



Scottsdale Unified School District (SUSD) Land Engagement Plan

Objective:

To take actions that result in the 19 acres of land remaining in the possession of SUSD or being gifted to DC Ranch governing entities for future DC Ranch amenities at least six months prior to the May 2019 deadline. If the land remains with SUSD, the Community Council will advocate for a commitment from SUSD to explore options with DC Ranch governing entities that might result in developing facilities for the DC Ranch community that have a shared benefit for SUSD.

Background:

On May 29, 2009 the developer of DC Ranch, DC Ranch LLC, deeded land adjacent to Copper Ridge School to the Scottsdale Unified School District (SUSD). The purpose of land gift was to allow for a future high school to be built within DC Ranch.

Within the deed, there is language which stipulates “if Grantee does not undertake any improvements on the School Property within ten (10) years after the date of recording of this Declaration, then upon receipt of a written request from Grantor, Grantee shall reconvey the School Property to Grantor by special warranty deed...”

To date, SUSD has not built a high school on the land and has stated that they have no plans to do so in the future. However, SUSD allowed the Village Health Club to lease some of the land to build a tennis facility. This improvement may or may not qualify as a “related accessory use” as the lease allows for the school use to use the tennis facility.

The DC Ranch Community Council would like to see the decision on what happens to this land made well before the May 2019 deadline. The DC Ranch community-at-large would best be served if the land remains with SUSD for their needs or if the land were gifted to DC Ranch governance entities for future community amenities by the Community Council and maintenance and storage facilities by the Ranch Association. Long-term leases for these needs might also be a consideration.

The Community Council will advocate for DC Ranch’s use of the land with both DMB (who represents DC Ranch LLC) and SUSD administrators. The Council will maintain communication with both entities, encouraging each to finalize a decision in the best interests of the community by the end of 2018.

On July 5, 2018, DC Ranch LLC and SUSD signed an Amendment to the Deed that releases the developer’s right to request the land be returned to the them, meaning the School District will retain

ownership of the land. The Amendment also identifies shared use facilities between SUSD and the DC Ranch community and its governing entities as an allowable use of the land.

The DC Ranch Community Council welcomes input from any resident, the Ranch Association, Covenant Commission members, and any other relevant group as it pertains to this engagement plan.

DC Ranch will adhere to our stated policy of civil dialogue, which states, “Residents and DC Ranch employees shall conduct themselves in a manner that is civil and respectful, refraining from abusive, demeaning or hostile language or behavior.”

The following process outlines the DC Ranch approach to the SUSD High School land:

- Approach: The Community Council will:
- Schedule and participate in various meetings and conversations with SUSD and DMB (who represents DC Ranch LLC) to make DC Ranch’s preferences known
 - Push for all corresponding paperwork on the land to be completed well in advance of the 2019 deadline
 - As the land will remain with SUSD, explore options for shared use
 - Provide updates to the Community Council and Ranch Association boards and residents as factual information becomes available

Targeted audiences: SUSD governing board, administrators and attorney, DC Ranch LLC-DMB, DC Ranch residents

Spokesperson: Chris Irish with support from Jenna Kohl and the DC Ranch communications team

News media inquiries: To be handled by Chris Irish; attribute all quotes and comments to spokesperson

Resident questions: Direct to Chris Irish

Anticipated timeline: November 2017 – TBD

Key factors: Land ownership and use