

## Case Research



Current Planning Department  
7447 E. Indian School Rd.  
Scottsdale, AZ 85251

## Development Review Board Meeting Memorandum

**Item No.** 6  
**Topic:** 661-PA-2018 Scottsdale Stadium and Multi-use Event Center  
**Action Requested:** This is a non-action item. Staff is requesting that the Development Review Board provide comments regarding preliminary concepts for the Scottsdale Stadium and Multi-use Event Center.  
**Meeting Date:** September 6, 2018  
**From:** Kroy Ekblaw, Executive Assistant Strategic Projects  
**Through:** Steve Venker, Development Review Board Coordinator

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## Scottsdale Stadium and Multi-use Event Center

### Development Review Board Application

This application is the result of a two-year master plan evaluation of Scottsdale Stadium's current functionality, on and off season use patterns, event/cultural event trends and improvements to address the Giants' spring training programmatic needs at the Stadium.

Located in the heart of Downtown Scottsdale's urban core, the multi-use possibilities for Scottsdale Stadium are unlike any other facility in the valley. The key goal is to create spaces and adjacencies that can be used for a wide variety of functions and events in addition to a premium fan experience for spring training. A variety of multi-use areas will be available that could be used separately or collectively, depending upon the type/size of event. The project is envisioned to include two phases, first in 2019 and the second phase in 2020 which will transform the existing Scottsdale Stadium into a new multi-use event center.

#### Phase 1:

- Clubhouse
- Main Entry Plaza and Parking
- Press and Administration Level
- Right Field/Charros Lodge

#### Phase 2:

- Seating Bowl/Shade Structures; Left Field Berm Area; Centerfield access, service and parking areas

**CLUBHOUSE/Event Center** –The expanded major league clubhouse/event center will be constructed west of the full practice field along Osborn Road at the east end of the parking lot. The facility is programmed to meet the future spring training needs of the Giants as well as provide significant interior venue space. Plans for this space allow for over 10,000 sq. ft. of banquet/meeting space which would be the largest such multi use space in Downtown Scottsdale.

**MAIN ENTRY PLAZA AND PARKING LOT** – The entry sequences along Drinkwater Boulevard and Osborn Road will create a functional "front door" for baseball and other large events as well as creating open

views and flexible spaces to improve the overall fan/participant experience with flexible multi-use opportunities for festivals and other special events. The existing arcade trellis structure will be replaced with new entry gates, a shade canopy and stadium marquee. The Osborn parking lot will also be refined to facilitate multi-use areas that would tie into the stadium entryways, concourse and new clubhouse facilities.

**PRESS AND ADMINISTRATIVE LEVEL** – The existing press and administrative areas will be renovated by reconfiguring office, press and multi-use suite areas, allowing enhanced usage throughout the year.

**Charros Lodge** – The plan is enhancing the existing shade ramada and includes possible options for adding capacity. These improvements will also benefit this area as a standalone or companion event space which can be used year-round.

**The Phase 2 area details will be submitted in September for a follow-up discussion with the Board**

Attachment:

1. Phasing plan for the Scottsdale Stadium and Multi-use Event Center



## PHASE 2

IMPROVEMENTS TO BERM, CENTERFIELD AREA, LEFT AND RIGHT FIELD BLEACHERS, RESTROOMS, PLAZA, ENTRY, STORAGE, EXISTING CENTERFIELD BUILDING, NEW STADIUM SHADE STRUCTURES, AND NEW UPPER LEVEL SEATING.

## PHASE 1

CHARROS LODGE IMPROVEMENTS

## PHASE 1

IMPROVEMENTS TO HOME PLATE AREA, LAWN, PRESS / ADMINISTRATION AREA, PARKING, NEW STADIUM OFFICES, NEW TICKETING, AND NEW MULTI-USE CENTER / GIANTS CLUBHOUSE.

OSBORN ROAD

ATTACHMENT 1

This master plan has been a collaborative exploration of options and ideas involving the City of Scottsdale, the San Francisco Giants, Scottsdale Charros, Populous and other regional consultants. The design team analyzed and evaluated the Stadium's current functionality and anticipated the Giants' future spring training programmatic needs. The master plan team also evaluated fan experience factors and the desire by the City's to utilize the Stadium year-round as a multi-use venue for both public and private events which was the intent when the Stadium was constructed in 1992.

Located in the heart of Downtown Scottsdale's urban core, the multi-use possibilities for Scottsdale Stadium are unlike any other spring training facility in the valley. The stadium benefits include:

- Downtown location with a diversity of choices for dining, lodging and entertainment venues.
- Central location within the "Valley of the Sun" for easy access
- Scenic backdrops of the McDowell, Four Peaks and Superstition Mountains to the east and north
- Tree lined exterior and interior seating areas accent the urban location
- Variety of team and spectator areas that offer opportunity for indoor and outdoor multi-use venues available for year-round events

The experience for fans and players has evolved since the last upgrades to the stadium occurred in 2004-5. Many of the Cactus League venues in Arizona have been replaced or expanded with investment by both neighboring cities and baseball clubs. Improvements in Peoria, Surprise, and Mesa have addressed the major league baseball team needs, while also enhancing the overall fan experience. This Masterplan has initiated a focus on improvements and growth opportunities to meet the needs for professional baseball as well as anticipating infrastructure life-cycling for long term maintenance considerations.

Presentation of this spring training facility Masterplan is categorized into the following areas:

- Left Field
- Right Field/Baseball
- Right Field/Charros Lodge and Concession Platforms
- Seating Bowl and Shade
- Press and Administration Level
- Main Entry Plaza and Parking
- Clubhouse

(STEVE - INSERT Graphic from Page Three)

**PLANNED LEFT FIELD** – Focus of this area is on spectator amenities and potential for year round multi-use opportunities. Revise the turf seating to maximize seating slope angle for fan comfort while balancing ability to maintain trees to accent the grass seating areas with natural shade, coordinated with a new deck behind the grass berm to provide easy access to new/expanded concession areas that also accommodate multi-use event space throughout the year. Enhance circulation paths/access around the Stadium; replacement of the restroom facilities to increase capacity with restroom access at two levels. The plaza area will be enhanced for improved spectator access, circulation and a family friendly recreation zone. Utilizing storage ideas under the deck will address needs for the City (Giants, Charros, concessionaires, etc.) to organize/store and facilitate access to equipment necessary to meet spring training and multi-functional event needs.

**PLANNED RIGHT FIELD/BASEBALL** (Construction Completed) – This Masterplan process identified some immediate needs/opportunities to meet professional baseball requests for: expanded exercise/agility/stretching areas; adding two half-diamonds and revising practice mounds and training areas that will meet expected capacity demands as player rosters are being expanded during spring training season. Additional construction will occur in the spring/summer of 2018 to add 85' high safety netting around the existing practice field. This netting will allow the practice field usage to occur during other activities both during spring training and throughout the year to accommodate various public access for youth, high school and senior league baseball seasons.

**PLANNED RIGHT FIELD/Charros Lodge and Concession Platforms** The Masterplan process is exploring the options to expand the capacity of the Lodge, where The Scottsdale Charros, look to enhance the existing shade ramada area and increase fan capacity in this outfield area. Additional expansion of Concession pads will alleviate congestion on the concourse and improve fan circulation/access.

**PLANNED SEATING BOWL AND SHADE** - The Masterplan evaluation includes suggested improvements to the seating bowl including removing the existing bleacher structures on both the left and right field sides, and extending the existing seating bowl structure down the foul lines with new fixed seating structures. Under this new seating structure on the third base side, a conditioned multi-use area could be constructed for year-round use. Under the new first base seating, spectator amenities such as concessions and restrooms could be constructed. New rows of seats can also be added at the top of the existing seating bowl behind the first and third base sides. These new seats would have access to the second level new concourse restrooms and concession areas. Additional exterior seating could also be added to the press and administrative areas by shifting back the existing wall which will provide more flexibility with our Southwest weather. Complementing the new seating areas are new shade structures which will add additional shade opportunities to the existing seating bowl.

**PLANNED PRESS AND ADMINISTRATION LEVEL** - The existing press and administrative areas will also be renovated by reconfiguring office, press and multi-use suite areas, allowing enhanced usage during spring training and throughout the year.

**PLANNED MAIN ENTRY PLAZA AND PARKING** - The entry area along Drinkwater Boulevard and Osborn Road will be evaluated to address street access and control, including transit, Uber and Lyft as well as security considerations. The main Stadium plaza area will be refined to create a functional homeplate entry for baseball and other large events as well as creating open views and flexible spaces to improve the overall fan spring training experience and flexible multi-use opportunities for festivals and other special events. The existing arcade trellis structure will be replaced with new entry gates, a shade canopy, and stadium marquee. The Osborn parking lot will also be evaluated for additional design enhancements to facilitate multi-use areas that would tie into the stadium entryways, concourse and the new clubhouse facilities.

**PLANNED CLUBHOUSE** - A significant element of this master plan is an expanded major league clubhouse which will be constructed west of the full practice field along Osborn Road and east of the parking lot. The clubhouse expansion is envisioned to be a two level structure with the first floor being at concourse level, and the second floor aligning with the existing press and administration levels of the Stadium. The facility will be programmed to meet the future needs of the SF Giants during Spring Training and then certain areas will be multi-use for year round event usage. Initial plans for this space will provide over 10,000 sq. ft. of banquet/meeting space which would be the largest such multi use space in the Downtown area.

**MULTI USE OPPORTUNITIES SUMMARY** - Key goal for each master planned area discussed above is that they can be used for other functions and events in addition to spring training. Eight different multi-use areas will be available that could be used separately or collectively, depending upon the type/size of event. This master plan presents conceptual improvements that will transform the existing Scottsdale Stadium into a new multi-use spring training facility unlike any in the valley. Team and spectator facilities, totaling 354,200 square feet with 19,000 square feet being interior area, will be enhanced/created with the dual purpose of meeting SF Giants needs, fan amenities and providing the City of Scottsdale with a wide variety of multi-use venue opportunities. The amount of multi-use space is substantial.

**PARKING AND ACCESS** –long-term parking and access considerations will continue to be evaluated in conjunction with other downtown parking and circulation studies.

Case ID	Case Name	Case Number	Submittal Date	Status	Case Description
20748	SCOTTSDALE STADIUM CHARRO RAMADA	309-SA-2000	12/11/2000	APPROVED	To construct a 20 ft. x 20 ft. ramada in
21115	SCOTTSDALE STADIUM A/C SCREENING ON THE ROOF	38-SA-2001	3/1/2001	APPROVED	Proposal to place screening walls around
37005	SCOTTSDALE STADIUM STORAGE SHED	217-SA-2009	6/18/2009	APPROVED	Scottsdale Stadium new 10' x 20' storage
44589	SCOTTSDALE STADIUM BIKE RACKS	34-SA-2015	1/29/2015	APPROVED	Bike rack replacement at the Scottsdale
21122	PHX-137A GIANTS	42-SA-2001	3/1/2001	APPROVED	PLACEMENT OF ANTENNAS ON EXISTING
38982	SCOTTSDALE STADIUM	387-SA-2010	11/3/2010	APPROVED	Replace and enlarge existing netting on
40768	SCOTTSDALE STADIUM	35-SA-2012	2/2/2012	APPROVED	Incorporate doors and post and panel
30412	SCOTTSDALE STADIUM EXPANSION	57-DR-1990#4	10/27/2005	APPROVED	Request approval for modifications to
39667	AT&T (X086) SCOTTSDALE STADIUM (X086) ANTENNA MODIFICATIONS	31-DR-2011	4/20/2011	APPROVED	Request approval for modifications to
40510	AT&T SCOTTSDALE BASEBALL STADIUM	406-SA-2011	11/23/2011	APPROVED	Allow a temporary Cellular On Wheels
41773	STADIUM RENOVATIONS	351-SA-2012	10/30/2012	APPROVED	Add 2 small storage rooms along west
32318	CINGULAR X086 SCOTTSDALE STADIUM	433-SA-2006	10/4/2006	APPROVED	Cingular/Infranext Scottsdale Stadium
37211	AT&T - SCOTTSDALE BASEBALL STADIUM	289-SA-2009	8/17/2009	APPROVED	Request to replace the existing 100 foot
34514	SCOTTSDALE BASEBALL	110-LL-2007	12/3/2007	APPROVED	Install snug mounted antennas on a re
42305	VERIZON PHO SCOTTSDALE STADIUM GENERATOR	93-SA-2013	4/9/2013	APPROVED	request for acquisition of control chan
42817	VERIZON PHO SCOTTSDALE STADIUM AWS MODIFICATION	280-SA-2013	9/19/2013	APPROVED	Install a new 48 KW, 52 gallon diesel e
42145	SCOTTSDALE STADIUM AWNING	46-SA-2013	2/13/2013	APPROVED	Replace 3 existing antennas with 3 new
42921	SCOTTSDALE STADIUM NEW PATIO AND FENCE MODIFICATION	326-SA-2013	10/16/2013	APPROVED	Exterior awning above club house entr
44070	SCOTTSDALE STADIUM	94-LL-2014	9/18/2014	APPROVED	New patio at Stadium and fence modifi
45383	AT&T X086-SCOTTSDALE STADIUM	336-SA-2015	9/17/2015	APPROVED	new series 6
45171	AT&T (X086) - SCOTTSDALE STADIUM ANTENNA MODIFICATIONS	172-SA-2015#2	7/9/2015	APPROVED	Install a temporary COW (cellular on w
45002	AT&T (X086) - SCOTTSDALE STADIUM ANTENNA MODIFICATIONS	172-SA-2015	5/14/2015	APPROVED	Modifications to antennas layout appr
47061	SCOTTSDALE STADIUM LED LIGHTING RETROFIT	10-SA-2017	1/13/2017	APPROVED	Replace existing ball field light pole w
48280	VERIZON PHO SCOTTSDALE STADIUM 850 SMR	17-SA-2018	1/18/2018	APPROVED	Led lighting retrofit.
37074	MUNICIPAL COURTS AND DETENTION CENTER IMPROVEMENTS	245-SA-2009	7/13/2009	APPROVED	Replace 3 existing antennas with 6 ant
45732	SCOTTSDALE STADIUM	440-SA-2015	12/24/2015	APPROVED	Municipal Courts and Detention Cente
36118	SCOTTSDALE JUSTICE CENTER-COURTS AND DETENTION MODIFICATIONS	78-DR-1992#2	11/19/2008	APPROVED	Replace the existing center field score
37110	CIVIC CENTER - PUBLIC SAFETY RADIO TOWER	262-SA-2009	7/24/2009	APPROVED	request approval of access control and
48220	GIANTS TEMPORARY DINING FACILITY	4-SA-2018	1/4/2018	APPROVED	Modifications to existing public safety
	SCOTTSDALE STADIUM PRACTICE FIELD	272-SA-2017	9/7/2017	APPROVED	Temp dining tent in parking lot.

ZONING

R-S DO + OS DO

MSP

22-UP-1990

the northwest part of the stadium next to left field. The ramada will match the existing materials and colors of the stadium.  
and the air conditioning units on the roof of the stadium. The walls will match the material and color of the existing roof walls.  
e shed  
Stadium  
G LIGHT POLE  
practice field.  
security barricade.  
ons for the expansion and reconfiguration of the existing stadium and the construction of one full-size practice field and one practice infield.  
in existing AT&T wireless communication facility, replacing six (6), existing 4-foot tall antennas, with six (6), new 8-foot tall Long Term Evolution (LTE)  
(COW) to be in place during the construction of the modification to the 3rd baseline ball field light pole and WCF antennas.  
ide of stadium.

Location  
3629 N DRINKWATER BL  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD

Scottsdale Stadium ball-field light with a 100 foot pole designed to accommodate the addition of wireless communication antennas.  
placement ballfield light tower along the left field line.  
e  
mergency generator associated with an existing wireless communication facility.  
AWS antennas.  
nce  
cations

7408 E OSBORN RD  
3629 N DRINKWATER BL  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD  
7408 E OSBORN RD

neels) to be deployed during construction of new ball field light pole with WCF along 3rd base line.  
ved with case 172-SA-2015. This approval removed the stacked configuration. All antennas are now side-by-side.  
n a new ball field light pole and add six (6) new wireless communication facility (WCF) antennas.

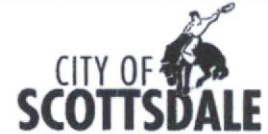
3629 N DRINKWATER BL  
3629 N DRINKWATER BL  
3629 N DRINKWATER BL  
7408 E OSBORN RD  
7408 E OSBORN RD

nnas of similar size, add 3 remote radio heads behind the antennas and add 1 junction box.  
improvements, tree type change.

ard.  
security modifications to the main building entry, site plan and landscape plan.  
adio tower.

SHADE  
OUTFIELD DECK  
CLUB HOUSE / BANQUET

# Pre-Application Request



**Purpose:**

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

**Submittal:**

The completed Pre-Application Request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApp/Introduction>

All checks shall be payable to "City of Scottsdale."

**Scheduling**

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Scottsdale Stadium Multi-Use Event Center</u>	
Property's Address: <u>7408 E. Osborn Rd., 85251</u>	APN: <u>130-24-001A,</u>
Property's Zoning District Designation: <u>R500</u>	<u>130-24-002C,</u> <u>130-24-003A'</u>
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input type="checkbox"/> No              If yes, provide a copy with this submittal	
Owner: <u>City of Scottsdale</u>	Applicant: <u>Anna Leyva</u> <u>City of Scottsdale</u>
Company:	Company: <u>Capital Project Management</u>
Address:	Address: <u>7447 E. Indian School Rd.</u> <u>Suite 205</u>
Phone:                      Fax:	Phone: <u>480.312.7769</u> Fax: <u>480.312.7250</u>
E-mail:	E-mail: <u>A.Leyva@ScottsdaleAZ.gov</u>
Owner Signature	Applicant Signature: <u>[Signature]</u> (PEOSA)
<b>Official Use Only</b> Submittal Date: _____	Application No.: <u>6661</u> -PA- <u>2018</u>
Project Coordinator: _____	

# Scottsdale Stadium and Multi-use Event Center

## Development Review Board Application

This application is the result of a two year master plan evaluation of Scottsdale Stadium's current functionality, on and off season use patterns, event/cultural event trends and improvements to address the Giants' spring training programmatic needs at the Stadium.

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- Press and Administration Level
- Right Field/Charros Lodge

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**The Phase 2 area details will be submitted in September for a follow-up discussion with the Board**

## PHASE 2

IMPROVEMENTS TO BEAM CENTER, PLAYS  
DECK AND BENCHES, APPROACHES, ELEVATORS, DATA  
ENTRY, STORAGE, RISTING CENTER, FIELD BUILDING,  
NEW STADIUM SHADE STRUCTURES, AND NEW OFFICE  
LEVEL STAGING.

## PHASE 1

CHARROS JUDGE  
IMPROVEMENTS

## PHASE 1

IMPROVEMENTS TO HOME PLATE AREA, LAWN,  
PRESS / ADMINISTRATION AREA, PARKING,  
NEW STADIUM OFFICES, NEW TICKETING, AND  
NEW MULTIPURPOSE CENTER / GIANTS CLUBHOUSE

Overall View of Project Site with proposed improvements



Overall View of Home plate Entry Plaza



Perspective View of Proposed Clubhouse from West Turf Area



Perspective View of Proposed Clubhouse from Osborn

 **FILE COPY**

WITHDRAWN

# CITY COUNCIL REPORT



MEETING DATE: June 8, 2004

ITEM No. 2 GOAL: Coordinate Planning to Balance Infrastructure

**SUBJECT** Scottsdale Stadium Site

**REQUEST** Request to initiate a Municipal Use Master Site Plan for a professional baseball training facility on a portion of approximately 24 acres located at the northeast corner of Osborn Road and Drinkwater Boulevard.

**Key Items for Consideration:**

- Allows Staff to evaluate and bring forward master plan proposal for a professional baseball training facility
- Site is adjacent to the existing stadium site
- Municipal Use Master Site Plan initiation is the first step in the application process

**APPLICANT CONTACT** Kurt Jones  
City of Scottsdale  
480-312-2524

**LOCATION** Northeast corner of Osborn Road and Drinkwater Boulevard

**BACKGROUND** **History.**  
This site is currently being used for parking lots for the Stadium site and city court building. Much of the land is vacant and was previously used for the Boys and Girls club, play fields and old rodeo grounds. This site (see Attachment #1) was part of larger municipal use master site plan case (Case 22-UP-90), which included the city campus extending from Indian School Road on the north, Drinkwater Boulevard on the west, Miller Road on the east and Osborn on the south. The area in question was previously approved for baseball and other multi-purpose facilities. This initiation would seek to amend the master plan to include accessory baseball training facilities in and around the stadium site.

**STAFF RECOMMENDATION** **Recommended Approach:**  
Staff recommends the initiation.

**RESPONSIBLE DEPT(S)** **Planning and Development Services Department**  
Planning and Design Services/Current Planning Services

**City Council Report**



**STAFF CONTACT(S)**

Kurt Jones  
Director  
Current Planning  
480-312-2524 or [kjones@scottsdaleaz.gov](mailto:kjones@scottsdaleaz.gov)

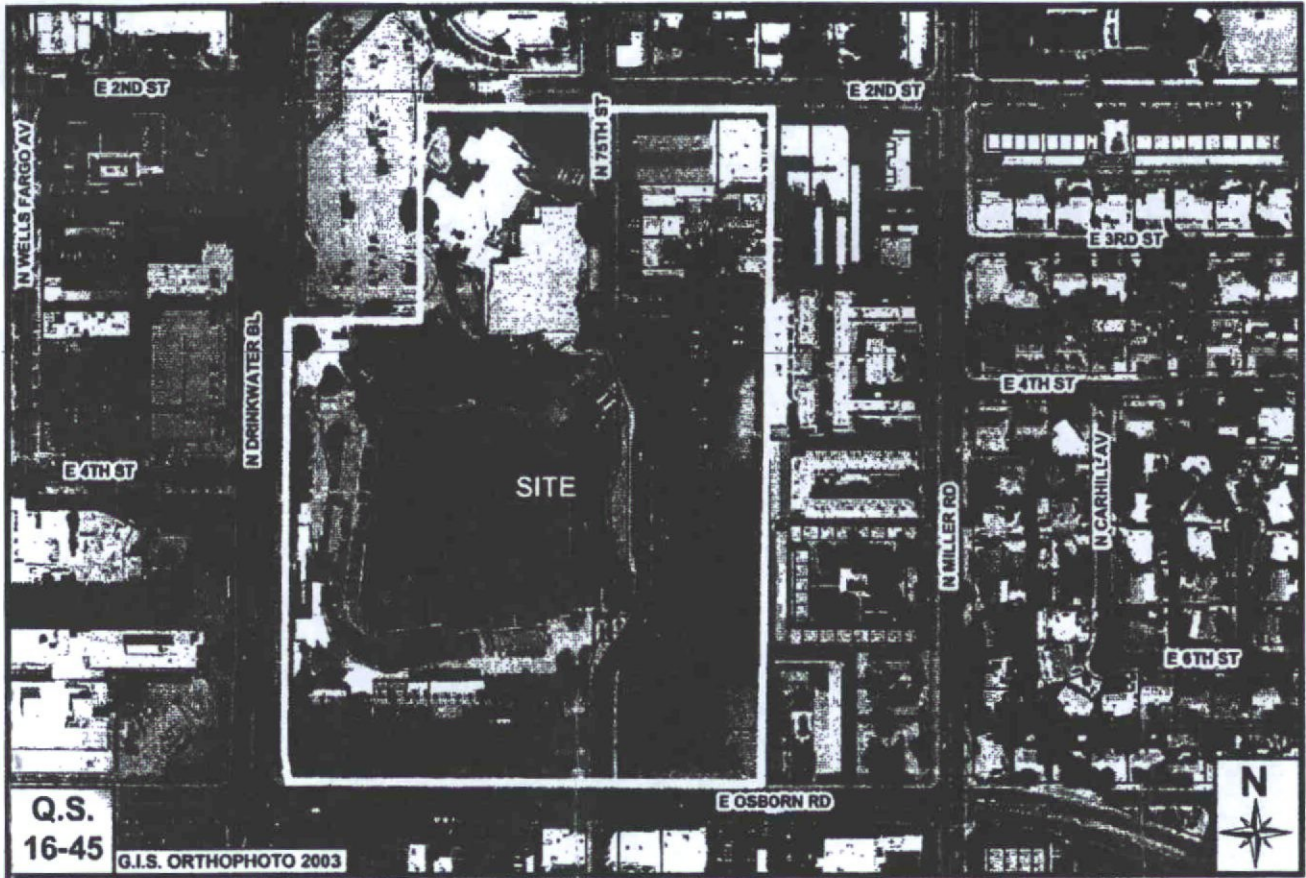
**APPROVED BY**

Kroy S. Ekblaw,  
General Manager  
Planning & Development Services Dept.

Barbara Burns,  
Assistant City Manager

**ATTACHMENTS**

1. Aerial
2. Zoning Map



Stadium



**CITY COUNCIL ACTION REPORT**

**TO:** MAYOR AND CITY COUNCIL **DATE:** 8/07/90  
**FROM:** PLANNING & ZONING/PROJECT COORDINATION  
**SUBJECT:** CASE 22-UP-90

AGENDA ITEM NO. 22

DON HADDER  
 DICK CREW *DH*

STAFF

**REQUEST:** Approve a revised municipal master plan for the Civic Center.  
**LOCATION:** Civic Center Boulevard from Osborn to Indian School.  
**APPLICANT:** City of Scottsdale **OWNER:**  
 3939 N. Civic Center Boulevard  
 Scottsdale, AZ

**PLANNING COMMISSION RECOMMENDATION:** APPROVE by a vote of 6-0.**STAFF RECOMMENDATION:** Per the Planning Commission**CONCURRENCE:** Parks and Recreation Commission**PUBLIC COMMENT:** One adjacent property owner stressed the need for additional parking facilities in the immediate vicinity of the stadium.**GENERAL PLAN:** Conforms**ZONING HISTORY:** Zoned C-2 and R-5 with original ordinance circa. 1958.**SITE DETAILS****USE:** Municipal offices, services and recreation**PARCEL SIZE:** 50-60 acres**BUILDINGS:** 12 plus**HEIGHT:** 36 feet (at this time)**DWELLING UNITS/GROSS FLOOR AREA:** n/a**SETBACKS:** vary**DENSITY/FLOOR AREA RATIO:** n/a**OTHER:****PARKING REQUIRED:** n/a**PARKING PROVIDED:** 1440+**DISCUSSION:**

The proposal is the first major update of the Master Plan for Scottsdale's Civic Center in nearly 25 years. Currently within the Civic Center there are city office buildings, City Hall, the main library, the Center for the Arts, parking structures and the Scottsdale Mall pedestrian plaza and park. The existing facilities have won awards and the entire complex has become a major gathering place for the community as well as the entire metropolitan area.

A major change for the area already programmed by the downtown plan is the opening of Civic Center Boulevard as the east leg of the downtown couplet. Once this has been completed, major northbound traffic flows to and through the downtown will move down this segment of roadway. This will give the Civic Center major visibility which it traditionally has not had.

In order to handle any future growth in the city government and to eliminate the need to lease off-site office space, the plan provides for office expansion in two areas. The first would be a future building or group of buildings northeast of City Hall. Additional underground parking would likely be provided with this development. The second site for office expansion would be at and around the former police headquarters building. This may be accomplished by a number of methods which will need to be evaluated when the need for expansion is present. More structured parking is likely here as well.

ACTION TAKEN

**APPROVED**

DATE

8/8/90

DH

5754(11/85)

## CITY COUNCIL ACTION REPORT

Page 2  
Case 22-UP-90

The library expansion would be on the east side of the facility. This has been the expansion concept for this building since it was originally designed.

Southeast of the library the plan shows a cultural arts exhibition facility. The most likely would be new construction and internal uses have not been specifically programmed. This facility is planned to provide an eastern anchor for the mall and the collection of culturally oriented facilities including the library and Center for the Arts.

At the southern end of the campus is the stadium and multi-use facility. This facility is currently in design study. The new field, seating, parking, arcades, etc. will consume more land than the existing facility. It will provide a stronger, more attractive pedestrian streetscape along Civic Center Boulevard, provide new road construction, and provide a facility which can be adapted to a wide range of civic events throughout the year. Some opportunities for minor retail uses along Civic Center Boulevard may also be available. 75th Street (Hinton) is likely to be changed from a street into a parking driveway type of facility.

Parking will be provided by the existing structures and lots, new structures to be built with new office construction, and a possible new joint hospital/city structure at the northwest corner of 4th Street and Civic Center Boulevard. Event parking likely will be enhanced by future structures which may be built in the vicinity of Old Town.

The pedestrian mall concept is planned to be expanded substantially by providing a window on the campus to Indian School; enhancing the space south of the library, providing a new mall core between the stadium and new cultural arts facility, extending the mall down to Osborn/Miller with possible exposure to Indian Bend Wash, and enhancing the pedestrian character along Civic Center Boulevard where possible. The intent is to open the mall to the outside as much as possible.

Joint or enhanced development opportunities may be available with office/retail and multi-family sites southeast of the campus. Parking, pedestrian malls and funding of other improvements may be possible in this area.

### COMMUNITY IMPACT:

The Civic Center plan would provide for possible expansion of city government services over an extended future. The center would also be greatly enhanced as a gathering place, as a public commons, which would maintain the campus as the "Heart of the City". Additional traffic and a concurrent need for additional parking would result as the campus expands. Nearby retail establishments would likely benefit from the increased public use of the site. The concept provides for the ability to control noise and lighting in ways which would be reasonably compatible with nearby uses.

**APPROVED**

8/31/90  
DATE INITIALS

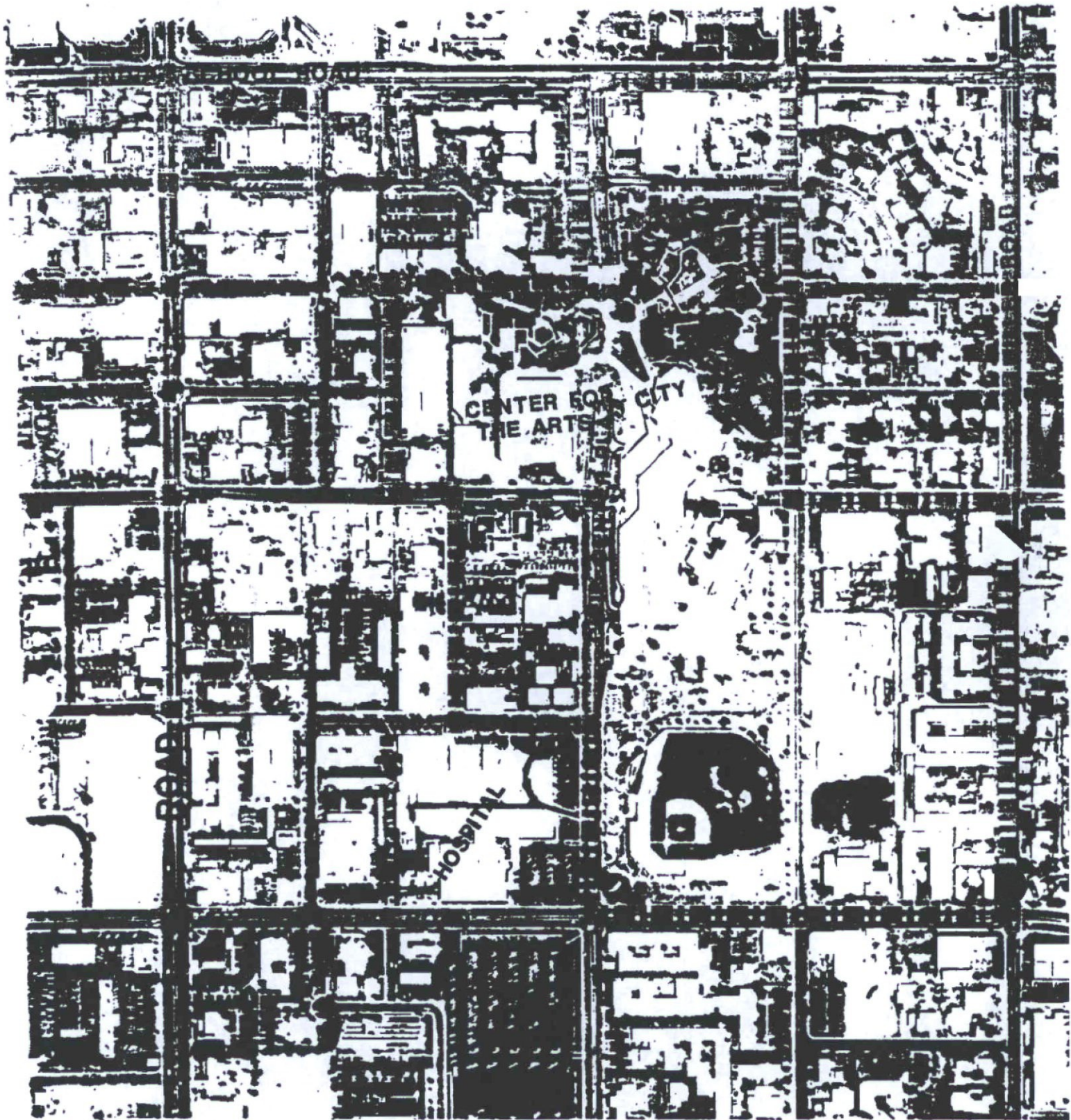
*William B. King* *P/S*  
\_\_\_\_\_  
William B. King  
General Manager/Planning & Zoning

*Jorge Carrasco*  
\_\_\_\_\_  
Jorge Carrasco  
City Manager

- ATTACHMENTS: #1 - Aerial  
#2 - Zoning Map  
#3 - Site Plan  
#4 - Planning Commission Minutes 7/24/90

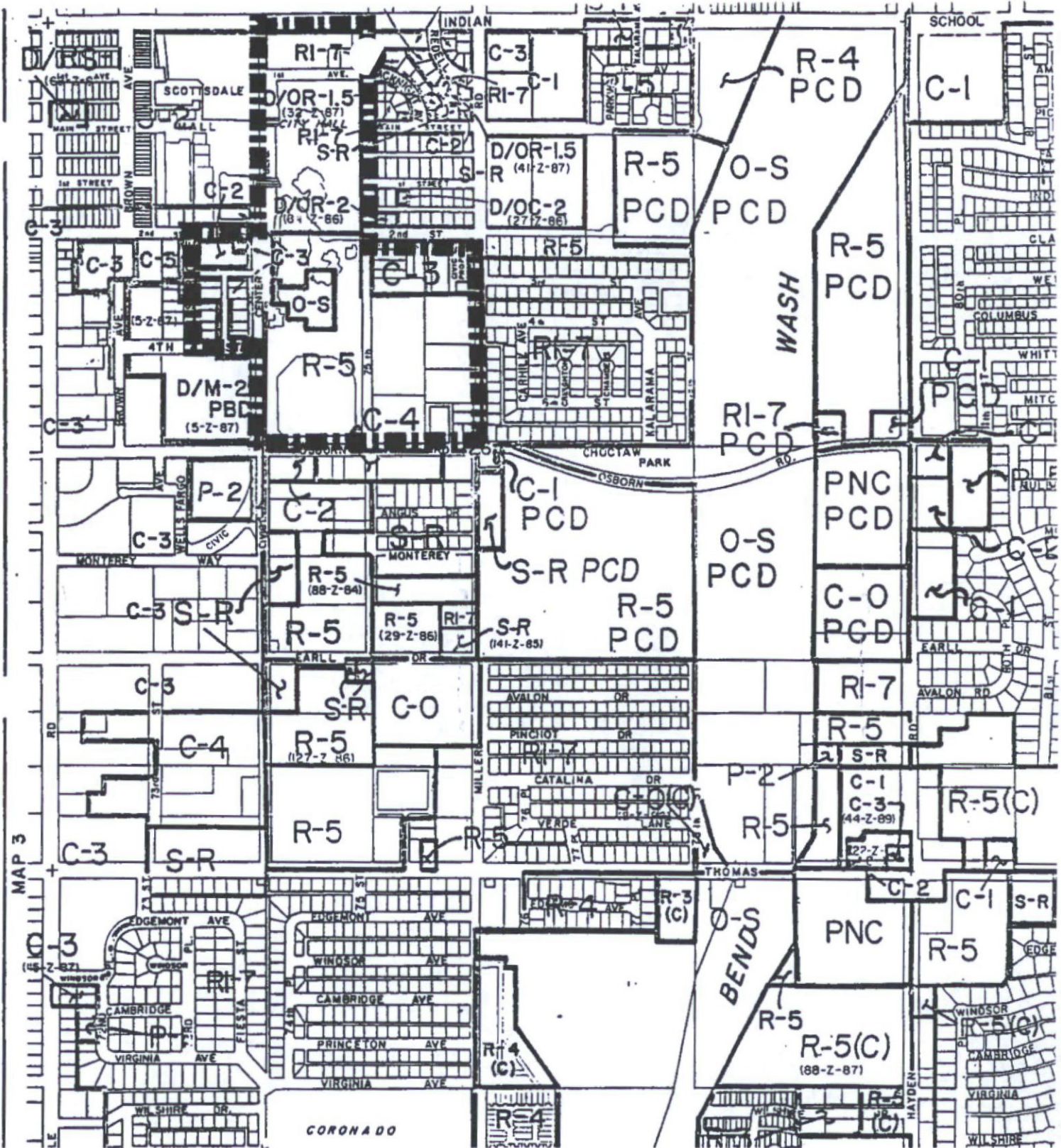
**APPROVED**

8/31/90 DH  
DATE INITIALS



22-UP-90

POOR QUALITY  
ORIGINAL

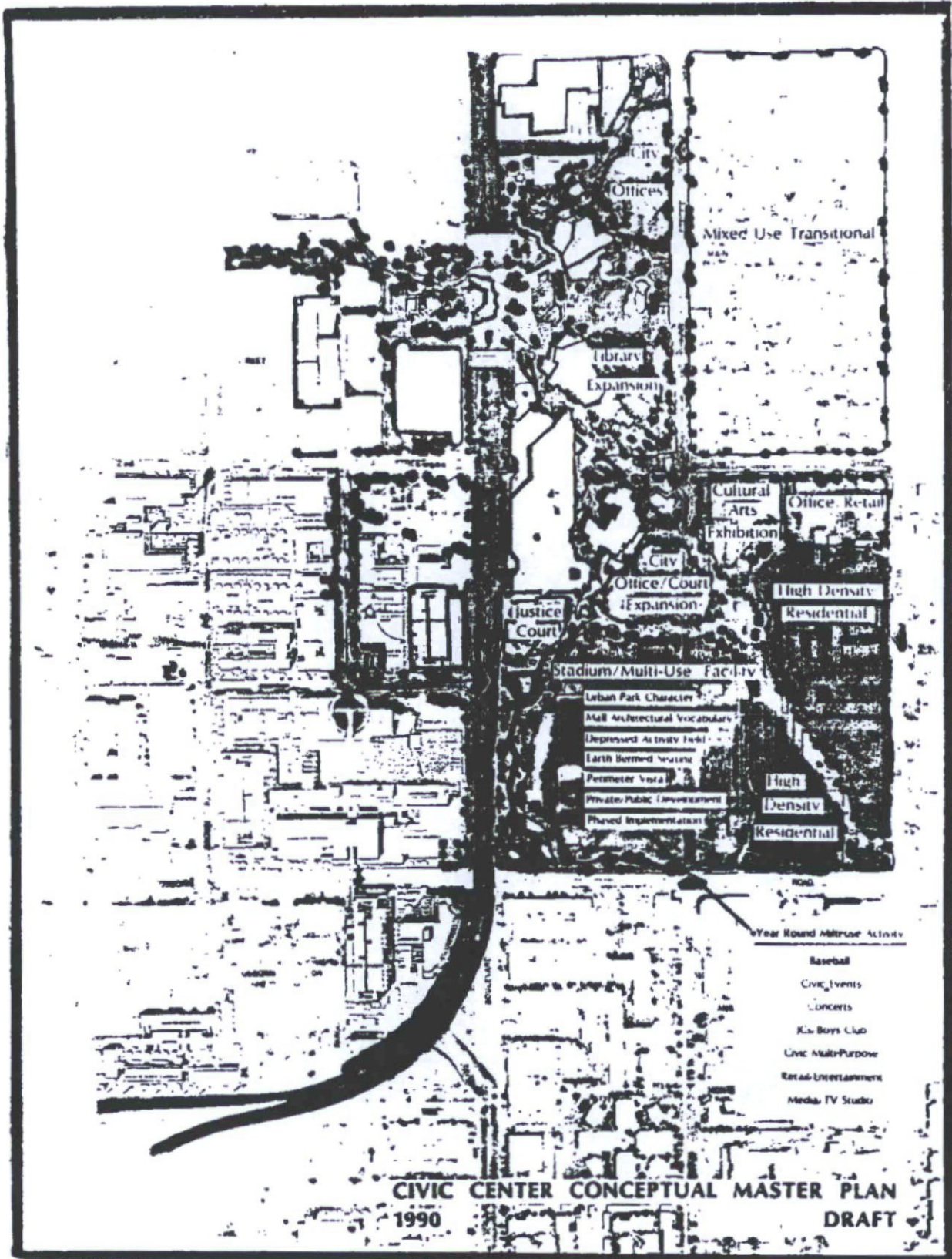


MAP 3

22-UP-90

ATTACHMENT #2

POOR QUALITY ORIGINAL



22-UP-90

ATTACHMENT #3

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experience in the art field and would know how to contact the well-known artists and how to market their goods. He note that the Cultural Council was not approached; however, he had spoken with Frank Jacobsen who was sorry he was in favor of the idea.

Mr. Morrow stated control over art is hard, because art is a personal thing. The Commission would need to trust their judgement of quality and have faith in staff. He noted there would be a central check-out area under a single structure.

WHEREUPON, a slide presentation was shown of the Laguna Beach Festival.

Mr. Morrow said he felt the festival would be compatible in the I-1, but if it was a sole issue, they would forego it.

There was concern note by Commissioner Allen for keeping the ground attractive.

Mr. Morrow did not feel he would be moving around frequently, as they are responsible for putting in sewers and power. He noted they are not site specific at this time and there would be D.R. Board hearings.

Discussion was had regarding the Industrial District and Chairman Laraway felt Industrial zoned property was slower in the market and lower priced than retail, and had problems if the temporary use turned out to be permanent. She felt this would be more of a retail use in an industrial area and agreed with staff that I-1 should not be allowed.

MOTION was made by Commissioner Hall to forward Case 22-Z-90 to City Council with the recommendation for approval and the deletion of the I-1 district. The motion was seconded by Commissioner Olsson, which carried, 6-0.

\* 22-UP-90 — APPROVE A REVISED MUNICIPAL  
MASTER PLAN FOR CIVIC CENTER TO INDIAN SCHOOL

Mr. Roe explained the map and the creation of a general guide for development of the city complex that would allow alot of flexibility. This plan sited opportunities for office and city office expansion, retail areas and the anticipation of the new stadium, multi-use facility. He noted the maintaining of the south branch police office and detention center as there are a number of calls in south Scottsdale.

Mr. Roe stated that the couplet right-of-way is all right-of-way that the city controls from Osborn to Indian School and underneath the underpass.

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He noted current dialogue with Scottsdale Memorial on the parking and roadway expansion issues, along with pedestrian opportunities along the couplet.

Commissioner Cosentino stated his involvement with the stadium project and noted that they do not want to make the stadium the destination point and if people have to park in areas away from the stadium, the pedestrian traffic will be routed through Downtown.

Mr. Roe stated there is such a tight budget that the city cannot provide all the parking necessary.

MARLO PAPASS, owner of property on Osborn across the from present stadiums stated that parking is such a problem in March for the games at the stadium that she has to hire a guard to protect her parking area because people want to park as close as possible. She was upset that they would utilize parking away from the stadium because the city doesn't have the money to appropriate for parking and felt it was unfair to the people who own property around the stadium.

WHEREUPON, Chairman Laraway closed public testimony.

MOTION was made by Commissioner Olsson to forward Case 22-UP-90 to City Council with the recommendation for approval. The motion was seconded by Commissioner Cosentino, which carried, 6-0.

#### WRITTEN COMMUNICATIONS

None.

#### MISCELLANEOUS

Chairman Laraway asked the Commissioners when they would like to meet on the ESLO. Study Sessions were scheduled for August 6 and 13 at 5:00 p.m.

Mr. Crew noted that the Planning Commission meetings would be held on the Monday nights previous to the scheduled Tuesday night hearings starting September 10, 1990.

MOTION for adjournment was made by Commissioner Hall. The motion was seconded by Commissioner Cosentino, which carried, 6-0.

WHEREUPON, the meeting adjourned at 9:50 p.m.

INDIAN SCHOOL

AVE

16

AVE

ROAD

STREET

BROWN

STREET

BROWN

SCOTTSDALE

OSBORN

AVE

OSBORN

S. FARGO

BOULEVARD

WAY

ROAD

City

Offices

Library  
Expansion

Cultural  
Arts  
Exhibition

Office/Retail

City  
Office/Court  
Expansion

High Density  
Residential

Justice  
Court

Stadium/Multi-Use Facility

- Urban Park Character
- Mall Architectural Vocabulary
- Depressed Activity Field
- Earth Bermed Seating
- Perimeter Vista
- Private/Public Development
- Phased Implementation

High  
Density  
Residential

Year Round Multi-use Activity

- Baseball
- Civic Events
- Concerts
- JCs/Boys Club
- Civic Multi-Purpose
- Retail/Entertainment
- Media/TV Studio

## A2. ACTIVE STREET FRONTAGES

### TYPE 1 AND 2 DEVELOPMENT AREAS

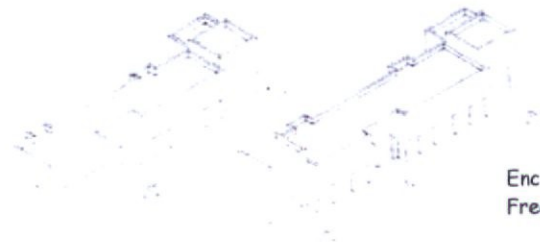
- Design active building frontages to create inviting indoor and outdoor spaces visible from the sidewalk and street.
- In office and commercial zones, locate shops, restaurants and other activities which show signs of life along the ground level at the street. Avoid blank walls, parking and other "dead" activities from street frontages.
- Provide frequent building entrances along public streets.

Active building frontages are an essential ingredient in Scottsdale's desire to strengthen Downtown's pedestrian character. Buildings should provide openings at ground level to allow views of display windows by pedestrians.



Frequent building entrances along the street are encouraged. In the Type 1 Development Areas, at least one entrance should be provided for every 50 feet of building frontage. This interval should also be a goal in the Type 2 Development areas, with 100 feet between entrances observed as a maximum. Side and rear building entrances should always be accompanied by a front, street-facing entrance.

Discouraged.  
Long distance between entrances.



Encouraged.  
Frequent street entrances.

**SIDEWALKS**

**A. Sidewalk Standards**

<b>Sidewalk Location/Conditions</b>	<b>Typical Sidewalk Width</b>
Functioning as a multi-use path	10 feet
Along arterials and major collectors in urban conditions and areas with heavy pedestrian	10 feet minimum
Along arterials and major collector streets	8 feet minimum
Along minor collector and local collector streets	6 feet; 8 feet in activity
Along local residential and local commercial	6 feet; 8 feet in activity
Local streets in ESL/rural conditions	5' sidewalk one side**
* 8-foot-wide sidewalk may be required along minor collector and local collector streets near schools, parks, and other activity centers	
** A 4-foot-wide ribbon curb may be provided as an alternative to sidewalk or no sidewalk in ESL/rural areas or where constraints prevent the use of standard sidewalk.	

FIGURE 5-3.22 SIDEWALK STANDARDS

Sidewalks adjacent to all city streets are required to meet the standard cross sections contained in Section 5-3.100 and the Streets Master Plan except as noted below.

In cases where a sidewalk width of six feet cannot be provided due to existing physical barriers or other constraints, a clear and continuous sidewalk width of five feet may be allowed if approved by the Planning and Development Director or designee.

Sidewalk widths may be modified on a case-by-case basis with approval by the DRB, except when the width is specified in an associated zoning case.

Sidewalk separation is required along all streets except local streets (local residential, local collector, local commercial/industrial). Sidewalk separation may not be possible in areas with limited right-of-way or where obstructions are present. Sidewalks may be located at the back of curb in an urban area where additional sidewalk width is provided. Refer to Section 5-8. Public Pedestrian Facilities for more detail regarding sidewalk design and requirements.

**B. Sidewalk Locations**

All new sidewalks constructed adjacent to public and private arterial and collector streets shall be separated from the back of curb unless right-of-way or other constraints make this impossible. The minimum separation from the back of curb should be 4 feet. Wherever possible, the sidewalk should be located adjacent to the right-of-way line (with a one-foot clearance). Sidewalks may be located within adjacent easements, such as scenic corridors or public access, where available. Sidewalks should not be located within 10 feet of the edge of pavement or back of curb for arterials streets without vertical curb.

**C. Sidewalk Exemptions**

Sidewalks will be provided on all streets except under any of the following conditions:

1. Along local residential and local collector streets in rural, low density areas – lot widths are 150 feet or more, or parcels are 20,000 square feet or more on both