

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/24/2014
Agenda Item: 4**

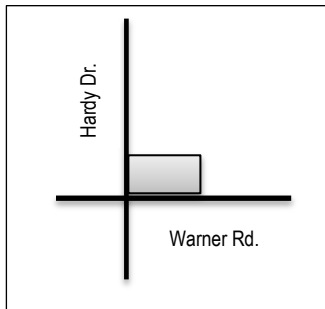
ACTION: Request for a Development Plan Review consisting of a 14,380 sf. building expansion for CARDINALS TRAINING FACILITY, located at 8701 South Hardy Drive. The applicant is Vermilion IDG.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: CARDINALS TRAINING FACILITY (PL140091) consists of a building addition of the existing facility for meeting rooms, locker rooms, training/equipment rooms and food service. The request includes the following:

DPR14100 Development Plan Review including site plan and building elevations



Property Owner	City of Tempe
Applicant	Daniel Streyle, Vermilion IDG
Current Zoning District	GID, General Industrial District & (SWTOD) Southwest Tempe Overlay District
Gross/Net site area	14.78 acres
Total Building area	46,330 sf.
Lot Coverage	7 % (100% maximum allowed)
Building Height	29 ft. (60 ft maximum allowed per SWTOD)
Building Setbacks	194' front, 119' sides, +500' rear (25' front, 0 side/rear min.)
Landscape area	49% (10% minimum required)
Vehicle Parking	208 spaces (160 minimum spaces per Variance)
Bicycle Parking	No Change

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located at the northeast corner of Warner Road and Hardy Drive. The site consists of the existing Arizona Cardinal's training facility with indoor and outdoor fields. To the north of the site is the Tempe Sports Complex. To the east of the site is bordered by railroad tracks.

The applicant is requesting approval of a Development Plan Review, consisting of a site plan and building elevations for a 14,380 sf. building expansion of the existing Cardinal's Training Facility.

PUBLIC INPUT

A neighborhood meeting is not required for this application. At the time report was completed staff had not received any public input on the matter.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The proposed building addition will consist of areas along the east and west sides of the training facility building. The elements include meeting rooms, coach and staff locker expansion, a training rehab area, an expanded equipment room, and enlarged food service area with kitchen and dining.

Site Plan

The site plan remains consistent with a majority of the building addition occurring on the eastern side of the building facing the outdoor football fields (the back of the site). This area, currently utilized for covered canopy space, will consist of an expanded kitchen/dining and weight room. The western addition, at the front of the building, consists of the staff lockers and hydrotherapy area. All other portions of the site, including fields and parking lot and circulation will remain unchanged as a result of this project.

Building Elevations

The building elevations, although not readily visible from the street, will match the materials and colors of the existing building with use of brick masonry, metal panel and glass storefront matching the existing eastern façade. A new element will be introduced on the east elevation, using a high gloss metal panel painted to match the Cardinal red.

Landscape Plan

There are no plans to change the existing landscape plan. The building additions will remove existing landscape in those areas, while the other areas will maintain the native vegetative palette scheme.

Section 6-306 D. Approval criteria for Development Plan Review (in italics):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* The additions will not adversely affect the streetscape and building form of the current structure. The additions will maintain the majority of the building features (two stories) and utilize previous outdoor space.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The building materials utilize the same found in the existing building design, while utilizing what was once an outdoor covered space into an expansion area within the building.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* Materials and details consistent with the function of the existing building.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The building addition elements are appropriate in scale and context to the building site.

5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; The existing building already has well-defined architectural details. The additions complement those existing elements.*
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; The building additions are appropriate in scale and respond to the contextual conditions.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; This criteria is not applicable to this request.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; This criteria is not applicable to this request. The existing site circulation will not be modified.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; The plans are appropriately designed to provide natural open surveillance from the weight room area on to the practice fields.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; The landscape will not be modified as a result of this request. Existing vegetation will be removed where additions are proposed.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; Signs are not reviewed as a part of this request.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting for any new building entrances or exists will be updated as a result of this submittal, if necessary.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions as proposed.

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
2. The materials and colors are approved as presented:
 - Brick – to match existing
 - Standing Seam Metal Paneling – to match existing copper paneling
 - Metal Screening – to match existing design & color
 - High Gloss Metal Panel – “Cardinal Red”
 Specific colors and materials exhibited on the materials sample board are approved. Additions or modifications may be submitted for review during building plan check process.

3. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
4. Maintain or provide address sign(s) on the building elevation facing the street to which the property is identified.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **ENGINEERING:**
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- **LIGHTING:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan). Any new or expanded entrances or exits from building are required to comply with lighting standards.
- **LANDSCAPE:**
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State

of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

July 12, 1988	City Council formally adopted this location as the site for the Cardinal’s training facility.
August 17, 1988	Design Review Board approved the request for building elevations, site and landscape plans by CARDINALS TRAINING FACILITY located at 8701 South Hardy Drive.
August 23, 1988	Planning and Zoning Commission approved the request by the CITY OF TEMPE for the following located at the NEC of Warner and Hardy: #ZON-88.21, Zoning change from AG, Agricultural District to I-1, Light Industrial District for 14 net acres. #SIP-88.48, Site Plan for the Cardinal’s Headquarters consisting of 55,000 sf. on 14 net acres, in addition to the following: Variance to reduce the required parking provided from 327 to 160 spaces; and a Variance to increase the allowed lighting height from 16 feet to 90 feet for practice fields.
August 23, 1988	City Council approved the request by the CITY OF TEMPE for the following located at the NEC of Warner and Hardy: #ZON-88.21, Zoning change from AG, Agricultural District to I-1, Light Industrial District for 14 net acres. #SIP-88.48, Site Plan for the Cardinal’s Headquarters consisting of 55,000 sf. on 14 net acres, in addition to the following: Variance to reduce the required parking provided from 327 to 160 spaces; and a Variance to increase the allowed lighting height from 16 feet to 90 feet for practice fields.
October 22, 2013	Certificate of Occupancy received for a bubble field cover for the Arizona Cardinal’s Practice Field, located at 8701 South Hardy Drive.
June 24, 2014	Development Review Commission’s scheduled meeting for a building expansion for the CARDINAL’S TRAINING FACILITY, for this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



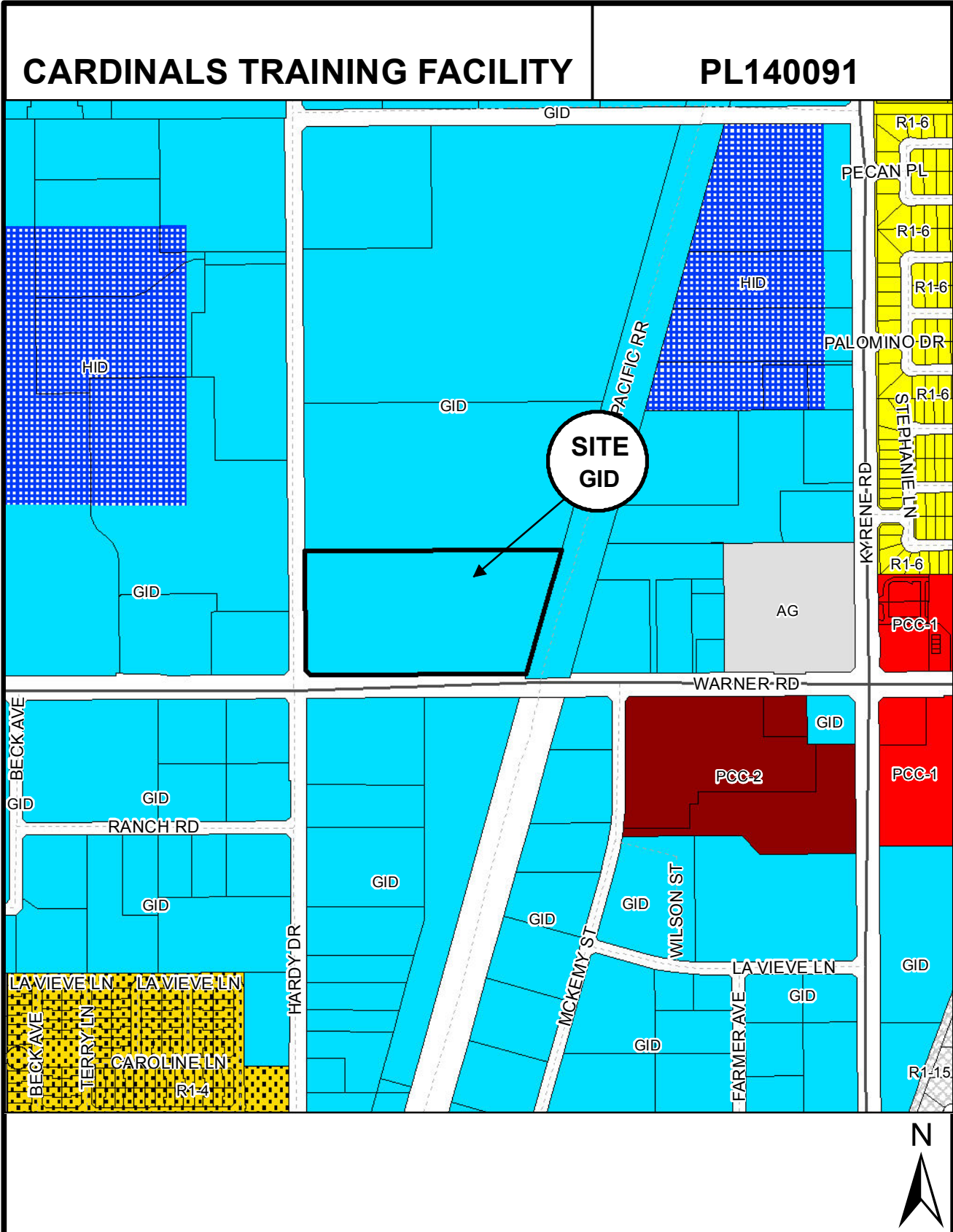
DEVELOPMENT PROJECT FILE

for

CARDINALS TRAINING FACILITY

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-5. Letter of Explanation
6. Site Plan
7. Floor Plan
- 8-13. Perspectives and Elevations
14. Building Section
15. Preliminary Grading and Drainage Plan



CARDINALS TRAINING FACILITY

PL140091

Location Map

CARDINALS TRAINING FACILITY

PL140091



Aerial Map

Arizona Cardinals Training Facility Expansion Development Plan Review Submittal

5-2-14

Letter of Explanation

The Arizona Cardinals Training Facility Expansion project was submitted to the City of Tempe for a Preliminary Site Plan Review. Comments were received from the City with the next step being a Development Plan Review submittal. This document addresses the comments from the Preliminary Site Plan Review and provides the needed detail for the Development Plan Review.

Project Background and Scope

The Arizona Cardinals (Team) plan to construct an expansion to the existing Training Facility (Facility) that was constructed in 1989. The Facility was constructed by and is owned by the City of Tempe along with the site. The Team is responsible for all maintenance and operations. The Facility consists of the following elements:

- The main building that is oriented more or less north-south. This building is three (3) floors with a partial basement.
- A separate high ceiling building to the north that was built as a racquetball court.
- A separate building along the north boundary to house turf maintenance equipment.
- A separate air supported structure in the northeast area of the site for indoor practice. Note that this structure was Permitted and constructed in 2013.
- Two (2) natural turf practice fields.

The proposed expansion project will only make changes to the main building; the other items are not affected. In addition, all of the work on the project will occur on the 1st floor of the main building that houses football training functions.

A key factor in the review of the project is that while the building is being expanded there is virtually no change to the building use. There have been many changes to the training aspect of professional football in the 25 year life of the Facility. Training and rehabilitation equipment is more advanced. Strength training equipment is more specialized. Player nutrition needs result in the need for on-site food preparation. And, finally, the training season is virtually year round. All of these factors result in a need for more space, but the same basic functions are still performed.

As the same functions exist, it was important to maintain the current adjacencies. This has resulted in two (2) separate expansions; a small expansion to the west for hydrotherapy equipment and a larger expansion to the east primarily for Weight Training and a new Food Service (Kitchen / Servery / Dining) operation. Some of the existing space will be remodeled once the new expansions are constructed.

A brief summary of the project scope by area is as follows:

- Player Meeting: One (1) new meeting room with an operable partition.
- Coaches & Staff Locker: Shift Head Coach locker. New Coaches lockers and expanded toilet facilities. Add two (2) private lockers. Shift Staff locker room.
- Training: New Rehab pool. New cold tub. Shift and expand Rehab area.

- Player Locker: Enlarge space with new lockers. Add Auxiliary locker room.
- Weight: Expand to house added equipment and improve circulation.
- Equipment Room: Add high density shelving.
- Food Service: New Kitchen, Servery and Dining with seating for 100.

Design Objectives

The individual items in the Development Plan Review are not specifically listed, but have all been addressed in the proposed design. Many of the items are described in the narrative below.

Site Description

There is no change to the major site elements of site entry, parking, site lighting and building entrance locations. Landscaping will be essentially unchanged except for areas that must be removed due to the building expansions. Landscaping that must be removed due to construction needs will be replaced.

Building Description

Due to the site orientation the two expansions will be virtually invisible to the public streets. The views are screened by the existing building, parking and landscaping. However, the design objective is to have the expansions appear as part of the original design while enhancing the presence of the Cardinals as the tenant. The primary building materials are consistent with the existing building and consist of:

- Brick masonry to be consistent with the existing.
- Aluminum and glass storefront on the east façade identical to the existing.
- Metal panel to match the color of the existing weathered copper.
- A new “Cardinals Red” accent metal panel to add new identity.

The submitted elevations will demonstrate the appropriate use of the above materials.

Signage Description

No signage currently exists and none is planned at the site perimeter. However, the building has virtually no Team identification and the Team desires to identify the building as the “home” of the Team. A proposal for this Team identification is in development and will be presented separately. This will not consist of any new building elements, but will be applied materials to the existing or new building facades.

Preliminary Site Plan Review Comments

Three specific comments were received as part of the Preliminary Site Plan Review and are addressed as follows:

1. Future Parking: An area in the northwest section of the site was shown and labeled “Future Parking”. This was shown solely so that it would be included in the stormwater analysis. There are no current plans to construct this parking, but it is prudent to include any stormwater requirements in the current Expansion project. If constructed in the future, the stormwater needs will already have been assessed.

2. Consistent Architecture: The Expansion elevations are being submitted as required for the Development review. They will show a consistency with the existing building along with a reflection of the new requirements driven by the new spaces being added.
3. Parking Requirements: As with the original building construction and variance approval, the Training Facility is recognized as a "single" purpose facility. It was built strictly for the training of football players and the administrative functions of an NFL football team. Nothing has changed in the years since the original construction. The recent addition of the indoor practice canopy in 2013 was not driven by a need for added space, but strictly to provide an option to practice indoors. Some parking was added due to the layout of the site and to provide parking options next to the indoor canopy.

The actual occupancy of the building supported by employment data is as follows:

- | | | |
|-----------------------|-----------|---|
| • Administrative | 75 | Executives, Sales, Ticketing, Bldg Operations |
| • Football Operations | 50 | Coaches, Training, Equipment, Video |
| • NFL Roster | <u>53</u> | Maximum in season player roster |
| • Total | 178 | |

Note that some players do not make their year round home in Arizona and will carpool.

The current parking inventory is 208. This has proven to be sufficient for the transient and variable parking needs of visitors, such as, media, ticket buyers and player roster changes. The above is the rationale to not include additional parking with the building Expansion project.

Submitted Drawings

The required drawings for a Development Plan Review are provided in the required format.



BEFORE BUILDING ADDITION



AFTER BUILDING ADDITION

SMITHGROUP JJR

455 NORTH THIRD STREET
 SUITE 250
 PHOENIX, AZ 85004
 602.265.2200
 www.smithgroupjjr.com

NORTHWEST VIEW

DRAWING TITLE

ISSUED WITH

DRAWING REFERENCE

DRAWING SCALE

03/20/14
 DATE

AZ CARDINALS TF
 PROJECT NAME

43078.000
 PROJECT NUMBER

EXT. VIEWS 1
 DRAWING NUMBER

SMITHGROUP JJR

455 NORTH THIRD STREET
SUITE 250
PHOENIX, AZ 85004
602.265.2200
www.smithgroupj jr.com



BEFORE BUILDING ADDITION



AFTER BUILDING ADDITION

SOUTHWEST VIEW

DRAWING TITLE

ISSUED WITH

DRAWING REFERENCE

DRAWING SCALE

04/03/14

DATE

AZ CARDINALS TF

PROJECT NAME

43078.000

PROJECT NUMBER

EXT. VIEWS 2

DRAWING NUMBER



BEFORE BUILDING ADDITION



AFTER BUILDING ADDITION

SMITHGROUP JJR

455 NORTH THIRD STREET
 SUITE 250
 PHOENIX, AZ 85004
 602.265.2200
 www.smithgroupjjr.com

NORTHEAST VIEW

DRAWING TITLE

ISSUED WITH

DRAWING REFERENCE

DRAWING SCALE

04/03/14
 DATE

AZ CARDINALS TF
 PROJECT NAME

43078.000
 PROJECT NUMBER

EXT. VIEWS 3
 DRAWING NUMBER

SMITHGROUP JJR

455 NORTH THIRD STREET
SUITE 250
PHOENIX, AZ 85004
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BEFORE BUILDING ADDITION



AFTER BUILDING ADDITION



EXTENT OF EXISTING WALL DEMOLITION VS.
NEW WALL T.B.D.

SOUTHEAST VIEW

DRAWING TITLE

ISSUED WITH

DRAWING REFERENCE

DRAWING SCALE

04/03/14

DATE

AZ CARDINALS TF

PROJECT NAME

43078.000

PROJECT NUMBER

EXT. VIEWS 4

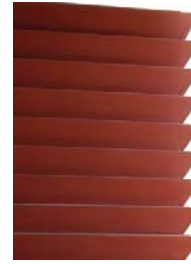
DRAWING NUMBER

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455 NORTH THIRD STREET
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STANDING SEAM METAL
PANELING TO MATCH EXISTING
COPPER PANELING

METAL SCREENING
TO MATCH EXISTING



HIGH GLOSS METAL PANEL
TO MATCH CARDINAL RED



BRIC TO MATCH
EXISTING



EXT. MATERIALS

DRAWING TITLE

ISSUED WITH

DRAWING REFERENCE

DRAWING SCALE

04/07/14

DATE

AZ CARDINALS TF

PROJECT NAME

43078.000

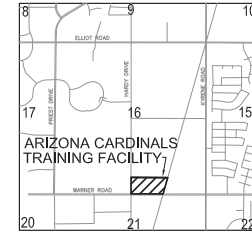
PROJECT NUMBER

EXT. VIEWS 5

DRAWING NUMBER

ARIZONA CARDINALS PRACTICE FACILITY EXPANSION

8701 S. HARDY DRIVE, TEMPE, AZ
PRELIMINARY GRADING AND DRAINAGE PLAN



LOCATION MAP
NO SCALE

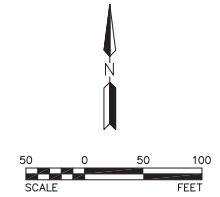
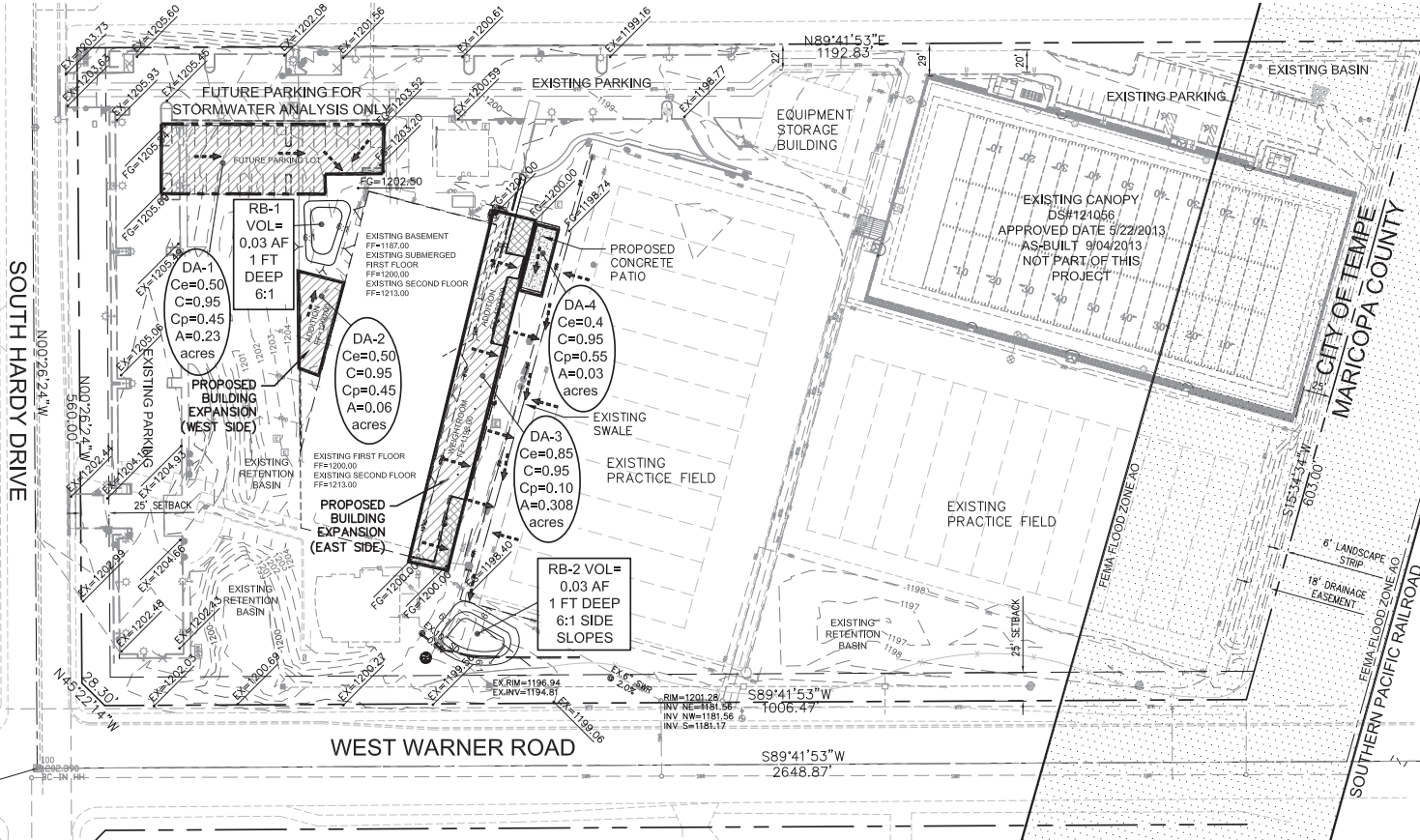
SUBMITTED BY

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WEIGHTED C-COEFFICIENT

EXISTING WEIGHTED C-COEFFICIENT CALCULATION FOR DA-3

BUILDING EXPANSION IS PLANNED OVER EXISTING CONCRETE PATIO ON EAST SIDE OF BUILDING. EXISTING WEIGHTED C-COEFFICIENT IS BROKEN DOWN AS FOLLOWS:

CONCRETE: 9581 SF; C=0.95
GRASS: 2064 SF; C=0.40
 $(9581 \times 0.95 + 2064 \times 0.4) / (9581 + 2064) = 0.85$
DA-3 EXISTING WEIGHTED C COEFFICIENT = 0.85

PROPOSED C-COEFFICIENT CALCULATIONS

C = C-COEFFICIENT
Ce= EXISTING C-COEFFICIENT
Cp= WEIGHTED C-COEFFICIENT

DA-1 FUTURE PARKING LOT; C=0.95-0.50(Ce) = Cp=0.45
DA-2 PROPOSED BUILDING; C=0.95-0.50(Ce) = Cp=0.45
DA-3 PROPOSED BUILDING; C=0.95-0.85(Ce) = Cp=0.10
DA-4 PROPOSED 20'X60' PATIO; C=0.95-0.40(Ce) = Cp=0.55

RETENTION CALCULATIONS

V=CIA P=(2.4/12) FT

BASIN RB-1

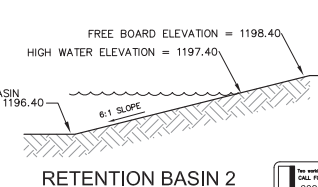
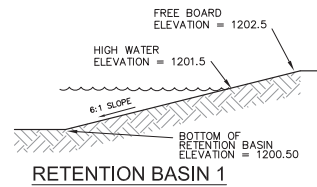
DA-1 = 0.22 ACRE * 0.45 * 2.4/12 = 0.020 ACRE-FT
DA-2 = 0.08 ACRE * 0.45 * 2.4/12 = 0.007 ACRE-FT
RB-1 = 0.06 ACRE * 0.50 * 2.4/12 = 0.006 ACRE-FT
RB-1 REQUIRED RETENTION = 0.03 ACRE-FT
PROVIDED RETENTION = 0.03 ACRE-FT

BOTTOM BASIN ELEVATION = 1200.5
BOTTOM BASIN SURFACE AREA = 897 SF
HIGH WATER ELEVATION = 1201.5
HIGH WATER SURFACE AREA = 1857 SF
FREEBOARD ELEVATION = 1202.5

BASIN RB-2

DA-3 = 0.30 ACRE * 0.10 * 2.4/12 = 0.006 ACRE-FT
DA-4 = 0.03 ACRE * 0.55 * 2.4/12 = 0.003 ACRE-FT
RB-2 = 0.06 ACRE * 0.50 * 2.4/12 = 0.006 ACRE-FT
RB-2 REQUIRED RETENTION = 0.014 ACRE-FT
PROVIDED RETENTION = 0.030 ACRE-FT

BOTTOM BASIN ELEVATION = 1196.4
BOTTOM BASIN SURFACE AREA = 930 SF
HIGH WATER ELEVATION = 1197.4
HIGH WATER SURFACE AREA = 1778 SF
FREEBOARD ELEVATION = 1198.4



DPR PRELIMINARY GRADING AND DRAINAGE

DWG. NO.
GD-1

8701 S. HARDY DRIVE, TEMPE, AZ, 85284
RA#
EN#
DS#

This document was prepared by the staff of Lloyd Consulting Group, LLC. No alterations to these plans, other than those indicated by a change order, shall be made without the written approval of Lloyd Consulting Group, LLC employees.