

*Spotlight on the Community*

# Inflation Pushes Budget, HOA Fees Up

A new reserve study has revealed that McDowell Mountain Ranch's Homeowners Association needs to increase its rates to keep up with inflated repair and replacement costs. The board unanimously approved raising the master association fee \$9 to \$147 a quarter, a 6.1% increase.

Some of the Special Use Areas will be hit

much harder, because rate increases range from \$9 to \$42 a quarter on top of the master association fees. (See Page 6 for our chart of Special Use Area rate increases.)

The biggest reason prices are going up for Special Use Areas? There has been a huge increase in the cost of asphalt, which happens to be the biggest expense gated

communities must cover. Gated communities have private roads that Special Use Areas or sub HOAs must pay to repair and resurface. Worse, the roads in Special Use Areas will need to be completely replaced in the next 7-10 years. Coupled with intense inflation over the past few years, the

*Spotlight continued on Page 6*



*Youngsters learn how to play pickleball at the McDowell Mountain Ranch Community Center courts.*

## Shape Up Us Pickleball Lessons Held at MMR

Youngsters from around the Valley participated in the "World's Largest Pickleball Lesson" at McDowell Mountain Ranch on Nov. 2nd. The free pickleball lessons were sponsored by ShapeUpUs.org on the Community Center Great Lawn. At least 320 were registered, but additional drop-in attendees enjoyed the Family Fun Community Event that included inflatables, rock-climbing wall, Hula Hoop contests, music, face painting, bubble mania and a fire truck.

Jyl Steinback, the executive director of Shape Up Us and co-author of "Think Outside the Lunchbox Cookbook," is a McDowell Mountain Ranch resident.



*The Shape Up Us event let children play with bubbles and Hula Hoops.*

## HOA to Vote on Interim President

The McDowell Mountain Ranch Board of Directors expects to elect Ryan Rahaeuser, the Homeowners Association vice president, as the interim president at its November meeting. The president's position became vacant after past president Steve Aldrich relocated to Pennsylvania following a career move.

Although the president's position doesn't have to be filled, there are some functions more easily resolved with someone holding the official title, we've been told. There are no plans to fill the vice president role for now, though that could change.

The HOA meeting will begin at 6 p.m. Nov. 19th at the McDowell Center. The date was changed to avoid any conflict with Thanksgiving.

### HOA Board Elections

Ryan and two other board members — Carol Cowin and Dale Pavlicek — are expected to run during the next board elections. Although Dale was named to the board in September, the term of the seat he assumed is up for election again.

Residents who wish to run for the board should contact Chris Richardson for more information, but they must get their applications in by Dec. 3rd.

The board election will be completed at the Feb. 4th annual meeting, and officers will be selected at the Feb. 25th regular board meeting.

News brought to you by the #1 Real Estate Team in MMR for 27 years!

*Real Estate Section, Pgs. 7-12*

# Classic Cooking's New Owner Is Founders' Son

While Classic Cooking has been a McDowell Mountain Ranch staple since 2007, it has always been a family business. Many of those who have taken classes there have had the pleasure of meeting founders Pascal and Donna Dionot. While Pascal has finally retired, his son Jeff has taken over the business and plans to continue growing Classic Cooking.

Pascal and Donna chose the school's Desert Canyon Center location because they felt MMR residents would appreciate the school. They also felt the location was perfect for an interactive kitchen space. Pascal is a professionally trained chef while wife Donna has experience in accounting and administration.

Jeff, who took over the school in November 2023, would like to expand on the school's reliable customer base and reach out to residents in MMR who don't realize they have a world-class cooking school in their back yard. Jeff also plans to boost the school's reputation throughout the Valley and improve its social media presence.

Although cooking may intimidate people unexperienced in the kitchen, residents shouldn't let that stop them from taking classes at the school. The school has been designed for "anyone who wishes to learn something new about cuisine, wants to have fun in the kitchen, and/or enjoy quality food," Jeff said. "For example, we have a six-week nutritional series that caters to



Jeff Dionot

the more health-conscious crowd while our six-week meats & sauces series focuses on the meat and potatoes crowd looking to spice up their repertoire."

If time is an issue, consider taking stand-alone classes. "Most involve hands-on cooking where the guests sit down and eat their creations, but we also have five-course wine dinners for those looking to have a nice evening out without having to drive all the way to downtown Phoenix," Jeff said.

Jeff's main hope is to improve cooking skills. "Even if a guest only takes away one new piece of knowledge from one of our classes that they can apply at home, I consider that a success," he said.

The school's website is [ccacademy.edu](http://ccacademy.edu)

## BASIS Scottsdale No. 1 in AZ; No. 2 in Nation

BASIS Scottsdale is again the No. 1 publicly funded middle and high school in Arizona and No. 2 nationally, according to Niche. BASIS Scottsdale was also ranked the No. 2 charter middle school in the nation by Niche, which has been tracking educational institutions for 11 years. Scottsdale BASIS was also ranked the No. 1 STEM and charter school in Arizona.

Scottsdale Preparatory Academy ranked 10th in Arizona and was No. 2 for best teachers in the state. Scottsdale Prep's middle school placed No. 8 in the nation.

Rancho Solano Preparatory School in Scottsdale was the No. 3-ranked boarding and private K-12 school in the state. It was the seventh-best private high school in Arizona and fourth-best in the Phoenix area.

Desert Mountain High School was the 47th-best in Arizona for STEM, while Chaparral was the 16th-best in the state for athletes. Notre Dame Catholic College Preparatory High School was ranked No. 3 in the state for Catholic high schools and No. 4 for athletes.

- Niche: [tinyurl.com/33kckhje](https://tinyurl.com/33kckhje)
- Business Journal: [tinyurl.com/495en677](https://tinyurl.com/495en677)



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## City Is No. 1 for Small Biz

Scottsdale was the No. 1 city in the nation for small businesses in part because of a 38% increase in Gross Domestic Product from 2018 to 2022, according to CoworkingCafe. Scottsdale's 3.5% unemployment rate and high level of residents with college degrees both ranked fifth-best in the nation. Over 16% of business owners in Scottsdale are self-employed, second only to Miami, which placed second in the rankings. Gilbert was the only other Arizona city to place in the Top 20, taking 19th. Report: [tinyurl.com/yxvcscke](https://tinyurl.com/yxvcscke)

## Open Plans Third Entrance

The organization that operated the 2024 WM Phoenix Open plans to make the course easier to maneuver in 2025, according to the Phoenix Business Journal. The Thunderbirds' biggest adjustment to the course in years will be to add a third walk-in entrance to the event at Greenway-Hayden Loop near the 18th tee. Under the new plan, Scottsdale will close Greenway-Hayden Loop to vehicles to make it easier for attendees to reach parked cars and taxi services. The new entrance will force several event stands to be repositioned. In the past, the two entrances were limited to the Fairmont Scottsdale Princess resort.

Tickets will also be fully digital for general admission attendees, according to the Business Journal. "Good-any-day" tickets will no longer be available. New elevated walkways will be installed between the clubhouse and practice greens to keep players from getting muddy.

Story: [tinyurl.com/56adh33c](https://tinyurl.com/56adh33c)

## New Auto Auction Does Well

The new October Barrett-Jackson event at WestWorld brought in \$56.6 million in auto auction sales, according to the Phoenix Business Journal. The Oct. 10-13 auction was considerably smaller than the upcoming January event, but 99.9% of the vehicles were sold. A total of 429 pieces of automobilia sold for \$1.6 million.

The top earners were a 1969 Dodge Charger R/T 440 that sold for \$101,200 and a 1951 Chevrolet 3100 5-window pickup that went for \$71,500.

The main Scottsdale auction will be Jan. 18-26. The schedule for the 2025 auction hasn't been posted yet.

- Overview: [tinyurl.com/y9fakybw](https://tinyurl.com/y9fakybw)
- Top sellers: [tinyurl.com/2rtdtc943](https://tinyurl.com/2rtdtc943)
- January tickets: [tinyurl.com/2c648pt6](https://tinyurl.com/2c648pt6)

## Preserve Celebrates 30 Years

The McDowell Mountain Sonoran Preserve celebrated its 30th anniversary on Oct. 3rd. On that date in 1994, the Scottsdale City Council voted to officially protect the preserve, which grew 64% following a citywide vote that authorized a 0.2% sales tax set to expire this year, according to

*Odds & Ends continued on Page 5*



## Halloween Pet Costume Contest, Trunk-or-Treat a Hit With Children, Pets

Children, parents and pets from McDowell Mountain Ranch celebrated a safe Halloween at the Homeowners Association Trunk-or-Treat event held at the Community Center in late October. A \$10 entry fee for the costume contest was donated to Foothills Animal Rescue.

Top: Spiderman from Storybook Entertainment, hired by the HOA, teaches youngsters his famous moves.

Left: Milo and his owner Margaret won for most creative - Elf and Mrs. Claus costumes.

Photos by Angella Paloni

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Odds & Ends continued from Page 4  
the Arizona Republic. You can find the article at  
this URL: [tinyurl.com/2s4ca38d](https://tinyurl.com/2s4ca38d)



## Art Show Planned at MMR

If you are interested in helping local artists, there will be a Fine Art Show and Sale featuring original, locally created works 10 a.m.-4 p.m. Nov. 16th at the McDowell Mountain Ranch Center, 16116 N. McDowell Mountain Ranch Road in Scottsdale. Details: [tinyurl.com/y96f6b3x](https://tinyurl.com/y96f6b3x)

## Upcoming MMR events

**Family Movie Night:** Willy Wonka and the Chocolate Factory starring Gene Wilder will be the feature film for McDowell Mountain Ranch's Family Movie Night on the Community Center Great Lawn. The movie will begin at 6:30 p.m. Nov. 22nd. We'll post the registration link when it becomes available at [facebook.com/mmrhomes](https://facebook.com/mmrhomes).



## MMR Holiday Party

Christine's Team is sponsoring a holiday party fundraiser on Dec. 5th at Rossa Kitchen & Patio. **RSVP Deadline:** Nov. 22nd.

For details, See **Page 7**

**Bingo:** McDowell Mountain Ranch plans to hold Bingo 6-8 p.m. Dec. 8th at the McDowell Center. The \$20 event is cash only. We will post the link for registration when it becomes available in late November at [facebook.com/mmrhomes](https://facebook.com/mmrhomes).

**Santa's Village:** The McDowell Mountain Ranch Homeowners Association will be holding the annual Santa's Village 5-8 p.m. Dec. 13th at the Community Center. We'll have more details at [facebook.com/mmrhomes](https://facebook.com/mmrhomes).

## Taco Restaurant Opens

While we haven't had a chance to try Para Chos Tacos Y Tragos, the new restaurant in the Bashas' shopping center seems to be an instant hit. The menu features sharable dishes such as guacamole, tacos and tortas. Para Chos also offers ceviche and has a range of cocktails and wine.

## Dec. 1: Farmers Market Set

McDowell Mountain Ranch community markets will be 10 a.m.-2 p.m. Dec. 1st, and Jan. 5th. The events are usually held on the

first Sundays of the month — though dates and times are sometimes adjusted because of other events or weather — on the Community Center parking lot, so be sure to check: [facebook.com/mmrhomes](https://facebook.com/mmrhomes)

## Dec. 9: Bulk Waste Schedule

In 2024, bulk brush and garbage pickup will again be in Area 2 and generally happen during the first or second full week of the month. As in previous years, homeowners are expected to separate green waste from other trash by at least 3 feet. Piles should not exceed 10 feet long and 6 feet wide and should not be higher than 4 feet.

While the city allows trash to be placed outside up to nine days before pickup, the McDowell Mountain Ranch Homeowners Association asks that trash be put out no earlier than Wednesday before bulk pickup dates. Pickup dates in the MMR area begin as early as 5 a.m. on the dates listed below, but it may take up to five days for crews to pick up the waste:

- Dec. 9th

For more information: [tinyurl.com/3kd5ccpv](https://tinyurl.com/3kd5ccpv)



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Bourbon 101 | Nov 10th | 7:00PM

Tiki | Dec. 8th, 2024 | 7:00PM

Sip & Bloom w/ Bloom Floral

Nov. 25th | 6:00PM

Dec. 8th | 6:00PM

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## SPOTLIGHT

Spotlight continued from Page 1

estimate to replace these roads has only gone up, meaning quarterly fees need to go up now to cover those costs. "We have a runway to get there, so we need to adjust the dues accordingly," Community Manager Chris Richardson told us. The goal, he said, is to avoid any special assessments.

Here are the quarterly rate increases for the Special Use Areas:

Association	Old Rate	New Rate	Rate Hike	% Change
Master	\$147	\$156	\$9	6.1
Sonoran Estates I & III	160	174	14	8.8
Sonoran Estates II	216	258	42	19.4
Trovas	180	201	21	11.7
Desert Cliffs	114	123	9	7.9
Mirador	138	150	12	8.7
Sonoran Fairways	99	105	6	6.1

While the master HOA is 95% funded, the Special Use Areas have usually lagged somewhat.

Reserve studies, like the one just completed, help HOAs calculate how much it will cost to repair and replace the community's facilities and how much money each needs to save.

Another reason for increased fees for the master HOA, which includes all the homes and condos in MMR, are insurance rates. The increase is expected to be around 15% for 2025.

Here are the Special Use funding levels: Sonoran Estates I & III 66%, Sonoran Estates II 69%, Trovas 62%, Desert Cliffs 73%, Mirador 73%, and Sonoran Fairways 69%.

The drop in reserve study percentages has mostly been driven by those anticipated road replacement costs we mentioned earlier. "The new reserve study is driving a lot of this," Chris Richardson said at the October HOA meeting.

Additionally, residents of Sonoran Estates II were aware their reserves would seem low after completing a \$60,000 landscaping project.



## Oktoberfest Rocks MMR at Rossa

About 85 residents attended this year's Oktoberfest, which was held at Rossa Kitchen & Patio. Last year's event was held at McDowell Mountain Ranch's Community Center. Oktoberfest included food, games and traditional music.

Besides a landscaping project of its own, Trovas has had one additional set of expenses: repairs to its gate systems. Over the past few years, nearly 80% of the system has been updated. Hinges, mechanical equipment and hydraulic hoses have all be repaired or replaced. Trovas will also be one of the earliest communities to get its roads updated, because it was one of the earliest MMR communities to be built.

## White Court Lines to Stay

Although the McDowell Mountain Ranch Homeowners Association's Board of Directors approved spending \$57,000 to resurface the pickleball and tennis courts at the Community and Recreation centers during its September meeting, the board held off until October before deciding on what color to paint the lines. The unanimous decision? Keep them white.

The HOA board also decided to change the brown and green Recreation Center courts to match the green and blue theme of the Community Center courts, which are considered a bit more modern looking. Both basketball courts will remain their current color after they are resurfaced.

## Seasonal Flag Rules OK'd

The McDowell Mountain Ranch Homeowners Association's Board of Directors unanimously agreed to allow seasonal flags, but not political flags, in front of residents' homes. The revised rules won't take affect until Dec. 1st, well after the general elections are completed. Political flags on flagpoles are not protected under the law in private communities governed by HOAs.

Political flags are "defined as any flag or banner that promotes, supports, or opposes a political candidate, party, or political ideology. This includes flags that display party logos, slogans, or imagery associated with political campaigns, movements, or causes."

Other flags that are not allowed include those with profanity or offensive messages or images.

## Transparency Act Decision

The McDowell Mountain Ranch Board of Directors has agreed to allow AAM to file disclosure reports required by the U.S. Corporate Transparency Act (CTA) on their behalf. Business owners must file reports under Financial Crimes Enforcement Network (FinCEN) rules by Jan. 1st. HOA board members are considered beneficial owners under current legal thinking. AAM, which manages MMR, will use third-party software to protect the privacy of the board members.

## AAM Contract Addendum

McDowell Mountain Ranch homeowners won't have to pay a \$25 fee for filing architectural changes. AAM, the company that manages MMR, agreed to waive the fee because our community has its own method for recording the requests.

## Nov. 19: Next meeting date

Because the regularly scheduled McDowell Mountain Ranch Homeowners Association meeting would have been two days before Thanksgiving, the meeting has been rescheduled for 6 p.m. Nov. 19th.

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# Your McDowell Mountain Ranch Real Estate Expert

Christine's Regular  
Column Begins on Page 9

**Christine Espinoza**  
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**CHRISTINE'S  
TEAM**

**McDowell Mountain Ranch  
Holiday Party**

**THURS | Dec 5th | 5:30 - 7:30 PM**

Rossa's Kitchen & Patio at  
McDowell Mountain Ranch Golf Club

Join us for live music, lite bites, cocktails,  
hot chocolate, & photos with Santa!

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**TOYS FOR TOTS**

**Space is Limited - RSVP BY 11-22-24**

## Christine's Team Is Throwing a Holiday Party!

We're excited to welcome you to our Holiday Celebration at Rossa Kitchen & Patio on Dec. 5th! Get ready for an evening filled with festive fun, delicious bites, and plenty of holiday cheer for all ages.

### Event Details:

**Date:** Dec. 5

**RSVP Deadline:** Nov. 22

**Time:** 5:30-7:30 p.m.

**Location:** Rossa Kitchen  
& Patio at the McDowell Mountain Golf Club



**Scan here to RSVP!**

**What:** Join us for a chance to meet Santa, capture memories at our photo op station, decorate cookies and enjoy live music while sipping cocktails or enjoying hot chocolate.

All McDowell Mountain Ranch residents are welcome! This event is free with an RSVP and will benefit TOYS FOR TOTS, so please bring one unwrapped toy per family to spread some extra holiday magic! We hope to see you there!

**Sales by Community**  
pg. 10

**Interest Rates**  
pg. 10

**Our Listings & Sales**  
pg. 8

**Buyer Needs**  
pg. 9



Listings, Sales & Rentals in MMR

FOR SALE!



**Discovery Trails**

**10418 E Morning Star Drive**

**2 Bed + Den | 2 Bath | 1,548 SQ FT | 2-Car Gar**

Completely remodeled in 2024. LVP Wood floors, white cabinets & marble counters. Backyard w/turf and view fencing.

**\$898,800**

FOR SALE!



**Cimarron Hills**

**15650 N 109th Place**

**4 Bed | 2.5 Bath | 2,787 SQ FT | 3-Car Gar**

City lights and mountain views is the investment opportunity of the year! Situated on one of the best view lots in guard-gated Cimarron Hills.

**\$1,650,000**

FOR SALE!



**Desert Cliffs**

**10688 E Butherus Drive**

**4 Bed+Bonus Rm+Loft | 3.5 Bath | 3,509 Sq Ft | 3-Car Gar**

Located in a gated community with a remodeled kitchen, and a backyard with a Pebble-Tec pool, rock waterfall, spa, gas fire pit, and built-in BBQ, and backs to a wash with gorgeous mountain views!

**\$1,650,000**

UNDER CONTRACT!



**Vermillion Cliffs**

**16522 N 109th Street**

**4 Bed+Den&Bonus Rm | 3 Bath  
3,597 SQ FT | 3-Car Gar**

Beautifully renovated home with open floor plan and huge entertainment area, a pool and fire pit in the backyard, and borders NAOS with spectacular mountain & city light views!

**\$1,650,000**

SOLD!



**Discovery Trails**

**10351 E Saltillo Drive**

**3 Bed | 2 Bath | 1,327 SQ FT | 2-Car Gar**

Great investment opportunity located on a quiet street. Great-room floor plan with private backyard.

**\$575,000**

SOLD!



**Discovery Trails**

**10418 E Morning Star Drive**

**2 Bed | 2 Bath | 1,548 SQ FT | 2-Car Gar**

Great investment opportunity. Property backs to wash with view fencing. Walking distance to the Community Center.

**\$590,000**

SOLD!



**Castle Chase**

**10809 E Betony Drive**

**3 Bed | 2 Bath | 1,701 SQ FT | 2-Car Garage**

Nestled within a gated community, this lovely home offers an open and bright living space, and a spacious backyard with mountain views!

**\$725,000**

SOLD!



**Trovas**

**16656 N 111th Street**

**3 Bed+Den | 2 Bath | 2,600 SQ FT | 2-Car Gar**

Located in a gated community with gorgeous mountain views, a chef's kitchen, and the backyard boasts travertine pavers, fire pit, water feature and artificial turf!

**\$1,475,000**

SOLD!



**Vermillion Cliffs**

**16720 N 109th Street**

**4 Bed+Den | 2.5 Bath | 3,027 SQ FT | 2-Car Gar**

Located on a Cul-de-Sac street, split master floor plan, sparkling pool, backs to wash with spectacular mountain views!

**\$1,550,000**

SOLD!



**Sienna Canyon**

**10731 E Redfield Road**

**4 Bed | 2.5 Bath | 2,936 SQ FT | 3-Car Gar**

Open floor plan with white cabinetry throughout, quartz countertops, and backyard with turf, a built-in BBQ, a sparkling pool and mountain views!

**\$1,575,000**

RENTED!



**Discovery Canyon**

**10254 E Blanche Drive**

**4 Bed | 2 Bath | 1,837 Sq Ft | 2-Car Gar**

This open and bright home located on a cul-de-sac has wide-plank flooring throughout, granite countertops, updated cabinets and lighting!

**\$3,400/Month**



## Buyer Needs



MMR residents want to downsize in our community. Single level with 3 bedrooms around 2,300-2,500 square feet would be ideal. Buyers prefer a remodeled home but will consider doing minor cosmetic changes. A home with a view and/or nice back yard is a must but buyers prefer no pool. 100 Hills and Cimarron Hills/Ridge are their top choices. Cash buyers, flexible on closing date. Will spend up to \$1.4 million.



Household of 2 in Troon wish to move to MMR. Buyers prefer a gated community for second home. Must be a single level, with 3+ bedrooms, nothing larger than 2,500 square feet and NO pool. VIEW, such as a wash, city lights or mountain view, is preferred. A south or west facing back yard is important. The La Jolla floor plan in Cimarron Hills/Ridge or 100 Hills would be the perfect fit. Cash buyers will pay up to \$1.5 million.



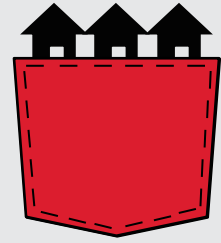
MMR residents seek larger home in our community. Buyers seek single-level, master-split floor plan with separate living space to accommodate. Move-in ready is preferred but will consider doing minor cosmetic changes. They need at least 4 bedrooms, 3+ baths, at least 3,000 square feet with a pool and a VIEW, preferably facing east! Cash buyers, flexible on move-in date, will pay up to \$3 million.



Previous resident of MMR wants to come back! Looking for a smaller, 1,800-2,400-square-foot home with low maintenance needs plus a VIEW. Buyer prefers a house that is move-in ready and will pay up to \$1 million. Sunrise Point would be ideal. This cash buyer is flexible on closing date.

Are you struggling to find a home in McDowell Mountain Ranch because of the ongoing lack of inventory? If so, call me at [602-989-7492](tel:602-989-7492) for exclusive access to my pocket listings and off-market inventory.

## Want to Be Our Pocket Listing?



If you've been sitting on the sidelines, unsure of whether to sell, now is the perfect opportunity to take advantage of the current marketplace.

We are working with numerous buyers in McDowell Mountain Ranch who are having a hard time finding their perfect home.

The benefit to you is that these active buyers are serious buyers, not merely "lookers," and they've already seen what little is available in the MLS.

Showings will be done by appointment only, at the homeowner's convenience. Should you choose this option to sell, you will not need to do ANY repairs to your property, no photos taken, no MLS, and NO HASSLE, period.

Call us at [602-989-7492](tel:602-989-7492) first and let's see if we can work something out that is beneficial to EVERYONE. We have many qualified buyers seeking homes in McDowell Mountain Ranch, so call us to see if yours fits what our buyers want.

## Giving Back by Christine Espinoza Two New Drives for Fall, Winter!

We have two continuing donation drives for the remainder of 2024:

### BLANKET DRIVE:

Collection bins are still located at the MMR Community and McDowell centers. We are asking for new and GENTLY USED blankets to donate to those without a home this winter.

**TOYS 4 TOTS:** All MMR residents are invited to attend Christine's Team's Holiday Party at the McDowell Mountain Golf Club's Rossa Kitchen & Patio on Dec. 5th. **See Page 7.** The event is FREE to attend, and we are asking for guests to donate one unwrapped children's toy per family. We have a donation box set up at Rossa's for those unable to attend.



## Here's How Presidential Elections Impact Housing

As the 2024 presidential election takes place in November, many are curious about its effect on the housing market. Traditionally, home sales experience a slight slowdown in the fall, and this trend is even more pronounced during election years.

Many potential buyers and sellers hesitate to make major decisions due to uncertainty about the election outcome. A recent survey revealed that nearly 23% of first-time home buyers are postponing their purchases until after the election, reflecting this common pattern of caution.

The good news is that these delayed sales are only temporary. Historically, home sales tend to bounce back significantly after elections, with an increase observed 82% of the time in the year following an election. (See chart on Page 10.) Once the results are in, buyers and sellers feel more confident, leading to a rise in transactions. Current forecasts suggest that while 4.6 million homes are expected to sell this year, that number could increase to 5.2 million next year. So, while the market may feel slow now, it's likely to pick up momentum as election uncertainty fades.

*Christine continued on Page 10*

## REAL ESTATE NEWS

Christine continued from Page 9

Looking ahead to 2025, Arizona's real estate market is set for continued growth, bolstered by an expected population increase of over 1 million residents, according to the Arizona Department of Economic Security. The National Association of Realtors also predicts steady home price appreciation, driven by the state's strong job market and appealing lifestyle. With these positive trends, Arizona remains an exciting opportunity for home buyers and investors alike.

### Home Sales Went Up After 9 of Last 11 Presidential Elections

U.S. Annual Existing Home Sales

Election Year	Year After	
1980: 2,973,000	1981: 2,419,000	↓
1984: 2,868,000	1985: 3,214,000	↑
1988: 3,594,000	1989: 3,290,000	↓
1992: 3,431,000	1993: 3,737,000	↑
1996: 4,167,000	1997: 4,374,000	↑
2000: 5,173,000	2001: 5,335,000	↑
2004: 6,778,000	2005: 7,080,000	↑
2008: 4,110,000	2009: 4,340,000	↑
2012: 4,660,000	2013: 5,090,000	↑
2016: 5,450,000	2017: 5,510,000	↑
2020: 5,640,000	2021: 6,120,000	↑

Sources: HUD, NAR

## MORTGAGE INTEREST RATES

### Conforming\* Loans

30 Year	6.750%
20 Year	6.490%
15 Year	5.990%

### Jumbo\* Loans

30 Year	6.625%
20 Year	6.500%
15 Year	6.625%

FHA 30-Year fixed	6.375%
VA 30-Year fixed	6.375%

Rates effective 10/30/2024

Fees vary by lender

\*Rates lower with points. In Scottsdale, Conforming refers to loans up to \$802,650 and Jumbo from \$802,651 and above.

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## THE KEY

SF = square feet

DOM = Days on Market

% Change = the change in the value per square foot since 01/01/2023

## SALES BY COMMUNITY (JAN.-OCT. 2024)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
The Preserve	12	\$766,583	1848	36	\$430.68	6.20%
Cimarron Hills	11	\$1,832,531	3254	77	\$572.07	9.60%
Castle Chase	10	\$804,500	1786	57	\$452.63	1.71%
100 Hills	9	\$2,168,611	3334	106	\$613.56	16.55%
Cachet	8	\$517,875	1456	90	\$355.42	-4.68%
The Ridge	7	\$590,843	1665	50	\$359.82	-7.60%
Discovery Canyon	7	\$745,714	1788	74	\$426.07	6.74%
Panorama Point	6	\$917,917	2159	66	\$430.86	0.73%
Sonoran Fairways	6	\$937,833	2368	42	\$403.78	-12.27%
Cimarron Ridge	6	\$2,358,333	3784	79	\$609.48	20.95%
Sunrise Point	5	\$831,700	1776	38	\$470.05	1.70%
Montecito	5	\$1,122,600	2647	32	\$420.62	5.32%
The Summit	4	\$1,065,000	2339	30	\$454.40	-1.85%
Sienna Canyon	4	\$1,647,000	3319	33	\$498.63	16.02%
Discovery Trails	3	\$626,667	1460	7	\$429.95	-6.20%
Arizona Vintage	3	\$698,333	1650	70	\$422.87	9.58%
Sunset Point	3	\$1,073,333	2662	172	\$404.23	3.53%
Sonoran Estates	3	\$2,380,000	4705	160	\$519.45	-3.96%
Arizona Highlands	2	\$991,500	2435	59	\$405.73	-5.47%
The Overlook	2	\$1,038,750	2288	86	\$464.90	13.48%
Trovas	2	\$1,410,500	2949	32	\$487.78	-14.38%
Vermillion Cliffs	2	\$1,557,500	3138	20	\$496.95	9.93%
Armonico	2	\$1,597,500	3746	42	\$425.03	1.56%
Desert Cliffs	2	\$1,880,000	3924	40	\$479.10	6.77%
Mirador	1	\$1,800,000	3864	31	\$465.84	0.00%
Eagle Ridge	No properties sold this year to date					
The Ranch	125	\$1,195,270	2468	63	\$464.79	3.97%

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## HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #2041	Cachet	Heritage	\$525,000	1338	2	1	N
16420 N TPP #1127	Cachet	Legacy	\$599,900	1640	2+Den	2	N
16600 N TPP #1053	The Ridge	Monarch	\$669,900	1674	3	2	N
10215 E Hillery Dr	Discovery Canyon	Scenic	\$721,000	1837	3+Den	2	Y
10223 E Salt Bush Dr	Arizona Vintage	Zinfandel	\$745,000	1604	3	2	Y
15056 N 102nd St	Discovery Canyon	Mountain View	\$775,000	2197	4+Loft	2	N
10284 E Hillery Dr	Discovery Canyon	Clearview	\$780,000	1564	3	2	N
15265 N 104th Wy	The Preserve	Brisas	\$837,000	2132	4	2	Y
10399 E Saltillo Dr	Discovery Trails	Highline	\$860,000	1963	4	2	N
10851 E Le Marche Dr	Castle Chase	Windsor	\$875,000	1936	2+Den	2	N
<u>10418 E Morning Star</u>	<u>Discovery Trails</u>	<u>Sabino</u>	<u>\$898,800</u>	<u>1548</u>	<u>2+Den</u>	<u>2</u>	<u>N</u>
10314 E Morning Star Dr	Panorama Point	Mesquite	\$899,000	1817	3+Den	2	N
10586 E Morning Star Dr	Panorama Point	Mesquite	\$925,000	1577	3	2	Y
16694 N 106th Wy	The Summit	Samoa	\$970,000	2063	3+Den	2	Y
10522 E Morning Star Dr	Panorama Point	Mariposa	\$974,000	1963	3+Den	2	Y
<u>*16658 N 106th Wy</u>	<u>The Summit</u>	<u>Samoa</u>	<u>\$975,000</u>	<u>1855</u>	<u>3</u>	<u>3</u>	<u>N</u>
11305 E Buttherus Dr	Sunrise Point	Papago	\$1,095,000	2749	3	2	N
10455 E Sheena Dr	Sonoran Fairways	Palo Verde	\$1,170,000	2294	4	2	Y
*16406 N 106th Wy	The Summit	Molokai	\$1,300,000	2682	4+Den	2	N
10959 E Kora Ln	Cimarron Hills	Laredo	\$1,495,000	2787	4	3	Y
16317 N 108th Pl	Armonico	Ladera	\$1,499,000	3896	5+Den	3	Y
<u>15650 N 109th Pl</u>	<u>Cimarron Hills</u>	<u>Laredo</u>	<u>\$1,650,000</u>	<u>2787</u>	<u>4</u>	<u>3</u>	<u>Y</u>
<u>10688 E Buttherus Dr</u>	<u>Desert Cliffs</u>	<u>#6080</u>	<u>\$1,650,000</u>	<u>3509</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
10634 E Sheena Dr	Sonoran Fairways	Cholla	\$1,750,000	3466	4+Loft	3	Y
*10980 E Karen Dr	Cimarron Hills	Andorra	\$1,795,000	3720	4	4	Y
11457 E Blanche Dr	Cimarron Ridge		\$1,875,000	2806	4	3	Y
11559 E Caribbean Ln	Cimarron Ridge	Andorra	\$2,850,000	3987	5+Den	3	Y
15720 N 115th Wy	100 Hills	Malaga	\$3,450,000	4817	4+Den	3	Y
15972 N 115th Wy	100 Hills		\$3,499,900	4596	3+Den	3	Y
15864 N 115th Wy	100 Hills	Malaga	\$3,795,000	4285	3+Den	4	Y
16229 N 115th Pl	100 Hills	Custom	\$4,400,000	5414	5+Den	4	Y
11475 E Paradise Ln	100 Hills	Custom	\$4,995,000	6782	5+Den	6	Y

\*Coming soon.

## CLOSED SALES IN SEPTEMBER & OCTOBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
<u>10351 E Saltillo Dr</u>	<u>Discovery Trails</u>	<u>Coronado</u>	<u>\$575,000</u>	<u>1327</u>	<u>3</u>	<u>2</u>	<u>N</u>
<u>10418 E Morning Star Dr</u>	<u>Discovery Trails</u>	<u>Sabino</u>	<u>\$590,000</u>	<u>1548</u>	<u>2</u>	<u>2</u>	<u>N</u>
10460 E Texas Sage Ln	The Preserve	Palomino	\$690,000	1358	3	2	N
<u>10809 E Betony Dr</u>	<u>Castle Chase</u>	<u>Stirling 313</u>	<u>\$725,000</u>	<u>1702</u>	<u>3</u>	<u>2</u>	<u>N</u>
10448 E Texas Sage Ln	The Preserve	Avalon	\$750,000	1702	3	2	N
14951 N 103rd Wy	The Preserve	Brisas	\$850,000	2132	4	2	Y
10374 E Tierra Buena Ln	Panorama Point	Primrose	\$855,000	1909	3	2	N
15232 N 102nd St	Discovery Canyon	Mountain View	\$887,000	2515	4+Den	2	Y
16325 N 106th Pl	The Summit	Aruba	\$910,000	2130	3	2	Y
10466 E Acoma Dr	Sunset Point	#2162	\$920,000	2126	4	2	N

NOTE: Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our closed sales are printed in BOLD BLUE TYPE and UNDERLINED.

## CLOSED SALES IN SEPTEMBER & OCTOBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
11448 E Helm Dr	Sunrise Point	Acacia	\$960,000	1886	3	2	N
11478 E Beck Ln	Cimarron Ridge	Valencia	\$975,000	2398	3	3	N
15937 N 111th Wy	100 Hills	Montoro	\$1,225,000	2830	3	2	N
<u>16656 N 111th St</u>	<u>Trovas</u>	<u>Sorrento</u>	<u>\$1,475,000</u>	<u>2600</u>	<u>3+Den</u>	<u>2</u>	<u>N</u>
<u>16720 N 109th St</u>	<u>Vermillion Cliffs</u>	<u>#923</u>	<u>\$1,550,000</u>	<u>3027</u>	<u>4+Den</u>	<u>2</u>	<u>Y</u>
<u>10731 E Redfield Rd</u>	<u>Sienna Canyon</u>	<u>La Palma</u>	<u>\$1,575,000</u>	<u>2936</u>	<u>4</u>	<u>3</u>	<u>Y</u>
11303 E Caribbean Ln	Cimarron Ridge	Montilla	\$2,575,000	4060	5+Den	3	Y

## PENDING, UCB \* & CCBS\*\* TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1014	Cachet	Legacy	\$675,000	1640	2+Den	2	N
15053 N 102nd Wy	Discovery Canyon	Clearview	\$699,999	1552	3	2	N
10463 E Karen Dr	The Preserve	Brisas	\$825,000	2132	4+Loft	2	N
14779 N 103rd St	The Preserve	Avalon	\$836,500	1702	3	2	N
10321 E Star of Desert Dr	Arizona Vintage	Chablis	\$887,250	2211	4	2	Y
11111 E Beck Ln	Cimarron Hills	Laredo	\$1,465,000	2788	4+Den	3	Y
10760 E Raintree Dr	Desert Cliffs	#6085	\$1,595,000	3500	5+Loft	3	Y
<u>16522 N 109th St</u>	<u>Vermillion Cliffs</u>	<u>932-5</u>	<u>\$1,650,000</u>	<u>3597</u>	<u>4+Den</u>	<u>3</u>	<u>Y</u>
10507 E Conieson Rd	Sonoran Fairways	Cholla	\$1,690,000	3466	5	3	Y
10742 E Gelding Dr	Sienna Canyon	Borgata	\$1,749,900	2551	3	3	Y

## AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10551 E Morning Star Dr	Panorama Point	Mesquite	\$2,800	1548	3	2	N

Rentals continued on Page 12

### \*Pending, \*\*UCB, & \*\*\*CCBS

All three categories mean the seller has ACCEPTED an offer on their property. More specifically: Pending: Under Contract, no longer showing or accepting back up offers. UCB: Under Contract, accepting back up offers. CCBS: Under Contract, contingent on buyer sale.

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## Report: City Manager Moving to Colorado

Scottsdale City Manager Jim Thompson may be leaving for Loveland, Colo., to take on a similar role there, according to the Scottsdale Progress. It was reported in early October that Thompson had visited Loveland during a competitive interview process. It's unclear how much Thompson, who has career and family roots in Colorado, will make in the Loveland job, but it was advertised as being less than his annual \$390,000 Scottsdale salary.

Scottsdale Progress story URL: [tinyurl.com/3m8padnh](http://tinyurl.com/3m8padnh)

## Building Planned at Scottsdale Promenade

Nelson partners, a company based in Scottsdale and Austin, Texas, wants to build an 8,250-square-foot building in the Scottsdale Promenade. Because this request is early in the process, we do not know much in the way of specifics except that it seems that the building would be placed in front of Robbins Brothers Fine Jewelers, which backs up to E. Frank Lloyd Wright Boulevard. The project plan can be found at this URL: [tinyurl.com/3t69r23v](http://tinyurl.com/3t69r23v)

Rentals continued from Page 11

### AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1054	Cachet	Legacy	\$2,899	1640	2+Den	2	N
16420 N TPP #1132	Cachet	Monarch	\$2,900	1737	2+Den	2	N
15833 N 102nd Pl	Arizona Vintage	Zinfandel	\$3,200	1604	3	2	N
16303 N 105th Wy	Arizona Highlands	Picacho	\$3,895	2675	4+Den	3	Y
10577 E Star of Desert Dr	Discovery Trails	Palo Verde	\$3,985	2364	4+Den	2	N
15931 N 102nd Pl	Arizona Vintage	Chablis	\$4,000	2316	4	2	N
10382 E Acoma Dr	Sunset Point	#2787	\$4,495	3064	5	3	Y
11067 E Butherus Dr	Desert Cliffs	#6504	\$6,000	3176	4+Den	3	Y
11279 E Beck Ln	Cimarron Hills	Escalante	\$6,450	3375	4+Den	3	Y
10634 E Sheena Dr	Sonoran Fairways	Cholla	\$7,200	3466	4+Loft	3	Y
10912 E Butherus Dr	Desert Cliffs	#6020	\$8,500	2351	3	3	Y

### CLOSED RENTALS IN SEPTEMBER & OCTOBER

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10484 E Hillery Dr	The Preserve	Palomino	\$2,650	1358	2+Den	2	N
16614 N 105th Wy	Arizona Highlands	Pinnacle	\$2,900	1821	3	3	N
14645 N 103rd Wy	Sunset Point	#1912	\$3,000	1908	3	3	N
14862 N 103rd St	The Preserve	Brisas	\$3,150	2132	4	2	N
10359 E Raintree Dr	The Preserve	Montana	\$3,300	1504	3	2	N
<b><u>10254 E Blanche Dr</u></b>	<b><u>Discovery Canyon</u></b>	<b><u>Scenic</u></b>	<b><u>\$3,400</u></b>	<b><u>1837</u></b>	<b><u>4</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
15024 N 102nd St	Discovery Canyon	Palo Verde	\$3,495	2197	4+Den	2	Y
11481 E Helm Dr	Sunrise Point	Sierra	\$3,600	2083	3	2	N
10479 E Sheena Dr	Sunset Point	#1855	\$3,700	2294	3+Den	2	N
10278 E Bahia Dr	Eagle Ridge	#3335	\$3,995	1998	3	2	Y
11004 E Betony Dr	100 Hills	Montoro	\$4,300	2720	3	2	Y
10480 E Queens Wreath Ln	The Preserve	Brisas	\$5,000	2132	4	2	Y
11123 E Beck Ln	Cimarron Hills	Laredo	\$5,000	2788	4	3	Y
11521 E Beck Ln	Cimarron Ridge	Sevilla	\$5,200	2656	3+Den	3	Y
11455 E Beck Ln	Cimarron Ridge	Sevilla	\$5,600	2656	4	3	Y

**NOTE:** Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our available properties and closed sales are printed in **BOLD BLUE TYPE** and **UNDERLINED**.



American First Builders is accepting lot reservations for new homes on Bell Road.

## Lots for New Project on Bell Road Available

Scottsdale-based American First Builders has made some significant progress building out their project north of Bell Road and east of the new soccer fields. The luxury home builders have yet to add the new 40-acre project to their website, but we found signs inviting those who are interested to call 480.275.4559 or email [info@americanfirstbuilders.com](mailto:info@americanfirstbuilders.com)

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# Collector's Garage Explores Area; Toy Barn Drops Out

We originally planned a nice profile of the Toy Barn for this edition of McDowell Mountain Ranch News, but at the last moment we received an email saying the developers decided against the project, which would have been near the southwest corner of Thompson Peak Parkway and McDowell Mountain Ranch Road.

Instead we have a story about a project that a different developer is planning called the Collector's Garage at WestWorld on an adjacent lot.

The Collector's Garage project, similar to the canceled Toy Barn, calls for five garage buildings with a total of 58 units on a 5.09-acre site. The garages will be sold in a manner similar to condos, where the buyers will be responsible for the interior design. The project also calls for a community office/meeting space. Because the property is currently zoned for residential, it will need to be changed before the project can move forward.

Application URL: [tinyurl.com/4dyveckp](https://tinyurl.com/4dyveckp)

## ASM Plant Receives an OK

The Scottsdale Development Review Board approved a plan by Dutch semiconductor company ASM to build a three-story office building and two-story lab on a 24-acre parcel near the Loop 101 Freeway and E. Mayo Boulevard. The office building will be about 230,000 square feet and the lab is set to be 370,000 square feet.

The project also calls for a five-story, above-grade parking garage, though the builders of



Semiconductor company ASM is planning a huge facility adjacent Optima McDowell Mountain Village.

Optima McDowell Mountain Village are working with ASM to put some of that structure below ground while seeking other modifications to limit the impact on its future residents, according to the Phoenix Business Journal.

ASM, which designs and manufactures semiconductors, announced late last year that it would be moving its headquarters and bringing 1,200 jobs — 500 of them newly created — from Phoenix to Scottsdale.

ASM must complete the new headquarters and achieve a payroll of \$55 million in six years under terms with the city.

- Business Journal: [tinyurl.com/mt9phc5e](https://tinyurl.com/mt9phc5e)
- Project report: [tinyurl.com/2p8uhbb3](https://tinyurl.com/2p8uhbb3)

## Council OKs Legacy Zoning

The Scottsdale City Council approved a zoning application 6-1 that would allow the roughly 20-acre Legacy North property be developed into townhomes and apartments by the Dinerstein Companies. We are unclear at this point just how many units are planned.

The site is just south of the Village of Grayhawk condominiums and north of E. Legacy Boulevard. More details of the project were shared at the meeting, but the Powerpoint had not been posted on the City of Scottsdale's website as of this writing.

Project plan: [tinyurl.com/53m7kf3](https://tinyurl.com/53m7kf3)



Grading has begun at the Mack Innovation Park on Bell Road.

## Mack Innovation Park Construction Begins

Work has already begun on the giant Mack Innovation Park at the northeast corner of Bell Road and the Loop 101 Freeway. The 124-acre project, located at the northeast corner of Bell and Pima roads, will eventually include 11 buildings and 1.08 million square feet of industrial and office space.

The first phase, expected to be completed in the fourth quarter of 2025, will consist of two buildings totaling 300,000 square feet and are expected to cost about \$63 million. It's unclear when work will begin on the other phases. Mack acquired the land for \$125 million after beating out several other developers during an Arizona State Land Department auction in 2022.



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# City Wrestles With ADUs Under New Arizona Law

The Scottsdale Planning Commission unanimously approved a General Plan amendment designed to put the city in conformance with a new Arizona law and still limit residents' ability to build Accessory Dwelling Units (ADUs) on their properties.

While House Bill 2720 is designed to make it easier for homeowners to add an ADU to cope with a shortage of homes in the Phoenix metro area, homeowners associations such as McDowell Mountain Ranch are mostly exempt. That's because Arizona considers the rules governing HOAs, known as Covenants, Conditions & Restrictions (CCRs), to work like private contracts that limit the rights of homeowners.

The passage of the state law left Scottsdale officials worried that too many ADUs would hurt the city's character and create too many short-term rentals. But there were certain provisions in House Bill 2720 that have given the city an opportunity to get around some of the requirements.

The biggest work-around is cities are permitted to create 10-mile exclusion zones around Scottsdale and Sky Harbor airports. In these zones, cities won't be forced to allow ADUs if they choose not to. (See map at top right for Scottsdale's proposed exclusion zones.) Ironically, MMR is also in the Scottsdale Airport exclusion zone.

In areas that homes are not in exclusion zones, the city must follow HB2720 guidelines regarding the construction of ADUs:

- Cities must allow one attached and one detached ADU per single-family property;
- Cities must allow a third detached ADU when a parcel is one acre or larger;
- Cities must allow the smaller of these two possibilities: an ADU up to 75% of the gross floor-foot area of the single-family home or up to 1,000 square feet.

The more problematic part of the HB2720 revolves around the limitations placed on cities. Examples include:

- Cities cannot prohibit long- or short-term rentals of the main home or ADUs on the same lots;
- Cities cannot require a family relationship between the main home or the ADU occupants;
- Cities cannot require an ADU to contain a fire suppression system. Note: Sprinklers have long been required in new Scottsdale buildings.

Besides the exclusion zones, Scottsdale's plan calls for prohibiting the sale of multiple units on one property to different owners. Property owners would not be allowed to rent out an ADU for short-term leases unless they lived onsite.

There are other aspects to the new state law and the city's response that we didn't cover here for space reasons, but suffice it to say this is an extremely complex issue. The Scottsdale City Coun-



The red outlines indicate the 10-mile exclusion zone where Scottsdale is not required to enforce the new Arizona Accessory Dwelling Unit law.

cil may take up the matter at its Nov. 25th meeting, because the state law takes effect Jan. 1st.

Note: Tribal land is not subject to the new ADU law. Proposal: [tinyurl.com/2u29fwvx](http://tinyurl.com/2u29fwvx)

## 18 Acres May Be Developed

A drainage-challenged stretch of land in the Perimeter Center inched closer to being developed after the Scottsdale Planning Commission unanimously supported a rezoning request in early October. The land, which consists of four parcels totaling 18.36 acres at the southwest corner of the Loop 101 Freeway and E. Princess Drive, would be developed by Phoenix-based Creation Equity, a firm that focuses on industrial and retail/mixed-use projects, into four one-story buildings reaching up to 42 feet.

Because a large culvert under the Loop 101 Freeway drains water onto the property, developers have been reluctant to engage in site planning, according to a report filed with the City of Scottsdale. Developers of The Loop, as the project is being called, propose to work around the drainage issue by elevating the buildings over the culvert and then creating a deep swale. Additional details will be announced in the future.

Report: [tinyurl.com/2rkjfyrh](http://tinyurl.com/2rkjfyrh)

## How to Get Election Results

Because the McDowell Mountain Ranch News had an early deadline for its November edition, it was printed before the general election results were in. We understand that residents don't want to wait until January to learn who won the election, so we will be posting MMR-specific results on our page at [facebook.com/mmrhomes](https://facebook.com/mmrhomes). In recent years, we've posted early results followed by finalized numbers once they become available.



## Looking Back...

### Just 5 Years Ago\*

**Nov. 2019** — Construction began on the Black Rock Coffee adjacent to the CVS. ... Scottsdale began repairs to the WestWorld event tent after it was damaged by strong winds. ... Developers gave up on a plan to build a senior living center behind the Shell Gas Station. ... The Tour de Scottsdale helped celebrate the Sonoran Preserve's 25th anniversary.

### Only 10 Years Ago\*

**Nov. 2014** — MMR resident Hyun Wook took over the just-closed Satori in the Bashes' Shopping Center and planned to reopen it as Nori Sushi, which is now Kay Sushi. ... Bashes' launched its redesign, but the opening of Starbucks was delayed.

### 15 Years Ago\*

**Nov. 2009** — The private cell company NewPath Networks, which was purchased in 2010, won approval to install cell phone relay transmitters in McDowell Mountain Ranch. ... Notre Dame Preparatory Academy announced plans for a \$76 million campus expansion that would allow for up to 1,200 students. ... Scottsdale authorized spending \$500,000 to explore building a Desert Discovery Center, but the effort failed.

### 20 Years Ago\*

**Nov. 2004** — Scottsdale held an open house to discuss the design of the future Arabian Library. ... The Scottsdale Unified School District's \$217 million bond referendum passed by a large margin.

### 25 Years Ago\*

**Nov. 1999** — Giant Gas was set to break ground on what is now the Shell Gas Station at Thompson Peak Parkway and MMR Ranch Road. ... Lights were installed at the soccer fields behind the Desert Canyon schools.

\*As reported in this newsletter



# Axon Revises Plan for Mixed-Use Project

Despite threats to leave Scottsdale, Axon Enterprises Inc. made a third major revision to its proposed 74-acre campus near McDowell Mountain Ranch. Residents south of the project expressed their opposition in February to developing 32 acres of the property into housing, retail buildings and a hotel. There has been less opposition to the proposed headquarters on the eastern side of the property, located at Hayden Road and the Loop 101 Freeway, that was purchased from the Arizona State Land Department in 2020.

The revised plan, announced last week, would realign some roads and move buildings away from Stonebrook II, the homes just south of Axon.

The project revisions call for a 1.5-mile running path and a 13,000-square-foot dog park that would be available to outside residents, according to the plan.

A change in road alignments would make the Axon complex accessible from Hayden to Axon road while restoring Mayo Boulevard in an attempt to satisfy neighbors who opposed the earlier proposal.

A planned five-story building at the south end of the property would be reduced to three stories, while buildings north into the complex would be four stories. A planned hotel was moved to the north side of the campus away from the Stonebrook II.

The result would be 1,965 residential units instead of the 2,552 that had once been proposed. The new plan calls for five to seven high-quality restaurants, and 656,328 square feet would be landscaped, up from the original 488,800 square feet.

So why did Axon stop threatening to leave Scottsdale? "[Moving the plans elsewhere] would set this back pretty dramatically in terms of hitting the re-start and the zoning and all that," CEO Rick Smith told the Phoenix Business Journal. "I think we can get it done here."

Axon expects its new headquarters would generate billions in income and economic output, as well as millions in tax revenue for Scottsdale just in terms of conferences and restaurant/retail sales. The total economic output and tax revenues could equal \$4.88 billion a year, according to the company.

- Axon report: [tinyurl.com/2ysmp6ax](https://tinyurl.com/2ysmp6ax)
- Phoenix Business Journal: [tinyurl.com/2ra6f6ap](https://tinyurl.com/2ra6f6ap)

## Scottsdale Road Improvement Planned

With the help of federal funding, the Scottsdale City Council approved a plan in September to pay \$29.4 million to Hunter Contracting Company to fund a capital project that would rebuild Scottsdale Road from Jomax to Dixileta Drive. Although Scottsdale Road will remain the same number of lanes, the road will receive drainage improvements, curbs and gutters, medians, a sidewalk and a shared-use path.

Overall, the city has budgeted \$43.6 million for the project, which would rely on \$1.84 million in federal money to build a roundabout at Scottsdale Road and Dynamite Boulevard. Nearly \$190,000 will be spent on public art.

The full Scottsdale project report can be found here at this URL: [tinyurl.com/2cdcn7c](https://tinyurl.com/2cdcn7c)



The revised Axon Enterprises plan restores Mayo Boulevard to its original route, moving traffic pressure away from Stonebrook II and back to N. Hayden Road and Axon Way. Not pictured: Loop 101 Freeway to the north.



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