



**68th Street Town Hall Meeting
December 10, 2020
Questions – Responses**

1. Will the nearby property owners receive a copy of the lease (?) to the soccer team if it goes through, so that we can see firsthand what the terms are?
 - a. **The lease information will be presented to the Governing Board for final approval. It will then be available as a public record and can be obtained via a public records request.**
2. Stadium Lights?
 - a. **The current plan has lights that are directional such as the ones at the Rittenhouse Soccer Complex per PHX Rising. The development of technology with stadium lights has significantly advanced over the years and state of the art lighting allows for lights to be positioned so there is no spill off the proposed fields. Additionally, the proposal is calling for only 4 light standards rather than the typical 6 standards used for competitive play. The proposed field use is for practice at night and will not require the same level of lighting as a typical field hosting nighttime matches.**
3. Does the plan account for stadium lights and evening use? Who will monitor the property?
 - a. **Yes, the lease shall be written in a manner that PHX Rising manages the facility's use. To ensure adherence to the terms of the lease, SUSD will also keep a close watch over the facility.**
4. Will this be leased or sold to PHX Rising?
 - a. **This will be a long-term (no more than 20 years) lease agreement.**
5. Under any circumstance, will the mosaic be saved?
 - a. **SUSD has committed to saving the small building and the mosaic on the east wall. While plans have not been fully flushed out, it is the intent of SUSD and PHX Rising to renovate the building as public restrooms and community use space.**
6. Will this be avail to the community or just PHX Rising?
 - a. **The current rendering shows a walking path with exercise equipment that will be available to the public. The soccer fields will not be available for public use – they will be used for PHX Rising's youth soccer club for practice and games with other soccer clubs in the community.**



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7. Why has Phoenix Rising not supported the title one south Scottsdale/Coronado community elementary schools to date? What will change moving forward and what outreach and commitments will be made to the greater Tonalea/Coronado community and our kids?
 - a. **Phoenix Rising FC youth program was established in 1981 and has made public outreach initiatives to all children in Scottsdale. PHX Rising would be excited to connect with representatives from the Scottsdale/Coronado community elementary schools to see what programs and services would most benefit them, and how we could help to facilitate. PHX Rising has a number of Partners and Sponsors that would welcome the opportunity to provide funding for these programs and services.**
8. What % of the youth participants are minorities?
 - a. **We do not ask or collect this data, but we would approximate the number to be 20% of our competitive soccer program.**
9. Love the trees, the exercise track, and the playground! Love that it is for our kids.
10. Will the field/property be locked and fenced? Are we keeping the playground? Will the local neighborhood family and kids have access for use?
 - a. **The two soccer fields shall be reserved for PHX Rising use, with limited opportunities for community use. Ongoing conversations to meet the needs of the community are on the table. PHX Rising has heard loud and clear that there is a desire for access to green grass. PHX Rising has committed to working with our schools to develop opportunities for our Scottsdale students to experience the fields. PHX Rising has committed to develop the perimeter of the property into a walking/exercise path that will be available 24/7. The play equipment will be updated and available without restrictions.**
11. I am very concerned about "parking" in the area. The school parking lot simply is not big enough to house the cars for a competitive game and there would be way too much overflow in the neighborhood.
 - a. **On the current plan, PHX Rising stated there is parking for 100 vehicles. According to their traffic consultant, Paul Basha, the traffic will be significantly less than there was when a school was on that property (*Paul Basha is the former Director of the City of Scottsdale's Transportation Department*).**



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12. Will there be enough parking?

- a. Yes. According to PHX Rising’s traffic consultant, Paul Basha, there will be ample parking on the property to accommodate the proposed use.**

13. I am very excited to see this collaboration work. Our Coronado High School community (South Scottsdale) is very well known for our soccer teams, I would like to see Phoenix Rising take it further and team up with Coronado High School and Tonalea K-8's soccer programs in school. Is this a possibility?

- a. Phoenix Rising FC youth program was established in 1981 and has made public outreach initiative to all children in Scottsdale. PHX Rising would be excited to connect with representatives from the Scottsdale/Coronado community elementary schools to see what programs and services would most benefit them, and how we could help to facilitate. We have a number of Partners and Sponsors that would welcome the opportunity to provide funding for these programs and services.**

14. How do you find your organization?

- a. <https://www.PHXrisingfc.com/>**

15. What will this do to traffic on a one lane road?

- a. As mentioned previously, the proposed use as soccer practice fields will generate significantly LESS traffic than traffic generated when it operated as an elementary school.**

16. What is the plan for lighting? Will there be stadium lights and evening games?

- a. The current plan has lights that are directional, such as the ones at the Rittenhouse Soccer Complex, per PHX Rising. The development of technology with stadium lights has significantly advanced over the years and state of the art lighting allows for lights to be positioned so there is no spill off of the proposed fields.**

17. NO DOG PARKS!

- a. There are no dog parks planned for this property; however, there will be doggie waste stations along the walking path.**



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18. You mentioned this will be a Lease...how long is the lease. How long do plan to keep and maintain these facilities?
- a. Any lease entered by the district cannot be longer than 20 years. PHX Rising and SUSD have not formalized a lease at this point in the conversation. It is anticipated that PHX Rising will have a very significant financial investment in the facility and will require a long-term lease to properly amortize that investment.**
19. This sounds great!!!
- a. PHX Rising and SUSD are very excited about this potential partnership.**
20. What about bleachers?
- a. We do not have any current plans to add stadium bleacher seating to the site. There may be some small (3-5 row) bleacher seating section to facilitate instruction to the youth players.**
21. Where do the funds come from to support the cost...taxpayers?
- a. All costs to develop and maintain the site will be directly funded by PHX Rising. SUSD taxpayers will not bear any of the expenses associated with this project.**
22. There has been no adjustment to 68th Street to accommodate the current traffic increased with construction in the area. What additional plans are in place to adjust for this?
- a. On the current plan, PHX Rising stated there is parking for 100 vehicles. According to their traffic consultant, Paul Basha, the traffic will be significantly less than there was when a school was on that property (*Paul Basha is the former Director of the City of Scottsdale's Transportation Department*).**
23. How many kids would be on the field at one time?
- a. The answer would vary on the age of the kids. Older kids play 11 v. 11 on a full field, while younger kids play on truncated field sizes. There would be more kids on the fields at a time when the younger kids play than older kids.**
24. How do you FUND your organization?
- a. PHX Rising is a for-profit private business. Any requests for their financials should be submitted through them.**



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- b. PHX Rising FC Youth Soccer is a not-for-profit organization. The organization is funded through club fees, training fees, corporate partnerships, sponsorships, grants, and donations.**
- 25. Comment: I do like the walking/running path around the perimeter.
- 26. How long will the lease be for?
 - a. SUSD can enter into a maximum 20-year lease. Details of a lease agreement have not been yet been formalized.**
- 27. What access will the current soccer organizations that are in the area have? Non-Phoenix Rising
 - a. PHX Rising will be the Lessee and have the property for their use only. If they choose to allow other organizations to access, it is their right.**
- 28. Will there be renewal options on the lease?
 - a. Any lease cannot go longer than 20 years.**
- 29. Is there noise ordinance? How late will the lights be on?
 - a. Noise and lighting will be governed like a City of Scottsdale park. SUSD will incorporate into the lease agreement a no later than 10pm lights out policy.**
- 30. Can you consider putting the large parking lot on the North side?
 - a. The exhibit shown in tonight's meeting is simply a rendering of PHX Rising's idea of what this project could become. A project of this magnitude will require significant planning and must consider things like parking, storm water management, traffic flow both on and off the property.**
- 31. Would you consider keeping the Tonalea name? Like perhaps Tonalea Rising Community Center?
 - a. SUSD will bring this suggestion to the Visioning Committee that will be assembled to further this project.**
- 32. I 100% support the project!
- 33. Will there be speaker noise at night?
 - a. There will be no loudspeaker / audio system for the facility.**



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34. Why is a broker giving a value? You said it is not for sale.
- a. **It is required by statute that for SUSD to enter into any lease agreement, a fair market value must be established. The fair market value provided by the broker, combined with the capital investment made by PHX Rising, will be the basis for establishing a monthly lease payment to SUSD.**
35. Scottsdale Premier SC and Scottsdale Youth Soccer is currently in this area and trying to use this field.
- a. **The fields in their current state are not an acceptable playing surface. The facility has laid dormant for nearly 2 years. PHX Rising has submitted the only proposal to collaborate with SUSD and the Old Tonalea community to improve the facility.**
36. Latest game time?
- a. **A 10 p.m. lights-out clause shall be included in the lease agreement.**
37. Will the District retain ownership of the property?
- a. **Yes**
38. Will there be any additional property tax increases?
- a. **The property will remain an asset of the Scottsdale Unified School District and this lease shall have no effect on property taxes. PHX Rising FC shall fund the project in its entirety.**
39. What is the commitment of money by Phoenix Rising for initial start-up and on-going maintenance and upkeep? What will be SUSD's need and responsibility for administration, upkeep, and maintenance? Traffic and parking studies need to be done to understand neighborhood impact. Although parking has been provided, drivers will park wherever they want, if they think it will make it easier for themselves.
- a. **All improvements, maintenance and upkeep will be funded solely by PHX Rising. SUSD will have no responsibility during the term of lease. Furthermore, this proposal will generate much needed revenue for SUSD, in addition to provide community benefits, including a walking path and playground. Traffic studies are being completed by PHX Rising's traffic consultant, Paul Basha.**



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40. Will this be put to a public vote?
- a. **This proposal will not become a ballot initiative. SUSD will, on the other hand, assemble a Visioning Committee made up of Old Tonalea community members to work through the proposal and provide input to help bring the community's input to the table. Once the Visioning Committee's work has concluded and a consensus has been reached, another Community Meeting shall be scheduled to review the final proposal. SUSD leadership will then take the proposal, along with the lease agreement, to the Governing Board for final approval. At this Governing Board meeting, Old Tonalea community members shall be afforded the opportunity to speak for or against this project.**
41. I have lived in the neighborhood for 32 years. I am just a half a block from the current fields. I feel this is the best proposal we have had in a long time.
42. There is already a huge amount of traffic on 68th Street and facility traffic and parking would cause far more problems for the area. Also, the lighting is obtrusive and unattractive next to homes in a historic area.
- a. **PHX Rising's traffic consultant, Paul Basha, confirmed that the proposed soccer fields will generate significantly LESS traffic than the traffic generated when it operated as a school. Additionally, lighting technology is extremely advanced and there will be zero spill over into the adjacent homes.**
43. When are the questions posted, going to be answered?
- a. **As soon as they can be answered, vetted for clarity/correctness, and posted onto the SUSD website.**
44. How would this Rising deal benefit the community as a whole? I live right across the street and all I hear is noise, light, traffic, and parking issues.
- a. **The property is currently a vacant lot that offers no benefit to SUSD nor to the community. PHX Rising will be funding ALL of the improvements to this property to bring it back to life. The property will have community amenities, including a walking trail with exercise equipment and a playground area. Furthermore, PHX Rising FC has committed to create soccer-related opportunities for Coronado HS and Tonalea K-8 students, as well as other surrounding area schools.**



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45. The garden or garden-park combo is a creative idea and beautiful use for the property. Not everything has to be sports. More of the neighborhood can participate and enjoy a garden like this.
- a. PHX Rising would like to collaborate with community members on the idea of a community garden.**
46. Could there be a garden AND the soccer fields?
- a. A garden and soccer fields could coexist. This idea will be considered by the Visioning Committee in future meetings.**
47. We love this idea and want it to move forward
48. Grass or AstroTurf?
- a. The fields will be natural grass.**
49. Please no two-story buildings or facilities to host professional players that would attract crowds that would pour into the side streets. Please no huge speakers and lights into the night to disrupt the neighborhood. Make the property accessible for the neighborhood to use and enjoy. This could be great with those concerns addressed and limits in place.
50. Will there be other athletic facilities such as a basketball court or a playground?
- a. There are no other sports or courts planned for this site. However, there will be a playground area for the entire community to use, along with a walking path with exercise equipment.**
51. I live very close...and I like the idea...I do have concerns about traffic, and crime...but I think we can work through it all. Thank you, guys, for allowing us to speak and have input.
- a. As mentioned previously, the proposed use as soccer practice fields will generate significantly LESS traffic than traffic generated when it operated as an elementary school.**
52. Is there a place where we can view the plans online?
- a. Once a place for them has been created, there will be a location on the SUSD and/or the Phoenix Rising Website.**



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53. Not a question, but a comment: whatever the outcome of this proposal, please do not allow this property to be sold for multi-family development, apartments, or condominiums. That would be nothing but a disaster and a blight on the neighborhood.

54. Put up a small playground on the property. This will satisfy the neighbors and entertain younger siblings of the players.

a. Yes. There will be a playground on the property that can be used by the entire community, along with a walking path.

55. Does the Phoenix Rising youth club have a membership fee? The reason asking is Because the speaker from the Phoenix rising stated that it would be beneficial for the neighborhood kids and the Coronado high school coach confirmed that none of the soccer players are involved with the phoenix rising. So that tells me that participants will be coming in from different neighborhoods such as North Scottsdale there by this plan does not benefit the existing neighborhood

a. PHX Rising FC Youth Soccer, like all other youth soccer organizations, have participation fees. They also have a robust network of sponsors for children whose families have financial barriers to their participation. PHX Rising FC Youth Soccer serves over 3,000 children from city of Scottsdale zip codes.