



The Mission of the Community Council is to facilitate a connected and welcoming community that instills pride and a sense of belonging in each DC Ranch resident. The Council's work includes visioning and facilitating initiatives that enhance residents' quality of life, serve collective interests and promote the DC Ranch brand. These benefits make DC Ranch a very special place to live.

DC Ranch Community Council Board of Directors BOARD MEETING

July 27, 2023 | 5:30 p.m.

Hybrid Meeting; Attendance welcome at The Homestead Community Center or via [Zoom](#)

(Council Board and Staff will be in person at The Homestead)

AGENDA

- | | | |
|-------|---|----------------|
| I. | Call to Order | Ethan Knowlden |
| II. | Establish Quorum | Ethan Knowlden |
| III. | Approval of Board Meeting Minutes | Ethan Knowlden |
| | a. May 25, 2023 | |
| IV. | President's Report | Ethan Knowlden |
| | a. Governance Committee | |
| V. | Staff Reports | |
| | a. Staff Update | Jenna Kohl |
| | b. Financial and Benefit Fee Report | Dee Nortman |
| | c. Public Affairs Report | Chris Irish |
| | i. Residential Development at 94 th and Bell | |
| | ii. Mack Development | |
| VI. | Old Business | None |
| VII. | New Business | None |
| VIII. | Other Comment* | Ethan Knowlden |
| IX. | Adjourn Meeting | Ethan Knowlden |

**Residents wishing to speak during the meeting are asked to submit a comment card to Melissa Fuentes prior to the start of the meeting. Residents should note whether they wish to speak on a specific listed agenda item or under Other Comment. Each resident will be acknowledged and invited to speak; comments are generally limited to 3 minutes. All residents should step to the podium to speak in person; if attending virtually, they will be unmuted and invited to speak.*

COMMUNITY VALUES

- | | | |
|--------------------------------------|------------------------------|---|
| ●Sense of Community | ●Diversity and Inclusiveness | ●Family |
| ●Healthy Lifestyles | ●Lifelong Learning | ●Environmental Stewardship |
| ●Artistic and Cultural Opportunities | | ●Relationship with the Larger Community |



Staff Report | July 2023

Finance and Administration

- *Desert Camp Site Improvement Project.* Haydon is working on cost estimates and construction timeframes. The team is preparing for final submittal to the City for permitting. The front entrance has been redesigned per board direction. A fitness equipment request for proposals has been released with submittals due in early August. Other areas of focus include furniture design and selection; communications planning; groundbreaking and ribbon cutting preparations; AV/technology/cameras/access planning; construction and launch operations planning.
- *2024 Budget Development.* The Director of Financial Operations has released budget worksheets. Team members are developing budget proposals in accordance with Board and Executive Director established parameters.
- *Blue Zones Project.* Council team members met with Blue Zones Scottsdale representatives to talk about the built environment component of the Blue Zones effort. Synergy exists between the Blue Zones 9 components and the DC Ranch community values. Also, Communications Team members attended two sessions on the Food Environment and Built Environment to learn more about the project. More information about the project will be shared with residents in the August *Ranch News*. Learn more about this Scottsdale initiative [here](#).
- *Collections Services.* Council and Ranch Association signed an engagement letter with a new collections attorney group. DC Ranch continues to have a very low collections rate.
- *Resident Group.* The resident group met in June to get an update on and brainstorm ideas for amenities and facilities.
- *IT Managed Services Provider.* After a rigorous RFQ process facilitated by IT Manager Jeff Shaw, Council and Ranch Association share a new third-party IT vendor. The contract is for on-call and monitoring services only, as most IT support is now provided in house by Mr. Shaw.
- *Sustainability Committee.* The Sustainability Committee will hold its first meeting on July 25 to undertake introductions and set a meeting schedule.
- *Team Advance and Summer Summit.* The Council team met in mid-July for team building and planning sessions, and the leadership team will meet off site for a full planning day in August.
- *Anniversaries.* Congratulations to team members that celebrated anniversaries in:
 - June: April McCracken – 1 year, Nina Gertzman – 1 year, Alaina Martoccia – 2 years, Laura Spears – 3 years.
 - July: Luis Ayala – 4 years

Events and Programs

- *Adult Summer Series.* Residents had a chance to escape the heat for a humorous slate of comedians during June's Comedy Night at The Homestead. Seventy-nine residents enjoyed lite bites, beer and wine, and tasty treats while comedians told hilarious tales and interacted with audience members. In August, adult residents will try their luck at Casino Night at The Homestead.
- *Fun Kits.* Resident families took advantage of the Summer Fun Kits in June. Each kit, designed for kids ages 3-10, includes enough materials to complete 5-7 activities and the directions to follow for each. To make each of these extra special, Arts and Education Coordinator Lindsay Vanegas personalized each basket with the child's name. Seven families participated in June with these fun "bug" themed activity kits. July's basket will celebrate all things "weather."
- *Summer Saturdays.* Nearly 70 residents of all ages came to Desert Camp to tie dye t-shirts, socks, and pillowcases and enjoy root beer floats under the mist on the pool patio. The program will continue in July with the theme of Sand Art and "Dirt" Sundaes.
- *DC Ranch Women's Club.* In May, 14 women rounded out their culinary skills with a mouth-watering Pizza Making Class at Classic Cooking. June kicked off the summer season as 20 ladies gathered for a special cocktail hour to give back and learn about Hope Women's Center. Over 100 items were collected that will support Hope's mission to engage, encourage, and equip women and teen girls facing any difficult life situation.
- *Social Hour.* Social Hour continues to be a popular program with residents and consistently has a waitlist during peak season. Both new and established residents enjoy music, light bites and beverages. May hosted 36 residents with 5 on the waitlist and June hosted 39 residents. June Social Hour was held at The Homestead for the first time and future Social Hours will continue to fill The Homestead.
- *Starlight Concert Series.* Rock Lobster finished out the concert series in May with about 350 residents and Market Street patrons singing and dancing the evening away to 80s chart toppers. Residents who attended were given 25th anniversary logoed picnic blankets, lighted glasses and glow sticks.

Community Engagement

- *DC Ranch Gives.* Eleven residents volunteered with Habitat for Humanity at their ReStore in May organizing donations, assembling furniture, pricing inventory, and breaking down old items. The summer School Supply Drive began June 1; DC Ranch Gives has a goal to collect 3,000 school supplies for the Boys & Girls Club of Greater Scottsdale now through July 31. Donations can be dropped off to Desert Camp and The Homestead Community Centers.
- *New Resident Welcome.* Neighborhood Voting Members and community volunteers continue to welcome new residents each month with welcome bags. The spring/summer themed bags include new resident welcome information, City of Scottsdale collateral, new resident free fitness pass, prickly-pear lemonade from a local business, logo car sunshade, and a DCR sticker. Invitations were emailed to the 2023 new residents to attend the Social Hour in July to meet other new neighbors. Sunset Tours will resume in the fall on Sept. 23 and Nov. 3.
- *DC Ranch Ambassadors.* Ambassadors are utilized a few times each month to help promote activities and happenings within DC Ranch. Ambassadors have recently helped by

encouraging residents to attend and promote the DC Ranch Gives School Supply Drive and Wet & Wild Wednesdays.

- *Merchant Engagement.* Stakeholders from Market Street, Canyon Village, DC Ranch Crossing, Corporate Center, Camden Apartments, Desert Vista Apartments, Country Club at DC Ranch and Silverleaf Club were invited to the first quarterly Coffee & Commerce meeting. The goal of this meeting is to strengthen relationships between the Community Council and the commercial centers, apartments, and Clubs. DC Ranch staff provided community updates and property managers provided center updates. The next Coffee & Commerce meeting will be held in Aug.

Communications

- *Summer Program Guide.* The Summer Program Guide was completed in May. The publication outlines events and programs in June, July, and Aug. A digital version was uploaded to DCRanch.com.
- *Diamond Fire and Firewise Communications.* Due to the nearby Diamond Fire that started on June 27, the Communications Team sent out an email and text message to alert residents. Action to get information out was taken swiftly once it became apparent that the fire was spreading quickly. A follow-up email regarding the Ranch Association's Firewise efforts was sent several days later to remind residents about this important program and encourage them to ensure their own properties are Firewise compliant.
- *Text Messaging System.* The text messaging system database has increased by 13.4% since the beginning of the year. This is due mostly to 64 new subscribers after the communication regarding the Diamond Fire and DC Ranch Firewise program. The latter email included a direct call for residents to register for text messages to stay informed.
- *DCRanch.com/CivicRec Guide and FAQs.* The Communications Team assisted the Facilities Team in developing an online guide and FAQs for CivicRec. The guide offers residents detailed instructions on accounts, court reservations, and program registrations. It includes answers to commonly asked questions regarding the system and policies.
- *DCSIP Communication.* Two posters were designed and displayed at the community centers to share current information and new renderings for the Desert Camp Site Improvement Project. The Communications Team has started the planning stages with Haydon for how to keep residents informed throughout the project once construction begins.

Facilities

- *Community Centers.* The Desert Camp Community Center front desk had just under 4,000 check-ins combined for May and June. There were 25 facility rentals for private use between Desert Camp and The Homestead Community Centers. Card and game drop in use continues to be popular with 178 participants in May and June. There were 788 combined reservations for pickleball courts in May and June, while there were 349 reservations for tennis during the same period.
- *Facility Maintenance.* New grills were installed in the pool area adjacent to the west cabana at Desert Camp. Three new security cameras were installed, including two located at Desert Camp and one located at The Homestead Community Center. Mister timers were installed at

the upper patio and west cabana at Desert Camp Community Center to conserve water. Residents can now control the system through a turn knob that activates the misters for an hour. Fire inspections and preventative maintenance related to life safety systems were completed at both community centers.

Recreation

- *Fitness Classes.* Indoor classes *Strength & Balance*, *Yoga Basics*, and *All Levels Yoga* had 128 registrants for May and June with a total of 41 drop-in users throughout both months. Twenty-six Aqua Ninjas immersed themselves in aerobic fun for *Aqua Fitness* classes throughout both months.
- *Card Clubs.* Card & Tile Clubs continue to take place at Desert Camp Community Center throughout the week as residents come together to socialize and take part in friendly play. On Thursdays, Hand & Foot Canasta continues to grow in popularity and as of June, a newly formed Mah Jongg Club will meet on Tuesday afternoons. The first session hosted 16 participants and Club leaders will continue efforts to promote the program and encourage participation from other players throughout the community.
- *CPR Certification.* In June, a full class of 20 residents participated in CPR & First Aid training led by a skilled and knowledgeable instructor. The training covered a wide range of essential topics related to CPR and First Aid for both infants and adults.
- *Dive-In Movies.* In June, 89 residents had themselves a pool *paw-ty* as they watched *The Secret Life of Pets 2* on the big screen for the first Dive-In movie of the summer. Pet themed pool floats were provided for families to enjoy the show from the water and the new DC Ranch popcorn machine was a huge hit with many popcorn flavorings to pick from. The next Dive-In Movie will take place on Friday, July 21 when residents will be able to yell “Play Ball!” as *The Sandlot* plays poolside.
- *Wet & Wild Wednesdays.* Summer starts off with a splash as this summer program provides residents an opportunity to dive into some fun at the Desert Camp Community Center pool every Wednesday morning in June and July. Throughout the month of June, 179 residents enjoyed a multitude of fun with provided pool floats, games, cold poolside beverages, snacks and upbeat tunes.

Public Affairs

- *Mack Company Development.* The DC Ranch/Ironwood Village comments were submitted to Mack and the City on April 27. To date and despite several attempts on our part, Mack has not discussed the comments with us. Mack recently submitted 2nd (revised) applications to the city in which DC Ranch/Ironwood comments were not addressed. Chris Irish will attend the July 27 Council board meeting and share next steps.
- *New Home Development at 94th and Bell.* Chris met with architect Dale Garden to discuss DC Ranch comments. Chris will provide an update at the meeting.
- *Construction in DC Ranch.* There is a new partner (HD Management) on the Hotel at DC Ranch Crossing project. The project will most likely go through design changes which means construction is unlikely to start within the next year. The commercial land (triangle shaped, north of Legacy) that is part of DC Ranch Crossings has begun construction. Two commercial/retail buildings are planned. Camelot Homes has completed pre-sales on four

of their nine lots. The Village Club is nearing completion on 12 pickleball courts at their Tennis Center located on the Cooper Ridge School campus. ICON construction continues; building 7 is the only one that has not been released for sales, which remain strong.

- *Dog Park.* Construction should begin on the city's off-leash dog park at Thompson Peak Park after the first of the year.



Legend

- Use dash (-) for programs not scheduled that month

0 Use 0 if program was cancelled for another reason (low attendance,

2023 Community Council Executive Report Statistics

Program Participants	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Arts and Education Performances	-	0	-	-	-	-							0
Aqua Fitness	15	15	16	20	15	11	12						104
Aqua Fitness Drop-in	1	0	1	2	1	4							9
Bridge Club - Social (Attendance)	4	-	-	-	-	-							4
Canasta Club (traditional)	-	-	-	-	-	-							0
Canasta Club (Hand and Foot)	56	64	46	41	26	22							255
Cookies with Mrs. Claus	-	-	-	-	-	-							0
CPR Class	-	-	-	-	-	20	-	-	-	-			20
Creative Arts Workshop	-	20	-	-	-	-							20
DC Ranch Gives (Attendance)	-	20	-	-	11	-	-						31
Food Truck Night (Attendance)	77	53	57	62	-	-							249
Grapenuts	25	25	20	9	-	-							79
Health & Wellness	30	-	-	-	-	-	18						48
Landscape Stroll (former Wildflower Walk)	-	-	48	-	-	-							48
Lifelong Learning	-	18	0	-	-	-							18
Card and Tile Classes (Mahj, Canasta and Bridge)	-	-	-	-	-	-							0
Fun Kits	-	-	-	-	-	7							7
Off the Ranch	-	-	-	28	-	-							28
Path & Trail Programs	-	-	-	-	-	-							0
Pickleball Club (Fri/Sun)	103	117	110	220	145	120							815
Pickleball Club (Wednesdays)	-	-	8	35	32	25							100
Pickleball Tournament	-	-	14	-	-	-	-						14
Racquet Clinics	-	-	44	56	-	-	-						100
Reel Deal (Attendance)	-	0	-	-	0	87							87
Spotlight Speaker Series (Attendance)	-	-	86	-	-	-							86
Strength and Balance	25	25	25	25	23	12							135
Strength and Balance (Drop In)	26	30	29	24	10	6	13						138
Summer Saturday	-	-	-	-	-	70							70
Sunset Tour (Attendance)	28	-	24	-	-	-	-						52
Tweens & Lil' Wranglers Program	-	-	-	-	-	-	-	-	-	-	-	-	0
Wet & Wild Wednesdays	-	-	-	-	-	185							185
Women's Club	26	10	34	9	14	20	0						113
Yoga (M/W) All Levels	14	16	12	15	9	9	6						81
Yoga (M/W) All Levels Drop-in	1	3	7	10	13	1							35
Yoga Basics (T/TH)	26	25	25	26	16	16	10						144
Yoga Basics (T/TH) Drop-In	16	12	9	13	5	6							61
Registrant Total	473	453	615	595	320	621	59	0	0	0	0	0	3,136
Community Events & Celebrations Participants													Total
Adult Specialty Events	-	-	-	-	-	79							79
Back to School Bash/Bounce	-	-	-	-	-	-							0
Community Celebrations	-	-	-	-	-	-	-	-	-	-	-	-	0
Concert Series	-	-	400	200	350	-	-	-	-	-	-	-	950
DC Ranch Day	425	-	-	-	-	-	-	-	-	-	-	-	425
Eggstravaganza	-	-	-	650	-	-	-	-	-	-	-	-	650
Neighborhood Park Parties	-	-	150	120	-	-	-	-	-	-	-	-	270
Prickly Pumpkin	-	-	-	-	-	-	-	-	-		-	-	0
Social Hour	48	49	48	48	36	39							268
Special Celebrations	-	75	-	-	-	-	-	-	-	-	-	-	75
Spooky Carnival	-	-	-	-	-	-	-	-	-		-	-	0
Volunteer Appreciation Event	-	-	-	55	-	-	-	-	-	-	-	-	55
Winter Celebrations	-	-	-	-	-	-	-	-	-	-	-		0
Yappy Hour	32	29	-	-	-	-	-	-	-		-		61
Registrant Total	505	153	598	1,073	386	118	0	0	0	0	0	0	2,833
Playhouse Theatre Participants													Total
Audience (Attendance)	-	-	-	-	640	-							640

Auditions	61	-	-	-	-	-							61
Backstage Program/Volunteers	-	-	-	-	32	-							32
Cast Members	34	-	-	-	-	-							34
Workshops, Camps, Classes	-	-	-	-	-	-							0
Registrant Total	95	0	0	0	672	0	0	0	0	0	0	0	767
Lifestyle Event Participants													Total
Fall Charitable Event	-	-	-	-	-	-	-	-					0
Spring Charitable Event	-	-	-	-	-	-	-	-	-	-	-	-	0
Registrant Total	0	0	0	0	0	0	0	0	0	0	0	0	0
Communications													Total
DCRanch.com Real Estate Agent Listings Purchased	0	0	0	0	0	0							0
DCRanch.com Users	6,513	5,202	7,677	6,234	5,594	4,503							35,723
Emails	23	23	35	31	22	22							156
Text Messages	6	5	15	8	7	4							45
Facebook Posts	4	7	10	8	7	6							42
Instagram Posts	6	8	7	7	4	4							36
Program Guides, Postcards, Other	2	1	0	1	0	0							4
Ranch News Articles	11	13	13	13	13	12							75
Communications Total	6,565	5,259	7,757	6,302	5,647	4,551	0	0	0	0	0	0	36,081
Desert Camp Use (# of bookings)													Total
Sponsored Club/Meetings	5	5	7	4	5	6							32
Non-Sponsored Club/Meetings	-	-	-	-	-	-							0
Drop-In Card/Game Groups (# of Tables)	38	32	33	27	26	20							176
Community Council Events & Programs	0	0	3	3	1	1							8
DC Ranch Meetings & Events	5	12	4	2	9	3							35
Sub Association Meetings	-	-	-	1	-	-							1
Fitness Center Entries (Key Fob Swipes)	3,863	3,463	3,391	2,567	1,992	1,944							17,220
Front Desk/Lobby Check-In	2,335	2,061	2,415	1,688	1,228	1,097							10,824
Unique Visitors	336	356	340	494	488	454							2,468
Charity Events	-	-	-	-	-	-							0
Arts & Education	-	1	-	-	-	1							2
Playhouse	-	-	-	-	-	-							0
Fitness & Wellness	8	8	12	9	7	14							58
Room & Patio Rentals	2	3	4	3	6	3							21
Pool Cabana Rentals	0	0	0	2	7	2							11
Use Total	6,592	5,941	6,209	4,800	3,769	3,545	0	0	0	0	0	0	30,856
Desert Camp Drop Ins (# of people)													Total
Card Drop Ins	167	107	136	119	98	80							707
Meetings (Club)	-	-	-	-	-	-							
Drop Ins Total	167	107	136	119	98	80	0	0	0	0	0	0	707
Desert Camp Tennis & Pickleball Bookings													Total
Tennis Court 1	151	148	140	147	103	93							782
Tennis Court 2	136	135	130	136	82	71							690
Pickleball #1	224	217	233	227	291	101							1,293
Pickleball #2	223	204	211	201	281	115							1,235
Court Bookings Total	734	704	714	711	757	380	0	0	0	0	0	0	4,000
The Homestead Use (# of bookings)													Total
Sponsored Club/Meetings	1	-	-	-	-	-							1
Non-Sponsored Club/Meetings	-	-	-	-	-	-							0
Community Council Events & Programs	3	-	3	5	-	2							13
DC Ranch Meetings & Events	11	7	4	5	2	8							37
Sub Association Meetings	1	1	2		-	-							4
Front Desk/Lobby Check-In	8	15	68	68		14							173
Charity Events	-	-	-		-	-							0
Arts & Education	-	2	-		-	-							2
Playhouse	3	7	7	15	8	-							40
Fitness & Wellness	23	22	29	25	26	25							150
Room & Patio Rentals	1	2	6	4	4	3							20
Use Total	51	56	119	122	40	52	0	0	0	0	0	0	440



AUGUST 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Yoga Basics	2 Aqua Fitness All Levels Yoga Strength & Balance Pickleball Club	3 Yoga Basics Hand and Foot Canasta Club	4 Pickleball Club Aqua Fitness	5
6 Pickleball Club	7 All Levels Yoga Strength & Balance	8 Yoga Basics	9 Aqua Fitness All Levels Yoga Strength & Balance Pickleball Club	10 Yoga Basics Hand and Foot Canasta Club Women's Club: Happy Hour	11 Pickleball Club Aqua Fitness	12 Back to School Bounce
13 Pickleball Club	14 All Levels Yoga Strength & Balance	15 Yoga Basics Mah Jongg Club	16 Aqua Fitness All Levels Yoga Strength & Balance Pickleball Club	17 Yoga Basics Hand and Foot Canasta Club	18 Pickleball Club Aqua Fitness	19 Casino Night
20 Pickleball Club	21 All Levels Yoga Strength & Balance	22 Yoga Basics	23 Aqua Fitness All Levels Yoga Strength & Balance Pickleball Club	24 Yoga Basics Hand and Foot Canasta Club	25 Pickleball Club Aqua Fitness Social Hour at The Homestead	26
27 Pickleball Club	28 All Levels Yoga Strength & Balance	29 Yoga Basics	30 Aqua Fitness All Levels Yoga Strength & Balance Pickleball Club	31 Yoga Basics Hand and Foot Canasta Club		

EVENTS AND PROGRAMS

Women's Club: Happy Hour

Thursday, Aug. 10 | 5 to 7 p.m.

The Vig at McDowell Mountain

Ages 21+ | [RSVP](#)

The DC Ranch Women's Club is open to all women living in DC Ranch. Many different types of activities are enjoyed monthly. Come meet your neighbors!



Back to School Bounce

Saturday, Aug. 12 | 2 to 3:30 p.m.

The Homestead

Ages 4+ | [\\$12](#)

Kids are invited to escape the heat and join neighbors for some indoor fun with multiple bounce houses, an obstacle course, games, crafts and snacks. Children must be 4+ and must attend with a parent or guardian. No fee for adults.

Mah Jongg Club

Tuesday, Aug. 15 | 1 to 3 p.m.

Desert Camp

Ages 18+ | [RSVP](#)

Join neighbors for a friendly game of Mah Jongg. All skill levels are welcome. Be sure to bring your 2023 card. Playing is free. Please RSVP to ensure there are enough players. Bring your own snacks and come socialize.



Casino Night

Saturday, Aug. 19 | 6:30 to 8 p.m.

The Homestead

Ages 21+ | [\\$23](#)

Feeling lucky? Take a chance and join neighbors for a lively evening of playing poker, blackjack, roulette and craps at the dealer tables. Beer, wine and light bites provided. Tokens will be provided to earn prizes.



Social Hour at The Homestead

Friday, Aug. 25 | 5:30 to 7 p.m.

The Homestead

Ages 21+ | [RSVP](#)

Cool off indoors and enjoy a refreshment. These casual gatherings provide a nice way to end the week and chat with friends or get to know new neighbors. Light snacks, beer and wine provided. Please note location change.

FITNESS & WELLNESS



Pickleball Club

Friday and Sunday | 6 to 9 a.m.

Wednesday | 7 to 9 p.m.

Desert Camp Courts

All Levels Yoga

Monday and Wednesday | 9 to 10 a.m.

The Homestead

Strength and Balance

Monday and Wednesday | 10:30 to 11:30 a.m.

The Homestead

Yoga Basics

Tuesday and Thursday | 9 to 10 a.m.

The Homestead

Aqua Fitness

Wednesday and Friday | 9 to 10 a.m.

Desert Camp Pool

DC Ranch Community Council Financial Highlights – Director Analysis for period ending June 30, 2023

Summary by Fund - YTD

	<u>Operating</u>	<u>Reserve</u>	<u>Capital</u>	<u>Total CC</u>
Revenue	\$ 3,265,669	\$ 37,827	\$ 133,718	\$ 3,437,213
Expenses	2,095,757	94,410	396,516	2,586,682
Operating Income/(Loss)	\$ 1,169,912	\$ (56,583)	\$ (262,798)	\$ 850,531
Depreciation	-	-	24,027	24,027
Total Income/(Loss)	\$ 1,169,912	\$ (56,583)	\$ (286,825)	\$ 826,504
Transfers In/(Out)	(273,858)	273,858	-	-
Total Surplus/(Deficit)	\$ 896,054	\$ 217,275	\$ (286,825)	\$ 826,504

Revenue

Operating revenue for June totaled \$733k, higher than budget by \$272k (59%). Year-to-date revenue is favorable to budget by \$669k (28%). Significant variances to budget include:

- Community Benefit Fees came in \$261k (155%) higher than forecast for June. Benefit Fees YTD reflect a revenue surplus of \$676k (88%).
- Assessments are slightly higher than budget due to the lots that were estimated to be subtracted for the new Ranch Association maintenance facility, which has not been finalized.
- Program Revenue YTD reflects the absence of \$50k in revenue from the spring charitable event, which is now scheduled for the fall. However, there is also corresponding cost savings resulting in no effect to the bottom line.
- Interest has a \$25k positive variance to budget YTD due to a higher rate on our ICS account (high-yield savings account).

Expense

Operating expenses for June came in \$12k (3%) favorable to budget, with year-to-date expense \$199k (8%) lower than budget. Notable expense variances include:

Administration

- Personnel costs are \$69k lower than estimated in the budget YTD due to several open positions.
- Administrative expenses are lower than budget due to the timing of IT expenses and office supplies.
- Travel/Mtgs/ERR is \$10k under budget YTD due to timing of expenses for uniforms and professional development.

Programs

- Program expenses are favorable to budget by \$86k YTD due to cost savings for DC Ranch Day and Eggstravaganza, postponement of the spring charitable event, and timing of recreation and

community engagement program expenses. Some of this savings may go toward one-time enhancements for fall programming.

Facilities

- Facilities expense overall is \$29k below budget due to the timing of supply purchases, service expenditures and seasonal décor costs.

Reserve

- Reserve expenditures total \$94k so far for the year, \$38k over budget YTD due to the timing of projects, but will even out over the course of the year.
- Interest income totals \$38k YTD, which is \$20k higher than estimated due to increased rates.

Capital

- Capital expenditures for DCSIP are \$397k YTD.
- Depreciation expense (non-cash) totals \$24k so far for the year.
- Interest income for the capital fund is \$134k through June.

Balance Sheet/Cash Flow

- Operating cash on hand is equal to 5.19 months as of 6/30/2023.
- There are \$7.3 mil in capital funds and \$2.3 mil in reserve funds. Reserves are currently 88.02% funded.

Looking Forward

- Future escrow amounts *in progress* are as follows:

<u>Month</u>	<u>Currently in escrow</u>	<u>Budgeted Benefit Fees</u>
July 2023	\$221,871	\$137,311
August 2023	\$209,300	\$97,896

Community Council is in a positive position with an \$867k favorable variance to the operating budget through the 2nd Quarter. Council Community Benefit Fees have been gaining steam in the last couple of months and performing well against budget YTD. A transfer to the capital fund may be considered after benefit fee revenue reaches the annual budgeted amount of \$1.5 mil.

DC RANCH COMMUNITY COUNCIL

STATEMENT OF REVENUE AND EXPENSE

For the Month and YTD Ending June 30, 2023

	June 2023			Year-to-Date			Annual
	Current Month	Budget	Budget Variance	Year to Date	Budget	Budget Variance	2023 Budget
INCOME							
Residential Assessments	\$ 188,301	\$ 188,301	\$ -	\$ 1,129,806	\$ 1,129,806	\$ -	\$ 2,259,612
Commercial Assessments	66,930	65,067	1,863	401,580	390,402	11,178	780,804
Community Council Benefit Fees	429,010	168,234	260,776	1,445,177	769,465	675,712	1,500,000
Total Assessment Revenue	684,241	421,602	262,639	2,976,563	2,289,673	686,890	4,540,416
Community Celebrations & Events	2,047	1,725	322	9,399	58,575	(49,176)	70,595
Community Programming	2,882	1,300	1,582	42,897	38,878	4,019	68,308
Total Program Revenue	4,929	3,025	1,904	52,296	97,453	(45,157)	138,903
Community Center Rentals	2,270	350	1,920	15,505	10,850	4,655	13,100
Resident Access	620	250	370	2,840	2,500	340	3,400
Total Facilities Revenue	2,890	600	2,290	18,345	13,350	4,995	16,500
Management Fee	31,420	31,420	-	188,520	188,520	-	377,040
Advertising	-	-	-	-	3,960	(3,960)	7,200
Interest	5,305	50	5,255	25,569	300	25,269	665
Other Income	3,851	3,850	1	4,376	3,850	526	9,076
Total Other Income	40,576	35,320	5,256	218,465	196,630	21,835	393,981
Total Operating Income	732,636	460,547	272,089	3,265,669	2,597,106	668,563	5,089,800
EXPENSES							
Reserve Contributions	45,643	45,643	-	273,858	273,858	-	547,716
Capital Contributions	-	-	-	-	-	-	-
Total Reserve Expense	45,643	45,643	-	273,858	273,858	-	547,716
Personnel Expenses	227,245	235,973	(8,728)	1,341,860	1,410,923	(69,063)	2,821,802
Administration	20,642	29,886	(9,244)	145,000	156,071	(11,071)	303,228
Travel/Mtgs/ERR	4,176	4,950	(774)	22,183	32,444	(10,261)	66,529
Total Administrative Expense	252,063	270,809	(18,746)	1,509,043	1,599,438	(90,395)	3,191,559
Community Celebrations & Events	6,757	6,781	(24)	139,723	199,686	(59,964)	346,282
Community Programming	7,119	6,885	234	63,438	84,650	(21,212)	144,560
Community Engagement	1,162	400	762	18,416	24,850	(6,434)	42,100
Communications & Public Affairs	7,792	7,571	221	30,496	29,048	1,448	61,210
Total Program Expense	22,830	21,637	1,193	252,072	338,234	(86,162)	594,152
Ranch Offices	17,250	16,765	485	102,813	103,790	(977)	204,380
Desert Camp Community Center	24,080	20,779	3,301	121,736	133,512	(11,776)	260,395
The Homestead Community Center	6,642	8,025	(1,383)	35,563	42,224	(6,661)	85,447
MS Park/P&T/Seasonal Décor	4,042	2,682	1,360	22,123	31,704	(9,581)	115,060
Total Facilities Expense	52,014	48,251	3,763	282,235	311,230	(28,995)	665,282
Insurance (non-EE) & Taxes	7,196	6,085	1,111	41,910	36,510	5,400	73,020
Other Expenses	2,145	1,150	995	10,496	8,980	1,516	18,071
Total General Expense	9,341	7,235	2,106	52,406	45,490	6,916	91,091
Total Operating Expense	381,891	393,575	(11,684)	2,369,615	2,568,250	(198,635)	5,089,800
Operating Income/(Loss)	350,745	66,972	283,773	896,054	28,856	867,198	-
Reserve Net Income/(Loss)	38,589	48,643	(10,054)	217,275	235,512	(18,237)	304,327
Capital Net Income/(Loss)	3,798	(3,761)	7,559	(286,825)	(22,566)	(264,259)	(45,132)
Reserve & Capital Net Income/(Loss)	42,387	44,882	(2,495)	(69,550)	212,946	(282,496)	259,195
Total Net Income/(Loss)	\$ 393,133	\$ 111,854	\$ 281,279	\$ 826,504	\$ 241,802	\$ 584,702	\$ 259,195

DC RANCH COMMUNITY COUNCIL

BALANCE SHEET

At June 30, 2023

	6/30/2023	12/31/2022	Y/Y Change
ASSETS			
OPERATING FUND			
Cash	\$ 2,200,812	\$ 1,508,330	\$ 692,482
Petty Cash	500	500	-
TOTAL OPERATING CASH	2,201,312	1,508,830	692,482
RESERVE FUND			
Cash	548,522	603,051	(54,529)
Investments (net)	1,730,888	1,469,129	261,760
TOTAL RESERVE FUND	2,279,410	2,072,180	207,231
CAPITAL FUND			
Cash	772,500	1,135,106	(362,606)
Investments (net)	6,483,746	6,366,675	117,071
TOTAL CAPITAL FUND	7,256,246	7,501,781	(245,536)
Accounts Receivable (net)	106,688	25,435	81,254
Intercompany Receivable	179,213	154,192	25,022
Prepaid Expenses	88,762	40,979	47,784
Operating Lease Right-to-Use Asset	199,974	199,974	-
OTHER CURRENT ASSETS	574,638	420,579	154,059
PROPERTY, PLANT & EQUIPMENT			
Furniture & Fixtures	28,459	28,459	-
Vehicles & Equipment	184,143	164,860	19,283
Desert Camp Renovation(s)	161,479	161,479	-
Homestead Renovation(s)	110,112	110,112	-
TOTAL PROPERTY, PLANT & EQUIPMENT	484,192	464,909	19,283
<i>Less Accumulated Depreciation</i>	<i>(337,385)</i>	<i>(313,359)</i>	<i>(24,027)</i>
PROPERTY, PLANT AND EQUIPMENT (net)	146,807	151,551	(4,744)
TOTAL ASSETS	\$ 12,458,413	\$ 11,654,921	\$ 803,492
LIABILITIES			
Accounts Payable	\$ 97,038	\$ 163	\$ 96,874
Intercompany Payable	-	12,702	(12,702)
Accrued Liabilities	165,113	242,288	(77,175)
Deferred Revenue	4,781	8,962	(4,181)
Prepaid Assessments	42,090	67,630	(25,540)
Operating Lease Right-to-Use Liability	199,974	199,974	-
Other Current Liabilities	(939)	(650)	(289)
TOTAL CURRENT LIABILITIES	508,057	531,069	(23,012)
TOTAL LIABILITIES	\$ 508,057	\$ 531,069	\$ (23,012)
NET ASSETS			
Reserve Equity	2,148,782	2,148,782	-
Capital Equity	7,536,183	7,536,183	-
Operating Equity	1,438,888	1,438,888	-
Current Year Profit/Loss	826,504	-	826,504
TOTAL NET ASSETS	\$ 11,950,357	\$ 11,123,852	\$ 826,504
TOTAL LIABILITIES & NET ASSETS	\$ 12,458,413	\$ 11,654,921	\$ 803,492

DC RANCH COMMUNITY COUNCIL

STATEMENT OF CASH FLOW

Year-To-Date June 2023

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (deficit) for period	\$	826,504
Adjustments to reconcile Net Income (deficit)		
Depreciation		24,027
(Increase)/Decrease in:		
Accounts Receivable		(81,254)
Intercompany Receivable		(25,022)
Prepaid Expense		(11,022)
Prepaid Insurance		(36,762)
Increase/(Decrease) in:		
Accounts Payable		96,874
Intercompany Payable		(12,702)
Accrued Payroll Expenses		(157)
Accrued Expenses		(77,018)
Deferred Revenue		(4,181)
Prepaid Assessments		(25,540)
Other Liabilities		(289)

NET CASH FROM OPERATING ACTIVITIES **\$ 673,460**

CASH FLOWS FROM INVESTING ACTIVITIES

Purchase of Property, Plant & Equipment	(19,283)
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NET INCREASE (DECREASE) IN CASH **\$ 654,177**

CASH, BEGINNING OF PERIOD	\$ 11,082,792
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CASH, END OF PERIOD **\$ 11,736,968**

ADDITIONAL INFORMATION - OPERATING FUNDS REQUIREMENTS:

Per Board policy, operating funds should be between 3-6 months of budgeted annual operating expenses.

Number of months budgeted expenses in cash, end of period: **5.19**

Operating Cash at 6/30/2023	\$ 2,201,312
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Total 2023 operating budget expenses	\$ 5,089,800
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MINIMUM - Average of three months	\$ 1,272,450
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Amount over
minimum

\$ 928,862

Amount under
minimum

N/A

MAXIMUM - Average of six months

\$ 2,544,900

Amount over
maximum

N/A

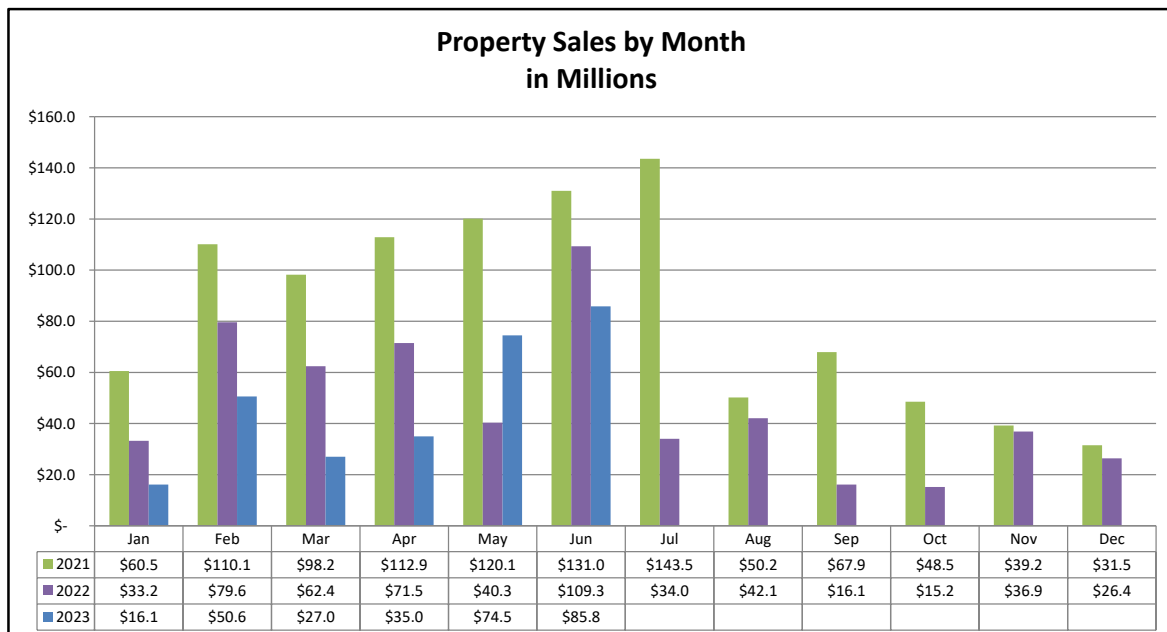
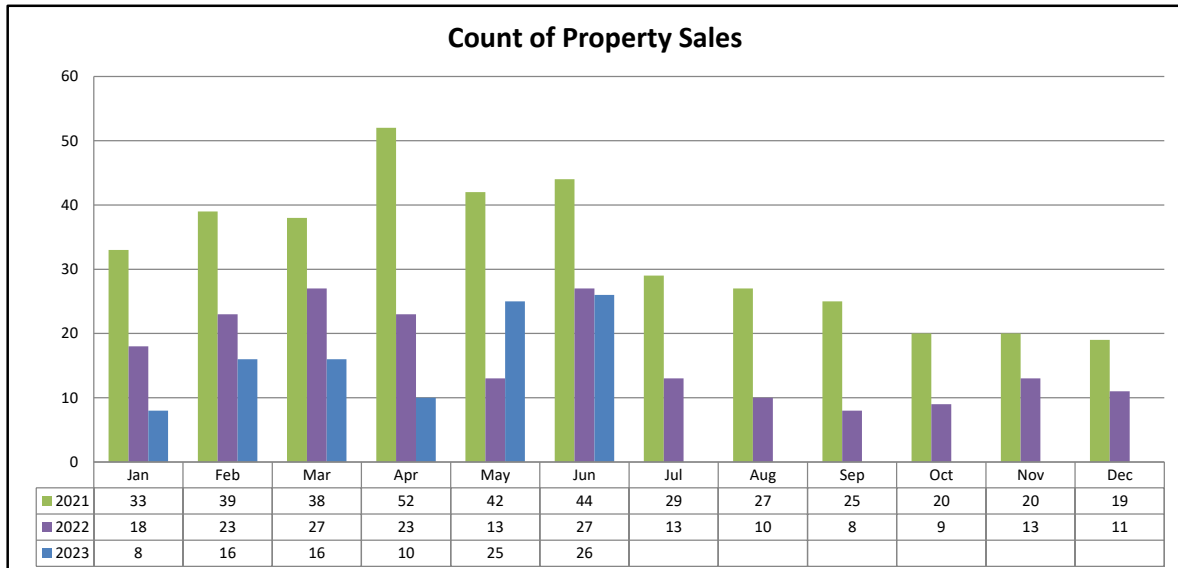
Amount under
maximum

\$ 343,588

DC Ranch Community Council
Resale Benefit Fee Trend - June 2023

Month	2021 Actual	2022 Actual	In Process	2023 Actual	2023 Budget	Budget Variance	Change from Prior Year
Jan	\$ 283,272	\$ 165,815	\$ -	\$ 80,113	\$ 65,696	\$ 14,417	\$ (85,702)
Feb	530,781	397,845	-	253,134	157,940	95,194	(144,711)
Mar	491,131	311,878	-	135,311	150,646	(15,335)	(176,567)
Apr	564,467	357,798	-	174,973	123,732	51,241	(182,825)
May	526,293	201,745	-	372,637	103,217	269,420	170,892
Jun	654,990	546,370	-	429,010	168,234	260,776	(117,360)
Jul	717,439	170,030	221,871	-	137,311	-	-
Aug	251,248	197,500	209,300	-	97,896	-	-
Sep	301,195	80,700	-	-	98,797	-	-
Oct	242,518	75,744	-	-	131,840	-	-
Nov	196,165	184,613	-	-	110,966	-	-
Dec	157,487	132,175	-	-	153,725	-	-
Annual Total	\$ 4,916,984	\$ 2,822,213	\$ 431,171	\$ 1,445,177	\$ 1,500,000	\$ 675,712	\$ (536,273)

Property Sale Breakdown				
Location	June	YTD	Average Price	YTD Average
PU 1 - House	1	20	\$ 978,000	\$ 1,155,208
PU 2 - House	10	30	\$ 1,445,500	\$ 1,429,388
PU 4 - House	7	22	\$ 2,949,143	\$ 2,922,227
Silverleaf - House	8	27	\$ 6,215,625	\$ 5,624,466
PU 4 - Land	0	1	\$ -	\$ 3,900,000
Silverleaf - Land	0	0	\$ -	\$ -
Commercial	0	1	\$ -	\$ 3,000,000
Total/Average	26	101	\$ 3,300,077	\$ 2,861,736





DC Ranch Community Council

To: DC Ranch Community Council Board of Directors

From: Chris Irish, Director of Public Affairs

C: Jenna Kohl, Executive Director

Date: 7/21/2023

Subject: *Public Affairs Update on Residential Development at 94th Street and Bell Road*

Recommendation

Continue to have Chris Irish, Director of Public Affairs, monitor and engage with the project as approved in the DC Ranch Engagement Plans for the land at 9402 E. Bell Road (Residential development of 54 homes).

Background

Developers of the land at 94th Street and Bell submitted a development application to the City of Scottsdale planning department in Feb. 2023. On March 1, DC Ranch received a letter seeking input on the development. After approval by the Community Council Board of Directors, comments/concerns on behalf of the DC Ranch community-at-large were submitted to the developer and City on March 17. These comments were also shared with residents and posted on DCRanch.com. Residents were informed of how they could submit their own comments.

In May, the developer submitted an updated application to the city. On June 1, Chris Irish met with the developer to discuss how the new submittal addressed DC Ranch's comments/concerns.

Next Steps

1. Chris will share the details of her meeting with the developer with the Community Council Board of Directors at the July 27 board meeting.
2. Residents will be informed of the development changes and how they reflect DC Ranch's comments/concerns and the next steps in the review process.
3. When the development is assigned a City of Scottsdale Development Review Board hearing, Chris Irish will attend and speak on behalf of the DC Ranch community-at-large if appropriate. Residents will be informed on how they may also speak at the meeting and/or submit comments online.

Attachments:

- DC Ranch Comments/Concerns on development at 9402 E. Bell Road



20551 North Pima Road, Suite 180
Scottsdale, Arizona 85255
tel 480.513.1500 fax 480.513.1505

The DC Ranch Community Council, representing the 8000 residents within DC Ranch, has reviewed the preliminary plat narrative for the 94th and Bell residential development. The land abuts DC Ranch's southern border.

The applicant has gathered a strong team to implement land planning and architecture for the project. The current R1-7 zoning will be used, providing the 'neighbor' that was expected by adjacent homeowners. Lots will be larger than required, which will enhance the look and feel of the area, create less traffic, and increase property values. We thank the applicant for their insight and consideration in these areas.

In review of the applicant's materials, DC Ranch is requesting a few minor changes, suggestions and/or clarifications to their application:

1. While the applicant is not required to hold a public Open House to inform neighbors of their plans, it would be greatly appreciated if they did.
2. Preliminary Site Plan drawing and Wall Plan – No path or gate should be built for pedestrian use on the northern border. That area is meant to provide privacy between this development and the existing neighborhood to the north. Its natural desert landscape should not be compromised by pedestrian usage.
3. Page 2 – States that on the north side of the development, there will be a "proposed" setback of a minimum of 30 feet from the property line. DC Ranch is grateful the applicant plans for this extra 5 ft. of setback and asks that it be guaranteed verses proposed and revegetated as stated to provide a buffer for the existing homes to the north.
4. Page 4 – States the applicant is requesting the Development Review Board approval of amended R1-7 development standards as permitted in the ESL overlay. Clarification is needed to assess the impact on the adjacent existing homes.
5. Page 7 – States the applicant is requesting a datum elevation adjustment to determine roof height and establish floor elevations of at least 2 ft. above the highest adjacent grade of the structure per FEMA (with no floor terracing). Clarification is needed to assess the impact on the adjacent existing homes.
6. Page 9 – States that the applicant is seeking exemptions related to building height and subdivision perimeter walls and that these exemptions allow the development to be compatible to the homes on the north and east. Existing homes to the north are one story (except for 1). Clarification is needed to understand if this means the new development will also have one-story homes on the north ensuring privacy for both neighborhoods.
7. In addition, DC Ranch is participating in the City of Scottsdale Firewise program and requests that the new community participate too.



DC Ranch Community Council

To: DC Ranch Community Council Board of Directors

From: Chris Irish, Director of Public Affairs

Date: 7/21/2023

Subject: *Public Affairs Update on Mack Innovation Park*

Recommendation

Continue to have Chris Irish, Director of Public Affairs, monitor and engage with the project as approved in the DC Ranch Engagement Plans for the Land at 8888 E. Bell Road (Mack Innovation Park).

Background

Mack Company submitted a development application to the City of Scottsdale on the 125 acres they own at Pima and the 101, extending south to Bell. The Mack Innovation Park is an industrial project with significant impact on aesthetics and traffic. After several meetings with the developer, attending two developer open houses and review of the application, DC Ranch joined with Ironwood Village to submit comments/concerns to the developer and City on April 27. These comments were also shared with residents and posted on DCRanch.com. Residents were informed of how they could submit their own comments.

Since April 27, Chris Irish has reached out several times to Mack requesting a meeting to discuss the comments/concerns. In June, and without any discussion with DC Ranch/Ironwood, Mack submitted an updated application to the city. The revised application shows little regard for the comments/concerns that were raised on behalf of the DC Ranch/Ironwood communities.

Chris has been meeting with city staff, members of the DRB board and city council regarding DC Ranch's disappointment in the Mack Company's lack of interest in our comments/concerns.

Next Steps

1. Chris will review DC Ranch's priorities for changes to the development with the Community Council Board of Directors at the July 27 board meeting.
2. Residents will be informed of Mack Company's lack of interest in DC Ranch/Ironwood's comments/concerns and the next steps of the City's review process.
3. Chris will continue to meet and interact with city staff and appointed/elected officials as needed.
4. When the development is assigned to the City of Scottsdale Development Review Board hearing, Chris will attend and speak on behalf of the DC Ranch community-at-large. Residents will be informed on how they may also speak at the meeting and/or submit comments online.

Attachments

- Comments from DC Ranch and Ironwood Village – Mack Innovation Park – South Parcel, Phase I and North Parcel, Phase II



Comments from DC Ranch and Ironwood Village Mack Innovation Park – South Parcel – Phase I

The DC Ranch Community Council and Ironwood Village Homeowners Association, representing 8000 and 1800 Scottsdale residents respectively, have reviewed the initial submittal for the Mack Innovation Park, South Parcel – Phase I. The land is near residential neighborhoods, retail centers and two city parks.

The Mack Company has been communicative with DC Ranch and Ironwood Village regarding their development. We thank them for keeping us informed and look forward to working with them on compromises that can be made to make the project more respectful of, integrated and consistent with the character of adjacent properties.

We have received substantial negative feedback from residents. When this project was presented at Mack's 12/6/22 Open House, no one from the public spoke in favor of it. With resident feedback in mind and in consideration of the applicant's materials, DC Ranch and Ironwood Village are requesting the following changes/additions to the application:

Visual Impact and Architectural Design

1. This area of Scottsdale draws millions of visitors annually to such high-profile events as Barrett Jackson and the Phoenix Open. The development as submitted is comparable to what is built along the 303 Freeway in Buckeye and the West Valley; it is NOT appropriate for Scottsdale as proposed and on a site amidst residential, recreation, retail, and commercial uses. A design like the nearby I-1 zoned Corporate Center at DC Ranch would still be industrial and would more seamlessly blend with the area.
2. All buildings should be "Scottsdale-worthy" in their design and size. The proposed buildings dwarf all other buildings in the area. Mass should be greatly reduced; extensive blocking should be incorporated to better disguise size. Orientation for both buildings and parking lack creativity and should be changed. Architectural details should expand well beyond the corners of the buildings, to all four sides. Loading docks should not look like loading docks by incorporating facades and other architectural techniques to mask their function. The City should review this project using both the downtown and the sensitive design standards as this area deserves similar treatment.
3. The number of loading docks should be reduced to half, 228 shared between 9 buildings is excessive.
4. The slope of the property enables its rooftops to be seen from many neighborhoods to the north and from the adjacent elevated 101 Freeway. If placed on the roof, mechanical or other equipment should have parapet screens and the developer should provide 'line of sight' proof from the neighborhoods and freeway. Alternately, and preferably, equipment could be moved to ground level and artfully and successfully shielded.
5. Roofs should not contain any graphics, signage, or logos; and should not have reflectivity.
6. The developer states they will use the power lines as a buffer to neighboring properties. This is unacceptable. Property borders should have berms and be heavily landscaped to reduce visibility of the development and blend with the enhanced desert terrain that surrounding properties exhibit.
7. Part of Building H appears to be outside of the I-1 zoned portion of the land and should not be allowed to be built as designed.
8. Operational restrictions should be put in place to include no outside storage in dock areas, no RV, boat or vehicle storage, and no overnight parking in parking lots.

Traffic and Safety

1. Mack Innovation Park will significantly impact the area; it will also drastically change one's experience driving on the 101 Freeway in Scottsdale. Phases I and II will add 368 semi-truck trips and 1,296 other vehicles entering and exiting the development EVERY day. Traffic studies of this area currently rate the impacted intersections a D, E, and F. A plan needs to be presented to mitigate the additional traffic generated from this development to alleviate substantial safety concerns.
2. Pima Road, Trailside View and 91st Street north of the South Parcel should be designated as "no-truck zones". All traffic exiting the development onto Bell Road should be forced to go west. All traffic exiting the development onto 91st Street should be forced (by an island barrier) to make a right turn, heading south. This protects the residential neighborhoods along 91st Street and the young students that board school buses in the road at 91st Street and Trailside View (there is no space for the bus to pull over forcing students to load and unload in the street).
3. The design of the 101 Freeway access road, heading north to Pima and with an X merge pattern, is a safety hazard. Adding semi-trucks will greatly increase accidents that could result in fatalities. The proposed second right turn lane does nothing to improve this situation. Mack must work with ADOT to engineer and implement a solution prior to warehouse buildings being occupied.
4. Tenants/uses that will decrease semi-truck trips should be considered and implemented.
5. A construction mediation plan needs to be provided by the developer. It should reflect consideration for the neighbors.
6. Operational restrictions should be put in place to include 24/7 on-site security staff, noise mitigation rules to include no jake breaking, weight restrictions on semi-trucks and reasonable, specified truck hours (7am – 7pm).

Scottsdale's Greater Airport Character Area Plan (GACAP)

1. GACAP was adopted in 2010 by Scottsdale's City Council to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." This area is categorized as "Employment" and describes its character and design as "multi-functioning buildings." The Mack Innovation Park, currently submitted as very large warehouses, does not adhere to this Plan. Very few people are employed in large warehouse operations and all the buildings have a single function. The buildings should be multi-functioning, incorporating more uses represented in I-1 zoning to align with the GACAP.

Landscape, Lighting and Flood Control

1. The natural wash on the site should be maintained in place to reduce flooding opportunities and/or redirected water issues on adjacent properties.
2. Landscape plans call for small plantings, especially when compared to the proposed size of the buildings. To blend with the area and offset the massive amount of asphalt that will produce a heat-island effect, plants should be increased in number and size. Plants to be a mix of 5 to 10 gallon and trees boxes a mix of be 48 to 78 inches.
3. Landscaped picnic areas should be added and visible from the streets to both serve employees and to provide some human scale to this massive project.
4. Light poles should be 20' or lower and all lights should be shielded to not emit beyond the Mack property lines.



Comments from DC Ranch and Ironwood Village Mack Innovation Park – North Parcel – Phase II

The DC Ranch Community Council and Ironwood Village Homeowners Association, representing the 8000 and 1800 Scottsdale residents respectively, have reviewed the initial submittal for the Mack Innovation Park, North Parcel – Phase II. The land abuts DC Ranch's southwestern border and is near Ironwood Village and other residential neighborhoods. As this application interacts with the South Parcel – Phase I application, some repetition is necessary to adequately address the development.

The Mack Company has been communicative with DC Ranch and Ironwood Village regarding their development. We thank them for keeping us informed and look forward to working with them on compromises that can be made to make the project more respectful of, integrated and consistent with the character of this area.

We have received substantial negative feedback from residents. At Mack's 12/6/22 Open House, no one from the public spoke in favor of the Mack Innovation Park as submitted. With resident feedback in mind and in consideration of the applicant's materials, DC Ranch and Ironwood Village are requesting the following changes/additions to the application:

Visual Impact and Architectural Design

1. This area of Scottsdale draws millions of visitors annually to such high-profile events as Barrett Jackson and the Phoenix Open. It also serves as the "gateway to north Scottsdale." The development as submitted is comparable to what is built along the 303 Freeway in Buckeye and the West Valley; it is NOT appropriate for Scottsdale as proposed and on a site amidst residential, recreation, retail, and commercial uses. A design like the nearby I-1 zoned Corporate Center at DC Ranch would still be industrial and would more seamlessly blend with the area.
2. The eastern Pima/Princess intersection serves as the "gateway to north Scottsdale." Development along this stretch of road (heading north on Pima) should honor and enhance the "gateway." See drawing on page 3. This would include much smaller buildings with diverse but complementary architecture that will attract tenants for a variety of uses that are compatible to adjacent neighborhoods. The area under the power lines should be artistically landscaped, not used as a parking lot. Entrance design elements and public art should be added.
3. All buildings should be "Scottsdale-worthy" in their design and size. The proposed buildings dwarf all other buildings in the area. Mass should be greatly reduced; extensive blocking should be incorporated to better disguise size. The orientation for both buildings and parking lots lack creativity and should be changed. Architectural details should expand well beyond the corners of the buildings, to all four sides. Loading docks should not look like loading docks by incorporating facades and other architectural techniques to mask their function. The City is encouraged to review this project using both the downtown and the sensitive design standards as this area deserves similar treatment.
4. The number of loading docks should be reduced to half, 228 shared between 9 buildings is excessive.
5. The slope of the property enables its rooftops to be seen from many neighborhoods to the north and from the adjacent elevated 101 Freeway. If placed on the roof, mechanical or other equipment should have parapet screens and the developer should provide 'line of sight' proof from the neighborhoods and freeway. Alternately, and preferably, equipment could be moved to ground level and artfully and successfully shielded.
6. Roofs should not contain any graphics, signage, or logos; and should not have reflectivity.

7. The developer states they will use the power lines as a buffer to neighboring properties. This is unacceptable. Property borders should have berms and be heavily landscaped to reduce visibility of the development and blend with the enhanced desert terrain that surrounding properties exhibit.
8. Operational restrictions should be put in place to include no outside storage in dock areas, no overnight parking, and no RV, boat or vehicle storage in parking lots.

Traffic and Safety

1. Mack Innovation Park will significantly impact the area; it will also drastically change one's experience driving on the 101 Freeway in Scottsdale. Phases I and II will add 368 semi-truck trips and 1,296 other vehicles entering and exiting the development EVERY day. Traffic studies of this area currently rate many of the intersections a D, E, and F. A plan needs to be presented to mitigate the additional traffic generated from this development to alleviate substantial safety concerns.
2. Pima Road, Trailside View and 91st Street north of the South Parcel should be designated as "no-truck zones." All traffic exiting the development onto Bell Road should be forced to go west. All traffic exiting the development onto 91st Street should be forced (by an island barrier) to make a right turn, heading south. This protects the residential neighborhoods along 91st Street and the young students that board school buses in the road at 91st Street and Trailside View (there is no space for the bus to pull off the road to board students).
3. The design of the 101 Freeway access road, with an X merge pattern (heading north to Pima), is a safety hazard. Adding semi-trucks will greatly increase accidents that could result in fatalities. The proposed second right turn lane does nothing to improve this situation. Mack must work with ADOT to engineer and implement a solution prior to warehouse buildings being occupied.
4. Tenants/uses that will decrease semi-truck trips should be considered and implemented.
5. A construction mediation plan needs to be provided by the developer that gives consideration to neighbors.
6. Operational restrictions should be put in place to include 24/7 on-site security staff, noise mitigation rules to include no jake breaking, weight restrictions on semi-trucks and reasonable, specified truck hours (7am – 7pm).

Scottsdale's Greater Airport Character Area Plan (GACAP)

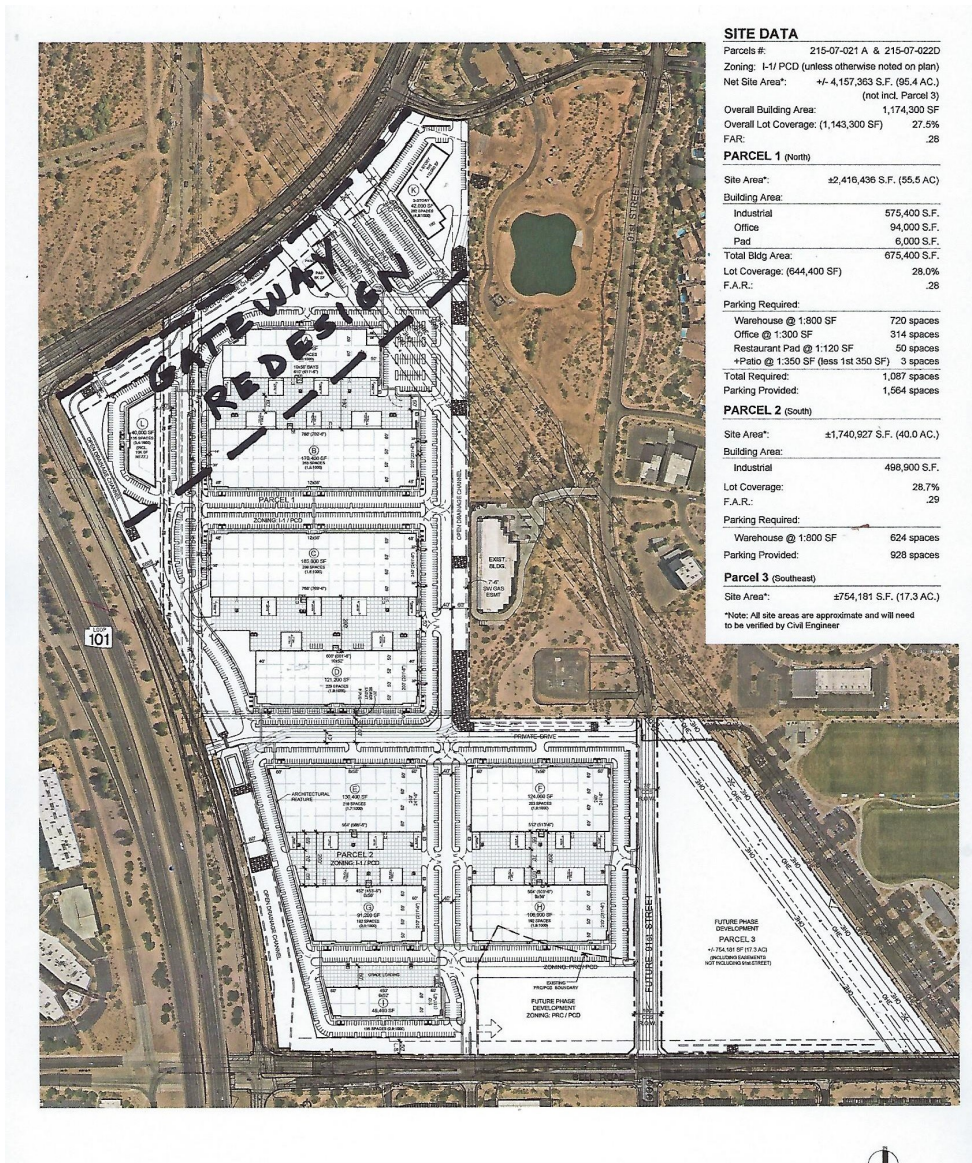
1. GACAP was adopted in 2010 by Scottsdale's City Council to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." This area is categorized as "Employment" and describes its character and design as "multi-functioning buildings." The Mack Innovation Park, currently submitted as very large warehouses, does not adhere to this Plan. Very few people are employed in large warehouse operations and all the buildings have a single function. The buildings should be multi-functioning, incorporating more uses represented in I-1 zoning to align with the GACAP.

Landscape, Lighting and Flood Control

1. The natural wash on the site should be maintained in place to reduce flooding opportunities and/or redirected water issues on adjacent properties.
2. Landscape plans call for small plantings, especially when compared to the proposed size of the buildings. To blend with the area and offset the massive amount of asphalt that will produce a heat-island effect, plants should be increased in number. Plants should be a mix of 5 to 10 gallon and trees boxes a mix of be 48 to 78 inches.

3. Landscaped picnic areas should be added and visible from the streets to both serve employees and to provide some human scale to this massive project.
4. Light poles should be 20' or lower and all lights should be shielded to not emit beyond the Mack property lines.

Drawing referred to in: Visual Impact and Arciferal Design, (2)



Gateway to North Scottsdale – the gateway should include much smaller buildings with diverse but complementary architecture that will attract tenants for a variety of uses that are compatible to adjacent neighborhoods. Entrance design elements and public art should be added. The area under the power lines should be artistically landscaped, not used as a parking lot. Parking should be minimally visible from Pima Road



DC Ranch Community Council Comment Card

Residents who wish to speak at a DC Ranch Community Council meeting must submit a comment card. Comment Cards are due **at the start of the Community Council meeting**. Please indicate the **agenda item #** (as listed on the agenda) that you would like to comment on. If the item you wish to comment on is not listed on the meeting agenda, you can speak under "Other Comment." The Council may not act on your comment but may choose to refer the matter to Council staff for follow-up.

If attending the meeting virtually, submit your comment in the Q&A section online at the start of the meeting, noting your name, neighborhood, and agenda item or other topic you wish to address.

Required fields are denoted by an asterisk (*).

*Full Name: _____ Email: _____
Phone: _____ *Address: _____

*☐ Agenda Item # _____ or ☐ Other Comment (Topic): _____

☐ I do not wish to speak but wish to submit my comment in writing:



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All speakers are expected to observe common standards of decorum and courtesy, in compliance with community wide standards for conduct. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the meeting. Any prohibited conduct will be grounds for ending a speaker's time.

The Council reserves the right to limit the length of individual resident comments and the overall duration of the resident comment period to keep the meeting within its announced time period.

PLEASE NOTE: Residents submitting Comment Cards after the start of the meeting may not be permitted to speak, depending on the time allotted for resident comments and the number of comments received prior to the start of the meeting. Further, Staff will not moderate the CHAT, HAND-RAISE and Q&A functions of Zoom during the Council meeting.

All speakers are expected to observe common standards of decorum and courtesy, in compliance with community wide standards for conduct. Personal, impertinent, or slanderous remarks, including profanity, are prohibited, as is any disorderly conduct that disrupts, disturbs, or otherwise impedes the meeting. Becoming boisterous while addressing the Council is prohibited. Any conduct that disrupts, disturbs, or otherwise impedes the Council meeting will be grounds, at the discretion of the President, for ending a speaker's time.

PLEASE NOTE: Due to other support functions required, staff may not be available to monitor incoming Speaker/Comment Cards after the start of the meeting or to moderate the CHAT, HAND-RAISE and Q&A functions of Zoom during the Council meeting.