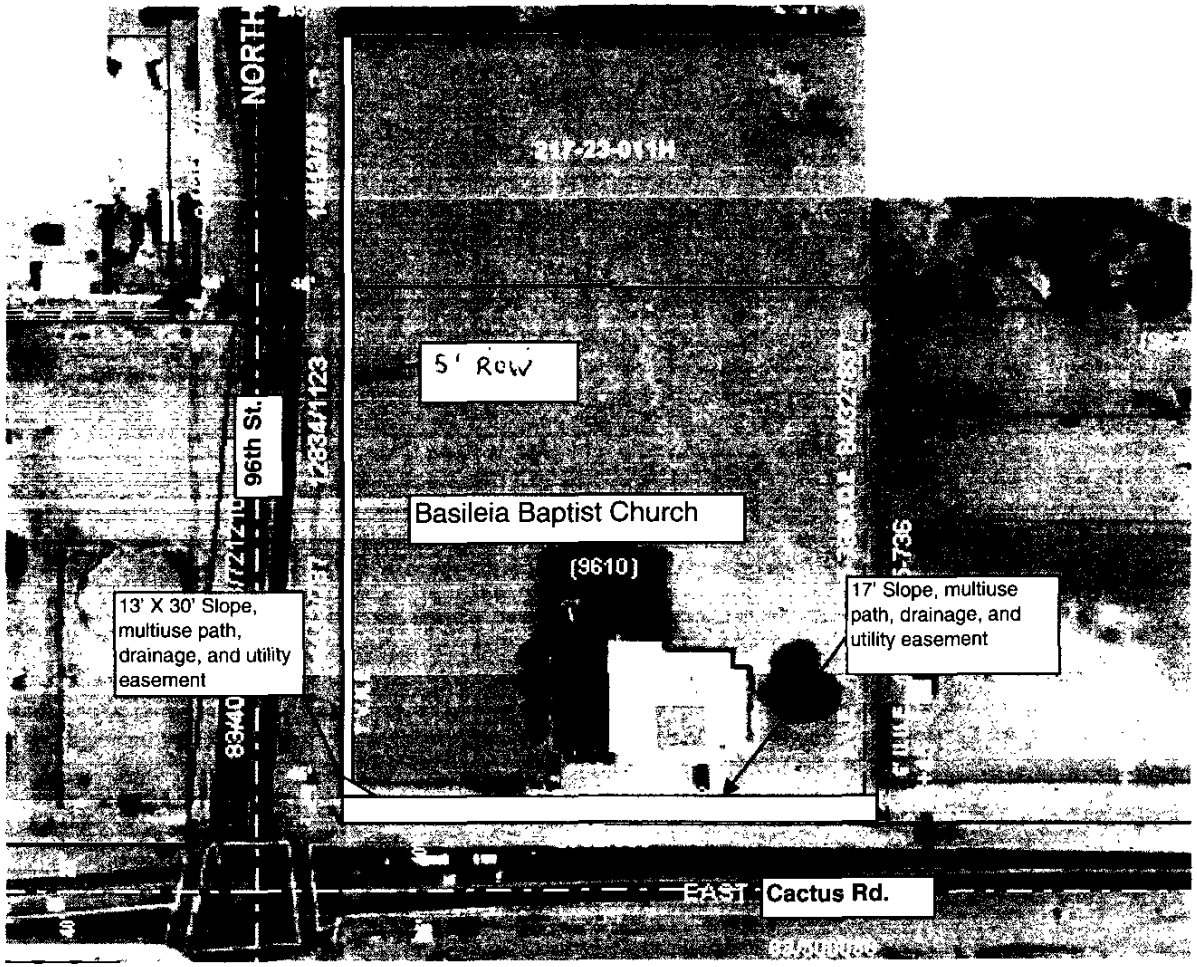
Containing 725 square feet or 0.0166 acres, more or less.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
36564
DENNIS M.
VANRYCKEGHEM
Date Signed 10-11-02
ARIZONA U.S.A.

PART OF THE SW 1/4 OF SEC.17, T.3N,.R.5E.,
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA



BASILEIA BAPTIST CHURCH 96TH STREET AND CACTUS ROADWAY EASEMENT, APN 217-23-011H	CITY OF SCOTTSDALE INSPECTION SERVICES DEPARTMENT LAND SURVEY GROUP			
PROJECT = 02053	SURVEYED BY D.V.	DRAWN BY D.V.	DATE 10/05/02	SHEET 2 OF 2



Basileia Baptist Church 217-23-011F & 217-23-011H

Capital Project Management

7447 E. Indian School Rd., Suite 205
Scottsdale, AZ 85251

PHONE 480-312-7250
FAX 480-312-7971
WEB www.ci.scottsdale.az.us/capitalprojects

February 27, 2003

CERTIFIED MAIL

Pastor Brian Hook
Basileia Baptist Church (dba Summit Church)
9610 E. Cactus Road
Scottsdale, Arizona 85262

RE: Project: 410-T9903; 96th Street Improvements
Parcel No.: 217-23-011F & 217-23-011H (Summit Church, formerly Basileia Baptist Church)

Dear Pastor Hook:

As you are aware, the City of Scottsdale is planning roadway and multi-use path improvements for 96th Street from Shea Boulevard to Thunderbird Road. The goal of the project is to improve traffic flow, provide added safety for both pedestrians and vehicles, reduce delay times at intersections, and improve non-motorized circulations.

In order to facilitate this project, it will be necessary for us to acquire a 5-foot strip of land for a roadway and public utility easement along your westerly property line, and an additional slope, multi-use path, drainage and utility easement with 17-foot depth along Cactus Road. (See attached exhibits).

On February 18, 2003, Scottsdale's City Council adopted Resolution No. 6253, authorizing the acquisition of the necessary rights-of-way. Consequently, the City hired Dennis Lopez, an independent fee appraiser of Dennis L. Lopez & Associates, to appraise the right-of-way and easement rights. Jan Sell of Sell & Associates, reviewed Mr. Lopez's appraisal along with City staff, and all concur that Mr. Lopez has reached an accurate and well supported conclusion of value.

Based on the aforementioned appraisal, the City of Scottsdale offers the amount of $38, 016 for the purchase of the right-of-way and easement rights from these parcels. This offer is contingent upon the City Council formally authorizing the purchase agreement. As a matter of policy, the City of Scottsdale will pay all title and escrow fees associated with the transaction.

Pastor Hook
Page Two
February 27, 2003

A breakdown and explanation of this purchase offer is as follows:

Partial Acquisition of Fee Simple Estate

Roadway & Public Utility Easement / 0.052 acre x $240,000/acre = $12,480
Slope, Multi-use Path, Drainage & Utility Easement
0.112 acre x $240,000/acre= $26,880 x .95(% of value) = $25,536

Total Fair Market Value: = $38,016

If the above terms and transactions are acceptable to you, please sign, or have your appropriate representative sign below, thereby noting your acceptance. Upon receipt of your acceptance, we will present a recommendation to the City Council to authorize the purchase agreement at our March 17, 2003 City Council Meeting.

Please note, any offers would be contingent upon City Council's formal approval. You may contact me at (480) 312-7847, or Ron King at (480) 312-7042 if you have any questions regarding this acquisition. Thank you.

Sincerely,

Rhonda Thomas

Rhonda Thomas
Right of Way Agent

Attachments

Approval of Offer:

Brian A. Hook
(Print Name of Signer)
The Summit Church

Signature 2-28-03
Date

cc: Ron King
Cliff Cutler

RESOLUTION NO. 6253

A RESOLUTIONOF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ACQUISITION OF REAL PROPERTY INTERESTS IN CERTAIN REAL PROPERTIES ALONG 96TH STREET FROM SHEA BOULEVARD TO THUNDERBIRD ROAD NECESSARY FOR THE CONSTRUCTION OF IMPROVEMENTS TO 96TH STREET BETWEEN SHEA BOULEVARD AND THUNDERBIRD ROAD.

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

SECTION 1. That it is deemed necessary and essential as a matter of public welfare that fee title and other property interests be acquired in the real property described in Exhibit "A" attached hereto, (hereinafter the "Real Property") for the construction of public street improvements along 96th Street between Shea Boulevard and Thunderbird Road.

SECTION 2. That the City Manager or designee is hereby directed and authorized to acquire fee title to each parcel, or such lesser interests as the City Manager or designee may find appropriate, and to determine. through the use of an independent appraisal and review appraisal, the fair market value of the interests acquired and to negotiate acquisition prices with the property owners, subject to ratification and approval by this Council.

SECTION 3. Notwithstanding Section 2 above, the City Manager or designee is authorized and directed to finalize the purchase of the necessary interests in any portion of the Real Property for which the price is less than $5,000 and is no more than the appraised value.

SECTION 4. That the duly authorized disbursing agents of the City of Scottsdale are hereby authorized and directed to pay all sums that may be necessary to establish the fair market value and negotiate a purchase price for the above-described property including, but not limited to, title reports, appraisal and review appraisal services, escrow fees, title insurance, and closing costs.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 18th day of February 2003.

CITY OF SCOTTSDALE,
An Arizona municipal corporation

Mary Manross

Mary Manross, Mayor

ATTEST.

Sonia Robertson

Sonia Robertson, City Clerk

APPROVED AS TO FORM:

David A. Pennartz, City Attorney

CITY COUNCIL REPORT

MEETING DATE: 03/17/2003 ITEM NO. 6 GOAL: Transportation

SUBJECT

Development of specifications and standards for Intelligent Transportation System (ITS) equipment. Acquisition and installation of software to inventory and monitor operating status of the ITS fiber network.

REQUEST

Consider adoption of Resolution No. 6265 to approve Engineering Services Contract No. 2003-011-COS with URS Corporation, in the amount of $92,833.

Cost includes estimated $41,000 for development of specifications/standards for ITS communications hardware. Cost also includes estimated $52,000 for network operating status monitoring capability, covering initial data entry, installation and staff training on inventory software. Software license costs included in the $52,000 are $18,000 for two software licenses (ArcEditor and OSP Insight).

The project has been coordinated with City Information Systems. The firm will provide services that neither Information Systems nor ITS staff is able to provide. Products are being developed in consideration of current City standards to ensure future compatibility with existing systems.

URS will be responsible for four basic tasks. The first task will be to compile data on Scottsdale's current ITS system. URS will then identify communications alternatives that best fulfill Scottsdale's ITS requirements, and develop specifications for future installations. The specifications will be incorporated into the City's design standards. A network management software package will be installed that will allow staff to track the ITS fiber infrastructure. This software is compatible with the Arizona Department of Transportation ITS network management system, with which it will communicate in the future in order to keep track of the Valley's Wide Area Network.

Related Policies, References:
Procurement Code; City Code, Chapter 17-21: Cooperate with other City officials in the development of ways and means to improve traffic conditions.

BACKGROUND

The Traffic Management Center located on the second floor of the One Civic Center building has become a valuable part of traffic management in Scottsdale. The installation of Closed Circuit TV cameras, fiber optic cable, variable message signs and other associated equipment connected to the Center has allowed ITS staff and the Police Department to effectively manage traffic during special events, as well as mitigate daily traffic congestion.

For example, during the recent Phoenix Open golf tournament, the Scottdale Police Department assigned 22 officers to handle the tremendous amount of traffic generated by the event. By contrast, last year, before the advent of some of the ITS elements that are now in place, 54 officers were needed to handle traffic from the Phoenix Open.

The advent of high technology in traffic circulation control brings a continuing need to define operational performance and future requirements for the software and hardware used to communicate with each ITS device. Electronic equipment becomes obsolete every two to five years, with new technologies coming on line each year that provide better service at a better price. Specialized computer and electronic engineering skills are needed to develop standards.

In addition, ITS operation requires that the City develop and maintain a comprehensive network management database to keep track of fiber communication paths. Such a system is analogous to that used by City Information Systems staff to troubleshoot and maintain the City's phone system. The URS contract will provide for such a database to be installed, and staff trained in its maintenance.

The resulting program will basically add a layer to the City's Geographic Information System for use by ITS staff. Because the City ITS communicates with regional systems, the network management system must be compatible with that used by the Arizona Department of Transportation.

The attached exhibit "ITS Communications Layout for TMC and Field Devices" visually displays the segment of the ITS system that will be inventoried by URS.

ANALYSIS & ASSESSMENT

Recent staff action.

This project has been reviewed with City Information Systems staff, including Geographic Information Systems staff. Information Systems staff continue to advise and coordinate with Transportation regarding control and communication system needs. Services contemplated in the engineering services contract are not within the current capacity of the City Information Systems staff or the capability of existing City systems.

Other ITS contracts have been developed and are being brought forward for Council approval that concern design engineering for specific ITS construction project locations:

Engineering Contract, DMJM Holmes & Narver, fiber optic cable installation (March 3 agenda)

Engineering services contract for Via Linda Intelligent Transportation System (March 17th agenda)

Transportation Department staff, working with Informations Systems staff and in coordination with the Police Department, continue to adapt and refine the long-range capital and operating plans for ITS.

Significant issues to be addressed.
Technology continues to change rapidly, particularly due to new efforts in wireless radios and fiber technologies which ITS employs. ITS policy is that equipment needs to be selected in consideration of life cycle costs. Equipment needs to be able to be added to in the future. Finally, equipment must be easy to set up and support.

ITS also has a policy of continued deployment of ITS equipment in a process that does not limit Scottsdale to specific vendors or technologies, whenever possible. Market competition should control the cost of equipment and services. Further, ITS is a regional undertaking. Scottsdale choices must be made to preserve connectivity and continuity in the region, and, potentially, to a national system.

Community involvement.
There will be no physical work completed under this contract that would delay Scottsdale motorists.

RESOURCE IMPACTS

Available funding. Funds are available in CIP Account No. 410-T8150-52190 (Intelligent Transportation System) on the current adopted budget.

Staffing, workload impact.
Transportation ITS staff will act as project managers for this contract. Having an outside consultant perform the task further lessens the impact on staff. Staff will be trained in the operation of the network monitoring software, and will absorb this new function using existing resources.

Maintenance requirements.
Any maintenance required for the new network management software will be absorbed by existing Transportation staff.

Future budget implications.
The specifications and standards produced by this contract will guide types of communications equipment to be used by Scottsdale in the future. New technologies should reduce the cost of implementing ITS elements in Scottsdale, as well as the cost of maintenance and operations. Network monitoring software should facilitate the cost-effective and timely maintenance of infrastructure.

OPTIONS & STAFF RECOMMENDATION

Option 1: Award the URS contract.

Option 2: Hire a FTE electrical engineer, specializing in fiber optic electronics and specification/standards writing. Additional responsibilities could include maintaining the ITS infrastructure software and ongoing hardware and software systems assessment. Yearly cost to the City would be approximately $100,000.

Option 3: Continue deploying currently specified ITS fiber equipment. The cost of this equipment was found to be twice that of new technologies available. Additionally, the current equipment does not allow sharing of data and video with the Police Department and Information Systems, or external organizations such as Arizona Department of Transportation, Tempe, Phoenix and Mesa.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:
Approval of the contract with URS Corporation is recommended by the Traffic Engineering Staff to will further enhance staff's ability to reduce the cost and increase the reliability of future ITS elements in Scottsdale.

Proposed Next Steps:
If this request is approved, the Consultant will be given a Notice to Proceed with the Scope of Work for this contract.

RESPONSIBLE DEPT(S)

Transportation Department, Traffic Engineering Division

STAFF CONTACTS

Bruce Dressel, ITS Analyst, 480-312-2358, bdressel@ci.scottsdale.az.us

APPROVED BY

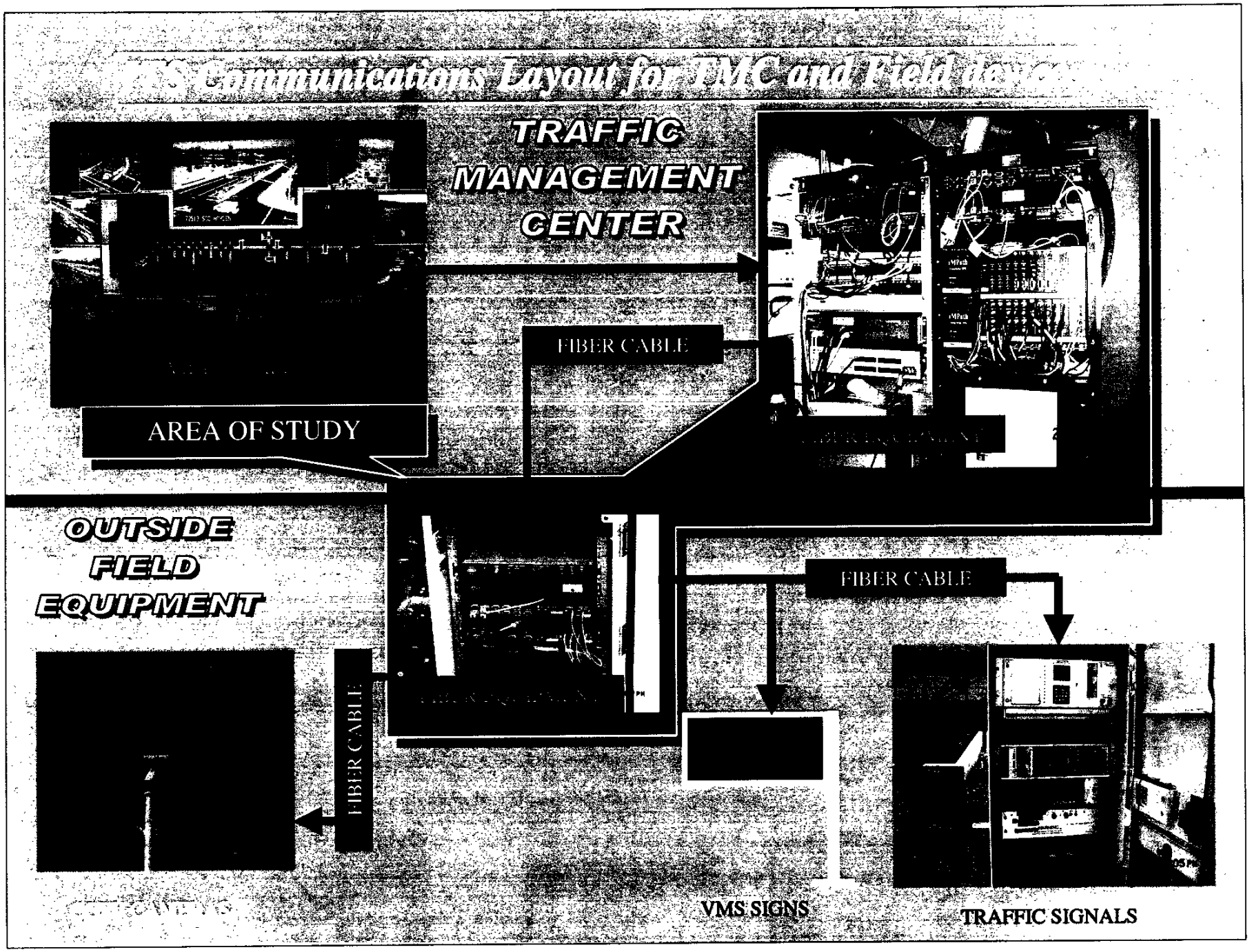
Name — Date 2/24/03
John Little, Transportation General Manager,
480-312-2539, jlittle@ci.scottsdale.az.us

Name — Date 2/24/03
Carder Hunt, Chief Information Officer, 480-312-2795
chunt@scottsdaleaz.gov

Name — Date
Ed Gawf, Deputy City Manager,
480-312-4510, egawf@ci.scottsdale.az.us

ATTACHMENTS

1. ITS Communications Layout for TMC and Field Devices
2. Resolution No. 6265
3. Contract No. 2003-011-COS between the City of Scottsdale and URS Corporation


Communications Layout for TMC and Field
TRAFFIC MANAGEMENT CENTER
FIBER CABLE
AREA OF STUDY
OUTSIDE FIELD EQUIPMENT
FIBER CABLE
FIBER CABLE
VMS SIGNS
TRAFFIC SIGNALS

RESOLUTION NO. 6265

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE CITY TO APPROVE ENGINEERING SERVICES CONTRACT NO. 2003-011-COS WITH URS CORPORATION FOR ASSESSMENT OF THE CITY'S INTELLIGENT TRANSPORTATION SYSTEM COMMUNICATIONS SYSTEM

WHEREAS, the City of Scottsdale requires the services of qualified engineers to perform an assessment of the City's Intelligent Transportation System (ITS) communications system; and

WHEREAS, URS Corporation is qualified and able to provide such services;

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

Section 1. Mayor Mary Manross is hereby authorized and directed to execute, on behalf of the City of Scottsdale, Engineering Services Contract No. 2003-011-COS, an agreement between the City of Scottsdale and URS Corporation for an assessment of the City's Intelligent Transportation System communications system.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Scottsdale this 17th day of March, 2003.

ATTEST:

CITY OF SCOTTSDALE, an
Arizona municipal corporation

By: _____
Sonia Robertson,
City Clerk

By: _____
Mary Manross,
Mayor

APPROVED AS TO FORM:

By: _____
David A. Pennartz,
City Attorney

34225_1.DOC

CITY OF SCOTTSDALE
PROFESSIONAL SERVICES CONTRACT

THIS CONTRACT, made and entered into this 3rd day of March, 2003, by and between the City of Scottsdale, a Municipal Corporation of the State of Arizona hereinafter referred to as "City", and URS Corporation, a Corporation of the State of Nevada, hereinafter referred to as "Consultant".

WITNESSETH

THAT, the Mayor of the City of Scottsdale is authorized and empowered by provisions of the City Charter to execute contracts for professional services;

WHEREAS, the City desires to contract for the Assessment of the Intelligent Transportation System (ITS) communications system.

This will include the communications hardware in the Traffic Management Center (TMC), the field communications equipment located at the individual field devices, and operating system software and firmware;

WHEREAS, Consultant is duly qualified to perform the requested services;

NOW THEREFORE, in consideration of the mutual promises and obligations set forth herein, the parties hereto agree as follows:

1.0 DESCRIPTION, ACCEPTANCE, DOCUMENTATION

Consultant shall act under the authority and approval of the Contract Administrator for the City, further named herein, to provide the professional services required by this Contract.

1.1 SERVICE DESCRIPTION

See Attachment A for the Scope of Work.

The entire Scope of Work for Request for Qualifications identified as the Intelligent Transportation Systems and Equipment Assessment is incorporated herein by this reference as fully as if written out below. Consultant's proposal submitted in response to Request for Qualifications and dated October 1, 2002 is incorporated herein by this reference as fully as if written out below. If any provision incorporated by reference from the Scope of Work conflicts with any provision of the Consultant's proposal, the provision of the Scope of Work will control. If any provision of the Consultant's proposal conflicts with any provision of this Contract, this Contract will control.

1.2 ACCEPTANCE AND DOCUMENTATION

A. Each task shall be reviewed and approved by the Contract Administrator to determine acceptable completion.

B. The City shall provide all necessary information to the Consultant for timely completion of the tasks specified in Item 1.1 above.

C. All documents, including but not limited to, data compilations, studies, and reports which are prepared in the performance of this Contract are to be and remain the property of the City and are to be delivered to the Contract Administrator before final payment is made to the Consultant.

2.0 BILLING RECORDS, AUDIT, FEES

2.1 BILLING RECORDS, AUDIT

This is a lump sum contract. Each invoice, which shall be submitted to the Contract Administrator for review and approval, shall be prepared based on the percent complete for each task. Consultant shall maintain all books, papers, documents, accounting records and other evidence pertaining to costs incurred and make such materials available for audit by the City pursuant to Section 4.7 of this Contract.

2.2 FEE SCHEDULE

Consultant shall be paid according to following schedule:

A.	Background Data Gathering	$ 8,445.00
B.	Evaluate Existing Infrastructure and Documentation	$ 23,520.00
C.	Develop Alternatives	$ 15,920.00
D.	Develop Specification	$ 17,980.00
D.	OSP Insight and ArcEditor Licenses	$ 18,000.00
E.	Allowances	$ 8,968.00
	TOTAL	$ 92,833.00

Consultant may submit work in progress billings for services rendered together with applicable documentation as directed by the Contract Administrator.

Amounts indicated in this Section 2.2 represent the entire amounts payable under this Contract. Additional expenses will not be authorized.

2.3 PAYMENT APPROVAL

All charges must be approved by the Contract Administrator prior to payment.

3.0 TERM, EXTENSION, TERMINATION

3.1 TERM AND EXTENSION

The term of this Contract shall be for a 180 calendar day period.

3.2 TERMINATION

Termination for Convenience: City reserves the right to terminate this contract or any part hereof for its sole convenience with thirty (30) days written notice. In the event of such termination, Consultant shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and Subcontractors to cease such work. As compensation in full for services performed to the date of such termination, the

Consultant shall receive a fee for the percentage of services actually completed. This fee shall be in the amount to be mutually agreed upon by the Consultant and the City, based on the agreed Scope of Work. If there is no mutual agreement, the Contract Administrator shall determine the percentage of completion of each task detailed in the

Scope of Work and the Consultant's compensation shall be based upon such determination. The City shall make this final payment within sixty (60) days after the Consultant has delivered the last of the partially completed items. Consultant shall not be paid for any work done upon receipt of the notice of termination, nor for any costs incurred by Consultant's suppliers or Subcontractors, which Consultant could reasonably have avoided.

Termination for Cause: City may also terminate this contract or any part hereof with seven (7) days notice for cause in the event of any default by the Consultant, or if the Consultant fails to comply with any of the terms and conditions of this contract. Unsatisfactory performance as judged by the Contract Administrator, and failure to provide City, upon request, with adequate assurances of future performance shall all be causes allowing City to terminate this contract for cause. In the event of termination for cause, City shall not be liable to Consultant for any amount, and Consultant shall be liable to City for any and all damages sustained by reason of the default which gave rise to the termination.

In the event Consultant is in violation of any Federal, State, County or City law, regulation or ordinance, the City may terminate this contract immediately upon giving notice to the Consultant.

3.3 FUNDS APPROPRIATION

If the City Council does not appropriate funds to continue this Contract and pay for charges hereunder, the City may terminate this Contract at the end of the current fiscal period. The City agrees to give written notice pursuant to Section 4.11 of termination to the Consultant at least thirty (30) days prior to the end of its current fiscal period and will pay to the Consultant all approved charges incurred through the end of such period.

4.0 GENERAL TERMS

4.1 ENTIRE AGREEMENT

This Contract constitutes the entire understanding of the parties and supersedes all previous representations, written or oral, with respect to the services specified herein. This Contract may not be modified or amended except by a written document, signed by authorized representatives or each party.

4.2 ARIZONA LAW

This Contract shall be governed and interpreted according to the laws of the State of Arizona.

4.3 MODIFICATIONS

Any amendment, modification or variation from the terms of this Contract shall be in writing and shall be effective only after approval of all parties signing the original Contract.

4.4 ASSIGNMENT

Services covered by this Contract shall not be assigned or sublet in whole or in part without the prior written consent of the Purchasing Director and Contract Administrator.

4.5 SUCCESSORS AND ASSIGNS

This Contract shall extend to and be binding upon Consultant, its successors and assigns, including any individual, company, partnership or other entity with or into which Consultant shall merge, consolidate or be liquidated, or any person, corporation, partnership or other entity to which Consultant shall sell its assets.

4.6 CONTRACT ADMINISTRATOR

The Contract Administrator for the City shall be Bruce Dressel, or his designee. The Contract Administrator shall oversee the execution of this Contract, assist the Consultant in accessing the organization, audit billings, and approve payments. The Consultant shall channel reports and special requests through the Contract Administrator.

4.7 RECORDS AND AUDIT RIGHTS

Consultant's records (hard copy, as well as computer readable data), and any other supporting evidence deemed necessary by the City to substantiate charges and claims related to this contract shall be open to inspection and subject to audit and/or reproduction by City's authorized representative to the extent necessary to adequately permit evaluation and verification of cost of the work, and any invoices, change orders, payments or claims submitted by the Consultant or any of his payees pursuant to the execution of the contract. The City's authorized representative shall be afforded access, at reasonable times and places, to all of the Consultant's records and personnel pursuant to the provisions of this article throughout the term of this contract and for a period of three years after last or final payment.

Consultant shall require all Subcontractors, insurance agents, and material suppliers (payees) to comply with the provisions of this article by insertion of the requirements hereof in a written contract agreement between Consultant and payee. Such requirements will also apply to any and all Subcontractors,

If an audit in accordance with this article, discloses overcharges, of any nature, by the Consultant to the City in excess of one percent (1%) of the total contract billings, the actual cost of the City's audit shall be reimbursed to the City by the Consultant. Any adjustments and/or payments which must be made as a result of any such audit or inspection of the Consultant's invoices and/or records shall be made within a reasonable amount of time (not to exceed 90 days) from presentation of City's findings to Consultant.

4.8 ATTORNEY'S FEES

In the event either party brings any action for any relief, declaratory or otherwise, arising out of this Contract, or on account of any breach or default hereof, the prevailing party shall be entitled to received from the other party reasonable attorneys' fees and reasonable costs and expenses, determined by the court sitting without a jury, which shall be deemed to have accrued on the commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

4.9 INELIGIBLE BIDDER

The preparer of specifications is not eligible to submit a bid or proposal on the solicitation for which they prepared the specification, nor is the preparer eligible to

supply any product to a bidder or offeror on the solicitation for which they prepared the specification.

4.10 CONFLICT OF INTEREST

The City may cancel any contract or agreement, without penalty or obligation, if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of the City's departments or agencies is, at any time while the contract or any extension of the contract is in effect, an employee of any other party to the contract in any capacity or a consultant to any other party to the contract with respect to the subject matter of the contract. The cancellation shall be effective when written notice from the City is received by all other parties to the contract, unless the notice specifies a later time (A.R.S. §38-511).

4.11 NOTICES

All notices or demands required to be given pursuant to the terms of this Contract shall be given to the other party in writing, delivered by hand or registered or certified mail, at the addresses set forth below, or to such other address as the parties may substitute by written notice given in the manner prescribed in this paragraph.

In the case of Consultant:

URS Corporation
Mr. George Fies
7720 North 16th Street, Suite 100
Phoenix, AZ 85020
602-234-1591

In the case of City:

City of Scottsdale
Transportation Department
Mr. Bruce Dressel
7447 East Indian School Road, Suite 205
Scottsdale, AZ 85251
480-312-2358

Notices shall be deemed received on date delivered, if delivered by hand, and on the delivery date indicated on receipt if delivered by certified or registered mail.

4.12 FORCE MAJEURE

Neither party shall be responsible for delays or failures in performance resulting from acts beyond their control. Such acts shall include, but not be limited to, acts of God, riots, acts of war, epidemics, governmental regulations imposed after the fact, fire, communication line failures, or power failures.

4.13 TAXES

Consultant shall be solely responsible for any and all tax obligations which may result out of the Consultants performance of this contract. The City shall have no obligation to pay any amounts for taxes, of any type, incurred by the Consultant.

4.14 ADVERTISING

No advertising or publicity concerning the City using the Consultant's services shall be undertaken without prior written approval of such advertising or publicity by the City Contract Administrator.

4.15 COUNTERPARTS

This contract may be executed in one or more counterparts, and each originally executed duplicate counterpart of this Contract shall be deemed to possess the full force and effect of the original.

4.16 CAPTIONS

The captions used in this Contract are solely for the convenience of the parties, do not constitute a part of this Contract and are not to be used to construe or interpret this Contract.

4.17 SUBCONTRACTORS

During the performance of the Contract, the Consultant may engage such additional Subcontractors as may be required for the timely completion of this Contract. The addition of any Subcontractors shall be subject to the prior approval of the City.

In the event of subcontracting, the sole responsibility for fulfillment of all terms and conditions of this Contract rests with the Consultant.

4.18 INDEMNIFICATION

To the fullest extent permitted by law, Consultant, its successors, assigns and guarantors, shall defend, indemnify and hold harmless City of Scottsdale, its agents, representatives, officers, directors, officials and employees from and against all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, including but not limited to, attorney fees, court costs, and the cost of appellate proceedings, and all claim adjusting and handling expense, related to, arising from or out of, or resulting from any negligent or intentional actions, acts, errors, mistakes or omissions caused in whole or part by Consultant relating to work or services in the performance of this Contract, including but not limited to, any Subcontractor or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable and any injury or damages claimed by any of Consultant's and Subcontractor's employees.

Insurance provisions set forth in this agreement are separate and independent from the indemnity provisions of this paragraph and shall not be construed in any way to limit the scope and magnitude of the indemnity provisions. The indemnity provisions of this paragraph shall not be construed in any way to limit the scope and magnitude and applicability of the insurance provisions.

4.19 CHANGES IN THE WORK

The City may at any time, as the need arises, order changes within the scope of the work without invalidating the contract. If such changes increase or decrease the amount

due under the contract documents, or in the time required for performance of the work, an equitable adjustment shall be authorized by written Change Order.

The City will execute a formal Change Order based on detailed written quotations from the Contractor for work related changes and/or a time of completion variance. All Change Orders are subject to approval by the City.

Contract Change Orders are subject to the Rules and Procedures within the City's Procurement Code.

4.20 CO-OP USE OF CONTRACT

In addition to the City of Scottsdale, this Agreement may be extended for use by other municipalities, government agencies and governing bodies, including the Arizona Board of Regents, and political subdivisions of the State. Any such usage by other entities must be in accord with the ordinances, charter and/or rules and regulations of the respective entity and the approval of the Contractor.

5.0 INSURANCE

This contract contains two samples of Certificates of Insurance, the Standard Acord Certificate and the Certificate developed by the City of Scottsdale.

The City Certificate is preferred, however, the Acord Certificate is acceptable provided it is identical to the sample attached and contains the additional language and deleted language as reflected on the sample.

Failure to provide a Certificate of Insurance with the appropriate verbiage as indicated on the attached samples, will result in rejection of your certificate and delay in contract execution.

Additionally, Certificates of Insurance submitted without referencing an RFP and Contract number will be subject to rejection and returned or discarded.

5.1 Insurance Representations and Requirements

5.1.1 General: Consultant agrees to comply with all applicable City ordinances and state and federal laws and regulations.

Without limiting any obligations or liabilities of Consultant, Consultant shall purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies duly licensed by the State of Arizona (admitted insurer) with an AM Best, Inc. rating of B ++ 6 or above or an equivalent qualified unlicensed insurer by the State of Arizona (non-admitted insurer) with policies and forms satisfactory to City of Scottsdale. Failure to maintain insurance as specified may result in termination of this Contract at City of Scottsdale's option.

5.1.2 No Representation of Coverage Adequacy: By requiring insurance herein, City of Scottsdale does not represent that coverage and limits will be adequate to protect

Consultant. City of Scottsdale reserves the right to review any and all of the insurance policies and/or endorsements cited in this Contract but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this agreement or failure to identify any insurance deficiency shall not relieve

Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Contract.

5.1.3 Coverage Term: All insurance required herein shall be maintained in full force and effect until all work or services required to be performed under the terms of subject contract are satisfactorily performed, completed and formally accepted by the City of Scottsdale, unless specified otherwise in this Contract.

5.1.4 Claims Made: In the event any insurance policies required by this Contract are written on a "claims made" basis, coverage shall extend, either by keeping coverage in force or purchasing an extended reporting option, for three (3) years past completion and acceptance of the work or services as evidenced by submission of annual Certificates of Insurance citing applicable coverage is in force and contains the provisions as required herein for the three year period.

5.1.5 Policy Deductibles and or Self Insured Retentions: The policies set forth in these requirements may provide coverage which contain deductibles or self insured retention amounts. Such deductibles or self insured retention shall not be applicable with respect to the policy limits provided to City of Scottsdale. Consultant shall be solely responsible for any such deductible or self insured retention amount. City of Scottsdale, at its option, may require Consultant to secure payment of such deductible or self insured retention by a surety bond or irrevocable and unconditional Letter of Credit.

5.1.6 Use of Subcontractors: If any work under this agreement is subcontracted in any way, Consultant shall execute written agreement with Subcontractor containing the same Indemnification Clause and Insurance Requirements set forth herein protecting City of Scottsdale and Consultant. Consultant shall be responsible for executing the agreement with Subcontractor and obtaining Certificates of Insurance verifying the insurance requirements.

5.1.7 Evidence of Insurance: Prior to commencing any work or services under this Contract, Consultant shall furnish City of Scottsdale with Certificate(s) of Insurance, or formal endorsements as required by this Contract, issued by Consultant's insurer(s) as evidence that policies are placed with acceptable insurers as specified herein and provide the required coverage, conditions, and limits of coverage and that such coverage and provisions are in full force and effect. If a Certificate of Insurance is submitted as verification of coverage, City of Scottsdale shall reasonably rely upon the Certificate of Insurance as evidence of coverage but such acceptance and reliance shall not waive or alter in any way the insurance requirements or obligations of this agreement.

Evidence of Insurance – Cont'd
If any of the above cited policies expire during the life of this Contract, it shall be Consultant's responsibility to forward renewal Certificates within ten (10) days after the renewal date containing all the aforementioned insurance provisions. Certificates shall specifically cite the following provisions:

1. City of Scottsdale, its agents, representatives, officers, directors, officials and employees shall be named an Additional Insured under the following policies:
   a) Commercial General Liability
   b) Auto Liability
   c) Excess Liability - Follow Form to underlying insurance as required.

2. Consultant's insurance shall be primary insurance as respects performance of subject contract.

3. All policies, except Professional Liability insurance, if applicable, waive rights of recovery (subrogation) against City of Scottsdale, its agents, representatives, officers, directors, officials and employees for any claims arising out of work or services performed by Consultant under this Contract.

4. Certificate shall cite 30 day advance notice of cancellation provision. If ACORD Certificate of Insurance form is used, the phrases in the cancellation provision "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives" shall be deleted. Certificate forms other than ACORD form shall have similar restrictive language deleted.

5.2 Required Coverage

5.2.1 Commercial General Liability: Consultant shall maintain "occurrence" form Commercial General Liability insurance with a limit of not less than $1,000,000 for each occurrence, $1,000,000 Products and Completed Operations Annual Aggregate, and a $1,000,000 General Aggregate Limit. The policy shall cover liability arising from premises, operations, independent contractors, products-completed operations, personal injury and advertising injury. Coverage under the policy will be at least as broad as Insurance Services Office, Inc. policy form CG 00 01 07 98 or equivalent thereof, including but not limited to, separation of insureds clause. If any Excess insurance is utilized to fulfill the requirements of this paragraph, such Excess insurance shall be "follow form" equal or broader in coverage scope then underlying.

5.2.2 Professional Liability: If the Contract is the subject of any professional services or work, or if Consultant engages in any professional services or work adjunct or residual to performing the work under this Contract, Consultant shall maintain Professional Liability insurance covering errors and omissions arising out of the work or services performed by Consultant, or anyone employed by Consultant, or anyone for whose acts, mistakes, errors and omissions Consultant is legally liable, with a liability insurance limit of $1,000,000 each claim and $1,000,000 all claims.

5.2.3 Vehicle Liability: Consultant shall maintain Business Automobile Liability insurance with a limit of $500,000 each accident on Consultant's owned, hired, and non-owned vehicles assigned to or used in the performance of the Consultant's work or services under this Contract. Coverage will be at least as broad as Insurance Services Office, Inc. coverage code "1" "any auto" policy form CA 00 01 07 97 or equivalent thereof. If any Excess insurance is utilized to fulfill the requirements of this paragraph, such Excess insurance shall be "follow form" equal or broader in coverage scope then underlying.

Required Coverage – Cont'd

5.2.4 Workers Compensation Insurance: Consultant shall maintain Workers Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction

of Consultant's employees engaged in the performance of work or services under this Contract and shall also maintain Employers' Liability Insurance of not less than $100,000 for each accident, $100,000 disease for each employee and $500,000 disease policy limit.

6.0 SEVERABILITY AND AUTHORITY

6.1 SEVERABILITY

If any term or provision of this Contract shall be found to be illegal or unenforceable, then notwithstanding such illegality or unenforceability, this Contract shall remain in full force and effect and such term or provision shall be deemed to be deleted.

6.2 AUTHORITY

Each party hereby warrants and represents that it has full power and authority to enter into and perform this Contract, and that the person signing on behalf of each has been properly authorized and empowered to enter this Contract. Each party further acknowledges that it has read this Contract, understands it, and agrees to be bound by it.

7.0 REQUEST FOR TAXPAYER I.D. NUMBER & CERTIFICATION I.R.S. W-9 FORM

Prior to any contract payment being made, the attached I.R.S. Form ***must*** be completed and submitted to the following address:

City of Scottsdale
Accounts Payable Division
7447 E. Indian School Rd.
Scottsdale, AZ 85251

IN WITNESS WHEREOF, the City of Scottsdale by its Mayor and City Clerk have hereunto subscribed their names this 3rd day of March, 2003.

CITY OF SCOTTSDALE

By:_____
Mary Manross, Mayor

ATTEST:

By:_____
Sonia Robertson, City Clerk

CONSULTANT:
URS Corporation

By:_____
George Fies

CITY OF SCOTTSDALE REVIEW:

_____
Monroe C. Warren
Purchasing Director

CITY CONTRACT ADMINISTRATOR

By:_____
Bruce Dressel
ITS Project Manager

_____
Myron Kuklok
Risk Management Director

APPROVED AS TO FORM:

_____
David A. Pennartz
City Attorney

ATTACHMENT A

SCOPE OF WORK

Intelligent Transportation Systems and Equipment Assessment Project

Project Number 1: Equipment Assessment

1. Background Data Gathering

a. Meet with City staff for a kick-off meeting to refine the Scope of Work, as necessary, and establish a working relationship with involved parties.

b. Obtain available electronic base map of the City that can be used for exhibits. Desired electronic format is dgn, jpg or dgn.

c. Obtain available Design Concept Reports, specifications used on prior projects that installed communications infrastructure, and City of Scottsdale Design Standards and Policies Manual sections applicable to communications, supporting transportation.

d. Identification of other consultants that our team should be coordinating with in the area of communications design.

e. Obtain inventory of transportation system devices (traffic signals, CCTV, VMS, VDS, flash-flood weather and pollution warning systems, special event coordination elements, etc.), existing and future, envisioned to be connected to a communications infrastructure, including required data flow information (speed, bandwidth) and video needs.

f. Obtain any prior communications-focused studies or documents, such as any draft system-wide conceptual network design documents, that would help the team understand prior efforts.

g. Identification of any non-transportation related users/uses for the envisioned communications infrastructure.

h. Identification of alternative media or devices City staff wants to insure are included or excluded in any alternatives evaluation.

2. Evaluate Existing Infrastructure & Documentation

a. Evaluate the ITS communications system for video/data throughput and scalability. This includes the communications hardware in the Traffic Management Center (TMC), in the field communications equipment located at the individual field devices (traffic signals, CCTV, VMS, VDS), and operating system software and firmware.

b. Evaluate existing fiber optic infrastructure to determine connectivity/routing, opportunities for expansion, and identify "gaps" in the existing system implementation.

c. Evaluate previously envisioned future communications system implementations, as documented in prior efforts, and determine if they are still viable or if city staff has identified changes resulting from Scottsdale's continually changing needs, evolving technologies or new availability of infrastructure components (purchase of existing privately-owned fiber or use of existing empty ducts owned by others).

d. Develop a Draft Existing Conditions document (6 copies) identifying existing infrastructure layout, device inventory and a general communications overview of the existing system that depicts current usage and the future use potential.

e. Conduct a project meeting with City staff to review and revise the Existing Conditions document, as appropriate to create a Final Existing Conditions document (6 copies), sealed by a Registered Engineer.

3. Develop Alternatives

a. Based on the City's current and known future needs, previously determined under Task 1.e, assess existing potential technologies to provide alternatives for using existing/planned fiber optic as well as other forms of communications media.

b. Conduct a project meeting with City staff to present the universe of alternatives and options. This presentation will include cost-benefits analysis, descriptions of the pros and cons of each alternative, and guidance as to the viability of each alternative from the consultant team's perspective. Product of the project meeting shall be a short-list of alternatives mutually agreed to as worthy of further study and pursuit.

c. Refine the short-listed alternatives, identifying more specific costs and migration issues.

d. Develop a Draft Communications Alternatives matrix which identifies advantages and disadvantages, costs, and implementation issues for submission and City staff review (6 copies).

e. Revise and create a Final Communications Alternatives matrix (6 copies).

4. Develop Specifications

a. Based on the finalization of the efforts depicted in Tasks 2 and 3, and City staff guidance of where these alternatives may apply, develop Draft ITS Communications specifications in a format consistent with the City of Scottsdale's Design Standards and Policies Manual. These specifications are intended to ultimately be included in the Policies Manual. In the event supporting details are required or necessary to be modified in support of these ITS Communications specifications, such details will be developed to a level mutually agreed to between the consultant team and City staff.

b. Submit Draft ITS Communications specifications (10 copies) for City staff review. Revise as appropriate and create a Final ITS Communications specification. Provide the City with a Word 2000 electronic file of developed specifications for implementation.

5. Network Management System

The proposed GIS-based management system is intended to allow documentation of the following features:

- Locations of City-owned transportation-dedicated fiber optic cables;
- Locations of telephone leased-line demark points (input by City staff); and
- Locations of devices (traffic signals, cameras, VMS signs, other), pull boxes, cable splice points and the TMC (One Civic Center location) patch panels.

For each cable span, the total number of fibers or pairs, and the usage of each fiber or pair will be documented by function.

A specific software application, OSP Insight, will be used to organize the City of Scottsdale transportation communications infrastructure network documentation.

OSP Insight shall be furnished as a part of this project and run on a city-furnished PC workstation which should be equipped with an 11" x 17" color printer. ArcEditor shall be furnished and installed as a part of this project, on subject workstation.

ATTACHMENT A

The geographic scope of coverage for this database shall include:

- The existing Indian School Road City-owned transportation dedicated fiber optic infrastructure (3 miles of fiber cable, with 12 terminated fibers); and

- The One Civic Center Traffic Management Center communications equipment and fiber termination panels.

The Indian School Road segment consists of 6 VMS's, 13 traffic signals, 8 CCTV, and 2 RTMS.

Future fiber cable and all other devices exclusive of the above will be added to OSP the database after this project by consultant-trained City staff.

The City of Scottsdale shall provide the consultant with as-built plans for all of the Indian School Road infrastructure. TMC equipment connections will be visually assessed by the consultant and added to the OSP database.

Field verification will include obtaining serial numbers of devices along Indian School Road (from the field) and visual fiber verification . An accounting of locations of boxes and devices will be done using City-furnished as-built plan station and offset data that will be input into OSP Insight by the consultant.

All information gathered from the review of system documentation, along with network information obtained from the field review, will be input into OSP Insight software by the consultant.

The consultant shall provide training to City staff in how to input data, modify the network, view the various levels of information, format and print maps and other items the City staff identify as germane to their needs. Training shall consist of an informal series of hands-on sessions where the consultant provides information, demonstrates the various exercises necessary, and assist City staff in learning how best to apply this tool for Scottsdale's needs. Up to 24 hours of hands-on training will be provided.

It is suggested that the training provide initial training in order that staff can initiate working with the OSP software to gain a working knowledge, and subsequent training, within the 24 hours, be conducted after staff has had an opportunity to develop questions and issues relative to specific needs.

ITS Systems & Equipment Assessment

Project 1: Equipment Assessment

January 10, 2003

TASK	Senior Engineer	Project Manager	Project Engineer	Rich Semer	Technician	Admin Support	TOTAL
1 Background Data Gathering	10	15	24	8		2	49
2 Evaluate Existing Infrastructure & Documentation	12	20	40	112		2	174
3 Develop Alternatives	10	22	48	34	6	4	114
4 Develop Specifications	10	16	48	60	8	4	136
5 Network Management System		4		64		4	72
TASK TOTAL	42	77	160	278	14	16	545
TOTAL PROJECT HOUR ESTIMATE:	42	77	160		14	16	545
CONTRACT HOURLY RATE:	$200.00	$175.00	$115.00		$60.00	$70.00	
TOTAL LABOR ESTIMATE:	$8,400.00	$13,475.00	$18,400.00		$840.00	$1,120.00	
					SUBTOTAL:		$42,235.00

DIRECT EXPENSES:

	Rate	Qty	Total
Mileage	$0.365	352	$128.48
Reproduction	$500.00	1	$500.00
RJ Engineering, LLC	$115.00	278	$31,970.00
OSP Insight	$10,000.00	1	$10,000.00
ArcEditor	$8,000.00	1	$8,000.00
		SUBTOTAL DIRECT EXPENSES:	$50,598.48

TOTAL PROJECT COST ESTIMATE: $ 92,833

FEE SUMMARY:

Task	URS Labor	URS Allowances	RJ Engineering Labor	TASK TOTAL
Background Data Gathering	$7,525		$920	$8,445
Evaluate Existing Infrastructure & Documentation	$10,640		$12,880	$23,520
Develop Alternatives	$12,010		$3,910	$15,920
Develop Specifications	$11,080		$6,900	$17,980
Software Licenses		$18,000		$18,000
Allowances	$980	$628	$7,360	$8,968
SUBTOTAL:	$42,235	$18,628	$31,970	$92,833
SUBTOTAL:		$60,863	$31,970	
TOTAL:		$92,833		

SCOTTSDALE CITY COUNCIL REPORT

MEETING DATE: March 17, 2003 ITEM NO. 7 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT *McDowell Mountain Ranch Park & Aquatic Center*

REQUEST Request to approve a revised Municipal Use Master Site Plan for 17+/- acres of a 40+/- acre site located at the southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road.
20-UP-1994#2

The proposed plan contemplates park uses including aquatic, playground and skate facilities along with restrooms and parking facilities.

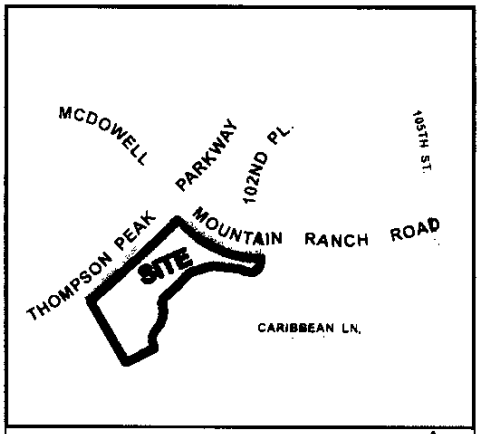
Related Policies, References:
Intergovernmental Agreement, Zoning History, General Plan

OWNER/APPLICANT City of Scottsdale

LOCATION The southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road

APPLICANT CONTACTS Bill Exham, Community Services General Manager, 480-312-2377
Brad Wisler, Project Manager, 480-312-7626

CITY STAFF A team approach was used with Community Services, Planning and Development, Transportation, Capital Project Management, and Police.



General Location Map N.T.S. N

BACKGROUND

Parks and Recreation Commission.
At the November 6, 2002 Parks and Recreation Commission hearing, the Parks and Recreation Commission recommended to the City Council approval of Option B (Option B is a site plan which includes an aquatic center within the McDowell Mountain Ranch Park). The Commission also encouraged continued community involvement in the discussions regarding the loop road under Thompson Peak Parkway. In their discussion to recommend approval, the Parks Commission felt that the 40 to 50% open space created by the proposed plan, the 1,100 foot buffer to the residences, and the scaled back size of the facilities were acceptable.

Year 2000 General Obligation Bonds.
In September 2000, the voters of Scottsdale approved bonding funds for

recreational facilities. Funding of $10.7 million is available for this facility.

Development Activity.
The Desert Canyon Elementary and Middle Schools, softball fields/soccer fields, and parking were completed and middle school opened in August 1996. The lighting for soccer fields were constructed in 1998 and then the restroom/concession building, play fields, additional lighting, and parking for the park were constructed in 1999.

1995 Intergovernmental Agreement.
In 1995 an Intergovernmental Agreement was executed between the City of Scottsdale and the Scottsdale Unified School District to jointly develop a 75-acre site, including this subject park site. The School District is obligated and has completed its obligation to construct phase 1 and 2 improvements including interior access roads, the school and playground, parking for the school, first phase of library, and multi-use ball fields.

The City's obligation includes the restroom concession building in phase 1 and the aquatic center/park, trailhead/trail system, and phase 2 of the library. The City is obligated to construct its elements of phase 1 while the City's phase 2 elements are optional. The Intergovernmental Agreement states, "It is the intent of both parties to construct the optional facilities as depicted". In the event that the City does not implement the phase 2 optional improvements, the City must consult with the school district. Those elements already constructed by the City include the trailhead parking and associated trail system (phase 2), as well as the restroom concession building (phase 1). The remaining City obligations include phase 2 of the library and the aquatic center/park.

1994 Approved Municipal Use Master Site Plan and Design Review
Case 20-UP-1994 was approved by the City Council on October 10, 1994. Also, in 1994 the Development Review Board approved 77-DR-1994 for the same site, including site plan and elevations. Case 20-UP-1994#2 applies to the west portion of the site only.

The overall phased project proposed construction of the first phase with the elementary and middle schools, Phase 1 of the Arabian library with Citizens Service Center, 3 lighted soccer fields, and 2 lighted baseball fields, parking, and restroom concession building. Subsequent phased development included the aquatic center, additional library space, fitness center, soccer fields and picnic areas.

In the 1994 Design Review, the location of the aquatic center was at the northwest corner of the site and the fitness center was to be attached to the Middle School gymnasium. The specific elevation, floor plan, and pool plans were not identified for the aquatic center because those specifics were to occur in a later phase. (See Project Info & Maps Tab)

Zoning.
Whenever a zoning district allows a municipal use such as this park use, and if the parcel size is greater than one acre, a Municipal Use Master Site Plan approval is required prior to Development Review Board approval. The site is

zoned Open Space District Environmentally Sensitive Lands (OS ESL). The OS zoning district allows for recreational uses including municipal uses. The ESL zoning district is an overlay district that is structured to protect environmentally sensitive lands and preserve natural areas.

The original zoning for the McDowell Mountain Ranch development in 1992 designated this general area as a municipal park. The development plan for McDowell Mountain Ranch anticipated 4,475 residential units including single family residences, town homes, and multi-family communities which would use this park and the park was intended to be available for the remainder of the community as well.

General Plan.
The General Plan *Land Use Element* designates the north portion of the site for Cultural/Institutional or Public Use that could include a variety of public and private facilities. The south portion of the property is designated Developed Open Space (Parks). This category includes public or private recreation areas such as golf courses and city parks. An example of an area with Developed Open Space designation is the Indian Bend Wash.

The *Open Space and Recreation Element* recommends dispersion of recreational facilities throughout the City. Projected population bases are used to determine future park needs and locations. This park and its amenities were planned when the land uses were planned for the area.

The McDowell Mountain Ranch Park is identified in the General Plan as a Community Park. The following describes characteristics of a Community Park according to the General Plan:

"Purpose:	Centralize a full range of recreational activities for major portions of the city with the capacity of accommodating large group reservations. Community parks generally feature a community center building designed to meet multi-generational recreation needs, and lighted recreational amenities and lighted sports fields.
Park Size:	20-80 acres
Area Served:	Several neighborhoods or total city-planning unit.
Location:	Preferably central to a group of neighborhoods, where possible adjacent to a Middle School or High School. Park should be within reasonable driving time of all households in the service area.
Access:	Principally auto and bike. Should have direct access from a collector street (or larger) and not through a residential area. Examples: Chaparral Park, Eldorado Park."

The Goals and Approaches for Open Space and Recreation are supported by several policies including:

1. "Seek opportunities to develop new parks and recreational facilities to meet the growing needs of residents and visitors of Scottsdale." And

2. "Locate community parks where they are accessible from relatively long distances. Community parks concentrate a broad range of recreational activities for major portions of the city. Some community parks also include human

service facilities."

Parks Master Plan, Vision 2010.
This community park site is also consistent with the *Parks Master Plan, Vision 2010.* This document plans for all park facilities (types of parks as neighborhood parks or community parks) and amenities through the year 2010. This specific facility was identified in the early 1990's as a needed community level park. Although a skate park amenity was not envisioned at the time this plan was adopted, a swimming pool in this planning unit was identified. This site is located in *Planning Unit C* that has population characteristics with equestrian users, senior population, and young families. Unit C is planned with a variety of specialized amenities. Grayhawk has a Boys and Girls club; the Via Linda and Shea area has a senior center; the southeast area has an equestrian park; and the central area has a park with ball fields. Planning Unit C has 19% of its population made up of children less than 18 years of age. Because of the accessibility of the site, the large number of families, and location of existing facilities, this site was selected for an aquatic center. Generally the population east of Hayden and north of Shea goes to Cactus Park for swimming programs and some of those people also go south to the other swim facilities because Cactus Pool is operating at capacity.

Context.
This site is located in the McDowell Mountain Ranch master planned community.

	General Plan Recommendation	Existing Zoning	Existing Land Use
Subject Site	Developed Open Space (Parks) and Cultural/Institutional or Public Use	OSL ESL	Unimproved
North	Suburban Neighborhoods	Townhouse residential district (R-4 ESL)	Single Family Residential
East	Developed Open Space (Parks) and Cultural/Institutional or Public Use	OSL ESL	School campus, Library/Citizen Service Center, Baseball and Softball fields
South	Developed Open Space (Parks)	OSL ESL	Parking, Ball fields, Golf Course
West	Developed Open Space (Parks), Commercial	Planned Convenience Center (PcoC) ESL, OS ESL, and Single-family residential district- 35,000 square feet per lot (R1-35 ESL)	Gasoline sales with grocery convenience store, and unimproved land

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

Two Master Site Plan Options are proposed to replace the existing approved Master Site Plan on a portion of the McDowell Mountain Park/School site.
The surrounding land was not developed at the time of the Municipal Use Master

Site Plan approval. Now most of the surrounding area is developed with neighborhoods. The residents of those neighborhoods were approached by the City for input regarding the Municipal Use Master Site Plan and their desires for public amenities to serve the needs of the community. This proposal seeks to formalize the outcome of that community input. (See Attachment #8 for Community Input) This proposal does not change the Arabian Library phase 2 development concept nor does this proposal seek to establish a full design of the facility such as a landscape palette or color scheme, nor does it establish the architectural style of the building. Those elements will be reviewed by the Development Review Board.

The overarching goal is to provide a place where families and individuals of all ages can come and recreate in a clean, safe and fun environment. Pedestrian access is proposed throughout the site and connects to existing and planned trails and paths in both options. (See Project Info and Maps Tab):

Option A For McDowell Mountain Ranch Site (See Attachment #12):

- Shift amenities south, approximately 1,100 feet from residences.
- Eliminate lighted tennis and volleyball courts.
- Delete the aquatic facility and fitness center.
- Approximately ¾ of the site is maintained as natural open space.
- The south ¼ of the site will include neighborhood park specifications (sized for a lower scale of park, not scaled as a community sized park) with open recreation, skate facility, playground, restroom building, and parking.
- Parking is added adjacent to existing parking and drive areas in the north part of the site.

Option B For McDowell Mountain Ranch Site (See Attachment #13)

- Shift amenities south, pool and skate amenities approximately 1,100 feet from residences.
- Eliminate lighted tennis and volleyball courts.
- Relocate aquatic facility and fitness center to south part of site.
- Add a new entrance on Thompson Peak Parkway where none was provided in the previous plan.
- Add a new access with a future loop road beneath Thompson Peak Parkway that would connect to southbound lanes of Thompson Peak Parkway.
- Provide traffic signal at the intersection of McDowell Mountain Ranch Road and 102nd Street.
- Add new parking adjacent to existing parking and drive areas in the north part of the site.
- Provide parking for the aquatics center and fitness facility.

A staff analysis of 2 alternative sites in Gray Hawk and DC Ranch (Parcel L) is analyzed in this report. (See page 11)

Key Issues.

- This proposal would implement the General Plan's Open Space and Recreation Element for this Community Park that encourages park amenities throughout the City.
- The census tract, which includes the McDowell Mountain Ranch area, has the highest youth population of any area of the City and the proposed Option

B facilities would meet their needs.

- Option B would provide equitable access to aquatics / fitness facilities.
- Option A would result in a park with fewer recreational choices and require consideration of an alternative location for an aquatics and fitness facility.
- Both Options move activity areas away from residences.
- The peak use times of the park and the school are opposite and therefore there would be limited traffic conflicts.
- This amends an already approved Municipal Use Master Site Plan.

Community Impact.
Population characteristics: The concentration of youth in McDowell Mountain Ranch environs is the greatest of any section of the City. While there are private recreational facilities within the McDowell Mountain Ranch community, no public pool and fitness facilities are located nearby.

Impact of potential improvements: The site design of both options sets the facility farther from residences. Option B proposes changes to traffic patterns to/from the site. Option A minimizes the overall improvements on the site and results in less site disturbance.

A noise impact analysis was conducted which indicates that 24db would be experienced at the closest residence that compares to very low noise impact typical of a quiet residential neighborhood or much like leaves rustling, see Noise Analysis Tab.

The park currently has outdoor activity areas. The adjacent playfields with 80-foot high field lights are outdoor activities. A complete lighting plan and analysis will be required at the time of Development Review Board. Any lighting proposed will need to meet current design guidelines. The addition of outdoor activities and lighting will not be uncharacteristic of this area because these characteristics already exist.

The open space proposed in both options between the existing residences and the outdoor activity areas will increase the distance and help to diminish impacts from noise or lighting onto the residences.

<u>Option A For McDowell Mountain Ranch Site</u>
This option would require that residents in this part of the City travel to other locations for aquatics and fitness activities. As a result a greater burden of traffic and use of facilities would result in other neighborhoods. The nearest City pool and fitness facility is located at the Cactus Pool and Fitness Center on the northeast corner of Scottsdale Road and Cactus Road. Furthermore, there are only 2 other City pools and these are at Chaparral Park and at Eldorado Park. Private recreational facilities are available throughout the City and would also be available for those who prefer private recreation. Option A would reduce the amount of traffic on the adjacent streets and increases the undisturbed land area in this park.

<u>Option B For McDowell Mountain Ranch Site</u>
This option would provide a pool facility in this area of the City, resulting in a greater distribution of resources throughout the community. In addition, the

previous planning activities including General Plan efforts, zoning, Municipal Use Master Site Plan activity, intergovernmental agreement, and bond obligations would be implemented. A new road and access driveway system would be added to the park to help alleviate traffic in this area. The peak annual use for an aquatic facility is during the summer. Attendance drops off during the school year. Of the City pools, one pool south of Shea Boulevard and one pool north of Shea Boulevard is kept open year round in order to accommodate school and competitive swimming through the school and city cooperative agreements.

ADOPTED MASTER PLAN

In 1994 the City Council adopted a municipal use master site plan for 75 acres at this location. This is the final phase of a planned community-level park that presently includes 3 lighted soccer fields, 2 lighted ball fields, a restroom/concession building, and parking. Other facilities on this school/park-integrated site include Desert Canyon Middle and Elementary Schools and Arabian Library, which also house a citizen Service Center.

There are currently 1600 children attending the schools on this site in addition to faculty, staff and members of the public who come to the site for library services or recreation amenities. These amenities are designed to enable easy access for these children after school, on weekends and school breaks. This site was chosen in partnership with the original master developer and the Scottsdale School District to accommodate the recreational needs of citizens in this area of the city. The 2000 census indicated that the census tract where this park site is located has more children under 18 than any tract in Scottsdale. The five census tracts directly south also have high numbers of children.

In addition to being in close proximity to large numbers of children, this site is within four miles of Desert Mountain High School located at 124th Street and Via Linda whose swimming teams will utilize the new facility. It also provides easy access from the east Shea area. Scottsdale's other public pools are all west of Pima Road with Scottsdale's current northernmost public pool, Cactus, being located on Scottsdale Road.

This site is served by two arterial roads with capacities of 35,000 vehicles per day and existing traffic volumes are significantly less than capacity. The proposed location of the new amenities is 30 feet lower than the existing school facilities with the closest residence over 1,100 feet away from the aquatic center. There will be no visual or noise impacts on any adjacent residences. There are public amenities to the south and west, which provide open space.

IMPACT ANALYSIS

Bureau of Reclamation Owned Property.

At the Planning Commission hearing, there were questions about the BOR land and processes. A portion of the southwest portion of this site, which includes part of the loop road and skate park, is located on land owned by the BOR. The BOR property includes the Sanctuary golf course and West World. The City has an existing permit from the BOR to construct on this land and use the land for recreational purposes and an existing easement allows the proposed loop road.

As a formality the list of uses that the BOR and the City have agreed to for the BOR land will need to be updated to include the skate park. The BOR letter and documents are attached.

Traffic Analysis.

The following table shows the existing conditions:

	Thompson Peak Parkway	McDowell Mountain Ranch Road
Street Type	Major arterial	Minor arterial
Existing lanes	2 lanes each direction with median for expansion to 3 lanes	2 lanes each direction with raised median
Traffic Capacity	35,000 vehicles per day	35,000 vehicles per day
Existing volume	24,000 vehicles per day	15,000 vehicles per day

Primary access to the site is from 102nd Street and McDowell Mountain Ranch Road. Secondary access is provided at 104th Street and McDowell Mountain Ranch Road. Neither of these intersections is signalized.

A traffic impact analysis by Kimley-Horn and Associates examined traffic impacts from Option A and B and included the future expansion of Arabian Library. An estimated additional 678 daily trips to the site were projected for Option A and 3,388 daily trips for Option B.

To improve existing and future conditions, the City is planning to:

- Construct a traffic signal at 102nd Street and McDowell Mountain Ranch Road.
- Construct a left turn lane at the school driveway.
- Add a second northbound right turn bay at McDowell Mountain Ranch Road and Thompson Peak Parkway.
- Extend the left turn bay at McDowell Mountain Ranch Road and Thompson Peak Parkway.

If Option B is selected, the following additional site improvements would be proposed:

- A right-in, right-out driveway on McDowell Mountain Ranch Road between Thompson Peak Parkway and 102nd Street.
- An additional driveway on Thompson Peak Parkway south of McDowell Mountain Ranch Road for right in, right-out, and left in turning. Southbound traffic would be allowed with either a median break or a loop road.
- A Loop Road accommodating one or two-way traffic.

The roadway system in this area with the mitigation that is proposed will be able to handle the traffic generated by the project under either Option A or B with less delay than is experienced currently, especially at the areas of high congestion.

To address concerns about future traffic conditions, the traffic impact analysis also accounted for the future extension of Thompson Peak Parkway with 10,000

additional vehicles per day. The analysis found that the existing geometry at the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway has the capacity to accommodate these added volumes.

The analysis was reviewed and evaluated by City traffic engineering staff that concurs with the findings. Staff recommends that traffic improvements be constructed and fully completed prior to the opening of the recreational facility.

Fiscal Impact.
As part of the Bond 2000, the voters approved $10.4 million to complete the remaining recreational amenities for this site. An additional $225,000 has been committed as a grant from the Arizona Heritage Fund for the facilities. This grant is time sensitive and will be lost if construction is not started by October 2004.

If Option A is built, construction costs should be less than $1 million. Yearly operational and maintenance costs would be approximately $70,000 per year and require the addition of several part-time staff for supervision and maintenance.

Option B is projected to utilize the entire available capital funding though a variety of the planned recreational amenities have been deleted from the existing approved plan. This is due to the expected costs of the identified traffic improvements included in Option B. Yearly operational and maintenance costs for this alternative are projected at $560,000 per year. These costs include one full time pool manager and 22 part time/seasonal aquatic and recreational staff.

If Option B is approved by Council and the existing construction schedule followed, the aquatic center and other facilities would be open in the Fall of 2005. The new operational and maintenance costs have been included for consideration by Council as the balanced five year financial plan is being developed. If unanticipated changes to the economy further impact the City's budget, then the project, as well as all others would be reconsidered.

Water/Sewer.
Water lines exist in the adjacent street right-of-ways and in the existing fire lane to serve this site. Some improvements will be required for the on-site development including water meter(s) and any associated on-site water lines. A sewer line exists in McDowell Mountain Ranch Road and across the ball fields to the east. The sewer lines will need to be extended to any new buildings or facilities constructed with this property.

Police/Fire.
The McDowell Mountain Ranch site is located within Police Service District Three, with police service from 20363 N. Pima.

The police staff has advised that the safety and welfare issues surrounding policing for parks facilities generally are found to be minor incidents such as theft and burglary of automobiles. Typical ordinance violations are related to park rules such as riding bicycles on the skate park and off-leash dogs. The

neighbors have expressed some concerns about potential gang activity if these facilities are built, however, the police department based on their experience and knowledge of the area, do not believe gang activity would be an issue at the park. Several years ago similar concerns were raised when the Ice Den was built less than one mile away from this site. Police records indicate that gang activity in this area has not occurred.

Design of parks can help to prevent crime. A review of the Option B site design by police has resulted in their conclusion that the location and design of the aquatic center will be a deterrent to criminal activity due to staff at the facility having good views of the skateboard facility and parking areas. Police will have easy access to the facilities and with the use of desert landscaping, other amenities and activities are open to view.

Currently, this site is served by a Police Resource Officer who frequents the school facilities and will continue to be a deterrent to criminal activity on this campus in addition to their other responsibilities.

Schools District comments/review.
At the April 25, 2002 City Council and Scottsdale Unified School District Subcommittee meeting, a presentation was provided for this project. After that, the application was formally submitted and the Scottsdale Unified School District has been notified of this application. This proposal does not propose any new residential units and therefore there will not be any new students for the school district. Through a Master Intergovernmental Agreement for reciprocal park/school use and the park would be available for school use. In correspondence from the Scottsdale Unified School District dated November 4, 2002, the school district is supportive of the park, playground, fitness center, skate park, and / or aquatics center. The school district indicates that the aquatics center "would help fill a very real need for high school swim team activities." This site is centrally located in the community within approximately 4 miles of the Desert Mountain High School.

The School district also stated concerns regarding existing traffic and supports the traffic improvements proposed in this site plan proposal.

Open space, scenic corridors.
The character of open spaces in the McDowell Mountain Ranch Character Area follows linear corridors leading up to the mountains, and range from intimate to very broad in dimension.

Thompson Peak Parkway is identified on Scottsdale's Scenic Corridors map to be improved with buffered setbacks. The intention of buffered setbacks is to develop with linear open space parallel to a thoroughfare that provide a sense of openness for the community by preserving the natural setting, providing views of mountains, and links to vista corridors along major washes and to buffer the adjacent land uses from traffic. The concept site plan proposes approximately 150 feet from the existing driving lanes of Thompson Peak Parkway to the skate park and parking areas.

Community involvement.
Public comments on the conceptual development plan started in 2001 with meetings in the community on November 1, 2001; December 13, 2001; January 31, 2002; October 10, 2002. There were meetings with homeowners, the school district, McDowell Mountain Ranch individuals and groups. Site tours have been conducted as well. In addition, the Park Planning Commission met in a work-study session on October 23, 2002 and a regular Park Planning Commission meeting was held on November 6, 2002.

There have been many comments, with some neighbors supporting the full aquatics fitness center and skate park while others do not. Traffic, noise, vandalism, illegal activities, gang concerns, and safety were concerns.

There were a variety of sketches and designs developed through Community involvement. The original site master plan was the starting point for the design process. The site planning incorporated community view sheds, amenity locations in proximity to nearby residences, vegetation retention, and relationship to the Old Verde canal. A design charrette was held with members of the community. Along with the charrette the community was asked to rank which types of facilities they would like to see in this park. The aquatic and fitness center were ranked number one, with open recreation and natural open space following close behind. In the resulting design, some of the originally proposed amenities were deleted in order to provide more open space on the site. Regarding circulation, the community desired alternative access into the site and improvements to the adjacent streets to facilitate better traffic flow.

ALTERNATE SITE ANALYSIS

Site Analysis.
The land for this site was dedicated to the City by the developer of the McDowell Mountain Ranch to accommodate the schools, library, and recreational facilities identified in the existing master plan. After initial public meetings held in 2001 to review the master plan, it was clear that a portion of the population in the area did not support the construction of the aquatic center and skate board facility at this site.

Staff identified 12 sites in the general service area where the aquatic center and skateboard facility could be located. Many of those sites were owned by the State Land Department and given current State policy would have to be leased. Cost of lease estimates ranged from $1.3 million to $2.6 million per year. Other sites had a variety of restrictions or identified uses that made them unsatisfactory to accommodate an aquatic center and skateboard facility.

Two sites that were identified have some potential to accommodate the aquatic center and skate board facility, however neither site is equal to or better than the McDowell Mountain Ranch site. Any proposal for placing the aquatic center and skate board facility on these sites would need to go through a similar citizen involvement and public hearing process. The following analysis reviews the qualities of these other sites.

Below is the site information for each site.

Grayhawk Community Park

Net acres = 51

Located at Hayden and Thompson Peak Parkway.

Existing with Boys & Girls Club. Approved for future community center, playground, picnic, lighted sports courts, lighted sports fields, off-leash dog area, trail head, restrooms, and parking.

Opportunities:

- Land is city owned.
- Good road access onto two arterial streets and only one mile from freeway.

Challenges:

- Adjacent residential development already exists.
- Other approved recreational facilities would have to be eliminated, including one of the lighted youth athletic fields, the community center or a combination of the two.
- The existing Master Plan change would need to go through the public outreach and hearing process.
- Would not be as convenient for Desert Mountain High School swimming teams that the new aquatic facility was planned to serve.

DC Ranch Neighborhood Park (Site L)

Net acres = 12.8 acres

Located East of Pima south of Union Hills Road.

Unimproved. Planned for playground, picnic, lighted sports courts, open play area, trail connection, open space, and parking.

Opportunities:

- Land will be dedicated to City and does not have to be purchased.
- No existing facilities on the site.
- Residential impacts only to the east. Future commercial to the north. Power line corridor to the south. Pima Road alignment to the west.
- Residential to the east not yet developed.

Challenges:

- Aquatic center would change character and function of Neighborhood Park from mainly walk-in/bike-in from surrounding neighborhoods to drive-in from the total planning unit.
- Future homes to the east would be 400-500 feet from the aquatic center in comparison to 1,100 feet at the MMR site.
- Does not have frontage on Pima Road. Right-of-way would have to be obtained from the State.
- Without direct access to Pima, a three lane local collector would serve site.
- Ironwood Village residents to the north have expressed concerns with these unplanned facilities at this site.
- May have to eliminate some of the neighborhood park amenities such as sports courts and possible reduction of open space.
- Harder access to facilities after school for children. At MMR two

schools are on the site and children can walk.

- A Master Plan would need to go through the public outreach and hearing process.

A detailed traffic analysis conducted by Kimley-Horn and Associates was thoroughly reviewed by the city's traffic engineers and concluded that the street network anticipated to be constructed for DC Ranch neighborhood park site (Site L) could reasonably accommodate the estimated 2,740 daily trips generated by this facility.

The analysis considered two different scenarios. The first looked at how site access would work without a signalized intersection at Pima Road. The second scenario analyzed site access with a signalized intersection at Pima Road.

The staff analysis focused on Access (how park users would likely get to and from the facility), Roadway Capacity (the ability of the street system to accommodate additional traffic) and Trip Distribution (where the facility's users would likely come from).

As in previous traffic impact reports it is our primary concern to understand how the system works when traffic volumes are highest in the AM and PM peak hours. We especially want to know how the site works when most users are arriving or leaving the facility and how that traffic might impact peak hour conditions.

What follows is a brief discussion of the key points related to these three considerations that have helped us arrive at our conclusions. Our complete analysis is located in tabbed section "Site L Comparison" of this report binder.

ACCESS---This site is served by local streets, a major arterial and has reasonably close proximity to the Loop 101 Freeway. Accordingly, there are a variety of ways to access the park from different directions. Most choices will involve vehicular traffic as the site would not benefit from pedestrian or bicycle trips that come from proximity to schools. One unknown at this time is how this site would ultimately be connected to Pima Road. The alignment of a connecting road would require obtaining an easement from the State Land Department.

ROADWAY CAPACITY---There are ample ways to get to the site. The freeway is currently congested in the peak hours as is Pima Road which is currently over capacity. The Pima/Princess interchange is similarly congested in the peak hours. Bell Road has additional capacity but users will access the site off of Bell using the residential loop road. There will also be commercial traffic generated by the parcels directly to the north of this site that could have traffic use peaking at the same time the park would be experiencing its highest use. Overall, while park visitors will encounter congested conditions, this facility alone would not deteriorate capacity on major streets.

TRIP DISTRIBUTION---An estimated 38% of trips to this site will come from McDowell Mountain Ranch, the Horizon neighborhood and

the east Shea corridor. This means that approximately 770 vehicles per day will still use Thompson Peak Parkway through the Horizon neighborhood to Bell Road. An additional 17% of all park facility trips are projected to access the site using the Loop 101 Freeway and Pima Road. Installing a traffic signal on Pima Road would facilitate park traffic into and out of the site, but would deteriorate traffic progression on Pima Road.

Conclusion: As a result of the traffic impact study conducted by Kimley Horn and reviewed by city traffic engineers, we have concluded that this site offers some benefits. However, the costs of disruption to Pima Road, the likely traffic impacts on the adjacent residential neighborhood to the east, conflict with commercial traffic and the realization that traffic would not be completely diverted around Horizon neighborhood but would continue to access this site through it, brings us to conclusion that while the site could work in some respects it would not work as well as the site at McDowell Mountain Ranch.

KEY ITEMS FOR CONSIDERATION

Key Items for Consideration:

- The Park Municipal Use Master Site Plan was originally approved in 1994 for this site.
- As a result of community input, two alternatives have been developed to the original adopted master plan. Both alternatives provide increased open space and move activity centers away from existing residences.
- Option A will provide about ¾ of the site in natural area open space and ¼ of the site with a play ground, optional skate facility, rest rooms, and parking; this option eliminates most of the original elements.
- Option B will provide about 1/3 of the site in natural area open space and 2/3 of the site with a playground, skate facility, restrooms, parking, and an aquatic/fitness center; this option re-arranges the original site plan elements and eliminates some originally proposed recreation facilities. See the Site Plan Attachments.
- Parks and Recreation Commission recommended to the City Council Option B by a vote of 6-0, with one member absent.
- Planning Commission recommended approval of Option B, by a vote of 6-0, with one member absent.
- While there has been discussion of all aspects of the revisions, the most controversial uses have been the skate park and aquatics center. Traffic and safety issues have also dominated the discussions of the use of this site.

PUBLIC HEARINGS

Parks and Recreation Commission.

At the November 6, 2002 Parks and Recreation Commission hearing, the Parks and Recreation Commission recommended to the City Council approval of Option B, by a vote of 6-0 with 1 absent. The Commission also encouraged continued community involvement in the discussions regarding the looped road under Thompson Peak Parkway. In their discussion to recommend approval, the Parks Commission felt that the 40 to 50% open space created by the proposed plan, the 1,100 foot buffer to the residences, and the scaled back size of the facilities were acceptable. The November 6, 2002 meeting minutes are attached.

Planning Commission

The Planning Commission heard this case on November 13, 2002. The

following are the Commission's discussion points from that hearing:

- The use and site location complements the school use.
- The traffic is improved with the design of the loop road, access driveway, and signalization.
- The site design addresses security by locating the various uses with visibility from streets, buildings, and activity areas.
- The specifics of the facility design, including materials and details of the architecture, need to be carefully considered by the Development Review Board.
- Overall the site plan is an improvement over the previous site plan.
- The demonstrated need based upon community demographics for a skate park.
- This project was approved by the recent bond election.

Upon a motion to approve the site plan Option B with added direction to the Development Review Board's attention to site circulation and site ingress and egress for both vehicles and pedestrians, the Commission recommended approval to City Council by a vote of 6-0 with one member absent.

OPTIONS AND RECOMMENDATION

Description of Options for McDowell Mountain Ranch Site:

- Approve Option A which would remove all the recreational facilities from the approved plan with the exception of a turf picnic area, children's playground, restrooms and additional parking at the McDowell Mountain Ranch site. The Council can stipulate to either leave the skateboard park on the plan or remove it as part of this option. If this option is chosen, the Council can direct staff to begin the conceptual design and public process to relocate the aquatic center and skateboard facilities to the D.C. Ranch site (Site L) or another area.

- Approve Option B which would locate the aquatic center, skateboard facility, picnic area, children's playground, loop road and additional parking at the McDowell Mountain Ranch site. This option removes the tennis courts, basketball courts and gymnasium from the approved plan and adds a fitness center into the aquatic center building.

- The City Council may choose to deny the request to change the master site plan, finding the original site plan is the most acceptable for this site. This action would allow the aquatic center, skateboard facility, gymnasium, tennis courts, volleyball courts, picnic area, children's playground and additional parking to be built on this site. No loop road would be included.

Staff Recommendation:

Staff from Community Services, Planning and Development, Transportation, Police and Municipal Services have analyzed the proposal and recommend approval of Option "B," which is subject to the attached stipulations of which the most significant relates to the loop road and proposes the construction of the loop road to access the site from the west of Thompson Peak Parkway. Both the additional traffic analysis as well as the site analysis indicate that the development of Option B at the McDowell Mountain Ranch site is the best to accommodate the aquatic center and other identified facilities.

Planning Commission:
Planning Commission recommends approval of Option B at McDowell Mountain Ranch, subject to stipulations.

RESPONSIBLE DEPT(S)

Planning and Development Services Department
Current Planning Services
Community Services

STAFF CONTACT(S)

Bill Exham, Community Services General Manager, 480-312-2377
Brad Wisler, Project Manager, 480-312-7626
Kira Wauwie AICP, Project Coordination Manager, 480-312-7061

APPROVED BY

3/5/03
Bill Exham — Date
General Manager,
Community Services Department

3/6/03
Kroy Ekblaw — Date
General Manager
Planning and Development Services Department

3/5/03
Ed Gawf — Date
Deputy City Manager

3-5-03
Barbara Burns — Date
Assistant City Manager

3-5-03
John Little — Date
Transportation General Manager

ATTACHMENTS

TAB – Site "L" Comparison
1. DC Ranch South Park Map
2. Conceptual Land Uses Map
3. Conceptual Site Diagram Map with Aquatic Center
4. McDowell Mountain Ranch Park /"Site L" Comparison Matrix
5. DC Ranch Neighborhood Park Site Traffic Impact Analysis Summary

TAB - PC Report & Minutes

TAB - Correspondence

TAB - Project Info and Maps
6. Project Narrative
7. Context Aerial Map
8. Close-Up Aerial Map
9. General Plan Map
10. Zoning Map
11. Approved Master Plan
12. Conceptual Master Plan Option A
13. Conceptual Master Plan Option B

TAB - Stipulations
14. Stipulations for Case 20-UP-1994#2
15. Additional Information for Case 20-UP-1994#2

TAB - Traffic Analysis
16. MMR Traffic Impact Analysis Summary & Accident Summary

TAB - Noise Analysis
17. MMR Site Noise Analysis & Noise Comparison

TAB -Public Involvement
18. Updated Citizen Correspondence

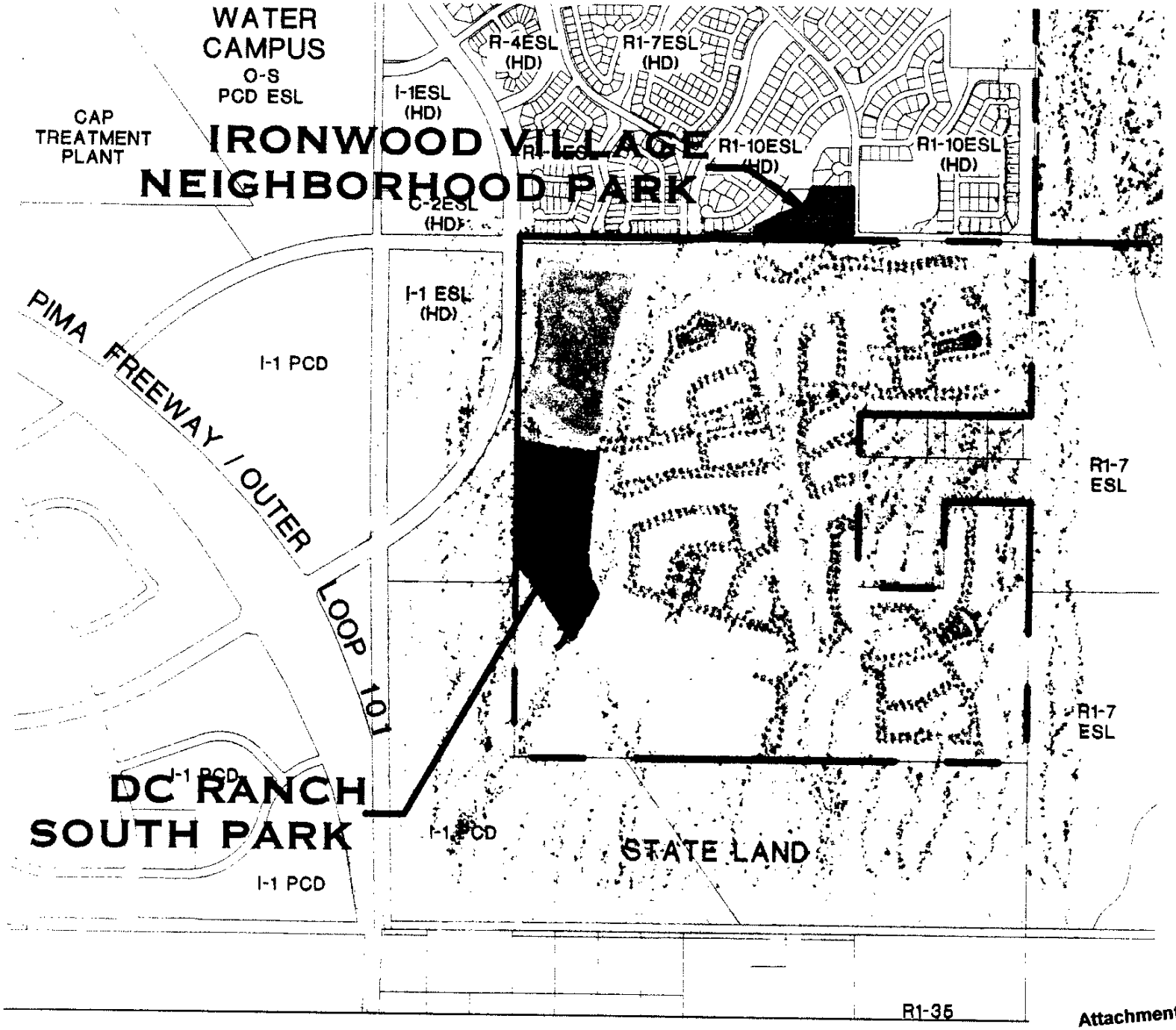
TAB - PRC Minutes
19. November 6, 2002 Parks and Recreation Minutes

McDowell Mountain Ranch Park

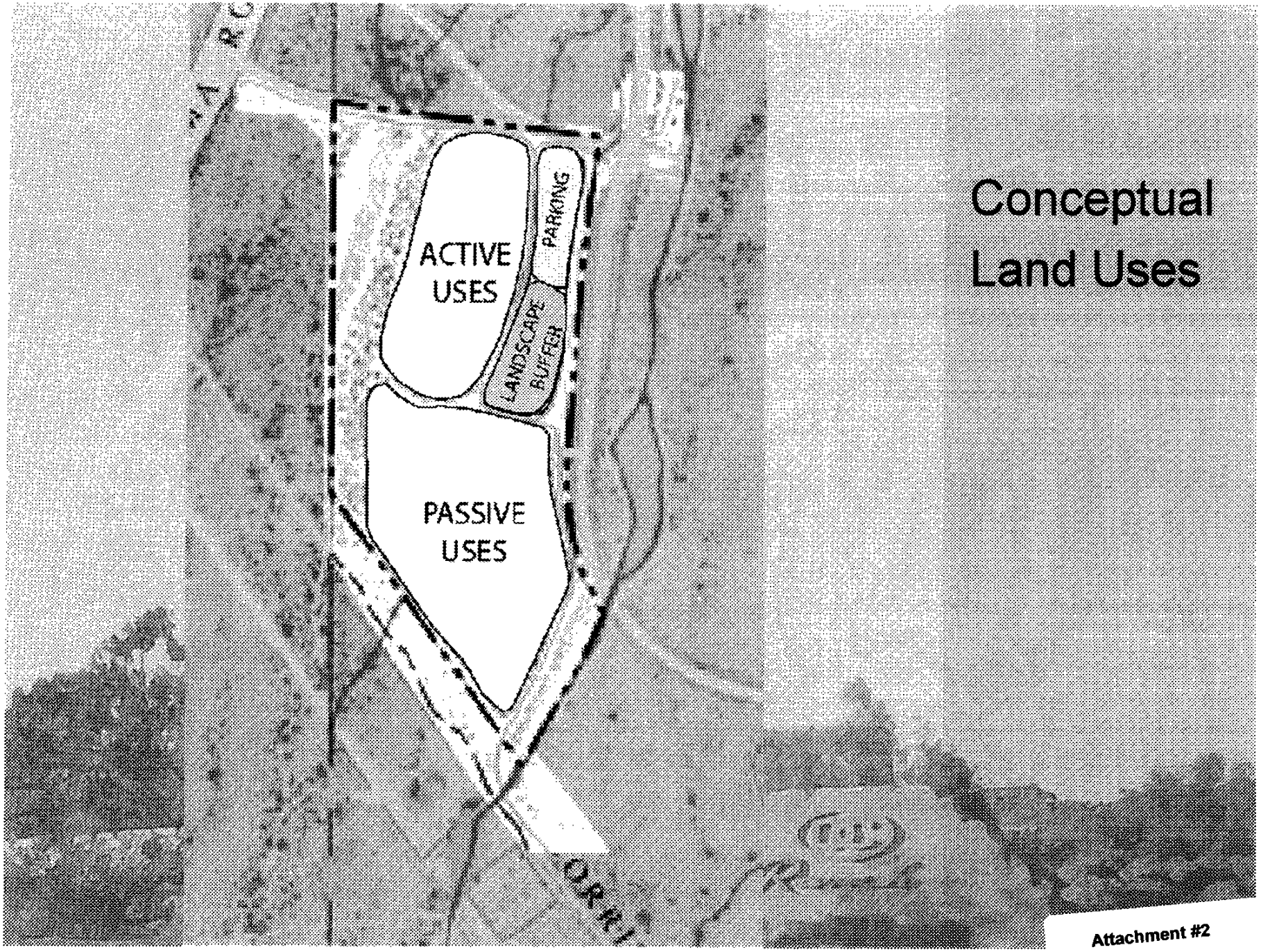
Municipal Use Master Site

Case 20-UP-1994#2

City Council Report
March 17, 2003

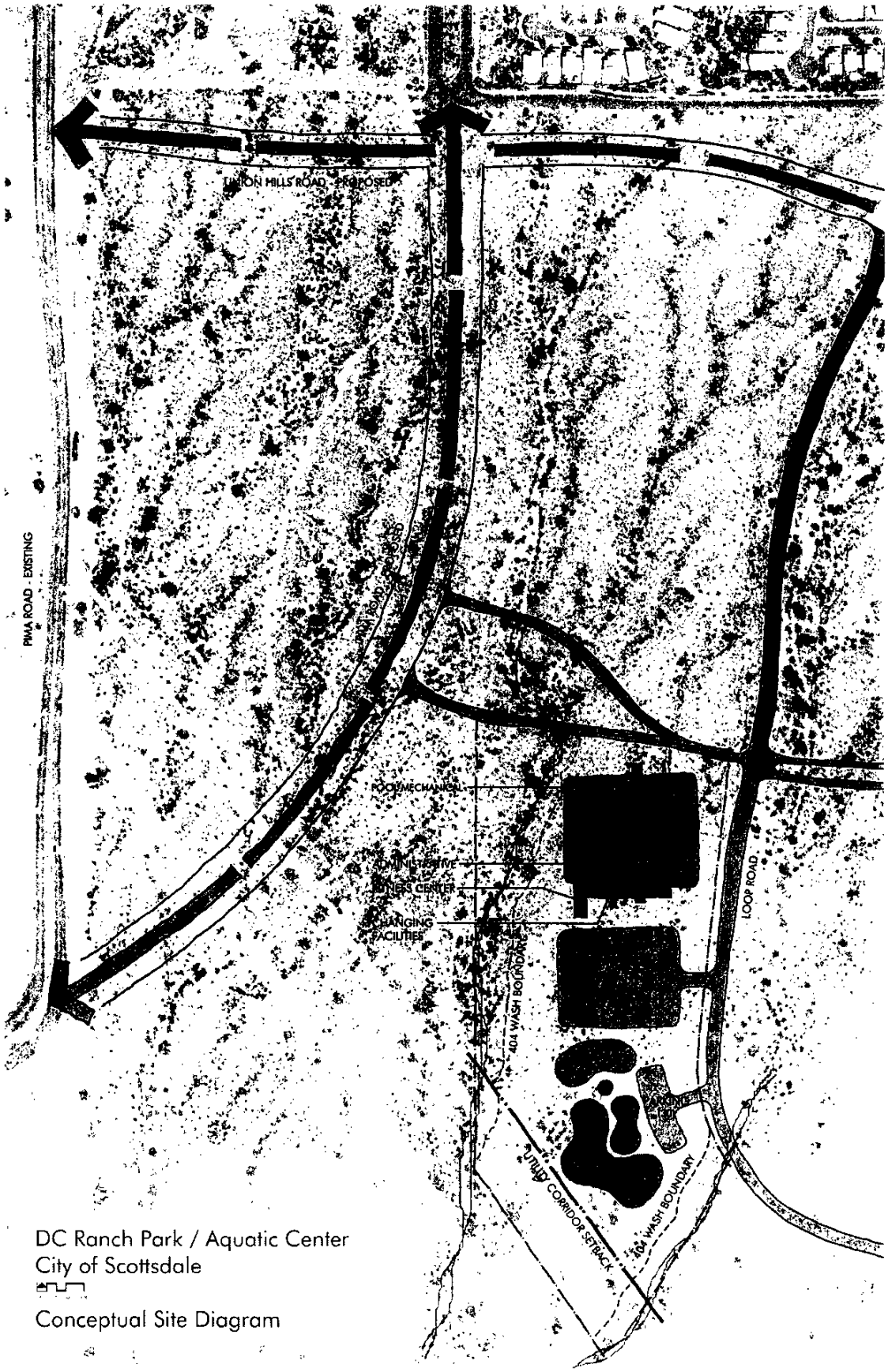


Attachment #1



Conceptual Land Uses

Attachment #2



DC Ranch Park / Aquatic Center
City of Scottsdale

Conceptual Site Diagram

Attachment #3

McDowell Mountain Ranch Park/"Site L" Comparison Matrix

	Proposed MMR Site	**Alternate "Site L"**
Size of Site	71 acres School/Park integrated site. 17 available for development of the final phase	14.3 total acres neighborhood park site 12.8 available for development
Planned Park Classification	Community Level Park Drive-in traffic from entire planning unit	Neighborhood Level Park Walk-in/Bike-in traffic from surrounding neighborhoods
Previous Council Actions	• Approved Municipal Use Site Plan in 1994 • Approved Intergovernmental Agreement Between the SUSD and the City for construction and maintenance responsibilities in 1995 • Authorized capital budget for construction be included in Bond 2000 • Authorized design consultant to develop design of planned amenities in May, 2002	Approved development agreement stipulating dedication of land to accommodate a neighborhood park in 1995.
Previous Citizen Actions	Approved Question 1 (Parks and Libraries) of Bond 2000 including an item labeled on the ballot: "McDowell Mountain Ranch Community Park and Aquatic Center".	Approved Question 1 (Parks and Libraries) of Bond 2000 including an item labeled on the ballot: "DC Ranch Community and Neighborhood Parks."
Proximity to Residents	Aquatic Center planned approximately 1100 feet away from nearest resident and 30 feet below the grade of the school.	Aquatic Center would be approximately 500 feet from the nearest future resident buffered by a wash.
Access to Facilities Afterschool	2 schools on the site with approximately 1600 children	3 miles from the nearest school
Proximity to Desert Mountain High School	Approximately 4 miles	Approximately 7 miles
Vehicle Trips Generated by the Aquatic Center	2740 trips per day	2740 trips per day
Total Vehicle Trips per Day Without the Aquatic Center	100 trips per day (estimated neighborhood park)	100 trips per day (estimated neighborhood park)

2/18/03

Attachment #4

DC RANCH NEIGHBORHOOD PARK SITE
TRAFFIC IMPACT ANALYSIS SUMMARY

EXISTING CONDITIONS

The subject site is located near the southeast corner of Pima Road and Union Hills Drive. The parcel is identified as Parcel 1.4 of DC Ranch's Planning Unit I. Pima Road is designated as a parkway, which typically consists of three lanes in each direction. Currently the street is constructed with two lanes in each direction with a center left-turn median. Union Hills Drive is designated as minor arterial adjacent to the site. It is currently constructed as a half street, with one lane in each direction. Union Hills does not connect to the existing Pima Road alignment. Pima Road has a design capacity of 35,000 vehicles per day; Union Hills Drive has a design capacity of 5,000 vehicles per day.

Facilities: The site is currently undeveloped. The DC Ranch land use plans identify the parcel as a neighborhood park.

Site Access: The site does not have existing access. The parcel is separated from Pima Road by property owned by the State Land Department. The parcel is separated from Union Hills Drive by property that is part of DC Ranch. This property is planned to be developed as part of their Planning Unit I; however, there is no existing development or infrastructure.

Traffic: Currently on Pima Road there are approximately 42,500 vehicles per day. On Union Hills Drive, which currently does not connect to Pima Road or to any major roads to the east, there is a negligible amount of traffic.

Level of Service: Level of service (abbreviated LOS) is a measure of how congested an intersection or section of roadway is under specific traffic conditions. The intersections that serve the site do currently not exist; therefore, level of service could not be determined.

PROPOSED DEVELOPMENT

A traffic impact study was prepared by Kimley-Horn and Associates, which examined the impacts from the proposed development under two access scenarios. The proposed aquatic center development includes a community park with proposed amenities such as an aquatic center, a fitness center, playground, and open recreation areas. Access to the site under Access Scenario A assumes a restricted access connection from Pima Road to a proposed "Loop Road" in Planning Unit I. Access under Access Scenario B assumes a signalized connection from Pima Road to the Loop Road. The Loop Road connects Union Hills Drive to 94th Street. The park site entrance is assumed to be located on the Loop Road. The connection from Pima Road to the Loop Road is referred to as the "Connector Road" in this analysis.

ACCESS SCENARIO A

Facilites: The aquatic center would contain a 25-yard competitive area with a leisure pool component. The fitness center would be ancillary to the pool facility. The playground and open recreation areas would be similar to those found in other public parks within the city.

Site Access: Access to the site would be provided by Pima Road, Union Hills Drive, 94th Street, and the proposed Loop Road. 94th Street is planned to be constructed as a two lane minor collector with a center turn lane from Union Hills Drive to Bell Road; the design capacity is 15,000 vehicles per day. The Loop Road is planned to be constructed

as a two lane minor collector with a center turn lane that transitions to a two lane local collector; the design capacity for the minor collector is 15,000 vehicles per day, the local collector is 5,000 vehicle per day. Union Hills Drive, 94th Street, and the Loop Road are all planned to be constructed as a Communities Facilities District (CFD) by DC Ranch. It is anticipated that the streets will be constructed by the summer of 2004.

There is also a proposed connection from Pima Road to the Loop Road, which would be located south of Union Hills Drive. Under Access Option A it is assumed that the intersection will be unsignalized and restricted to left-in, right-in, right-out access at Pima Road.

Traffic: The estimated trip generation for the proposed development is shown in the table below. This trip generation is based on data collected at the City's Cactus Park. It is assumed that the aquatic and recreational facilities will be similar at the two park sites.

Trip Generation

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Aquatic Center and Park Facilities	2,740	45	32	77	287	245	532

The a.m. peak hour represents the highest hourly volume expected during the 7 a.m. to 9 a.m. normal rush hour period. The p.m. peak hour is the highest hourly volume expected during the 4 p.m. to 6 p.m. normal rush hour period.

Level of Service: The study intersections are projected to operate at acceptable levels of service with or without the project traffic (LOS D or better) with the exception of the left-turn movement on Pima Road at the Connector Road. This unsignalized movement is projected to operate a LOS F due to a lack of acceptable gaps in the Pima Road traffic.

ACCESS SCENARIO B

Facilites: The development plan is the same under both access scenarios: the park will have an aquatic center with a leisure pool component, fitness center, playground and open recreation areas.

Site Access: Access to the site would be the same under Access Scenario B as was described for Access Scenario A with one exception: the connection from Pima Road to the Loop Road is assumed to be signalized at Pima Road.

Traffic: The estimated trip generation for the proposed development is the same under both access scenarios.

Trip Generation –Option B

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Aquatic Center and Park Facilities	2,740	45	32	77	287	245	532

Level of Service: The study intersections are projected to operate at acceptable levels of service with or without the project traffic (LOS D or better). Providing signalized access on Pima Road at the Connector Road facilitates traffic movement into and out of

the site; however, a traffic signal located approximately one-quarter mile north of the 101 Freeway Interchange will negatively impact traffic flow on Pima Road.

COMPARATIVE LEVELS OF SERVICE

Level of Service/Average Control Delay (in seconds)
Signalized Intersections

	Access Scenario A				Access Scenario B			
	Background Traffic		Total Traffic		Background Traffic		Total Traffic	
A.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Union Hills & Loop Road	B	11.7	B	12.1	A	6.8	A	7.0
Bell & 94th Street	A	9.1	A	9.2	B	18.1	B	18.1
Pima & Union Hills	B	19.0	B	19.3	B	17.4	B	17.5
Pima & Connector Road	n/a	n/a	n/a	n/a	A	3.5	A	3.9
P.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Union Hills & Loop Road	C	22.4	C	24.0	B	13.7	B	13.5
Bell & 94th Street	B	14.3	B	14.9	C	24.3	C	24.9
Pima & Union Hills	C	23.7	C	25.5	B	17.7	B	18.2
Pima & Connector Road	n/a	n/a	n/a	n/a	B	10.9	B	13.8

Level of Service/Average Control Delay (in seconds)
Unsignalized Intersections

	Access Scenario A				Access Scenario B			
	Background Traffic		Total Traffic		Background Traffic		Total Traffic	
A.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
94th St. & Loop Road								
NB Left	A	7.9	A	8.0	A	7.9	A	8.0
SB Left	A	7.4	A	7.4	A	7.4	A	7.4
EB LT/Thru	C	16.5	C	17.3	C	16.5	C	17.3
WB Left/Thru	C	17.9	C	19.3	C	17.9	C	19.2
Pima & Connector Road								
SB Left	F	50.4	F	52.3	n/a	n/a	n/a	n/a
WB Right	B	5.8	B	5.8	n/a	n/a	n/a	n/a
P.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
94th St. & Loop Road								
NB Left	A	7.6	A	7.9	A	7.6	A	7.9
SB Left	A	7.7	A	7.7	A	7.7	A	7.7
EB LT/Thru	C	14.5	C	20.0	B	14.5	C	20.0
WB Left/Thru	C	17.8	D	31.1	C	17.8	D	30.4
Pima & Connector Road								
SB Left	F	120	F	120	n/a	n/a	n/a	n/a
WB Right	B	8.7	B	9.4	n/a	n/a	n/a	n/a

Additional Information:
The final alignment for Pima Road has not been determined and impacts access to this site. The existing Pima Road does not follow the City's General Plan alignment. The City's Transportation Department is currently working with the concerned citizens and property owners to develop a Design Concept Report for the final alignment. A preliminary estimate for construction of this section of Pima Road, which would construct a six lane cross section with a raised median, is planned for the summer of 2005.

Summary:
Development of a community park (with proposed amenities such as an aquatic center, a fitness center, playground, and open recreation areas) would result in an estimated 2,740 daily trips. There would be an estimated 77 trips during the a.m. peak hour, and 532 trips during the p.m. peak hour.

There is currently no vehicular access provided to the site. Infrastructure will be constructed with the development of DC Ranch's Planning Unit I. A Communities Facilities District will construct Union Hills Drive, 94th Street, and the Loop Road by the summer of 2004. The site entrance is planned to be on the Loop Road.

Site generated traffic will utilize the Loop Road, a minor collector/local collector roadway, to access the site. The Loop Road is projected to have 2,600 vehicles per day on the local collector portion of the roadway. Access Scenario A adds an estimated 1,100 vehicles per day to this section of the Loop Road; Access Scenario B adds an estimated 1,160 vehicles per day to this section.

Two different access scenarios were examined. Access Scenario A assumes that there is a connection from Pima Road to the Loop Road with unsignalized, restricted access on Pima Road. Access Scenario B assumes that this intersection is signalized at Pima Road. The study intersections operate at acceptable levels of service under either access scenario with the exception of the Pima Road/Connector Road intersection. If this intersection is assumed to be unsignalized, it operates at LOS F. If it is assumed to be signalized, it operates at LOS A; however, there will be a negative impact to traffic flow on Pima Road if a signal is constructed at one-quarter mile north of the 101 Freeway Interchange.

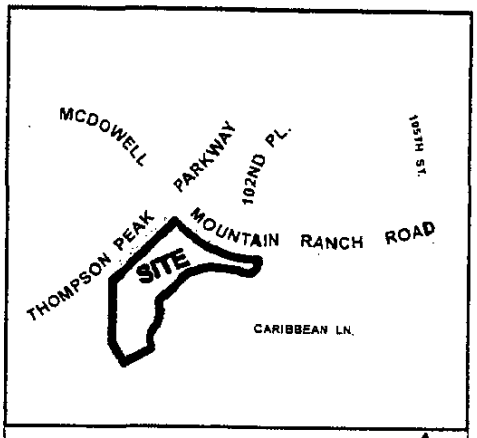
PC Report and Minutes

Planning Commission Report

MEETING DATE: November 13, 2002 ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **McDowell Mountain Ranch Park & Aquatic Center**

REQUEST Request to approve a revised Municipal Use Master Site Plan for 40+/- acres located at the southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road
20-UP-1994#2



General Location Map N.T.S. N

Key Items for Consideration:

- The Park Municipal Use Master Site Plan was originally approved in 1994.
- Two alternative site plans are proposed. Both options move activity centers away from existing residences.
- Option A will provide about ¾ of the site in natural area open space and ¼ of the site with a play ground, optional skate facility, rest rooms, and parking; this option eliminates most of the original elements.
- Option B will provide about 1/3 of the site in natural area open space and 2/3 of the site with a playground, skate facility, restrooms, parking, and an aquatic/fitness center; this option re-arranges the original site plan elements.
- Community response is mixed.
- Parks and Recreation Commission recommended to the City Council Option B

Related Policies, References:
Intergovernmental Agreement, Zoning History, General Plan

OWNER City of Scottsdale

APPLICANT CONTACT Brad Wisler, Project Manager
Capital Project Management, Municipal Services
City of Scottsdale
480-312-7626

LOCATION The southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road

BACKGROUND **Parks and Recreation Commission.**
At the November 6, 2002 Parks and Recreation Commission hearing, the Parks and Recreation Commission recommended to the City Council approval of Option B. The Commission also encouraged continued community involvement in the discussions regarding the looped road along Thompson Peak Parkway. In their discussion to recommend approval, the Parks

Commission felt that the 40 to 50% open space created by the proposed plan, the 1,100 foot buffer to the residences, and the scaled back size of the facilities were acceptable.

Year 2000 General Obligation Bonds.
In September 2000, the voters of Scottsdale approved bonding funds for recreational facilities. Funding of $10.4 million is available for this facility.

Development Activity.
The Desert Canyon Elementary and Middle Schools, softball fields/soccer fields, and parking were completed and middle school opened in August 1996. The lighting for soccer fields were constructed in 1998 and then the restroom/concession building, play fields, additional lighting, and parking for the park were constructed in 1999.

1995 Intergovernmental Agreement.
In 1995 an Intergovernmental Agreement was executed between the City of Scottsdale and the Scottsdale Unified School District to jointly develop a 75-acre site, including this subject park site. The School District is obligated and has completed its obligation to construct phase 1 and 2 improvements including interior access roads, the school and playground, parking for the school, first phase of library, and multi-use ball fields.

The City's obligation includes the restroom concession building in phase 1 and the aquatic center/park, trailhead/trail system, and phase 2 of the library. The City is obligated to construct its elements of phase 1 while the City's phase 2 elements are optional. The Intergovernmental Agreement states, "It is the intent of both parties to construct the optional facilities as depicted". In the event that the City does not implement the phase 2 optional improvements, the City must consult with the school district. Those elements already constructed by the City include the trailhead parking and associated trail system (phase 2), as well as the restroom concession building (phase 1). The remaining City obligations include phase 2 of the library and the aquatic center/park.

1994 Approved Municipal Use Master Site Plan and Design Review
Case 20-UP-1994 was approved by the City Council on October 10, 1994. Also, in 1994 the Development Review Board approved 77-DR-1994 for the same site, including site plan and elevations. Case 20-UP-1994#2 applies to the west portion of the site only.

The overall phased project proposed construction of the first phase with the elementary and middle schools, Phase 1 of the Arabian library with Citizens Service Center, 3 lighted soccer fields, and 2 lighted baseball fields, parking, and restroom concession building. Subsequent phased development included the aquatic center, additional library space, fitness center, soccer fields and picnic areas.

In the 1994 Design Review, the location of the aquatic center was at the northwest corner of the site and the fitness center was to be attached to the Middle School gymnasium. The specific elevation, floor plan, and pool plans were not identified for the aquatic center because those specifics were to occur in a later phase. (See Attachment #10)

Zoning.
Whenever a zoning district allows a municipal use such as this park use, and if the parcel size is greater than one acre, a Municipal Use Master Site Plan approval is required prior to Development Review Board approval.

The site is zoned Open Space District Environmentally Sensitive Lands (OS ESL). The OS zoning district allows for recreational uses including municipal uses. The ESL zoning district is an overlay district that is structured to protect environmentally sensitive lands and preserve natural areas.

The original zoning for the McDowell Mountain Ranch development in 1992 designated this general area as a municipal park. The development plan for McDowell Mountain Ranch anticipated 4,475 residential units including single family residences, town homes, and multi-family communities which would use this park and the park was intended to be available for the remainder of the community as well.

General Plan.
The General Plan *Land Use Element* designates the north portion of the site for Cultural/Institutional or Public Use that could include a variety of public and private facilities. The south portion of the property is designated Developed Open Space (Parks). This category includes public or private recreation areas such as golf courses and city parks. An example of an area with Developed Open Space designation is the Indian Bend Wash.

The *Open Space and Recreation Element* recommends dispersion of recreational facilities throughout the City. Projected population bases are used to determine future park needs and locations. This park and its amenities were planned when the land uses were planned for the area.

The McDowell Mountain Ranch Park is identified in the General Plan as a Community Park. The following describes characteristics of a Community Park according to the General Plan:

"Purpose:	Centralize a full range of recreational activities for major portions of the city with the capacity of accommodating large group reservations. Community parks generally feature a community center building designed to meet multi-generational recreation needs, and lighted recreational amenities and lighted sports fields.
Park Size:	20-80 acres
Area Served:	Several neighborhoods or total city-planning unit.
Location:	Preferably central to a group of neighborhoods, where possible adjacent to a Middle School or High School. Park should be within reasonable driving time of all households in the service area.
Access:	Principally auto and bike. Should have direct access from a collector street (or larger) and not through a residential area.
Examples:	Chaparral Park, Eldorado Park."

The Goals and Approaches for Open Space and Recreation are supported by several policies including:

1. "Seek opportunities to develop new parks and recreational facilities to meet the growing needs of residents and visitors of Scottsdale." And

2. "Locate community parks where they are accessible from relatively long distances. Community parks concentrate a broad range of recreational activities for major portions of the city. Some community parks also include human service facilities."

Parks Master Plan, Vision 2010.
This community park site is also consistent with the *Parks Master Plan, Vision 2010.* This document plans for all park facilities (types of parks as neighborhood parks or community parks) and amenities through the year 2010. This specific facility was identified in the early 1990's as a needed community level park. Although a skate park amenity was not envisioned at the time this plan was adopted, a swimming pool in this planning unit was identified.

This site is located in *Planning Unit C* that has population characteristics with equestrian users, senior population, and young families. Unit C is planned with a variety of specialized amenities. Gray Hawk has a boys and girls club; the Via Linda and Shea area has a senior center; the southeast area has an equestrian park; and the central area has a park with ball fields.

Planning Unit C has 19% of its population made up of children less than 18 years of age. Because of the accessibility of the site, the large number of families, and location of existing facilities, this site was selected for an aquatic center. Generally the population east of Hayden and north of Shea goes to Cactus Park for swimming programs and some of those people also go south to the other swim facilities because Cactus Pool is operating at capacity.

Context.
This site is located in the McDowell Mountain Ranch master planned community.

	General Plan Recommendation	Existing Zoning	Existing Land Use
Subject Site	Developed Open Space (Parks) and Cultural/ Institutional or Public Use	OS ESL	Unimproved
North	Suburban Neighborhoods	Townhouse residential district (R-4 ESL)	Single Family Residential
East	Developed Open Space (Parks) and Cultural/Institutional or Public Use	OS ESL	School campus, Library/Citizen Service Center, Baseball and Softball fields
South	Developed Open Space (Parks)	OS ESL	Parking, Ball fields, Golf Course
West	Developed Open Space (Parks), Commercial	Planned Convenience Center (PCoC) ESL, OS ESL, and Single-family residential district – 35,000 square feet per lot (R1-35 ESL)	Gasoline sales with grocery convenience store, and unimproved land

APPLICANT'S PROPOSAL

Goal/Purpose/Design of Request.

Two Master Site Plan Options are proposed to replace the existing approved Master Site Plan on a portion of the McDowell Mountain Park/School site.

The surrounding land was not developed at the time of the Municipal Use Master Site Plan approval. Now most of the surrounding area is developed with neighborhoods. The residents of those neighborhoods were approached by the City for input regarding the Municipal Use Master Site Plan and their desires for public amenities to serve the needs of the community. ***This proposal seeks to formalize the outcome of that community input.*** (See Attachment #8 for Community Input) ***This proposal does not change the Arabian Library phase 2 development concept nor does this proposal seek to establish a full design of the facility such as a landscape palette or color scheme, nor does it establish the architectural style of the building. Those elements will be reviewed by the Development Review Board.***

The overarching goal is to provide a place where families and individuals of all ages can come and recreate in a clean, safe and fun environment. Pedestrian access is proposed throughout the site and connects to existing and planned trails and paths in both options. (See Attachment #11 and #12):

Option A:

- Shift amenities south, approximately 1,100 feet from residences.
- Eliminate lighted tennis and volleyball courts.
- Delete the aquatic facility and fitness center.
- Approximately ¾ of the site is maintained as natural open space.
- The south ¼ of the site will include neighborhood park specifications (sized for a lower scale of park, not scaled as a community sized park) with open recreation, skate facility, playground, restroom building, and parking.
- Parking is added adjacent to existing parking and drive areas in the north part of the site.

Option B

- Shift amenities south, pool and skate amenities approximately 1,100 feet from residences.
- Eliminate lighted tennis and volleyball courts.
- Relocate aquatic facility and fitness center to south part of site.
- Add a new entrance on Thompson Peak Parkway where none was provided in the previous plan.
- Add a new access with a future loop road beneath Thompson Peak Parkway that would connect to southbound lanes of Thompson Peak Parkway.
- Provide traffic signal at the intersection of McDowell Mountain Ranch Road and 102nd Street.
- Add new parking adjacent to existing parking and drive areas in the north part of the site.
- Provide parking for the aquatics center and fitness facility.

Several alternative sites were evaluated as potential replacement sites for the community park. At this time no formal hearings or decisions have been made regarding those alternatives.

Key Issues.

- This proposal would implement the General Plan's Open Space and Recreation Element for this Community Park that encourages park amenities throughout the City.
- The census tract, which includes the McDowell Mountain Ranch area, has the highest youth population of any area of the City and the proposed Option B facilities would meet their needs.
- Option B would provide equitable access to aquatics / fitness facilities.
- Option A would result in a park with fewer recreational choices and require consideration of an alternative location for an aquatics and fitness facility.
- Both Options move activity areas away from residences.
- The peak use times of the park and the school are opposite and therefore there would be limited traffic conflicts.
- This amends an already approved Municipal Use Master Site Plan.

Community Impact.

Population characteristics: The concentration of youth in McDowell Mountain Ranch environs is the greatest of any section of the City. While there are private recreational facilities within the McDowell Mountain Ranch community, no public pool and fitness facilities are located nearby.

Impact of potential improvements: The site design of both options sets the facility farther from residences. Option B proposes changes to traffic patterns to/from the site. Option A minimizes the overall improvements on the site and results in less site disturbance.

A noise impact analysis was conducted which indicates that 24db would be experienced at the closest residence that compares to very low noise impact typical of a quiet residential neighborhood or much like leaves rustling, see Attachment #9.

The park currently has outdoor activity areas. The adjacent playfields with 80-foot high field lights are outdoor activities. A complete lighting plan and analysis will be required at the time of development review. Any lighting proposed will need to meet current design guidelines. The addition of outdoor activities and lighting will not be uncharacteristic of this area because these characteristics already exist.

The open space proposed in both options between the existing residences and the outdoor activity areas will increase the distance and help to diminish impacts from noise or lighting onto the residences.

<u>Option A</u>

This option would require that residents in this part of the City travel to other locations for aquatics, fitness, tennis, and volley ball recreational activities. As a result a greater burden of traffic and use of facilities would result in other neighborhoods. The nearest City pool and fitness facility is located at the Cactus Pool and Fitness Center on the northeast corner of Scottsdale Road and Cactus Road. Furthermore, there are only 2 other City pools and these are at Chaparral Park and at Eldorado Park. Private recreational facilities are available throughout the City and would also be available for those who prefer private recreation. Option A would reduce the amount of traffic on the adjacent streets and increases the undisturbed land area in this park.

Option B
This option would provide a pool facility in this area of the City, resulting in a greater distribution of resources throughout the community. In addition, the previous planning activities including General Plan efforts, zoning, Municipal Use Master Site Plan activity, intergovernmental agreement, and bond obligations would be implemented. A new road and access driveway system would be added to the park to help alleviate traffic in this area. The peak annual use for an aquatic facility is during the summer. Attendance drops off during the school year. Of the City pools, one pool south of Shea Boulevard and one pool north of Shea Boulevard is kept open year round in order to accommodate school and competitive swimming through the school and city cooperative agreements.

IMPACT ANALYSIS

Traffic.
Development of the site under Option A, expansion of the Arabian Library and a minor expansion of the existing park facilities, would result in an estimated additional 678 daily trips. There would be an estimated additional 32 trips during the a.m. peak hour, 76 trips during the pre-peak hour (the afternoon period that coincides with the adjacent schools dismissal times) and 62 trips during the p.m. peak hour.

Development of the site under Option B, expansion of the Arabian Library and the development of a more intense community park (with proposed amenities such as an aquatic center, a fitness center, a skate park, playground, and open recreation areas), would result in an estimated additional 3,388 daily trips. There would be an estimated additional 103 trips during the a.m. peak hour, 403 trips during the pre-peak hour, and 588 trips during the p.m. peak hour.

Site access will be improved with the development of either scenario. The City of Scottsdale is planning to construct a traffic signal at the main entrance into the schools, 102nd Street and McDowell Mountain Ranch Road. Other improvements associated with both Option A and Option B are the following:

- The school driveway would be widened with the construction of the signal to provide an exclusive left-turn lane.
- A second northbound right-turn bay will be added to the intersection of MMR Road and Thompson Peak Parkway.
- The westbound dual left-turn bay will be extended at the intersection of MMR Road and Thompson Peak Parkway.

With the development of Option B additional site access will be provided:

- A right-in, right-out driveway would be constructed on MMR Road between Thompson Peak Parkway and 102nd Street.
- An additional driveway would be constructed on Thompson Peak Parkway south of MMR Road that allows the right-in, right-out, and left-in turning movements. Southbound access onto Thompson Peak Parkway would be provided by either a full median opening or by constructing a loop drive under the existing bridge.

The roadway system in this area with the mitigation that is proposed will be able to handle the traffic generated by the project under either Option A or Option B with less delay than is experienced today, especially at the locations of highest congestion.

Development information.

- *Existing Use:* Unimproved
- *Development Description:* Two park options are proposed.
- *Parcel Size:* 40 acres

Water/Sewer.
Water lines exist in the adjacent street right-of-ways and in the existing fire lane to serve this site. Some improvements will be required for the on-site development including water meter(s) and any associated on-site water lines.

A sewer line exists in McDowell Mountain Ranch Road and across the ball fields to the east. The sewer lines will need to be extended to any new buildings or facilities constructed with this property.

Police/Fire.
This site is located within Police Service District Three, with police service from 20363 N. Pima.

The police staff has advised that the safety and welfare issues surrounding policing for parks facilities generally are found to be minor incidents such as theft and burglary of automobiles. Typical ordinance violations are related to park rules such as riding bicycles on the skate park. The neighbors have expressed some concerns about gang activity, however the police department does not have any intelligence which would lead to a conclusion that gangs would be an issue at the park.

Design of parks can help to prevent crime and the police department evaluates the park design for police access and observation of various parts of the parkland.

Schools District comments/review.
At the April 25, 2002 City Council and Scottsdale Unified School District Subcommittee meeting, a presentation was provided for this project. After that, the application was formally submitted and the Scottsdale Unified School District has been notified of this application. This proposal does not propose any new residential units and therefore there will not be any new students for the school district. Through a Master Intergovernmental Agreement for reciprocal park/school use and the park would be available for school use.

In correspondence from the Scottsdale Unified school District dated November 4, 2002, the school district is supportive of the park, playground, fitness center, skate park, and / or aquatics center. The school district indicates that the aquatics center "would help fill a very real need for high school swim team activities."

The School district also stated concerns regarding existing traffic and supports the traffic improvements proposed in this site plan proposal.

Open space, scenic corridors.
The character of open spaces in the McDowell Mountain Ranch Character Area follows linear corridors leading up to the mountains, and range from intimate to very broad in dimension.

Thompson Peak Parkway is identified on Scottsdale's Scenic Corridors map to be improved with buffered setbacks. The intention of Scenic Corridors is to develop with linear open space parallel to a thoroughfare that provide a sense of openness for the community by preserving the natural setting, providing views of mountains, and links to vista corridors along major washes and to buffer the adjacent land uses from traffic.

Community involvement.
Public comments on the conceptual development plan started in 2001 with meetings in the community on November 1, 2001; December 13, 2001; January 31, 2002; October 10, 2002. There were meetings with homeowners, the school district, McDowell Mountain Ranch individuals and groups. Site tours have been conducted as well. In addition, the Park Planning Commission met in a work-study session on October 23, 2002 and a regular Park Planning Commission meeting was held on November 6, 2002.

There have been many comments some neighbors support the full aquatics fitness center and skate park while others do not. Traffic, noise, vandalism, illegal activities, gang concerns, and safety were concerns.

There were a variety of sketches and designs developed through Community involvement. The original site master plan was the starting point for the design process. The site planning incorporated community view sheds, amenity locations in proximity to nearby residences, vegetation retention, and relationship to the verde canal. A design charrette was held with members of the community. Along with the charrette the community was asked to rank which types of facilities they would like to see in this park. The aquatic and fitness center was ranked number one, with open recreation and natural open space following close behind. In the resulting design, some of the originally proposed amenities needed to be deleted in order to provide more open space on the site. Regarding circulation, the community desired alternative access into the site and improvements to the adjacent streets to facilitate better traffic flow.

OPTIONS AND STAFF RECOMMENDATION

Description of Option A:
The Planning Commission could choose to recommend approval of the request for either Option A or B, subject to stipulations.

Description of Option B:
The Planning Commission could choose to continue the case to obtain more information or citizen input.

Description of Option C:
The Planning Commission could choose to recommend denial of the request, finding the original site plan is the most acceptable for this site.

Recommended Approach:
Because of the existing policies in place, staff recommends approval of Option B, subject to the attached stipulations.

RESPONSIBLE DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

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APPROVED BY

Kira Wauwie AICP
Report Author

FOR:

Randy Grant
Chief Planning Officer

APPROVED

COMMISSIONER NELSSEN stated the report does not reference the type of work that would be done on boats. He inquired if there would be any mechanical work done on this site. Mr. Ward replied that there would not be any mechanical work done on this site it will be installation of automobile accessories only. He stated there would not be any work done on boats. The reason boats was included was because it fell under the same category as automobile accessory installation.

COMMISSIONER NELSSEN stated the report indicates that all work would be done indoors. He further stated if the two bay doors are open, there could be an issue with noise if they are installing a loud stereo system. He inquired how staff has addressed that issue. Mr. Ward stated installing a loud stereo system with the bay doors open is a possibility, however, that would be a violation of the use permit and if there was a complaint it would be handled by Code Enforcement. He remarked these are reputable mechanics and he believed they would be quite concerned about not blasting a stereo that may be heard several hundred feet away at adjacent properties.

COMMISSIONER OSTERMAN MOVED TO FORWARD CASE 20-UP-2002 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL INDICATING IT DOES MEET THE USE PERMIT CRITERIA. SECOND BY COMMISSIONER HEITEL.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

10. 20-UP-1994#2 (McDowell Mountain Ranch Park & Aquatic Center) request by City of Scottsdale, applicant/owner, to approve a revised Municipal Use Master Site Plan for 40+/- acres located at the southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road.

MS. WAUWIE presented this case as per the project coordination packet. Staff recommends approval of Option B, subject to the attached stipulations.

BILL EXHAM, General Manager, Community Services, gave a broad overview from a parks and recreational planning perspective for this facility. Mr. Exham provided information on the background and history of this request. He reported the Parks and Recreation Commission recommended to the City Council approval of Option B.

PHIL WEDDLE, Weddle Gilmore Architects, stated the original master plan for the site was the starting point for the City and the design team as they started the public input process. He discussed some the issues they saw with the original master plan and how through the community input process the design has evolved. He discussed the intersection improvements. He provided an overview on the design services. He also provided an overview of Option A and Option B. He concluded as they move forward with this design

there is a strong emphasis on retaining the desert character of that area and building off of that character.

VICE CHAIRMAN LOTZAR inquired with the modifications that have been made to the plan to reduce some of the amenities, which are fully funded by the bond, what will happen to the additional money from the bond will it go to other parks throughout the city. Mr. Exham replied if that money is not needed to complete some of the unplanned traffic improvements that have been identified with the new plan, it would stay in the pot of bond money and can be used on any of the other park projects that were approved by the voters.

COMMISSIONER NELSSEN stated there have been concerns expressed regarding access to the school site from the park site from undesirable elements. He inquired what precautions are built into this site plan to buffer those concerns. Mr. Exham stated the site is open right now for use and there are1500 children who utilize that site on a daily basis. In discussing this with our Parks Department, it was felt that by the way the buildings are sited there are good supervisory viewpoints from the aquatic center. Currently there is not regular staff on the site so there is access any time to an desert area that is uncontrolled. With the addition of the amenities, they will have people utilizing this facility in a proactive manner, which provides observation for other activities as well as regular staff when the aquatic center is open.

COMMISSIONER NELSSEN stated there have been comments made about the unsatisfactory traffic conditions on Thompson Peak at McDowell Mountain Road and 102nd Street and the traffic coming out of the school. He further stated he always has questions about the traffic impact analysis because there was a traffic analysis study that created the issues they have today. He inquired how do they know the current traffic analysis is going to address the issues they may have in the future.

MR. LITTLE reported this particular proposal has gone through rigorous scrutiny both from the consultant who has done a very comprehensive and thorough job on their analysis as well as the staff analysis of their analysis so there have been two different layers to look at this. He further reported they have much better data today than they have had in the past.

COMMISSIONER NELSSEN stated the figure of 10,000 trips per day was added in for future growth. He further stated the tape they were presented indicated most of the growth was to the north. He inquired did that take into account the four quadrants around the 101 and Scottsdale Road which he considers to be intense development that is planned to occur in the future.

CHUCK WRIGHT, Kimmley Horne & Associates, 7600 N. 15th, stated they have done a lot of work on this site. He further stated this area is undergoing a great deal of change in terms of the land use. He reported they have looked at the future projections and have considered all of the factors. They believe their projections are conservative and are in line with what they expect in this area.

COMMISSIONER NELSSEN stated his concern is that there are a lot of homes and a lot families in this area and this would be the only aquatic facility in the area and with the rate they are growing in the north there will be an increased demand on this facility. Mr. Little stated that is a very good point. He further stated the growth that is anticipated needs corresponding growth in the infrastructure to support it. They have planned projects that are funded and will be put in place, which again builds their confidence that the infrastructure will be put in place to support the growth in this area.

COMMISSIONER STEINBERG inquired if the combination of an aquatics center and skateboard park has been done elsewhere in the City? Mr. Exham replied at El Dorado Park. Commissioner Steinberg inquired when you compare that to Cactus that does not have a skateboard park is there a difference in crime incidents at the two locations. Mr. Exham replied there are probably a few more incidences at El Dorado and the Police probably have a specific report. Most of the things they deal with at those types of facilities have to do with things like dogs off leash, bikes riding in the skateboard area as well as there are some vandalism things that happen. He remarked the skateboard facility turned out to be a very positive facility at El Dorado.

COMMISSIONER STEINBERG inquired if they could restrict the hours at the skateboard facility and restrict the access by using a gating mechanism. Mr. Exham stated there is a possiblity of fencing the skateboard facility so they can lock the site. He further stated they did not gate the El Dorado facility. The major reason they did not gate that facility was because of liability. They also made the decision not to supervise it either. The benefit of where the proposed facility it located is that there is a direct view from the aquatic facility administrative offices. He noted parks usually close at 9:30 p.m.

COMMISSIONER STEINBERG stated in December 2001 community input indicated that the aquatic center was the top amenity and then in April 2002 it became an contentious issue with 72 percent of the McDowell Mountain Ranch residents opposed. He inquired what happened in between. Mr. Exham stated he does not know where he got the number of 72 percent of the residents opposing it. The McDowell Mountain Ranch Association send out about 3500 ballots and out of that number only 500 were returned so it should reflect that 15 percent were opposed not 72 percent.

VICE CHAIRMAN LOTZAR inquired how much of the bond money would actually go to the park facility verses the road improvements. He stated he is concerned about making sure that park dollars are used on parks verses transportation needs. Mr. Exham stated they have not gotten into all of the detailed cost because it is just a master plan rather than a detailed design. Vice Chairman Lotzar inquired out of the $10.4 million how much will be going to the road improvements. Mr. Exham replied there was a general estimate for that general loop road of $100,000.

COMMISSIONER HEITEL inquired if the future projections were done by adding the additional 10,000 trips per day did that presume the intersection improvements were completed indicating that those additional trips would work. Mr. Wright replied in the

affirmative. Commissioner Heitel inquired if the trips per day calculations for Option B were derived from a comparative study of Cactus Park or one of the other parks. He stated logic says that aquatic centers are utilized very extensively a few months out of the year that they would not have a consistent number of trips per day through out a 12-month period. There might be two or three months of high intensity use with tapering off to uses that are more school related. He further stated if you use the trips calculated from sites that were mostly drive in sites logic would assume that there should be some reduction based on a community that has trails and connectivity to it that kids and participants at the pool and skateboard park would not be driving. The intent with the trails system is to connect it to the community. He inquired if that was taken into account. Mr. Wright commented those are very good observations. He further commented they have always tried to be very conservative in their assumptions when they were predicting the activity levels for this facility. He further commented they recognize that this facility has many more opportunities for pedestrian oriented trips. He discussed the projected activity levels at this site. He concluded they are very comfortable with the very conservative analysis.

COMMISSIONER HEITEL inquired about the proposed left in that median cut at Thompson Peak there seems to be an open option that might turn into a left out scenario. He further stated that concerns him from a traffic standpoint. He inquired if that is an option that could end up being created with that loop road? What are the difficulties of not achieving that loop road connection and that situation evolving into a left out traffic nightmare? Mr. Weddle stated there are two options that are being studied for the left southbound access. One would be a left turn lane that would be through a median cut and the other is through loop road. There are also two options being studies for the southbound ingress into the site from Thompson Peak Parkway one would be a median break as currently shown and the other is a two-way loop access. At this point they are investigation both options from a service standpoint safety and cost standpoint. They are working with staff to find the most efficient solution.

COMMISSIONER OSTERMAN requested information on who will be the projected users of the aquatic facility. He also requested information on the projected high use times and where would these users would be coming from. He inquired how many parking spaces would be provided. Mr. Exham replied the high time use would be June and July. He stated during the Summer months swim lessons and Summer recreation swimming. They also have lap swimming going on and competitive team practices would occur. There would be high school swimming practice and senior citizens use it for exercise programs. The pool would also be used for medical therapy use. He noted this facility will be more line with the facility at El Dorado. He further noted a lot of the people who are using the Cactus pool will use this pool. Mr. Weddle stated the parking that is being proposed for Plan B shows a total of 178 parking spaces being added to the site. The ordinance requires 127 spaces.

COMMISSIONER NELSSEN inquired if there would be a significant change in the peak months if the school year went from 9 months to 12 months. Mr. Exham stated they felt the peak months will remain in the summer months. Commissioner Nelssen stated his concerns are regarding the traffic issues and whether there would be conflicts if the school was in

session year round. He further stated he wants to make sure they cover all of the bases as much as they can. He noted there is no question that this facility is needed.

VICE CHAIRMAN LOTZAR inquired how much of a savings will occur by reducing the skateboard park from 30,000 feet to 18,000 feet. Mr. Exham stated at this point they have not done all of the design work but he would guess a couple hundred thousand dollars.

VICE CHAIRMAN LOTZAR stated he felt supervision would improve the Wedge. Mr. Exham stated that for liability reasons they chose not to have the Wedge supervised. He further stated the kids do a good job of self-regulating.

CHAIRMAN GULINO inquired if there were lights proposed for this facility. Mr. Weddle stated there is lighting being proposed on the pool deck and at the skate park and is mainly security lighting.

CHAIRMAN GULINO inquired if this site came from the McDowell Mountain master plan. Mr. Exham replied in the affirmative.

CHAIRMAN GULINO inquired how far would people drive to use this facility. Mr. Exham replied it would serve the general area.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY stating he has 19 cards from citizens not wishing to speak 16 opposed and 3 in favor.)

DAVID MATUSOW, 10447 E. Texas Sage, spoke in opposition to this request. He provided a power point presentation that outlined why the proposed Aquatic Park at McDowell Mountain Ranch is an example of poor planning by the City of Scottsdale, has been sited here without regard to it impact on the surrounding neighborhoods or location within the city, and raises serious questions about the issues of "fairness" and balanced planning for all the residents of the City. Mr. Matusow outlined his concerns regarding traffic. He commented he felt McDowell Mountain Ranch has a vastly improportionate number of facilities and services within or at its borders.

Mr. Matusow stated the City has done no feasibility study or cost estimates on the development of the loop road. He further stated in the event the Planning Commission recommends approval for this plan, this loop road must be stipulated as part of the plan in no uncertain terms. He discussed the environmental impacts to the site.

SANDY ESMAY, 10618 E. Betomy Drive, spoke in favor of this request. She stated she is a resident of McDowell Mountain Ranch and an employee of Sunbelt holdings the original master plan developer for McDowell Mountain Ranch. She further stated that she served as the Director of Marketing for the community center in 1995 until the information center closed in 2000. She reported that from the beginning they touted a lot of wonderful amenities including the aquatic center that was planned for this development. Information regarding

these amenities was passed out at the center. She concluded she would urge the Commission support Option B.

CHRISTINE SHCILD, 10849 E. Jasmine Drive, spoke in favor of this request. She presented information regarding why alternative site L was not appropriate. She stated the voters have approved the bond for this facility. She further stated that staff has modified the original plan to address the concerns and desires of the community. She concluded she supports Option B.

DAN SOMMER, 10346 E. Morning Star Drive, spoke in opposition to this request. He provided clarification on the McDowell Mountain Ranch Survey that was sent out to all of the households. He remarked 72 percent of the respondents were opposed to the aquatic center. He expressed his concerns regarding Library drive. He stated he is opposed to the location and size of the park and aquatic center. He further stated he is concerned about the detrimental impact this facility would have on their lives. He stated the loop proposal is critical. He outlined his safety and traffic concerns. He further stated at the very least he would urge the Commission to make the proposed park a self-contained unit that protects the integrity of the community.

DONN LOPER, 10761 E. Laurel Lane, spoke in favor of this request. He stated he was born in Scottsdale and his lived here for 47 years and has a vested interested in the character of the community. He further stated he felt the traffic and safety issues have been addressed. He remarked this proposal has received unanimous support from the Parks and Recreation Commission. He provided information on the benefits of the park and the recreation center. He concluded by not building the park at this location would disenfranchise every citizen who voted yes in the 2000 bond election.

KEN LEWIS, 11026 Verbenia Lane, stated he is an engineer and his best client is the City of Scottsdale so he is very familiar with the planning process. He reviewed the facts for this case. It is a fact that a pool is needed in this area. The facility has been planned for 10 years. The traffic issues have been addressed objectively. The safety issues have been addressed. It would be very expensive to stop the planning process and start all over.

PAULA STURGEON, 10883 E. Le Marche Drive, spoke in favor of this request. She stated it is the role of the Planning Commission to approve the highest and best use for the land. She further stated there are people who will use this facility. She remarked she speaks tonight as a handicapped woman who will use the facility at McDowell Mountain Ranch. She further remarked this pool would provide an electronic lift to assist handicapped and elderly people in and out of the pool. She noted the facility would provide a variety of swim lessons and competitive swimming. She concluded she remembers a time when Scottsdale's highest and best use of land was for homes, schools, parks and churches. She urged the Commission to vote in favor.

KIM ABBS, 9719 E. Pine Valley Road, spoke in favor of this request. She stated she felt this would be a wonderful addition to their City and has been appropriately planed for. She

further stated it was approved for in the 2000 bond election. She remarked this facility is sorely needed in this area. She further remarked the school grounds are locked during the day and are patrolled. She commented on the convenience of the site to the 101 freeway and the surrounding area. She further commented the loop road would minimize the traffic congestion.

ARIANE CLEVERLY, 9857 E. Evans Drive, spoke in support of this request. She reported her family has been patiently awaiting the building of this park for 10 years. She further reported she felt this park belongs in the City of Scottsdale but happens to be located in McDowell Mountain ranch so she would suggest changing the name. She stated the school is fenced in and she felt safety would not be an issue. She urged the Commission to vote in favor of this request.

ARTHUR MONES, 15050 N. Thompson Peak Parkway, representing Horizon Master Association and Villages North HOA, spoke in opposition to this request.
He stated this is about poor land use. He further stated the traffic in his neighborhood to the south and west was never addressed in the report. He remarked he felt this was a poor site from a traffic standpoint. He discussed his concerns about the disclosure issue. He noted information about the aquatic park was not included on the McDowell Mountain Ranch website. He further noted he felt this facility should be located at another site.

FRANK HANSEN, 10857 Le Marche, spoke in opposition to this request. He expressed his concerns regarding the safety factors for the schools. He further stated that he is not opposed to the aquatic center but he has concerns regarding the skateboard facility. He commented skateboard facilities have drug and gang problems.

NONO OLIVER, 6908 E. Portland, spoke in favor of this request. She stated she is handicapped and depends on the water to make her feel well. She further stated the staff at the pool facilities is very helpful and would helped in any way possible. She urged the Commission to vote in favor of the aquatic center.

GARY NEISS representing McDowell Mountain Ranch Aquatic Community Center Task Force, spoke in favor of this request. He stated there was always an intent to build an aquatic center at McDowell Mountain Ranch. He further stated this is the last piece of the puzzle. This facility would serve the needs not only of the residents of McDowell Mountain Ranch but also the Scottsdale Horizon area. This was envisioned back in 1991 and is part of the parks master plan. He noted the residents have been informed about this facility. He remarked this facility is needed in this area. He further remarked there is no question that the outstanding issues have been addressed. He outlined the reasons to support this request.

MAGGIE GRAVES, 10570 E. Morning Star Drive, spoke in opposition to this request. She presented the Commission with a handout that provided exhibits regarding the disclosure aspect of this issue. She reported the exhibits she has provided show clearly that McDowell Mountain Ranch homeowners were not made award of the City's plans to develop an aquatic

center, skateboard park, and multi-use recreational facility at the Desert Canyon school site when they bought there.

RONNIE KEIFER, 9557 E. San Salvador Drive, representing Scottsdale Aquatic Club, spoke in favor of this request. He stated the aquatic complex would suit the needs of many. Included in complex is a 50-meter by 25-yard competition pool, a 25-yard by 25-yard diving/swimming pool and a 2-yard by 25-yard play/therapy/swimming pool. A complex of this nature would fit the needs of learn to swim, senior programs, swimming programs, syncro programs, diving programs and enough deep water to offer scuba lessons and enough water for boating activity classes. Given the complex and its entirety, a complex as this could host major aquatic competitions, which can help the tourism industry. He reported the maintenance of this facility would be no more than any other configuration.

LOWELL HICKS, 11007 E. Winchcomb Drive, spoke in opposition to this request. He expressed his concerns regarding the additional traffic this facility would generate. He also expressed his concerns regarding the fact that there is not a system to reroute vehicles if there is a stalled vehicle. He remarked he felt the traffic report did not directly address traffic safety features. The report does not address the traffic accident history. He requested the Planning Commission to please address the traffic safety impact with this proposal before passing the resolution.

CHARLES BLACK, 16593 N. 105th Street, stated he opposes the current site. He stated his concerns are regarding the safety of the children and the increased traffic volumes. He expressed his concerns regarding the unsupervised teenagers that would be dropped off to use the park. He presented the Commission with a copy of a newspaper article that discussed crime prevention. He concluded he is opposed to the site and would request they consider other options.

BOB ALICO, 11043 E. Winchcomb Drive, representing MMR Park Committee.
He stated for the record that he presented to the Commission a letter dated 11/13/2002 from him concerning the safety of Desert Canyon Elementary School, Desert Canyon Middle School and the Arabian Library. He further stated he has also presented a paper with signatures titled liability and pages 1 through 10 of a packet titled State of Arizona Department of Real Estate Subdivision Public Report. He provided an overview of his concerns regarding this site. He remarked he felt the decision made in 1995 was an error in judgment. He further remarked he would request alternative site L is considered.

ROBERT GEWALD, 16558 N. 104th Way, spoke in opposition to this request. He stated he and his family are worried this project will increase the possibility of crime in the McDowell Mountain Ranch Community. He further stated he supports this project but not in his neighborhood. He commented he is concerned regarding the unsupervised children and teenagers being dropped off at this facility.

RUTH MONES, 15050 N. Thompson Peak Parkway, expressed her concerns regarding the additional traffic. She stated this is an inappropriate land use and they should find an alternative site like Site L and then move forward.

GREG LINN, 10944 E. Beck Lane, representing MMR Park Committee, spoke in opposition to this request. He presented the Commission with a copy of his presentation. He stated as a resident of McDowell Mount Ranch and a parent of two children that attend Desert Canyon Elementary School, He wanted to express his serious concerns related to the proposed location of the Aquatic and Skate Board Center. The inherent trouble with the proposed location is that it will require that a disproportionate slice of both the initial capital budget and going forward operating budget to be directed toward safety and traffic concerns. Several of the other proposed locations will not require the same level safety and traffic concerns. He concluded he felt the Planning Commission should table this discussion until all of the facts and circumstances are known.

PHYLLIS MATUSOW, 10447 E. Texas Sage, spoke in opposition to this request. She stated this facility would not fit in with the ESLO guidelines. She stated the proposed facility does not fit with the desert landscaping. She inquired why was McDowell Mountain Ranch skipped over in the character area study. She expressed her concern regarding the difficulty of collecting information regarding this facility.

JOHN BLANGIARDO, 10823 E. Autumn Sage Drive, spoke in opposition to this request. He expressed his concerns regarding safety in the schools. He stated he is not opposed to the aquatic facility but he is concerned about the location. He further stated he felt they were cramming too much activity into a small area. He noted he felt placing this facility in the vicinity of a middle school was not appropriate. It would be more appropriate next to a high school. He outlined his concerns regarding traffic.

LEWIS RAPPAPORT, 10819 E. Butherus Drive, spoke in opposition to this request. He stated that he felt very strongly that this is not the right location for this facility. He further stated he felt it was an unsafe situation. He remarked he felt they should consider alternate sites.

(CHAIRMAN GULINO CLOSED PUBLIC TESTIMONY)

MR. EXHAM stated there were comments made regarding vision and whether they looked down the future at what might happen. He further stated that he would like to make it clear that the developer was a participant in the development and the location of this site. When discussions first got underway the School District, the City of Scottsdale, and the developer all worked together to identify the types of amenities that could work well together to serve the projected population. Not only did the developer help identify the site they were so committed they donated 71 acres in that area. They all worked together to make that vision happen. This is a well planned for project and all of the issues regarding noise and traffic have been well thought out.

Mr. Exham stated one speaker mentioned they would have to purchase more property to accommodate the loop road. He further stated they have been working with the BOR and they will not have to purchase more property to accommodate the loop road.

JOHN COCA, Scottsdale Police Department, presented information on safety and security issues as they relate to this facility. He stated that no matter what kind of development that is built whether it is a park or a strip mall anywhere you bring in human beings it will bring in police calls for service. However, their records indicated that incidence of crime in parks is extremely low. He noted there is a police substation located at Pima and Thompson Peak Parkway, which is about four or five miles away from the proposed park site. He further noted the fact that the proposed park site is next to the school, barring vacations or training days, there is an officer at the school for the DARE program and the park would be patrolled during the summer months.

COMMISSIONER NELSSEN stated in the tape that was presented to the Commission Officer Coca had stated there were 3500 citizen or police initiated phone calls. He requested clarification on that statement. Officer Coca replied they took a mile radius for each park location to see how many calls for service that are police initiated or citizen initiated. The number is closer to 22,000 near El Dorado park and 3,800 near McDowell Mountain Park.

COMMISSIONER NELSSEN requested Officer Coca address the issue of gang presence in north Scottsdale. Officer Coca stated the incidents of gang members committing crimes in City parks are few and far between.

COMMISSIONER STEINBERG inquired if the Officer had any concerns about the different components proposed mainly the skate park, the school and the aquatic center. Officer Coca stated the mixture from their perspective has to do with crime prevention through environmental design. They try and work with them so that crime is prevented through the design of the park.

MR. LITTLE stated the three issues brought up during the citizen comments had to do with safety, traffic volumes and the loop road. He further stated safety is the most important consideration when looking at traffic circulation in and around a park facility. He discussed the improvements that are being proposed. He also discussed the traffic delays and how they plan to reduce the delays. He reported on the improvements that will be made because of the

citizen input. He further reported they have taken a conservative approach to the traffic report.

COMMISSIONER NELSSEN stated it was noted in public testimony that the neighbors to the south and west of this site were excluded from the traffic study. Mr. Little replied those neighborhood were not excluded from the study in actuality they know what the impact are because they have been working with the Horizon neighborhood for a long time on traffic impacts not only for this facility but by other development.

COMMISSIONER NELSSEN stated he is concerned about what would happen if there is an emergency blockage of the traffic either on McDowell Mountain Ranch Road or Thompson Peak Parkway. He inquired is there any way to go around that corner or would they just be grid locked until the lanes are cleared. Mr. Little stated that is a good question. He further stated there are natural features that limit the access to certain places in our community. In this case, there is a significant man-made feature the canal and on the other side are the mountains so there are challenges. He reported there is a study being done for emergency planning purposes for the entire community that will identify routes that people can go out of if there are events. They need to have in place evacuation routes and access routes for emergency vehicles so they will make sure there is a plan for this area. Commissioner Nelssen stated his concern for this site goes beyond just a delay in arriving at wherever you are going to. He inquired what would happen if a natural gas truck trips over. They have two schools and a park site and it does not appear they have any way to get them out of there. He stated he wanted it in the record that is something they need to deal with.

VICE CHAIRMAN LOTZAR inquired if the future roads will be adequate for buses to navigate through. Mr. Little replied in the affirmative.

VICE CHAIRMAN LOTZAR inquired if there was any other form of assurance they could give that would assure the residents the loop road will be a component of the approval of the project other than including it as a stipulation to their approval if they were to vote in that manner. Mr. Little stated that it is stipulated and it does provide significant impetus to that. It would not be eliminated unless there was a compelling reason to do that. If there were no loop road, the site does not work. It is their preference to have it in.

VICE CHAIRMAN LOTZAR stated it is his strong preference that the bonds that were approved for park uses are used for park uses and not transportation uses. He inquired if there were other funds available to the Transportation Department that are available for the construction of the loop road. Mr. Little stated the funds for all of the necessary road improvements are included as part of the overall project budget.

COMMISSIONER OSTERMAN requested a quick overview of Location L. Mr. Little stated that location L is near Pima and Bell Road. From a traffic stand point it may have potential but no studies have been done. Commissioner Osterman inquired if this property was City owned. Mr. Exham provided information on the history of this site and the

discussion that have taken place. He further stated it could be a viable site but it was originally looked at as a neighborhood park. He further noted they do own this site.

COMMISSIONER HEITEL inquired if it would be fair to say if the loop road is constructed that the left out issue on Thompson Peak Parkway would not be constructed. Mr. Little stated a left turn out of the site onto Thompson Peak Parkway would not be supported by the traffic engineering.

COMMISSIONER STEINBERG inquired if all of the roadway improvements would be constructed before the aquatic center or concurrent with the aquatic center. Mr. Little stated he cannot tell them exactly how it would be staged. It is a staff's priority that they are not retrofitting improvements into sites. Their plan is to do it concurrent with the development of the site.

CHAIRMAN GULINO inquired if they have the commitment to do the loop road with access to Thompson Peak Parkway and to McDowell Mountain Ranch Road. Mr. Little replied there is full commitment of all those associated with this project.

CHAIRMAN GULINO requested further information on the level of service calculations in the immediate vicinity of the project. Mr. Weddle provided an overview of the level of service calculations for this project.

CHAIRMAN GULINO inquired relative to the big picture and what is happening in the next two to five years with the State Land, the Stack Forties project and other projects. What tools are they developing to ensure that as we move forward we are not creating problems for ourselves? Mr. Little stated they are using the MAG plans and they have in place the development of a master street plan. This will give them more details so they do not exceed their infrastructure.

COMMISSIONER STEINBERG stated he would like to commend the City staff for being responsive to the citizens needs and addressing their concerns by moving things around so that it is a more palatable development. He further stated he would also like to commend the architects for being very sensitive in siting all of the improvements in a very unobtrusive way. He remarked he felt the project would be a great asset to that part of the community. He further remarked he has heard a lot of issues tonight and he came here thinking the skate board park was very incongruous use considering all of the opposition and the safety concerns. He stated he also came away thinking perhaps the kids doing the petty vandalism the 11 to 15 year olds that are unsupervised that perhaps they need a place to congregate. Places where they can spend time and expend energy in a meaningful manner under the supervision of adults. He further commented he felt these components would work well together. He noted there are some concerns regarding traffic but the city staff has done a wonderful job proposing remedies to mitigate traffic problems as they exist today so the level of service in the future will improve as a result of the recommendations they have read and heard about tonight.

He commented there are legitimate concerns and it will take policing and community input throughout the longevity of this development to make sure petty occurrence doesn't occur often and it should be left up to the citizens and the police.

He stated he heard comments that it should be a self-contained unit with gates and walls but he felt that was in opposition to what they are trying to achieve that is harmonious blending with the desert asset.

He remarked the city voted in 2000 and the citizens' spoke. He concluded he felt it was time to carry out their wishes and he is in support of Option B.

COMMISSIONER NELSSEN stated there was a comment made by Ms. Mones about this being a done deal and he believes she is correct. It was a done deal. With the bond election and previous City planning it was just the details had not been worked out. He further stated there will be more finessing of the details as this moves forward to the City Council. He remarked there have been suggestions regarding using other sites. He further remarked he spent almost six years on the Parks and Recreation Commission and he remembers the proposal for the Wedge was made by a couple of kids and by he time it was built they were grown men. He stated he does not want to see that happen because they don't have the time based on the pace of growth in the City.

He remarked there were comments made about the desert lifestyle at McDowell Mountain Ranch. He further remarked just to provide a little perspective, he remembers personally railing against McDowell Mountain Ranch because he felt it would destroy his quality of life and the ultimate destruction of the desert that left a scar on that side of the mountain forever so there are different perspectives to development.

He commented he felt there are a couple of design issues that need to be resolved. He further commented they should look very closely at the materials that were used at Pinnacle Peak Park which was a another place that was highly contentious both the facility and the trail and through years of comprise and discussion he felt most people are satisfied with that. He noted the dog park at Chaparral Park had a high contentious debate but it is healthy. When it is finally revolved it will be an amenity that everyone can enjoy.

He stated the bigger issue has to do with lack of disclosure and the onus falls squarely on the shoulders of the real estate community. There are certain things they are required to tell you about and they don't.

He stated it is time to move this forward. He commended the Parks staff hard work on this. He reported that he felt confident in supporting Plan B with the loop. He further stated when the dust settles he felt they would have a facility that everybody is proud to have.

VICE CHAIRMAN LOTZAR stated he supports Plan B. He further stated that he felt the presentations made tonight by the staff and the community was the best he has ever seen and was well thought out. He remarked he realizes that well-meaning people can look at the same

set of circumstances and come to different conclusions. He further remarked to all of the people who are against the park, he lives around Jackrabbit and Scottsdale Road and he would love to see the park in his area. He commented his role here this evening is to try and make the best decision for the City at large. He further commented this is the right answer. He noted he felt staff should be commended on all side for the solutions they have come to especially on the traffic issues. He further noted he felt the loop road is necessary. The idea of extending the turn lanes on McDowell Mountain Ranch will be a great value and the signalization at 102nd Street and McDowell Mountain Ranch is a great asset. The skate park is a wonderful asset and hopes the community will enjoy it.

He stated that like his other colleagues he is very concerned about disenfranchising the voters. He further stated he does not know how much clearer they can make it in the voter pamphlet what you are going to do but that is well beyond anyone's reasonable expectation that this is the intended use. Again, reasonable people can differ.

COMMISSIONER HEITEL stated he would be supporting this application for Plan B. He further stated that without question, the public process with its differing strong views and competing ideas has been valuable and he believes the current site plan has been improved because of this process. He stated they need to chose the plan that is best for the community. He noted Scottsdale and most cities are constantly being admonished and developers are continually be vilified for not providing sufficient land for public uses. In this case the developer did what he did working with the city and city has done what it was suppose to have done. The bond funds were brought before the voters and the planning process has gone forward. It would be unfortunate to take these sites that take so long to develop ask the City to integrate them into their greater master plans and ask them to create master plans with other sites dedicated by the developer and just pull them at the last minute. He noted that would be bad planning.

He stated he has a heard citizens comment that master plans can be changed and they can be changed. He further stated he has never heard any recommendation of what the master plan would be changed to except open space and to him that is not a compelling suggestion especially for a community adjacent to one of the largest open Sonoran Desert park preserves in this county.

He remarked he felt this facility would be a very well used, safe and enjoyable facility. It would be bad public policy to unilaterally toss down the tube and go looking for another site. He further remarked he supports Plan B.

COMMISSIONER OSTERMAN stated he would like to compliment staff on the comprehensive presentation with great supporting information. He further stated this project has been through various planning stages since 1991 with the specific site identified in 1994 and initiated in 1995. It has been planned and shaped in response to a lot of citizen input over the years. There is clearly a solid and growing demand for this facility. He further stated that he is convinced this will be a wonderful well-planned properly located park and aquatics center.

He remarked the most convincing arguments made by citizens against this site address safety concerns and for that reason he would advocate a great deal of care is taken in planning the traffic and pedestrian safety as this project continues to develop.

He stated this is clearly the most desirable location for the park and aquatic center.

He noted the citizens of Scottsdale have spoke in a loud and clear voice when they approved the bond issue in 2000. He further noted he supports this development and felt they would be remiss in their duties as commissioners' if they made any other type of approval to the City Council other than approval of Plan B.

CHAIRMAN GULINO stated he felt this was a wonderful plan and was a big improvement over what they had before. He further stated he can certainly understand some of the oppositions concerns but did not hear anything tonight that would compel him to feel that this was not an appropriate use for this location. He commented regarding the issue of vandalism and the crime issues he believed the attractive nuisance for that type of activity already exists. There is the middle school, the elementary school and lit ball fields so his feeling is the additional activity of this center will help to discourage any kinds of problems that way.

He remarked regarding the traffic study that has been provided convinces him there is opportunities to enhance the improvements with the signal and the additional turn lanes that traffic will not be an issue for this facility.

He stated this project has been through public hearings on two separate occasions in 1994. The first use permit was approved by the City Council and the site plan was approved by the DR Board so this is not a new situation. He remarked the proposed revisions to the site plan are an improvement over the site plan that was approved in 1994.

He reported he supports the case. He further reported that he would like to recommend one change to the stipulations on Attachment 6 regarding what they ask the DR Board to pay attention to and ask them to pay attention to the site circulation ingress and egress for both pedestrian and vehicular.

COMMISSIONER HEITEL MOVED TO FORWARD CASE 20-UP-1994#2 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL OF OPTION B WITH INCLUDED IN THE STIPULATIONS THAT THE DR BOARD PAY ATTENTION TO SITE CIRCULATION AND INDICATING IT DOES MEET THE USE PERMIT CRITERIA. SECOND BY COMMISSIONER STEINBERG.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

Correspondence

United States Department of the Interior

BUREAU OF RECLAMATION
Phoenix Area Office
PO Box 81169
Phoenix, Arizona 85069-1169

NOV 14 2002

IN REPLY REFER TO
PXAO-4000
LND-8.00

Mr. Tom Beat
Special Projects/Contracts Manager
City of Scottsdale
7340 Scottsdale Mall
Scottsdale, AZ 85251

Subject: Conceptual Master Plan Proposal for Proposed Skate Park - Contract No. 2-07-32-L0793 (Contract) - Hayden-Rhodes Aqueduct, Reach 11 - Central Arizona Project (Your Letter Dated October 2, 2002)

Dear Mr. Beat:

We have completed the review of the conceptual master plan proposal for the proposed public skate park that you submitted. Our approval of this plan is a conceptual approval only and our final approval of this project will be based upon the city of Scottsdale submitting an amendment to the Contract's existing master plan for our review and approval. Our approval of this amendment will include the requirement for the National Environmental Policy Act (NEPA) process to be completed. This project, if approved and completed, will be subject to all parts of Contract No. 2-07-32-L0793.

Please contact Mr. Richard Mellegard of my staff at 602-216-3848, if you have any questions.

Sincerely,

Peter O. Castaneda
Chief, Water and Lands Division

MAR 20 2002

PXAO-4000
LND-8.00

Mr. Tom Beat
Special Projects/Contracts Manager
City of Scottsdale
7340 Scottsdale Mall
Scottsdale, Arizona 85251

Subject: Contract No. 2-07-32-L0793 (Contract) - Hayden-Rhodes Aqueduct, Reach 11 - Central Arizona Project - Your Letter Dated March 12, 2002

Dear Mr. Beat:

Thank you for providing the information, as requested, for the proposed exit driveway at the city of Scottsdale's (City) public recreation facilities located adjacent to Reclamation's property. The proposal, as submitted, is located in the area previously approved by Reclamation for City transportation purposes under the Construction Period Land Use License, CAWCD No. 92-007 (License). This License expired on October 16, 2001, and will need to be renewed to cover the work associated with your proposal for the exit driveway. An easement document will need to be finalized for this area.

Please contact Mr. Richard Mellegard of my staff at 602-216-3848 if you have any questions.

Sincerely,

PETER O. CASTANEDA

Peter O. Castaneda
Chief, Water and Lands Division

cc: Mr. David S. "Sid" Wilson, Jr., General Manager, Central Arizona Water Conservation District, PO Box 43020, Phoenix, Arizona 85080-3020
Attention: Ms. Sharon Hood

bc: PXAO-4000 (Geedey)

WBR:7000:RMellegard:3848:cm:03-20-02
7000Chrono:Reading:exitdriveway.wpd

CENTRAL ARIZONA PROJECT
P.O. Box 43020 • Phoenix, Arizona 85080-3020 • 23636 North Seventh Street (85024)
(623) 869-2333 • www.cap-az.com

April 10, 2002

Mr. Alex McLaren
Transportation Planning Director
City of Scottsdale
7447 E. Indian School Road
Scottsdale, Arizona 85251

Subject: CAWCD #92-007, City of Scottsdale, Thompson Peak Parkway Bridge Project, Amendment of Construction Period Land Use License

Dear Mr. McLaren:

Enclosed for your files is a fully-executed Amendment of the Construction Period Land Use License for the City of Scottsdale to construct an access road under the Thompson Peak Parkway Bridge on Central Arizona Project property, in the area of Thompson Peak This license is an interim license permitting your access and construction activities. If you modify the approved design plan, contact us before proceeding with construction.

We have a two-part document system. After your project is constructed, we will prepare a long-term land use license or easement for the use of the constructed works. A federal appraisal of the value of the land use is required to determine the annual use fee. The federal appraisal is an administrative cost that is charged to the applicant, and you may be asked to submit a deposit relating to the costs of the appraisal. We can arrange to proceed with the appraisal before you construct your project.

Under both this interim construction period and the final long-term land use documents, the administrative costs of CAP are a responsibility of the applicant. These are billed monthly if there is CAWCD or federal activity concerning your project. Administrative costs usually exceed the initial fee deposit. If you have any questions, please call me at (623) 869-2265.

Sincerely,

Marilyn Pomper

Marilyn Pomper, CLA
Land Administration Assistant

566
Enclosure

CAWCD# 92-007

AMENDMENT TWO

The Construction Period Land Use License, CAWCD #92-007, dated February 23, 1998, between the Central Arizona Water Conservation District, "District," and The City of Scottsdale, "Grantee" for construction of an access road under the Thompson Peak Parkway Bridge is amended this 27th day of March, 2002 to amend the expiration date of the license to March 27, 2004.

The change described is the only amendment to the license; all other provisions of the license remain the same.

CENTRAL ARIZONA WATER
CONSERVATION DISTRICT, "District"

By: _____
David S. "Sid" Wilson, Jr.
Its: General Manager

CITY OF SCOTTSDALE, a municipal corporation and a political subdivision of the State of Arizona, "Grantee

By: _____
Alex McLaren
Its: ~~Transportation Planning~~ Director
Construction and Design

State of Arizona)
) ss.
County of Maricopa)

On this 8th day of April, 2002, before me personally appeared David S. "Sid" Wilson, Jr., to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

Donna J. Micetic
Notary Public in and for the County of Maricopa, State of Arizona

DONNA J. MICETIC
Notary Public
STATE OF ARIZONA
MARICOPA COUNTY
My Comm. Exp. 4/23/2002

My Commission Expires

State of Arizona)
) ss.
County of Maricopa)

On this 28th day of March, 2002, before me personally appeared Alex McLaren, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same as his free act and deed.

W. Jean Morris
Notary Public in and for the County of Maricopa, State of Arizona

W JEAN MORRIS
Notary Public - Arizona
Maricopa County
My Comm. Expires Jun 22, 2004

June 22, 2004
My Commission Expires

Project Info and Maps

PROJECT NARRATIVE

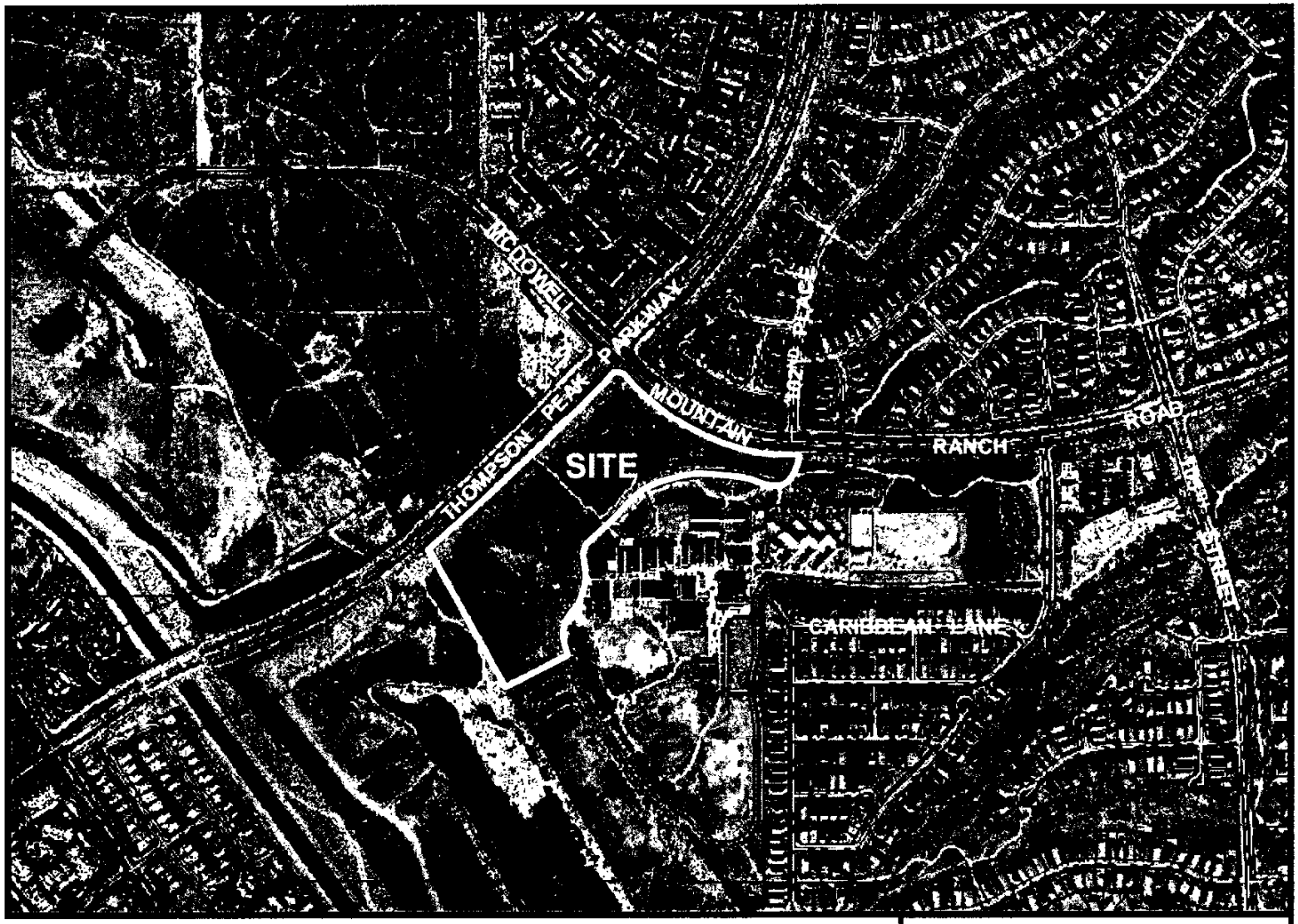
An Intergovernmental Agreement was signed on June 6, 1995 between the City of Scottsdale and the Scottsdale Unified School District to jointly develop the 75-acre site located at Thompson Peak Parkway and McDowell Mountain Ranch Road. The agreement outlines site ownership and improvement responsibilities for each party. Development of the site is being implemented in a two-phase process. In the first phase, the District developed its 35-acre parcel by constructing the McDowell Mountain Ranch Elementary and Middle Schools. The second phase will complete the City's 40-acre parcel, which can now proceed with $10.4 million in voter-approved 2000 general obligation bonds.

The site currently includes an elementary and middle school, Phase I of Arabian Library, which also houses a City Citizens' Service Center, 3 lighted soccer fields and 2 lighted baseball fields, a restroom concession building, parking and walkways. A trailhead is also complete on the site and links to the public trail that goes through the McDowell Mountain Ranch community.

The approved master plan final phase includes a family aquatic center, skatepark, and fitness center attached to the existing gymnasium at the Middle School. In addition, lighted tennis courts, lighted sand volleyball courts, picnic area, open activity area, and playground is also shown.

Many current residents of the master planned community of McDowell Mountain Ranch were not here in 1995 when this parks master plan was approved. Therefore a decision was made to seek public input on how the master plan might be revised to better serve the needs of the residents living there today. As a result of four well-attended neighborhood meetings beginning in November 2001, input resulted in the following:

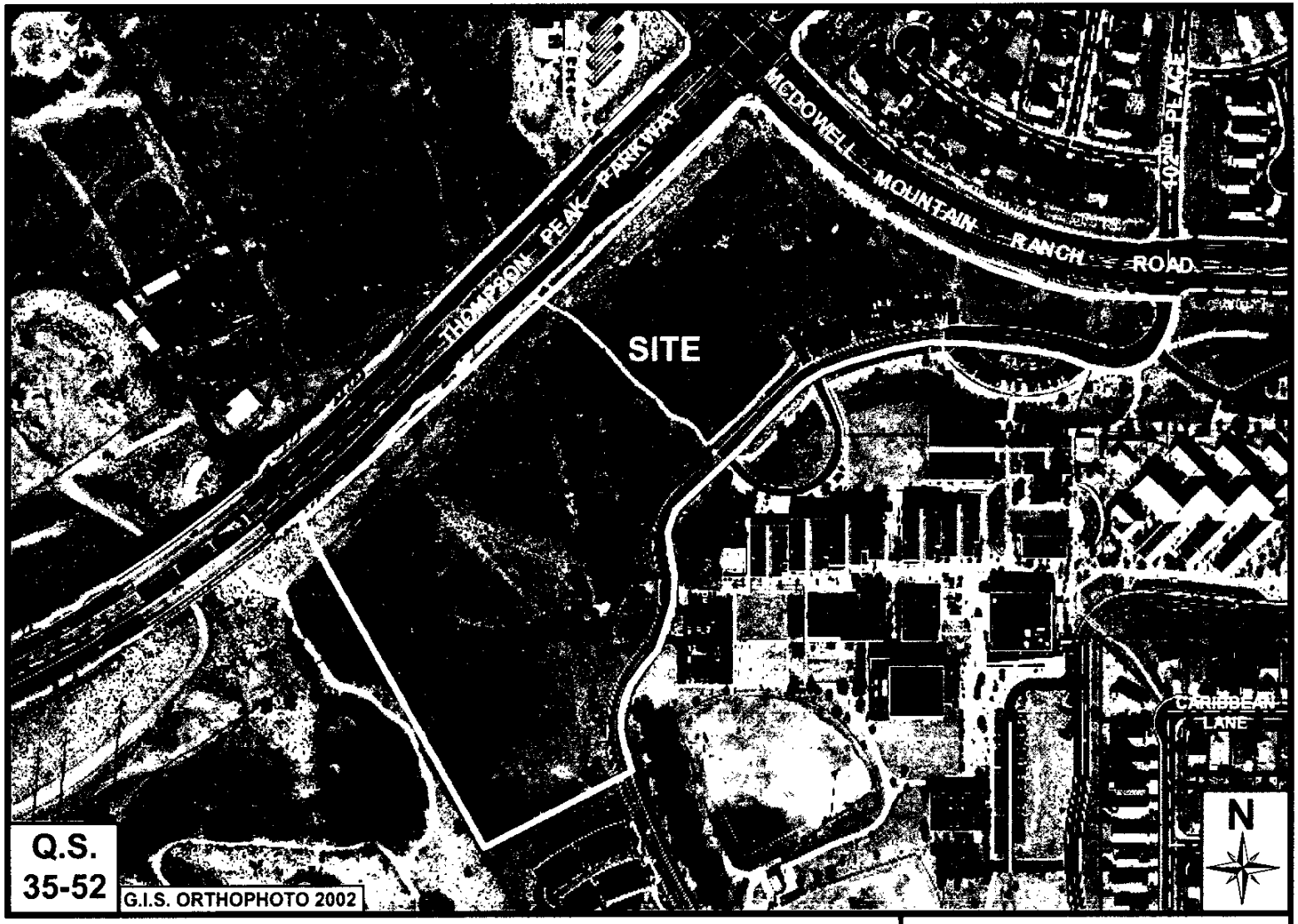
- Shifting amenities to the south away from residences.
- Removing lighted tennis and volleyball courts from the plan.
- Removing the fitness center from the middle of the Middle School campus and locating it with the Aquatic facility.
- Adding another entrance off of Thompson Peak Parkway.
- Adding a loop road underneath Thompson Peak Parkway Bridge to and from Thompson Peak Parkway.
- Placing a traffic signal at 102nd Street and McDowell Mountain Ranch Road.



McDowell Mountain Ranch
Park & Aquatic Center

20-UP-1994#2

Attachment #7

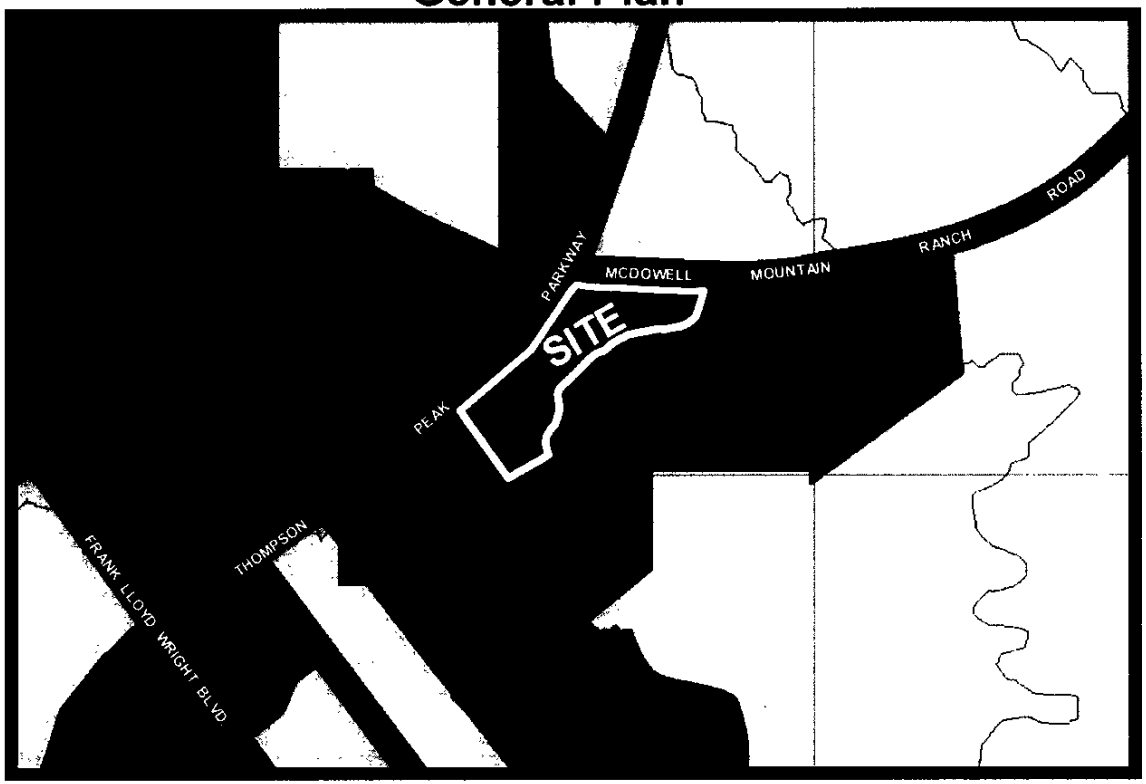


McDowell Mountain Ranch
Park & Aquatic Center

20-UP-1994#2

Attachment #8

General Plan

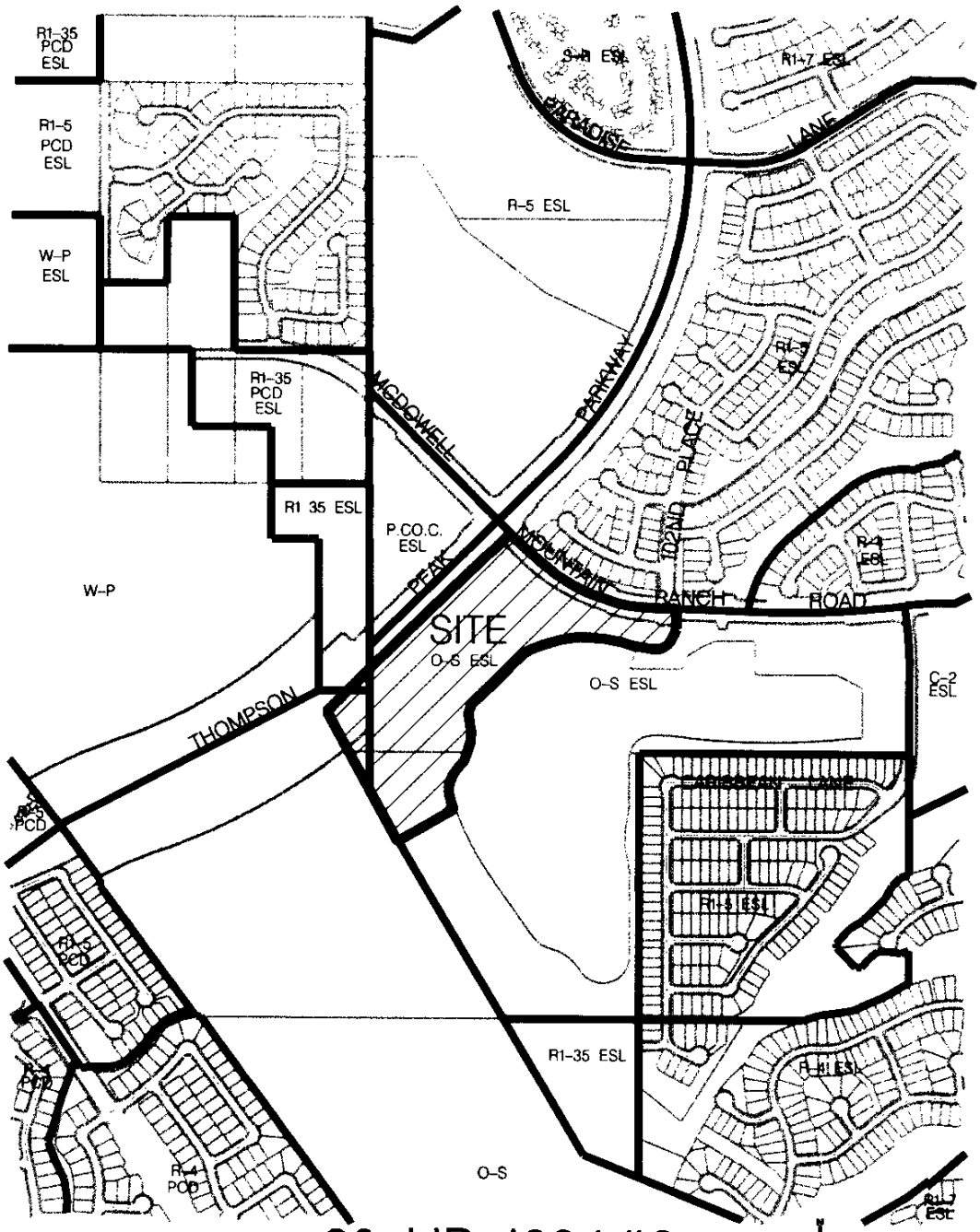


Rural Neighborhoods
Suburban Neighborhoods
Urban Neighborhoods
Mixed-Use Neighborhoods
Resorts/Tourism
Shea Corridor
Mayo Support District
Regional Use District
Commercial
Office
Employment
Natural Open Space
Developed Open Space (Parks)
Developed Open Space (Golf Courses)
Cultural/Institutional or Public Use
State Trust Lands under State Land Commissioner's Order #078-2001/2002
McDowell Sonoran Preserve (as of 4/2002)
Recommended Study Boundary of the McDowell Sonoran Preserve
City Boundary
Location not yet determined

N

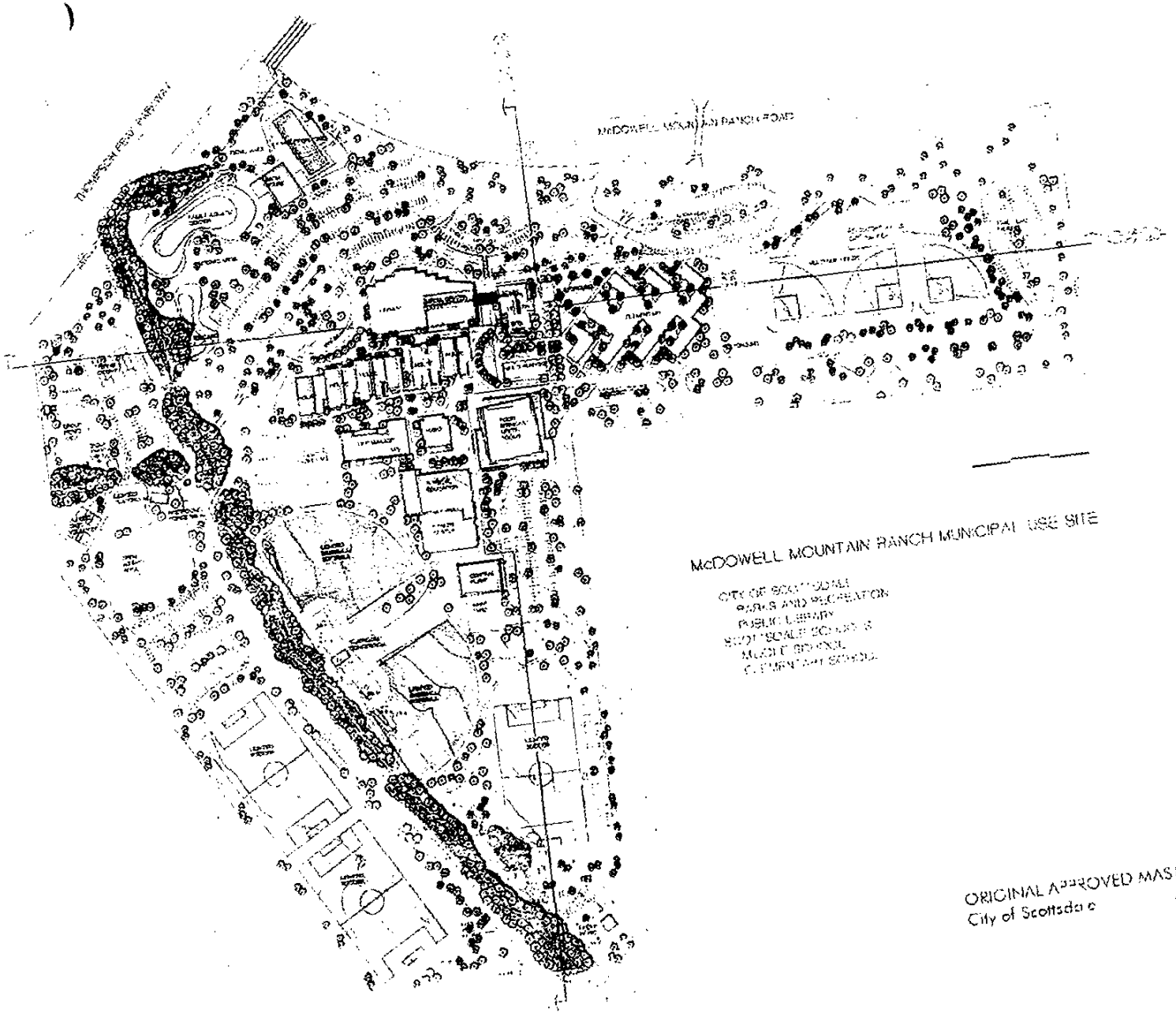
20-UP-1994#2

Attachment #9



20–UP–1994#2

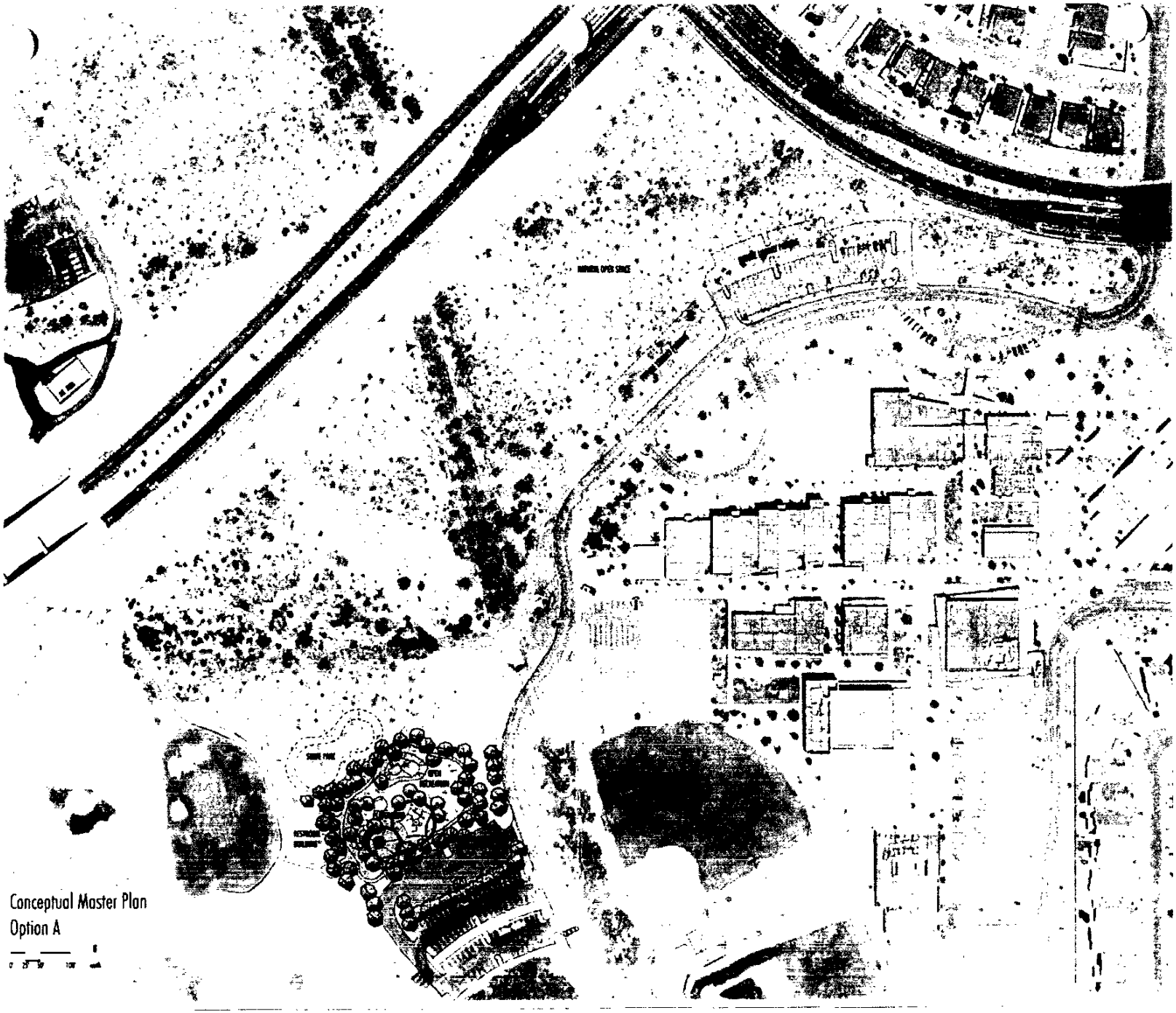
Attachment #10



ORIGINAL APPROVED MASTER PLAN
City of Scottsdale 11-DR-94

20-UP-1994#2
10-07-0

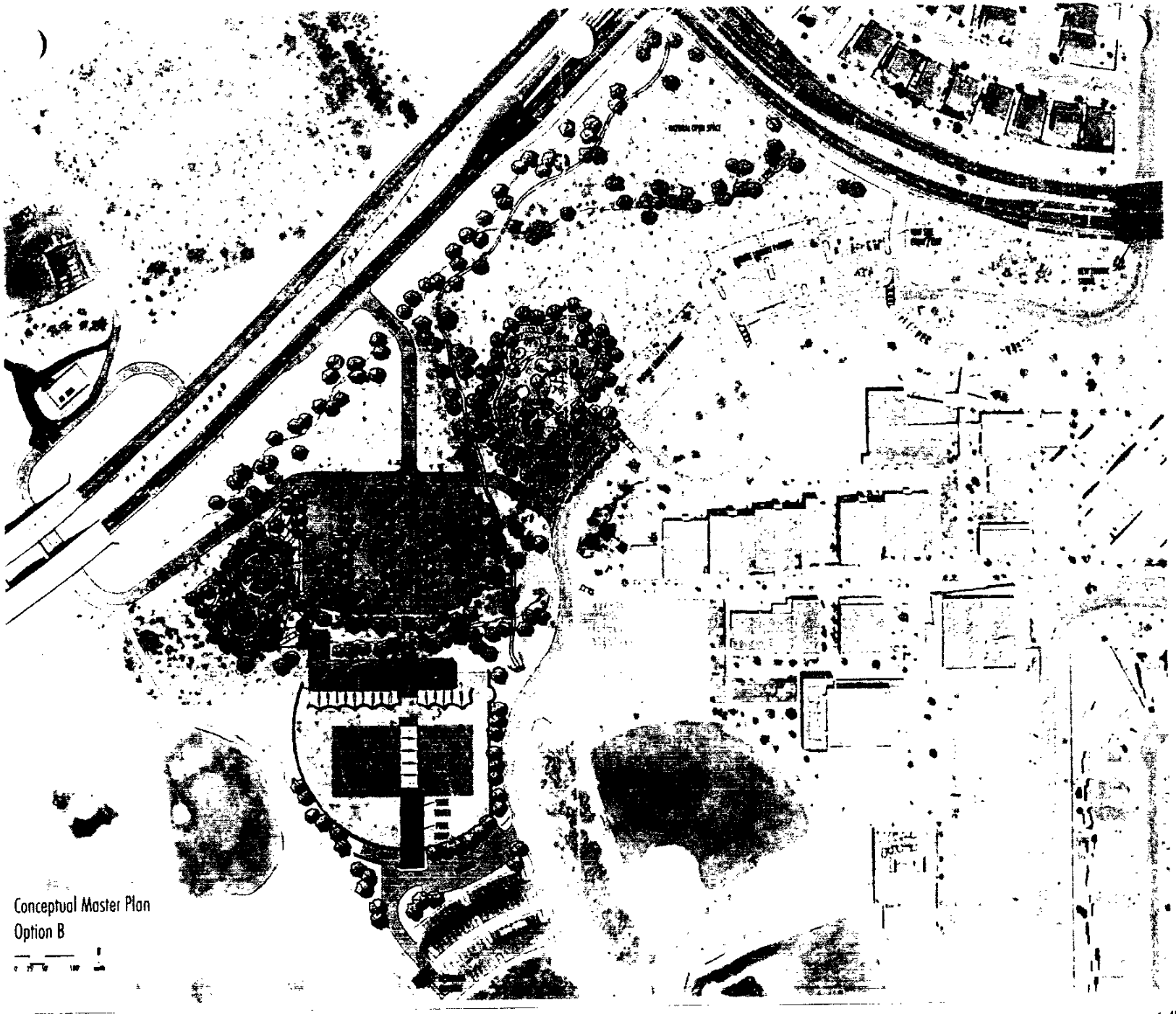
Attachment #11



City of Scottsdale

McDOWELL MOUNTAIN RANCH PARK/AQUATIC CENTER

Attachment #12



City of Scottsdale

McDOWELL MOUNTAIN RANCH PARK/AQUATIC CENTER

Attachment #13

Stipulations

STIPULATIONS FOR CASE 20-UP-1994#2

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform to the site plan approved by the City Council. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.

2. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a pedestrian circulation plan that shows how the park site connects with the school site to the east and the existing neighborhood trail system.

3. LIGHTING. With the Development Review Board submittal, the developer shall provide details, notes, and fixture and lamp cutsheets of all proposed exterior lighting, as well as a pre-curfew and post-curfew photometric analysis for the site, to the satisfaction of Current Planning staff. All lighting shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

4. PARKING. With the Development Review Board submittal, the developer shall provide a master parking study that clearly shows the required and provided amounts are being provided in accordance with the Scottsdale Zoning Ordinance.

ENVIRONMENTAL DESIGN

1. NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION. With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form. (lower desert)

2. NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE. With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.

3. NATURAL AREA OPEN SPACE-STAKING. Before issuance of any building permit for the site, the developer shall survey all NAOS boundaries and stake all boundaries between NAOS areas and development, in conformance with the approved grading plan. Such surveying and staking shall be subject to inspection and approval prior to construction in each development phase.

4. NATURAL AREA OPEN SPACE-PROTECTION DURING CONSTRUCTION. Before any construction on a lot, the developer shall protect the NAOS on and adjacent to the lot to the satisfaction of city staff, so that access to the construction is within the construction envelope or designated driveway.

5. NATURAL AREA OPEN SPACE-ADJACENT FENCES. All fences located adjacent to NAOS shall be constructed as view fences with three (3) feet or less of solid, opaque wall above the natural grade.

6. NATURAL AREA OPEN SPACE-REVEGETATION. Before final site inspection, the developer shall revegetate NAOS in conformance with the Scottsdale Zoning Ordinance, to the satisfaction of city staff.

7. HEIGHT OF NON-INDIGENOUS PLANT MATERIAL. Non-indigenous plant material which has the potential to reach a mature height greater than 20 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.

8. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.

CIRCULATION

1. CIRCULATION AND ACCESS PLAN. With the Development Review Board submittal, the developer shall submit a Circulation and Access Plan for the proposed park site, which shall be subject to approval by the City's Transportation Department. This plan shall indicate the location and design of all proposed site driveways, loop roads, internal vehicular drives, parking lots, median breaks, and auxiliary lanes, if any.

2. LOOP ROAD. If approved in the Circulation and Access Plan, the developer shall dedicate the necessary right-of-way, as determined by City staff, and construct a loop road from the proposed park site, underneath Thompson Peak Parkway, and connect to the north side of Thompson Peak Parkway.

3. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):

   a. Thompson Peak Parkway - There shall be a maximum of two site driveways from Thompson Peak Parkway. This includes a maximum of one on the north side and a maximum of one on the south side of Thompson Peak Parkway. There shall be a minimum of 660 feet between the driveways and the intersection of Thompson Peak Parkway and McDowell Mountain Ranch Road. The location of all site driveways, and the turning movements for each driveway, are subject to approval by the City's Transportation Department with the review of the Circulation and Access Plan.
   b. McDowell Mountain Ranch Road – There shall be a maximum of one site driveway on the south side of McDowell Mountain Ranch Road, between Thompson Peak Parkway and 102nd Place. This driveway shall be right-in, right-out only and shall be located a minimum of 330 feet from the nearest street intersections.

4. MEDIAN RECONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on Thompson Peak Parkway, if approved in the Circulation and Access Plan by the City's Transportation Department to provide left-turn access into and/or out of the site, to the satisfaction of city staff; and shall relocate any existing landscaping that will be displaced, as determined by City staff.

5. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by City staff, and construct right-turn deceleration lanes at the site entrances, if any, on Thompson Peak Parkway and on McDowell Mountain Ranch Road, and, if approved in the Circulation and Access Plan by the City's Transportation Department, on northeast-bound Thompson Peak Parkway at the intersection with McDowell Mountain Ranch Road in conformance with the Design Standards and Policies Manual.

6. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to City staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:

   a. Identify all wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- verses post-development discharge comparison of all washes that exit the property.
   b. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
   c. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
   d. Include a complete description of requirements relating to project phasing.

ADDITIONAL INFORMATION FOR CASE 20-UP-1994#2

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:

   a. wall design,
   b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
   c. buffered parkways,
   d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
   e. major stormwater management systems,
   f. walls adjacent to NAOS tracts and corridors,
   g. signage,
   h. Master Environmental Design Concept Plans from case 5-MP-93,
   i. site circulation and site ingress and egress for both pedestrians and vehicles.

2. NATIVE PLANT PRESERVATION. The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

Traffic Analysis

MCDOWELL MOUNTAIN RANCH AQUATIC CENTER
TRAFFIC IMPACT ANALYSIS SUMMARY
20-UP-1994 #2

EXISTING CONDITIONS

The subject site is located on the southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road (MMR Road). Thompson Peak Parkway is designated as a major arterial, which typically consists of three lanes in each direction. Currently the street has two lanes in each direction with an extra wide median to accommodate possible future expansion to three lanes in each direction if warranted by future traffic volumes. MMR Road is designated as minor arterial adjacent to the site. It also has two lanes in each direction with a raised median. Both of these four lane roadways have a design capacity of 35,000 vehicles per day.

Facilities: The site is currently occupied by Desert Canyon Middle and Elementary Schools and the City of Scottsdale's Arabian Library. There are three soccer and two baseball fields south of the middle school. The site under consideration is the undeveloped property to the west of these facilities along Thompson Peak Parkway.

Site Access: Site access is provided by Thompson Peak Parkway and MMR Road. Primary access to the site is currently provided from MMR Road via 102nd Street. Secondary access is also provided from MMR Road using 104th Street south to the school loop road, which connects 104th Street to 102nd Street around the school campus. Both of these intersections are currently unsignalized.

Traffic: Currently on Thompson Peak Parkway there are approximately 24,000 vehicles per day, and on MMR Road there are approximately 15,000 vehicles per day.

Level of Service: Level of service (abbreviated LOS) is a measure of how congested an intersection or section of roadway is under specific traffic conditions. The intersection of MMR Road and Thompson Peak Parkway experiences relatively low overall delay with the existing traffic volumes; however, for short periods of time certain traffic movements experience some significant delay. These movements are the westbound left-turn and the northbound right-turn at this intersection. This condition exists due to heavy volumes that are associated with the residential and school traffic that utilizes Thompson Park Parkway south of MMR Road to enter and leave the McDowell Mountain Ranch area.

The two unsignalized intersections of 102nd Street and 104th Street on MRR Road experience poor levels of service for the left-turn movements during the peak hours when school is in session due to the combination of high left-turn volumes exiting the site and through traffic on MMR Road.

PROPOSED DEVELOPMENT

A traffic impact study was prepared by Kimley-Horn and Associates, which examined the impacts from two proposed development scenarios. Development option "A" includes a proposed expansion of the Arabian Library with a minor expansion of the existing park facilities. Development option "B" also includes the expansion of the Arabian Library along with the development of a more intense community park.

OPTION A

The proposed development under Option A consists of an expansion of the existing Arabian library and a minor expansion of the existing park facilities that would include a small open recreation area and a playground area.

Facilites: The existing 8,400 square foot library would be expanded to an ultimate area of 25,000 square feet. The park improvements would consist of approximately two acres of improved area with grass areas for passive recreation, picnic tables, and some playground equipment.

Site Access: Access to the site would still be limited to the two intersections on MMR Road. The City of Scottsdale is planning to signalize the intersection of 102nd Street and MMR Road to provide improved access for the school traffic. The school driveway would be widened with the construction of the signal to provide an exclusive left-turn lane. Other traffic mitigation proposed would include modifications to the intersection of MMR Road and Thompson Peak Parkway. This would consist of adding a second northbound right-turn bay and extending the westbound dual left-turn bay.

Traffic: The estimated trip generation for the proposed development under Option A is shown in the table below. This library trip generation is based on data collected at the Mustang Library. The trip generation also utilized information contained in the Institute of Transportation Engineer's *Trip Generation*, which provides trip generation estimates based on studies of similar land uses from around the United States.

Trip Generation –Option A

Land Use	Daily Total	AM Peak Hour			Pre-Peak			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Arabian Library Expansion	648	18	8	26	33	37	70	25	31	56
MMR Park Expansion	30	3	3	6	3	3	6	33	3	6
Total	678	21	11	32	36	40	76	28	34	62

The a.m. peak hour represents the highest hourly volume expected during the 7 a.m. to 9 a.m. normal rush hour period. The p.m. peak hour is the highest hourly volume expected during the 4 p.m. to 6 p.m. normal rush hour period. The prepeak hour is the expected traffic volume during the afternoon period that coincides with the adjacent schools dismissal times.

Level of Service: These street improvements associated with the development of Option A would not only prevent the project from increasing delay, but would improve conditions over what they are today. The two critical movements at the intersection of MMR Road and Thompson Peak Parkway, the northbound right-turn movement and the westbound left-turn movement, would be improved. Access at the intersection of MMR Road and 102nd Street would be significantly improved by allowing the northbound left-turns to be made from a separate turn lane with signal control.

OPTION B

The proposed development under Option B consists of the library expansion and the development of a community park with proposed amenities such as an aquatic center, a fitness center, a skate park, playground, and open recreation areas.

Facilites: The existing 8,400 square foot library would be expanded to an ultimate area of 25,000 square feet. The aquatic center would contain a 25-yard competitive area with a leisure pool component. The fitness center would be ancillary to the pool facility. The skate park, playground, and open recreation areas would be similar to those found in other public parks within the city.

Site Access: Additional access would be provided with the development of Option B. A right-in, right-out driveway would be constructed on MMR Road between Thompson Peak Parkway and 102nd Street. Also, an additional driveway would be constructed on Thompson Peak Parkway south of MMR Road that allows the right-in, right-out, and left-in turning movements. Southbound access onto Thompson Peak Parkway would be provided by either a full median opening or by constructing a loop drive under the existing bridge. Deceleration lanes would be constructed at both of these new driveways. The other mitigation measures outlined under Option A would also be constructed.

Traffic: The estimated trip generation for the proposed development under Option B is shown in the table below. This trip generation is also based on data collected at the Mustang Library and Cactus Park and contained in *Trip Generation*.

Trip Generation –Option B

Land Use	Daily Total	AM Peak Hour			Pre-Peak			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Arabian Library Expansion	648	18	8	26	33	37	70	25	31	56
MMR Park & Aquatic Center	2,740	45	32	77	182	155	333	287	245	532
Total	3,388	63	40	103	215	192	403	312	276	588

Level of Service: The additional site access combined with the mitigation measures would improve conditions over what they are today. The two critical movements at the intersection of MMR Road and Thompson Peak Parkway, the northbound right-turn movement and the westbound left-turn movement, would again be improved. Access at the intersection of MMR Road and 102nd Street would be significantly improved by allowing the northbound left-turns to be made from a separate turn lane with signal control. The traffic that would be generated by the Aquatic Center would have direct access to Thompson Peak Parkway via the new site driveway. The Aquatic Center and Park traffic could be separated from the adjacent school traffic by use of a vehicular gate.

COMPARATIVE LEVELS OF SERVICE

Level of Service/Average Control Delay (in seconds)
Main Intersections

	Existing Conditions		Option A		Option B	
A.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
MMR & TPP	C	21.9	C	21.1	C	21.3
MMR & 102nd	F	120+	B	16.7	B	16.8
Pre-Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
MMR & TPP	C	26.2	C	20.3	C	20.6
MRR & 102nd	F	120+	B	16.6	B	18.1
P.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
MMR & TPP	C	32.3	C	21.9	C	22.1
MRR & 102nd	F	120+	B	16.0	B	17.8

Level of Service/Average Control Delay (in seconds)
Critical Movements

	Existing Conditions		Option A		Option B	
A.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
WB Lefts at TPP & MMR	B	17.5	B	17.5	B	17.5
NB Rights at TPP & MMR	A	8.2	A	5.8	A	5.8
NB Lefts at 102nd & MMR	F	120+	C	24.3	C	27.6
Pre-Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
WB Lefts at TPP & MMR	D	37.3	B	14.8	B	15.1
NB Rights at TPP & MMR	A	9.9	A	6.2	A	6.1
NB Lefts at 102nd & MMR	F	120+	C	24.6	C	34.3
P.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
WB Lefts at TPP & MMR	E	58.3	B	14.3	B	14.8
NB Rights at TPP & MMR	B	19.9	A	7.1	A	7.0
NB Lefts at 102nd & MMR	F	120+	C	29.7	C	30.6

Additional Information:
In order to address future traffic conditions that may occur with the extension of Thompson Peak Parkway, the consultant performed capacity calculations for the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway assuming an additional 10,000 vehicles per day is added to the existing northbound and southbound through movements. The results of this analysis indicate that the existing geometry at the intersection has the capacity to accommodate these volumes.

Summary:

Development of the site under Option A, expansion of the Arabian Library and a minor expansion of the existing park facilities, would result in an estimated additional 678 daily trips. There would be an estimated additional 32 trips during the a.m. peak hour, 76 trips during the pre-peak hour (the afternoon period that coincides with the adjacent schools dismissal times) and 62 trips during the p.m. peak hour.

Development of the site under Option B, expansion of the Arabian Library and the development of a more intense community park (with proposed amenities such as an aquatic center, a fitness center, a skate park, playground, and open recreation areas), would result in an estimated additional 3,388 daily trips. There would be an estimated additional 103 trips during the a.m. peak hour, 403 trips during the pre-peak hour, and 588 trips during the p.m. peak hour.

Site access will be improved with the development of either scenario. The City of Scottsdale is planning to construct a traffic signal at the main entrance into the schools, 102nd Street and McDowell Mountain Ranch Road. Other improvements associated with both Option A and Option B are the following:

- The school driveway would be widened with the construction of the signal to provide an exclusive left-turn lane.
- A second northbound right-turn bay will be added to the intersection of MMR Road and Thompson Peak Parkway.
- The westbound dual left-turn bay will be extended at the intersection of MMR Road and Thompson Peak Parkway.

With the development of Option B additional site will be provided:

- A right-in, right-out driveway would be constructed on MMR Road between Thompson Peak Parkway and 102nd Street.
- An additional driveway would be constructed on Thompson Peak Parkway south of MMR Road that allows the right-in, right-out, and left-in turning movements. Southbound access onto Thompson Peak Parkway would be provided by either a full median opening or by constructing a loop drive under the existing bridge.

The roadway system in this area with the mitigation that is proposed will be able to handle the traffic generated by the project under either Option A or Option B with less delay than is experienced today, especially at the locations of highest congestion.

MEMORANDUM

DATE: February 26, 2003

TO: John Little, COS Transportation General Manager

FROM: Jennifer Kroening, COS Transportation Department

RE: McDowell Mountain Ranch Park and Aquatic Center Accident Summary

cc: Phil Kercher, COS Transportation Department

A review of accident trends near the site for the proposed McDowell Mountain Ranch Aquatic Center has been conducted. Accident data from January 2001 through December 2002 was evaluated. Accidents were evaluated at two major signalized intersections and along two segments. The major intersections are Thompson Peak Parkway & Frank Lloyd Wright Boulevard and Thompson Peak Parkway & McDowell Mountain Ranch Road. The segments are Thompson Peak Parkway from Frank Lloyd Wright Boulevard to McDowell Mountain Ranch Road and McDowell Mountain Ranch Road from Thompson Peak Parkway to 105th Street. The number of accidents and the accident rate for each location is presented in the table below. The accidents were evaluated for trends in time of day, time of year, type of collision, and direction of travel. Accident rates were computed using traffic volumes collected during 2001 and 2002. Accident rates for intersections are expressed in number of accidents per million vehicles entering the intersection. Accident rates for segments are expressed in number of accidents per million vehicle miles traveled.

ACCIDENT TABLE

	2001		2002	
Location	Number of Accidents	Accident Rate	Number of Accidents	Accident Rate
Intersection Thompson Peak Parkway & Frank Lloyd Wright Boulevard	9	0.55	11	0.67
Segment Thompson Peak Parkway: Frank Lloyd Wright Boulevard to McDowell Mountain Ranch Road	5	0.62	4	0.50
Intersection Thompson Peak Parkway & McDowell Mountain Ranch Road	3	0.32	2	0.21
Segment McDowell Mountain Ranch Road: Thompson Peak Parkway to 105th Street	2	0.69	3	1.02

The Citywide Average Intersection Accident Rate for 2000 was 0.53 accidents per million vehicles entering the intersection. The Citywide Average Segment Accident Rate for 2000 was 1.68 accidents per million vehicles miles traveled. The intersection of Thompson Peak Parkway & Frank Lloyd Wright Boulevard has an accident rate slightly higher than the citywide average. The other three locations have accident rates significantly lower than the citywide average.

Of the 20 accidents at the intersection of Thompson Peak Parkway & Frank Lloyd Wright Boulevard there were 12 rear end collisions, 4 left turn collisions, 3 angle collisions, and one single vehicle collision. Two of the 20 intersection collisions involved injuries greater than bumps and bruises. There are no other patterns among the 20 intersection collisions.

For the segment of Thompson Peak Parkway between Frank Lloyd Wright Boulevard and McDowell Mountain Ranch Road, 6 of the 9 accidents occurred at the signalized intersection of 100th Street & Thompson Peak Parkway. Four of the six collisions at 100th Street were left turn collisions and two were angle collisions. All of the crashes at the intersection involved an eastbound vehicle on Thompson Peak Parkway. The three remaining segment collisions that did not occur at 100th Street were a single vehicle crash, a sideswipe between vehicles traveling in opposite directions, and a rear end accident. Two of the 9 collisions involved injuries greater than bumps and bruises. There are no other patterns among the 9 segment collisions.

At the intersection of Thompson Peak Parkway & McDowell Mountain Ranch Road, there were two rear end collisions, an angle collision, a left turn collision, and a collision involving a bicyclist. Two of the 5 collisions involved injuries greater than bumps and bruises. There are no other patterns among the 5 intersection collisions.

For the segment of McDowell Mountain Ranch Road from Thompson Peak Parkway to 105th Street, two of the collisions were at 102nd Place, two were at 105th Street, and one was between 102nd Place and 105th Street. There were two single vehicle collisions, one angle collision, one left turn collision, and one collision involving a bicycle. None of the collisions involved injuries greater than bumps and bruises. There are no other patterns among the 5 segment collisions.

CONCLUSION

A review of accident trends near the site for the proposed McDowell Mountain Ranch Aquatic Center has been conducted. Two major signalized intersections and two roadway segments were studied. The number of accidents and the accident rate for each location was evaluated. For three of the four locations, the accident rates were below the citywide average. The accident rate at the fourth location, the intersection of Thompson Peak Parkway and Frank Lloyd Wright Boulevard, was slightly above the citywide average. There were no unusual patterns or safety concerns at any of the locations.

Noise Analysis

SITE NOISE ANALYSIS

- At Cactus, the nearest home is 100 feet from the wall of the pool
- At Chaparral Pool, the nearest home is 60 feet from the chain link fence that surrounds the pool
- At MMR, the nearest resident will be 1100 feet from the pool.

Sample noise level readings from Cactus Pool:

• Normal evening pool activities	70 dB
• Water exercising / yelling	72 dB
• Recreation level swim meet w/ Colorado timer	75 dB
• Reduction in noise level for distance to homes	(41 dB)
• Reduction in noise level for landscape / barriers	(10 dB)
• Estimated maximum noise level at nearest home	24 dB

NOISE COMPARISON

Estimated maximum noise level at nearest home 24 dB

Power Mower (@ 25')	100 dB
Heavy Diesel Truck (@ 50')	90 dB
Alarm Clock (@ 2')	80 dB
Freeway Traffic	70 dB
Air Conditioning Cond. (@15')	60 dB
Large Transformer (@100')	50 dB
Bird calls	40 dB
Quiet Resid. Neighborhood	30 dB
Rustling Leaves	20 dB
Just Audible	10 dB

24 dB Aquatic Center (@ 1100')

Public Involvement

ADDENDUM TO
SITE RECOMMENDATION

MCDOWELL MOUNTAIN RANCH
For
SCOTTSDALE'S NEXT
PARK AND AQUATIC CENTER

IRONWOOD VILLAGE HOA
ENDORSEMENT
Of
CURRENT SITE AT
MCDOWELL MOUNTAIN RANCH

Attachment #18

Loper, Donn

From: Todd C. Trainor [ttrainor@dpaarchitects.com]
Sent: Monday, February 17, 2003 9:24 AM
To: donn.loper@honeywell.com
Subject: MMR Aquatic Center

Donn...

I did not receive opinions from the remaining Ironwood Village Board members so I think its best to provide you with my personal opinion for your presentation.

I am a director on the Ironwood Village HOA board and have held that position for just about a year. I have lived in the Ironwood Village community for over 3 years. Since relocating to Ironwood Village I have been involved with many issues that will confront our community in the near future such as the Pima and Union Hills road realignments, coordination with the DC Ranch planners regarding future residential development and adjacent neighborhood parks. I am a registered architect and like to think that my design and planning experience serve my board position well.

I am familiar with the MMR Aquatic Center project and would like to offer you my personal support to keep the park at its planned location. I have watched the Parks and Recreation / Planning & Zoning Commissions give resounding approvals and recommendation for the project in it current form and location. I cast my vote of support within the Aquatic Center bond election because I feel the project is a wonderful amenity to North Scottsdale and a perfect fit with the school and adjacent multi-family developments.

Plenty of effort has been expended by all (City and community) in the planning and additional studies of this facility at the MMR site. I have a great deal of confidence in the planning and engineering staff of the City of Scottsdale. I believe that John Little (transportation) and Bill Exham (planning) are professionals with the experience to make this park a success and I know they would not promote an improperly designed facility that does not respond to critical traffic and safety concerns. The Parks, Planning, and Transportation teams have put together a safe and efficient use of the site at MMR which has responded to many if not all 'reasonable' concerns of those neighbors which oppose the project.

It is time to approve this project as recommended to the council by our staff of experts at the City. I as well would like to see this project built ASAP so that my children (age 4 and 7) can use a pool facility that is closer than the Cactus Aquatic Center. Time is of the essence when we are talking about construction of a facility such as this. I cannot imagine how much construction cost has been added to this project through the additional studies completed thus far. Any further delay beyond next month's council meeting would be a misuse of taxpayer dollars. It is without question the right time and location for this aquatic center to become a reality. Good

luck in your efforts and I hope to see you at the 17 March 2003 City Council meeting regarding this agenda item.

Regards...

Todd Trainor, Director Ironwood Village HOA
18807 North 93rd Street
Scottsdale, Arizona 85255

Todd C. Trainor, RA
Principal

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DESIGNERS OF PROGRESSIVE ARCHITECTURE
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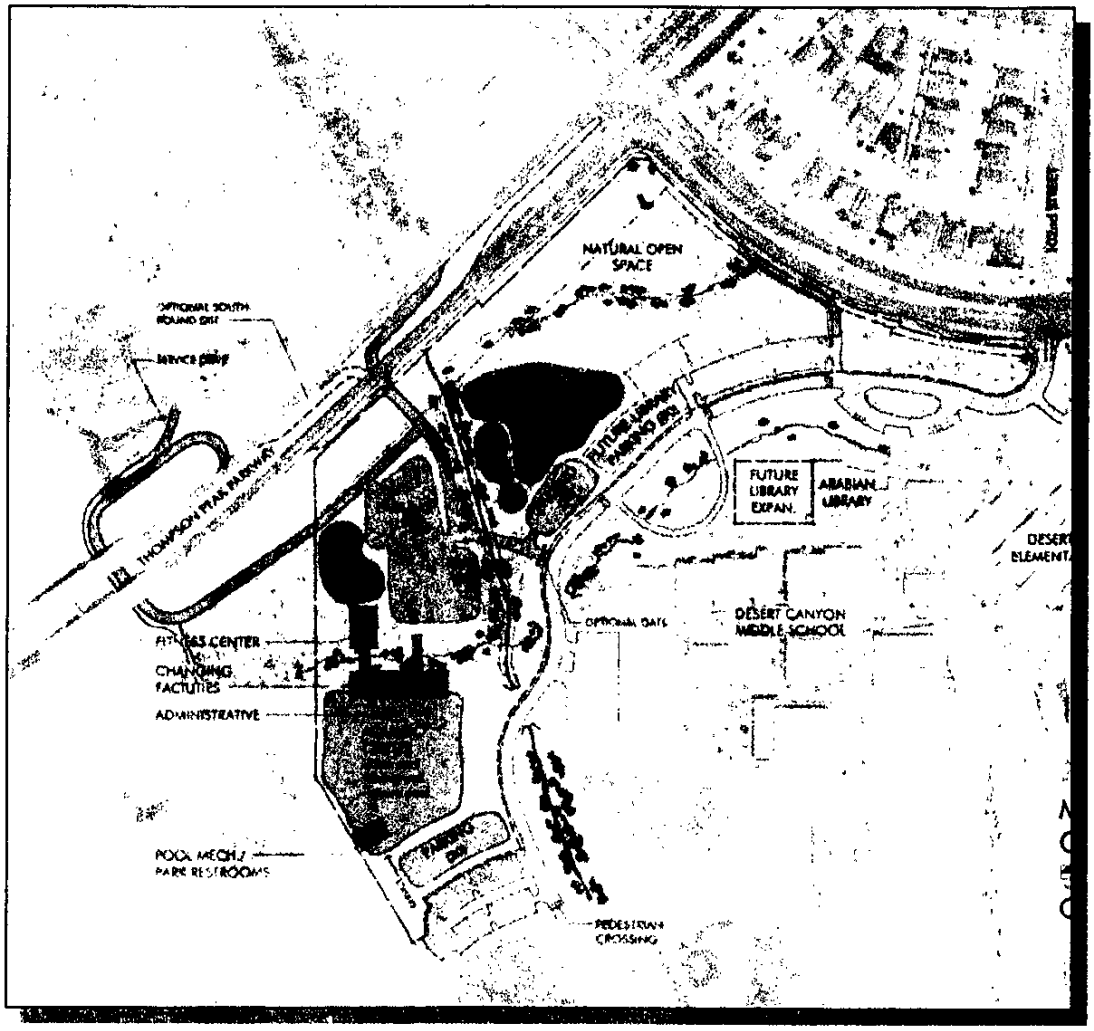
SITE RECOMMENDATION

MCDOWELL MOUNTAIN RANCH
For SCOTTSDALE's NEXT
PARK AND AQUATIC CENTER
February 2, 2003

Donn Loper
10761 East Laurel Lane
Scottsdale, Arizona 85259



Executive Summary

The McDowell Mountain Ranch Park and Aquatic Center proposed at McDowell Mountain Ranch Road and Thompson Peak Parkway is an outstanding example of how well conceived planning and coordination can satisfy the desires of the community-at-large. In addition, the McDowell Mountain Ranch site meets or exceeds all the requirements of the City of Scottsdale General Plan, and the 2010 Parks Master Plan. All alternative sites do not meet these fundamental requirements. The McDowell Mountain Ranch location is the most desirable and was historically planned at this site because:

1. The site is located in the master planned community of McDowell Mountain Ranch. This ten-year old master planned community has and continues to celebrate itself as a community of neighborhoods that "have children's needs as part of the plan". Many educated buyers purchased their homes in this community based upon the knowledge that family oriented recreational amenities were built and planned for this area of the city.
2. Part of this vision of having "children's needs as part of the plan" is a community campus with complementing, not competing uses. In other words, the peak usage of the proposed aquatic center will not compete with the school facilities because school would be in recess.
3. These complementing uses create an economy of scale for the governing entities (the school district and the city) as well as the citizens. For example, the school district can use the play fields and aquatic center (developed by the city) for organized events without bussing children off-site. Additionally, parents who have children involved in various extracurricular activities may be able to attend one child's swim meet and another child's soccer game without rushing across town to attend both events.
4. Due to the fact that this area was master planned, pathways have been intentionally designed and built that physically connect the surrounding residential neighborhoods to the subject schools and park. These pathways allow family members the option to walk to this park site rather than having to rely on our cars.

The McDowell Mountain Ranch site is superior by far, to any alternate site under consideration for the following reasons:

1. 1137 feet from nearest home, versus 400 feet at Ironwood Village.
2. Elevation is 20 feet lower, minimizing any aesthetic impact.
3. 17 acres versus 12 acres at Ironwood Village. Alternate sites will compromise park amenities.
4. Central to a group of neighborhoods; where possible, adjacent to a Junior High or High School – meets 2010 Parks General Plan.
5. 2000 census indicates that more children under the age of 18 live in this area than any other area in Scottsdale.
6. Supported by the voting public of Scottsdale.
7. Unanimous support of both Parks and Recreation, and Planning Commissions.

The McDowell Mountain Ranch site is recommended as THE ONE AND ONLY site for Scottsdale's next Community Park and Aquatic Center.

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1) INTRODUCTION

a) Master Plan Adopted in 1994

i) When first conceived, the City Council, with agreement from the Scottsdale School District, adopted a Master Plan for 70 acres at this location. There currently exists soccer and ball fields, concession, and parking. The Park and Aquatic Center at McDowell Mountain Ranch is the final piece of this integrated park.

ii) There are currently 1600 students attending schools at this site. Amenities are designed to enable easy access for after school activities.

iii) 2000 census indicates there are more children under the age of 18 at the MMR site, than any other site in Scottsdale.

b) MMR Site Approved By Citizens of Scottsdale In 2000 Bond Election.

c) Unanimous Approval By Both Parks and Recreation and Planning Commissions

2) McDOWELL MOUNTAIN RANCH PARK AND AQUATIC CENTER ISSUES

a) Original Park Design Has Been Downsized

i) When first conceived, the MMR Park and Aquatic Center was designed as part of the Desert Canyon Middle and Elementary School campus. Concerns were raised as to how this might effect the safety of the children attending the school. The Park was subsequently downsized to address these concerns, and the current park size and service amenities is a result of satisfying those concerns.

b) General Traffic and Safety Concerns

i) Some residents of McDowell Mountain Ranch voiced concern with respect to general traffic and safety at the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway. City staff has hired licensed professionals that have listened to, addressed, and resolved all traffic and safety issues at this intersection. These professionals, at several public meetings, have illustrated the improvement in traffic flow with additional turning lanes and ingress / egress points. Furthermore, what little traffic generated by the park occurs when school is NOT in session, and will not compete with the beginning or end of the school day. It should be noted that school is in session a total of only 176 days in a calendar year. Traffic will not compete with the school, but rather, because of the proximity of the park to the school, will complement the community campus. Additionally, Thompson Peak Parkway has a carrying capacity of 35,000 vehicles per day. The proposed recreation amenities will contribute less than 10% of this capacity. There is simply no negative impact on MMR or vicinity. The facts indicate there is no supporting evidence of park opponent's claims of the drastic traffic increase, or

that, "...traffic will be horrendous." Figures 1 through 4 show the "horrendous traffic" that McDowell Mountain Ranch park opponents are referring to.

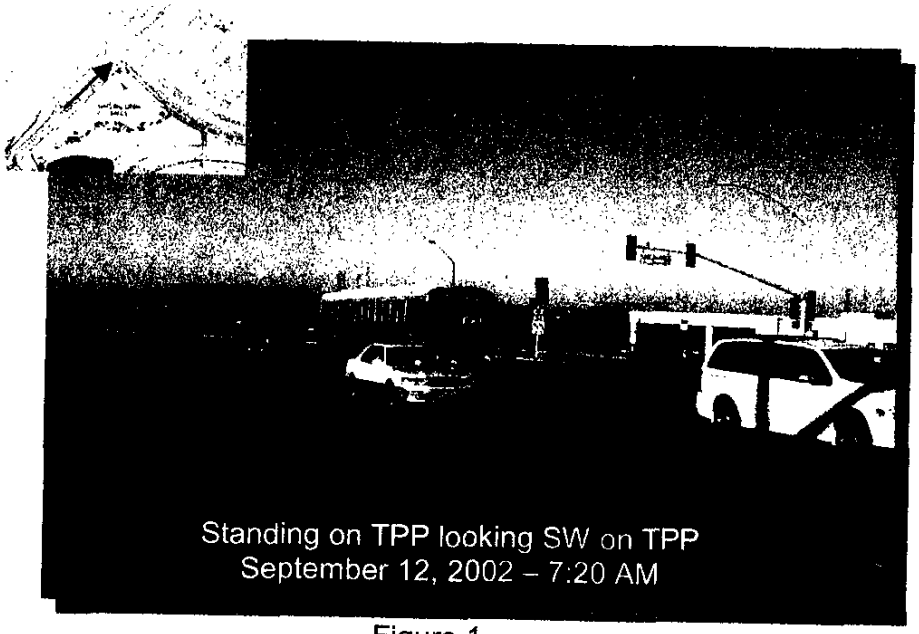


Figure 1.
Morning Traffic at Thompson Peak Parkway
And McDowell Mountain Ranch Road

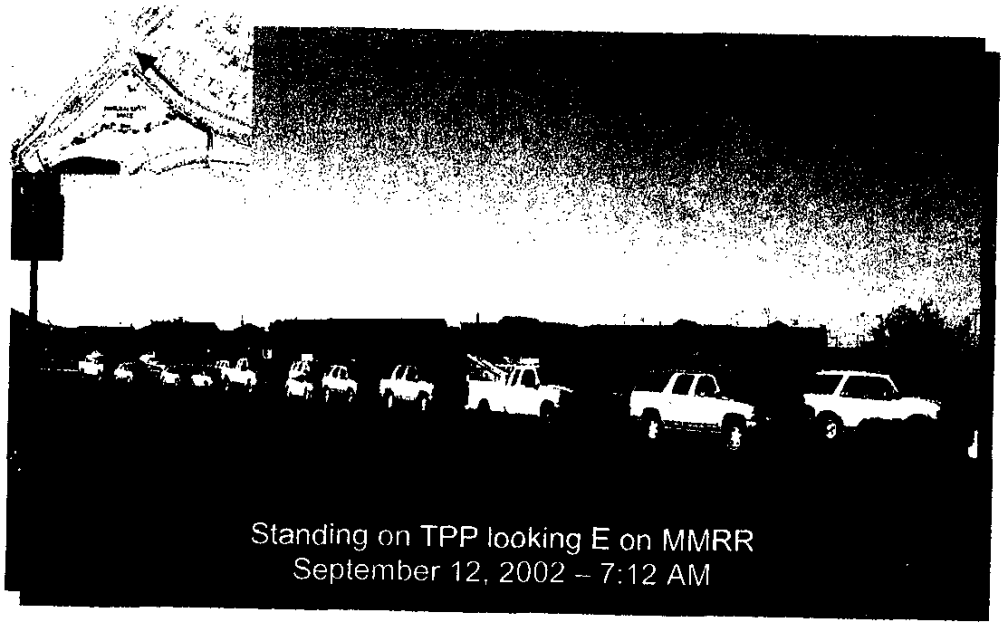


Figure 2.
Morning Traffic at Thompson Peak Parkway
And McDowell Mountain Ranch Road

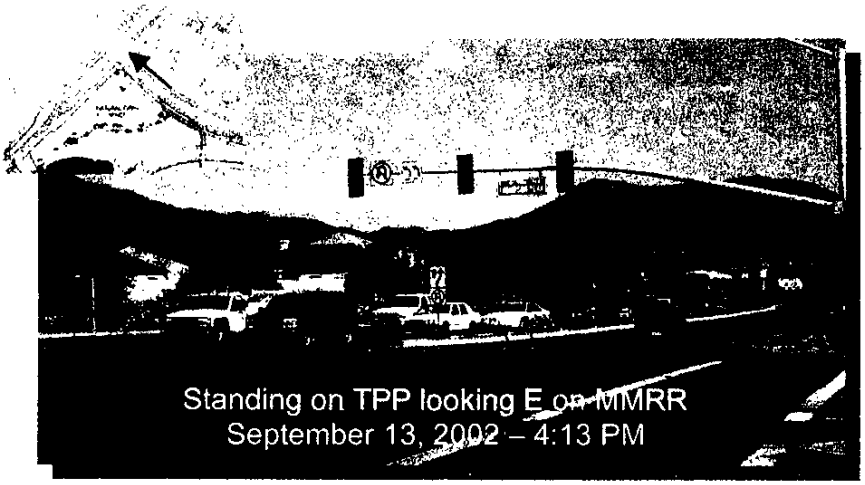


Figure 3.
Afternoon Traffic at Thompson Peak Parkway
And McDowell Mountain Ranch Road

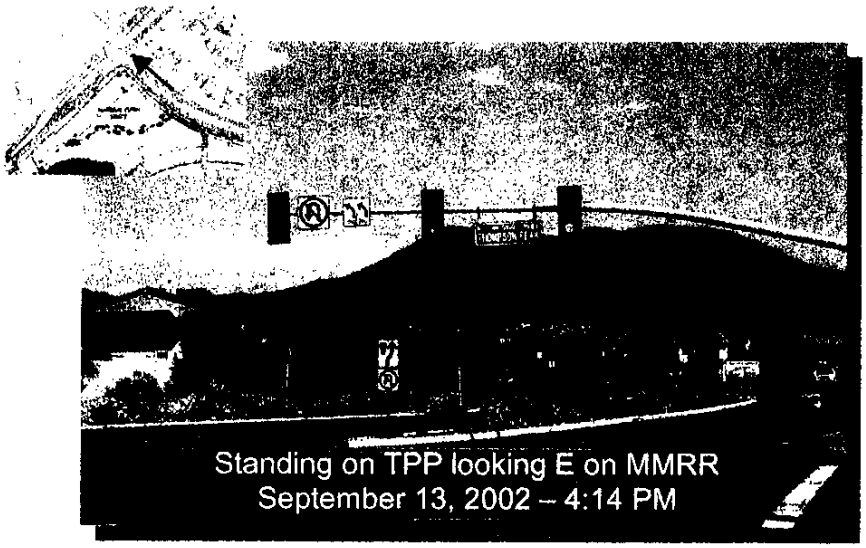


Figure 4.
Afternoon Traffic at Thompson Peak Parkway
And McDowell Mountain Ranch Road

c) Safety

i) Scottsdale police have testified that there is "no evidence of any criminal activity in Scottsdale's park system". While any time there is an influx of people to a certain area, one can expect a slight increase in calls to the police. There is simply no data to support the outrageous

claims by the opposition that, "This would increase crime and vandalism in the area, which would lower property values and our quality of life."

ii) Peak usage of Park is when school is NOT in session. Again, school is in session 176 days in a calendar year. There is no validity to the claims by park opponents that, "This would only increase crime and vandalism in the area, which would lower property values and our quality of life."

iii) A 10-foot high eartherned berm with mature vegetation called the Old Verde Canal physically separates the schools and recreation amenities. In addition, the MMR Park site is at an elevation that is 20 feet lower than the school and surrounding homes. This contrast in elevation will minimize noise and light impacts.

iv) There are currently 6 pathways leading from the McDowell Mountain Ranch subdivision to the site. The sidewalks leading to the park are grade separated to ensure children do not have to cross major streets including the internal loop road servicing the campus.

v) School has controlled access points oriented onto MMR Road, almost 180 degrees from access into subject recreation amenities.

3) CHARACTER OF NEIGHBORHOOD

a) McDowell Mountain Ranch Is a Family-Oriented Community.

i) The Park and Aquatic Center in MMR compliments the vision of the architects and developers of this community. Indeed, the Park and Aquatic Center is advertised on the MMR website as a selling point to potential buyers.

ii) Thirty percent of the Park and Aquatic Center site is maintained as natural desert. The architect of the Park has ensured design of the physical form will blend into the desert, thus preserving the desert character of the area.

iii) Some opponents have said that children will come into this area and use the pathways in MMR. What these individuals choose to ignore is that these children are already here. Three schools already access these pathways and trails. A Park and Aquatic Center will not impact this fact. The advantage of a Park and Aquatic Center at this site is that it will provide these children with supervised activities when their schools are not in session.

iv) This area comprises the highest concentration of citizens 18 years old and younger in the entire City of Scottsdale.

4) ALTERNATE SITES

a) Ironwood Village

i) The leading candidate for an alternate site is a 12-acre site bordering the new development of Ironwood Village. While this site does have potential as a future Neighborhood Park, it does not:
   (1) Have adequate infrastructure to presently serve the facility. Translation: more cost to the taxpayers.
   (2) Have enough acreage to include all the amenities required to serve as a Community Park. Translation: Park will be further diminished.
   (3) Serve the very families it is designed to serve. Remember that the MMR site was planned to serve the surrounding communities. The surrounding communities have grown according to that plan. Translation: Park will not serve the community for which it was designed.

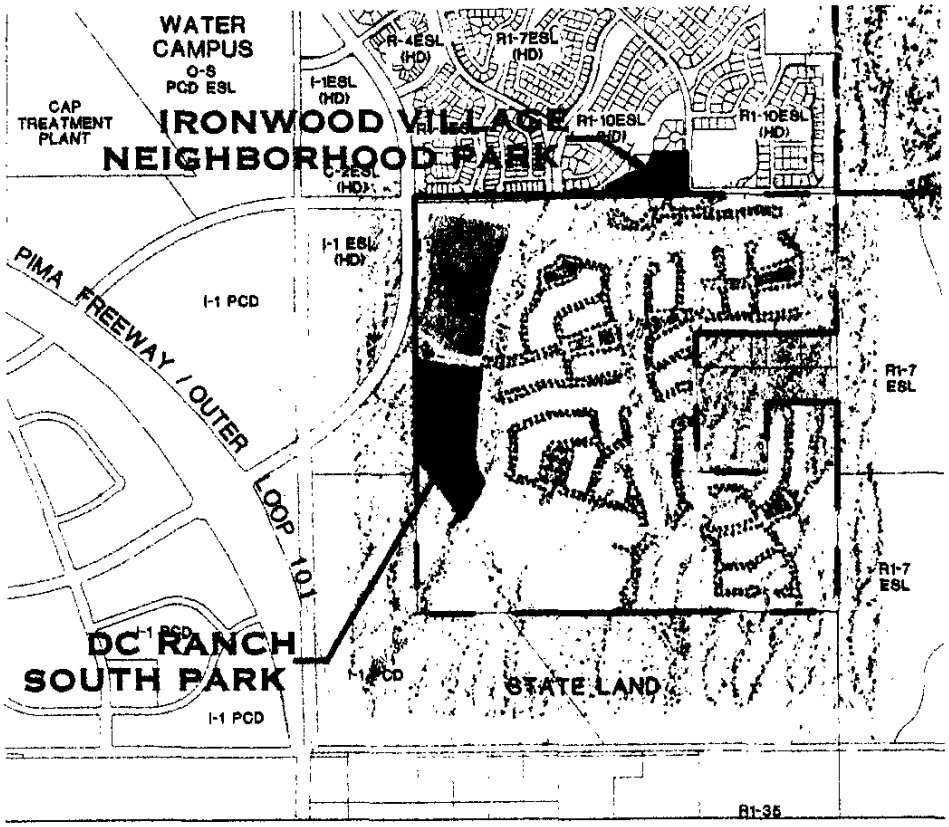


Figure 5.
Alternate Site at DC Ranch South Park

b) Complicated Logistics To A Community Park At Ironwood Village

i) There is no frontage on Pima Road. Right of way will have to be obtained from the state. Without local access to Pima Road, a three-lane local collector will have to be designed and incorporated.

ii) A signal light will have to be installed at Pima Road for safe ingress / egress to the park at Ironwood Village. The result is two signal lights

one–quarter mile apart. A new one at the park, and the existing one at Union Hills Drive.

iii) Planned Streets may not have the capacity to accommodate the Park and Aquatic Center. At the MMR site, Thompson Peak Parkway is designed to carry 35,000 cars per day.

iv) Walking access to facilities will be limited to the immediate development of Ironwood Village. ALL other citizens wanting to use the park at the Ironwood Village site will have to drive. More parking will be required, resulting in further reduction in park amenities.

c) Impact To New Community At Ironwood Village

i) The city will have to begin the design process anew, and work with residents of Ironwood Village who may not want the facility because it was not part of their plan. Keep in mind that the MMR site has been part of the plan since 1994. Construction at the MMR site has already been delayed by almost 2 years.

ii) With respect to ANY alternate site under consideration, a park was never considered to be part of the plan. At McDowell Mountain Ranch, the Park and Aquatic Center was always part of the plan. People moved here with the understanding that a tremendous facility would be built to enhance their sense of community, to provide a place where children can participate in supervised activities, where adults can walk or bike to a fitness center to improve their health, and where families can grow closer together with members of their community. If a potential homebuyer did not like the plan, it should have been incumbent upon that homebuyer to seek a residence elsewhere. The rest of the citizens of Scottsdale should not have to bear the brunt of the uninformed. Consideration of moving this park and associated amenities elsewhere should NOT be an option.

d) Any Alternate Site Results In A Park That Cannot Serve The Community of Scottsdale

i) Census indicates that the highest number of children under 18 years of age is in the immediate vicinity of the MMR site.

ii) Traffic improvements benefit not only the Park, but also the school.

iii) Existing pathways offer easy access for children.

iv) MMR site is almost 1200 feet from nearest home. Nearest Ironwood Village home will be only 400 feet.

v) MMR site is at a grade almost 20 feet below nearest home – minimizes any aesthetic impact.

vi) Ironwood Village site is only 12 acres. Amenities will be jeopardized at a smaller site.

vii) MMR site meets or exceeds all requirements set forth by the General Plan and the 2010 Parks Master Plan. Ironwood Village does not.

viii) Potential homeowners at Ironwood Village have not been informed of the potential for a park and Aquatic Center in their neighborhood. McDowell Mountain Ranch has known of the Park since 1994.

ix) MMR developers want the park in the MMR neighborhood. That is why it has always been planned at the MMR location.
x) The Scottsdale Parks and Recreation Commission was unanimous in their support for the Park and Aquatic Center at MMR.
xi) The Scottsdale Planning Commission was unanimous in their support for the Park and Aquatic Center at MMR.
xii) The citizens of Scottsdale approved of the MMR location by speaking with their votes during the 2000 Bond Election.
xiii) Precincts to which MMR reported during the 2000 Bond Election were in favor of the MMR site by a 3 to 1 margin.

5) **SUMMARY**

a) **Active Parks are Fundamental to Neighborhoods and Create a Positive Sense of Community**

i) Community parks should be located in an area the best serves the community. They, quite simply, are fundamental to neighborhoods and improve our quality of life. Community Parks belong in residential areas where they can best serve the children for whom the parks are designed, not next to freeways, as is the Ironwood Village site.
ii) McDowell Mountain Ranch and the surrounding areas are home to the greatest concentration of children under 18 years of age in Scottsdale. What better, more appropriate location for a Community Park?

b) **The Well-Informed Should Not Be Penalized**

i) Most families made a well informed decision to purchase their home in McDowell Mountain Ranch, knowing full-well the plans for a Park and Aquatic Center at this location. They should not be penalized for making an informed decision.
ii) Plans for the Park and Aquatic Center are advertised as a selling point to potential buyers on the McDowell Mountain Ranch website.

c) **Preservation of Desert Community**

i) The current Park design at McDowell Mountain Ranch preserves fully one-third of the site as open space. The architect has been very conscious of the surrounding desert, and has created a design that is visually and audibly unobtrusive. The natural grade at the MMR site location, 20 feet lower than surrounding homes, enhance the indigenous design of the Park.
ii) High-tension transmission lines border the Ironwood Village site. The McDowell Mountain Ranch site is approximately 900 feet from the transmission lines. Clearly, any EMF effects will be greatly reduced, if non-existent, at the MMR site compared to the Ironwood Village site. Studies have linked higher rates of leukemia to those living, working and playing in close proximity to high-tension transmission lines. Please see attached "Connecticut 1995 Report on Health Effects From EMF". Is the Ironwood Village site the best we can do for future generations of Scottsdale residents? I think not.

iii) There is currently an active group involved in the preservation of the scenic drive along Pima Road. The site at Ironwood Village is near Pima Road on the west. How does a Park and Aquatic Center fit in with their objective of creating a scenic desert drive along Pima Road? Answer: It does not.

d) Fairness To The Residents of Scottsdale

i) Opponents to the Park and Aquatic Center refer to an issue of "fairness" to the residents in the McDowell Mountain Ranch area. The issue of a community Park and Aquatic Center is not a "development specific" issue. It is a City of Scottsdale issue. I was born in Scottsdale, and have seen a lot of development in the area. I will see a lot more. McDowell Mountain Ranch has seen a lot of development in the area. They will see a lot more. The notion that building a Park and Aquatic Center at an intersection that isn't even in the development of McDowell Mountain Ranch will have a negative impact on the quality of life is, in a word, wrong. To the contrary, a Park and Aquatic Center at the MMR location will enhance the quality of life, create a stronger sense of community, encourage friendships to develop, and create a gathering place for families to meet for the entire community of Scottsdale. Any other site will not have as great a positive impact on a community. Simply put, it would not be "fair" to deny the community of Scottsdale an opportunity of this magnitude to improve our quality of life.

ii) The site at McDowell Mountain Ranch has been planned since 1994, before the first house was built. How is it "fair" to now impose a Park and Aquatic Center on Ironwood Village simply because several people at McDowell Mountain Ranch don't want it near their development? How is it fair to the people who purchased their home in MMR with the understanding that this facility will be a part of their community, only to have it taken away from them? Answer: It isn't.

6) RECOMMENDATION

The FACTS of this issue are compelling. The McDowell Mountain Ranch site is the only site that will adequately serve the community of Scottsdale. The McDowell Mountain Ranch area is part of a plan that was approved by City Council in 1995. Although the area has become more developed, it has developed according to that plan. Now the final piece of the plan, the Park and Aquatic Center, awaits approval to complete the vision for the benefit of the entire Community of Scottsdale.

The approval of the Park and Aquatic Center at the McDowell Mountain Ranch site during the 2000 Bond election should be reason enough to build the park at this site. As if that isn't enough, further investigation reveals that the precincts to which MMR reports, favored the MMR site by a wide 3 to 1 margin.

Indeed, the Scottsdale Parks and Recreation, and Planning Commissions unanimously agree. The McDowell Mountain Ranch Site is THE site for Scottsdale's next Park and Aquatic Center.

Given these facts, there remain individuals in the area who are opposed to the MMR location and the traffic improvements. These individuals would like to move the park to a location that does not have adequate space, is not accessible to the youth in the community, and disregard a plan that was in place well before most purchased their home in the area. These individuals have little regard for those that researched the community, and deliberately made a choice to purchase their home near public amenities such as the long planned Park and Aquatic Center.

There was a day not long in Scottsdale's past, that neighborhoods celebrated community parks such as the one that has been so long in the planning at McDowell Mountain Ranch. Today, these very parks that brought neighborhoods and residents together and defined a sense of community are dividing neighbors and neighborhoods. It is time to look logically at what is being proposed – a park. A park that is designed to service the recreational needs of a growing community, located at a site which will be accessible to both the young and the old.

McDowell Mountain Ranch is the site for Scottsdale's next Park and Aquatic Center.

7. Copy of 2000 Bond Ballot Describing "McDowell Mountain Ranch Park and Aquatic Center".

QUESTION 1 · CUESTION 1

LIBRARY AND PARK IMPROVEMENT BONDS

Shall the City of Scottsdale be authorized to issue and sell not exceeding $124,700,000 principal amount of its general obligation bonds to provide funds to acquire, construct, reconstruct, improve, furnish and equip libraries, parks and recreational facilities, including acquisitions of land necessary for such purposes, and to pay all necessary legal, financial consulting and other costs and fees in connection therewith; such bonds to be issued in one or more series, maturing not more than 25 years from the date of issuance of each series, and bearing interest at a rate or rates not in excess of 12% per annum?

BONOS FINANCIEROS DE MEJORAMIENTOS DE BIBLIOTECAS Y PARQUES

¿Se le deberá autorizar a la Ciudad de Scottsdale a emitir y vender no excediendo la cantidad principal de $124,700,000 de sus bonos financieros de obligación general para proveer fondos para adquirir, construir, reconstruir, mejorar, amueblar y equipar bibliotecas, parques e instalaciones de recreo, incluyendo adquisiciones de terreno necesario para dichos propósitos, y para pagar todos los costos legales, de consulta financiera y otros costos y derechos relacionados con eso; dichos bonos financieros serán emitidos en una o más serie, y se vencerán no más de 25 años de la fecha de emisión de cada serie, y llevarán interés a una tasa o tasas que no excedan el 12% por año?

BONDS, YES - BONOS, SI ☐

BONDS, NO - BONOS, NO ☐

Question 1 – Library and Park Improvement Bonds: $124,700,000

If approved, the proceeds from these bonds would be used for renovation of existing facilities and construction of new facilities throughout the City. Renovation projects include tennis court rebuilds, renovations of stadium outfield, bike path re-lighting, Chaparral bathhouse,. City-wide park signage, Mountain View Teen Center/Stage, Club SAR, aquatic facilities, bike paths, Eldorado ballfield, multi-use path enhancements, library self check-out replacements, upgraded park lighting, Vista Del Camino renovation, Mustang Library study rooms, Eldorado Pool replacement, WestWorld, and Indian School Park Neighborhood Center. New facilities include Appaloosa Library at DC Ranch, Arabian Library Phase II, Civic Center Mall expansion and improvements, Civic Center Senior Center Replacement, DC Ranch Community and Neighborhood Parks, Desert Mountain Park, Grayhawk Community Center, McDowell Mountain Preserve Access, McDowell Mountain Ranch Community Park and aquatic center, North Area Park land acquisition, Mustang off-leash facility, Paiute Area enhancements, renovation, and replacements, Papago Salado Loop Trail, Power Corridor Path from Thompson Peak to WestWorld, Scottsdale Ranch Park tennis courts, Sonoran Hills Park, CAP Basin lighted Sports Complex, trails acquisition and development, Troon North Park, Multi-use path tunnel and northern extension, Vista ballfield and expansion, and youth sport lighting.

Estimated Debt Service Schedule
Programa del Calculado Servicio de Deuda

Fiscal Year Año Económico	Principal Principal	Interest Interés	Total Suma
2001/02	875,000	1,932,000	2,807,000
2002/03	1,445,000	3,019,500	4,464,500
2003/04	1,800,000	3,532,800	5,332,800
2004/05	2,180,000	4,024,800	6,204,800
2005/06	2,735,000	4,824,000	7,559,000
2006/07	3,250,000	5,439,900	8,689,900
2007/08	4,130,000	6,744,900	10,874,900
2008/09	4,375,000	6,497,100	10,872,100
2009/10	4,635,000	6,234,600	10,869
2010/11	4,920,000	5,956,500	[illegible]
2011/12	5,225,000	5,661	[illegible]
2012/13	5,525,000	[illegible]	[illegible],872,800
2013/14	5,850	[illegible],300	10,866,300
2014/15	[illegible]	4,865,300	10,865,300
2015/16	[illegible],575,000	4,293,300	10,868,300
2016	6,980,000	3,898,800	10,878,800
2017/18	7,395,000	3,480,000	10,875,000
2018/19	7,830,000	3,036,300	10,866,300
2019/20	8,300,000	2,566,500	10,866,500
2020/21	8,805,000	2,068,500	10,873,500
2021/22	6,520,000	1,540,200	8,060,200
2022/23	5,265,000	1,149,000	6,414,000
2023/24	4,705,000	833,100	5,538,100
2024/25	4,115,000	550,800	4,665,800
2025/26	3,010,000	303,900	3,313,900
2026/27	2,055,000	123,300	2,178,300
Total Suma	$124,700,000	$92,740,500	$217,440,500

Cuestión 1 – Bonos Financieros de Mejoramientos de Bibliotecas y Parques: $124,700,000

Si se aprueban, los ingresos de estos bonos financieros se usarán para renovar instalaciones existentes y construir instalaciones nuevas por [illegible]ación [illegible]nis, [illegible] de [illegible] de [illegible]que los [illegible]nes [illegible]bol [illegible]sos, [illegible]no de la biblioteca, mejorar la iluminación de estacionamiento, renovación del Vista Del Camino, salas de estudio de la Biblioteca Mustang, reemplazo de la Piscina Eldorado, WestWorld, y el Centro de Parques de la Vecindad de Indian School. Las instalaciones nuevas incluyen la Biblioteca Appaloosa del Rancho DC, Etapa II de la Biblioteca Arabian, expansión y mejoramientos del Centro Comercial del Civic Center, Reemplazo del Centro para Ciudadanos de Tercera Edad del Civic Center, Parques de la Vecindad de la Comunidad DC Ranch, Parque Desert Mountain, Centro de la Comunidad Grayhawk, Preserva Acceso a McDowell Mountain, el centro acuático y el Parque de la Comunidad McDowell Mountain Ranch, adquisición de terreno para el Parque North Area, instalación de sin cuerda de Mustang, realces, renovaciones, y reemplazos a Paiute Area, Sendero Papago Salado Loop, Sendero Power Corridor de Thompson Peak a WestWorld, canchas de tenis de Scottsdale Ranch Park, Parque Sonoran Hills, Centro Deportivo iluminado de CAP Basin, adquisición y desarrollo de senderos, Parque Troon North, Tunel de sendero de multi uso y extensión hacia el norte, jardín de pelota Vista y expansión, y alumbrado de deportes

"...McDowell Mountain Ranch Community Park and Aquatic Center,..."

8. Letter from USA Swimming to Mayor Manross Describing Positive Economic Impact On The Community

One Olympic Plaza
Colorado Springs, CO 80909-5770
www.usaswimming.org
719.866.4578 o
719.866.4669 f

November 5, 2002

To the Honorable Mayor Manross, City Council and Parks & Recreation Department:

Congratulations to you and the Scottsdale community for your exciting plans in the development of the aquatic center! Your progressive and proactive approach in this project is fantastic!

It is refreshing to see the community collaboration to build this facility. You have certainly hit the needs of many of our communities....an aquatic facility that can accommodate everyone. Every day, we are seeing the need for pools that aqua-aerobics, hydrotherapy, and lessons programs can use. And having visited a number of the clubs in Arizona, I have heard directly the need for more pool space because of the growth of water polo programs and swim programs in general.

The competitive swim team(s) in Scottsdale will directly benefit from the 50-meter training facility, and the economic impact of being able to host a competition there will affect the whole community. For hosting a 5-day national level competition, a local impact can be expected (hotels, car rentals, restaurants, miscellaneous) around half a million dollars. Local invitationals and championship meets also benefit the community financially.

Best of luck to you with this wonderful endeavor!

Kim Holmes
Sport Development Coordinator
USA Swimming

9. Letter To The Editor From Residents of McDowell Mountain Ranch Supporting The MMR Site

McDowell Mountain Ranch Aquatic Center & Park Has Community Support

We are residents of McDowell Mountain Ranch who support the construction of the McDowell Mountain Ranch Aquatic Center and Park at the intersection of Thompson Peak Parkway and McDowell Mountain Ranch Road. We were aware of the city's plans to build a park at this intersection when we purchased our homes. We chose McDowell Mountain Ranch because of the planned aquatic and fitness center.

The city has done an excellent job of addressing the community's two major concerns: traffic and school safety.

The city's current proposal corrects traffic problems near the park by providing two separate access points for the park, library and school. The city will add a stop light at the intersection of 102nd Street and McDowell Mountain Ranch Road to accommodate library users and school traffic. The city will also add both a north and southbound entrance and exit onto Thompson Peak Parkway from the aquatic center.

The city has also addressed parents' concerns regarding the safety of our school children. The city's original proposal to build the fitness center on the Desert Canyon campus has been abandoned. The fitness center will be attached to the aquatic center instead. The city plans to install a gate that prevents aquatic center users from driving through the school parking lot while school is in session.

We believe the McDowell Mountain Ranch Aquatic Center and Park is a first-class amenity that will only add to the value of our great community. We urge everyone in McDowell Mountain Ranch to support the construction of the park.

Kim & Allan Dumaine
Teri S. George
Gillian Hunn
Annette Jacobs
Kathy & Steve Kupiszewski
Tricia & Ken Lewis
Irene & Len Magerman
ShaRon & Richard Rea
Christine & Steven Schild
Jane & David Seamans

10. Open Letter to Mayor Manross published in North Scottsdale Times Supporting the MMR Site

Letters

City should build MMR park

An open letter to Mayor Manross and city council

My name is Douglas W. Milligan. I have been a resident of Scottsdale for 12 years.

I would like to express my hope and desire that the city follow through on its plan to build an aquatic center at the proposed McDowell Mountain Park Site.

As you know, the city and developers had the foresight to plan an aquatic center and park for the citizens of Scottsdale some 11 years ago. Through the years a great deal of planning has taken place to accommodate the needs of the citizens of Scottsdale. I emphasize the citizens of Scottsdale.

Long time residents of Scottsdale have watched over four square miles (3,200 acres) of desert be developed as McDowell Mountain Ranch. We've watched that open desert transform into some 4,475 residential units (10,000 residents) as well as various commercial developments.

In 1994 some 900 pristine acres nestled against the McDowell Mountain foothills were donated to the City of Scottsdale for public use. These lands are now part of the McDowell Sonoran Preserve for "all" citizens.

What a great compromise to development and what a benefit for future generations. This area was later expanded in 1998.

In 1996, a 70-acre campus was donated to the City of Scottsdale for a library, school facilities and Park with an Aquatic Center. Soon after this donation the new aquatic center was named as a priority on a list of capital improvement projects by the city's Community Services Department.

I'd like to quote directly from the McDowell Mountain Ranch Web site (www.mcdowellmtnranch.com); "McDowell Mountain Ranch is a place where people are not just residents, they are neighbors. This is an active community where children are not only welcome, their needs are part of the plan."

The city of Scottsdale needs this aquatic park. It has been all but promised and widely publicized. In 2000 Scottsdale voters approved bonds specifically earmarked for the funding of the aquatic center park. All the prior facts about the aquatic center come from their Web site.

As good neighbors the residents of the McDowell Mountain Ranch should work with the city in reaching a compromise that works for all of the citizens of Scottsdale. A small and very vocal group wants to lock the other citizens of the community out. I know, I've been a participant in the public process taking place in the community. Our new McDowell Mountain Ranch neighbors do not see, or want to see, any need other than their own. They have stated so.

The city of Scottsdale planning systems, recreation and facilities manager, traffic engineering director and Weddle Gilmore Architects have worked very hard and provided various project schemes at several of the past public meetings.

The McDowell Mountain Ranch Park Committee has not liked what has been presented and proposed as possible solutions. Recent aquatic proposals that have been presented came as a result of a consensus of public participation at a previous meeting that voted for an aquatic center and involved their very own participation. At a Jan. 31 meeting they made it clear, they do not want anything. Nice compromise, nice neighbors. Welcome to the neighborhood.

I'm writing this letter because the city of Scottsdale needs to work with the residents of McDowell Mountain Ranch, not cave into their hysteria.

They have some legitimate concerns that should and are being addressed. You have a responsibility to future generations of Scottsdale residents to see that this proposed city park and aquatic center become a reality.

Scottsdale Aquatic Park and Scottsdale Aquatic Club (at Scottsdale Road and Cactus Road) provide a great service to the community. Some 240 swimmers from all of Scottsdale call this aquatic club home. Senior swimmers and others use the facility on daily basis. Water Aerobics, CPR and swimming lessons are available to the community. Additionally, the Scottsdale Unified School District uses the pool facility for their high school swim programs. Four high schools presently use the facility. There is however no other room or capacity. As Scottsdale grows and creates areas like McDowell Mountain Ranch, so to must its infrastructure.

Ask the Scottsdale Aquatic Club age group swimmers who are State Champions (1998, 1999, 2000, 2001 and 2002) if an aquatic center is a great city benefit.

They'd likely explain the great opportunities afforded to them. They'd talk about their swim friends and competitors they've met from all over the Valley and state. They'd mention the life skills such as dedication, discipline and teamwork they are learning. Just as important, these young residents of Scottsdale might share their dreams.

Please act responsibly in making a decision about this city and aquatic park. Land provided for city parks and aquatic centers is not easy to come by. Let's not let this opportunity slip away. Future generations will thank you for acting responsibly today for their benefit tomorrow.

Douglas W. Milligan
North Scottsdale

Speak Out
(623) 445-2824

"Speak Out" is our free, 24-hour opinion line. Call (623) 445-2824 to express your opinion or ask a question about public issues. You are not required to give your name and the newspaper does not use any form of caller-identification software. While we want you to speak out freely, the newspaper reserves the right to edit calls for clarity, brevity, relevance and fairness.

11. Republic Editorial In Favor of Park and Aquatic Center at McDowell Mountain Ranch

EDITORIAL

Proposed aquatic center has broad public purpose

Our stand: Project should go forward despite vocal opposition from neighbors

Without question, the proposed aquatic center at McDowell Mountain Ranch Park will change things for residents in the area and throughout Scottsdale. It is a significant project, just as a $10.4 million investment in a public amenity should be.

Despite vocal opposition from neighbors, it's a project that should go forward. It should be developed with the same care and respect to the residential community that has been shown throughout a long, community-involved retooling of the master plan for the park site. The Parks and Recreation Commission will hold a hearing on the plan at 5 p.m. Wednesday.

Plans for this project were made in the early 1990s in anticipation of the residential growth and the overall needs of Scottsdale in mind. Those plans were ratified in 2000 when voters approved a construction bond to complete McDowell Mountain Ranch Park & Aquatic Center.

Since that vote, the master plan for the final phase of the park site has been revised to reflect changes in the area, specifically the arrival of thousands of new residents. The current proposal is less intense. The tennis courts in the original master plan have been abandoned, for example.

In addition, the aquatic center, which would be Scottsdale's fourth municipal pool, is pushed to the southern portion of the park site, farthest away from homes. And some care also has been taken to improve traffic flow at and near the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway.

These are responsible moves on the part of the city to mitigate the impact on the residential community of a completed park site.

Are they enough? For some residents, not all.

There are those who are steadfast against an aquatic center at that site. It is, in their view, the wrong use on the wrong site of the best part of town.

But the proposed aquatic center is, in fact, a public facility with broad purpose. In the character and tradition of other developments in the area, it will be tastefully done and, overall, will be an asset to McDowell Mountain Ranch and the city of Scottsdale. In the end, this is the sort of facility that cities build, for the benefit of all. Scottsdale officials should keep the general public interest in mind when weighing the arguments of opponents who are describing how the idea irritates them.

Talkback

The city's proposed aquatic center has attracted opposition on McDowell Mountain Ranch. We think such facilities are a necessary part of a city. And here's a facility that was planned long before the homes of dissidents were built.

- **Short of abandoning the proposed site of the aquatic center, what are the best ways to mitigate impacts of the facility on the residential community?**
- **How can the city provide the amenities that are a normal part of city life without raising opposition from residents?**

E-mail us at ne.letters@scottsdalerepublic.com or write us at: Opinions, Scottsdale Republic, 16277 N. Greenway-Hayden Loop, Suite 200, Scottsdale, AZ 85260. You also can fax us at (602) 444-7985.

12. Scottsdale Views Article Reporting Unanimous Support of McDowell Mountain Ranch Site by Parks and Recreation Commission.

Parks and rec panel unanimous in backing of aquatic park site

By Chris Rasmussen
SCOTTSDALE VIEWS

An aquatic park with a fitness center and skate park for the McDowell Mountain Ranch area was recommended for City Council approval last week by the Parks and Recreation Commission.

The unanimous vote followed nearly two hours of heated public comment Nov. 6. Commission members were deciding between two plans: Option A, a scaled-down version consisting mainly of open space and picnic areas; and Option B, a full-scale park featuring a competition and leisure pool.

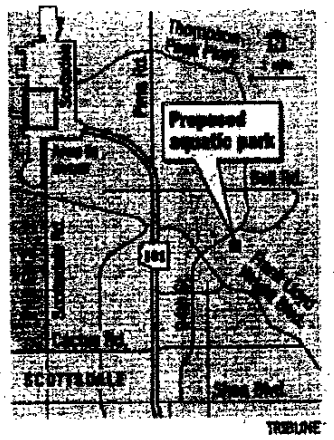
"We are a community with many children whose needs should be met," Mary Lee Sturgeon said.

About 23 residents spoke before the commission. Opinions expressed were split.

"I'm concerned about traffic, noise and vandalism," Toni Whitrock said. "This may result in an influx of people from other neighborhoods."

Commissioners approved Option B with a series of recommended traffic improvements, including a main entrance on Thompson Peak Parkway and a loop road for exiting traffic.

Other traffic improvements include a signal at 102nd Street and McDowell Mountain Ranch Road, the current entrance to the multi-use site, which includes two public schools, a library and several ballfields. Additional turn lanes are also proposed for the intersection.



A gate separating the school from the park was recommended and the fitness center, which was originally planned next to Desert Canyon Middle School, was moved closer to the aquatic center.

Next, the Planning Commission will consider the issue after receiving public testimony 5 p.m. Nov. 13 at City Hall Kiva, 3939 N. Drinkwater Blvd. The meeting will be broadcast live on CityCable 11.

Those who oppose putting the aquatic center at Thompson Peak Parkway and McDowell Mountain Ranch Road may have more luck convincing members of the Planning Commission that the park does not fit with the community.

"They are interested in the municipal-use plan, whereas the Parks and Recreation Commission is concerned more with serving needs of the public for their recreational needs," said Judy Weiss, the city's parks, recreation and facilities manager.

Decisions by the Planning Commission also carry more weight. While the Parks and Recreation Commission makes recommendations for council members to consider, the Planning Commission can add binding stipulations.

City Council will decide the ultimate fate of the $10.6 million park slated for the southeast corner of McDowell Mountain Ranch Road and Thompson Peak Parkway. The first council meeting is set for Jan. 6.

13. Report from the Interagency Task Force studying Electric and Magnetic Fields (Task Force) And The Effects On Childhood Leukemia

Connecticut 1995 Report on Health Effects From EMF

EXECUTIVE SUMMARY

The Interagency Task Force Studying Electric and Magnetic Fields (Task Force) continues in its effort to keep the Connecticut General Assembly informed of the many issues surrounding power frequency electric and magnetic fields (EMF). This fourth annual report provides updates on the previous years published (1994) epidemiologic studies and highlights EMF activities in other states and countries; in addition, it re-iterates the education-oriented policy adopted by the Task Force. This report, in conjunction with other Task Force activities, is in response to a legislative mandate to address concerns of Connecticut residents about the possible health effects associated with exposures to EMF.

The Task Force continues to review the epidemiologic studies which have suggested that exposure to EMF may be associated with an increased risk of certain types of cancers, primarily leukemia and brain cancer, and other studies which have reported no such risk. During 1994 the National Radiological Protection Board (NRPB) released an update to its initial 1992 report . The NRPB stated that despite several well- designed studies published over the last two years there remains "no persuasive biological evidence that [EMF] can influence any of the accepted stages" of the development of cancer. The report goes on to say that "the studies do not establish that exposure to electromagnetic fields is a cause of cancer, but, taken together, do provide some evidence to suggest that the possibility exists in the case of childhood leukemia. The number of affected children in the studies is, however, very small."

Based on this and similar assessments and the evaluation that the Task Force has undertaken over the last three years, the Task Force believes continued monitoring of the science is an appropriate approach. An educational brochure has been developed to provide basic information to people asking questions about EMF measurements and health effects. The brochure, *EMF Issues*, also serves as a resource providing literature and journal references so that people can obtain more information.

The Task Force recommends continued allocation of resources to study and follow this issue and maintenance of "voluntary exposure control" policy as it relates to electrical appliances under the control of individuals. There is support for a continuing policy of communication to the general public about EMF. The Task Force does not recommend changes to the present electrical supply system in Connecticut, but continues to endorse the Connecticut Siting Council's Best Management Practices for utilities making changes in electrical generators, substations, and transmission facilities. Finally, the Task Force does not recommend any health-based standards at this time. The Task Force and its Advisory Committee will meet on an as-needed basis during 1995 with at least one planned meeting *circa* June 1995.

14. APPENDIX

CORRESPONDENCE TO THE CITY SUPPORTING THE PARK AND AQUATIC CENTER AT MCDOWELL MOUNTAIN RANCH

----- Original Message -----
From: Tamara Hawkinson
To: Weiss, Judy ; Wisler, Brad ; Exham, Bill ; Dolan, Jan ; Baird, Debra ; Bill Bergdoll ; Loper, Donn ; Ariane Cleverly ; Joy Russell ; Kim Abbs
Sent: Friday, June 21, 2002 2:47 PM
Subject: MMR Park

Dear Judy and other park staff:
As you know a group of park supporters have begun to meet to understand the process of how the voter approved MMR Aquatics/Fitness Center/Skate Park master plan has been reviewed/revised. We know we are coming in 'behind' the anti-group which has had several meetings with the parks staff and expressed a vocal opposition to the park. Frankly, we were caught off guard because many/most of us were unaware that the city was not just asking for input from citizens regarding the previously presented master plan, but were actually allowing citizens to plan the park.
On the Park's info website about the professionals hired to design the park, their credentials are very impressive--so imagine our surprise that even while the city is paying these professionals for their expertise, they are at the same time allowing anyone who happens to show up at a public meeting to completely obliterate these professionals' plans.
There are a couple glaring indications that this public process has been hijacked!! First, besides the fact that there is no indication that anyone showing up at the meetings has any professional experience in park planning, traffic engineering, aquatics design, etc, they have also signed no statement stating that after they alter the MMR park plans effecting every citizen of this city that they intend on remaining residents in their homes for the rest of their lives. In other words, our tax funded MMR Park is being planned by non-professionals who most likely have no long term stake in this city!!! As city employees, it is your responsiblity to understand that some people will be upset with any type of change, but the long term benefit of the city as a whole supercedes these objections --no matter how vocal--that any change will generate.
Secondly, I have reread the minutes posted on the website and I have a HUGE problem with what I am reading and the results that have occurred. Either the minutes do not accurately reflect the meetings or changes have occurred based on input not received at PUBLIC meetings:
November 1, 2001
After introductions, attendees sat at 8 tables. There is no count on how many people were there. I am only going to recap the information regarding the Aquatic center and the fitness center because both of those were eliminated off Option A--according to the city brochure--based on the results of this and the following meetings. There were varying concerns--traffic, skate park, volleyball, etc. The results:
8 tables total--
6 tables wanted the Aquatic Center.

5 tables **wanted** the Fitness Center. 1 table opposed the Aquatic center
2 tables had no preferences and wanted more meetings.

December 13, 2001

At this meeting Ben Craney, member of the MMR Park Committee indicated they had already met with the parks department and indicated they were comfortable with the process. Phillip Weddle stated his firm would present 3 or 4 future plans based on the public input and then stated each table had 'cut-outs' for the attendees to design their park. (I find this exercise ridiculous--it's one thing to ask the public their opinion of a existing plan--it's quite another to have non-professionals doing this. As a long-time commercial designer, it would have been absurd to expect every accountant, secretary and janitor of every firm I worked with to design their version of what was best for the company--this is in effect what happened here. Then when people don't get what they 'designed'--they're immediately defensive!Give input yes--but be partners in the design process--NO).

This time there were 11 tables. The results:
11 tables total--
7 tables **wanted** the Aquatic Center. 1 table opposed the Fitness center
7 tables **wanted** the Fitness Center. 1 table opposed the Aquatic center.
(2 table supported the amenities but listed open space as their top priority.)
2 tables opposed everything but minimal play, parking, ramada space.
There is a suggestion at the end to increase the fitness center from 15-20,000 feet.

January 31, 2002

Below is a quote copied and pasted directly from the minutes. According to this statement, the MMR Park Committee supports the Aquatics Center:
Dan Sommer, co-chair of the McDowell Mountain Ranch Park Committee gave a review of how
the committee evolved. He noted that the committee was against the aquatics center at first but
realized it must include others in the process. Residents both from within and outside of
McDowell Mountain Ranch want the aquatic center. He said that compromise is the key
ingredient....(go to the minutes to read additional info.) I also heard that while Dan said they support the aquatics center, they support it in someone else's back yard--but the minutes don't reflect that.

At this meeting 3 designs were up front but there apparently wasn't a formal presentation followed by 18 questions from citizens, mainly questioning traffic, the use of Westworld, etc.--although I understand from those attending that the meeting was basically a 'free-for-all' and it would be impossible to gain any meaningful information from that meeting.

So, my question is--if the revised plans were based on information 'from previous PUBLIC input meetings'--which is an exact quote from the city brochure, why is Option A even an option??? It is evident that from the minutes of these public meetings, the majority clearly wanted the Aquatics and Fitness center.

The plans themselves are another issue. Plan A shows an optional skate park but the written information is unclear--"The Skate Park, on 'the bubble' from previous public input meetings is shown on the plan." What does that mean?? Is the skate park part of option A or not? The title block on Option A lists it as an Aquatic Park--which it is not.
The skate park on Option B is labeled as an "optional skate park"-but the written info makes it sound like it is part of the overall plan. Is it an 'option' or not?
After reading the minutes, it appears inconclusive to say the sand volleyball courts and tennis courts should be eliminated. Since there is much misinformation being spread about this park, it is important that the information given to the public be very clear.
And regarding the scaling down of the Skate Park and Fitness Center--the minutes do not reflect how these decisions were made but I'm assuming Judy has additional information that would show who/how this decision was made. I understand the input from SUSD about the fitness facility next to the middle school--but moving it onto the city's 40 acre tract shouldn't have necessitated a 2/3 reduction.
And to base the skate park on the size of the Wedge is short sighted. Last year I wrote a weekly column for the Arizona Republic and one of the subjects was about all the metro area's skate parks. I discovered that the Wedge was the first and the smallest with the least amenities. I visited every other park and they are great--I don't think we should be basing decisions on outdated examples. The same holds true with the fitness center. Basing a current facility on what was built more than a decade ago at Cactus pool isn't valid.
In conclusion--it appears the redesigns were based on invalid information. Judy, you mentioned putting the Master plan on the website and I'd like to request that be done ASAP. After our meeting tomorrow, a committee can schedule a time to meet with Judy to gain a greater understanding of how the plans appear to differ from the meeting minutes. This should help minimize the overlapping of e-mails and info that is being sent out.
As we move forward during the summer towards the fall meetings, there needs to be a way to move the planning process back to the professionals.
Thank you Judy for all your information.

Tamara Hawkinson

City Counsel Members,

I am writing to you today in regard to my utter amazement that you would postpone the McDowell Mtn. site 90 days as of last week. My name is Greg Plank, and as a coach of the boys and girls swim teams at Desert Mountain H.S., member of the Scottsdale Aquatic Club, and past U.S. Olympic Trials competitor (in addition to being qualified for 2004), the concept of looking at an alternate site for building another pool in Scottsdale is unfounded. The facts of which I'm sure you are already aware of are as follows.

1. Location
   -MMR is an active, family oriented community with a very high percentage of residents under 18, ideal for a regional park

2. Traffic improvements will be incorporated for the benefit of the School AND the Park

3. Existing pathways offer convenient access for children

4. MMR site is almost 1200 feet from nearest home
   - Alternative site is only 400 feet from 1 acre estate homes

5. MMR site is at a grade 20 feet lower than surrounding homes
   -Effects of lights and views are minimized

6. MMR site is the final phase of a 75 acre community park planned since 1995
   -Alternative site offers only 12 acres VS 17 acres at MMR. This reduction in size will result in a stand-alone aquatic center. There will be no room for ANY other amenities.

7. Alternative site does not offer any Economies of Scale
   -Existing park amenities will be lost at alternate site

8. Existing site meets every single design criteria laid out by the General Plan and the 2010 Parks Master Plan.

9. Design is 30% complete, changing the location to DC Ranch will delay the project by another year, and all current design plans will be scrapped.

10. Existing homeowners at DC Ranch have not been informed of a Park and Aquatic Center in their neighborhood. City Council should expect an even more rabid opposition at DC Ranch than what they are getting from MMR opponents.

11. MMR opponents will use the argument that developers at DC Ranch want the park. Well guess what, so did the developers of MMR. That is why the park has been on the MMR website as a selling point to potential homebuyers.

12. Parks and Recreation Commission were unanimous in their recommendation for this facility at MMR.

13. Planning Commission was unanimous in their recommendation for this facility at MMR.

14. Voters of Scottsdale voted in favor of this facility at MMR.

15. Precincts to which MMR reports were in favor of this facility at MMR by a 3 to 1 margin.

One of your own counsel members has already stated the obvious, "I responded that I am very displeased since I am ready to deliberate and make a decision NOW. I have expended many hours of meetings with numerous groups, staff and consultants and reviewed the hearings of Parks and Recreation and Neighborhood Enhancement and Planning Commission.

I also sit on the coordinating committee COS and Scottsdale Unified District, where cooperative programming attempts to provide the high quality service and added value in our community. Schools and parks work hand in hand to make our city one of the top "Kid Friendly Cities" in America.

Samuel Adams said, "The will of the majority can never succeed when others are constantly setting scattered brush fires." This arbitrary delay is just another distraction.

DC Ranch or Greyhawk should NOT be considered as alternate sites, but ADDITIONAL sites. Parks and Recreation has already determined the City needs another park further north.

The above facts all can only lead to one decision, approve the MMR facility and look at additional facilities.

If this information still is not enough to derive the correct decision, I will add a personal note.

In my experience, great facilities in great areas have produced great communities. Scottsdale has had the longstanding reputation of being a great community; it is now time to uphold this status. In the movie "Field of Dreams", it

was stated "Build it and the will come." I used to live in Palatine, IL which had a similar reputation. The swim team there, drawing from only Palatine, IL has produced many National level swimmers, and record holders. Then it was decided that instead of improving the facilities over time, they would just try to fix up the few facilities that were already in existence. The direct result is that there are no longer any swimmers there that have even come close to qualifying for Nationals, much less the Olympic Trials. Having practiced at Cactus pool over the last year, it is obvious to me that the facility is extremely overcrowded. The general populace must crowd into the few lanes that are left after SAC, the diving team, synchronized swim team, aquatic fitness, and masters swim team, all of which have less than desirable pool space, have taken their share. This is obviously from my personal experience, but from a safety standpoint, this many people crowded into a pool creates a dangerous situation from a liability standpoint. Having been, and currently still certified, a lifeguard, I have seen how 2 people can be simultaneously drowning in a pool of 20 swimmers. Currently there are as many as 125 or more people in the pool at the same time. This is a conservative estimate based on the number of people in each lane and the diving area. There are swimmers that I know of that cannot find a group to swim in as there is not enough pool time and space to accommodate them. There are area high school teams that do not have a home pool as they have no place to practice. 3-4 high school teams share the same home pool. Delaying of the Mesa aquatic complex cost the valley the 2004 US Olympic Team Trials, and inevitably the entire loss of the project after expending valuable taxpayer money to break ground twice.

As a final note, there was an agreement that was made to create parks and pools based upon the population of Scottsdale which has not been kept to date. Therefore, it should be clear that MMR construction should not be delayed since there is need for DC ranch and Greyhawk to also be built. The evidence is not hard to find. The brushfires are being attended to, while the wildfire is growing. It would seem as though better time would be spent appeasing the silent masses than the boisterous few. But that would just be my rationale for my priority setting in life.

Thank you for your time in then matter.

Greg Plank

High School All-American Palatine H.S. Palatine, IL
Collegiate All-American Arizona State University Tempe, AZ
Jr. National Record holder
2000 Olympic Team Trials competitor
2004 Olympic Team Trials qualifier.

> ----- Original Message -----
> From: <gnaneiss@cs.com>
> To: <happyfeliz@qwest.net>; <kvlewis@kvlinc.com>;
> <donn.loper@honeywell.com>; <Jlduchene@aol.com>
> Sent: Tuesday, September 17, 2002 9:59 AM
> Subject: letter to the editor

Community parks and schools are the common threads that weave neighborhoods together and act as the nucleus or lifeblood of most communities. The location of these amenities is fundamental; place them where the users reside to increase access to those who are less mobile, our children.

The proposed aquatic center and associated recreation amenities at the southeast corner of McDowell Mountain Ranch Road and Thompson Peak Parkway is placed at a fundamentally sound and practical location. This location is the most desirable location and was historically planned at this site for the following reasons:

1. The site is located in the master planned community of McDowell Mountain Ranch. This ten-year old master plan of the community has and continues to celebrate itself as a community of neighborhoods that "have children's needs as part of the plan". Many educated buyers purchased their homes in this community based upon the knowledge that family oriented recreational amenities were built and planned for this area of the city.

2. Part of this vision of having "children's needs as part of the plan" is a community campus with complementing not competing uses. In other words, the peak usage of the proposed aquatic center will not compete with the school facilities because school would be in recess.

3. These complementing uses create an economy of scale for the governing entities (the school district and the city) as well as the citizens. For example, the school district can use the play fields and aquatic center (developed by the city) for organized events without bussing children off-site. Additionally, parents who have children involved in various extracurricular activities may be able to attend one child's swim meet and another child's soccer game without rushing across town to attend both events.

4. Due to the fact that this area was master planned, pathways have been intentionally designed and built that physically connect the surrounding residential neighborhoods to the subject schools and park. These pathways allow family members the option to walk to this park site rather than having to rely on our cars.

Obviously this area has evolved since this community campus was planned but it has developed according to what was planned. This predictability in the development of the area is directly correlated to the master plan of the community. The proposed aquatic center and associated recreation amenities are the missing pieces to the picture that was painted well before the native desert soil was disturbed and the first house erected in this region of the city.

Naturally, questions regarding traffic impacts and children's safety surface during planning and design of all public amenities. The city has retained leading licensed professionals who specialize in the fields of traffic engineering and park design to ensure that any associated traffic and safety issue are clearly addressed. The following is a summary of findings by these professionals:

1. A couple of new access points from Thompson Peak Parkway into the proposed aquatic center will be strategically placed to ensure that there are no adverse impacts on traffic entering or exiting McDowell Mountain Ranch. Nationally and locally accepted standards and principles of traffic modeling (circulation) have clearly indicated that the proposed improvements will have only one tenth (1/10) of a second impact on traffic either leaving or entering McDowell Mountain Ranch. Additionally, the spacing, traffic speed and traffic volume were all analyze to ensure that these proposed driveways not only improve traffic flow into and out of the aquatic center and school campus but also exceed all safety standards. Bottom line clearly is there are no adverse impacts to residents of McDowell Mountain Ranch.

2. The subject park improvements are placed along Thompson Peak Parkway a major street designed to collect traffic from adjacent subdivisions and direct it to major arterials (Scottsdale or Pima Roads) and the freeway. This road has a design capacity of 70,000 vehicles. The proposed recreation amenities will contribute approximately 648 daily trips for the future library expansion and 2740 daily trips for the proposed aquatic center (note a trip is one way, for round trips divide these numbers by 2). This equates to 4.8% of what this roadway is designed to handle. The subject park improvements will not cause any negative impact on capacity or flow of Thompson Peak Parkway.

3. This plan which includes the aquatic center and associated recreation amenities was approved by the City Council in 1995. The Scottsdale School District was actively involved with the City when planning and developing this site. First and foremost the School District considered the safety of their children when designing the schools; therefore, each school has controlled access points. These controlled access points are oriented towards McDowell Mountain Ranch Road away from the aquatic center and associated recreation improvements which are oriented towards Thompson Peak Parkway.

4. Furthermore, the proposed aquatic center and associated recreation amenities are placed on the opposite side of a 10-foot high, existing earthen berm with mature trees called the Old Verde Canal. The Old Verde Canal acts as a significant physical barrier between the proposed park improvements and the existing school facilities. Thus, further defining a separation between the school children and the park patrons. Bottom line, the School District has always been part of the planning and design and all safety issues are clearly addressed.

In summary these public amenities are part of a well thought out plan that received City Council approval in 1995. The aquatic center and associated recreation amenities are the final phase of this plan. Furthermore, in 2000, voters by a 3 to 1 margin within McDowell Mountain Ranch and Scottsdale Horizon communities approved the funding of this final phase through a bond election that clearly depicted "McDowell Mountain Ranch with aquatic center". Certainly these park amenities were seen as an asset to the families in the area. Given these facts, there remain individuals in the area who are opposed to the location of the park improvements. These individuals would like to move the park to a location that would not have adequate space, not be accessible to the youth in the community and disregard a plan that was in place well before most purchased their home in the area. These individuals have little regard for those who did research the community they were relocating to and deliberately made a choice to purchase a home near public amenities such as the long planned aquatic center.

There was a day, not long is Scottsdale past that neighborhoods celebrated community parks such as the one at McDowell Mountain Ranch. Today, these very parks that brought neighborhoods and residents together and defined a sense of community are dividing neighbors and neighborhoods. It is time to look logically at what is being proposed, a park to service the recreational needs of a growing community which will be assessable to young and old.

An organization composed of residents in and around McDowell Mountain Ranch and Scottsdale Horizon neighborhoods has formed to clearly illustrate to the City and the Community the high degree of support for these sorely needed family amenities. Our organization, McDowell Mountain Ranch Aquatic Center Community Taskforce (MMR-ACCT) is distributing a petition in support of the subject park amenities at McDowell Mountain Ranch. If you would like to sign a copy of the petition please contact mmr_acct@yahoo.com .

To receive additional facts regarding this park and its design, please visit the City's website at www.ci.scottsdale.az.us/neighborhood/projects/MMR.

Gary Neiss for MMR-ACCT
Resident of MMR

Kim Abbs for MMR-ACCT
Resident of Scottsdale Horizons

-----Original Message-----
From: Ryan Blumenfurth [mailto:rynoblumenfurth@hotmail.com]
Sent: Friday, January 10, 2003 6:41 PM
To: fatboylopes@aol.com
Subject: Copy of what I sent to the city

Hi,

My name is Ryan Blumenfurth and I am 14 years old. I attend Mountainside Middle School and I have lived in Scottsdale since I was in the first grade. My family moved here from Chicago so that my brother and I could have a good education and enjoy all the activities that Arizona has to offer. I have been involved in swimming and in soccer since we moved here. All the soccer teams were happy when they put the fields in at MMR. This did not create any problems for the people who live there. Now suddenly, a pool is creating this HUGE problem because some MMR residents don't want outsiders there. You know this is not true because if it was true why do they have Basha's and dozens of other stores in MMR. Do they have a special ID to get into these stores to prove they are MMR residents?! I don't think so and neither do you! The people who would come to the pool are mostly Scottsdale residents and we have the right to hike, swim, and play soccer in MMR! We are not troublemakers! We are great students and responsible citizens who may not be able to vote now...but we will soon. You all spent money on traffic studies but how much did you spend on finding out what teenagers do if they have no positive activities. Just because we live in Scottsdale doesn't mean we are immune to social problems. I see kids in my school everyday with to much time on there hands, it isn't pretty! Have you been to Cactus park in the afternoon? Have you seen how crowded it is? Yes, it is loaded with every inch of space being used but is there chaos? No! BECAUSE we are disciplined athletes who work hard at everything we do. We are the best in the state and we will not be pushed aside by a few loud people who want MMR to be Sun City East. You need to think of the next generation and follow through with the original plans. BUILD THE POOL!!!!

Ryan Blumenfurth

-----Original Message-----
From: gnaneiss@cs.com [mailto:gnaneiss@cs.com]
Sent: Thursday, January 09, 2003 12:17 PM
To: LBurgstahler@aol.com
Subject: MMR Park - memo to Council

Dear Mayor Manross and members of the City Council:

McDowell Mountain Ranch - Aquatic Center Community Taskforce is composed of over 1,000 residents living in and around
MMR who SUPPORT the subject park improvements at MMR Park. We have been involved in this issue for over a year and are
OUTRAGED at its continuance.

The opposition has stated that THE CITY has chosen an inappropriate site for the subject park amenities. If the
opponents do not like family amenities in walking distance then they NOT the city should consider alternative sites.
These opponents CHOSE TO LOCATE TO AN AREA THAT WAS PLANNED FOR FAMILY AMENTIES. Both the MMR development master plan
and MMR Character Area validate this vision for family/community amenities.

This vision has been realized, the largest critical mass of families in the entire city is located in the immediate
area, this site would service over 14,000 children. Why would our City leaders explore alternative sites that are
located further away from these children and remove any opportunity of being able to walk to the facilities, in the
summer time, when school is in recess and they and their parents are looking for constructive activities within walking
distance?

The alternative sites would also require the city to place a park in an area where it was not planned for such
amenities. This implies the city would have to start over from scratch and work with neighboring residents who may not
want this facility in their back yard. For example, the DC Ranch site is close to Ironwood Village which have
historically opposed public facilities of this magnitude.

The fact is this park was planned in a master planned community while a master plan for the site was developed prior to
homes being constructed. This was all done to give the future residents a sense of predictability to what WILL be

developed in the future. Everyone had equal access to this information; some did their homework and made an informed
decision to be close to these families amenities while others did not look past the foot print of their future home.
The city should not be accountable for those who were less informed.

The opposition has presented dooms day scenarios to both Council and City Management in regards to this park and the
safety of our children. It is our children who are attending these schools and these future park amenities regularly
not the opponents, many of whom are empty nesters. Obviously, we would not be accepting of any plans that would
compromise the health, safety or wealth fare of our children. We are confident and satisfied that the plans for the
park and all the associated amenities at MMR address these concerns.

As the spoke person of MMR-ACCT I am requesting a formal response from each Council person and Mayor so we may share
with our constituents any reservations you may have regarding the MMR site and why an alternative site may mitigate this
issue(s). Furthermore, we would like to hear what your commitment is to place this back on the agenda at your first
meeting in February.

In summary, our organization is committed to having these amenities built in OUR backyard because we all made an
informed decision when purchasing our homes to be within walking distance of these long planned facilities. Our City
leaders must look at providing sustainable development that is fiscally sound. The current site offers an economy of
scale and a location that is within walking distance of 14,000 children. To even consider an alternative site is a slap
in the face to good planning. Why even plan if these plans are not worth the paper they are written on.

We would appreciate your immediate response to this email as I am sending this to over 1000 voters in the immediate
area. Thank you, Gary Neiss

-----Original Message-----
From: HUNT4H20@aol.com [mailto:HUNT4H20@aol.com]
Sent: Tuesday, January 07, 2003 3:58 PM
To: mmanross@scottsdaleaz.gov; wecton@scottsdaleaz.gov; rlittlefield@scottsdaleaz.gov; clukas@scottsdaleaz.gov; nohearn@scottsdaleaz.gov; dortega@scottsdaleaz.gov; tsilverman@scottsdaleaz.gov; jdolan@scottsdaleaz.gov; JWEISS@ci.scottsdale.az.us; mscarp@aztrib.com; pamela.j.loper@pfizer.com; Susan@bittersmith.com; david.duckworth@epropertytax.com; Loper, Donn; Edswimcoach@aol.com; ericswim@msn.com; Kimmhadley@aol.com; forrester@cox.net; rhonda@dkmassociates.com; weinbob1@cox.net; ablumenfurth@mindspring.com; azbodmer@hotmail.com; Jeff_Cox@ccmail.allegiance.net; SteveKief@aol.com; kkeough_99@yahoo.com; Run2mel@aol.com; GNANEISS@cs.com; hawkinson1@earthlink.net; Jlduchene@aol.com; bill_bergdoll@attglobal.net; happyfeliz@uswest.net; julie_decker@tc.blm.gov; nittahome@cox.net; cleverlycrew@cox.net; CHMJMB@aol.com; jamiecapobres@cox.net; mlsturgeon@att.net; RussellJOy@cox.net; jo_ann_bergdoll@attglobal.net; RLKrecipelover@aol.com
Subject: Votes count?

Dear City Council Members and concerned citizens of Scottsdale,
Please, not another setback, another delay and another review of the same aquatic center Scottsdale has been preparing for since 1994. As a member of the majority of voting Scottsdale citizens who resoundingly voiced our feelings with our votes for the Aquatic Center at this site in 2000, I trusted that the park WOULD be built in a timely manner. The residents of MMR purchased their homes in MMR with knowledge of the 75 acre location of both the aquatic center and park. Certainly they were also aware of MMR's spectacular views, mountain preserve access, the existence of power lines, retail and apartment sites and potential traffic noise from Frank Lloyd Wright Boulevard and Thompson Peak Parkway.

A few of these informed MMR residents now seek to deny this aquatic center and park to those who purchased BECAUSE of its location. Why is it they seek to deny this center to the thousands of Scottsdale residents and voters in the surrounding subdivisions of older homes, (Scottsdale Ranch, Stonegate, Ancala, Rio Montana, Sonoran Heights, Sweetwater Ranch, Powderhorn Ranch, the Via Linda Corridor homes, North and South areas of Shea Boulevard, etc., etc.) who have never had the Aquatic Center which they knowingly voted for? Are these few MMR residents loudly complaining about the retail centers, gas stations, resturants and apartments that are also being built in and around MMR? Do those sites promote traffic and crime any less than an Aquatic Center? Is this a thinly veiled attempt by the angry MMR residents to request that a city park site be abandoned and left as open space?

While our city council placates the complaining few, other cities are building parks and amenities to lure businesses and families. Their promotional materials feature photos of happy children swimming in city park pools. These cities are surging forward to promote their quality of life and enhance their property values.

During all these delays the population from the enrollment area of the largest high school in Scottsdale attempts to pack into an already crowded Cactus Park Pool facility at Scottsdale Rd. and Cactus Rd on the Western edge of our city. Cactus Pool serves as the home pool for the DMHS swim and dive team and many other high school teams. DMHS must practice from 7-8:30 in the evening after several other local high school teams and share the overcrowded pool facility with other teams for meets. Families from this enrollment area stand in long lines hoping to get their children into city sponsored swimming lessons and hundreds are turned away.

Perhaps this Northeast residential area encompassing thousands of homes, families and voting voices should form their *own* coalition to LOUDLY and LEGALLY voice our concerns, attending city meetings and demanding to be represented. However, we already did that....**we voiced our opinions with our votes in 2000 when the voters of Scottsdale voted to approve the bonds**

for this Aquatic Center.

I urge you to do the right thing for our city and our schools. Trust the parks and planning board reviews and their prior approval for the MMR site. Build this Aquatic Center at the MMR site and make it the finest Olympic sized facility possible. Be "forward thinking" and propose the smaller DC Ranch site not as an "alternative" but as an "additional" site for *another* future Aquatic Center in the Northern most area to serve the citizens and school children residing there. I beg you to listen to the voices who have already voted and respectfully ask the disgruntled few MMR residents to do the same.

A drowning child is silent, a voting citizen need not be.

Karen Barton

Scottsdale City Mayor and City Council Members,

I have spent time studying the Morrison Institute Report *Five Shoes Waiting to Drop* (asu.edu/copp/morrison/) on the future economic position of Arizona. One thing the report addresses clearly is Arizona's need to make choices that will bring amenities to the public. Highly educated people have many choices; they will go where these amenities are available. "We need to stop being lucky, we need to start being smart" to survive in the 21st century. Parks are a must if we are to survive and attract the best and brightest to our state. Another thing we need is better public education. Without either of these necessities, Arizona will fall behind other states economically.

My family was transplanted to Arizona 41/2 years ago. We had many choices; Arizona had great weather and a booming economy. We chose Scottsdale for the best schools in the state and overall quality of life. Now only 4 years later we begin to see Scottsdale is unwilling to make the efforts needed to continue to be the best. A fully planned City Park is being attacked and is currently endangered; and public education is rapidly declining and may never recover from recent budget cuts. Both these are unacceptable, and endanger our quality of life.

I served 2 years as a Parks Commissioner in my former home of Carmel, Indiana. I currently serve as PTO President of Desert Mountain High School. I am the Secretary for the Board of Directors of Arizona Swimming Inc, the statewide nonprofit organization, which oversees Arizona's coaches, officials and athletes from, learn to swim programs to our Olympic medalists. I serve as swimming official year-round and during high school season. I am concerned about both parks and education in the state of Arizona and the way it impacts the overall quality of life.

One thing that the Morrison report stated clearly is that our elected officials must make some tough choices, "Leaders who lead in fragmented, disconnected uninspired ways can be ineffective or even detrimental to Arizona's overall well being." You cannot please everyone, but you must make decisions based on what is best for the entire community, our economic security, and overall quality of life.

We can debate the issue of where to place this park forever. We have already had 2 public votes to locate and fund this facility. We are not rezoning land; the city master plan has been in place for many years. In the mean time, Scottsdale is a growing city of 200,000 residents and only 3 public pools. Many homes have a backyard pool that brings with it the serious problem of pool safety for our children. With that comes the need for organized swim lessons and recreational swim teams.

Three High School Swim and Dive Teams try to cram into Cactus Park as their home facility. They share with the year round competitive swim and dive teams already training at this overused aquatic center. I have worked as a Swimming Official numerous times when 2 different high school swim meets, one 4A and one 5A, were both scheduled for the same pool, at the same time. What would happen if four high school football teams were scheduled for the same time on the same field? I assure you it wouldn't happen. We desperately need more pool space! Our kids have nothing constructive to do, and we wonder why they get into trouble.

We will always have those who say "not in my backyard" and use other excuses such as traffic. The city has addressed the traffic issue at length. The traffic from the pool and school will not be significant to each other. The city has added a traffic light and a separate entrance to the park. I applaud the city for listening to the concerns of the community. We do not need another Cactus Park traffic nightmare; hopefully we have learned from our mistakes.

All areas of Scottsdale must share the load of new residents moving into our community; we have all certainly shared the economic boom as Scottsdale grows and our homes increase in value.

The bottom line is that we need facilities such as this aquatic center for Scottsdale's overall well being. Will residents continue to come to Scottsdale and pay a higher price for real estate without these amenities that are available in other areas of the country, other areas of the valley? The Morrison Report seems to think not, I concur.

While we debate this issue another summer is here; children within our community are endangered everyday. Our leaders' inability to take a risk and look at the 360-degree view continues to be a stumbling block to our future. We have only to look at Los Arcos to see how indecision has cost the residents of this community the quality of life we all deserve and expect. We have a failed M&O vote to shows our lack of confidence and accountability in our current education system. Tough decisions are part of the job description. Now is the time to stand up and speak for the future of Scottsdale.

Joy Russell

-----Original Message-----
From: Kim Abbs [mailto:kabbs1015@hotmail.com]
Sent: Thursday, January 16, 2003 11:17 PM
To: rlkrecipelover@aol.com
Cc: donn.loper@honeywell.com
Subject: Copy of my recent letter for the file

Subject: MMR Aquatics/Skateboard/Fitness Park

Dear Mayor Manross and City Council,

I was infuriated when I read in the AZ Republic on Saturday morning that the

MMR Aquatics and Skateboard Park had been pulled from the agenda on January
6 and delayed for up to 90 days. I was further upset when I heard that the opposition group had hired an attorney, conducted numerous meetings with City staff, badgered Scottsdale School officials, and began talking about doomsday scenarios. I find it incredible that this malicious group continues

to have any credibility with City Staff and the City Council. I have heard their presentations filled with inaccuracies, anger, and threats. I have personally felt the ire of this group when they yelled angry comments, pointed fingers, hollered in my face, and physically confronted me and other

proponents of the park.

After I heard of yet another delay in the MMR park decision, I wondered why anyone would want to work for our City when their tremendous work, planning,

and expertise is ignored? Why would any citizen want to volunteer to sit on City commissions and boards when their efforts and votes at City meetings are ignored? Why would any citizen ever want to support any City project in the future when facts are discounted, emotions prevail, and delays become the norm?

The facts are:
1. MMR is a family oriented community accessible to a very high percentage of school age children both within and in surrounding areas.
2. traffic studies show the park will have negligible effect on the traffic flow.
3. existing pathways offer convenient access to families.
4. the site is 1200 feet from the nearest home.
5. the site is at grade 20 feet lower than surrounding homes.
6. the site can offer space for a park with economy of scale, which other

sites do not.
7. the design is already 30% complete and is the final phase of a project that has been planned since 1995.
8. The voters approved this facility at this site in 2000.
9. the Parks and Recreation commission and Planning Commission both voted unanimously in support of the planned project.
10. The cost for the park keeps rising with each delay.

It is in the best interest of our City for the Council to proceed with a vote in favor of the park at the site in MMR. Do not continue to study, examine, and re-schedule meetings when this MMR site is an excellent choice.

Your support will insure that our citizens get the aquatics, skateboard, and

fitness facility that it sorely needs.

Sincerely,

Kim Abbs

-----Original Message-----
From: mlsturgeon@att.net [mailto:mlsturgeon@att.net]
Sent: Tuesday, January 07, 2003 4:56 PM
To: wecton@scottsdaleaz.gov
Cc: mmanross@scottsdaleaz.gov; clukas@scottsdaleaz.gov; nohearn@scottsdaleaz.gov; dortega@scottsdaleaz.gov; tsilverman@scottsdaleaz.gov
Subject: Meeting cancellation

Councilman Ecton,

This letter is intended to convey to you and the rest of the City Council my utter dismay and disappointment with your decision to cancel last nights regularly schedluled meeting thus postponing a decision on the Aquatic Center at MMR.

The decision to cancel the meeting at the last minute could only be a result of pressure from the minority opposition. It is certainly a slap in the face to the city staff AND volunteer commission members who have spent countless hours
working on this project and talking with homeowners in an effort to reach an amiable conclusion. Way too much time has already been spent on a project that
was ADVERTISED, VOTED upon and FUNDED with bonds.

Now I implore you to take positive action in favor of the Aquatic Center at MMR on behalf of the disfranchised, the children of our community, whose best interest it is up to you to safeguard, not a few naysayers.

I am a proud grandmother who has had the privilege to live in Scottsdale since 1964 and watch my children and grandchildren grow up here.

Sincerely,

Mary Lee Sturgeon

-----Original Message-----
From: paulasturgeon@att.net [mailto:paulasturgeon@att.net]
Sent: Tuesday, January 07, 2003 5:23 PM
To: mmanross@scottsdaleaz.gov; wecton@scottsdaleaz.gov; rlittlefield@scottsdaleaz.gov; clukas@scottsdaleaz.gov; nohearn@scottsdaleaz.gov; dortega@scottsdaleaz.gov; tsilverman@scottsdaleaz.gov
Subject:

Dear Mayor Manross and members of the City Council,

This letter in intended to indicate the highest level of disapproval of your decision to delay Council vote on the Aquatic Center at MMR. As a citizen of Scottsdale and MMR I vehemently disagree with your actions and believe that the
only reasonable cause for such action is POLITICAL COWARDICE on your part. The
political environment is not for those who are unwilling or afraid to make decisions. As the old saying goes -- "If you can't stand the heat - get out of the kitchen!"

I am not sure which side of the debate you fear most, which side you believe to hold your personal political future, but I am disappointed that you feel the need for such consideration. Once and for all - let's stop running Scottsdale like a throwback to Tammany Hall. Let us return to a time when decisions were made for the future of our city. Take a stand - cast your vote and then - If you vote down the Aquatic Center I will work to remove you from office -- If you vote in the Aquatic Center - they will work to remove you from office. That's the way it goes.

You were elected by the citizens of this city and entrusted with a fiduciary responsibility to ALL of the people of this city and that includes the children for whom this park would mean so much. For a city our size we should have 7 public pools (rather than the 3 we now have). Build MMR, build as well at the other alternate sites and know that you are keeping our city services in step with ALL it's citizens.

Do what's right for Scottsdale -- that is afterall -- why you were elected!

PAULA STURGEON

Public Outreach Summary

Information from the City web site dedicated to the MMR Park and Aquatic Center project:

Previous Meetings:

November 1, 2001 7 p.m. – Community Meeting (view minutes from this meeting)
Desert Canyon Middle School (in the cafeteria), 10203 E. McDowell Mountain Ranch Road

December 13, 2001 7 p.m. – Community Meeting (view minutes from this meeting)
Desert Canyon Middle School (in the cafeteria), 10203 E. McDowell Mountain Ranch Road

January 31, 2002, 7 p.m. – Community Meeting (view minutes from this meeting)
Desert Canyon Middle School (in the cafeteria), 10203 E. McDowell Mountain Ranch Road

March 25, 2002 (CANCELLED), 7 p.m. – Community Meeting
Desert Canyon Middle School (in the cafeteria), 10203 E. McDowell Mountain Ranch Road

Future Public Input Opportunities

Voice your opinion using the Step Up Electronic Dialogue

Neighborhood Meeting:
October 10, 2002, 6:30PM, Desert Canyon Middle School Cafeteria, 10203 E. McDowell Mountain Ranch Road

Parks and Recreation Commission Work Study Session:
October 23, 2002, 5PM, City Hall Kiva (Televised live on CityCable 11)

The Commission will take no public testimony. The Commission will take no action.

Parks and Recreation Commission Regular Meeting:
November 6, 2002, 5PM - City Hall Kiva (Televised live on CityCable 11)

The Commission will hear public testimony and make a recommendation to Council.

Planning Commission
November 13, 2002 - 5PM City Hall Kiva (Televised live on CityCable 11)

The Commission will hear public testimony and make a recommendation to Council.

City Council:
January 6, 2003 - 5PM City Hall (Televised live on CityCable 11)

The City Council will hear public testimony and make decisions concerning the site location and revised master site plan

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Public Meetings held on the subject of
McDowell Mountain Ranch Park and Aquatic Center

List compiled September 25, 2002

Date	Meeting
May 10, 2001	Public Meeting at Desert Canyon Middle School, 9 people attended
August 6	Meeting with SUSD – High School swim coaches, principals at Desert Canyon Schools. Bill Johnson, Joe Corte
November 1	Neighborhood Meeting, Desert Canyon Middle School, approximately 35 in attendance
November 30	Meeting with Councilwoman Lukas and some members of the Homeowners Association Board
December 5	Meeting with the Park Committee (group opposed to the project)
December 13	Neighborhood Meeting, Desert Canyon Middle School, approximately 65 in attendance
January 29, 2002	Meeting with the Park Committee
January 31	Neighborhood Meeting, Desert Canyon Middle School, approximately 250 in attendance
March 15	2 members of the Parks and Recreation are given a tour of the site
March 21	Open house and meeting with the MMR Homeowners association Board of Directors
April 9	Meeting with the Park Committee
April 25	Presentation to the City Council/SUSD Subcommittee
May 2	Tour of the site with Councilwoman Lukas and Councilman Ecton
May 7	Update to the Arabian Library Advisor Board
June 12	Meeting with the Park Committee
August 20	Meeting with members of the Master Horizon Community Association Board of Directors
September 14	Meeting with the "Pro-Park" Committee
September 13, 18, 19	Meetings with individual Council members – all except Councilman O'Hearn
September 18	Meeting with Zuni PTO

Note: another neighborhood meeting is scheduled on October 10, 2002.
Additional public meetings include

October 23 – Work Study Session – Parks and Recreation Commission
November 6 – Regular Meeting – Parks and Recreation Commission
November 13 – Regular Meeting – Planning Commission
January 6, 2003 – City Council meeting

Additional Note: other meetings on this issue have taken place with other city staff members and the public throughout the past few months.

496-PA-2002

McDowell Mountain Ranch Park & Aquatic Center

McDowell Mountain Ranch Park/Aquatics Center Neighborhood Meeting Minutes
Desert Canyon Middle School Cafeteria
November 1, 2001
7:00 pm

City Staff: Judy Weiss (Community Services/Parks and Recreation), Don Penfield (Community Services), Doug Nesselroad (Community Services/Parks and Recreation), Jona Davis (Community Services/Parks and Recreation/Aquatics), Will Scott (Community Services/Parks and Recreation/Aquatics), Wayne Thiry (Community Services/Parks and Recreation/Aquatics), Debbie Tang (Community Services/Library), Bill Pillow (Community Services/Library), Aaron Iverson (Transportation), Phil Kercher (Transportation/Traffic), George Williams (Transportation/Traffic), Brad Wisler (Capital Projects) , Steve Lehmann (Community Services/Parks and Recreation), Barbara Burns (Assistant City Manager), and Rae Darden (Community and Neighborhood Resources/Citizen Service Center)

Parks & Recreation Commissioners Carol Fehring Irvin and Seymour Resnick were in attendance.

Mr. Todd Hornback, Executive Director of LINKS, facilitated the meeting and outlined the format for the meeting.

Judy Weiss, Manager for Parks, Recreation & Facilities, provided a history of the development of the McDowell Mountain Ranch Park/Aquatics Center. This is a community level facility with a Master Plan that was approved by the City Council in 1995. The City has a partnership with the Scottsdale School District for the joint use of the site. Phase 2 of the construction was completed in 1999. As a result of the September 2000 Bond Election there is $10.4 million funded for the park and $8 million funded for library expansion. Staff has conducted neighborhood meetings in the past. This planning unit is projected to reach 105,000 citizens by 2015.

Mr. Hornback described how the round table discussion period would proceed.

The presenters from each table gave the following results from their groups outlining their preferences and concerns:

Table 1 -

Preferences: Aquatics Center, Fitness Center; Open turfed area, ramadas with BBQs and playground
Suggestions: Shade trees, jogging track, Off leash area
Concerns: Traffic

Table 2 -

Preferences: Aquatics Center, Fitness Center, Open Turf and activity area/playground
Suggestions: A police beat office, a walkway, and shaded areas
Concerns: Traffic, Access, Lighting, Crime/Vandalism, and Pedestrian Safety

Site

Alternative Sites

Public Input

History

FAQ

Contact

Links

View the site plan options:

Option A

Option B

Table 3 -

Preferences: Need for an Aquatics Center but it may need to be moved deeper into park
Issues: Lighting/traffic, access to the park, Dog Run

Table 4 -

Preferences: Aquatics, Parking, Fitness Center
Suggestions: Dog Run
Concerns: Skatepark

Table 5 -

Preferences: None stated
Suggestions: We need to go around and see other sites and educate ourselves on the issues and impacts. We should have more meetings.
Concerns: Parking, is there a better spot for this facility.

Table 6 -

Concerns: Traffic, Lighting, Teenagers hanging out at the Skatepark.

Table 7 -

Preferences: Aquatics Center, Fitness Center, Skatepark.
Kids are skating already but not in a safe environment.
Suggestions: Bridge over the canal.

Table 8 -

Preferences: Aquatics Center, Fitness Center, Parking, Library Expansion
Suggestions: Move it off the corner, Use Westworld,
Concerns: Traffic, Access, Skatepark would not be used by only immediate area residents, users would come from all over.

The traffic consultant, Chuck Wright, indicated changes have been made over the past 6 months to improve access to the school. There are more things to be looked at and more to be done where traffic is concerned. There are congestion challenges during 2 fifteen minutes periods in the morning and afternoon. Uses here don't have heavy peaks. The citizens noted that the facility will create more peaks will occur over longer periods. Mr. Wright said additional access points are being considered. A citizen suggestion was not to simply count cars during the traffic studies but consider another entrance for the community. The challenge will be to get any type of access off Thompson Peak Parkway.

Ms. Weiss said there is flexibility in moving amenities around on the site. Staff will take suggestions that have been made and develop a plan. Many of the challenges we have here are the same as any other parks being developed at this time. WestWorld is not an option as these types of facilities are not within their range. The City is facing a situation in the future where park sites might need to be acquired rather than dedicated.

Citizen requested not just count cars but entrance for the community. 10 years ago that was a logical entrance. Challenge to get any type of access off Thompson Peak.

A question was raised about the timeline for the project. Phillip Weddle, Weddle and Gilmore, said the initial design presentation could be at the December 13th neighborhood meeting. Development Review Board would be about April or May. From there to City Council and the final design and engineering phase. The earliest to start of the construction phase would be the Spring of 2003.

Mr. Hornback thanked everyone for their interest and attending the meeting. He advised that the next meeting would be held December 13, 2001 at Desert Canyon Middle School cafeteria starting at 7 p.m.

Respectfully submitted by Ruth Johnson, Administrative Secretary.

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11/01 McDowell Mtn Ranch Meeting

NAME	ADDRESS	PHONE	ZIP
Jim Dexter	10474 E Raintree	480-502-1238	85259
Christine Johnson	9078 E. Sands Dr	4805552497	85255
Scott VanCuie	10823 N 109th way	480 314-7577	85259
Judy Santo	10183 E. Tierra Buena Ln	480 483 4751	85259
David Matusow	10447 E. Texas Sage	4804198652	85259

25-UP-2002

10/1/02

1/01 McDow & Mitx Ranch Meeting

NAME	ADDRESS	PHONE	ZIP
Roxane Longaro	10284 E Carribean Lane	551-1608	85259
DANIEL RISTER	10284 E. CARRIBEAN LANE	551-1608	85259
JIM PENNINGTON	15889 N. 60TH WAY	480-888-8213	85254
Joy Russell	9106 N. 115th St.	480-451-9137	85259
Ray Napolitano	14896 N 100th St.	480-773-7080	85259
Dave Ryan	22022 N 55th St.	480-575-1580	85054
Jeff Cox	4541 E. Mountain View Rd	480 609-1774	85028
Paul W. Ohens	10135 E. Bloomfield Rd.	480-451-0825	85260
PHIL KERCHER	C05 - TRANSPORTATION	480-312-7645	

1 /01 McDa. Ill Mtn Ranch Meeting

NAME	ADDRESS	PHONE	ZIP
M Ramsey	10854 E. L Marche Dr	563-8343	85259
Joseph Lyons	15440 N 44th St # 1203	602 971-7677	
Bill Johnson	SUSD	602-952-6143	
Michael Wood	27035 N. 152 St.	480 971-7221	85255
Dick Chaudoin	14812 N 45th Pl	602 992-0866	
Elaine Heffernan	10135 E. Tierra Buena LN.	480-563.5253	85259
Don Pearson	10809 E Betony Dr	480-563-1968	85259
Pat Moty	14241 N. 109th St.	480-419-5707	85259
BEN CRANEY	15723 N. 104th ST.	480-513-2715	85259
Robert A. Johnson	10799 E. Autumn Sage Dr	480-419-6024	85259
Helen M. Johnson	10799 E Autumn Sage Dr		
Mike Coppo	10290 E. Morning Star Dr	4805635786	85259
JOHN VERSOSKY	15184 N. 102nd ST. Scottsdale	480-419-1513	85259
Brenda McLaughlin	10268 E. Carribean Ln.	480-563-2393	85259
John & Barbara Alefeld	10898 E. LEMARCHE DR.	480.502-8574	85259
Don Sommer	10346 E. Morning Star Dr	480.513-3795	85259
STEVE JUDGE	15319 N. 91st WAY	480.614.0713	85260
Cathy Burkhardt	12648 N. 27th Pl	602-971-8810	

11/01 McDowell Mtn Ranch Meeting

NAME	ADDRESS	PHONE	ZIP
Jim Nickell	6746 E Ludlow	905-8303	85254
Julie Decker	10473 E. Star of the Desert Dr.	473-0980	85259
Rob + Kim Weinstein	10380 E. Corrine Dr.	480-767-0265	85260
Marianne + Michael Visco	10550 E Sheena "	480-419-8506	85259
John + Marilyn Sokal	9856 E. Karen Dr	480-451-9456	85260
Sharon Rea	10844 E. Mirasol Circle	480.515.0955	85259
Peter Zepeda	5401 E Gowers Ave Scottsdale AZ 85254	(602) 996-3801	
George Williams COS	7447 E Indian School #205	480-317-7623	

NAME	ADDRESS	PHONE	ZIP
Mary Lee Sturgeon	10883 E. Le Marche Dr.	473-7358	85259
Kim Dunzeine	11093 E Raintree Dr.	342-8545	85259
Payton Cooper	10704 E Raintree Dr.	563-1142	85259
PETER CASS	10889 E. BETTY DR	563-0804	85259
George Rice	10546 E. Bahia Dr.	473-2572	85259
Patricia Solomon	6833 E. Evans Dr.	741-6833	85254
Joanne Menard	7281 E Camino Santo	991 8370	85260
Irene Magerman	10620 E Tierra Buena Ln	473-2073	85259

McDowell Mountain Ranch Park & Aquatic Center

Community Meeting
McDowell Mountain Ranch Park/Aquatic Center
December 13, 2001
Desert Canyon Middle School Cafeteria
7:00 p.m.

Site

Alternative Sites

Public Input

History

FAQ

Contact

Links

View the site plan options:

Option A

Option B

Todd Hornback, Executive Director of LINKS and facilitator for the meeting, welcomed everyone and explained the process and the purpose of the meeting. This is the second in a series of neighborhood meetings designed to acquire as much public input in the process of the development of the proposed park/aquatics site at the southeast corner of McDowell Mountain Ranch Road and Thompson Peak Parkway.

Kroy Ekblaw, General Manager of Planning Systems, gave a presentation on the existing and proposed development of the area. Judy Weiss, Parks, Recreation & Facilities Manager, provided information on the parks planning process and plan for the area. Tully Clifford, Traffic Engineering Director, provided comparable uses at other similar facilities to show the impact of traffic on those sites and discussed possible resolution to the concerns of the residents about access and traffic to the site. Little can be determined until the decision is made on the amenities as they affect the amount of traffic.

Ben Craney, member of the McDowell Mountain Ranch Park Committee, noted after the meeting in November a committee of residents was formed and has been meeting with City Staff to discuss the site. The committee has been able to acquire and review information and the committee feels comfortable about the process. The committee has asked for more meetings than were originally scheduled. Staff said they would consider increasing the number of meetings. The Committee has also asked if there are any other sites to be considered for the pool.

Phillip Weddle, WeddleGilmore and Associates, designers for the project, noted that nothing has been decided to date and that is what this process is all about. After tonight's meeting they will assemble 3 or 4 designs based on the input and bring them back at the next meeting for review and suggestions.

Mr. Hornback noted that there were layouts and cutouts at each table. The participants are asked to layout the park with the amenities they would like to see and in the way they would like to see it. He asked that each table determine their top 3 priorities of the amenities they would like to see and a spokesperson from the table present the final result at the end of the meeting.

Each table presented the designs. The priorities and comments are attached.

The meeting was adjourned at 9 p.m.

Respectfully submitted by Ruth Johnson, Recording Secretary

SITE PLAN WORKSHEET SUMMARY

Table No. 1 (group I)

Top Three Amenities:
1. Aquatic/Fitness Center
2. Open Recreation with Ramadas
3. Parking

Amenities included on Site Plan:
1. Aquatic Center
2. Fitness Center
3. Open Recreation with Ramadas
4. Parking

Circulation Comments:
· Thompson Peak Parkway: Entry, right turn off of Thompson Peak Parkway (TPP)
· Thompson Peak Parkway: Exit, access road under TPP intersecting with McDowell Mountain Ranch Road (MMRR) with a right turn arrow at intersection of TPP and MMRR providing for quick access to southbound traffic flow on TPP.

Miscellaneous Comments:
· Low impact lighting at Aquatic Center and Fitness Center.
· Parking to be concealed with natural desert landscaping.
· Open Recreation with Ramadas is to provide shaded areas and picnic areas.
· Add trees along northwest corner of site.

Table No. 2 (group K)
Top Three Amenities:
1. Aquatic Center
2. Fitness Center
3. Skate Park

Amenities included on Site Plan:
1. Aquatic Center
2. Fitness Center
3. Natural Open Space
4. Off Leash Area
5. Open Recreation with Ramadas
6. Playground
7. Sand Volleyball
8. Skate Park
9. Tennis Court
10. Parking

Circulation Comments:
· Thompson Peak Parkway: Entry, access road along west property line.
· Thompson Peak Parkway: Exit, access road under TPP intersecting with McDowell Mountain Ranch Road (MMRR) with a right turn arrow at intersection of TPP and MMRR providing for quick access to southbound traffic flow on TPP.

Miscellaneous Comments:
· Open Recreation with Ramadas is to provide shade.
· Off Leash Area is revised from 90,000 sqft. to 40,000 sqft.
· Desert landscaping shown along northwest corner of site.

Table No. 3 (group J)
Top Three Amenities:
1. Natural Open Space
2. Open Recreation with Ramadas
3. Parking

Amenities included on Site Plan:
1. Natural Open Space
2. Open Recreation with Ramadas
3. Parking

Circulation Comments:
- None.

Miscellaneous Comments:
- Opposed to Aquatic Center, Fitness Center, Off Leash Area, Playground, Sand Volleyball, Skate Park and Tennis Courts.
- Addition of Parking is for library use, remaining space is to be divided between Open Recreation with Ramadas and Natural Open Space.

Table No. 4 (group G)
Top Three Amenities:
1. Aquatic Center
2. Natural Open Space
3. Fitness Center

Amenities included on Site Plan:
1. Aquatic Center
2. Fitness Center
3. Natural Open Space
4. Off Leash Area
5. Open Recreation with Ramadas
6. Playground
7. Sand Volleyball
8. Parking

Circulation Comments:
- Thompson Peak Parkway: Entry/Exit, add right-in, right-out access.
- McDowell Mountain Ranch Road: Add traffic light at 102nd Street intersection.

Miscellaneous Comments:
- None

Table No. 5 (group H)

Top Three Amenities:
1. Natural Open Space
2. Open Recreation with Ramadas
3. Fitness Center

Amenities included on Site Plan:
1. Fitness Center
2. Natural Open Space
3. Off Leash Area
4. Open Recreation Area with Ramadas
5. Playground
6. Sand Volleyball
7. Skate Park
8. Parking

Circulation Comments:
- Thompson Peak Parkway: Entry/Exit, add right-in, right-out access with internal access road connecting to existing loop road.
- McDowell Mountain Ranch Road: Add right-in entry, west of 102nd Street.
- McDowell Mountain Ranch Road: Add traffic light at 102nd Street

intersection, widen 102nd Street to four full lanes with left and right turn arrows.

Miscellaneous Comments:
- Opposed to Aquatic Center.
- Off Leash Area revised to be smaller and without lighting.
- Open Recreation Area with Ramadas to include picnic tables under ramadas, but no snack bar.
- Sand Volleyball revised to have no lighting.
- Skate Park revised from 35,000 s.f. to 15-20,000 s.f. with no lighting.
- Natural Open Space to be located along northwest corner of site.
- Existing mailbox location is considered to be a hazard, relocate.

Table No. 6 (group E)
Top Three Amenities:
1. Aquatic Center
2. Playground
3. Fitness Center

Amenities included on Site Plan:
1. Aquatic Center
2. Fitness Center
3. Open Recreation with Ramadas
4. Playground
5. Sand Volleyball
6. Tennis Courts
7. Parking

Circulation Comments:
- Thompson Peak Parkway: add right-in, right-out access.
- McDowell Mountain Ranch Road: Add traffic light at 102nd Street intersection.

Miscellaneous Comments:
- Opposed to Skate Park.

Table No. 7 (group F)
Top Three Amenities:
1. Open Recreation with Ramadas
2. Fitness Center
3. Playground

Amenities included on Site Plan:
1. Aquatic Center
2. Fitness Center
3. Open Recreation with Ramadas
4. Playground
5. Parking

Circulation Comments:
- None

Miscellaneous Comments:
- Aquatic Center: large enough for programs, small enough to accommodate the following water features - zero depth, water slides, lazy river.
- Open Recreation with Ramadas area to include ramadas/shade and BBQ area.

Table No. 8 (group D)
Top Three Amenities:

#10

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
PUBLIC SIGN IN SHEET – Thursday December ~~19, 1999~~ 13, 2006

NAME	ADDRESS	PHONE
Rob Morris	12659 N. 113th Way	314-1240
Ken Lewis	11026 E Veitero Lane	563-4605
Tricia Lewis	"	"
Bill Owen	6520 N. 81st Pl, Scottsdale	480-483-6143
Ron Roder	10732 East Acoma Dr	480-473-8867
David McCall	10138 E. Tierra Buena, Scottsdale	480 [illegible]

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
PUBLIC SIGN IN SHEET – Thursday December ~~19, 1999~~ 13, 2001

NAME	ADDRESS	PHONE
Robert Alexander	11032 E. Homa dr.	473-4851
Peter Gallagher	8837 E Kalil Dr	301-0716
Brian Rinaldi	11015 N 41st St.	602 373-0210
Maritha Stonebarner	11039 E Mirasol Circle	480 515 1837

McDowell Mountain Ranch Park & Aquatic Center

Site

Alternative Sites

Public Input

History

FAQ

Contact

Links

View the site plan options:

Option A

Option B

McDowell Mountain Ranch Park/Aquatics Center Neighborhood Meeting Minutes
Thursday, January 31, 2002
7 p.m.

Todd Hornback, facilitator, welcomed the group and explained the process for this evening's meeting.

Dan Sommer, co-chair of the McDowell Mountain Ranch Park Committee gave a review of how the committee evolved. He noted that the committee was against the aquatics center at first but realized it must include others in the process. Residents both from within and outside of McDowell Mountain Ranch want the aquatic center. He said that compromise is the key ingredient. Suggestions include limiting the size of the pool and adding another entrance and exit to the park. Mr. Sommer asked that everyone respect each other as everyone's questions are important and there is a need to work together. The City will show different points of view and the audience can ask questions. He asked that the attendees do not interrupt the presentation. The time to learn is during the question and answer period. The next meeting is February 19 and that is when the citizens want to put the project to a vote.

Mr. Hornback addressed the issue of a flyer that was distributed with the City logo, which indicates this is a done deal. The flyer insinuates if you came this evening to voice your opinion for or against the project, it is already a done deal. This is not the case. Tonight's meeting is to learn and to ask questions and get answers. The intent is to move toward input and a sense of direction as a community. A vote was never intended as a part of this evening's meeting. That would be a different process than could be accomplished by those in the room this evening. At the February 19 meeting the group will be asked their preferences. Mr. Sommer felt he had an agreement with the City that after the informational meetings there would be a vote. He said the City said if it was "yes" they would figure out the best way to build it and if it was "no" they would search for something else.

Phillip Weddle, architect, recapped the input from previous meetings. He gave a presentation of the three design concepts that incorporated that input for the site.

Chuck Wright, traffic consultant, gave an overview of the traffic and what could be done to mitigate increases that would result from the facility.

Questions:

Citizen: It seems the traffic consultant is ignoring the increased traffic flow in front of school on the loop road. How much increased traffic will there be right past school children? Mr. Wright said, because of the configuration of the site, the majority of those exiting would still go out 102nd Street. The aquatics center was placed on the other side of the access road away from the school. The school activities are maintained within the loop road itself. This would be a part of the design phase.

Citizen: Is it possible to take the plans for the aquatics center and locate them elsewhere, possibly Westworld. Ms. Weiss said this was not an

option as Westworld is in a flood plain and the Federal Government owns the property. It has its own master plan and is primarily an equestrian facility. There are other parks planned and some have conceptual plans. There are no aquatics centers planned in the other plans.

Citizen: The traffic number and patterns are helpful. They seem extremely light especially from the north. There are no other library or pools north of this site. Have you placed sufficient emphasis on the traffic from the north for those that would like to have access? Mr. Wright said volumes are low due to less population and they could shift some in the future. Densities are lower to the north. The activity numbers are from sites (Cactus and Mustang) that are in fully developed areas. Mr. Wright said he thinks this is a pretty good estimate. Mr. Weddle said, if north traffic does increase, the northbound entry and exit would primarily be off Thompson Peak Parkway through the new southbound left turn and northbound right turn into the facility.

Citizen: There is concern about using the 2000 census numbers for a basis of what is going on in this area. Many have moved in over the past year. Mr. Wright said there are limitations on the data available for use. The magnitude is close to what could be expected. There are changes over time and we are trying to look at the worse case. Mr. Weddle noted that the magnitude is created from counts that were recently taken. It is only distribution that is tied to the 2000 census. Mr. Wright said they didn't use census figures to develop the level of activity they used counts from existing built-out areas.

Citizen: The traffic projections said 2,700 trips. Is this in the peak of the summer when heat creates much a larger volume? Mr. Wright said the counts were done in October. The City has a full range of classes and clubs going on during that time. Mr. Weddle noted that the count was done during the school year. The school is not in session during the summer months so that would offset the increase usage at the aquatics facility.

Citizen: Are there any plans for additional ballfields. Mr. Weddle said there were not. Citizen: What is the night lighting situation going to be? Will there be high poles? Mr. Weddle said there would be activity lighting - the aquatics facility would have 30' pole lights and the Skatepark would have 20' pole lights. The foot-candle at the property lines, which are 1100 to1200 feet from the nearest less pole would be than .01 candle-foot. A full moon for instance is 50 candle-foot light. Citizen: Is there a turn off time at night for the lights. Ms. Weiss said field lights turn off at 10:30 pm and that could be earlier at various times of the year. The pool closes at 9 pm and there would be security lights only after that time. The Skatepark usually closes when the park closes at 10:30 pm.

Citizen: The count numbers were done last fall. It would help to do another study and project the figures to 5 years, as now is not an indication of the traffic.

Citizen: There is concern about the non-residents coming into the community. They don't stop at stop signs and don't obey the laws. Safety of the children is a concern. How is the City going to control the speed around the school? Mr. Wright said that issue would never be ignored. We are at a conceptual level with this plan. The City has programs for observance of laws and awareness programs. There could be additional enforcement, information speed bumps, etc. These are traffic-calming elements. Mr. Weddle noted that those coming from outside the community are coming from the south and north and would entering off Thompson Peak Parkway not McDowell Mountain Ranch Road. These plans would be

reducing the traffic currently coming from 102nd Street.

izen: People to the north do not have parks or aquatics centers. Traffic is going to funnel down to this site. There will be a tremendous population to the north and this number is not factored into the projections. What is the percentage increase of traffic in front of the school? Mr. Wright said the numbers are based on facilities that are in the middle of a completely built out area and are denser in population.

Citizen: Will non-residents be charged a daily fee to use the facility? Ms. Weiss said there is a non-resident fee for the classes. Ms. Davis said the daily fee is the same for residents and non-residents. Citizen: What about the fact there could be a lazy river, slide and 3 pools at this site. Ms. Weiss said, if there were a leisure component, it would only be open during the summer as is the case at Chaparral Pool.

Citizen: Please consider doing a competitive pool only. Ms. Weiss said a competitive pool could be considered but would not be recommended; as it does not serve all the people that we want to serve from toddlers to seniors.

Citizen: Is Cactus a master planned community. Ms. Weiss said that area is not a master planned community. Citizen: I don't see a need for another pool within McDowell Mountain Ranch. The residents don't want this and what do we need to do to express this to the city. Ms. Weiss said the next meeting the preferences will be discussed. This meeting was for questions and answers. This project will go through a public process and the City Council has the final say on the elements of the Master Plan. Mr. Hornback ted that what is being discussed this evening is based on a series of conversations and has been developed as a result of input from previous meeting. Citizen: The City should go door to door and is not being fair to everyone in the subdivision.

Citizen: How does the plan solve traffic backing up on Thompson Peak Parkway? How about the widening of Bell Road and the increase in businesses that will be there, has that been considered? Will the City let residents vote on the final plan? Ms. Weiss said this is an informal process. Next will be the formal public meeting process. Mr. Wright said the backup would be handled through dual northbound right turn lanes from Thompson Peak Parkway onto McDowell Mountain Ranch Road and with the addition of a right turn lane into the facility the traffic would be able to get off Thompson Peak Parkway prior to McDowell Mountain Ranch Road.

Citizen: Wants to suggest a chat room be set up for this issue. If the decision is made not to have a park, who owns the land and what will be put there. Ms. Weiss said there is a website section for dialog. The City owns the site and it is zoned open space, which only allows for certain things to be developed there. There would be no development such as a gas station.

Citizen: In all the scenarios people going south or west would need to come in off Thompson Peak Parkway and out onto McDowell Mountain Ranch Road. This would be mitigated by a traffic signal at 102nd Street. Why couldn't a signal be put on Thompson Peak Parkway at the entrance to the ite allowing traffic to exit to the left? Mr. Wright said there are issues on the spacing of signalized intersections.

Citizen: The Master Plan is not engraved in stone and can be changed. Why can't Scottsdale lease the land at Westworld? Ms. Weiss said the land is currently leased from the Bureau of Land Management and the City has

paid for improvements. The Bureau of Reclamation owns the ground and they have regulations on what you can do on that property. It is in a flood plain and these amenities would not be appropriate for that facility.

Citizen: Could the City do a mailing to the homes? Ms. Weiss said that was possible. Citizen: What about those who do not live here but are interested. How can one obtain a written document detailing the decision process for this project? What is going to happen at the next meeting? Is it an option to do nothing? Ms. Weiss said the process can be posted on the website. The option to do nothing is there but is that the direction of the input we have received to date - no. Mr. Hornback noted that the information tonight was derived form the residents that have attended the previous meetings.

Citizen: We don't want traffic issues to discolor the project. In your opinion (asked of the traffic consultant) with the amenities in the location, would the traffic be significantly worse, improve, or be the same. Mr. Wright said he feels there would be dramatic improvements at 102nd Street and at McDowell Mountain Ranch Road with no degradation at the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway.

Mr. Hornback thanked everyone for attending this evening. The next meeting will be held on February 19, 2002

McDowell Mountain Ranch Neighborhood Meeting
January 31, 2002
Desert Canyon Middle School Cafeteria

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MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
PUBLIC SIGN IN SHEET – Thursday January 31, 2002

NAME	ADDRESS	PHONE
ART FERRARI JR	11156 E WINCHCOMB DR	502-9523
Ken & Ginny Valdespino	10854 E. Salt Bush. Drive	419-0999
Christine Mann	10670 E. Sheena Drive	480-513-0323
Jean Pollister	10670 E. Sheena Dr.	480-5130323
Kourosh Moshir	15324 N. 106th Pl.	(480) 3429000
[illegible]	10952 E. Evans	480-585-0846
[illegible]	11022 E EVANS	480-5340344
Fiona Purdy	10550 E Star of Desert	480-563-8395
Sean Moshir	10459 E. Acoma Dr.	480-515-5200

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
PUBLIC SIGN IN SHEET – Thursday January 31, 2002

NAME	ADDRESS	PHONE
Michael Davis	10543 E Acacia Drive, Scottsdale AZ	480-515-1652
KAHLE INNES	10628 E. BENJAMIN DR. SCOTTSDALE	480-515-5228
EUGENE SAVITT	10287 E. MALLOW CIR. 85255	480-585-2680
DENNIS WAH	10292 E. CARRIBEAN LN	480 419-3413
Jody Bergdoll	10406 E. Tierra Buena Lane	480 563-0501
ROBERT KOENIG	10863 E. AUTUMN SAGE	
Celie Koenig	10863 E Autumn Sage	480-515-5770
Arthur Bergdoll	10406 E. Tierra Buena, Scottsdale	563-0501
PETER CASS	10889 E. BETTY DR	563-0804
Jim Duckett		480-502-1236
Julie Decker	10473 E. Star of the Desert Dr. 85255	473-0980
Mary Lee Sturgeon	10885 E. La Mirada Dr. 85259	473-7358

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
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NAME	ADDRESS	PHONE
Jo Miller	15741 N 104th St	419-7920
MARTHA J. HANLON	10314 E. MORNING STAR DR.	419 9484
ELLEN L. FRIEDMAN	15669 N. 104TH ST., SCOTTS. 85255	480-585-5484
GREG LINN	11494 E. BELL LANE SCOTTSDALE AZ	480-536-0555
Kim Abbs	9719 E. Pine Valley Rd., Scotts.	480-661-3934
DOUG MILLIGAN	25450 N. MIRAMAR LN SCOTTSDALE 85255	602 236-2418
Rob FORRESTER	10999 E. EVANS RD. SCOTTSDALE	480.6079080

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
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NAME	ADDRESS	PHONE
LEWIS RAPPAPORT	10819 E. BUTHERUS DR	480-515-4897
LYNN RAPPAPORT	"	"
[illegible] Pearce	10454 E Sheena Dr.	480 563-7647
STEVE JUDGE	15319 N. 91ST WAY, Scotts.	480.614.0713
[illegible] Alexander	10671 E Autumn Sage Dr.	480-563-5146
Robert Alexander	" "	"
Beverly Ricketts	10663 E. Autumn Sage Dr.	480-563-2109

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
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NAME	ADDRESS	PHONE
[illegible]	10473 E. [illegible] Dr	(480)473-7673
[illegible]	10473 E. [illegible] Dr	(480)473-7673
[illegible]	10471 E. Morning Star Dr	480 515 9520
Carole Winston	10471 E. Morning Star Dr	480 515 9520
Carolyn Luse	10742 E GELDING DR	480-563-9418
Sam Luse	10742 E GELDING DR	480-563-9418
ROBERT H. GEWALD	16558 N. 104 WAY	480-515-4619
Lea Gewald	16558 N. 104th Way	480 515 4619
Jim Wilhoit	16561 N 109 Place	480-473-2692
[illegible]	10269 E INDIGO DR	480-563-8380

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
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NAME	ADDRESS	PHONE
[illegible] Monahan	10217 E Pine Valley Rd	513-1844
[illegible]	10905 E. Betony Dr. 85259	502-7788
[illegible]	" " " " 85259	" "
A. MONES	VILLAGES NORTH	
LYNN CHAREST	10497 E. ACACIA DR.	473-3672
JOSEPH CHAREST	" " " "	" "
Ann Rose Lund	11290 E Beck Lane	513-6350
[illegible] Russell	9106 N. 115th St 85259	451-9137

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
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NAME	ADDRESS	PHONE
DAVID PHELAN	LINKS	
Judy Santo	10183 E TIERRA BUENA	
TRICHA LEWIS	11026 E. Verbena Ln	
KEN LEWIS	11026 E VERBENA LANE	
Sharon Rea	10844 E. Mirasol Circle	5150955
SATISH NAMJOSHI	10[illegible] E [illegible] DR	
MANJUSHA NAMJOSHI	SCOTTSDALE [illegible]	[illegible]
TREVOR LAURENCE	10463 E. KAREN DR.	480-4739498
LARRY BALBONI	11151 E MIRASOL CIR	480-473-2029
Cynthia Zimmel	10396 E Caribbean Ln	
Robert Kornaich	10396 E Caribbean Ln	
Pam Bakalar	10845 E. Verbena Ln.	480-419-9130
Roxane Longano	10284 E. Carribean Ln.	480-551-1608
[illegible] Christensen	10662 E Firethorn Dr	480-419-7425
Steve Wiede	10529 E. Firewheel Dr	(480) 367 3257
LESLIE JACOBS	10226 E. PINEVALLEY	unlisted
MIKE LEARY	10278 E. HILLERY DR 480	991-1111
CHRIS McELHINNY	14231 N 106th PL + 6 OTHER HOUSES	515 5058
GEORGE GERINGER	15251 N 104th PL.	563-1922
SAM HAVENS	16825 N 106TH WAY MMR	451.9339
LAURA MAGUIRE	10996 E. ACOMA DR.	(480) 563-9082
ANGIE KOSINA	11045 E. RAINTREE DR.	502-2096
philip Li	15038 N. 54th place	602-971-8921
Jane Blacker	10638 E Blanche DR	480-513 1937
Lisa Cobb	10771 E. Greenway Rd.	513-7628
Maryanne Demetrius	10722 E. Greenway Rd.	502-0245
BRAD HOLIFIELD	15056 N. 100th ST.	—
Michael Yost	14221 N 110th Way	419-2939

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
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NAME	ADDRESS	PHONE
[illegible] Zimmerman	10565 E. Betony Dr. Scottsdale	585-7255
[illegible]	10833 E. Betony Dr. Scottsdale	563-2123
[illegible] Williams	11460 E. Rain-Tree Dr. Scot.	419-6151
Nara Mick	10578 E Morning Star	515-4427
Karen Bergfeldt	10583 E " " Dr	473-4605
Bob Bergfeldt	10583 E " " "	473-4605
Sandi Stutzman	10578 E Morning Star Dr	515-4427
Stan & Bette Segal	10673 E. Blanche Dr.	563-0679
Fred James	11137 E Betony Dr	515-0672
Helen Morris	10706 E. Autumn Sage	473-1285
Lucy M. Pearson	16577 N. 106th Pl	502-0194
Ann Fritzsche	10777 E. Betony Dr.	419-0428
Nino Tattenaci	10550 E. Fairbanks Dr	473-0106
[illegible] Stock	11020 E. Acoma Dr.	515-9654
Robert Stock	11020 E. Acoma Dr.	" "
Joseph Bonfiglio	10340 Star of Desert	—
Paul Bonfiglio	" " " "	
[illegible]	10551 E. Le Marche	343-7176
Elyssa Hillman	11137 E Rosemary Rd	563-5127
Bill Stanley	11753 N. 129th St	657-6394
Pam & Ed Franzen	10870 E. Le Marche	563-1375
Ted & Evelia Day	15726 N 102nd St	419-1257
[illegible]	10620 E Tierra Buena	473-2073
[illegible]	10604 E Tierra Buena	513-6193
John Versosky	15184 N. 102nd St Scottsdale	419-15[illegible]

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
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NAME	ADDRESS	PHONE
Andrew Hanshaw	10778 E. Palm Ridge Dr	480-419-1960
Patricia Hanshaw	10778 E. Palm Ridge Dr.	419-1960
Dorothy de Ymaz	10801 E. Salt Bush Dr	419-4048
Shirley Ploughman	10793 E. Betony Dr	473-9081
Marjorie Stapleton	10801 E. Betony Dr	473-5399
Newman Olson	11500 E. Raintree Dr.	~~[illegible]~~ 480-563 ~~566~~ -1293
Helen Johnson	10799 E. Autumn Sage Drive	480-6024
Robert K. Johnson	10799 E Autumn Sage Dr.	480-6024
Morris Block	16541 N 106th Pl	480 342-8400
Alan Bobman	11254 E. Beck Ln	563-3612
Kenneth Weiss	15602 N. 109th Place	480-515-2486
Michael Sapp	10591 E. Betony Drive	(480) 215 5584
Craig Kreschollek	11668 E. Jasmine Dr.	480-563-7589
Zaida, Jim Locken	10586 E. Betony Dr	480-563-0288
Joan & Arnie Fedi	10594 E Betony Dr	480-473-9821
Elaine & Dan Horwitz	16614 N 105th Way	480-585-6665
Rose Mary Gardner	10495 E Acoma Dr	480-502-9821
JoAnne Corbett	10332 E. Carrielean Ln.	480-419-1379

MCDOWELL MOUNTAIN RANCH NEIGHBORHOOD MEETING
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NAME	ADDRESS	PHONE
DON SCHMIDT	10891 E ACOMA DR	480-513-4013
MARIANE CLINT RAMSEY	10854 E. LE MARCHE DR 85259	480-563-8343
RUTH LUCAS	10828 E. BETONY DR	480-502-4867
Joseph Lyons	13440N 44th St #1203 Phoenix Az 85032	602-971-7677
LOU LASONDE	10744 E. ACOMA DR 85259	480-419-8577
Helen Lasonde	10744 E Acoma Dr 85259	480-419-8577
Marilyn Roder	10730 E Acoma Dr 85259	480-473-[illegible]
RON RODER	" " " " "	" " "
JOHN ALEFELD	10[illegible] E LE MARCHE "	480-5023574
BARBARA "	" " "	"
CAROL ZONIS	10664 E. PENSTAMIN DR "	49-5776
[illegible]	16420 Thompson Pk 85260	480-515-[illegible]
Nora McDermid	16314 N. 108th Way 85259	480-473-0963
Finlay McDermid	" " "	"
MARC LAPOINTE	10388 E. HILLERY DR 85259	480-563-7448
[illegible]	10835 E Le Marche Dr. 85259	480-473-3342
AUDREY SIGNA	10556 E. ACACIA DR 85259	
LORI BROOKE	10242 E. PINE VALLEY RD	480-694-9107
RICHARD ALLEN	10489 E. ACACIA DR. 85259	480-473-1619
MARLENE ALLEN	10489 E ACACIA DR 85259	480-473-1619

Minutes of the McDowell Mountain Ranch Community Meeting
Parks, Recreation & Facilities Division/Transportation Department
Thursday, October 10, 2002
Desert Canyon Middle School

CALL TO ORDER

Parks Commission Chairperson Bill Heckman called the meeting to order at 6:30 p.m.

Staff and Weddle/Gilmore and Associates presented the proposed master plan for the McDowell Mountain Ranch Park and Aquatic Center. Bill Heckman, Chairperson of the Parks & Recreation Commission introduced himself and outlined the format for the meeting. A comment card was distributed for input and questions. Introductions were made.

Judy Weiss, Parks, Recreation and Facilities Manager, provided a history of the site and the development of the master plan and Phil Weddle, design consultant, provided an overview of the design process. John Little, General Manager of the Transportation Department, reviewed the traffic issues, the recent study, and the outcome.

Public Comment/Questions
Robert Gewald – There is an overflow of kids coming into the community after hours. He asked how that might be stopped. Bill Heckman replied that staff has worked with the police department and studied statistics and no notable difference would occur within the park system that would warrant alarm for safety.

Philip Renfroe – He asked who it was in the City or what developer was responsible for not informing the people about existence of the plan.

Dwayne Richard – He stated that he was completely aware of the potential facility and it was part of the reason he moved to the area. Traffic problems are not generated from those outside the community. The problems are generated by those that live here. He asked if there will be access to a loop to help the problem. John Little replied that there would be better and safer access with the proposed plan.

Ariane Glazer – She purchased her home without knowledge of the planned facility and is concerned about the potential noise. Phil Weddle replied that he took decibel level readings at Cactus Park during meets to estimate what noise level might occur at the new facility. With over 1100 feet from the closest residence, the noise level has been estimated at the equivalent of a whisper level reading. Doug Nesselroad noted that one benefit of the new facility is that staff will be on-site during all open hours.

Bob Alico – He stated that this is a taxpayer issue, though he was told it was a resident issue. He asked the City to check to see if everyone given cards is a resident. Judy

Weiss replied that all cards returned will be checked to determine residency. That is the purpose in asking for the citizen's address on the form. This facility is for all Scottsdale citizens, and the issue is open to the public.

Chris Dodrill – He stated that he was aware of the facility and it influenced his reason to move to the area. He asked where people are supposed to go play in the desert during the summer months. He stated that places must be provided for people to recreate. He asked what the closest options might be if this facility is not built here and would they be adequate to handle the children. Bill Heckman replied that the area chosen happens to be in the epicenter of the highest concentration of children under 18 within the City of Scottsdale and this number is projected to increase.

Arthur Mones – He asked why the City professes that this was plan that (?) was manifested. He said this isn't true and it isn't dictated to go here. He asked why such a farce was being promoted. He asked why the City is not concerned about traffic flow that results in noise and pollution.

Larry Heath – He stated that this is the fastest growing community in the nation. He asked what has become of those parks and pools from other neighborhoods that the current residents have moved from.

Gregg Linn – He stated that he did not know about the park when he moved to the area. He wanted to know if the park is not put in at McDowell Mountain Ranch will there still be traffic changes. He asked if the traffic for upcoming developments has been considered. He would like to know more about the alternate sites. Chuck Wright replied that a traffic signal is being designed and is not associated with the aquatics facility. Other street improvements would be paid under the park development and would be linked to that project. Development north of Thompson Peak on Bell Road was not factored in specifically but 10,000 trips were added on Thompson Peak Parkway to account for that development. John Little noted that the traffic was taken into account. He added that the number of units that Toll Brothers actually built is about 40% less than what was anticipated. Some of the planned DC Ranch Town Center facilities will be moved to Scottsdale Road. The actual square footage, originally planned at 3,000,000, is going to be about 1,000,000. Given this decrease in development, it works. Judy Weiss stated that 12 alternate sites have been considered. Some have to do with parcels along the freeway that would have to be acquired. This would cost millions of dollars. Another potential site includes Grayhawk Community Park but the ball fields would have to be "dominoed" . There are two potential DC Ranch sites, one is currently a tennis center which would have to be moved if the Aquatics Center were built there. Another site at DC Ranch is currently a neighborhood park which would provide better access on Pima Road although there may be drainage issues. The City does not typically put aquatic centers in neighborhood parks. Westworld has been suggested but there are reasons it would not work there which include the fact that there is federal land involved, it is on a flood plain and it is not part of their current business plan. She referred to the City's website for more detailed information.

Murry Block – He asked when Thompson Peak Parkway will be completed up to DC Ranch and has that been factored into the equation. He asked what that might do to traffic from the north. Chuck Wright replied that density will be significantly lower than originally planned. The plan has been reviewed again and 10,000 more vehicles per day added to the intersection traffic. With the addition of the light, he is confident the intersection will work.

Sean Moshir – He asked that people realize that it is not just cars going through the area, but that people are coming and with them an increased level of crime. He asked if anyone has considered purchasing the land and donating it back to McDowell Mountain Ranch and if so, what is the price. Bill Heckman replied by stating that the police department looked at current conditions at the potential McDowell Mountain Ranch site and compared it with other areas with aquatics facilities. He noted that no significant increase in crime has been reported. He also stated that the City is extremely "underparked" and has no intention of giving up the sites they currently have. He said that the City must hang on to every precious square foot it has.

Joy Russell – She stated that she is supports competitive swimming. She noted that swimmers have highest GPA of any sport. She stated that people do not need to be afraid of swimmers. The existing amenities compliment the area and pose no conflicts. Traffic does not pose a conflict because the schools will not be in session when the pool is being used. She requested that the City outline peak times for the pool and discuss realistic traffic expectations. Judy Weiss replied that heavy pool usage occurs in the summer while school is out. The City can operationally control what happens during the day. Chuck Wright noted that many peak combinations have been reviewed and taken into account are both periods of when school is and when school is not in session. In summer the aquatic traffic is higher but school is not in session.

Daniel Rister - He asked if study analyses regarding crime in skate park areas have been done and published. He asked how they relate to this current situation. Judy Weiss replied that the City has asked the police department to report what has occurred at the Wedge. They found that there is some documented activity. Using the City's website, a citizen can enter their own address and find out what crime statistics are in their own area. There has been vandalism and the police department has addressed the issues.

Teresa Borello – She stated that she considered the aquatics park as an amenity to her neighborhood. She stated that she feels it will enhance the property values at McDowell Mountain Ranch. She asked what kind of police assistance will be provided from 8 p.m. until 4 or 5 a.m. Bill Heckman stated that no park is staffed with a full time officer during regular hours or after hours. He stated that the police have always been responsive when needed. Judy noted that parks open typically from sunrise to 10:30 p.m. She added that walkway lights go with the development of parks. She stated that usually, the more lights you have the less bad behavior you have.

Kourosh Moshir – He stated that he had lived near Cactus pool and every night after closing he could hear the people at the pool. He stated that the lights in Scottsdale are not synchronized. He asked if they are going to be synchronized. John Little replied that they must be synchronized with McDowell Mountain Ranch Road and Thompson Peak Parkway. He added that perhaps the loop road could accommodate northbound traffic. He stated that type of design would be advantageous.

Clint Ramsey – He referred to a recent article regarding all programs being subject to cuts. Clearly Scottsdale will face major challenges in budgeting such as where the money is coming from to staff and maintain new development. Bill Heckman noted that Scottsdale is a AAA Bond-rated city. No money will be spent that isn't prudent and well-timed. The timetable may be affected by the economy. Jan Dolan replied that the City has budgeted for the operation and maintenance of the facility within the Five Year Plan. The City is losing confidence in that plan. Implementation would only take place when operating funds were available.

James Whitaker – He asked if the addition of the park will increase the crime rate in McDowell Mountain Ranch. Staff replied that there is no expectation of increased crime rate. In his old neighborhood they built some ballparks across the road and the crime rate immediately shot up. There are already pools at McDowell Mountain Ranch and he doesn't understand why another one is needed. This pool is not for McDowell Mountain Ranch people but is for those that don't live in McDowell Mountain Ranch. It is an attraction that can pull people from any distance in the valley. He stated that the police should really study and determine what are the facts. Bill Heckman replied that fields have been here since some of the first houses were built and he is not aware of increased crime as a result.

Dan Sommer – He asked if the City has done a traffic engineering study to determine the feasibility of the loop road and has a cost analysis been completed. John Little replied that the loop road is not a designed feature but a concept that was developed in response to the citizen input regarding safety and removing volume from McDowell Mountain Ranch Road. It is a working concept but will be developed as a result of the design plan. Some preliminary work has been done and there appears to be enough space and an existing right-of-way under the bridge. It would be part of the master plan and create a fiscal impact that would have to be approved by the City Council. Phil Kercher noted that there is an existing road under the bridge. Phil Weddle also noted that the cost of the loop has been included in the conceptual design.

Jenna Liska – She asked how many of the optional sites are located next to a school and how many current parks are located next to schools. She also asked for the specific address of the Wedge Skate Park. Judy replied that the Wedge is at Eldorado Park, located at 2311 North Miller Road. She responded to Jenna's questions by stating that there are currently many parks adjacent to schools. For example, Scottsdale Ranch, DC Ranch, Chesnutt, Eldorado Park, Sonoran Hills, Grayhawk Neighborhood, and Aztec Parks are all located next to schools. The Grayhawk Community Park site has a Boys and Girls Club next to it.

Paul Hans – He asked if there would be increased costs by going to another site and if there is a different schedule for development at another site. Bill Heckman noted that the project would be back at square one. There may be increased costs and delays. Alternative site options range from $1-4 million in acquisition costs. An alternate option would send the project back to the beginning of the public process. He noted that pools need to be in residential and not industrial areas.

John Blangiardo – He noted that traffic is a problem and this location doesn't seem to be the appropriate place. He indicated that he does not want to put children at risk but parks should be developed in appropriate places. Cactus and Scottsdale Road have one of the highest incidents of accidents in the community. That is because Cactus Park is located there. He stated that he does not see how a loop road could work. Bill Heckman noted that John Little indicated the loop road was not in the original plan. It has yet to be engineered.

The following meetings were noted.

- Parks and Recreation Commission Work Study Session, 10/23/02, 5:00 pm, City Hall Kiva (televised live on CityCable 11)
  The Commission will hear no public testimony. The Commission will take no action.
- Parks and Recreation Commission Regular Meeting, 11/6/02, 5:00 pm, City Hall Kiva (televised live on CityCable 11)
  The Commission will hear public testimony and make a recommendation to Council.
- Planning Commission, 11/13/02, 5:00 pm, City Hall Kiva (televised live on CityCable 11)
  The Commission will hear public testimony and make a recommendation to Council.
- City Council, 1/6/03, 5:00 pm, City Hall Kiva (televised live on CityCable 11)
  The Commission will hear public testimony and make decisions concerning the site location and revised master site plan.

The meeting was adjourned at 8:45 pm.

	Name (last, first)	Do you agree that Scottsdale should build a public [illegible] and [illegible] in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
7	Lamm, J	N	Aquatic center should be further north to parallel existing expansion/growth		Generates traffic, crime, draws more from outside city, no revenue generating		The City continues to ignore any voice in opposition to the plan & has now eliminated the option of no park despite strong support in the regard. The available DC Ranch site continues to be minimized by the City. Crime issues/impact have still not been addressed as have accident potential on traffic. I oppose!
10	Mostafa, Kia	N	Drug Free Zone, Traffic		Gathering of undesirable elements		
11	Yavari, Zia	N	It is family oriented community, should keep it for family		MMR is family oriented, skatepark not safe for kids		
14	Longano, Roxane	N	Live next to school, don't want noise/traffic		It will only bring trouble. Look at Eldorado.		
37	Ramsey, Clint	N	Agree-No comment		Agree-No comment		
41	Whitaker, Rita	N	I object to bringing in additional traffic and people with possible crime into our neighborhood.		Agree-No comment		
42	Whitaker, James	N	Agree-No comment			Agree-No comment	
44	Luke, DL	N	Find a better site in less dense area.		Not sure this is a popular enough activity.		
48	Larouere, Edward	N	There are enough pools in this community		Reduce area for teens to gather and cause problems.		
49	Helm, Sundee	N	Alternative sites should be reviewed - facility should not be forced upon a community that doesn't want it.		Not convinced that the traffic issues will be resolved. Beyond this I have many other safety issue concerns that were not addressed.		
50	DeYmaz, Dorthy	N	Further north or west.		Agree-No comment		
57	Pearce, Marlene	N	Find another location!		I believe aquatic park is a good idea. However, I will maintain my position that the location is NOT the right one - it is dangerous.		Smart kids, not dead ones - no park - more classrooms.
60	Visco, Michael	N	With the expansion of West World, this place will be like Disneyland.		Too dangerous.		Will you buy my home when the prices go down? If we are talking about competitive swimming - why the slide?
61	Visco, Marianne	N	Shouldn't be on school campus, traffic concern - DC Ranch does not want it.		Just tonight on the news they claimed ER trips rose 100,000 this year.		No matter how you spin this - traffic will be horrendous - like Cactus park - once you build the monstrosity - what about the problems?
67	Liska, Jenna	N	Agree-No comment		Agree-No comment		None of the above - more classrooms - not parks.
68	Stasi-Moody, Carolyn	N	Agree-No comment		Agree-No comment		No park at MMR.
83	Kellman, Mardi	N	Agree-No comment		Agree-No comment		

Not all comments correlate with the initial question. Staff noted checked boxes and comments as they were written on the cards.

	Name (last,first)	Do you agree that Scottsdale should [illegible]	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
97	Ploughman, Shirley	N	MMR presently has two pools. There are no other aquatic parks at school facilities.		There is no reason to have this expensive facility for a very few children. What about the safety and security of skate park participants.		Appreciate Cynthia Lukas being here. Why not move to DC Ranch? What about traffic increase? Why does the City insist on forging ahead when there are 1,400 school children who deserve a safe environment?
99	Stapleton, Marjorie	N			AND no swimming pool. DC Ranch wants you to build this up there - why not?		
117	Longobardo, John	N	Agree-No comment		Agree-No comment		Do not want this in MMR.
118	Longobardo, Kathy	N	Agree-No comment		Agree-No comment		Do not want this in MMR.
122	Williams, Betty	N	Recreation, a grassy park, playground - traffic		Skateboards would be all over our trails and walkways.		DC Ranch is interested - find another site.
127	Zimmerman, Duane/Dolores	N	High investment and maintenance dollars needed. Cost will have to be billed to someone, for sure the taxpayer.		A high liability for City of Scottsdale and a high cost of supervising all activities while facility is open.		
132	Pehrson, Lucy	N	Agree-No comment		Agree-No comment		
144	Schwartz, Carol	N	Thompson Pk .....(can't read). Has traffic been taken into consideration?		Noisy, liability, traffic		
145	Schwartz, Arnold	N	Too much traffic for school area		Young children at school now. This will bring too many older children. Could be trouble.		
146	Scheer, Carolyn	N					Would like to see fitness center for adults only. Too many kid things already. Too much traffic, vandalism w/out teenagers coming here. We pay HOA fees, our community and don't want this facility forced on us. No one mentioned when I bought here, or I might have bought somewhere else.
147	Kevitt, Kristy	N	Don't want either, but looks like the option of another site is not under consideration.		Absolutely not! Can't blend into desert. Moved to MMR because it works hard to preserve desert. Against everything I moved here for. Not to mention, no one uses at Eldo Park. Go visit.		Would like other site analyzed. Traffic not a problem, don't make it one. Crime low now, might change. MMR has 2 pools, don't need more. If for outside use, why make others travel? We pay HOA fees. We do not get a vote. Site already dense. Why add more density? DC Ranch site makes more sense. Homes not built yet so people have chance to make choice before building.
150	Coxon, Vicki	N	Want left as open space area. Not every parcel of land needs development.		More people, traffic, pollution in my area.		
163	Kalush, Ma[illegible]	N	Concerns w/traffic & maintenance		Maintenance & noise		
177	Davis, Ra[illegible]	N	Agree-No comment			Agree-No comment	

Not all comment[illegible]e with the initial question. Staff noted checked boxes and comments as they were written on the cards.

	Name (last,first)	Do you agree that Scottsdale should hold a public indoor/outdoor [illegible] in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
178	Davis, Suzanne	N	Agree-No comment			Agree-No comment	
181	Rohl, Richard	N	Add'l traffic is not needed or wanted		Agree-No comment		
182	O'Tool, Erin	N	Not nec. Pools provided for all of community. A park would be ok.		Brings unnec. kids to community. No large need for skate park.		
206	Davis, Ellen	N	It is way to crowded here and this would be a terrible place to put a pool. It would better serve the city to put it in a less isolated area.		Put a skatepark facility in a less populated area. The volume of people is too great here.		Not necessary but if you have to - please put in a less populated and trafficked area.
209	Bakel, Jeanne and Steven	N		The number of children are increasing everyday and schools need the aquatic park to keep interest in school swimming.		So kids have a safe place to play instead of skating in the shopping centers, which they will do if they have no where else to go.	
215	Butts, Bruce	N	Agree-No comment		Agree-No comment		With state budget crisis, the money earmarked for this project could be better utilized elsewhere. This, despite the fact that it was already included in the budget.
217	Sapp, Patty and Mike	N	Find another site - take a vote.		Agree-No comment		
219	Signaiso, Adam	N	Agree-No comment			Agree-No comment	
227	Dizzer-Scott, Jayne	N		Need another site not MMR - too much traffic, inadequate parking particularly at library - limited accessibility - too much traffic already!	Definitely not!		Find another site!
260	Bomburak, Chris and Karen	N		We are in a drought. Scottsdale has a water conservation in the works - make this part of the plan. Traffic is an issue now, it is incomprehensible there will be little effect!		Skateparks are a fad. Again, additional traffic kids at MMR use the footpaths.	
262	Vijayaraghavan, Nandita	N		Fewer disruptions for residents and lesser traffic.		Safety issues.	
263	Sundararaghavan, H.	N	Agree-No comment		Agree-No comment		
264	Corb, Ionel (John)	N	Agree-No comment		Agree-No comment		Look for a different area with less congestion.
265	Corb, Violetta	N	Agree-No comment		Agree-No comment		
269	Klinger, Dan	N		Do not want increased traffic or road construction. I feel that the aquatic center will lower property values. Also I do not want increased crime and vandalism in the area.		This would only increase crime and vandalism in the area, which would lower property values and our quality of life.	
270	Benavidiaz-Henson, Lanette	N		The MMR community resident have pool facilities. A pool facility for all Scottsdale residents does not belong in the MMR residential area.		There will be an increase of crime, vandalism, graffiti to our community. This will lower property values.	
271	Amato, Mercy	N		Location is in MMR, which has 2 community pools and numerous private pools. Traffic will be unbearable.		Less traffic than aquatic center.	
288	Russo, Frank	N	Agree-No comment		Agree-No comment		
289	Mill, Francis	N	Agree-No comment		Agree-No comment		

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	Name (last,first)	Do you agree that Scottsdale should build a public swimming pool somewhere in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
290	Mill, Bonnie	N	Too much traffic, lights, noise, delinquents, drugs, enjoy serenity we have now. Extra noise pollutes the peacefulness.		Don't agree that we need a park facility at all - let alone a skatepark - too much trouble arises from kids who use such facilities - as known with the Gilbert one.		
296	Grade, Andrew	N	I do not want an increased density of people/congestion in our area.		I do not want the noise and possible negative influences.		In addition, this will not be safe. Placing this complex near an elementary school is absurd and will increase congestion and will lead to accidents. I really cannot understand why we would want this. Some of the presentations, especially the ? presentation, seem counter intuitive. Increase density is just that. I sincerely hope this park is not built.
297	Shapiro, Cathy	N	High schools swimming teams from all around, attracts child predators. Park attracts people from a distance, this will be more like Cactus pool - attract people from all directions - many will use this pool instead of Cactus.		Attracts too many young people from a distance - outside of the area - crime, fights, theft.		New home development north of MMR road - brings much more traffic - opens traffic from DC ranch and beyond.
298	Hill, Helen Marie	N	Too much traffic! Too much noise!		Better use would include activities for older people - including senior citizens - how about shuffleboard.		
301	Locken, Zalda	N	We have plenty of pools in the area. We also have a fitness center at Perimeter Center and Bell road has just started to grow.			The kids are using the cement trails and the recreation area for their skateboard too much damage on this already.	
302	Fedi, Joan	N	We have plenty of pools in MMR. We don't need more.		Skatepark will bring too many children to MMR area.		
303	Block, Murray	N	No facility - leave area as it - Use DC Ranch offer.		Move to DC Ranch as offered.		
305	Bergfeldt, RM	N					With Eldorado Park only 8 miles away from Cactus Park and Chaparral Park, why are you proposing a third park about 8 miles *away from MMR? Serious consideration* should be given to a location much further north to serve those already developed subdivisions.
306	Karaglannis, Paul John	N	Agree-No comment		Agree-No comment		
307	Haldos, Mar	N	Agree-No comment		Agree-No comment		
308	Haldos, James	N	Agree-No comment		Agree-No comment		

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	Name (last first)	Do you agree that Scottsdale should build a public, subsidize and sustainable in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
309	Winston, Carole	N	It will turn the area into a free for all for the kids. Who mediates the park is there a charge.		You're turning this lovely residential area into a fair ground. What about crime at other areas? What about people driving through MMR causing congestion - unsafe, for play for our children.		
311	Schafer, Reva	N	Agree-No comment		Danger - no hospital nearby.		Too much - too congested.
312	Warblow, Bari	N	The area would become too congested.		A skateboard park bring in too many children and it becomes a safety problem. They will be hanging around the neighborhood.		
314	Fredette, Robert	N	We have 2 pools for MMR plus many have pools.		Do not want MMR facilities to be used for anyone in North Scottsdale.		If the par is a "done deal" which I believe it is, the smaller version is the best for the area.
317	Alefeld, John	N	Agree-No comment		Agree-No comment		
318	Alefeld, Barbara	N	Agree-No comment		Agree-No comment		
319	Weinroth, Sarah	N	Agree-No comment		Agree-No comment		Save money for necessities!
320	Weiss, Naomi	N	Agree-No comment		Agree-No comment		
322	Kessler, Sidney	N	This area has two pools for MMR plus a high percentile of homes have pools. Not needed in this area.		Leads to a crowd condition of teenagers who can cause problems of unrest and a drug problem.		
324	Kessler, Gloria	N	Too much traffic, drugs and people from all over Scottsdale, noise and most people own their own pools.		Not necessary.		
325	Winston, Ivan	N					
328	Comeaux, Sheri	N	Agree-No comment		I am totally against the skatepark.		
329	Comeaux, Michael	N	Agree-No comment		Agree-No comment		I will personally provide financial support, campaign assistance and will help in any legal way, to remove from office any Scottsdale elected official who supports/votes in favor of the MMR aquatic park and/or skate park.
355	Rifkin, Michael	N	Concerned about safety in a park not visible to adjacent homes, particularly after dark. Impractical & risk to participants.	If a park must go in, I think it would be a safer park closer to the corner and the homes, rather than in a remote location out of site.	Concerned it would attract from areas west, along 101. (from N. Phoenix). Consider traffic from 101 to E. Bell to TPP south to facility, all development along E. Bell & DC Ranch Rd, and expected traffic estimates are too optimistic. Crime is major concern.		

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	Name (last,first)	Do you agree that Scottsdale should build a public, swimming pool somewhere in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
356	Sloan, Frances	N	Agree-No comment		This would be so noisy in our quiet area. We would hear it all over MMR. What about crime?		Put this whole project in another area such as Bell & the 101. Too much traffic near a school. DC Ranch has offered.
358	Horwitz, Dan & Elaine	N	Too much traffic!		Too close to existing school. Too much traffic.		Build more classrooms, not parks!
360	Moshir, Kourosh	N		Need more pools in community	I live next to community pool, & at nights many kids cross over closed gates & party. Furthermore, I have a pool at my house & believe MMR residents will not be using the pool.		I can see many kids using skates to get to the park and create a hazard to a busy street of TPP/MMR Blvd.
367	Kary, Terri	N	MMR has 2 community pools already, property values, traffic, noise, etc.		Will bring teenagers & more crime. Kids from every city go to the Wedge, not just Scottsdale.		
368	Kary, Jeff	N	Property values, traffic, noise, safety, etc.		Property values, traffic, noise, safety, etc.		
369	Fritzsche, Ann	N	Agree-No comment		Agree-No comment		Please consider an alternative site for the aquatic center.
372	Amato, Jeffry	N	MMR/Thompson Pk area is congested as it is. We have limited access as it is & the added traffic can only be a burden.			I have no problem with a skatepark as I think it will have limited traffic.	
374	Malouf, Cyd	N	The area's density is too great at present, especially with already projected growth. Traffic another consideration due to increased density.		I am concerned about crime, as well as the mentioned concerns with regard to the aquatic center.		
376	Segal, Bette	N	There are many community pools available (& private) in this area. Add'l traffic would make a bad situation worse. It would possibly bring in undesirable elements and non-residents.			This would bring fewer people into the area & provide for juvenile recreation.	
378	Glazer, Arlane	N	Too packed already. There are better sites up north.		Too noisy, too many extra people.		First question vague & sneaky. Why MMR site or another site? Can't you make it more straight forward?
380	Segal, Stan	N	The area needs a park, but not an aquatic center.			So long as its not visible from the roadways	
381	Werblow, Barry	N	Would add 2000 + cars entering MMR. With all the changes in the traffic road would not be as beautiful as it is now.				Why change the flow of traffic? Things look great. Environment change is not a plus.

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	Name (last,first)	Do you agree that Scottsdale should build a public swimming pool somewhere in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
368	Meyer, Michael	N	Population is moving north so should the pool.		All the problems of existing skate park will be here as well. Ask the police.		
369	Lasonde, Lacien	N	Agree-No comment				
398	Black, Charles	N	Due to traffic & the safety issues.		People will get hurt & sue the city. We as citizens, will then have to pay more in taxes to settle legal suits.		Give it to DC Ranch if they want it.
404	Washam, Bob	N					
188	Gewald, Lea	N-DC Ranch has offered	Maintain quiet safe and peaceful neighborhood to live & raise families		Encourages unsupervised gatherings of minors. Don't want to have to keep others' kids safe. Image of skateboarders can but doesn't nec. reflect MTV outlook.		We work hard to keep our children safe and our neighborhoods quiet. How dare people from outside tell us how to establish our neighborhood facilities. Very opposed.
189	Gewald, Robert	N-DC Ranch has offered	Worried that McDowell customers will flood area		Would overflow into our neighborhoods and onto our walkways		
1	Mahelldy, David & Nancy	Y		Family communities need to take some of the response. for family activities			We can't expect some other community to handle MMR community (families) burden
2	Hauser, Alix	Y		The aquatic center was proposed when we bought home in MMR. It will be great for the families in MMR. 105 St.Park will only entertain our children for so long.		It will be a great addition for the families in MMR-105 St Park will only entertain our children for so long. We would rather keep our children safety in our community.	
3	Hauser, Leopold	Y		I bought my home here with the understanding that an aquatic center would be here for my children & family. My tax dollars are going to be used to build a pool I would like near my family and we were told it would be here in MMR when we bought our home.		I believe the skate park would serve the large youth population in this area. It would be a great addition to this family oriented community.	
4	Whitaker, Mary Lynn	Y		Agree-No comment		Agree-No comment	
5	Radcliffe, Michelle	Y	School safety, traffic, loitering			Agree-No comment	
6	Smith, Steven A & Kristen	Y		This has been planned a long time! Both are needed and many purchased here believing this would be in place!		Kids need a place to skate!	We just wanted to voice our support for the planned aquatic center! We were well aware of these plans when we bought here in 1998, and still believe that this is a great benefit to the community. Thank you to the City of Scottsdale for addressing concerns of the community. stevenasmith@cox.net
8	Cooper, David	Y		As long as there's no light pollution for star gazing		As long as it is sound buffered.	
9	Payton-Cooper, Catherine	Y		It's an asset to our community		Our kids would love it in this community.	

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	Name (last first)	Do you agree that Scottsdale should build a public, welcoming pool somewhere in the area south of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
12	Lund, Ann Rose	Y	Already too much at intersection/ massive traffic problems. Other sites avail w/less congestion.			Skatepark facility an asset to community,	
13	Tayrien, Cecilia	Y		Cactus overcrowded, really need add'l facility		add'l facility and unique recreation for kids	
15	Whitten, Carla	Y	Should have more than Cactus.			Don't agree w/"undesirable element" comments but aquatic park is absolute necessity	
16	Lewis, Ken	Y		It was promised when we bought our house		Kids need a place to skate or they hang at mall.	
17	Lewis, Zachary	Y		On swim team. Need another aquatic center.		I like to skate and have fun. My friends and I need a place.	
18	Lewis, Tricia	Y		An asset to community. A reason we moved here.		Absolutely! Opposition complain about gangs; that's what happens without facilities.	
19	Forrester, Bev	Y		Much needed facility. Other pools over-crowded.		Will keep kids at MMR & off the streets. But aquatic center is far greater priority.	
20	Forrester, Rob	Y		Most benefit to children/families of community		Not all kids swim, so nice alternative.	
21	Lison, Paul	Y				no skatepark	Chose neither A nor B. Traffic is critical issue for MMR site. Issue has not been resolved.
22	Leibrand, Kaycee	Y		More options to learn to swim & stay cool in summer			
23	Whitaker, John	Y		We need a pool up here		They need a skatepark	
24	Robinson, Thomas	Y		Will ease overcrowding of existing facilities. Divers & swimmers have to drive to ASU.			
25	Kiefer, Steve	Y		Center planned/approved and funded in bond vote. Show City leadership and approve pool.		Agree-No comment	
26	Kiefer, Ronnie	Y		Need competitive aquatic facility. Already approved and funded.		Would balance demand for usage at Wedge.	
27	Bergfelet, Karen	Y	Too many activities. School, library ball & soccer fields		Agree-No comment		
28	Whitten, Olivia	Y		Cactus not enough		Agree-No comment	
29	Cannata, Jessica	Y		I know how to swim & want other kids to know.		I want other kids to have fun	
30	Cannata, Debbie	Y		Cactus turned away 900 kids last year. Kids need to learn to swim. My 3 kids learned to swim @ Cactus. It was crowded in the early 90s and worse now. We need new facility.		Agree-No comment	
31	Mangels, Cathy & John	Y		Agree-No comment		Agree-No comment	
32	Wilhite, Amy & Mark	Y		More services & potential for community involvement		Great for kids.	
33	Johnson, Dan & Andrea	Y		Agree-No comment		Agree-No comment	
34	Russell, Kevin	Y		Community grown a lot since Cactus was built. Kids need place to swim. Drownings less likely.		Need a place to skate safely. Not sidewalks/streets.	
35	Sommer,	Y	Too much traffic and safety issues		Too much concrete - want more natural open space		

Not all commen[illegible] [illegible]ale with the initial question. Staff noted checked boxes and comments as they were written on the cards.

	Name (last,first)	Do you agree that Scottsdale should build a public, outdoor and aquatic [illegible] in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center, Please explain.	Option B-With an aquatic center, Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
36	Biangrando, John	Y	Need area w/o traffic congestion. Community can't accommodate potential increase in traffic - risk to youth		Increase youngsters coming into community, increase vandalism and skateboarding in common grounds		
38	Bergdoll, JoAnn	Y		Our city does not have sufficient facilities to serve its residents. Need affordable fitness facility - competitors do not have adequate facilities. Hundreds were turned away from Cactus this summer		Our kids have no nearby facility to practice their sport - skating in the street is a hazard. Scottsdale underserves its children in non-team recreation sports. Proposed location is easily accessed - so car traffic should be minimal.	
39	Hanlon, Martha J.	Y	Other areas are available for use. Need less traffic congestion.		At this location, it would not be satisfactory for the use of teens.		
40	Petricki, Cindy	Y		Think this would be a positive amenity for North Scottsdale.	Feel that this will increase crime and vandalism in surrounding areas.		
43	Freund, Robert	Y	Save as much of our desert atmosphere as possible. MMR is somewhat isolated - keep it that way.		Agree-No comment		
45	Hein, Melissa	Y	I love kids - I teach kids, but your site affecting inhabitants - traffic is a huge problem.		We were never told about skatepark or aquatics.		
46	Hein, Tom	Y	We're uncompensated, devalued and I believe our traffic will be miserable - how do we protect our quality of life?		We were never told about skatepark or aquatics.		
47	Linn, Melanie	Y	At a safe location - concerned about the safety of the kids.		Will bring crime and drugs to MMR.		
51	Bergdoll, Jody	Y		It's good for us (kids).		Because the wedge is too small and people are complaining because we skate. The closest skatepark is 30-40 minutes away. Too many people in skatepark make it a safety hazard. Skatepark should be 21,000 sq. feet.	
52	Karoon, Margie	Y		Agree-No comment		The wedge is too far south to serve the skaters in North Scottsdale.	
53	Penn, Cecil	Y	I am concerned abut additional traffic and additional outside people in the community.		Concern about additional traffic, liability for the city and additional people brought into the community.		
54	Herbert, Mary Beth	Y	Concerned with the development of the desert area and increase in traffic.		A skatepark is more paved land vs. natural desert.		

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	Name (last,first)	Do you agree that Scottsdale should build a water exploration and aquatic park in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
55	Dahlin, Nathan	Y		This seems to be the option with which the skatepark is most associated and its construction is my primary concern - safe place for kids to have fun: Create stronger community. Swim classes make an impact.		Skatepark would provide a safe, legal and positive environment for kids to pursue their hobby. There is no such place in this area of the city. Skating in other places is considered vandalism - and current ones are unfairly located.	
56	Sellars, Bill, Karen and Barnett	Y		One of the reasons we chose Scottsdale was because of its parks - it makes for a solid community.		Gives kids an outlet to burn off energy.	Would like to see two-way traffic into he aquatic park off Thompson Peak going south bound, not turning across northbound traffic.
58	Orson, Carl	Y	Too much traffic and more noise.			Minimal impact to community - Park without swimming pool is acceptable. Far less traffic and less negative impact.	
59	Hans, Paul	Y		We need a full facility that children can have easy access to.		Absolutely! Where are the kids to go? Parking lot? It's not easy for kids to get to other parks so far away. Good for the community.-	
62	White, Tove and George	Y	What healthier, safer environment exists for young people to congregate than a community swimming pool?			A clean, safe, monitored and close facility designed for young skateboarders is so needed and so wanted by our children.	
63	Crevier, Robert	Y		The people spoke with a resounding voice in the bond vote in 2000 in favor of this. I believe our kids deserve this, especially since they can't go to their own school.		Agree-No comment	
64	Crevier, Arlene	Y		Pool is necessary - would like a larger fitness center if possible.		The larger the better. -	I vote "yes" and have 4 children and 1 grandchild who all live here!
69	Zarlengo, Barbara	Y		I think it should reflect the number of people moving into the area - the bigger the better.		Agree-No comment	
70	Wheeler, William	Y		We need another aquatic facility in Scottsdale - especially for North Scottsdale.		Another good amenity for Scottsdale and the immediate community.	
71	Gadnick, Elaine	Y		MMR has a large family community. The proposed center would provide a safe, fun environment for our children that would be located close to their homes.		Agree-No comment	
72	Heath, Larry	Y		The city needs to comply with the Master Plan and the wishes of the voters.		Agree-No comment	
73	Edgerton, Silvia	Y		The interest is high in the North Scottsdale area and there is no center to serve the community.			
75	Duckworth, Kim	Y		Community needs a way to reduce drowning fatalities and population supports need for additional aquatic facility.	Agree-No comment		
76	Russozzo, Steve	Y		Swimming - want to stay in shape.		Parks are for kids and fun - kids today want skateparks.	
77	Duckworth, Angela	Y		More younger swimmers would learn how to swim so they wouldn't drown.		There would be a lot of gangsters coming into the area.	

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78	Siekman, Stacey	Y		An Aquatics facility is so important in our valley. In our state, swimming is a necessity with our weather. The facility would create a place for families to be together.		I have seen the skatepark facility at 40th street and Bell - the amount of people of all ages is incredible. Definitely need this facility.	
79	Lebel, Annie	Y		The community is growing very, very fast. The aquatic fitness center on Cactus is over-crowded. Good programs - too many people.			There are a lot of young families in Scottsdale - kids deserve a place to practice their sport. We need to move forward and invent in our community.
80	Duckworth, Dave	Y		Current Scottsdale pools are fully utilized - the community needs kid friendly facilities - promote High School swimming.		Agree-No comment	
81	Plank, Greg	Y		There is a complete shortage of quality, competitive facilities currently in Scottsdale. The number of Olympic caliber athletes coming out of Scottsdale could and should be greatly increased.			
82	Aungst, Chris	Y		Cactus pool is over used and the city is growing North - we need something up here.		There is high demand and not many skateparks around this area.	
84	Matish, Susan	Y		It provides more opportunities for swim lessons, which are important in a community where there are swimming pools. Also more facilities for children to be involved in valuable activities.		Again, a place for children to enjoy their hobby in a relatively safe environment.	If children have good activities to be involved in and a place to play sports, they won't be roaming neighborhoods causing trouble!
85	Poplin, Joanne	Y		Agree-No comment	Agree-No comment		
86	Moore, Ken	Y		Include a multi-purpose field with lights 120 yrds x 75 yds on the open recreation area - picnic tables can go around the field.		Same as aquatics center comment.	
87	Newman, Mary	Y		Cactus is full - our senior, adults and children need to have a place to exercise - the obesity rate is high - only way to make exercising more convenient should be considered.		It is a sport - our teens/kids need way to release energy, enjoy each other in a positive way.	Traffic considerations have been solved - the vote was positive - people knew when they bought that this would be here. At meetings like this, staff needs to encourage others to be quiet and listen!
88	Deckler, Julie	Y		It is simply a must! I can't imagine turning down an opportunity for City PR&F. I promise that my family will make full use of the park and aquatic center. Resident of MMR and 40 years in Scottsdale.		Recreation amenities should be provided for our children and as close to their homes as possible for safety.	Please consider and analyze the benefit of municipal pools with swimming programs in their reduction of pool drowning. The additional pool will positively impact drowning.
89	Loper, Pam	Y		This is an amenity that is much needed in our community.		I think that this is a need that children have expressed.	
90	Ansari, Fariba and Bijan	Y		It's fine.		Agree-No comment	
91	Bergdoll, Bill	Y		This is a great thing.		Our kids need a place to play. This is a great location.	
93	George, Teri	Y		Cactus, Eldorado and Chaparral are way too far for children and carpooling parents.		Agree-No comment	
94	Loper, Ally	Y		Agree-No comment		Agree-No comment	

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	Name (last,first)	Do you agree that Scottsdale should build a public, outdoor pool appropriate in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
95	Stanley, William, Kate and Rebecca	Y		Essential that a first class community have ample and quality community resources, i.e., aquatics center.		Agree-No comment	Important to have facility where children can learn to swim in a community with so many backyard pools and children drowning.
96	Cacini, Kathryn	Y	The traffic will increase considerably. Lowering of the road will put it in the flood area. Too many accidents already.		Would much prefer a park area with a fitness center and covered playground with ramadas.		Not at this location! With more homes, offices and extension of TPP - traffic is horrendous.
98	Keeyas, Robert	Y	I feel that this area is already too dense with WestWorld. Feel it should be NAOS, but will settle for a park.		Observed the community areas at night and have seen idle youth drinking and hanging out late into the night - this will only increase that behavior.		DC Ranch wants this. Feel traffic will be a problem once TPP goes through to Pima.
100	Fucello, Steven	Y		Agree-No comment		Agree-No comment	
101	Jolley, Sandy	Y	Alternative site for the aquatic center and fitness center. Too congested here - not appropriate location.				I was told about the aquatic center when I moved here - but not that it was for all of Scottsdale. Our kids our bussed out while others are bussed in - please reconsider an alternate site.
102	Neiss, Gary	Y		This is part of the Plan for MMR - Build it now - everyone knew what was planned.		Kids need these amenities - build it now!	
103	Moty, Stuart	Y		Because I am a swimmer and I live right by the pool.	Agree-No comment		
104	Hadley, Ed	Y		Our kids need more places to swim - we need more space for our community.		Great place! Great sport!	
105	Moty, Bridget	Y		There would be no bad element attracted. The majority of swimmers are honor students.	Swimmers bad element? Yeah right, skaters are the bad element.		
106	Drolet, Kelly	Y	Noise, traffic and too close to my home.		Agree-No comment		
107	Drolet, Sean	Y	Too much in one area.		I've heard nothing but bad news about skateparks.		
108	Johnson, Christine	Y		Help with the overcrowding at Cactus Aquatic Park.			
109	Cannata, Christina	Y		More availability for learning and High School swimmers. More room or swim team at Cactus pool will be very helpful.	Gangs will hang out there.		
110	Russell, Dave	Y		So swim teams can have more space.	We don't need one.		
111	Tayrien, Maya	Y		Because this is good for the community.		Because not everyone swims in the community so this will provide a good activity for them.	
112	Lelli, Tamara	Y		It will be very helpful because it will teach younger kids how to swim or give me more room to practice and it is very hot in AZ so we need more pools.	Will cause many gangs to meet there and will be bad and set bad influences for other kids.		
113	Waemess [illegible]gan	Y		The swimming facilities are too crowded. We have great swim coaches and teams, but we need more space.		Agree-No comment	

Not all commer[illegible]ate with the initial question. Staff noted checked boxes and comments as they were written on the cards.

	Name (last,first)	Do you agree that Scottsdale should build a public swimming pool somewhere in the east north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
114	Baxter, Cynthia	Y		We have a very large community of people that would benefit from this center. Cactus pool is to capacity and needs to grow. It will benefit our children and community in a very positive way.		More activities to benefit children and keep them busy. Should be staffed properly and would provide more HS youth in a positive manner.	
115	Waemess, Bjorn	Y		At the current rate of growth in Scottsdale we need another facility.			
116	Waemess, Kim	Y		The current swimming facilities in Scottsdale are overcrowded. We need a new aquatics center for the many swimmers and great swim teams we have.			
119	Olmstead	Y		We need more pools to accommodate the ever growing population. We desperately need more pool space. Cactus pool is overloaded and we need space.			
120	Smith, Kelsey	Y		The aquatic center was planned along time ago, and I think we should stay with that plan.		It should have a skatepark because kids won't have to go a long way to skateboard and they can have more fun.	
121	Hadley, Kim	Y		It's our responsibility as a community to promote, support and expand our youth's access to alternate forms of activities to partake beyond school, home and still keep them off the streets.			
123	Hunn, Steve	Y		As planned.		Agree-No comment	
124	Versosky, John	Y	Property is too small and oddly shaped - location is also not easy to find for Scottsdale residents. A more appropriate site would be at Bell and 101.		Concerned with crime and lack of supervision.		
125	Rhodes, Nick and Christine	Y		We would use the facilities as we do not have our own pool, or do we anticipate having one.		We have 2 family members and friends of theirs from the area who currently go to the Wedge, schools and as far as Chandler to skate. We look forward to remaining in the MMR area long enough to take grandchildren to the proposed facility.	The young people of Scottsdale deserve an area to recreate without being driven so far out of the area. The anticipated numbers as well as the present population will and do seek out areas to enjoy their leisure time.
126	McDennid, Finley	Y	Fitness emphasis is sporadic, in our community aquatic programs are a part of MMR already.		Judging by skater response, this feature will draw from the valley, not just a two mile radius, for instance, Phoenix, Glendale, etc.		Why has no one addressed year round school? This has been a very decisive part of many city plans for cost reduction. What are plans for public transportation?
128	Meeks, Clara	y	Still don't believe that there will be too much traffic or noise.		Young people do need a place to go, but why in the middle of a community - in a more commercial.		
129	Stutzman, Sandi	Y	Agree-No comment		Agree-No comment		
131	Stutzman, Doris	Y	Will aquatics/fitness center increase property taxes?		Concern for our property protection as we have now.		

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	Name (last, first)	Do you agree that Scottsdale should build a public, swimming pool somewhere in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
133	Santo, Judy	Y	Traffic and Safety for students and residents - this community has done enough for the City.		Agree-No comment		
134	Christie, Stephen	Y		We need more pools. Swimming is good for kids.			
135	Hastings, Robert	Y			Enjoy walking in parks, but don't skate or swim. Also, traffic would worsen with other options.		
136	Cannata, Ricky	Y		Scottsdale Aquatic Club too crowded. I want a pool.		After swimming kids can use the skatepark	
137	Gossen, John	Y		Cactus too crowded, Chaparral too far		My son would love it. Healthy fun.	Voted for orig. plan. We've been waiting for this park. Don't let a few "late-comers" dictate our 10 yr plan!
138	Gossen, Sheryl	Y		Voted for these amenities, we need more parks services		Want variety of facilities. N. Scottsdale needs more park services. Consider dog park as Horizon is too crowded.	Native living at T-Bird & 90th 17 yrs. My home impacted by McDowell Mtn development. Aquatic park will better serve all of us incl. McDowell Mtn area.
139	Van Wie, Kayla	Y		Want pool, love to swim and competitive pool great for swim team.		Kids deserve skatepark. It's fun.	
140	Van Wie, Krista	Y		So people can swim and play there.		So people can skate.	
141	Van Wie, Scott	Y		Needed & desired & benefit children. Cactus is overcrowded. With kids drowning each year our elected officials must recognize need for lessons.		Good idea for growing sport.	
142	Van Wie, Luke	Y		Overcrowded at SAC.		Agree-No comment	
148	Lunsmann, Barb	Y		Agree-No comment			
151	Donovan Zillox, Suzanne	Y		Much needed in north Scottsdale. Other facilities overcrowded.		Rather have kids in park than on roads.	
152	Kiefer, Allison	Y		Need more pools & not enough space for high-school swimming.	gangs hang out at skateparks		
153	Kellman, Mickey	Y	Can have nice park with fitness ctr but w/out aquatic center			Agree-No comment	
156	Moty, Claire	Y		I swim & live in MMR	Brings the wrong crowd		
157	Moty, Pat	Y		Our pools are overcrowded. Look fwd to orig plans	Agree-No comment		
158	Moty, Jane	Y		My husband & 3 children & I all swim USS & Master & need more pool space. We voted once, let's stick w/approved plan.	Wrong element to attract to community.		
160	Judge, Devon	Y		It'll be cool		It'll be even cooler.	
161	Judge, Steve	Y		Competitive pool w/dive tank	Concerned about crime element		
164	Lin, Tim	Y		I am a swimmer & it'll be convenient for me		It'll be fun for kids. I want a skatepark.	
167	Keller, Kelle	Y		I am on SAC & our pool is used to its fullest. Good opp. for other families in area. Add to pool safety.		Keeps kids from damaging public property.	
168	Olszewski, Josh	Y		I want to swim more			
169	Olszewski, [illegible]	Y		We need more public pool space	Loitering		
170	Olszewski [illegible]	Y		more pools	creates mischief		

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	Name (last,first)	Do you agree that Scottsdale should build a public, [illegible] and [illegible] in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
171	Olszewski, Jake	Y		We need more pools. Pools are too crowded now.		I like to skate.	
172	Duncan, Jeff	Y		Need more pools to accommodate the growing population.			
173	Dimmery, Eric	Y		Children need a place to go after school.			
174	Bonebreak, Lea	Y		Need another competitive pool for the local teams and high school teams		Agree-No comment	
175	Kleck, Julie	Y		Need to teach kids to swim, exercise nec. for kids	no supervision		
176	Leibrand, Daniel	Y		Need more pools to keep up with other towns	kids causing trouble/unsupervised		
179	Gorinac, George	Y		Agree-No comment	Agree-No comment		
180	Mones, Arthur	Y	Traffic increase in neighborhood		Hazard to kids		Why not locate aquatic center near a fwy so there is minimal traffic impac on neighborhoods? Issue is traffic flow. Traffic increases noise, fumes and accidents.
184	Lyons, Adam	Y		Agree-No comment		Agree-No comment	
185	Iacobelli, Bruce	Y		Proposed design seems to work		Might keep kids off parking lots & stairs	
187	Borello, Theresa	Y		Looking fwd to facility since 1995. I will use it.		Smaller neighborhood skatepark will be used and enjoyed by many kids.	
190	Weinstein, Robert	Y		Cactus Park overcrowded	Crime management		
191	Palino, John & Karen	Y	not even worth bldg if no pool	City has done great job w/replanning. Community needs more amenities.		Kids need a place to play.	
192	Stutz, Christopher	Y		Agree-No comment		Agree-No comment	
193	Stutz, Thomas	Y		Agree-No comment		Agree-No comment	
194	Stutz, Karen Ann	Y		Agree-No comment		Agree-No comment	
195	Stutz, Matthew	Y		Agree-No comment		Agree-No comment	
196	Stutz, Andrew Collins	Y		Agree-No comment		Agree-No comment	
197	Rose, Michael	Y	traffic/safety		safety		
199	Cass, Peter	Y		Agree-No comment			Had you done this good a job at the outset, the process would have been more pleasant
200	Lund, Jeffrey	Y	Agree-No comment			Agree-No comment	
201	Ella, Marin	Y		Because at Cactus too many people are on the waiting list.		Because kids love to have fun somewhere close and big.	
202	Dodrill, Marisa	Y		Agree-No comment		Agree-No comment	
203	Dodrill, Robert	Y		Agree-No comment		Agree-No comment	
204	Judge, Rachel	Y		Swim teams need a place to practice High School swim.		The kids would skate there instead of at schools - which is ruining the schools.	
205	Conner, David	Y		This area especially needs another pool - a competitive swimming pool.		The kids need a place to go and skate.	
207	Cox, Jeff	Y		Agree-No comment		Agree-No comment	

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	Name (last,first)	Do you agree that Scottsdale should build a public outdoor pool facility in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
208	Jacobs, Lelie	Y	Not interested - traffic, crime prevention - why doesn't the City of Scottsdale get with the Scottsdale school district and expand the school?		Not interested - skatepark is open to the public and creates traffic, increases crime - expand the school instead.		
210	Rose, Jeffrey	Y		I am strongly in favor - the facility is needed for our community - it is in the correct location.		Kids need a place to skate.	
211	Sera, Jack and Lee	Y		We currently drive to 32nd street and Thunderbird to the Hubbard swim school for swim lessons for our daughters. Another facility is required to accommodate the growing community.	Save the space for parking!		
212	Lopus, Walt	Y		This is absolutely needed to serve the youth and adults in this part of the community.		Same as aquatics center, but maybe not the adults.	
213	Lopus, Jennifer	Y		Agree-No comment		Agree-No comment	
214	Swartzfeger, Kristen	Y	Congestion in the area needs to be kept to a minimum by not implementing aquatic center.			Agree-No comment	
216	Chapman, Lindsay	Y		It's a planned amenity the community deserves.		It might save some of the wear and tear on other buildings and grounds.	
218	Gamey, Tim	Y		Agree-No comment		There is no skatepark in North Scottsdale just a lot of signs that say "no skateboarding" - we must have a place for our kids to skate.	
220	Gamey, Charlie	Y		Agree-No comment		The skaters of MMR need somewhere to skateboard instead of driving 30 minutes to the nearest skatepark. Otherwise, we will vandalize property in this area because there is no other place to skate.	
221	Cacini, Ron	Y	This intersection is not conducive for adding amenities.		This does not fit the needs of the community!		This is a confusing question - what are the boundaries?
222	Wheeler, Alexa	Y		Agree-No comment		Agree-No comment	
223	Wheeler, Andrew	Y		Agree-No comment		Agree-No comment	
224	Wheeler, Miriam	Y		We need an aquatic center for all the North Scottsdale people.		Agree-No comment	
225	Zacher, Kevin	Y		There are a lot of people that enjoy swimming and they need a place to do it. The other pools are bursting at the seams with swimmers.		Keep skateboarders off the streets and other less desirable areas.	
226	Edgerton, Mark	Y		The city desperately needs more pool space. The Cactus pool is tremendously overcrowded.		Agree-No comment	
232	Zillox, Eugene	Y		North Scottsdale needs a community swimming facility - all the other pools are too crowded.		This would be an added benefit for children and adults alike.	
233	Zillox, Brian	Y		There is no aquatic center in North Scottsdale, others are overcrowded.		Kids have a place to go after school, keeping them out of trouble.	
234	Dodrill, Chris	Y		Agree-No comment		Agree-No comment	
235	Dodrill, Tracey	Y		Agree-No comment		Agree-No comment	

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	Name (last,first)	Do you agree that Scottsdale should build a public aquatic pool somewhere in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
236	Lelli, Galdino	Y		It's shameful to see that there are not enough pools in AZ - we need the new facility to meet the communities needs. Actually we need ten aquatics parks!	Agree-No comment		
237	Christie, Matthew	Y		So my swim team can have more space.		So people don't have to use rails at the pool.	
238	Lelli, Oriana	Y		We need a pool so we can have more pool time.			
239	Lelli, Yolanda	Y		We are in desperate need of more pools! It's impossible to put children in any lessons and pools are important in AZ! High Schools need it for swim teams, etc.	Usually brings the wrong crowd of kids.		
240	Zilliox, Nikki	Y		There is no aquatic center in North Scottsdale.		It will be fun.	
241	Benesch, Marilyn	Y		This end of the Valley's growth is such to support another facility. It is a must to accommodate the people who already use Cactus.		Agree-No comment	
242	Tokuyana, Mimi	Y		Agree-No comment		Agree-No comment	
243	Tokuyana, Andrew	Y		Agree-No comment		Agree-No comment	
244	Tokuyana, Sue	Y		Agree-No comment		Kids need safer places to skate.	
245	Johnson, Malia	Y		We need more because our other pools are full.		Agree-No comment	
246	Milligan, Danielle	Y		I am swimmer and I believe that we need more pool space.		It will unite the kids of the community together.	
247	Weinstein, Joanna	Y		I think we need another pool because Cactus park is way too crowded.		It will unit the community.	
248	Lelli, Leticia	Y		We need a pool so we could swim longer.	Because it brings the wrong kids.		
249	Evans, Danna	Y		Good clean fun. Research shows more parks and recreation is less crime and vandals		Agree-No comment	Three to one already voted - please don't take our vote away!
250	Decker, Callie	Y		We're a growing community and it comes with consequences to keep building. I swim for SAC and I'd swim there.		Agree-No comment	
252	Wisler, Brad	Y		Agree-No comment		Agree-No comment	
253	Balboni, Carol	Y		With no skateboard facility - should be kept to pools, fitness and open space.			
254	Christine, Anna	Y		We need more pools! "Swim" is good for kids!		Agree-No comment	
255	Christie, Cheryl	Y		Please build the center - keep kids busy - swimming is quality activity.		Agree-No comment	
256	Christie, Olivia	Y		The more recreation facilities the better!		Agree-No comment	
257	Christie, Carolyn	Y		The city needs this center - please build it ASAP. Swimmers are generally "clean out" folks - as in no crime!		Agree-No comment	
259	Zepeda, Peter	Y		Cactus pool is too crowded.		Give the kids somewhere safe to skate.	
266	Milligan, Kacey	Y		Scottsdale needs more pools and parks.			
267	Milligan, Rhonda	Y		Scottsdale needs another public pool. It was approved by a vote by the City of Scottsdale residents.			

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	Name (last,first)	Do you agree that Scottsdale should build a public subsidized pool somewhere in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
268	Milligan, Dave	Y		The city desperately needs this park/pool facility.		It is needed.	Please follow through on this his promised, voted for, funded aquatic facility. Thanks for your efforts.
272	Janzen, Felicia	Y		To support public need and local school swim programs.		Agree-No comment	
273	Janzen, Ken	Y		Current aquatic center facilities are inadequate to support the population of Scottsdale. Neighborhood access to quality facilities is a must in a city like Scottsdale. Overcrowding is a serious issue. Less distance for users results in less total traffic for Scottsdale.			
274	Holzer, Shannon	Y		Family neighborhood.		Family neighborhood.	
275	Holzer, Chris	Y		Family neighborhood.		Family neighborhood.	
276	Holzer, Molly	Y		Family neighborhood.		Family neighborhood.	
277	Patridge, David	Y	Traffic, safety, neighborhood preservation.		Traffic, safety, neighborhood preservation.		
278	Hardman, Doug	Y	Traffic		Traffic		
279	Lewis-Weaver, Janet	Y	Not enough services to warrant expense.	Many smaller communities around MMR need the facilities closer than cactus park.		Prefer a place for kids to use rather than regular parks, shopping centers, and unsafe other options.	With Horizon park so close, less need to repeat some of that facility. Concerned with left turn off TPP south onto 100th street. Concerned with speed of traffic south on 100th street to FLW.
280	Alico, Bob	Y	As a taxpayer, I know that any other proposal would increase the risk of harm or injury to citizens of Scottsdale.		Agree-No comment		
281	Pelanytschka, Kerrie	Y	I am strongly opposed to the aquatic/fitness center because of traffic concerns. I wonder how many people that are for this option actually live up here!		I believe there would be a lot of unsupervised children using the facility and getting into trouble.		
282	Nelson, Lana	Y	I am still concerned about he traffic in the area and the safety of our children given such a large facility next door to the school. I live on MMR road and already there is too much noise.		Again, I feel the traffic on TPP will still be a problem and I am concerned for the safety of children in the neighborhood.		
283	Hulsenberg, Lorri	Y	I believe that the traffic wills till remain an issue on TPP and I feel that a facility that close to a school brings stranger danger.		I am still concerned about traffic coming through my neighborhood on TPP. I am also concerned about the unsupervised children at the park.		
284	Taylor, Kase[illegible]	Y		So people can swim and workout to he[illegible] their body.	The park will be packed if people want to go there - sometimes bad people hang out there.		

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	Name (last,first)	Do you agree that Bartholomew should build a public recreation and permanent in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
285	Taylor, Suzanne	Y		Scottsdale needs another aquatic facility. My kids are at Cactus park and it would help all around to have another public pool. Cactus park is getting too crowded.	Skateboarding is too dangerous.		
286	Burns, NF	Y	We are already waiting through multiple traffic lights at this intersection without the park. A bottleneck will naturally decrease the quality of life and property values! Traffic studies have been based on a 1-2 mile radius, not on the aquatic center being a regional facility.		Agree-No comment		But not at MMR - DC Ranch or one of the other alternate sites.
287	Russo, Shirley	Y	Agree-No comment		Agree-No comment		
291	Altstadler, Stuart	Y		Agree-No comment		The skate park will give the kids a place to play away from traffic.	
292	Pering, Kim	Y		Agree-No comment	It is an area for kids to loiter as well as skate - other skateparks have been on the news or in papers as a drug hang out.		
293	Sapol, Rochelle	Y	No park at this location.			At an alternative site.	
294	Polcyn, Tammy	Y	Don't want to draw more people into our neighborhood. We have a lot of facilities here already.			At an alternative site.	
295	Buckman, Cory	Y	Traffic concerns		Too many visitors to area.		
299	Taylor, Kristine	Y		We knew it was in the master plan. We have not reason to disagree since we bought in the neighborhood and it is a benefit for the kids.	Potential liability of the kids getting hurt - there's no lifeguard at a skatepark - who will watch the kids?		What is the level of service now - what is proposed COS at buildout?
300	Taylor, Doug	Y	Just rather not have facility. I was aware of aquatic center will I moved to MMR.		Liability, unmonitored facility with potential to become an opium den		
304	Russell, Inis	Y		900 people were turned away from Parks in 2002.		Agree-No comment	
310	Artman, Randall	Y		This city has an obligation to proceed with the plan approved in 1995. No MMR home owner has the right to complain. They had a choice to not buy a home if they didn't like it.		Again you (the city) is reneging on the commitments that existed prior to MMR home ownership. You have taken away tennis courts and volleyball. You have reduced other facility sizes.	

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	Name (last,first)	Do you agree that Scottsdale should build a public [illegible] [illegible] [illegible] in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
313	Luse, Carolyn	Y	Too much traffic, noise, danger to the kids at school, not enough room, drugs, kids playing without supervision, delinquents, too much lights, safety concerns and we have several neighborhood pools and many private pools - how many from MMR realistically would use it? Don't want my tax $$ spent on "loops" on TTP.		Already known problems at Gilbert Park, which are being looked at by Phoenix, Scottsdale, etc., personnel trying to figure out how to fix it. Why do we want that?		DC Ranch wants it there.
315	Loer, Jennifer	Y		I swim and plan soccer everyday. The pools and fields are very crowded and the lines are very long. We need more pools and fields.		My brother and I love to skateboard. We can only skate in the street now and cars are always going by. I'd like to skate with my friends in a safe place.	
316	Magerman, Irene	Y		The city has successfully resolved the concerns that bothered me when this process began.		A skatepark if not too large will satisfy the needs of local kids to have a place to use. It should finally be instead of using park benches.	My bigger concern now is that when TPP is built through to the north that it will have a real impact on traffic.
321	McSorley, Peter	Y		It's why I bought here.		It's bad for the kids.	
323	Wilhoit, Jim	Y	This would be my choice if a skatepark is included.		Skateparks draw a clientele that should never be adjacent to a school, particularly primary schools - there is a better location for a skatepark the "sports complex" to be developed around the TPC area.		But further north, it would serve more people and allow for less traffic congestion if preplanned properly.
326	Moshir, Sean	Y	MMR has many pools and tennis courts - so we do not need anything built.		Trouble - drugs.		
327	Marihi, Evelyn	Y		High schools need practice space, children need lessons, Cactus is always full.		PV's skate facility is great. Young kids are always using it. It looks good also.	The people have already voted for this. The residents who don't want it should have looked into where they were buying their homes. Don't punish the youth because of them.
330	Waemess, McKenna	Y		Agree-No comment		Agree-No comment	
331	Ferrari, Pam	Y		Why would you be scaling back on services if they are expecting the area to grow?		Agree-No comment	
332	Ferrari, Arthur	Y		Agree-No comment		Agree-No comment	
333	Whitten, Elena	Y		Agree-No comment			
334	Whitten, Siera	Y		I need a place to swim, please! Besides Cactus park.		Because it should have a skatepark to play at.	
335	Feyer, Wendy Jo	Y		To retain its reputation as a first class city, Scottsdale needs to build facilities like the aquatic center, which will serve the entire community, but especially our children. This site with its proximity to DCMS/ES complex is ideal.		Our teens need a safe place to be involved in a healthy outdoor activity.	The presence of an aquatic center will enhance the MMR property values by providing a great resource nearby that is very appealing to families and by deterring criminal activities which thrive in vacant lots

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	Name (last,first)	Do you agree that Scottsdale should build a public outdoor pool [illegible] in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
336	Loer, Bruce	Y		We need a place for swimming lessons. We've been turned away by Cactus pool.		We need a safe location for kids to skate so they won't use parking lots and shopping centers instead.	All we hear about in the news is the need for people of all ages to exercise - here is an example of a facility for all ages to come together in a healthy way. In favor of Plan B. I commend the city for their thoroughness. This is an ideal location. Citizens approved plans in Bond.
337	Raleigh, Kent	Y	Or southeast toward mountain away from main therefore.		Too many kids riding boards oblivious to traffic.		
338	Jacobs, Steve	Y	In what is already a somewhat secluded area, something that will increase traffic, so much is not needed. Let the aquatic center go in an area that needs new development		Skating is a fad that goes in and out every 5 years - I don't ant an eyesore in this neighborhood that no one uses.		
339	Holifield, Brad	Y		Assuming roadway improvements are made and lighting/noise issues are carefully considered...I live close!		Only if your studies show it will be used.	
340	Nitta, Lori	Y		The community pools are play pools only. The high schools need more availability for practices.	Concerned about the need for constant supervision.		
341	Nitta, Tom	Y		When we moved here in '97 this facility was one of the amenities promised. Everyone had the same information. Why are we discussing the fate of this much needed amenity now?	If this facility can be supervised, I am for it. But I have noticed that many skateparks are not supervised.		
342	Loper, Donn	Y		The city should never have to turn down kids that want to learn to swim.		Kids want it - we should provide it.	
343	Himmer, Eric and Lynda	Y		Reason we selected MMR to live.	Attracts noisy and aggressive kids.		
345	Rea, Sharon	Y		Agree-No comment		Agree-No comment	
346	Thomas, Joy	Y		This is a facility that will be used! My kids are excited about it.		This will give the kids a safe place to skate. Sure beats using stairs and walkways at the commercial centers.	
347	Russell, Joy	Y		This community desperately needs another pool.			
348	Judge, Lynn	Y		A pool is definitely needed to accommodate learn to swim programs, high school swim, lap swim, etc.		A safe place for kids to use their skateboards.	
349	Lopus, Chelsea	Y		We want a pool and because we have to practice at Cactus park and it is way too crowded.		We want a skatepark.	
350	Pennington, Judy	Y		The community has an obligation to build this pool. Swimming is not just a recreational activity - it is a mandatory life skill. Cactus pool turns away hundred of children each year who want to learn to swim.		This is a family community - you need to provide activities for kids.	
351	Travous, Ken	Y		This would bring a nice mixture of ages to the area.		If your neighborhood doesn't have a skatepark you neighborhood becomes a skatepark.	

Not all comments correlate with the initial question. Staff noted checked boxes and comments as they were written on the cards.

	Name (last,first)	Do you agree that Scottsdale should build a public, subsidized pool somewhere in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
352	Messinger, Ivan	Y		Because it will be close to my residence because Cactus facility is insufficient.		Skate or die!	
353	Kozura, Beth	Y		I moved to MMR so my family could enjoy the amenities including the planned aquatic center and so my child could walk safely to school and parks.		I have some concerns about this type of activity, but I would prefer our teenagers have a safe place near home to do their thing. Kepp teens off the road and in our parks.	
354	Schulz, Sharon	Y		My family would benefit and so would the community.		Only with good security 24 hours a day.	
357	Marsilio, Dino	Y	Traffic will continue to be a problem especially w/add'l homes anticipated around Bell Rd. Noise level will increase too. More crime.		Would involve add'l traffic & would encourage adults to just "dump" their kids off at the facility. Little adult supervision is inviting to sick minded adults.		
359	Dillon, Carol	Y	Agree-No comment	Agree-No comment	I changed my mind after hearing the presentation.	I think it need some security & restrictions as to time of operation. I'm a bit concerned that kids will use it as a late night hang out.	We are limited in parking for the school & library, and it seems there needs to be more parking spaces added for all the facilities.
361	Weinstein, Rob/Harrison/Joanna	Y		We find Cactus Park crowded and overused. Our family wants an aquatic park in our neighborhood.			
362	Lachat, Tim	Y		Property value. Believe that past performance shows property values increase when community improvements are put in place.		A gathering place where kids are engaged in activities will enhance our community. I want to skate there too.	
363	Gorsiski, Jennifer	Y		Proposed facility will add significant value to our property, both monetarily and recreationally.		Will enhance facility immensely. Skating is a wholesome activity not a criminal breeding ground.	
364	Girardin, Jeff	Y		My family live within walking distance to a facility and we will us at least 12-15 years.		While walking in the evening, we usually observe the youth of the community using school grounds as a skatepark.	
365	Esler, Rich	Y		Agree-No comment		Agree-No comment	
366	Dudley, Grey	Y		Agree-No comment		Agree-No comment	
370	Coppo, Julio	Y		Community needs COS, the future of Scottsdale needs this aquatic center. Build it!		Our children need this kind of recreational amenity available to keep them safe & out of trouble.	
371	Kopernik, Dianne	Y		This is what I stood in line to vote for in 2000. Why are we letting people, a vocal minority, affect this choice?			
373	Duckworth, Claire	Y		I want a pool/fitness center because more people could learn how to swim and it would be a good cause	I don't want gangster like people around where high school kids are swimming (me).		
375	Melbstein, Harrison	Y		Need more pools in community	Will bring crime and drugs.		
377	Renfroe, Pr	Y		The reason we bought in N. Scottsdale was anticipation of making good on the Ma[illegible]an.	Skateboards are dangerous. Would need full time paramedics on site.		

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	Name (last,first)	Do you agree that Scottsdale should build a public indication and [illegible] in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
379	Scott, Patrick	Y		Reason for buying in this area in Master Plan. Will utilize fitness 3-4 times per week.		Agree-No comment	
382	Ella, Yvette	Y	I will be a kid learning to swim & every kid will have the opportunity to be in class without a waiting list.	Every single family will have the opportunity to enjoy the facility that we need badly. Lots of kids have asthma and need facility like the aquatic pool. Kids will learn how to swim.	A park without a skatepark would be considered no park at all because it is not complete. It will not hurt anybody.	It is the right thing, doesn't cost anything, healthy environment, best for kids to do. Gives exercise, kids not home alone playing Nintendo or watching TV.	
383	Richard, Dwayne	Y		I like what I see. The park was planned when I bought here 6.5 yrs ago. SUSD has taken our school, don't take our park.		Agree-No comment	
384	Altstadter, Brandy	Y		A competitive pool is fine. I do not want a water park with slides & lazyriters. The community's rec. needs are already met w/community & private pools.			
385	Gruver, Brad & Terry	Y		This facility would be a great amenity for our community.		The kids will skate whether we build it or not. Much better to provide a well-designed facility for them than to have t repair the curbs & planters & stairs that they'll use instead. A specific facility is also safer for the skaters.	
386	Bostron, Kim	Y		This is the best location for most people in the area.	It would be too crowded & attract trouble makers.		
387	Bostron, Kent	Y		Great rec. facility for N. Scottsdale. MMR is just a fraction of N. Scottsdale. Traffic concerns should be negated because school will be out for summer during peak season. This is what is best for the entire community.	Unfortunately, this would bring an unwanted element to the area.		
390	Siegers, Christie & Robert	Y	Too small of an area & traffic concern when Thompson Peak Pkwy goes through to DC Ranch. Car count doesn't include the add'l traffic when TPP is completed!		Keep area as natural as possible; too populated already.	We need to keep everyone safe & keep the nature of our community. This intersection is n	
391	Loev, Linda	Y		This community would greatly benefit from the pool & fitness center. Children, adults, & seniors all enjoy the exercise, swimming lessons & recreational programs.		I have had near-miss accidents where skate boarders have darted in front of me in shopping centers, not to mention damage to curbs & sidewalks. They need an area to enjoy their sport in a safe environment.	Please build this facility at this site & build it right away! We've waited 10 yrs for this park to be built. We completely suppor the City Council and the voters who voted for this bond.
392	Seamans, Jane & David	Y		We need to provide diving instruction to our kids. We need a full facility where kids/families can be outside & gather.		I have 3 boys and they want it! It's a drug free way for them to play w/friends.	
393	Whitten, Andrew	Y		Any amenity is a benefit to the community. It also gives kids a constructive activity.		Agree-No comment	Ultimately these facilities will reduce traffic because people will have to drive shorter distances or walk, imagine that, to use them.

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	Name (last,first)	Do you agree that Scottsdale should build a public swimming pool somewhere in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
394	Holzer, Todd	Y		A facility of this nature is needed north of the CAP. It would benefit the entire North Scottsdale area.		Would also benefit the kids of north Scottsdale.	
395	Mones, Ruth	Y					Neither is acceptable. I prefer an alternative, less controversial site for an aquatic ctr that is more convenient to major roadways), i.e. Rt 101
396	Davis, Michael	Y		Make the pool oriented toward family use, not competitive swimming.	Agree-No comment		
397	Sturgeon, Mary Lee	Y		We are a community with many children whose needs should be met.		We are a community with many children whose needs should be met.	
399	Harrison, Hight	Y	Traffic congestion		Traffic congestion, noise, unsupervised youth.		
400	Harrison, Christine	Y	Traffic, unsupervised youth		Traffic problems which have ensued at other skate parks in the valley. Noise, unsupervised youth, worry of it becoming a hangout rather than an activity.		Site should be at DC Ranch where traffic would not be detrimental to community
401	Walker, Peggy	Y	Agree-No comment		Agree-No comment		
402	Walker, Jerry	Y	Agree-No comment		Agree-No comment		
403	Sherry, Tim	Y		Stick w/the Master Plan. Kids need this facility for supervised recreation.		Again, a safe recreation area was planned for the kids of north Scottsdale. Make it happen as originally planned.	
149	Whitrock, Toni	Y-alternate site	Concerned about traffic/noise & increased vandalism. May result in influx of people from other neighborhoods.		Same reasons as no pool.		
198	Linn, Gregg	Y-but not at MMR Use DC Ranch	MMR has pools. Proposed site houses several thousand kids. Big safety hazard.		will generate added crime & police action in MMR. Check parks in other cities.		
183	Luge, Sam	Y-DC Ranch wants it, put it there	Sufficient fac. in MMR now. Put the park where there are no facilities		It will increase crime, noise pollution light pollution & vandalism.		What is so hard to understand? Citizens & voters do not want this here. Small # of people are trying to force their ideas on the majority. Last I knew, I was in a democracy.
154	Johnson, Randall	Y-in McDowell Mtn Ranch		All pools in area are at capacity.		Agree-No comment	
155	Johnson, Carly	Y-in McDowell Mtn Ranch		All pools are already full in area.		Agree-No comment	
159	Keever, Lindsay	Y-in McDowell Mtn Ranch		Be of most benefit to community		Not all kids swim so this is a nice activity.	

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	Name (last,first)	Do you agree that Scottsdale should build a public swimming pool somewhere in the area north of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
162	Keever, Maryanne	Y-In McDowell Mtn Ranch		Would benefit entire community.			Scottsdale growing rapidly. Need another pool to meet need for families and high school. Facility to be proud of and all could utilize.
186	Graves, Maggie	Y-Pinnacle Pk Area	Not needed or wanted by MMR residents		Noise travels to east out here. Pool & skatepark will cause phones to ring at city hall 24/7 with complaints.		
65	Noel, John		Traffic			Agree-No comment	
66	Noel, Cheryl		To tut down on traffic.				
74	Marchi, Lisa			I think an aquatic center would be great for the children and the night schools would be able to practice there instead of going to Cactus park.		The current skateparks are always in use and it keeps the children from ruining their lives - keeping them busy, less property damage of public places.	
92	Alonso, Dana				If you insist on this nuisance - just expand the one at Horizon and leave us alone! This is why we moved here - to avoid this nonsense!		
130	Stutzman, Wayne		Agree-No comment		Agree-No comment		
143	Ohmstead, DJ			We need places to swim.			
165	Lim, Selene			Agree-No comment		Agree-No comment	
166	Lim, Oonkwee			Agree-No comment		Agree-No comment	
228	LaPorte, Jenny			Agree-No comment			
229	LaPorte, Lindsey			Agree-No comment			
230	LaPorte, Paige			Because I'm on SAC!			
231	LaPorte, Kelly			Agree-No comment			
251	Engelmann, Nicole						The residents of the Grayhawk Community Assoc. asked me to attend tonight's meeting to express their interest in the aquatics center. If an alternative site must be found, the residents of Grayhawk are very open and enthusiastic about having such a facility in our community. Please contact me with questions.
256	Alonso, Dennis			I don't want it here (NIMBY), but I recognize the need.		A skatepark wild rive away families with young children. It is a source of nothing but punks and headache, drop this and much of your opposition disappears.	
261	Burns, Robert			Neither A or B. Why not DC Ranch or one of the other 11 sites?		We don't need all of the negatives associated with it.	Do not understand the first question.

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	Name (last,first)	Do you agree that [illegible] should build a [illegible] performing [illegible] in the area south of the Central AZ Project Canal?	Option A-Without an aquatic center. Please explain.	Option B-With an aquatic center. Please explain.	A park without a skatepark facility. Please explain.	A park with a skatepark facility. Please explain.	Additional Comments
344	Burgo, Larry		For this area, pool would be too much traffic!			I approve of a skatepark and fitness center, one with a 1/4 mile circle track 3 lanes - for walking, jogging and running. Too hot in the summer outside. The kids have to go pretty far to get to a skate park - some all the way to Tempe.	Citizen created a drawing on the back of his comment card.

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RE: McDowell Mountain Ranch Park

Steve Hunn - 20 Sep - 04:02:43 PM

This park was planned and approved long before most residents of MMR even set foot here. That alone completely obligates the city to proceed with the park.

We're told traffic for the new pool will generate 2700 additional vehicles a day. If we assume even minimal car pooling of say 2 people per car that will mean 5400 swimmers per day. Of course that figure is only for the incremental traffic, it doesn't include the MMR residents who would also use the facility. Does anyone actually believe that over 6000 people a day would use the pool? Clearly if there is that much demand for it the pool is an absolute necessity.

Most of us are selfish and petty. Development should stop and the desert should be preserved ... but only after my house is built. I'd like convenient access to the freeway, shopping, entertainment etc but just don't put it too close to my house.

There is a great need for this park and the city has an obligation to the majority of citizens to build it as planned.

11/8/01 - 10/29/02

McDowell Mountain Ranch Park

- RE: McDowell Mountain Ranch Park (Steve Hunn) Fri, 20 Sep - 04:02 PM
- RE: McDowell Mountain Ranch Park (Maria Wolfe) Fri, 6 Sep - 09:07 PM
- whiners abound here... (Roberto Ribas) Tue, 30 Apr - 10:07 PM
- RE: McDowell Mountain Ranch Park (Sheila Sawyer) Tue, 30 Apr - 03:49 PM
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- RE: McDowell Mountain Ranch Park (John Blangiardo) Mon, 4 Feb - 01:05 AM

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RE: McDowell Mountain Ranch Park

Maria Wolfe - 6 Sep - 09:07:01 PM

I do not think that the acquatic center and skate park would bring in as much traffic as people think. Whenever I have been to the Cactus pool, the lot is nearly empty unless sports teams are using the grassy area. The teams seem to bring in the majority of cars. Those teams are ALREADY in McDowell Mountain ranch using the baseball and soccer fields. From the time school lets out until 10:00 p.m., those fields are heavily used. (And I'm very happy that they are!!!) There is NO WAY a pool alone brings in 2700 cars/day. I think the traffic study failed to factor in a DIFFERENCE based on what already exists here.

11/8/01 - 10/29/02

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whiners abound here...
Roberto Ribas - 30 Apr - 10:07:53 PM

Before you take the whining of some MMR residents too seriously take it in context:

This is the same group that declared that the ice rink would ruin our neighborhood.

The same group that protested Walmart, because low class people who don't belong in north scottsdale shop at walmart.

same group that protested target.

Same group of confused people who keep asserting that the Cactus pool is only for scottsdale residents. Funny, I swam there for five years while I lived in north phoenix.

Don't confuse them with traffic fact, there closed minds where already made up...

11/8/01 - 10/29/02
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RE: McDowell Mountain Ranch Park

Roberto Ribas - 4 Apr - 11:13:18 PM

The writer of this post has managed to overlook the fact that a public library is within 10 feet of the school, and students also use this library as the school library. Any strangers wanting to harm children could lounge there on the campus, instead of hundreds of yards away inside a closed pool building and a gym. These kind of hysterical reasons are the best the opposition can come up with, instead of any logical honest debate.

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        - RE: McDowell Mountain Ranch Park (David Givnish) Mon, 22 Apr - 07:14 PM
          - RE: McDowell Mountain Ranch Park (Bill Bergdoll) Sat, 27 Apr - 07:06 PM
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RE: McDowell Mountain Ranch Park

Kim Abbs - 7 Apr - 11:06:13 PM

The grade school is not exactly ADJACENT to the pool site. It is probably a 15 minute walk from the proposed pool site. In addition, the schoolgrounds are fenced and children are always monitored by adults while in school. The pool won't be used much during the school day, except for lap swimming, and water exercise by adults. Not a real scary crowd. By the way, the pool won't just be just for you who live in MMR. I live within walking distance in Scottsdale Horizon and my family can't use your tiny little community pool, or any of the other PRIVATE ammenties.We do welcome you at the Horizon park to watch softball, play volleyball, tennis, basketball, or play with your children in the playgrounds, etc. We'd like an opportunity to enjoy other activities at the new skatepark/pool/fitness center. Hysteria about STRANGERS at the pool lurking into your neighborhoods or at the school is just not rational. That can happen anywhere and anytime by any nut. Our other City pools and parks aren't havens for crime. Maybe you didn't realize the full extent of what was planned near MMR, but it was either already there when you moved in or was on the zoning map.

11/8/01 - 10/29/02

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RE: McDowell Mountain Ranch Park

Bill Bergdoll - 27 Apr - 07:06:26 PM

David is incorrect regarding access to the pool site. In the most current city plan, egress and ingress is only off of Thompson Peak Parkway.

11/8/01 - 10/29/02

McDowell Mountain Ranch Park

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RE: McDowell Mountain Ranch Park

Roberto Ribas - 30 Apr - 10:02:31 PM

What is this we business? You don't speak for me or many other MMR residents. We want the pool gym skatepark etc as planned

11/8/01 - 10/29/02

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RE: McDowell Mountain Ranch Park

Kim Abbs - 7 Apr - 10:41:04 PM

I agree that people drive too fast along Thompson Peak, but I believe a better response would be to have it properly patrolled and monitored or have the speed limit changed. We don't eliminate needed amenities in any neighborhood because people won't obey traffic laws. Why not start having photo radar along that route? Additional signage about the park, children, etc. will be needed as well, which is surely planned by the City. We want parks where people actually live so they are utilized. Putting parks away from homes but next to commercial areas or freeways doesn't seem to fit the picture of neighborhood parks. The water campus is for water treatment, and not recreational usagem not exactly a suitable site for families to play!

11/8/01 - 10/29/02

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RE: McDowell Mountain Ranch Park

Kenneth V. Lewis - 23 Mar - 12:35:12 PM

I have lived in Scottsdale for over 15 years and in McDowell Mountain Ranch since 1996. One of the reasons I moved to McDowell Mountain Ranch was for the projected amenities that would be close to home. The main one was the new Aquatic Center. I fully support the idea of an Aquatic Center "in my back yard". Even though I have a young child, my wife and I are able to attend the public meetings. I am sincerely disappointed in the meetings because I do not believe that there is a fair representation of young family people because they have to take care of their family rather than attend meetings. As such, the meetings are heavily attended by people that probably don't have the same time committments. In our hot state, I can't think of better amenities than an ice hocky rink and an aquatic center in our vicinity. Most people would absolutly love to have these close to home. Not however it seems members of a McDowell Mountain Committee that want to place walls around our community even though projects were planned before they arrived. This committee says they represent the McDowell Ranch Community. THEY DON'T. We used to drive our son down to Tempe for the skate park. I was encouraged by how the kids help eachother and are generally polite. Nothing like the lies that these facilities would create crime. This was said about the hocky arena. What a pleasure to see the heavy utilization of the vicinity. In closing, I wish to say, I am not a young person. I am close to 60 years old but still believe in providing facilities for our young and not so young. I hope that the decision is made by staff and council to honor the Scottsdale voting public to provide the Aquatic Center at the proposed site and they will reasonably attempt to address citizens concerns about local issues (traffic) but will not give in to a few vocal local residents that don't want anything that would bring "outsiders" to our community.

11/8/01 - 10/29/02

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RE: McDowell Mountain Ranch Park

Joy Russell - 10 Apr - 10:14:03 AM

The Morrison Institute Report Five Shoes Waiting to Drop (asu.edu/copp/morrison/) has dark visions for the future economic position of Arizona. The report addresses Arizona's need to make choices that will bring amenities to the public. Aquatic parks are a must if we are to provide a wide range of amenities and attract the best and brightest to our state. Without these necessities, Arizona will fall behind other states economically. This is long overdue.

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RE: McDowell Mountain Ranch Park

Roberto Ribas - 23 Mar - 05:28:20 AM

I live in McDowell Mountain Ranch, immediateley adjacent to where the park is proposed, and I support it 100% Build the park, along with pool volleyball, everything. Most of my neighbors also support the park, however, since we are all active young families, we are busy with activities with our families, and consequently aren't organizing or attending meetings. Only the radical few who complain about everything are being heard, and they DO NOT represent the majority here in mcdowell mountain ranch.
Second, this park has been in the plan since before the first home was built here. If you don't want to live near a pool/park, don't buy a house near a proposed one. I purposely bought a house very near to the park because I had seen the plan, and wanted to live near it.
The silent majority up here want the park.

Roberto Ribas

11/8/01 - 10/29/02

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Park long planned, good idea

Kate Hamouda - 14 Feb - 09:05:37 AM

The plan for the park at TTP and MMR Road has been in the works for many years. I've lived in MMR for 4 years and knew about the park when I bought my home. It is a plus for the neighborhood. My family will enjoy it and it will take pressure off our parks. TPP and MMR Road have been 4 lanes since built which, of course, clearly implies traffic... more than what we've enjoyed.

Thanks to the residents of MMR who are voicing their opinions regarding traffic, appearance, and population. Thanks to the city workers who are responding to the residents requests as they can while keeping the focus on the bond issue voted on and passed long ago by residents of Scottsdale.

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RE: Park long planned, good idea

christina marshall - 17 Mar - 08:36:00 AM

I agree that the park is a great idea. I've lived in MMR for four year and have been eagerly awaiting it's arrival -- that includes all parts of it, including the skate park. I believe this even though my own children are older and most of them already grown up. I want this for my neighborhood and as a sign of support and commitment to people, especially to children.

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RE: McDowell Mountain Ranch Park

Gary Neiss - 13 Feb - 09:57:00 PM

If the aquatic facility was to be removed from its planned location where would it be placed?

The concept for this park dates back to the origins of the MMR community before any native soil was displaced and the first house erected. The developers of MMR wanted to design a community oriented to an active family lifestyle. As a direct product of this vision, neighborhood parks where designed to service the active recreation needs of the local residents. Trails and paths where designed and constructed to connect these small parks to desert open space and community amenities or gathering points such as the community commercial centers and the community campus. This community campus was design to contain complementing uses (schools, park facilities, and library) to service our community not just our neighborhood.

Today, some are asking whether this location is appropriate for an aquatic facility. As a resident of MMR I say YES! It makes sense! This is a community amenity that provides positive, constructive activities with direct access to the youth in and around MMR. Why wouldn't we want an aquatic facility in a school campus where children can directly benefit from its fruits? The facility is centrally located next to one of the densest residential areas in our community. That means families will have direct access to it. Additionally, as a result of MMR's active family vision the trails and paths were designed to lead up to this campus, therefore, children can walk directly to these facilities.

This leads me to the original question. No one is arguing the merits of this facility, just the appropriateness of its planned location. So then let's move it. Let's move it away from the very people who will be served by it, away from any existing trails or paths that where designed to connect to those who have limited choices of mobility (kids) and isolate this facility. In other words, mom will have to pick the kids up from school and drive across town to the isolated spot away from any family amenities so her children can participate in swim team practice. This versus the option of walking across the street. Certainly, not everyone will be walking to this facility but this area was designed for families and this facility is the missing link.

This aquatic facility is a place to socialize, a place of community pride, a place to come together to meet your neighbors, an amenity we should celebrate not fear. Let's embrace it! The only people who suffer will be our kids, our future.

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RE: McDowell Mountain Ranch Park

Kim Abbs - 5 Feb - 08:48:46 AM

I was very disappointed in my fellow neighbors of McDowell Mt. Ranch who spoke so angrily at the last meeting.They were rude and had no consideration for the City residents outside of their MMR. I have lived in this City for 18 years, and in my North Scottsdale home for 9 years (at TPP/FLW area). My children have been avid swimmers since before they could walk. We were forced to drive to Chaparral Park Pool from our N. Scottsdale home for their lessons because Cactus pool lessons were always full. The line to sign up would weave all around the building. Chaparral pool was also a much better pool for the very young swimmer, because it offered shallow swimming areas. My oldest daughter was a competitive diver until her HS graduation last year. Her swim/dive team would have late and early hour practices because of the high demand for the Cactus facilities. This interferred with their studies and sleep. Often the diving boards had lessons and 2 different meets going on at one time. We have needed this new aquatic facility for so many years. We voted for the plan, and have been waiting and waiting for the pool. My 2 oldest children will be in college before it is built. I would at least like my youngest to have the benefit of this pool/park! Now people who think they live in a private community in MMR(your address is SCOTTSDALE), want to delete/move the aquatic center that has been on our City's Master plan for years. They had to know about the plan when they moved in, as it was highly touted. A trip to the City offices would have definitely filled them in. I believe my child at DCMS will be safe from traffic. The school grounds are fenced. Children do not wander outside of the school grounds during school hours. I seldom see children "hanging" around later (if they are there it is because they are waiting for tardy parents and they are at the school entrance), as the school site is locked after hours. Library patrons have a marked crosswalk and traffic is slowed with posted signs and speed bumps. Most of the use of
the pool will be after school hours or in the summer. I am looking forward to walking from my home to the fitness center (which really should be larger). My son will be able to ride his skateboard to the park and he can't wait for the skate park. The pool will finally service all residents (from the very young to the elderly). It will be beautiful. TPP was built for volumes of cars. MdDowell Mt. Ranch is lucky to have that road its perimeter. The voters of Scottsdale have already spoken. Let's get on with the building of a wonderful ammenity for Scottsdale.

11/8/01 - 10/29/02

McDowell Mountain Ranch Park

- RE: McDowell Mountain Ranch Park (Steve Hunn) Fri, 20 Sep - 04:02 PM
- RE: McDowell Mountain Ranch Park (Maria Wolfe) Fri, 6 Sep - 09:07 PM
- whiners abound here... (Roberto Ribas) Tue, 30 Apr - 10:07 PM
- RE: McDowell Mountain Ranch Park (Sheila Sawyer) Tue, 30 Apr - 03:49 PM
- RE: McDowell Mountain Ranch Park [8] (Maribeth Greenway) Mon, 25 Mar - 12:13 PM
- RE: McDowell Mountain Ranch Park [1] (Jerry Kolins) Sun, 24 Mar - 12:40 AM
- RE: McDowell Mountain Ranch Park [1] (Kenneth V. Lewis) Sat, 23 Mar - 12:35 PM
- RE: McDowell Mountain Ranch Park (Roberto Ribas) Sat, 23 Mar - 05:28 AM
- Park long planned, good idea [1] (Kate Hamouda) Thu, 14 Feb - 09:05 AM
- RE: McDowell Mountain Ranch Park (Gary Neiss) Wed, 13 Feb - 09:57 PM
- RE: McDowell Mountain Ranch Park (David Matusow) Wed, 6 Feb - 12:48 PM
- RE: McDowell Mountain Ranch Park [2] (Kim Abbs) Tue, 5 Feb - 08:48 AM
  - RE: McDowell Mountain Ranch Park (John Blangiardo) Wed, 6 Feb - 01:19 AM
  - RE: McDowell Mountain Ranch Park (Joy Russell) Wed, 10 Apr - 10:09 AM
- Signing up to post messages on MMR Park [2] (John Blangiardo) Mon, 4 Feb - 01:20 AM
- RE: McDowell Mountain Ranch Park (John Blangiardo) Mon, 4 Feb - 01:05 AM

STEP UP ON LINE DIALOGUES

? Help

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RE: McDowell Mountain Ranch Park

Joy Russell - 10 Apr - 10:09:36 AM

Three High School Swim and Dive Teams claim Cactus Park as their home facility. They share with a year round competitive swim and dive teams already training at this overused aquatic center. I cannot count the times I have worked as a Swimming Official when 2 different high school swim meets, one 4A and one 5A, were scheduled for the same pool, at the same time. What would happen if two high school football games were scheduled for the same time on the same field? I assure you it wouldn't happen. We desperately need more pool space! This pool is long overdue .

11/8/01 - 10/29/02

McDowell Mountain Ranch Park

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SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME CHARLES BLACK MEETING DATE 11/13/02

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT —

ADDRESS 16593 N. 105TH ST. Scottsdale, AZ ZIP 85255

HOME PHONE 480-515-1062 WORK PHONE Same

☒ YES, I WISH TO SPEAK REGARDING ITEM # ID# 10 (20-UP-1994#2)

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM #_____ ☐ I AM OPPOSED TO AGENDA ITEM #_____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING_____

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Comments are limited to 3 minutes.
Speakers representing two or more persons may be granted additional time

A green light will appear when you begin your comments
A yellow light will appear when you have one minute remaining
A red light will appear when your 3 minutes are up

Comments PLEASE RELOCATE THE PROPOSED MMR AQUATIC PARK TO A LOCATION THAT WILL INSURE THE SAFETY OF SCHOOL CHILDREN & RESIDENTS.

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Comments I oppose the current site!

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PLEASE PRINT NAME Jury Santo MEETING DATE 11/13/02

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT MMR PARK COM

ADDRESS 10183 E. TIERRA BUENA LN ZIP 85255

HOME PHONE 480 473 4731 WORK PHONE

☐ YES, I WISH TO SPEAK REGARDING ITEM #

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☑ I AM OPPOSED TO AGENDA ITEM # 10

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GIVE TIME TO BOB ALICO

SEE NEXT CARD

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PLEASE PRINT NAME JOYCE BLANGIARDO MEETING DATE 11-13-02

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS 10823 E. Autumn Sage Dr., Scottsdale ZIP 8

HOME PHONE 480 473-7767 WORK PHONE

☒ YES, I WISH TO SPEAK REGARDING ITEM # 20 UP-1994 #2

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☒ I AM OPPOSED TO AGENDA ITEM # 20 UP-1994 #2

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING

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I would like to yield my time to JOHN BLANGIARDO ☆

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Comments

I am opposed to the Park being located at this site.

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PLEASE PRINT NAME STEPHEN J. KIEFER MEETING DATE NOV. 17, 2002

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS 9757 E. SAN SALVADOR DR. ZIP 85258

HOME PHONE 480-860-1541 WORK PHONE 602-321-3510

☐ YES, I WISH TO SPEAK REGARDING ITEM #

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☒ I AM IN FAVOR OF AGENDA ITEM # 20-UP-1994 #2 ☐ I AM OPPOSED TO AGENDA ITEM #

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A red light will appear when your 3 minutes are up

Comments RE: 20-UP-1994 #2

Please approve the Aquatic Center. This is your chance to continue your commitment to Family & Kids.

SPEAKER/CITIZEN COMMENT CARD

#10

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PLEASE PRINT NAME Christina Marshall MEETING DATE 11/13/02

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS 16697 N. 108th Way ZIP 85255

HOME PHONE (480) 473-0161 WORK PHONE

☐ YES, I WISH TO SPEAK REGARDING ITEM #

☑ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☑ I AM IN FAVOR OF AGENDA ITEM # 20-UP 1994 #2 ☐ I AM OPPOSED TO AGENDA ITEM #

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A green light will appear when you begin your comments
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Comments The approval of this proposal will contribute to a growing and refreshing vibrancy in this area. Thus far the development has built a sense of 'active' community without compromising away the significance of the raw beauty surrounding us.

The opposition to this development has continuously broken rules of the various communities to communicate its message.

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PLEASE PRINT NAME Jerry Olszewski MEETING DATE 11/13/02

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT Scottsdale Aquatic Club

ADDRESS 13215 N. 77th St. ZIP 85260

HOME PHONE _____ WORK PHONE 480-215-8247

☐ YES, I WISH TO SPEAK REGARDING ITEM # _____

☒ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD. item # 20-UP-1994 #2

☒ I AM IN FAVOR OF AGENDA ITEM # _____ ☐ I AM OPPOSED TO AGENDA ITEM # _____

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Comments It would be in the best interest of the city of Scottsdale citizens & tourism to put in a state of the art aquatic facility to host meets that are regional & national in nature, utilize our tourism resources to host athletes & spectators for periods of time.

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PLEASE PRINT NAME PAULA STURGEON MEETING DATE 11·13·02

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS 10883 E. LeMarche Dr. ZIP 85255

HOME PHONE 480·473·7358 WORK PHONE

☒ YES, I WISH TO SPEAK REGARDING ITEM # 20·UP-1994 #2 (Agenda # 10)

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☒ I AM IN FAVOR OF AGENDA ITEM # 10 ☐ I AM OPPOSED TO AGENDA ITEM #

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING

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SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME KEN LEWIS MEETING DATE 11/13/02

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS 11026 E. VERBENA LANE ZIP 85255

HOME PHONE 480 563 4605 WORK PHONE

☒ YES, I WISH TO SPEAK REGARDING ITEM # 10

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

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PLEASE PRINT NAME Ariane Cleverly MEETING DATE

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS 9857 E. Evans Dr. Scottsdale ZIP 85260

HOME PHONE 451-7202 WORK PHONE

☒ YES, I WISH TO SPEAK REGARDING ITEM # 10

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

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PLEASE PRINT NAME Kim Abbs MEETING DATE 11-13-2002

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS 9719 E. Pine Valley Road, Scottsdale AZ ZIP 85260

HOME PHONE 480-661-3934 WORK PHONE

☒ YES, I WISH TO SPEAK REGARDING ITEM # 10

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

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PLEASE PRINT NAME Gary Neiss MEETING DATE 11/13/02

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT McDowell Mtn. Ranch - Aquatic Community Center Task Force

ADDRESS X REQUESTING 10 MINUTES TO SPEAK FOR GROUP SUPPORTING SUBJECT AMENITIES ZIP

HOME PHONE WORK PHONE

☑ YES, I WISH TO SPEAK REGARDING ITEM # 10

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

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PLEASE PRINT NAME Nina Oliver MEETING DATE Nov. 13

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT Com. on Parks + Rec.

ADDRESS 6908 E Portland ZIP 85257

HOME PHONE 480-949-5697 WORK PHONE

☒ YES, I WISH TO SPEAK REGARDING ITEM #

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☒ I AM IN FAVOR OF AGENDA ITEM # 10 ☐ I AM OPPOSED TO AGENDA ITEM #

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PLEASE PRINT NAME MAGGIE GRAVES MEETING DATE 11-13-02

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT MMR RESIDENT

ADDRESS 10570 E. MORNING STAR DR., SCOTTSDALE ZIP 85255

HOME PHONE (480) 585-7080 WORK PHONE —

☒ YES, I WISH TO SPEAK REGARDING ITEM # (MMR AQUATIC PARK)

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☒ I AM OPPOSED TO AGENDA ITEM # 10

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SPEAKER/CITIZEN COMMENT CARD

This card is for providing comments when attending City Council and other public meetings, whether or not you wish to speak.

All cards MUST be submitted BEFORE public testimony has begun on the item. Testimony is limited to 3 minutes per speaker. Additional time MAY be granted to speakers representing two or more persons.

PLEASE PRINT NAME FRANK HAUSEN MEETING DATE 11/13/02

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT MMR PACK COM

ADDRESS 10857 LE MARCHE ZIP 85255

HOME PHONE 575-3616 WORK PHONE

☑ YES, I WISH TO SPEAK REGARDING ITEM # 10

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☐ I AM IN FAVOR OF AGENDA ITEM # ☑ I AM OPPOSED TO AGENDA ITEM # 10

☑ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

This card constitutes a public record under Arizona law.

SPEAKER/CITIZEN COMMENT CARD

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PLEASE PRINT NAME Sandy Esmay MEETING DATE

IF APPLICABLE, NAME THE GROUP OR ORGANIZATION YOU REPRESENT

ADDRESS 10618 E. Betony Dr ZIP 85255

HOME PHONE 480-515-2526 WORK PHONE 480-609-2312

☒ YES, I WISH TO SPEAK REGARDING ITEM # Aquatic Center

☐ NO, I DO NOT WISH TO SPEAK, BUT WISH TO COMMENT ON BACK OF THIS CARD.

☒ I AM IN FAVOR OF AGENDA ITEM # ☐ I AM OPPOSED TO AGENDA ITEM #

☐ I WISH TO SPEAK DURING "PUBLIC COMMENTS" CONCERNING

Public comments are limited to items not otherwise listed on the agenda. Citizens may complete one speaker/citizen comment card per night and submit it to the City Clerk before or during the meeting. Council will listen to your remarks, but is prohibited by state law from discussing items which are not specifically listed on the agenda and posted at least 24-hours before the meeting begins.

This card constitutes a public record under Arizona law.

October 31, 2002

RECEIVED
OCT 2002
BY:

City of Scottsdale
Planning Commission
Scottsdale, AZ. 85251

Ladies and Gentlemen:

Re: Aquatic Center & Park Proposed for McDowell Mountain Ranch
Opposition Position Presented by MMR Park Committee

Attached is a copy of the opposition position presented to members of the Scottsdale City Council in September. We hope you will take the time to review it before your upcoming session on November 13th.

I will follow up with you by phone to answer and questions you may have.

Dan Sommer
MMR Park Committee

Attachment

Phone: (480) 379-3447
E-Mail: dan.sommer@cit.com

AQUATIC CENTER & MULTI-USE PARK FACILITY PROPOSED FOR MCDOWELL MOUNTAIN RANCH

Opposition Position
Presented By
MMR Park Committee
To
Scottsdale City Council

September 9, 2002
September 17, 2002

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AQUATIC CENTER & MULTI-USE PARK FACILITY
AT
MCDOWELL MOUNTAIN RANCH

City Council Presentations
September 9, 2002
September 17, 2002

MMR PARK COMMITTEE POSITION

The McDowell Mountain Ranch Park Committee, while recognizing the need, objects to the building of an aquatic center, skateboard facility, and multi-use park at the gateway to our community---the corner of Thompson Peak Parkway and McDowell Mountain Ranch Road. Our objections are grounded in traffic concerns, safety, and quality of life issues.

BACKGROUND

- The property now known as McDowell Mountain Ranch was purchased by Newhall Land & Farming Company, a California general partnership, in the early 90's and the McDowell Mountain Ranch Limited Partnership was formed.

  1991 - A Parks Master Plan for 2010 was approved; an aquatic center was included in this Master Plan.

- 1994 – The City of Scottsdale, the Scottsdale Unified School District, and the Newhall Development Company drew up a conceptual plan for public use of the 75-acre site donated by the developer.

- 1994 – DR Case 77DR94 approved the design of Thompson Peak Parkway as a major arterial, connecting the MMR site with areas south of Shea Blvd. and areas to the north.

- 1995 – IGA agreement between the City and the Unified School District to develop the MMR site

- 1995 – Phase I construction was begun at MMR; this was completed in 1996. This phase included an elementary school, a middle school, lighted sports fields, a library, and a trailhead tying into the Preserve Trail.

- 2000 –A bond issue was required to fund Phase II. Voter approval was given for a broad park bond issue that included the development of a MMR aquatic center, a multi-use park, and expansion of the Arabian Library. (See Exhibit 1)

- MMR was marketed to prospective buyers as a quiet North Scottsdale community where homeowners could enjoy desert landscapes by day and star-studded skies by night. The 1994 conceptual plan for an aquatic center and multi-use park was not included in the developer's literature.(See Exhibit 2 and Exhibit 3

- 2002 – As late as April of this year, information regarding the City's plans for development of the site at TPP and MMR Road were still not easily available from City Hall to prospective home buyers. (See Exhibit 4)

BALLOT FORMAT - FORMA DE BOLETA

QUESTION 1 QUESTION 1

LIBRARY AND PARK IMPROVEMENT BONDS

Shall the City of Scottsdale be authorized to issue and sell not exceeding $124,700,000 principal amount of its general obligation bonds to provide funds to acquire, construct, reconstruct, improve, furnish and equip libraries, parks and recreational facilities, including acquisitions of land necessary for such purposes, and to pay all necessary legal, financial consulting and other costs and fees in connection therewith; such bonds to be issued in one or more series, maturing not more than 25 years from the date of issuance of each series, and bearing interest at a rate or rates not in excess of 12% per annum?

BONOS FINANCIEROS DE MEJORAMIENTOS DE BIBLIOTECAS Y PARQUES

¿Se le deberá autorizar a la Ciudad de Scottsdale a emitir y vender no excediendo la cantidad principal de $124,700,000 de sus bonos financieros de obligación general para proveer fondos para adquirir, construir, reconstruir, mejorar, amueblar y equipar bibliotecas, parques e instalaciones de recreo, incluyendo adquisiciones de terreno necesario para dichos propósitos, y para pagar todos los costos legales, de consulta financiera y otros costos y derechos relacionados con eso; dichos bonos financieros serán emitidos en una o más serie, y se vencerán no más de 25 años de la fecha de emisión de cada serie, y llevarán interés a una tasa o tasas que no excedan el 12% por año?

BONDS, YES - BONOS, SI

BONDS, NO - BONOS, NO

Question 1 – Library and Park Improvement Bonds: $124,700,000

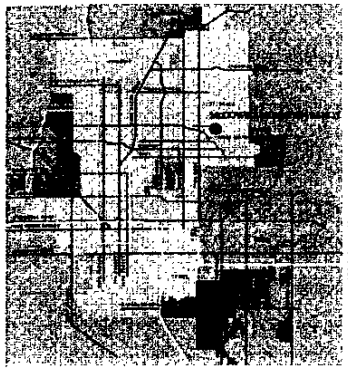
If approved, the proceeds from these bonds would be used for renovation of existing facilities and construction of new facilities throughout the City. Renovation projects include tennis court rebuilds, renovations of stadium outfield, bike path re-lighting, Chaparral bathhouse, City-wide park signage, Mountain View Teen Center/Stage, Club SAR, aquatic facilities, bike paths, Eldorado ballfield, multi-use path enhancements, library self check-out replacements, upgraded park lighting, Vista Del Camino renovation, Mustang Library study rooms, Eldorado Pool replacement, WestWorld, and Indian School Park Neighborhood Center. New facilities include Appaloosa Library at DC Ranch, Arabian Library Phase II, Civic Center Mall expansion and improvements, Civic Center Senior Center Replacement, DC Ranch Community and Neighborhood Parks, Desert Mountain Park, Grayhawk Community Center, McDowell Mountain Preserve Access, McDowell Mountain Ranch Community Park and aquatic center, North Area Park land acquisition, Mustang off-leash facility, Paiute Area enhancements, renovation, and replacements, Papago Salado Loop Trail, Power Corridor Path from Thompson Peak to WestWorld, Scottsdale Ranch Park tennis courts, Sonoran Hills Park, CAP Basin lighted Sports Complex, trails acquisition and development, Troon North Park, Multi-use path tunnel and northern extension, Vista ballfield and expansion, and youth sport lighting.

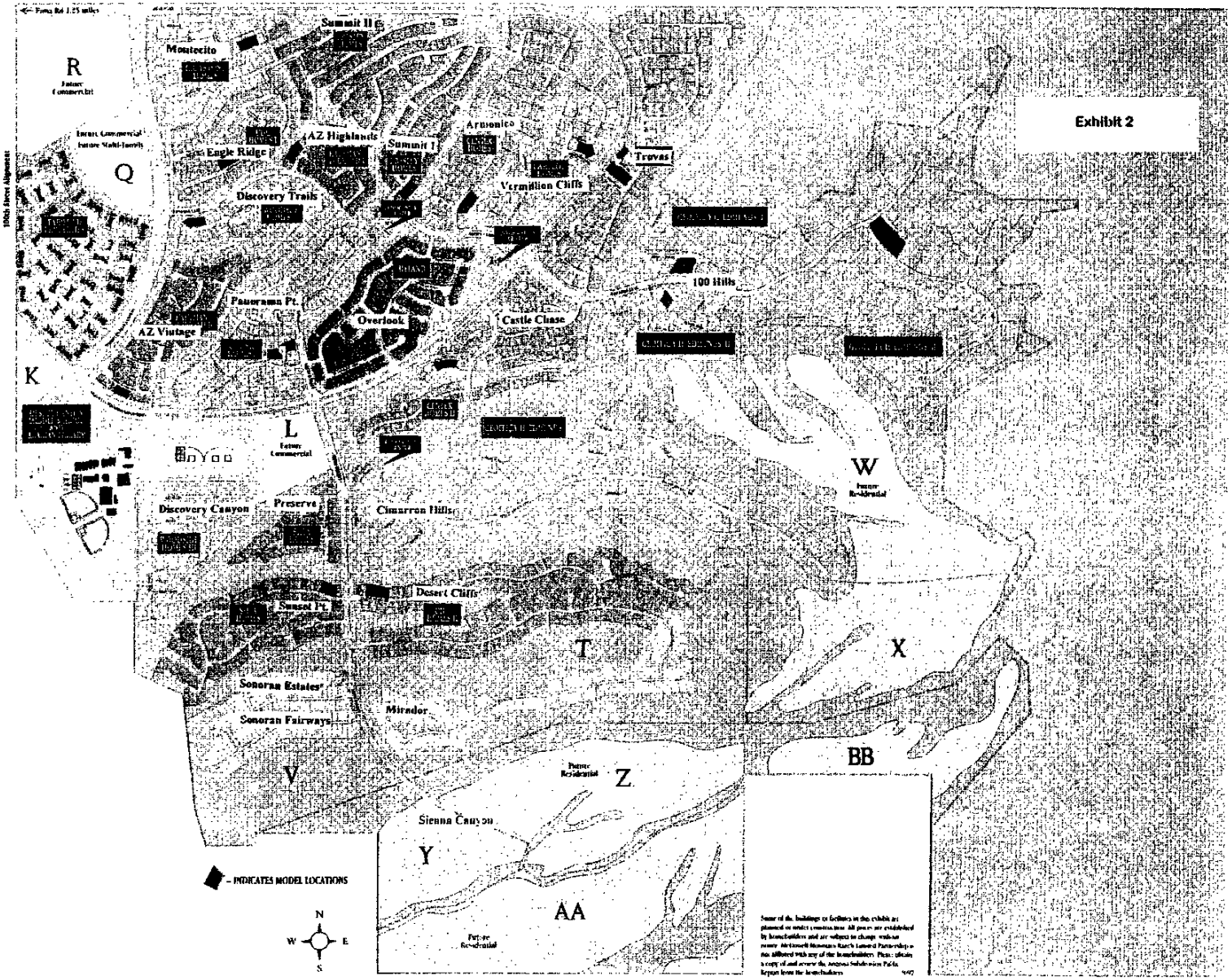
Estimated Debt Service Schedule
Programa del Calculado Servicio de Deuda

Fiscal Year Año Ecónomico	Principal Principal	Interest Interés	Total Suma
2001/02	875,000	1,932,000	2,807,000
2002/03	1,445,000	3,019,500	4,464,500
2003/04	1,800,000	3,532,800	5,332,800
2004/05	2,180,000	4,024,800	6,204,800
2005/06	2,735,000	4,824,000	7,559,000
2006/07	3,250,000	5,439,900	8,689,900
2007/08	4,130,000	6,744,900	10,874,900
2008/09	4,375,000	6,497,100	10,872,100
2009/10	4,635,000	6,234,600	10,869,600
2010/11	4,920,000	5,956,500	10,876,500
2011/12	5,225,000	5,661,300	10,886,300
2012/13	5,525,000	5,347,800	10,872,800
2013/14	5,850,000	5,016,300	10,866,300
2014/15	6,200,000	4,665,300	10,865,300
2015/16	6,575,000	4,293,300	10,868,300
2016/17	6,980,000	3,898,800	10,878,800
2017/18	7,395,000	3,480,000	10,875,000
2018/19	7,830,000	3,036,300	10,866,300
2019/20	8,300,000	2,566,500	10,866,500
2020/21	8,805,000	2,068,500	10,873,500
2021/22	6,520,000	1,540,200	8,060,200
2022/23	5,265,000	1,149,000	6,414,000
2023/24	4,705,000	833,100	5,538,100
2024/25	4,115,000	550,800	4,665,800
2025/26	3,010,000	303,900	3,313,900
2026/27	2,055,000	123,300	2,178,300
Total Suma	$124,700,000	$92,740,500	$217,440,500

Cuestión 1 – Bonos Financieros de Mejoramientos de Bibliotecas y Parques: $124,700,000

Si se aprueban, los ingresos de estos bonos financieros se usarán para renovar instalaciones existentes y construir instalaciones nuevas por toda la Ciudad. Los proyectos de renovación incluyen reconstruir las canchas de tenis, renovaciones a la parte más lejana del jardín de pelota, iluminación de nuevo de los senderos de bicicletas, baños Chapparral, señales de parque por toda la Ciudad, el Centro/Plataforma de los Jóvenes Mountain View, Club SAR, instalaciones acuáticas, senderos de bicicleta, jardín de béisbol Eldorado, realces a senderos de multi usos, reemplazos de pagar y marcharse uno mismo de la biblioteca, mejorar la iluminación de estacionamiento, renovación del Vista Del Camino, salas de estudio de la Biblioteca Mustang, reemplazo de la Piscina Eldorado, WestWorld, y el Centro de Parques de la Vecindad de Indian School. Las instalaciones nuevas incluyen la Biblioteca Appaloosa del Rancho DC, Etapa II de la Biblioteca Arabian, expansión y mejoramientos del Centro Comercial del Civic Center, Reemplazo del Centro para Ciudadanos de Tercera Edad del Civic Center, Parques de la Vecindad de la Comunidad DC Ranch, Parque Desert Mountain, Centro de la Comunidad Grayhawk, Presrva Acceso a McDowell Mountain, el centro acuático y el Parque de la Comunidad McDowell Mountain Ranch, adquisición de terreno para el Parque North Area, instalación de sin cuerda de Mustang, realces, renovaciones, y reemplazos a Paiute Area, Sendero Papago Salado Loop, Sendero Power Corridor de Thompson Peak a WestWorld, canchas de tenis de Scottsdale Ranch Park, Parque Sonoran Hills, Centro Deportivo iluminado de CAP Basin, adquisición y desarrollo de senderos, Parque Troon North, Tunel de sendero de multi uso y extensión hacia al norte, jardín de pelota Vista y expansión, y alumbrado de deportes de la juventud.





McDowell Mountain Ranch Residential Communities

A Development of Haas & Haynie Corporation and Sunbelt Holdings

MCDOWELL MOUNTAIN RANCH

Setting the Standard for Sonoran Desert Living

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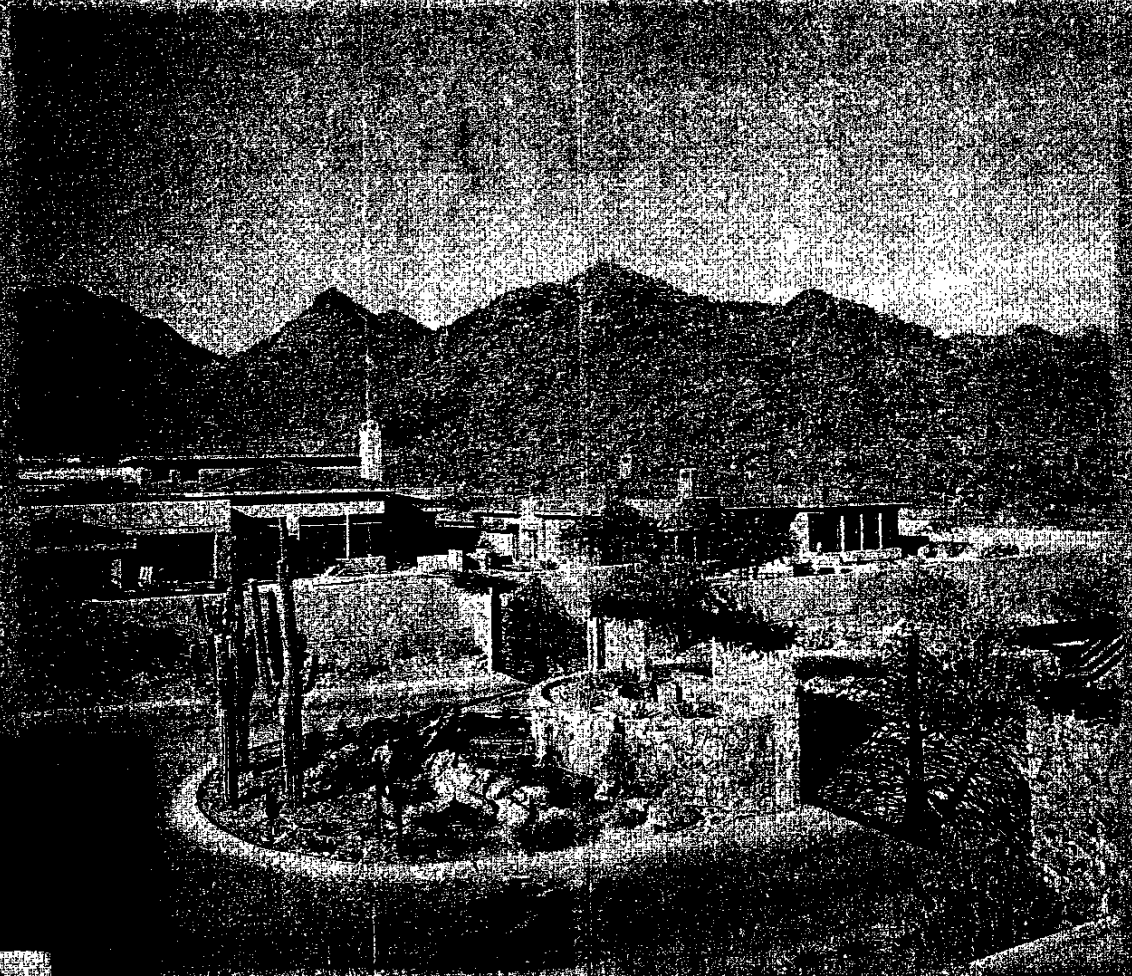


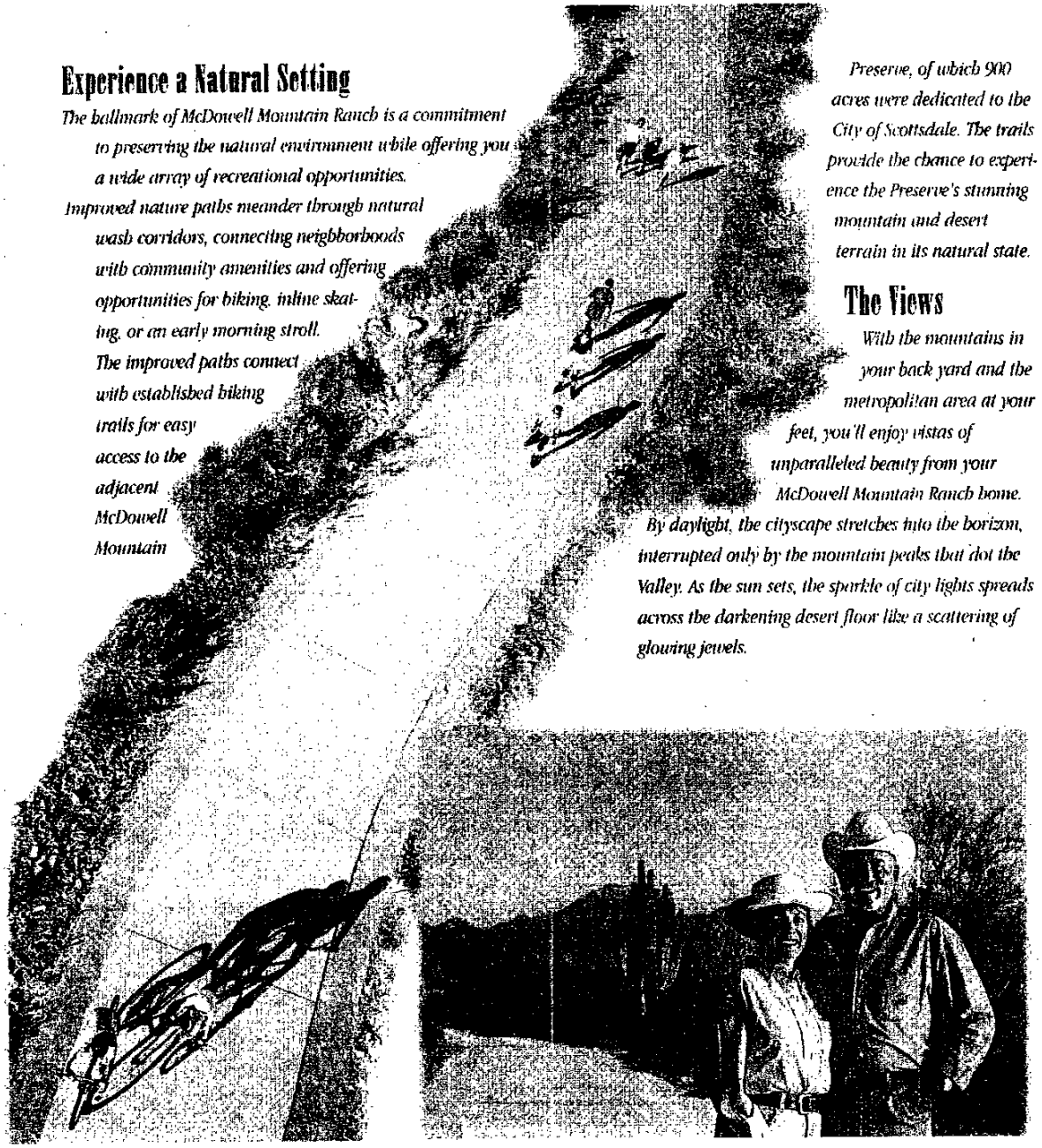
Building Quality

Quality builders are creating unique neighborhoods in McDowell Mountain Ranch, offering you a variety of choices in lot size and natural orientation. Contemporary first homes to custom-designed, gated luxury estates, there is a new home to fit virtually every buyer's lifestyle. McDowell Mountain Ranch homes all share a common color scheme and adopt desert landscaping standards. This ensures harmony between manufactured and natural environments.

Experience a Natural Setting

The hallmark of McDowell Mountain Ranch is a commitment to preserving the natural environment while offering you a wide array of recreational opportunities.

Improved nature paths meander through natural wash corridors, connecting neighborhoods with community amenities and offering opportunities for biking, inline skating, or an early morning stroll. The improved paths connect with established biking trails for easy access to the adjacent McDowell Mountain Preserve, of which 900 acres were dedicated to the City of Scottsdale. The trails provide the chance to experience the Preserve's stunning mountain and desert terrain in its natural state.



The Views

With the mountains in your back yard and the metropolitan area at your feet, you'll enjoy vistas of unparalleled beauty from your McDowell Mountain Ranch home. By daylight, the cityscape stretches into the horizon, interrupted only by the mountain peaks that dot the Valley. As the sun sets, the sparkle of city lights spreads across the darkening desert floor like a scattering of glowing jewels.

A Mountain Lifestyle Close To City Services

And while your McDowell Mountain Ranch home affords you the desert lifestyle and views that you want, it is close to life's necessities and luxuries. Nearby commercial centers provide convenient grocery shopping, service outlets, retail stores, a multi-plex cinema, fine dining, and shopping in one-of-a-kind specialty stores and well-known department stores, as well as an equestrian center and several world-class golf courses.

Thoughtfully Planned Amenities

At McDowell Mountain Ranch, you'll find a diverse, family-oriented master planned community with a wide range of amenities designed for an active lifestyle and the experience of desert living.

The heart of this unique community is a five-acre park with a Community Center, swimming pool/spa, and basketball, tennis, and sand volleyball courts. A Great Lawn and the Community Center serve as backdrops for memorable special events and family gatherings. The park features a children's play area integrated into a whimsical mountain landscape with a very popular splash fountain.

The Arabian branch of the Scottsdale Public Library, a Scottsdale Citizen Service Center, the Desert Canyon Middle School

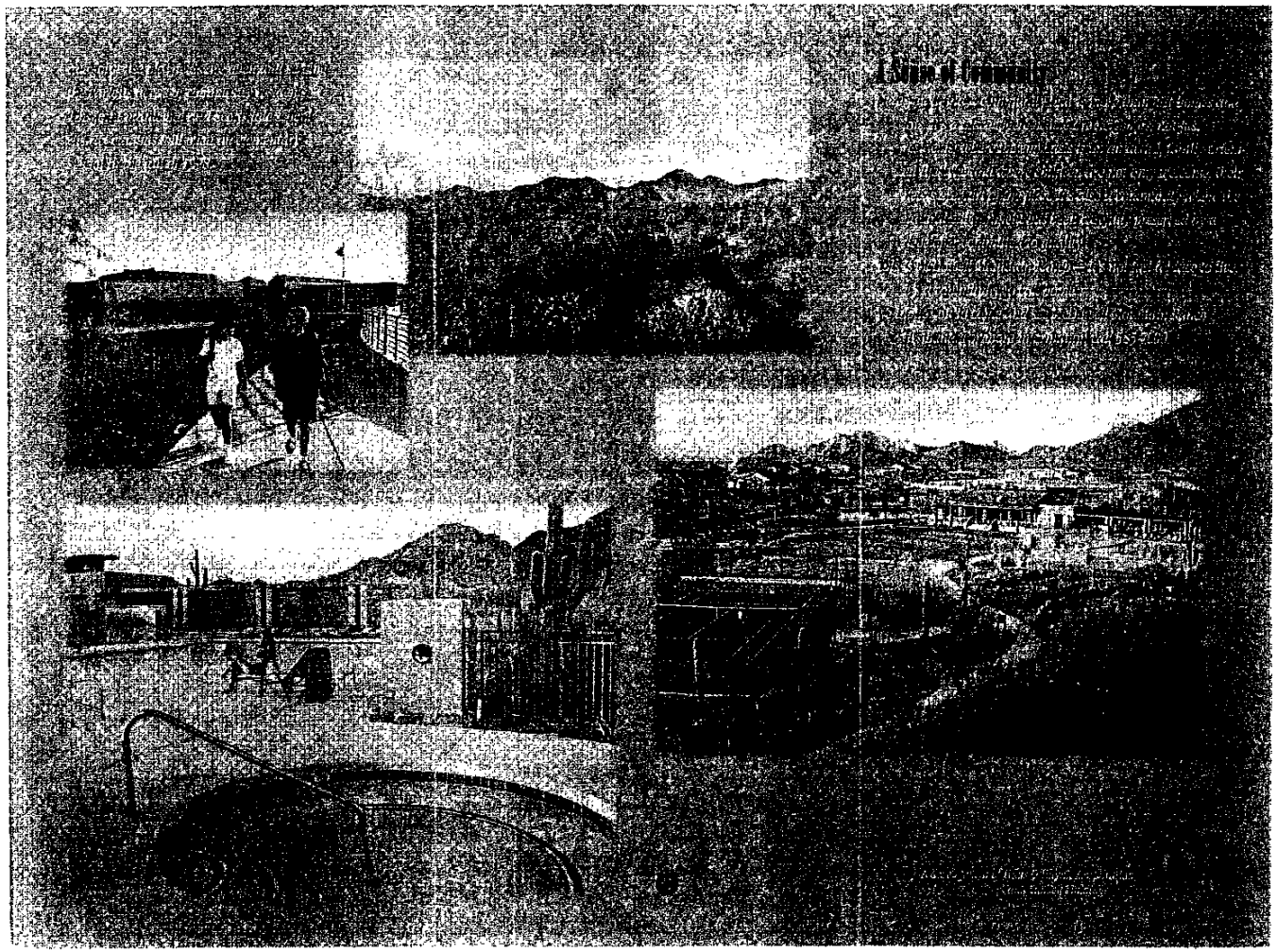


Exhibit 3

McDOWELL MOUNTAIN RANCH

McDOWELL MOUNTAIN RANCH®

naturally superior

Exhibit 4

April 12, 2002

Editor;

It has become very apparent (and unfortunate) that neither the Mayor, City Council, nor the City staff of Scottsdale are going to do the right thing and dispel the misconceptions that have been flying around concerning McDowell Mountain Ranch residents and the proposed Aquatic Center. We have expressed our dismay regarding this matter and have received no response to date.

First, McDowell Mountain Ranch residents aren't opposed to a City Aquatic Center, many of us simply feel that the specific site proposed at Thompson Peak and McDowell Mountain Ranch Roads is unsuitable and will create many traffic and safety concerns that will effect both residents and users of such a center.

Second, all McDowell Mountain Ranch residents did not know about the proposed center when they purchased their homes. It was not always easy to get this information, even for those who did try. We asked our developer's representative about undeveloped properties in the area, an Aquatic Center was not mentioned. We looked at the General Plan's Land Use Map and that corner is designated Cultural/Institutional – which we reasonably assumed applied to the two schools, the Citizen Service Center, and Arabian Library and the recreational fields and courts. You would have to have known about the proposed Center to find even an obscure reference to it on the Parks map in the back of the Plan, where there is an "S" (specialty park) designation. The definition of "S" doesn't mention the possibility of pools. And absolutely nowhere is there a reference to a 30 foot waterslide or lazy river element. If you go to the MMR developer's web site, there is no reference to the proposed Aquatic Center. If you click on "Aquatic Sports", it links you to the Cactus Aquatic Center!

When we finally heard about the proposed Aquatic Center after we purchased our home, and after we attended a community meeting at the beginning of this year, one of us went to the City Planning Department to get a copy of the plans and information. At first, they denied knowledge of any such proposal. They couldn't help. It took one of us spending 45 minutes searching through Design Review log books to find a case number and finally extract the information. As of the writing of this, you still cannot walk in and ask for information on the Aquatic Center at that corner and get information without a struggle. We know because one of us tried again today.

It is unfair and wrong for representatives of this City to continue to allow this community to be denigrated for not being aware of this proposal. It is especially troublesome since one of the City's employees personally promoted this idea to the press and public. Not to mention that the City does not make access to pertinent information reasonable or reliable. We tried very hard to research, we took our time, we made the effort. No one at the City gave us useful or current information. We were told that unless we had case numbers or specific information, they couldn't help us. How do you ask for a proposal you don't know exists? Even when one did know, it took a lot of convincing and work to pry the information out of the City's hands. The leadership of our city should be responsible and take steps to stop things now and return this process to a more civil and fair direction.

And finally and most critically, McDowell Mountain Ranch can not be accused of NIMBYism. This is completely ridiculous and unfounded.

McDowell Mountain Ranch has :

- a public school campus with two schools (one of which MMR children cannot attend), the Arabian Library, a Citizen Service Center, and lighted recreational fields and facilities.
- West World – which is expanding and hosts many large events including the Bird's Nest every year. (We have left messages requesting information from the Manager of West World 2 or 3 times over the last 3-4 weeks and have yet to get a response of any kind.)
- Two trailheads into the McDowell Mountains.
- Air traffic from both Sky Harbor and the Scottsdale Airpark (which flies lower and slower over us now)
- The heavily used commercial corridor along Frank Lloyd Wright Boulevard to the South

- A power tower corridor
- A private high school that is adding a classroom building and lighted sports fields
- The Horizon Community Center, which has lighted fields and a dog park
- The Bell Road commercial corridor with numerous multistory office complexes, retail, and the ICE DEN
- The McDowell Mountain Preserve gateway proposal, which will have a 600 space parking lot, two buildings, ramadas, and trail facilities at Bell and Thompson Peak. (The Planning Department gives no information regarding this proposal and was unable to direct us to anyone that could. We found this person on our own from a third party source. Once we contacted with this person, she was very helpful.)
- The 101 freeway.

Thank you,
David & Phyllis Matusow
10447 E. Texas Sage Lane
Scottsdale, AZ 85259

RESIDENT DEMOGRAPHICS

Statistics pulled from the 2000 census and displayed in Exhibit 5 show how successful this marketing strategy was, appealing to an older homebuyer without young children. In 1999, McDowell Mountain Ranch was named the "fastest-selling master planned community in the United States" by the National Realtors Association. (See Exhibit 5

MCDOWELL MOUNTAIN RANCH COMMUNITY*

(Demographics obtained through realtor-based "e-Neighborhoods" and based on 2000 census figures)

Age profile of MMR residents:

- 50+ Years = 35.3%
- 40+ Years = 61.4%
- Average age of all MMR residents, including children = 39.4 years

Households with/without children:

- No children in residence = 76.6%
- Children in residence = 23.4%
- Households with children age 17 or younger = 17.8%

---

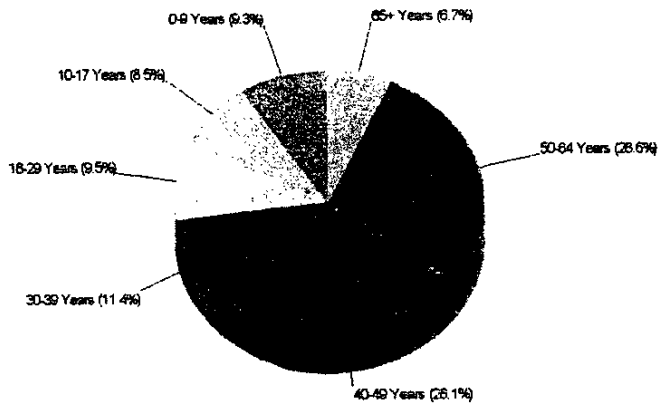
* 3,530 homes at present, with an eventual MMR build-out estimated at 3,800 single family units

Helene Cass
Office: 480-563-3333
e-mail: Helene@realtor.com
Web: www.MMR-HOMES.com

Age Breakdown

For Neighborhood Within City of Scottsdale

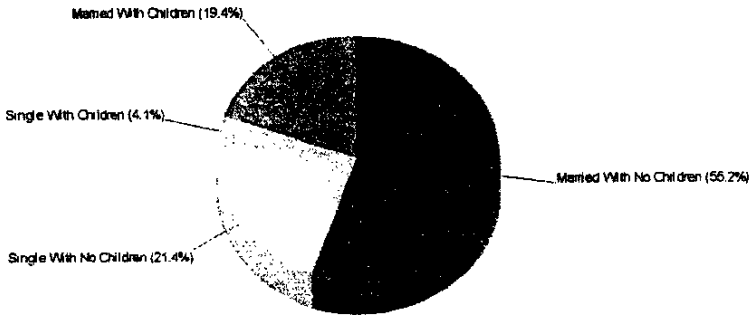
Average Age = 39.4 Years



Household Characteristics

For Neighborhood Within City of Scottsdale

74.6% Married
23.4% With Children



Copyright ©1997-2002 eNeighborhoods, Inc. (800) 975-9742

CURRENT SITE DEVELOPMENT

Presently on site:

- 2 schools (an elementary and a middle school)
- 3 soccer fields (night lit)
- 2 baseball/softball fields (night lit)
- 2 baseball/softball fields (not night lit)
- Restroom and concession building
- Arabian Library (presently 8,400 sq. ft.)
- Citizens Service Center

PROPOSED SITE DEVELOPMENT

Of the original 75 acres donated by the MMR developers to the City, only 17 remain undeveloped. On these 17 acres, the City is proposing:

- Arabian Library Expansion - Presently 8,400 sq. ft., with plans to expand to 25,000 sq. ft
- Aquatic Center – 8-lane 25-meter competition pool with stadium seating, a leisure pool with zero or beach-type entry, assorted water features, a lazy river component (all night lit), showers, locker rooms and an administration office.
- Fitness Center
- Skateboard Park (night lit)
- Volley ball courts
- Tennis courts
- Playground
- Picnic ramadas and open turf recreation area

Please Note: The initial plan that will be sent to the City Council for approval will not have to include the final mix of amenities for this aquatic center and multi-use park.

CITY'S TRAFFIC STUDY

- "Existing Traffic Conditions"
  The following traffic statistics are from the July 2002 Traffic Impact Analysis prepared by Kimley-Horn and Associates:

  - Vehicles presently using McDowell Mountain Ranch Road: 15,259/day (or 5,569,535/year)

  - Vehicles presently using Thompson Peak Parkway: 24,188/day (or 8,828,620/year)

- "Projected Traffic Conditions"
  With the pool and park facility developed as proposed at MMR Park, the City's traffic study (page 3) estimates an additional 3,388 cars/day (or 1,236,620/year) will be drawn to this site. This figure is based on pool construction and library expansion only and does not include any of the other suggested amenities (i.e., skateboard park).

  TOTAL Vehicle Count based on "existing traffic conditions" and "projected traffic conditions" (City's recent K-H traffic study): 42,835/day (or 15,634,775/year) at the corner of TPP and MMR Road.

  The study does not consider:

  - The completion of Thompson Peak Parkway north to DC Ranch and the traffic that will generate.

  - TPP is designed to serve as a major arterial connecting points north and south and will swing west, becoming a major arterial road from east to west. It will intersect with Pima Road and Scottsdale Road. (Facts stated in the 1997 City-commissioned WLB Group study.)

  - The K-H study bases its traffic estimates and usage projections on serving a population within only a two mile radius of the site. (It notes on page 23 that "with the exception of MMR, there are no other residential developments north of the CAP Canal and south of Bell Road".) It does not factor in the completion of TPP and North Valley access to the 101.

  - Toll Brother's development of 1,700 homes north of Bell Road on the extended TPP.

  - Phase II of Cachet Homes now under construction on TPP.

  - The 200 homes being developed west of TPP on MMR Road.

- The 18-pump Giant gas station and convenience store located on the southwest corner of TPP and MRR Road, which has driveways on both TPP and MMR Road.

- The commercial property next to Giant, which will also have an entrance/exit onto TPP.

- TPP is a major entrance into WestWorld, which is currently updating its Master Plan to include development of additional facilities. (Signage on Frank Lloyd Wright Blvd. directs WestWorld traffic north on Thompson Peak Parkway.)

- The newly-opened (and in the process of expanding) Notre Dame Academy, located to the west of MMR on a road that will tie into MMR Road, which will also funnel traffic onto TPP.

MMR PARK COMMITTEE CONCERNS

Comparisons, Estimates & Projections:

- Cactus Park, the facility to which this proposed development is most often compared, has no schools, no ballfields, no library, no skateboard park, and does not feature a family leisure pool with assorted water features. Even so, attendance at Cactus Park has doubled in the past four years.

- The town of Surprise was projecting a daily attendance of 3,000 people per day when it opened its new municipal pool last May. Average daily attendance at the Surprise facility has been twice that number: 6,000 people per day.

- Residents of McDowell Mountain Ranch bought their homes with a "quality of life" expectation. While MMR itself is governed by the Environmentally Sensitive Lands Ordinance and is bound by that ordinance's low-light restrictions, the five night-lit ball fields behind our schools have no such restrictions. The ball fields are illuminated by the same powerful bright-as-day lights mounted on 80' poles as WestWorld to the west

- The development of a public pool and multi-use park facility at the corner of TPP and MRR Road will allow thousands of people access to the school campus during the day, making student contact with strangers inevitable. As unfortunate as it may be, times require extra sensitivity and caution when it comes to inviting strangers into what should be a protected school environment.

Traffic Safety Issues

The City's traffic study does not address the issue of safety.
(Note Exhibit 6, Option "B" in the City's July 2002 Traffic Impact Analysis.)

One example of the many predictable traffic safety issues at this site*:

> Southbound traffic on TPP is traveling at 45 mph (66 feet per second). When vehicle is at the entry drive, the driver's attention is diverted from the roadway for 2 seconds. The distance between the entry drive and the proposed loop road is 340 ft. The time required to travel 340 ft. at 45 mph is 5.15 seconds. 5.15 seconds – 2.00 seconds = 3.15 seconds left to the loop road.
>
> Southbound vehicle is now 3.15 seconds (208 feet) from the loop road, where a school bus is beginning to merge onto TPP and will occupy both lanes for a short distance.
>
> Average human reaction time to an unexpected stimulus is gauged at an average 2.75 seconds, during which time this southbound vehicle has traveled 182 ft.

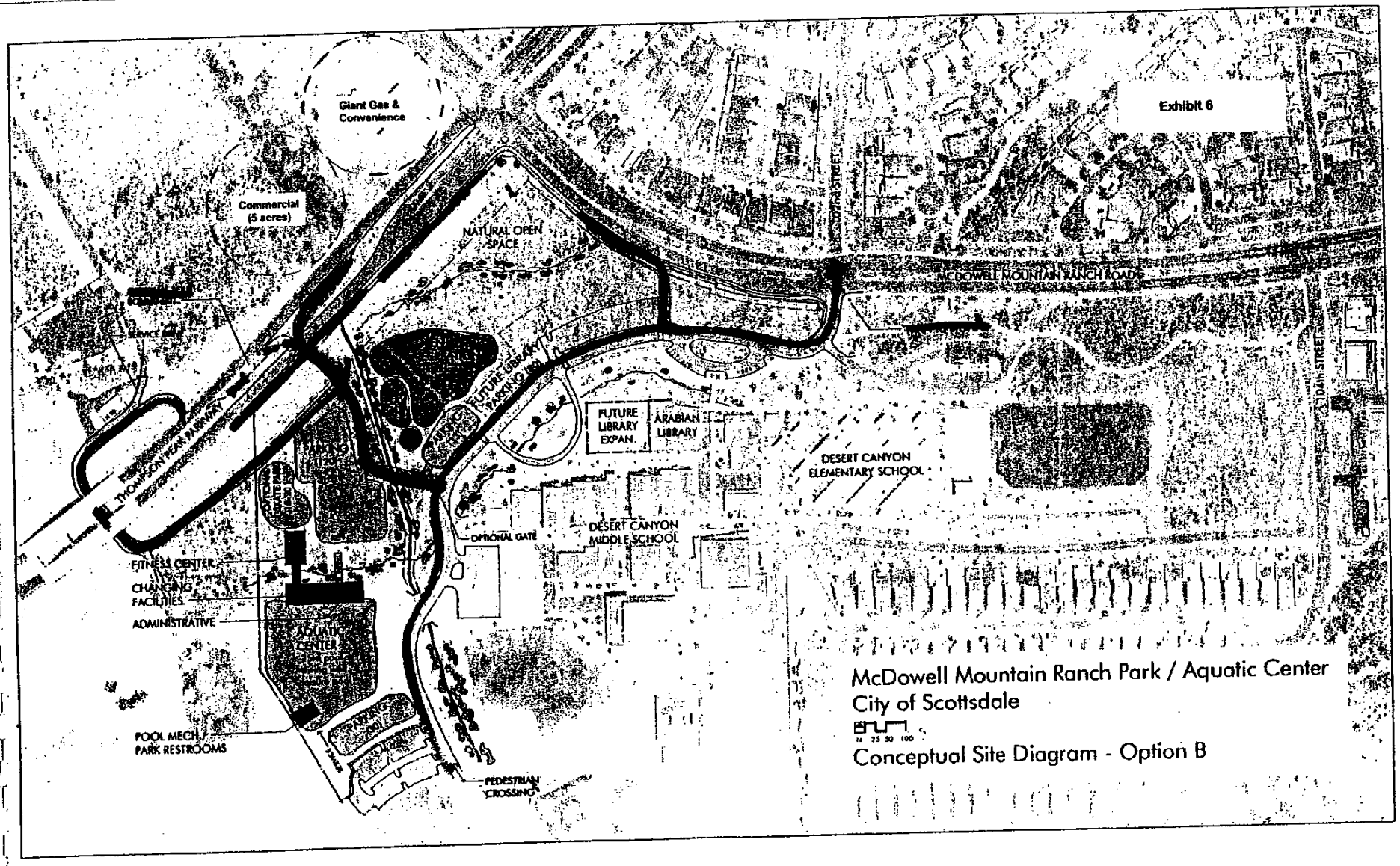


Exhibit 6
Giant Gas & Convenience
Commercial (5 acres)
NATURAL OPEN SPACE
MCDOWELL MOUNTAIN RANCH ROAD
THOMPSON PEAK PARKWAY
SERVICE DRIVE
PARKING
FUTURE LIBRARY PARKING
FUTURE LIBRARY EXPAN.
ARABIAN LIBRARY
DESERT CANYON ELEMENTARY SCHOOL
DESERT CANYON MIDDLE SCHOOL
OPTIONAL GATE
FITNESS CENTER
CHANGING FACILITIES
ADMINISTRATIVE
AQUATIC CENTER
POOL MECH. PARK RESTROOMS
PEDESTRIAN CROSSING
McDowell Mountain Ranch Park / Aquatic Center
City of Scottsdale
Conceptual Site Diagram - Option B

School bus accelerating onto TPP for 3.90 seconds at an acceleration rate of .15 mph will travel 37 ft. and will be traveling at 13 mph when the southbound vehicle strikes it.

Southbound vehicle's brakes are activated at 26.4 ft north of the loop road. It will have braked for 1.15 seconds, traveled 63 feet, and decelerated to 30 mph when it strikes the bus.

If southbound traffic was heavy at the time, the southbound vehicle's panic braking will, in all probability, cause rear end collisions due to the fact that trailing vehicles would begin to lose perception time.

*This scenario based on accepted traffic engineering principles, as outlined in the "Traffic Engineer's Handbook" and the "Policy on Geometric Design of Highways & Streets" (AASHTO Green Book)

Kimley-Horn Recommendations
For
Proposed Aquatic Center & Multi-Use Park

- "Entry Drive" – Connects Thompson Peak Parkway and 102 Street and is 660 ft. south of McDowell Mountain Ranch Road.
    - Access at Entry Drive (on TPP) will allow for right-in from the south, right-out going north, and left turn movement from the north (across median and across TPP.
    - Additional access to Entry Drive/TPP in the form of outbound left across TPP is optional.
    - Right turn deceleration lane on TPP.
- "Loop Road" – A one-way exiting traffic route from Entry Drive to southbound TPP (under bridge). Loop Road will intersect TPP at a 90° angle, approximately 1,000 ft. south of MMR Road.
- "Library Drive" – A right-in/right-out on MMR Road approximately 450 ft. east of TPP will service library traffic. It will include a right-turn deceleration land with 100 feet of storage and a 104 ft. taper.
- "Pedestrian Crossing" – This crossing on 102nd is intended to accommodate pedestrians, as Entry Drive has the potential to increase traffic volume on 102 Street to 1,500 vehicles per day.
- "102 Street" – An interior road that circles the school campus (28 ft. wide).

ALTERNATE SITES

- Residents of MMR recognize a need for a pool and recreational development in North Scottsdale. Our Park Committee has urged the City to source out and consider other possible locations.

- DMB, the developer of DC Ranch, extended an offer to City of Scottsdale in May 2002 to build this recreational facility at an as-yet undeveloped site off Pima Road just north of MMR. That DC Ranch location was not listed on the list of possible alternate sites given our representatives at a June 12, 2002, meeting at City Hall. (See Exhibit 7) Jan Dolan had the City staff review the site for drainage and traffic concerns, and the staff has since approved this alternative site regarding these issues.

Exhibit 7

6/12/02

ALTERNATIVE SITE ANALYSIS FOR AQUATIC CENTER

(Sites numbered for reference, no priority order, see attached map for location)

A) Grayhawk Community Park

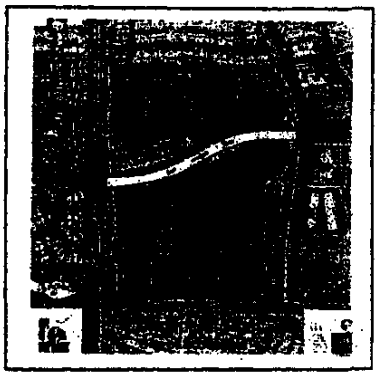
Location: southwest corner, Thompson Peak Parkway & Hayden Road
Land area: 51 acres
Ownership: City of Scottsdale
Park design funds available: July 2002
Park development funds available: July 2002
Issues:

(+) Good road access to 2 arterial streets
(+) Nearby freeway access (approx. one mile to south)
(+) Boys/Girls Club is existing on the site; potential shared use
(-) Pool not in existing Conceptual Plan for this park.
(-) Adjacent residential development exists; potential concerns
(-) Takes away space from other planned uses (lighted sports fields)
(+/-) Highly visible site

B) DC Ranch Community Park

Location: Thompson Peak Parkway, north of Copper Ridge School
Land area: 35 acres, including Reata Wash
Ownership: City of Scottsdale
Park design funds available: July 2002
Park development funds available: July 2003
Issues:

(+/-) Adjacent to schools and other public facilities; potential shared use/parking
(+) Potential "economies of scale" by sharing staff with other park facilities.
(-) Adjacent to residential development
(-) Not close to freeway access; traffic impact on neighborhood
~~(-) Site is already planned for other amenities including a tennis center~~
(-) Very little 'buildable' land available
(-) Pool not in existing Conceptual Plan for this park.



C) CAP Basin Sports Complex

Location: north of Bell Road, east of Hayden
Land area: 71 acres
Ownership: City of Scottsdale
Park design funds available: July 2001
Park development funds available: July 2001
Issues:

(+) Good access to arterial streets and freeway
(-) Takes away from required parking for Phoenix Open
(-) Conflicts with conceptual plan that has been shown to neighbors
(-) Is a major change to the design, now being developed by the consultant
(-) Takes away soccer field space that is needed
(-) Potential concerns from neighbors – who surround the property on 3 sides

D) Westworld

Location: north of CAP Canal, east of Pima

Ownership: owned by the U.S. Bureau of Reclamation; leased to the City of Scottsdale

Issues:

(+) Good freeway and roadway access

(+) Centrally located

(-) Site is already developed; no space is currently open and available for this use

(-) Located in a flood plain, which restricts the construction of habitable structures.

(-) Impacted by large special events that occur frequently, using available parking and creating traffic problems

(-) Bureau of Reclamation may not allow this use

(-) Does not fit the approved master plan for WestWorld

E) 51.7-acre commercial site

Location: South of Grayhawk Community Park, along Hayden, approximately ½ mile south of Thompson Peak Parkway at the southwest corner of Hayden and Hualapai Drive.

Ownership: State Land Dept.

Zoning: C-O (commercial/office)

Anticipated costs: $1,300,000 *lease* to State Land

Issues:

(+) Adjacent to another large city park. Potential of shared parking and facilities. Centralized location.

(+) Good roadway and freeway access. Two street frontages. One-half mile from Loop 101 interchange at Hayden.

(-) Multi-family residential units adjacent to this property along the northwest property line, with more planned along the west property line.

(-) Property not owned by the City. No funds budgeted.

F) 84.6-acre industrial site

Location: just south of previous site; along the west side of Hayden between Grayhawk Community Park and the Loop 101 freeway. Abuts the freeway on the south side

Ownership: State Land Dept.

Zoning: I-1 (industrial)

Anticipated costs: $2,115,000 annual *lease* to State Land Dept.

Issues:

(+) Excellent freeway access.

(+) Centralized location.

(+) Near Grayhawk Community Park

(+) Elevated freeway along the southern edge helps to buffer from neighbors

(-) State Land Dept. will only lease industrial zoned land

(-) Property not owned by the City. No funds budgeted.

G) 105-acre industrial site

Location: Just east of the previous site; adjacent to the Loop 101 freeway on the south; at the southeast corner of Hayden and Hualapai Drive.
Ownership: State Land Dept.
Zoning: I-1 (industrial)
Anticipated costs: $2,625,000 annual *lease* to State Land Dept.
Issues:

(+) Excellent freeway access.
(+) Centralized location.
(+) Near Grayhawk Community Park
(+) Elevated freeway along the southern edge helps to buffer the uses
(-) State Land Dept. will only lease industrial zoned land
(-) Property not owned by the City. No funds budgeted.

H) Freeway basin site – 27 acres

Location: west side of Pima Road, south of water campus; 101 freeway on southwest; future Union Hills Drive at the southeast
Ownership: State Land Dept.
Zoning: OS (open space)
Anticipated costs: "nominal cost"
Issues:

(+) Located away from residential development
(+) Basin site is well buffered from surroundings
(-) Retention basin
(-) Very little "buildable" space; this site is better suited to outdoor recreational fields and parking

I) 68-acre industrial site

Location: west side of Pima Road, south of future Union Hills Drive; 101 freeway on the west; Princess Drive at the southeast corner.
Ownership: State Land Dept.
Zoning: I-1 (industrial) on eastern 68 acres
Anticipated costs: $1,700,000 annual *lease* to State Land for industrial land
Issues:

(+) Freeway along west side helps to buffer the site from the west
(-) Power corridor along east boundary. There may be concerns about EMF radiation from the power lines.
(-) Power corridor along east and existing power substation take away some usable space; however, power corridor can be used for parking
(-) There are numerous washes through this site; they may take away a significant portion of the usable area.
(-) State Land Dept. will only lease industrial zoned land
(-) Property not owned by the City. No funds budgeted.

J) 51-acre "Western Theme Park" site

Location: along the east side of 94th Street, south of Bell Road and just north of Westworld

Ownership: State Land Dept. (being purchased by the City)

Zoning: WTP (Western Theme Park)

Anticipated costs: $10,000,000 land purchase

Issues:

(+) Good potential for shared parking with Westworld

(-) Residential-zoned land abuts this property along the north side (condominiums)

(-) The site is bisected by overhead power lines and a historic canal

(-) Site is needed for parking during special events, including the Phoenix Open

K) 17.6-acre "Western Theme Park" site

Location: just southeast of the previous site, bordering the northern edge of McDowell Mountain Ranch Road, near the western entry to Westworld.

Ownership: State Land Dept.

Zoning: WTP (Western Theme Park)

Anticipated costs: $3,300,000 land purchase

Issues:

(+) Potential for shared parking with Westworld

(-) A large wash cuts through the western portion of the property, leaving approximately 12 usable acres

(-) Residential property is nearby to the east

(-) Property not owned by the City. No funds budgeted.

Loop
101

SUMMARY

- MMR has done its share for City of Scottsdale. The site the City is proposing for further development already houses:

  - 3 soccer fields (night lit)
  - 2 baseball/softball fields (night lit)
  - 2 baseball/softball fields (not night lit)
  - Restroom and concession building
  - Arabian Library (expansion plans to 25,000 sq. ft)
  - Citizens Service Center

  No other Scottsdale school shares its site with a library and the type of large multi-use recreational facility proposed. (Note Exhibit 8)

- Last April, the MMR Board of Directors conducted a poll to gauge the pulse of MMR residents regarding the proposed aquatic center at MMR Park. 72% did <u>not</u> want the aquatic center at MMR Park.

- The MMR Park Committee currently has an on-going petition drive asking the City to find another site for the proposed aquatic center.

- The Horizon Park Master Association, representing three home owners' associations, four apartment complexes and an assisted living retirement community---all located south of the CAP Canal in an area that would also be affected by the increase in traffic this development would bring, has passed a resolution calling for this recreational facility to be located elsewhere.

- <u>City of Scottsdale's General Plan</u>
  "...The General Plan is designed to be a broad, flexible document that changes as community needs, conditions and direction change. It can be revised through city-initiated amendments, through citizen/property owner requests, or through referenda (citizen petition and vote). Ultimately the decision to amend the General Plan is in the hands of the City Council."

- <u>City of Scottsdale's Mission Statement (November 14, 2000)</u>
  "...It is the Mission of the City of Scottsdale to preserve its unique Southwestern character, to plan and manage growth in harmony with its desert surroundings, and to promote livability by enhancing and protecting its neighborhoods. Quality of life for residents and visitors shall be the paramount consideration."

- MMR has done its share for the City of Scottsdale. Our community cannot absorb more. We are asking the City to find another location, one that does not

Location of proposed aquatic center raises traffic, safety issues

By Christine Schild
SPECIAL TO SCOTTSDALE VIEWS

GUEST COLUMN

In 2000, voters approved a bond for City Park and Recreation facilities. One of those projects is the McDowell Mountain Ranch Park and Aquatic Center. The park will feature a family aquatics center with an Olympic-size swimming pool, a fitness center, lighted multi-use fields, tennis and volleyball courts, picnic areas, walkways and restrooms. Other suggested amenities include a skateboard park similar to The Wedge.

The city plans to build this project at the intersection of Thompson Peak Parkway and McDowell Mountain Ranch Road. The park will be adjacent to and share its entrance and exit with Desert Canyon Elementary School, Desert Canyon Middle School and the Arabian Library. The city plans to expand Arabian Library to be four times larger than the existing facility. Residents who live in the area have serious concerns about the city's proposed density of use for this parcel and the impact the aquatic park will have on traffic and school safety.

There are only two ways of getting to the proposed Aquatic Park. The front entrance on McDowell Mountain Ranch Road, just east of Thompson Peak Parkway, is the main entrance for the faculty parking lots, the library parking lot and the middle school bus lane. People use this entrance to access the library's book drop and to deposit outgoing mail. Due to the close proximity of this intersection to Thompson Peak Parkway, a traffic light cannot be installed. The city recently added a 25 mile-per-hour school zone because of traffic safety concerns at this intersection. During school hours, it is impossible to make a left turn. The rear entrance, off 104th Street and McDowell Mountain Ranch Road, winds behind the school near the student drop-off area. The road around the school is littered with speed bumps and 15 mile-per-hour school zones.

No other City aquatic center shares its site with two schools and a library. Cactus Park, located at the intersection of Scottsdale and Cactus Roads, has a family aquatics center and fitness center, basketball courts, picnic areas and a playground, but there are no schools or libraries located nearby. Neither Chaparral Park nor Eldorado Park shares its location with schools, libraries or other City facilities.

No other Scottsdale school shares its site with a library and large multi-use city park. Development at city parks adjacent to other Scottsdale schools is limited to tennis courts, playgrounds, picnic areas, lighted ball fields and restrooms. Although Laguna Elementary School is adjacent to the Boys and Girls Club, Scottsdale Senior Center and Scottsdale Ranch Park tennis facility, each of these facilities has its own separate entrance and exit. The Senior Center and park entrances are on Via Linda, while the Boys and Girls Club and school entrances are on Lakeview Drive.

Existing traffic near the school and at the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway is already frenetic. After Thompson Peak Parkway is extended north of Bell Road, completing the primary north-south route through northeast Scottsdale, this intersection will handle between 9,000 and 14,000 vehicles daily. Adding aquatic park traffic to the mix will make an already bad traffic problem much worse.

Parents are also concerned about the safety of their children. The school already shares its space with a library that is open to the public during school hours. The addition of multiple public-use facilities, such as an aquatic center, fitness center and skateboard park will bring more people onto the school campus during the day, increasing the risk that students will come into contact with strangers.

If the city's research shows the public wants another aquatic center, an alternative location should be found. The new aquatic park should be built in a low-density, low-use area rather than stuffing it onto a parcel already occupied by two schools and library. The property surrounding Desert Canyon School should be developed as a city park with tennis courts, ball fields, playgrounds, and picnic areas; amenities that promote use of the property without affecting traffic and school safety.

City officials are committed to creating a park that satisfies the desires of the community and are seeking your input. The city plans to hold a public meeting on the proposed aquatic center at 7 p.m. Dec. 13 in the cafeteria at Desert Canyon School. If you cannot attend this meeting to express your ideas and concerns in person, please contact Judy Weiss, the city's Parks, Recreation and Facilities manager, via e-mail at jweiss@ci.scottsdale.az.us or by calling (480) 312-2416.

Information about the proposed park can be found at www.ci.scottsdale.az.us/neighborhoods/projects/mmr on the Internet. Let's work together to ensure that our community's concerns are addressed and our children remain safe.

— Christine Schild is a Scottsdale attorney and member of the McDowell Mountain Ranch Recreation Committee.

Scottsdale Views
A FREEDOM NEWSPAPER

Bob Salmon — Editor
Chris Rasmussen — Metro editor
Andrew Long — Cartoonist

— Scottsdale Views welcomes letters from readers. Please be brief (no more than 350 words) and type or print your name, address, city and phone number for verification. Letters may be edited for clarity and length. Send letters via e-mail to crasmussen@swtrib.com; by fax to (480) fax 970-2360; or by standard mail to Letters to the Editor, Scottsdale Views, 7525 E. Camelback Road, Scottsdale, AZ 85251

Mission statement: To provide accurate, timely information while acting as an agent for positive change in the community.

Opinions expressed in Our View are those of the newspaper. All other opinions on this page are those of the authors or artists.

(DECEMBER '01)

RE: McDowell Mountain Ranch Park

David Matusow - 6 Feb - 12:48:54 PM

I have attended all three of the neighborhood meetings and have found that the City has been providing misinformation and sidestepping much of the criticisms directed at this project.

The issue, as has been stated, is that the McDowell Mountain community is already shouldering a large burden. With only two entrances into this community, the access is quite limited. At the same time, the City is decided on rezoning the areas along Bell Road from residential to commercial/industrial/retail. While the General Plan did make mention of this change, anyone that went to the City to investigate this area prior to purchasing a property (as cities tell us we are supposed to do!) would have learned of only the residential zoning.

On the development of the Aquatic Park, I have personally gone to the City's Planning Department to obtain the site plans. I was told that there is no record of this plan! I was then given notebooks containing the logs for each development request for the past two years before I could find mention of the project and was then able to track this down to the actual plans. As this took almost two hours (time I took as "vacation time" from work), I find this inability to track large projects within the City quite appalling.

On the plans put forth by the City so far, they are poorly laid out and lead one to question whether the City really has the open mind that they have stated they have in regards to this project. The traffic plans laid out in the last meeting didn't take into account FACTS that they City itself has provided. With a projection of over 150,000 people north of the Central Arizona Project, the possible attendance to this site will be far larger than the figures used in the traffic plans. In addition, the siting of a light at McDowell Mountain Ranch and 102nd Street violates normal traffic plan parameters for light placement, as its far too close to the next light at Thompson Peak Parkway and McDowell Mountain Ranch. This was acknowledged by the traffic engineer at the meetings!

The City is now proposing that the aquatic portions of the park be placed at the southern end of the available land. While West World has been repeatedly rejected by Judy Weiss, Parks, Recreation and Facilities Manager, because West World is part of the flood control project associated with the Central Arizona Project, the area being targeted is part of the flood retention area of the park. A large flood control pipe several feet in diameter leads directly to this area. Thus, the same issue of flooding into this area exist as it does for West World.

A far more appropriate location for this facility is the area being purchased by the City along Bell Road, east of the Pima Expressway. This area will eventually be bordered by parking for West World, a series of ball and soccer fields (that become parking for the Phoenix Open), and the entry to the mountain preserve area of Scottsdale. This area will have a major access artery (Bell Road, being expanded currently), a large number of recreational facilities, retail and commercial, and it will greatly reduce the impact on residential areas. At the same time, this will provide access to the aquatic park to those south of this area by using the 101 and Pima Roads, and to the north by using Pima and Scottsdale Roads.

Putting this type of heavy use into an area that is already so heavily utilized that our own children cannot attend the local middle school is inappropriate. This area is already required to have four baseball fields, four soccer fields, and a library. There is NO other location in the City of Scottsdale

that has been asked to take on this level of activity. This area should not be asked to take on even more!

11/8/01 - 10/29/02

McDowell Mountain Ranch Park

- RE: McDowell Mountain Ranch Park (Steve Hunn) Fri, 20 Sep - 04:02 PM
- RE: McDowell Mountain Ranch Park (Maria Wolfe) Fri, 6 Sep - 09:07 PM
- whiners abound here... (Roberto Ribas) Tue, 30 Apr - 10:07 PM
- RE: McDowell Mountain Ranch Park (Sheila Sawyer) Tue, 30 Apr - 03:49 PM
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- RE: McDowell Mountain Ranch Park [1] (Jerry Kolins) Sun, 24 Mar - 12:40 AM
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RE: McDowell Mountain Ranch Park

John Blangiardo - 4 Feb - 01:05:21 AM

I attended the Jan. 31 public meeting and was concerned that the Aquatic Center design and Library Expansion will result in an extremely high volume of traffic on 102 St. as it loops past the library and school entrances.

This poses a number of concerns, some of which I raised at the meeting. School children always gather at the 102 St. school entrance and library patrons must use this area to enter the library. The volume of pedestrian traffic crossing 102 St. is currently high. In order to reduce the risk to our children and residents using these facilities, will these entrances be closed and relocated with the expansion of the library and the building of the Aquatic Center? Are pedestrian over-passes necessary to get safely to the expanded parking areas? Will senior citizens be safe and comfortable in using the area in view of the high levels of traffic expected? How will young parents with strollers and youngsters in-hand manage? The Jan. presentation did not address these issues, and I would like more attention to this at the Feb. meeting.

11/8/01 - 10/29/02

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RE: McDowell Mountain Ranch Park

Jerry Kolins - 24 Mar - 01:10:32 AM

I appologize to Gary Neiss, as I was confused with the "threads" and mis-quoted him.
The quote was from:David Matusow - 6 Feb - 12:48:54 PM.

11/8/01 - 10/29/02

McDowell Mountain Ranch Park

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RE: McDowell Mountain Ranch Park

Jerry Kolins - 24 Mar - 12:40:19 AM

New to the community but interested in this discussion. I would concur that the proposed facilities would be a wonderful addition to any community.
I am surprised though that I have never heard any comments from the OTHER COMMUNITIES that these facilities are supoosed to serve (see below).
The voices that discuss the traffic and final congestion at this corner seem to be quite correct.
Quoted from City Documents:
"The final phase of this public community park, located at McDowell Mountain Ranch Road and Thompson Peak Parkway, will develop the remaining 40 acres on the site. This is a shared use site with Desert Canyon Elementary
and Middle Schools, Arabian Library, 5 lighted sports fields, a restroom/concession building and some parking already in place. The site will also serve areas such as Grayhawk, DC Ranch, and Horizon communities."

IF THESE OTHER AREAS ARE TO BE SERVED BY THIS FACILITY, WHY IS IT NOT CLOSER TO THOSE? It is miles away from some of them, mandating the use of vehicles. I concur with the following previously stated position.

Quoted from: Gary Neiss - 13 Feb - 09:57:00 PM

"A far more appropriate location for this facility is the area being purchased by the City along Bell Road, east of the Pima Expressway. This area will eventually be bordered by parking for West World, a series of ball and soccer fields (that become parking for the Phoenix Open), and the entry to the mountain preserve area of Scottsdale. This area will have a major access artery (Bell Road, being expanded currently), a large number of recreational facilities, retail and commercial, and it will greatly reduce the impact on residential areas. At the same time, this will provide access to the aquatic park to those south of this area by using the 101 and Pima Roads, and to the north by using Pima and Scottsdale Roads."

I say that the MMR Grade/Middle School-Library area be expanded with appropriate facilities for the existing age groups now served. Horizons Park is also very close and not fully utilized.

11/8/01 - 10/29/02

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RE: McDowell Mountain Ranch Park

will brodar - 11 Apr - 07:55:13 PM

noone disputes the fact that parks are a good thing and a park/aquatic center like this would benefit all of scottsdale-great idea-bad location. Does it benefit the neighborhood? most people I talk to here don't think so: traffic-worse than already is, congestion and children safety-ditto. This neighborhood is not hurting for parks, pools, and other recreational amenities. This park which is for all of scottsdale's use and enjoyment should not be placed in such a packed, dense area where the risks associated with it outweigh the benefits.

11/8/01 - 10/29/02

McDowell Mountain Ranch Park

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RE: McDowell Mountain Ranch Park

David Givnish - 22 Apr - 07:14:46 PM

Access to the pool site is directly through the school and library area. Try coming through that area at peak times.

Our community pools are open to MMR residents only because we pay for them. Our community financed the construction of the amenities (including a portion of the school) - and pay $400 to $500 per year per household in extra taxes. This is America. You are welcome to buy a house in MMR, pay the bill, and use the facilities.

I'm glad that you enjoy Horizon Park. We are not against the park - we are against where the park is situated. The city has ground in other areas that would be more suitable.

11/8/01 - 10/29/02

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RE: McDowell Mountain Ranch Park

will brodar - 25 Mar - 09:45:46 PM

As a resident of mmr and parent of two young children I disagree with this project. This area and it's streets currently service a public golf course, public school, public library and spill over traffic from everything that westworld hosts-balloon fest, barrett-jackson etc..all in a neighborhood that is probably one of Scottsdale's most densly populated with young families. Traffic conditions here are CURRENTLY not safe. My greater concern is placing a large public facility adjacent to a grade school. As it is now, strangers hanging around the parking lot or on campus would be cause for suspicion. No matter how the plans are modified the fact that the project is there gives those that might do harm a reason to be "around" and anonomous. As a neighborhood-we already have some of the best amenities of any in Scottsdale(paths, 2 rec centers, tennis, vollyball, pools, hiking trails etc.. This is a dangerous and irresponsible project for this area.

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RE: McDowell Mountain Ranch Park

Maribeth Greenway - 25 Mar - 12:13:02 PM

I want to strongly disagree with the idea of swim center at the site. I live near the corner of Thompson Peak and 100th street. There is already too much traffic, going way too fast for the area. Combined with a large number of children already courting danger while trying to get to school and the Horizon Rec Center. I understand this plan came into being before Thompson Peak was extended and before such a large number of people lived in the area. I doubt such a revision would be approved now. If there has to be a swim center in north Scottsdale, how about the property near Pima and the "water campus".

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RE: McDowell Mountain Ranch Park

Sheila Sawyer - 30 Apr - 03:49:16 PM

My family opposes the aquatic center being put at the current site, Thomas Peak Parkway and McDowell Mountain Ranch Road. Approximately 80% of all MMR residents use TTP to enter into or exit out of the community. When the park was approved in 1995 this fact probably was not anticipated. It was probably anticipated that the Bell Road entrance/exit would be used just as much but in reality it is not. The aquatic center needs to be placed somewhere that does not receive as much of the MMR traffic. We agree it would be a nice amenity for MMR but not at the current site planned.

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DRAFT

PLANNING AND ZONING

NOVEMBER 13, 2002

BY

DAVID & PHYLLIS MATUSOW

10447 E. TEXAS SAGE LANE

SCOTTSDALE, AZ 85255

INTRODUCTION

The proposed Aquatic Park at McDowell Mountain Ranch is an example of poor planning by the City of Scottsdale, is being specified for the incorrect location within the City, and raises serious questions about the issue of "fairness" to all residents of the City.

LACK OF PLANNING FOR THIS PARK

The City of Scottsdale first proposed this park in 1994/1995 while the planning for the McDowell Mountain Ranch community was before the City. The reference on the General Plan addendum is merely a rectangle marked "pool".

Since the original plans were laid out, it would seem the City has done almost no study or planning on this site. This is seen as a result of the lack of recognition by the City that there would be traffic issues raised by the introduction of an expanded park, aquatic center, and expanded library at a corner that is already showing traffic stresses. Instead of reviewing the current situation, the City brought the original plan to the residents for approval.

This was an insult to the residents of this area by the City as is makes it appear the City didn't concern itself at all with the impact of the introduction of these facilities on the residents of McDowell Mountain Ranch and surrounding neighborhoods. Instead, the City blindly moved forward with the original plans, plans that were made six years earlier, before anyone lived in the area. It would seem that a normal process would review the plan against current reality and determine if adjustments were necessary. This would seem to be a prudent step to ensure that plans are appropriate to be proceeded.

Citizens should not have to make these types of demands; the City should responsibly account for these issues itself.

EXISTING PARK PLAN

The concept presented to the Planning and Zoning in 1995 suggests some possible uses in the area. These uses include open park areas, much larger library, volleyball courts, and water features. Although these are mentioned in the plan, the plan itself is stated to be preliminary and that the details for the plan would "need to be completed in the future." Thus, although these facilities are in the plan, they were not explicitly planned for the park, but were only some suggestions.

What has not been done is to actually create a park plan. Obviously, this lack of planning shows that the City hasn't taken appropriateness into account in this process. How can the safety and security of the community be attended

to without careful consideration. Even as this item is in front of the Parks and Recreation Department for approval, there are almost no specifics on the plan. At this point, there are no specifics for:

- Size of pool
- Orientation of the pool
- Materials to be used in and around the pool and other facilities
- Whether a skateboard park will or will not be included
- What water facilities will or will not be included in the actual park
- Height of the water features

IMPACT OF THE ESLO

This area falls within an Environmentally Sensitive Land Ordinance (ESLO). The ESLO dictates the development actions that can be taken within this area. These include building heights, colors that can be used, vegetation that can be used, open area requirements, and many other portions of the planning pieces.

While the City spends hundreds of millions dollars to create the Sonoran Preserve, the same City is not evaluating the impact of this development on an area directly adjacent to the Gateway to the Preserve[1]. This seems to be a deficiency of the project and just another example of the lack of planning for this project. How does a 30 foot water slide and obvious water elements aside from the main pool fit into a desert, mountain environment? Has anyone looked at the water usage (or should we say water wastage) for these extraneous elements.

GRASS PLANNED FOR AN AREA THAT DOES NOT ALLOW GRASS IN FRONTAGE AREAS

The plan that was recommended by the Parks and Recreation Commission includes a "grassy play area". Although this may be attractive to some, this is not permitted in this area, as well as being appropriate to in the ESLO area. This portion of the plan must be eliminated from all future plans and considerations

TRAFFIC CONCERNS

While the residents of the area, Police, and Scottsdale School District were all well aware of the issues of traffic in the area, the City's Traffic Department appeared to be surprised when residents raised questions concerning the introduction of additional traffic into this area. The complete lack of planning is best exemplified by this area of concern, though this is far from the only area of concern by local residents.

The City came to the residents with an original plan that contained <u>no</u> traffic mitigations. The plan brought to the local residents contained no new entrances to the site, no new traffic adaptations, no requirement for any traffic flow changes at all! If the residents didn't bring up this issue, it appeared that the City had every plan to continue forward <u>without making any changes for traffic in the area</u>. It appeared that the City just opened up the seven year old plans and brought those to the table without doing due diligence to ensure that the existing plan would still work.

Only after considerable concerns were raised by the residents did the City respond by providing a light on the corner of 102nd Street and McDowell Mountain Ranch Road. This entrance/exit from the two schools at this site had a serious problem, as could be seen by the City representatives when they encountered problems getting in and out of the site to attend the meetings.

[1] The Gateway is about ½ mile further north on Thompson Peak Parkway, one of the major roads at the corner under development for this park.

Yet, this is not the designated exit from this site! In fact, 104th Street is the planned and currently approved exit from the site. As the buses and residents in the development accessed along 104th street (Discovery Canyon) are well aware, with the traffic along McDowell Mountain Ranch Road, it is almost impossible at times to exit through this location.

When we brought this fact up to the Traffic engineers, their response was that maybe a light will have to be placed at this corner also. Again, the traffic planners never reviewed the plans nor the physical layout of this site, as this would have put a traffic light less than 100 yards from a light at 105th Street and McDowell Mountain Ranch Road, violating the guidelines for traffic signal location supported by the City of Scottsdale[2].

INABILITY OF THE PUBLIC TO OBTAIN THE "EXISTING" PLAN

While the City staff are constantly commenting for the public to review the public record on their areas, in actuality, it is almost impossible for this to happen. This case is a good example.

As a result of events that happened in another Phoenix area city, my wife and I took the time to go to the City Planning Department and investigate the area around McDowell Mountain Ranch. We reviewed the plans along Bell Road and inquired about the areas to the south, such as the area in question. We were told that "nothing extra is on the record" for this area at the schools.

When I did become aware of the plans for an Aquatic Park, I again went to the Planning Department information window. The first time, I was asked about the location (McDowell Mountain Ranch Road and Thompson Peak), the person at the desk input this and informed me that there were no plans for any Aquatic Park at this location. After questioning this, I was brought back and spent almost an hour going through the records until I found the case file number. I made copies of much of the record so I would not have to go through this again.

After the first public meeting, I went to the City again to review something in the record. I was again informed that there were no plans for an Aquatic Park at this location. This time, one of the other employees assisted and obtained the packet. At this time, I had a meeting with Kroy S. Ekblaw, Manager of the Planning Department, about these events.

After the second meeting, I was at the City looking at something else and though of something that I wanted to check on this case. For the third time I was informed that there was no plans for an Aquatic Park at this site! If Mr. Ekblaw hadn't been passing by at the time, I would have again been unable to get the information. This is unacceptable and illustrate the difficulty of getting this information.

We also questioned the developer on this area. There was no mention of this from this direction either. We were told about Horizon Park and the Cactus Pool, but no discussion of the development of an Aquatic Park at this location was included or presented.

INCORRECT LOCATION FOR THE RESIDENTS OF SCOTTSDALE

The main point here is that placing the pool at McDowell Mountain Ranch does not address the requirements of the City, as it doesn't fulfill the needs of the North Scottsdale area for a pool.

[2] In fact, the 102nd Street light also does not abide by these same rules, as it is about 130 yards from the Thompson Peak Parkway corner and in violation of the guidelines of no less than ½ distance between traffic signals.

FAIRNESS TO THE RESIDENTS IN THE MCDOWELL MOUNTAIN RANCH AREA

The second point is that the City is refusing to create parks, especially lit ball fields, north of McDowell Mountain Ranch. With over 50% of the City and only a handful of neighborhood parks (usually less than 10 acres) even planned in the Northern portions of Scottsdale. The McDowell Mountain Ranch area has at least four lighted ball fields, three more at Horizon Park (less than ¼ mile away), plans for several more at WestWorld, more at the Notre Dame High School, plus 30 acres of fields at TPC, McDowell Mountain Ranch carries an improportionate burden of this type of facility. This forces the entire Northern portion to travel South to the midpoint for any significant services.

In addition, McDowell Mountain Ranch is already shouldering the burden of the retail (FLW corridor), commercial (FLW and Bell Roads), and industrial (Bell Road) uses. To exacerbate the situation, the flights out of Scottsdale Airpark fly directly overhead to this area at low altitudes compared to the altitude of commercial flights headed to Phoenix Sky Harbor. Although these are smaller planes, they are either still jets or they are small propeller planes that can be even louder at that altitude..

NO NIMBY'S HERE

Comments have been made by the City and in the media that the issues raised by the residents of McDowell Mountain Ranch are a result of "Not in My Backyard" (NIMBY). This is inexcusable and completely inaccurate. Compared to the 50% of Scottsdale that lies north of McDowell Mountain Ranch, MMR has a vastly improportionate number of services and facilities.

McDowell Mountain Ranch already has a heavy concentration of retail, commercial, industrial, and recreational facilities. In fact, it has one of the highest concentrations within the entire City. Currently, this area contains the following within ½ mile of the area:

- Commercial property directly across the street from the park[3]
- Commercial property at the north-end of Thompson Peak Parkway and Bell Road[4]
- Numerous lighted fields at this same park
- We have both an elementary and middle school (even though our own students are bussed to another middle school) at the corner of McDowell Mountain Ranch Road and Thompson Peak Parkway
- The school grounds include fields and courts with extensive lighting
- The school grounds host both a Citizens Service Center and the Arabian Library[5], the extension of which is involved in this park proposal
- Existing commercial development north on Thompson Peak Parkway[6]
- Commercial strip mall up McDowell Mountain Ranch Road and 105th Street

[3] There is an existing Giant gas station and convenience store. Additional commercial development is upcoming behind the existing Giant station.

[4] Gas station

[5] Part of the new City plan is the reduce the size of the library expansion by 20%.

[6] Basha's shopping center

- We are directly adjacent to West World, a large, multi-use facility with extensive outdoor lighting which draws event traffic, the use of which the City hopes to expand! Signs on Bell Road already warn people to go another way home during the Phoenix Open

- Lighted fields at WestWorld

- Notre Dame High School also located next to our community on Bell Road, intends to build an additional two-story classroom building and lighted sport fields

- Directly adjacent to this community is Horizon Park, which contains numerous lighted ball fields, a dog park, and a community building

- Development of commercial and industrial properties at Horseman's Park just down the road on Bell Road

- Development of additional commercial and retail properties on Thompson Peak Parkway and Frank Lloyd Wright Blvd

- Existing heavy commercial and retail development along Frank Lloyd Wright Blvd (Safeway center and the Target/Albertson's center, as well as Fry's, WalMart, and Home Depot.)

- McDowell Mountain Ranch is a community adjacent to the McDowell Mountain Preserve with parking provided at 3 trail accesses

- We are located next to the 101 Freeway

- The Phoenix Open is conducted adjacent to this area and the Birds Nest tent events are held at West World

- When the Developer's Information Center in our community closed and came up for sale, instead of engaging in a protracted and potentially contentious struggle with the City, this community stepped up and purchased the property with our own funds

- When Thompson Peak Parkway is completed, it will draw additional traffic from the freeway into McDowell Mountain Ranch

- We are bordered by the power tower corridor.

- The City is encouraging development of commercial and retail businesses along Bell Road, which will require lighted parking lots and draw traffic, noise, and pollution. Plans for additional retail and commercial development on the northside of Bell Road. These can be see in the following map.

[land use map inserted in this place]

From this, it is quite obvious that area is already contending with a large and extremely heavy concentration of development. As such, it is not felt that it is unreasonable to move this Aquatic Park to another location.

INCORRECT LOCATION

While the City does need more recreational facilities, it is not appropriate to locate this park at this site. One of the stated purposes of this park expansion is to service the large area north of McDowell Mountain Ranch. This area has very few current or even future parks.

When one reviews the City park locations and plan, one immediately sees that the facilities are located almost exclusively to the south of the CAP. This results in far longer trips as well as requiring the users of these facilities to travel by vehicle more often, as they cannot walk or use alternative transportation to the facilities[7].

Even where there are some parks, these parks are without any night time lighting, resulting in all night time users having to travel to other locations, such as the existing park. When lighted fields are proposed in the northern part of Scottsdale, they are always turned down. An example of this is the Sonoran Hills Park. When this neighborhood park was planned, it was supposed to include lighted fields. The neighbors complained to the City about the preservation of "dark skies" and the City stopped activity on the addition of lights.

With McDowell Mountain Ranch being located below the mid-point of the City and all the existing aquatic facilities being south of McDowell Mountain Ranch, it doesn't make sense to place yet another far below the community that this facility is intended to serve. According to the Community Services Manager, one of the intended targets for this site is the aquatic teams in the Cave Creek School District. This district extended south to Jomax Road in Scottsdale and has no swim facilities. As a result, the swim team is bussed to Cactus Park.

The only sensible and fair plan is to site the pool within the Cave Creek School District area. This would dramatically reduce the length of trips to the facility and result in better utilization of the facilities within the City by spreading the supplied facilities throughout the City. Why not form a partnership with the Cave Creek School District since they stand to benefit from the project?

The 2000 Census indicate that this same area is will be the second largest concentration of 18-and-under residents in the City. As such, this area has high demands for resources within easy driving distance, yet contains precious few. This both puts additional pressure on the other City facilities and imposes burdens on the roads to handle the traffic created by the requirement to travel long distances to get to the facilities that do exist.

LOOP ROAD

NO COSTING; LACK OF FOLLOW THROUGH

The City has done no costing on the development of the loop road. In talking to Bill Exham, General Manager, Community Services, the department believes that the cost of the eliminated features will offset the cost of the loop road and other additions.

In talking to Lou Lagomorsino, the consultant to the City's Traffic Department working on this project, there is no cost estimate done for this road yet[8]. As he had only started working on this project around October 29th, this is not surprising.

What Mr. Lagomorsino did state is that it is his recommendation that two-lanes of traffic be supported on this road. This would provide sufficient width to allow two-way traffic to be supported and allow the elimination of the break in the median south of the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway. This will add to the cost of the project.

As buses will be traveling this road, in order to provide sufficient turning radius require that the road be extended to support the exiting of buses from the property. This would require the purchase of additional land from the US Government[9].

[7] Since there are no public transportation routes into the Northern sections of the City of Scottsdale, vehicle transportation is required to get around these areas.

[8] November 1, 2002 discussion

[9] APN 217-14-040

This property consists of the Bureau of Reclamation area forming the flood district for the CAP. Although the entire property could not be purchased, what is interesting is that the Maricopa County Assessor in 2002 dramatically increased the value of this land from a Full Cash Value of $1,571,500 to $17,242,00, an increase of 1097% in one year! If the City had to purchase a portion of this property, its quite possible that it will have a dramatic increase in cost to the project at this site.

Valuation Information[10]

Tax Year	2003	2002	2001
Full Cash Value	$17,242,000	$17,242,000	$1,571,500
Limited Property Value	$8,135,955	$5,100,606	$1,053,475

When construction is done in the Bureau of Reclamation area, the Bureau requires that any material added to this area, which would be required to create the base for the road, must be offset by the removal of material somewhere else. This is mandatory to maintain the volume capacity of the flood area and cannot be modified. This will have an impact on the cost and complexity of this project. Additionally, the necessity of this loop road will disrupt traffic for a protracted length of time on Thompson Peak Parkway during construction.

REQUIREMENTS OF THE BUREAU OF RECLAMATION

The Bureau of Reclamation has additional requirements on the City prior to the construction of the loop road. One of the first of these is that there must be a separation wall constructed between the existing maintenance road for the golf course and the new loop road.

A second requirement is the construction of a retaining wall on the northeast side of the bridge. This is needed because the roadway will require the removal of material on this side to locate the roadway under the bridge. When this is done, the Bureau will require that a retaining wall be constructed at this location[11]. These represent added costs to the project at this site.

HAVE NOT GOTTEN REAL ACCEPTANCE FROM BUREAU OF RECLAMATION

The City also maintains the Bureau has no concerns with this roadway. While it is true that the City did send the Bureau a possible plan for this road, this "plan" consisted of little more than a rough drawing on a piece of paper. There were no details on the plan that will be required before an official approval can be obtained. At this point, the Bureau's stance is that the City can do what it wants...because there are no details to actually approve! This informal "approval" constitutes very little and should not be taken as an official approval. Significant work will be required before an official approval can be obtained. These steps include, but are not limited to:

- Engineering drawings of the roadway
- Details on the materials and techniques to be used on this roadway
- Compensating plans to create the offsets required by the construction of the roadway.

Again, this will all add significantly to the cost of this project.

TWO-LANE ROAD WILL REQUIRE INCREASED COST TO EXPAND THOMPSON PEAK PARKWAY

The existing plans are to expand Thompson Peak Parkway to six lanes. In order to do this, the two bridges across the CAP and above where the loop road will be must be widened. If this is done, the resulting cost of the bridge

[10]Maricopa County Assessor valuation

[11] It is assumed that this retaining wall would have been required for safety purposes.

expansion will be larger than anticipated. This increased cost must be factored into the plan to place the Aquatic park at this location

ROAD HAS BEEN DISCUSSED, BUT NOT STIPULATED

When the McDowell Mountain Ranch residents raised concerns about the traffic that will result from the Aquatic Park, one idea that was presented was the creation of a loop road to allow users of the park to exit along a roadway under Thompson Peak Parkway. It was thought that this would allow those attempting to exit a safer method than attempting to make a left-hand turn from the park across Thompson Peak Parkway, through a break in the median, and southward on Thompson Peak Parkway. This would be difficult in today's environment. When Thompson Peak Parkway is expanded to a six-lane road, as existing plans provide, this would be extremely dangerous.

In public meetings since this was discussed, the City has repeatedly shown this roadway as part of the plans. As such, its reasonable that the public is relying on the City's contention that this is part of the park plan.

As of this writing, the loop road is not a stipulated part of the park plan. This would result in the Public relying that this is part of the plan and then finding out that the City just decided to not build it or delay the construction until funds are found for this component.

At this point in time, while persuading the Public that its concerns are being addressed, there is no guarantee that the loop road will ever be built. No one has addressed the situation should the City find the loop road too problematic and/or too expensive. The City is using the loop road to gain approval but are offering no assurances that the loop road will be a part of the plan after approval for the Aquatic Park. This is not acceptable or ethical approach to the public process.

NOT GETTING OFFICIAL ACCEPTANCE REMINDS ONE OF ANOTHER CASE

The City making the case that "they have the acceptance of the Bureau" is similar to the case of the City of Tempe stating that they had gotten the acceptance of the FAA for the Cardinals Stadium. For many months, the City of Tempe continued to state that they had acceptance from the FAA and that "everything is in place" for ground breaking. Unfortunately, we all know that this was not the case.

These endeavors are very complex, as we are always told, when dealing with federal requirements. The area for the loop road is part of a federal flood plain. The flood area is there to protect the Central Arizona Project (CAP), a multi-billion dollar investment by the US Government in getting water to the growing areas in Arizona. As such, the US Government does not want the CAP violated or endangered.

In order to continue forward, the City must get approval from the Bureau of Reclamation. This will require, as was already discussed, detailed engineering plans. It may also require the creation of an Environmental Impact Statement (EIS). The creation of this study is extremely expensive and time-consuming and would delay this project for years.

As official acceptance does not exist, it is more than a possibility that this will require extensive costs and changes to the plans. This may result further delays for engineering work, as well as requiring additional funding; possibly more than was in the 2000 bond for this development.

CENSUS OF THE AREA

Testimony was presented at the Parks and Recreation Commission on November 6, 2002 that there are 13,000 children in the McDowell Mountain Ranch and Horizon areas. This was completely untrue!

There are not even 13,000 residents in these areas. McDowell Mountain Ranch has approximately 3300 homes. The demographics of McDowell Mountain Ranch shows that it is an aging community. A large portion of the residents have no children at home. Of those that are left, there are an average of less than 2 per household.

The followign is the 2002 Census data for the McDowell Mountain Ranch area (block 1015). It clearly shows that the majority of residents do not have children. The average family size is 2.5.

HOUSEHOLD SIZE		
Total households	684	100
1-person household	318	46.5
2-person household	270	39.5
3-person household	58	8.5
4-person household	27	3.9
5-person household	9	1.3
6-person household	2	0.3
7-or-more-person household	0	0
Average household size	1.75	(X)
Average family size	2.5	(X)

PRC Minutes

Minutes of the Regular Meeting
Parks and Recreation Commission
Wednesday, November 6, 2002

Present: Chairperson Bill Heckman, Commissioners Shelley Anderson, David Fortney, Leigh Hersey, Nona Oliver, and Stephen Owens

Absent: Commissioner Lynn Timmons Edwards

Staff Present: Debra Baird, Brad Bishop, Deputy Chief Cocca, Jona Davis, Bill Exham, Steve Lehmann, John Little, Bill Murphy, Officers Paul Arnold and Chris Hall, Marc Ranney, Will Scott, Chris Thom, Judy Weiss, Rose Williams, and Brad Wisler

CALL TO ORDER

Chairperson Heckman called the meeting to order at 5 p.m.

MOMENT OF SILENCE

Chairperson Heckman asked everyone to observe a moment of silence.

APPROVAL OF THE MINUTES

Commissioner Hersey moved the minutes of the Regular Meeting of October 2, 2002 and the Work Study Session of October 23, 2002 be approved as submitted. Commissioner Anderson seconded and the motion carried unanimously.

MCDOWELL MOUNTAIN RANCH REVISED MASTER SITE PLAN

Bill Exham, Community Services General Manager, presented the revised master site plan for the proposed Phase 2 of the McDowell Mountain Ranch Park to be located at Thompson Peak Parkway and McDowell Mountain Ranch Road. Mr. Exham provided the Commission with an overview of the project including the history, planning, issues, demographics, and concerns. Mr. Exham advised that, if the Commission could not come to a consensus on the options presented, then the plan would revert to the original master plan. The timing of the construction will depend on the economy due to the operation and maintenance costs associated with the development of the site. Upcoming meetings on this issue will include the Planning Commission on November 13, 2002 and the City Council on January 6, 2003. Phil Weddle, Weddle and Associates, presented the master plan for the site including traffic and site analyses and the proposed improvements as a result of the findings.

Commissioner Fortney asked what was the purpose for the small road at the library. Mr. Weddle said it provides a right in and right out of the site for the library and allow direct access to the library, therefore reduce the pressure at the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway.

Commissioner Anderson asked if the installation of the gate was at the school's discretion. Mr. Weddle said it is being proposed as an option and it will be up to the school and the City's Parks Department to determine how to manage it. Commissioner Anderson asked if it would be installed initially. Mr. Weddle said it would.

Chairperson Heckman noted that, in all the information, all traffic studies we have seen to date indicate the loop road is not needed to mitigate any traffic concerns. John Little, General Manager of Transportation, said that the site is not dependent on the loop; however, the road does offer some advantages for the site from a traffic circulation standpoint and would be supported by the Transportation Department. Chairperson Heckman asked if the road proves to be necessary is the funding available to include the road. Mr. Little said it was. Commissioner Anderson asked if Option B as presented includes the loop road. Mr. Little said it does.

Chairperson Heckman called for any public comments.

Attachment #19

Christine Schild, 10849 E. Jasmine Dr., said she supports Option B. She is a participant in activities at many parks. She moved to Scottsdale in 1993 to be close to Scottsdale Ranch Park. She is familiar with traffic generated by a park. She has researched this project and was told about the plans for the center and a sign was placed on the property. There were initial concerns because there was only one entrance. A light will be added at 102nd Way and a separate entrance to the park. The site will have little impact on traffic on Thompson Peak Parkway. The skateboard park will be a safe place for teens to congregate. The community needs recreation facilities within walking distance. Residents want the fitness center and Scottsdale needs another pool. The nay-sayers are similar to those that thought the ice den would affect the values. It has had a positive impact on the community and the aquatics center will do the same. She urges the Commission to recommend approval of Option B with at least a single lane loop road.

Patricia Hanshaw 10778 E Palm Ridge Dr., stated she is a native Arizonan and has lived in Scottsdale about 2-1/2 years. McDowell Mountain Ranch is a unique community as there is only one way in and one way out. There was an occasion where she was trying to leave her house and go down to 107th. A car caught on fire on the bridge so there was no access. The community has the potential to be landlocked and not have access to help. She feels that Option B would bring too much traffic. Sometimes it takes 4 to 6 lights to get out or into the community. Many children and people will get impatient because it takes so long. Then the children will suffer because the people will drive faster and more wildly when they are anxious and upset. She urges the Council choose the DMB property and locate this somewhere else.

Kim Abbs, 9719 E. Pine Valley Rd., asked the Commission to approve the proposed center, skateboard park, and fitness center at this site. She has been a resident for 19 years and has lived at Scottsdale Horizon for 10 years. The center is closer to her home than many McDowell Mountain Ranch residents so she feels her opinion is as important as anyone's. She voted to approve the bond for the park, as did the majority of neighbors. A resounding amount of citizens she has spoken with want the pool here and are tired of the delays. The Bond vote should count. With 3 children participating in swim and with her oldest daughter a competitive diver, she said we have needed a 4th pool desperately for years. There are long waiting lists, crowds, and the current pools are at inconvenient locations for this area. This is the right place for the pool, skatepark, and park, with the right access, and the right size.

Kenneth Lewis, 11026 E Verbena Lane, is in favor of the project. His business is an engineering consultant and Scottsdale is one of his biggest clients. He originally didn't think it was necessary until he saw some incorrect information about a year ago. A group was formed to address the issues sensibly and the group has met with several council members to have objective discussions about the project. It is a beautiful project. Fact 1 – a pool is needed; Fact 2 – the facility has been planned for over 10 years; Fact 3 – this is the 3rd Phase of a 3 Phase project; Fact 4 – was concern about the traffic; Fact 5 – the traffic concerns have been addressed; Fact 6 – there were safety concerns; Fact 7 – the safety issues have been addressed through the physical separation from the school and the skatepark is visible from the center; Fact 7 – no other site has the benefits of this site; Fact 8 – it would be very expensive to start the planning process at other sites.

Gary Neiss, 16488 N. 106th Pl., is a resident of McDowell Mountain Ranch, and speaking for a group that formed in support of the facility, the McDowell Mountain Ranch Park Task Force. Many made the choice to move to this community to be close to public amenities not further away. This is not a regional use and not similar in scale to commercial water parks. It is a community park. The function is to serve adjacent neighborhoods and schools. It makes sense to locate them next to schools as they serve children. There is access to pathways and trails. The vision of McDowell Mountain Ranch Park epitomizes what constitutes a community park. It is a family oriented community. Mr. Neiss read a quote from the McDowell Mountain Ranch website which a copy was distributed to the commission. This is a spot to bring neighborhoods together and not separate them. Trails have grade separations throughout the development. This park has a long history. Mr. Neiss outlined the history and provided the Commission with some demographic information regarding the planning unit the site is located in. The voters ratified the General Plan and the zoning ratifies the park. A Master Plan provides for a sense of predictability. The Master Plan was adopted in 1995 prior to most of the homes being developed. In the year 2000 both

McDowell Mountain Ranch and Scottsdale Horizon Community supported the line item to build the center by a 3-1 margin. The issues have been addressed including traffic concerns. The desert character is being preserved through the Natural Area Open Space. Parks belong next to residential areas so those that are the least mobile, like children, can access them. There are approximately 13,000 children that will have access to the site. Why should those who made a less informed decision penalize those families that made an informed decision to be close to an aquatics center and these types of amenities. Now is the time to build it. Chairperson Heckman asked if the 13,000 children under the age of 18 were in the immediate area of only McDowell Mountain Ranch. Mr. Neiss said it included both the greater McDowell Mountain Ranch area and the Scottsdale Horizon area.

Sandy Esmay, 10618 E. Betony Dr. and an employee of Sunbelt Holdings, developer for this community said from the very first printed piece of information Kurt Smith advised the community about the proposed park site trough quotes and publications. The proposed park has been a very positive amenity that the developer has associated with the development. Ms. Esmay has made over 1,000 presentations to potential homeowners and she doesn't recall one instance of telling a potential buyer about this site and ever getting a negative reaction. All of the modern maps produced from 1995 to now show the complete built out site featuring the pools and so forth. The City opened a Citizen Service Center at the School in 1996 and information about the site was available there also. Finally, when the Information Center closed in June of 2000 Sunbelt mailed newsletters to all residents and the site was outlined there. Ms. Esmay provided copies of all these documents to the Commission.

Charles Black, 16593 N. 105th St., is against the center. Where were the numbers the previous speaker spoke of when a vote was taken and was against the project by 3 to 1 which is a percentage greater than those that elected City officials. He is against it for safety reasons and concerns for the children. The residents already have pools. The people who want the park are from outside the community. There are over 1,000 people who don't want it. The numbers that say there are 100s of thousands of people that want the facility amazes him. He is not sure which information center he went to but he didn't hear about this. It comes down to fact that we are concerned about children, things that may occur at the center, the proximity to the school, and the traffic volume. He is amazed about the traffic studies and stands in opposition and asks the Commission to vote no.

Don Loper, 10761 E. Laurel Ln., has a daughter going to the school and has a vested interest in the safety of children at the center. After hearing about traffic he decided to go out and get his own information. He displayed photographs he took of the traffic flow in the area in the morning and afternoon hours. He hopes the Commission sees a pattern to the pictures. The site is about ¼ mile from the nearest home and the final phase of a park designed in 1995 and is already 30% complete. Traffic issues have been resolved. He doesn't want to argue about the validity of surveys, comment cards, etc. The real reason to build the park is that we are a democratic society and have resoundingly voted yes. Build it now.

Mary Lee Sturgen, 10883 E. LeMarche Dr., noted the opposition is from primarily senior citizens in this development. She is here in favor of Option B. She has lived in Scottsdale since 1963 and is here on behalf of children of the community who are the primary users. He granddaughter is here to speak tonight also. There are many reasons this is needed for the children. Cactus Pool is overcrowded. We need to provide more lessons for children to help to reduce drawings. These types of opportunities give children the ability to develop self-esteem, confidence and physical powers. Some have advocated building this at an alternate site and that may need to be done at some future point. She hopes she is alive to plead with the Commission to build that one also in addition to McDowell Mountain Ranch Park. She thanked the Commission and staff for doing a yeoman's job to make this site better.

Callie Decher, 10473 E. Star of the Desert Dr., attends the elementary school and swims at Cactus Park. She has to be driven to Cactus Park. She would rather have a closer location and feels it would eliminate traffic. After practice one day she saw people out collecting vote of yes or no on this project. None of them asked her or came to her house so she feels all of the votes were not collected. As to the noise it would bring to the community, what would the community be without parents cheering for their children.

Dwayne Richard, 16519 N. 106th Way, has lived in the community for 6 years and has seen change and growth during that time. He knew about each one of the projects (school, park, pool) prior to moving to the community. He did his homework. There golf course is close by and there have been no complaints about it. He remembers the same concerns expressed about the ice den. They didn't happen and it won't happen at this facility either. Traffic is a problem but if so many people didn't pick up and drop off their children at school there would be less traffic. Parents insist on driving their children rather than letting them walk or ride the bus. There are speed problems and that must be policed. Amenities are built to increase the quality of life in the development. When the football fields were built there were 100 families that didn't have to travel to participate in Pop Warner. Please don't give in to the nay-sayers and those trying to steer us with unfounded fear. This has been in plans and has been approved so approve Option B. Please don't take away the aquatics park.

Daniel Sommer, 10346 E. Morning Star Dr., and Co-chair of McDowell Mountain Ranch Park Committee, wants an aquatics center but not at this site. This is not a nimby issue. The City has done studies of alternate sites such as site "L" which the committee recommends. This site has received the thumbs up by the City. There aren't any houses near the site. The Master Plan was approved a long time ago and the Bond was approved in 2000, however Master Plans change all the time. Mr. Sommer cited examples of previous Master Plans that have changed. Master Plans change to adapt to what is going on. The Bond issue asked "Do you want an aquatics center and expand the library" and people voted for it. Now that people understand what is to be at the site 72% of the McDowell Mountain Ranch residents responded that they did not want the center at this site (21% of all residents responded). The survey was done by the homeowners' association not the committee. McDowell Mountain Ranch has already given to the Scottsdale community through other amenities. The Kimley Horne map does not include some commercial development along Thompson Peak Parkway. When development is completed north of Thompson Peak Parkway there will be an additional 10,000 cars on that roadway. This does not include the increased traffic for the aquatics center and the library. The study was done in October. Why wasn't it done using the numbers in June when more people will be using the park. The numbers are low. The count does not include the 1,700 homes being built north of Bell. The road will be over its capacity. The Commission's recommendation to the City Council carries a lot of weight. Don't sacrifice the quality of life at McDowell Mountain Ranch for the "Betterment of Scottsdale." The residents have the right to live in peace. Please move the aquatics center to the alternative location "L." This is a site where everybody wins. Chuck Wright, Kimley Horn, said the all the uses generating traffic in the area were taken into consideration including the aquatics center and the school. The school activity is virtually non-existent in the summer and the activity at the aquatics center would be higher in the summer. The study tried to use a cross-section of conditions and determined that, with the school and overall increases in trips in the winter as a result of increased population, it was determined that October would be a good representation of traffic to use for the study. Chairperson Heckman asked if October was a typical time of the year for volume. Mr. Wright said, while other periods may have more volume, October proves to be typical for designing purposes. Chairperson Heckman asked what the traffic count would be on Thompson Peak Parkway when other developments are built. Mr. Wright said the numbers were compared for a typical 4-lane roadway. This was more refined by the turning movements verses the through movements and a sensitivity analysis was done. It was determined the roadway could accommodate the projected additional 10,000 cars per day without any problems. Chairperson Heckman asked what additional traffic the center will bring over and above any additional development. Mr. Wright said it would be less than 10%. Mr. Little said when projections are done they are not projecting that all the traffic will be on Thompson Peak Parkway. Completion of the road to the north will offer an alternative to going through McDowell Mountain Ranch. Union Hills will be a 4-lane road with a 35,000-car capacity along with other roadways that will provide a broader traffic network than is in place today.

John Blangiardo, 10823 E. Autumn Sage, is a retired educator. He grew up in Brooklyn and knows how important parks are. He is not opposed to aquatics or skatepark but is opposed of placing the aquatics center at McDowell Mountain Ranch. He took time to visit the Wedge and Paradise Valley skateparks and they are effective facilities with lots of open space around them. That is not the case at this facility as it is being squeezed into a postage size space. There is a need for these facilities and there are requests from youth to build them. This is not an appropriate amenity at this site. McDowell Mountain Ranch does suffer from vandalism, evidence of alcohol abuse and use, and theft of the community property. He

visited Horizon to look at the portable skate equipment and it was closed because of midnight break-in in at the facility. The matter had not been reported to the police and staff is dealing with it internally by not allowing access for a week as a consequence. Kids will be kids but when a park is built in an appropriate space it does not become a nuisance the to community that surrounds it. The loop road will be an extension of the skatepark. The multi-age use of the skatepark is also a concern. We should work together to find a site that will work. Commissioner Oliver asked where would you like it. Mr. Blangiardo said DC Ranch seems to be an appropriate space as they have so much vacant land and we owe it to the children to find adequate facilities. Commissioner Oliver asked how much of the land "L" does city own now. Judy Weiss, Manager in Parks, Recreation & Facilities, said the City is in the process of obtaining that sight through a swap with DMB for another site. Mr. Blangiardo said the city is doing a disservice to cut back the size of the site. Chairperson Heckman noted the cut back resulted as a result of a request from the community. There is plenty of space to build the full 30,000 sq.ft. Commissioner Oliver asked how much it would cost. Ms. Weiss said the cost to the taxpayers would be zero.

David Matisou, 10447 E. Texas Sage Ln., can't imagine how the Parks and Recreation Department and the Commission can justify the intensive uses that are being proposed at this site. The area is already stressed with traffic. There are lit fields at the site. There is planned commercial development and that will increase. There is Westworld, Horizon Park and much more along with plans for future development. One of the intended major users is the Cavecreek School District. That boundary is at Jomax. He suggests moving this facility into the area that is to be served by it. All parks are from the canal south. Everything north is unlit. The City needs additional recreational facilities. It is not being put into the area that needs it. The loop road should be a stipulation of the plan. He spoke to staff and they indicated that the amenities that were removed from the park would cover the costs of the road. He disputes that claim. The consultant recommended that 2 lanes of traffic be done to accommodate the use. That means the City would have to purchase additional land, which is US Government land that is worth $17 million by the Assessors. There is a tremendous lack of planning. He asked the City for the plans and you can't get the plans unless you have the case number. The plans say that specifics will be arrived at for this site at a future time. We are still waiting for those specifics. Is it appropriate to put water slides and lazy rivers in a desert community that is an environmentally sensitive area. He does not think so. There are so many lights, retail, and intensive use in this area. Chairperson Heckman said the largest concentration of youth is in this area. Mr. Matisou said that the trails map put the largest concentration north of this area. Chairperson Heckman said, on the lack of specifics, we have to get through this process in order to get to the point of developing the site.

Lowell Hicks, 11007 E. Winchcomb Dr., said an undeveloped location should be selected for these amenities where the streets would be planned and developed to accommodate the traffic. He has great safety concerns for children pedestrians and motorists. The Kimley Horn study confirms this. He found the previous presentation interesting. If there is no loop road there are great concerns for traffic and safety on Thompson Peak Parkway and McDowell Mountain Ranch Road.

Arthur Mones, 15050 N. Thompson Peak Parkway, said there would be an intrusion from the noise, emissions, accidents, and increased traffic. There will be an immediate 11% increase in traffic in his neighborhood and it will increase 7% per year. There are no mandates to locate the facility at McDowell Mountain Ranch Road. According to staff there was no disclosure. He looked at the map at the sales office a week ago and there was no map there about the site. The City has identified 12 alternate sites with no intrusion to the neighborhoods of which 5 are free, 4 could be leased, and 3 could be purchased. The City needs to be more creative. None of the purchase numbers are insurmountable. He looked at the budget and found $13 million in discretionary funds for outside services. Avoidance is an issue. Look at the low noise asphalt along the freeway that is costing the City millions. The Commission is appointed by the City Council and he is asking the Commission declare their independence and assert their integrity to send a message to the Planning Commission and Council that you can do good things for recreation and protect people from intrusion. Cactus Pool is only 5.5 miles away and serves the need. Do the right thing for the whole city.

Bob Alico, 11043 E. Winchcomb, thinks the Commission should have a lot of questions. There was a break-in at Horizon. The police said at a previous meeting that there is no safety or vandalism problem.

He questions any statistics that he hears if you can report what you want to report. He has listened to the traffic people at one meeting. He looked at it and nowhere do the studies address the aging of the community. It has been stated there are over 13,000 kids in the community but nowhere were they factored into this. This is probably the most unsafe school he has ever seen. The park will throw in a tremendous number of visitors. The City and Commission has a responsibility and it is called in local parentis meaning you have the responsibility like a parent. Is this the safest thing to do for all these kids. He hopes the Commission uses this as a measuring stick.

Scott Graham, 10651 E. San Salvador Dr., is pro community and pro kids and activities. We should look at facilities such as Scottsdale Ranch Park as assets. We would not have any amenities if we take the approach of those who are against this project. Scottsdale Ranch Park is near his house and he has not noticed any change in crime, traffic. The properties have increased by almost 50%. It is for kids from within and outside of the neighborhood. People in the Scottsdale Ranch Community welcome McDowell Mountain Ranch residents to their senior center, parks, and facilities. All of these amenities have added to the experience of growing up in Scottsdale. Please, as the Commission looks at the issues, look past the emotional things, as they are general more imaginary than real. Think young. Please approve this as planned.

Ken Moore, 14615 N. 100th Way, represents the Arcadia Scottsdale United Soccer Club that is 2,500 children strong. He is for anything that benefits kids and their activities. He has spoken to many people and everybody seems to be for the skatepark and aquatics center. His son is looking forward to having the skatepark there. If it is located further north there is no way to get to it except driving. It needs to be done in this area. There are many against the park but there are many for it. We need to do it and what is best for the kids.

Joy Russell, 9106 N. 115th St., was told of a study that was done by ASU and the Morrison Institute called "Five Shoes Waiting to Drop" that talks about future impacts. It states that choices need to be made to be viable and parks are a must. We need to start being smart. She has served as a commissioner, on the PTO, and secretary of an Arizona swim corporation. The report clearly states that officials will have to make tough decisions and they must do what is best for the entire community, economic security, and the overall quality of life. There have been 2 votes on this issue. Backyard pools bring the need for safety concerns for the children. That then brings the need for organized swim lessons. Teams share Cactus Pool with other users. Meets are held at the same time. That would never happen with a football or basketball team. We need more pools in this community. If kids have something to do they will not get into trouble. All areas of Scottsdale share in the load that growth brings to the City. We all shared in the economic boom that raised values of homes. The bottom line is that we need these facilities for our overall well being. Residents will continue to come to Scottsdale because these amenities are in place. We hear about the wonderful amenities Chandler has for their citizens. Will people continue to come to Scottsdale without amenities? The Morrison Report says no. Extensive traffic studies have been done and the concerns have been addressed. It is time to stand up and speak for the future economic growth of Scottsdale.

Mary Versosky, 15184 N. 100th St., said no one is closer to the site than her. She invites the Commission to come to the corner of Thompson Peak Parkway and McDowell Mountain Ranch Road at 8 am and see the traffic. She cannot exit her street. Come and see where the entrances and exits to the park are going to be as they are very unsafe. People are going to die. Come and see for yourself. Put the park somewhere safe where the whole City can access it and find it. They aren't going to find the park at this site.

Chairperson Heckman concluded public testimony.

Commissioner Oliver has lived in Scottsdale for 41 years. When they built the new pool at Eldorado in 1967 the residents and she were hog heaven. When the renovation is completed it will be more wonderful than ever. She asked how the police feel about the statement that there is a lot going on in that area. She has been handicapped all of her life and swimming brought her back 11 times from not walking to walking. It is a beautiful spot to have all these facilities in one area. If it goes to the alternate

site "L" she would support it also. No matter how old or young you are, water is the most wonderful thing in the world. She thanked the young person who spoke for coming before the Commission. This park site is marvelous. How it is done will come. She invited all to come to the Eldorado Pool opening on July 4th to see how beautiful it will be.

Commissioner Fortney said, in work study the police said there was no intelligence on gang activity in north Scottsdale. Deputy Chief Cocca said there is nothing specific to McDowell Mountain Ranch. A list of all reported crimes within a mile of the park site can be provided along with a list of every call for service. Chairperson Heckman said he was told Scottsdale enjoys one of the lowest crime rates in the state. Deputy Chief Cocca said that for a city its size, Scottsdale has the lowest violent crime rate per 1,000 population. Chairperson Heckman asked about smaller issues. Deputy Chief Cocca said he would have to research it, but he believes it is still low. Chairperson Heckman said, within McDowell Mountain Ranch, he understands it is the lowest. Deputy Chief Cocca said overall that would be true. Deputy Chief Cocca quoted the statistics for the Commission. Chairperson Heckman asked if there were any concerns about the safety of this location. Deputy Chief Cocca said safety is always a concern due to the human factor. History of parks shows there is just over 1 call per month at Cactus and just over 2 per month at Eldorado. Based on usage those statistics are extremely low. Commissioner Hersey asked, with the exception of bike violations, have the police noticed an increase in crimes reported at Eldorado since the Skatepark opened. Deputy Chief Cocca said there is an increase in calls for service. In relation to users verses reports it is not significant.

Chairperson Heckman asked about site "L", he understands it is being made available at no charge and does it compare in size to the McDowell Mountain Ranch site. Mr. Exham said that site was originally farther northeast on the DC ranch property and identified to accommodate the neighborhood park amenities. Staff approached DMB and asked if there wasn't another appropriate site farther from Ironwood Village. The proposed site is smaller than what is planned at McDowell Mountain Ranch but could be considered. Some of the planned park amenities would need to be eliminated. Chairperson Heckman noted that Sonoran Hills was a neighborhood park and never meant as a regional facility and the homes were painfully close to the park. We lost 2-lit fields at that site. In every improvement something goes away. Chairperson Heckman asked what the impact on the timeline would be. Mr. Exham said the public process would have to start over since that site was never identified as an aquatics center. The City hasn't spoken to any residents near the site as yet. Staff has reviewed the drainage issues and the site has potential. Chairperson Heckman said the land is free so would it be cost comparable to McDowell Mountain Ranch. Mr. Exham said the main benefit is that McDowell Mountain Ranch has been developed and the infrastructure is in place. With other properties the City would have to start from scratch and it probably would be a little more expensive.

Commissioner Anderson acknowledged the amount of work, time and concern that the City has exhibited to this project and to the citizens. Staff has come back with a better plan than was originally presented. There have been traffic improvements included in the changes. Everyone should know that it is an arduous process, and we feel that the citizens involved have made this come to the plan it is today which is a much improved plan.

Commissioner Owens wanted all to know that, although his appointment to the Commission was only 2 days ago, he has reviewed all the materials on the project and plans to be involved in the decision this evening. This was a sudden process for him and at no time did anyone affiliated with the City ask for or try to sway his opinion on the issue. This speaks a lot for the way the City has approached the issue. He noted he has 2 children that are active in youth activities including football, basketball, swimming, and little league. He or his wife has not felt a concern for the safety at Desert Canyon and does not feel that his children would be exposed to added danger from having a center like this in the area. As a parent of 2 young children his family has taken part in a number of events in the parks throughout the City and the one thing that makes Scottsdale unique is both the number of parks and the amenities. We do not have enough parks but the ones we have are crowded or inaccessible when they are most needed. He believes that we need more parks and need to have them be successful. He appreciates the comments made by the public this evening. He does believe the concerns have been addressed and the City has done a very good job to address them. He would like to see Staff continue to work with the community to

insure that the loop road is put in and that any other issues that arise are addressed. He is pleased to be involved and to support the issue.

Chairperson Heckman said the trend of growth has continued as the community succeeds. We have watched other facilities that have gone up and it is wonderful to see the development. We want to be sensitive to the community. Originally we didn't know there was so much concern but this has become an emotional and difficult issue. The biggest concerns at the meetings were traffic. Mr. Mones said it would be a 11% increase in traffic. Just to clarify, that was not the statement. The impact would be less than 10% on Thompson Peak Parkway. There is going to be a lot of development on Thompson Peak Parkway and it will connect through DC Ranch. That road is set to handle that kind of volume and the facility will have a minor impact. The issue of McDowell Mountain Ranch roadways and transit within it is a challenge but this is not a significant contributor to that problem. Mr. Neiss noted that in the 2000 Bond election there was support from this community at a 3-to1 ratio with 69% voting for the package. That is significant. We have talked about site alternate site "L" but that puts us back to square one. Is that fair to the citizens of Scottsdale and future generations. We should have had this facility somewhere years ago. The economy will play the important part in determining the time frame in which this would be built. The young man who was instrumental in initiating the Skatepark idea was in graduate school when it was dedicated. He feels comfortable that safety threat is nil and the Traffic Department has worked hard to implement improvements to alleviate the issues. Chairperson Heckman is proud to be a part of this process. Staff has reduced the density to allow for more Natural Area Open Space, relocated amenities 1,100 feet from the nearest home, eliminated those amenities not ranked high priority, scaled the skatepark back to 18,000 sq.ft., scaled the fitness center down, and moved to the aquatics facility and mitigated the lights by relocation and buffering. This has been done through the input from the public. The Planning Commission will hear this issue on November 13, 2002 and the City Council on January 6, 2003. These meetings will provide more opportunities for public input. Alternate sites would result in long time delays to move the project forward. This was planned long ago, ratified in 1995, and discussed for the better part of a year. Chairperson Heckman asked if the loop road is a part of Option B and if not it should be stipulated as a part of the motion. Ms. Weiss said it can be stipulated in the motion.

Commissioner Fortney moved that approve Option B with a stipulation for the loop road. Commissioner Anderson seconded. Commissioner Anderson added in development of loop road that the community continue to be in on the decisions. Commissioner Fortney agreed to the stipulation. The motion carried unanimously.

OPEN CALL TO THE PUBLIC

Chairperson Heckman called for any items from the floor. There were none.

ADJOURNMENT

Commissioner Hersey moved the meeting be adjourned. Commissioner Owens seconded and the motion carried unanimously.

With no further business to be brought before the Commission, Chairperson Heckman adjourned the meeting at 7:40 p.m.

Respectfully submitted by Ruth Johnson, Recording Secretary.

Meets established criteria.

Debra Baird, Director
Parks, Recreation & Facilities