

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: December 1, 2005

ITEM NO. 3

CASE NUMBER/	57-DR-1990#4		
PROJECT NAME	Scottsdale Stadium Right Field Ramada Addition		
LOCATION	7408 E Osborn Road		
REQUEST	Request approval of site plan and elevations for the addition of a ramada structure in the right field seating concourse.		
OWNER	City of Scottsdale 480-312-7064	ENGINEER	
ARCHITECT/ DESIGNER	HOK Sport & Venue & Event 323 W 8th ST Suite 700 Kansas City, MI	APPLICANT/ COORDINATOR	Dan Symer City Scottsdale 480-312-4218
BACKGROUND	<p>Zoning. In 1990, the City Council approved a municipal master plan that includes the stadium and multi-use facility.</p>		

Context.

The existing Scottsdale Stadium is located on the northeast corner of Osborn Rd. and Drinkwater Blvd. The stadium and the vacant land east of the stadium are located within the Civic Center Master Plan. The stadium is surrounded with a variety of land uses. To the north is the Civic Center Parking garage, the Scottsdale Justice Center, and surface parking lot; all are within the Civic Center Campus. Rental apartments zoned multi-family residential; border the east property line of the site. An alley separates the residential uses from the site. To the south, beyond Osborn Rd., are commercial zoned properties consisting of offices and retail. Across Drinkwater Blvd., to the west side of the site, is the Scottsdale South Healthcare Campus consisting of the hospital, doctor offices and a parking structure.

History.

In 1955, the Maricopa County Board of Supervisors approved a site plan for a baseball park at the northeast corner of Osborn Rd. and Drinkwater Blvd. In 1960, the City of Scottsdale annexed the site. On August 7, 1990, the City Council approved a municipal use master plan for the entire Civic Center campus with case 22-UP-1990. The Development Review Board approved a site plan and elevations for a new stadium, case 57-DR-1990, on August 23, 1990. The Development Review Board approved an expansion to the stadium that included revised elevations, and site plan on March 24, 2005, case 57-DR-

1990#3.

**APPLICANT'S
PROPOSAL**

Applicant's Request.

The request is for site plan and elevation approval of a right field ramada located in the bleacher section, above the new batting cage approved under 57-DR-1990#3.

Development Information:

- Existing Use: Scottsdale Stadium and vacant land
- Parcel Size: 19.7 Acres

DISCUSSION

The new ramada will be primarily used for the Charro's events during Major League Baseballs spring training season. Throughout the rest of the year, the ramada may be used for civic uses, and/or rented for private use.

The new ramada is located approximately 330 feet north of Osborn Road and 270 feet west of the multi-family residential uses adjacent to the practice field approved under case 54-DR-1990#3.

The existing stadium and modifications approved under case 54-DR-1990#3 was designed with a "turn of the century" southwest character. The existing materials consist of split-faced block accented with smooth face block insets in reddish and brownish colors. Other accents to the building include ribbed metal panels at the top of the building, stucco along the arcade canopy, metal arcades, trellises, and handrails.

The new ramada is approximately 2900 square feet. The ramada design and materials shall consist of a standing seam metal roof painted red, steel columns painted green and the columns will have CMU bases designed to be integrated with the existing stadium character. All material finishes and colors shall match the existing stadium design.

RELATED CASES

22-UP-90, 57-DR-90, 57-DR-90#2, and 57-DR-90#3

**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

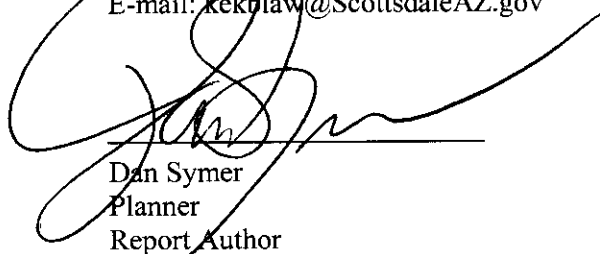
**Scottsdale Development Review Board Report
1990#4**

Case No. 57-DR-

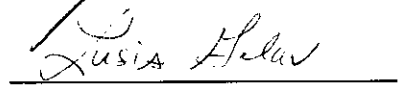
STAFF CONTACT(S)

Kroy E Ekblaw
Executive Assistant for Special Projects
Phone: 480-312-7064
E-mail: kekblaw@ScottsdaleAZ.gov

APPROVED BY



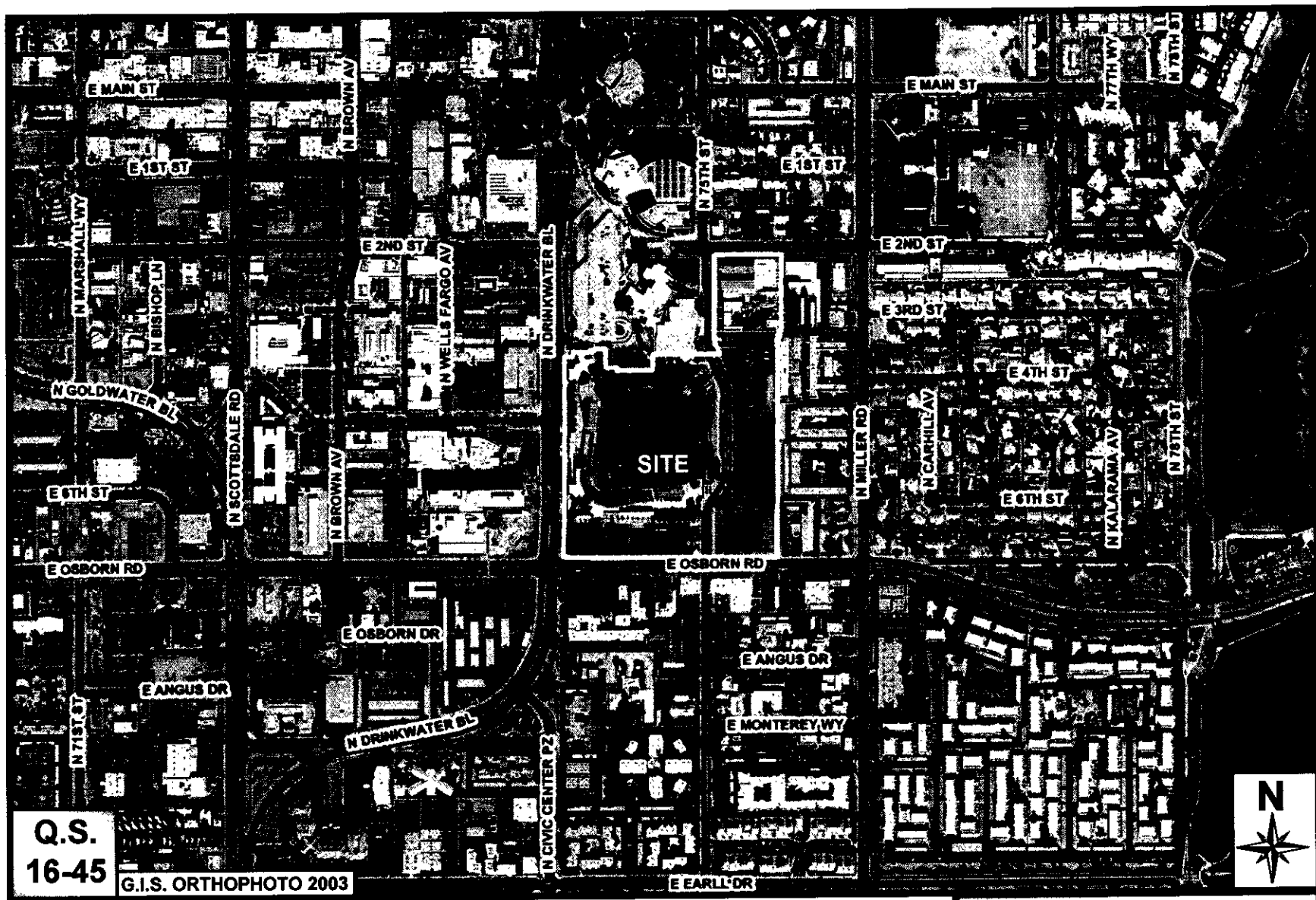
Dan Symer
Planner
Report Author



Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

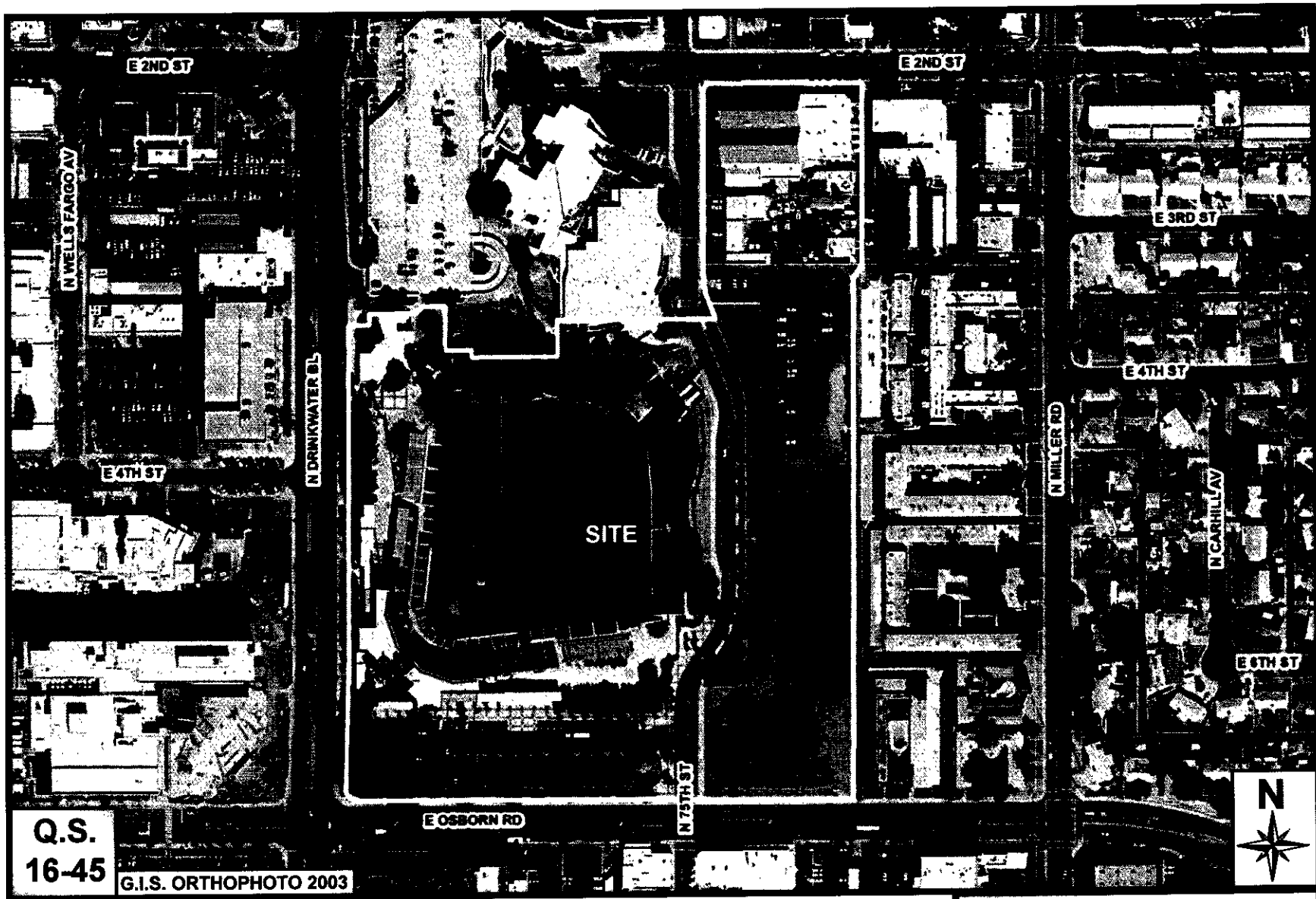
1. Context Aerial
2. Close Up Aerial
3. Zoning Map
4. Overall Site Plan
5. Right Field Elevation (View From The Field)
6. Osborn Streetscape (South Elevation)
7. Alley Streetscape (East Elevation)
8. South and West Elevations
- A. Stipulations/Zoning Ordinance Requirements



Scottsdale Stadium Expansion

57-DR-1990#4

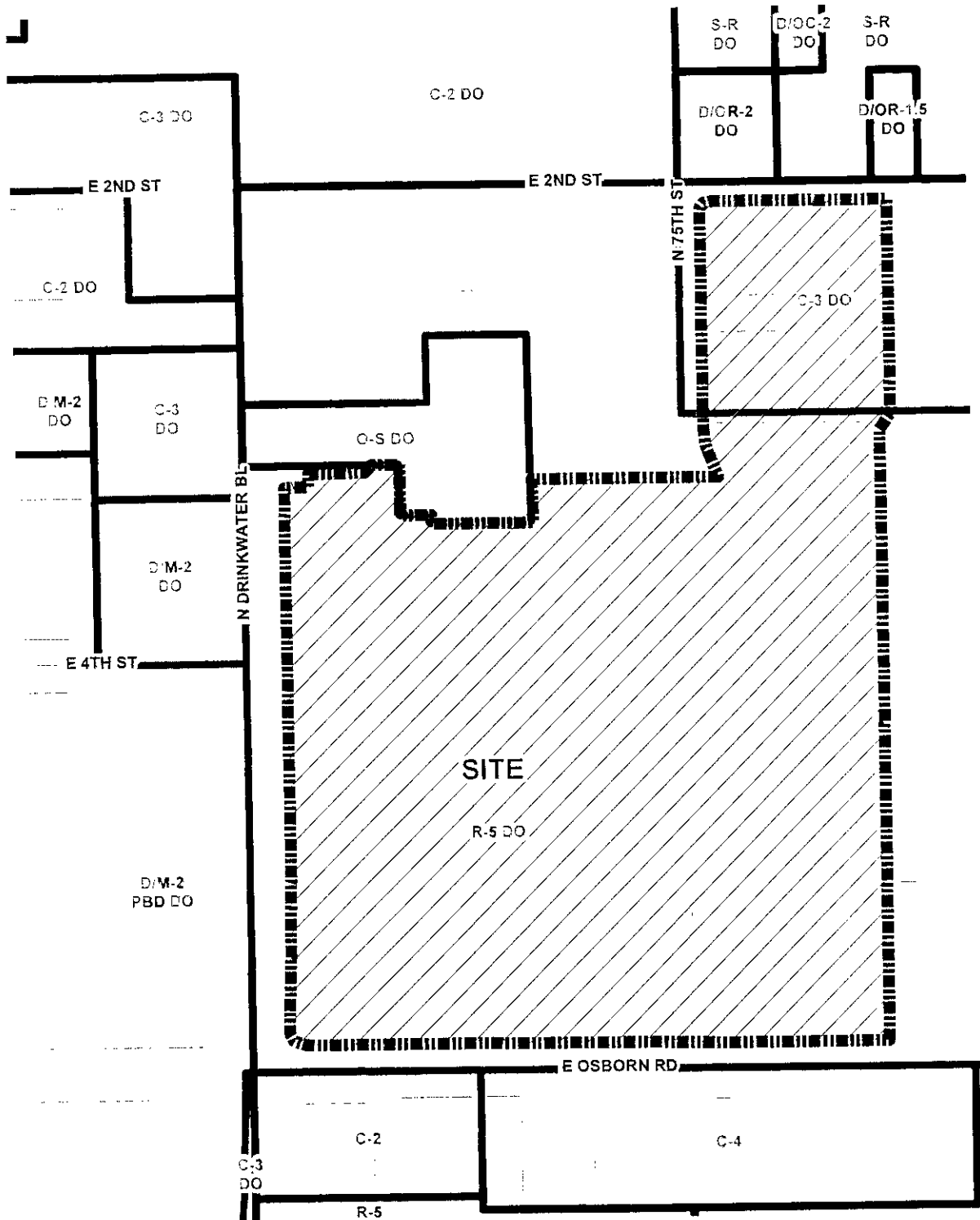
ATTACHMENT #1



Scottsdale Stadium Expansion

57-DR-1990#4

ATTACHMENT #2

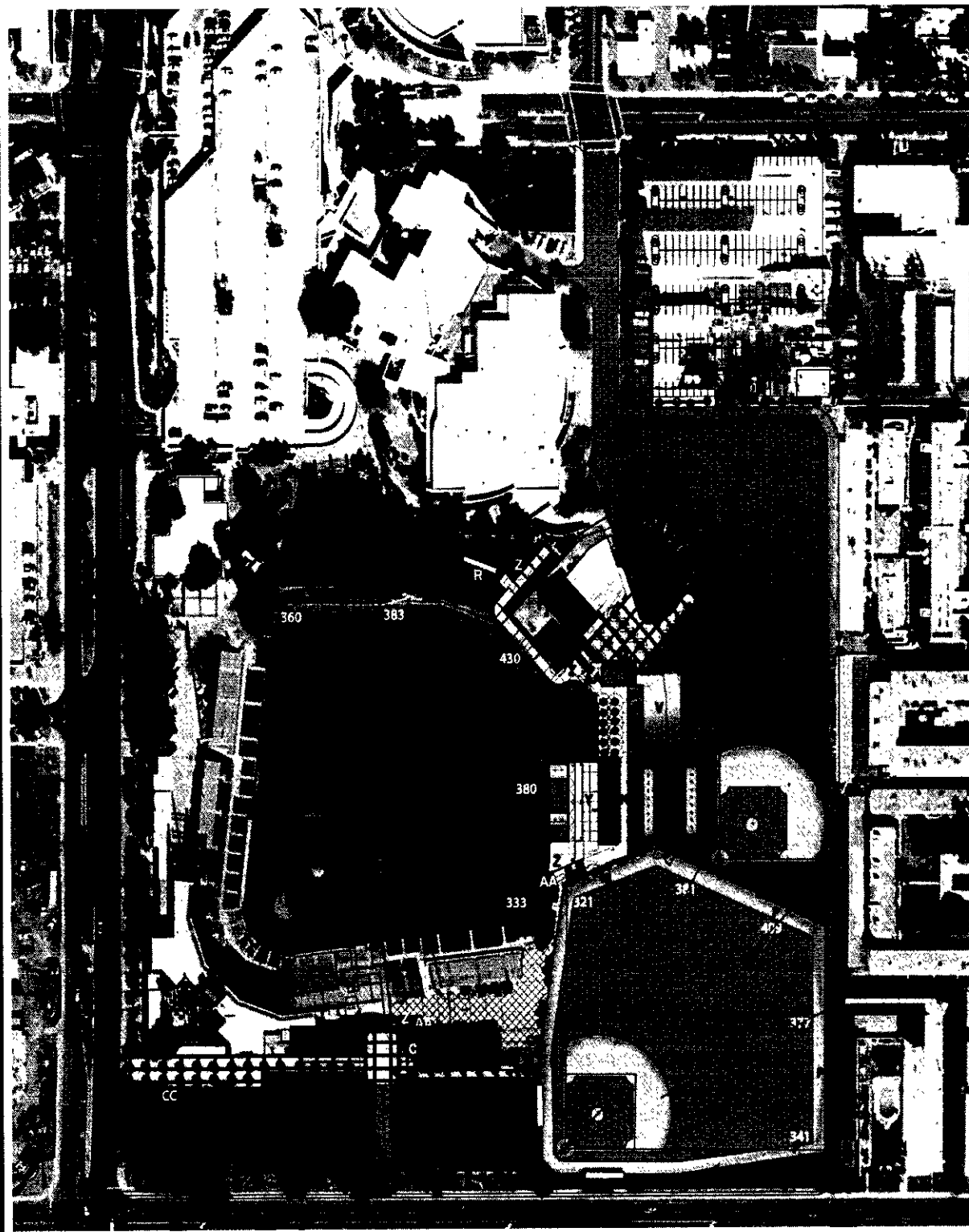


57-DR-1990#3

ATTACHMENT #3

57-DR-1990#4
11/23/05

ATTACHMENT #4



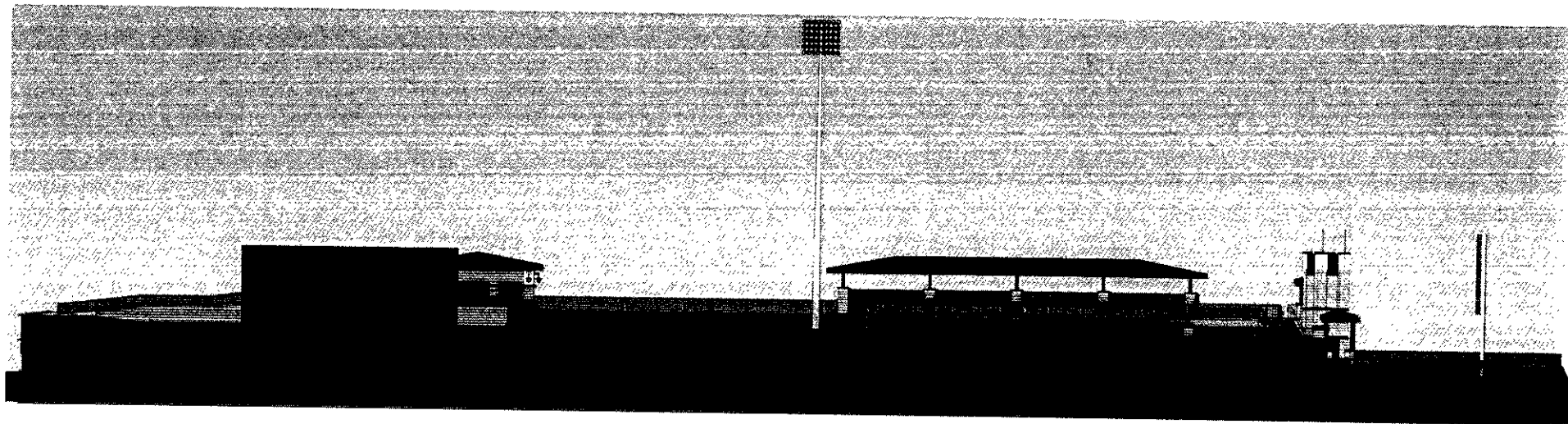
LEGEND

- A. Renovate Existing Clubhouse
- B. Expanded Clubhouse
- C. Relocated Tickets
- D. Relocated Team Store
- E. Secured Player Parking
- F. Surface Public Parking
- G. Player/Spectator Restroom
- H. Full Size Practice Field
- I. Half Practice Field
- J. Gang Mounds (8)
- K. Batting Tunnels (4) With Deck Above
- L. Bullpen
- M. Practice Wall (Integral With Field Wall)
- N. Landscape Buffer
- O. Restroom Building With Tickets @ Entry Level
- P. Practice Field Protective Netting With Maximum Height Of 75'-100'
- Q. Maintenance Vehicle Access
- R. Relocated Scoreboard
- S. Site Fencing
- T. Existing Civic Center Campus Parking
- U. Future Additional Civic Center Campus Parking
- V. Storage Area
- W. 75th Street Terminus
- X. Berm Seating
- Y. Terraced Seating
- Z. Stair
- AA. Elevator
- BB. Ramp
- CC. Expanded Southwest Plaza
- DD. Right Field Ramada Structure Charros

SCOTTSDALE SPRING TRAINING STADIUM SITE



11-04-05



SCOTTSDALE SPRING TRAINING
OUTFIELD ELEVATION

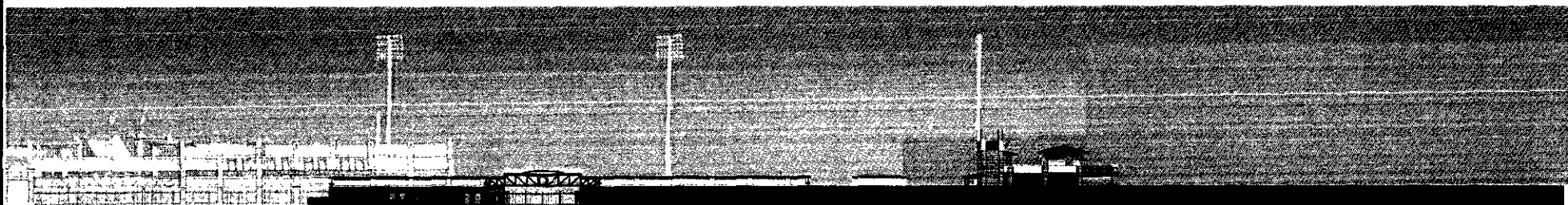
HOK

06-30-05

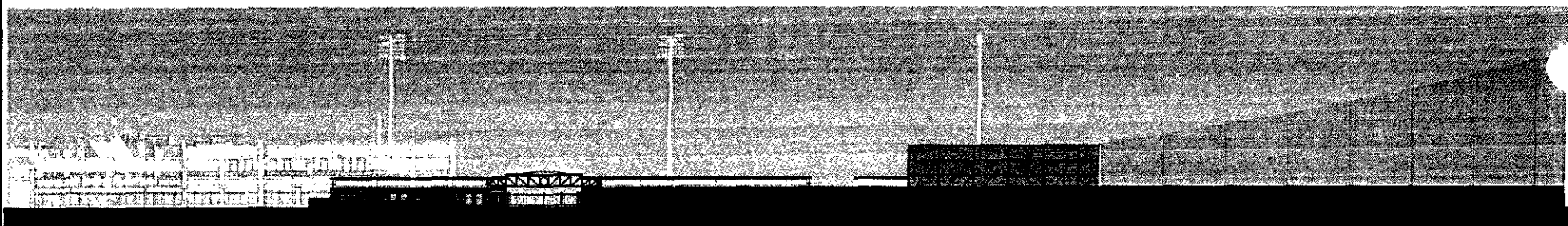
ATTACHMENT #5

11/23/05

57-DR-1990#4



OSBORN ST. ELEVATION (WITHOUT BACKSTOP AND NETTING)



OSBORN ST. ELEVATION



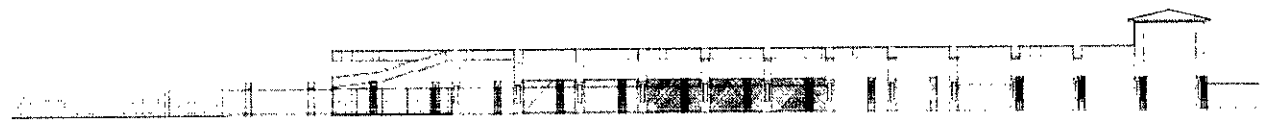
OSBORN ST. ELEVATION (LANDSCAPED)

SCOTTSDALE SPRING TRAINING
OSBORN STREET ELEVATION

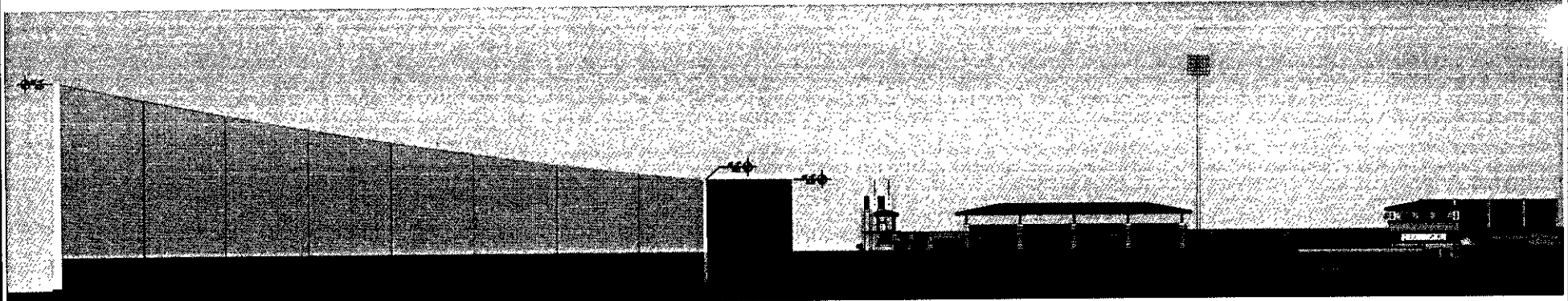
57-DR-1990#4
11/23/05
ATTACHMENT #6



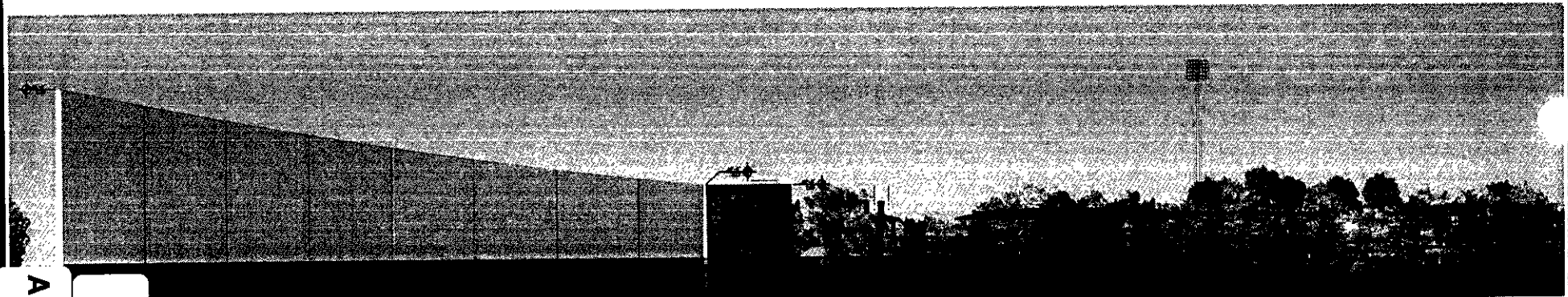
11-21-05



EAST ELEVATION FROM ALLEY (PREVIOUS RENDERING)



EAST ELEVATION FROM ALLEY



EAST ELEVATION FROM ALLEY (LANDSCAPED)

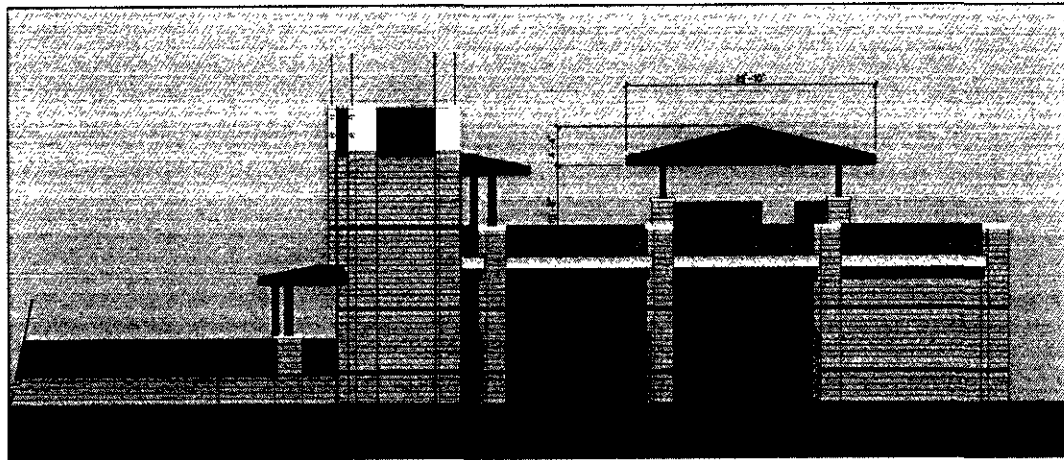
SCOTTSDALE SPRING TRAINING
PRACTICE FIELD ELEVATION FROM ALLEY



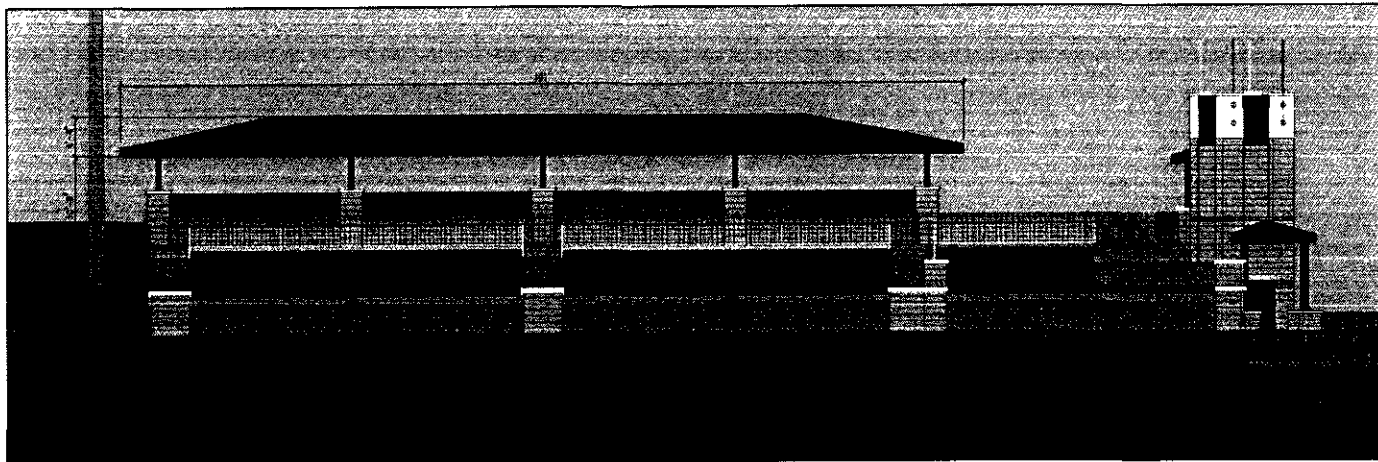
ATTACHMENT #7

57-DR-1990#4

11/23/05



SOUTH ELEVATION



WEST ELEVATION

ATTACHMENT #8

11/23/05

57-DR-1990#4

SCOTTSDALE SPRING TRAINING
 BUILT FOR THE CANADA
 STRUCTURE, CHAPROS



**Stipulations for Case:
Scottsdale Stadium Expansion
Case 57-DR-1990#4**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Development Review Board approval shall be valid for 3 years from the time of approval.
2. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by HOK with a date provided on plan by City Staff of 11/23/05.
 - b. The location and configuration of all site improvements and landscaping shall be constructed to be consistent with the site plan submitted by HOK with a date provided on plan by City Staff of 11/23/05.
3. Stipulations from Development Review Board case 57-DR-1990#3 shall continue to apply.

ARCHITECTURAL DESIGN:

DRB Stipulations

4. The City of Scottsdale's Executive Assistant for Special Projects shall approve any building elevation modifications.
5. All new and proposed building modifications shall match the colors and materials of the existing stadium.

FIRE

1. No sprinklers required due to non-combustible construction.

**APPROVED 12/01/2005 - bdf
ATTACHMENT A**



DEVELOPMENT REVIEW BOARD

STUDY SESSION MEMO

MEETING DATE: November 17, 2005

ITEM NO. _____

CASE NUMBER/ 57-DR-1990#4
PROJECT NAME Scottsdale Stadium Expansion

LOCATION 7408 East Osborn Road

REQUEST Request approval of elevations for the expansion and reconfiguration of the existing stadium

OWNER City Scottsdale
7447 East Indian School Road
Suite 105
Scottsdale, AZ 85251

ENGINEER N/A

ARCHITECT/ HOK Sport & Venue & Event
DESIGNER 323 West 8th Street Suite 700
Kansas City, MO 64105

APPLICANT/ City Scottsdale
COORDINATOR 7447 East Indian School Road
Suite 105
Scottsdale, AZ 85251
Mr. Kroy Ekblaw
480-312-7064

BACKGROUND Zoning.

The majority of the site is zoned Multiple-Family Residential District (R-5) that permits municipal uses and recreational uses with a conditional use permit. The far northeast corner of the site is zoned Central Business District (C-2). In 1990, the City Council approved a municipal master plan that includes the stadium and multi-use facility. The entire site contains the Downtown Overlay Zoning District (D-O).

APPLICATION
INFORMATION

History.

The Development Review Board approved the recent modification to the site plan and elevations for the stadium, case 57-DR-1990#3, on March 24, 2005.

DISCUSSION

Overall.

Mr. Ekblaw will be present an update to the Development Review Board regarding the status of the Giants Stadium expansion and proposed improvements.