

**The Summit at Scottsdale
32331 N. Scottsdale Road**

**Development Review Board
Project Narrative**

**Project # 1022-PA-2015
Case # ___-DR-_____**

June 27, 2016

OVERVIEW

Weingarten Realty Investors (“Developer”) is the owner and developer of the 322,999 SF shopping center known as “The Summit at Scottsdale” (alternately referenced as “The Summit,” “the property” or “the site”). The property, located at the northeastern corner of the Scottsdale Road and East Ashler Hills Drive junction, is zoned C2 (Central Business District) ESL (in the Environmentally Sensitive Lands Overlay District).

The Summit has two existing 5’ monument signs along the scenic corridor, each eligible for two tenant listings. This is the maximum monument sign allowance for scenic corridor properties over 150,000 SF.

REQUEST

Tenants at The Summit have noted their marked lack of exposure from Scottsdale Road and East Ashler Hills Drive. The two 5’ monument signs are largely obscured by overgrown natural landscaping. Building signage is ineffective for street viewing due to the setback and old-growth landscaping. The Developer believes the lack of visibility creates a safety hazard for those seeking the site, an endeavor that is particularly dangerous at night. In short, this development suffers a grave disadvantage when compared to other like shopping centers not subject to ESL restrictions.

As a result, the Developer is requesting DRB approval for the installation of two 25’ tower signs at The Summit, each at a 175’ setback from Scottsdale Road to place them outside of the Scenic Corridor Easement and any Natural Area Open Space Easement. Each tower sign is designed to display three tenants as well as the development name and address. The proposed tower signs will replace the two existing 5’ monument signs.

480-449-3726 » Office

6725 W. Chicago Street
Chandler, AZ 85226

AZ Contractor’s License No. ROC260958
L-1, ROC260959 L-38, ROC260960 L-3

yesco.com

**32-DR-2016
7/19/2016**

ARCHITECTURE, LIGHTING AND SIGNAGE DESIGN

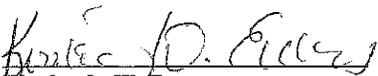
The two tower signs have been designed to match features of the existing Summit buildings. The stacked, multicolor stonework and exposed steel have been chosen to mirror those used in the building facades. The tower structures have been designed to match the angles and appearance of the site's existing architecture. The strip of white LED lighting at the top of the towers also mirror those that serve as features on the building facades.

The lighting of these towers is subtle, with only "The Summit" and the strip of light feature across the top glowing at night. The background for tenant panels are opaque; as such they will not light at night. Lighting is composed of low-maintenance LED, which will require little service attention once installation has been completed.

SUMMARY

Under current conditions, the tenants of The Summit are experiencing a negative financial return due to their lack of signage exposure. In short, no one can easily tell there is a shopping center behind the old growth landscaping. When considering the new people visiting the region in escalating numbers and constant turnover in the population, the reality of the financial impact of this lack of streetfront exposure comes into sharp relief. These two proposed towers, tastefully drawn and designed for minimal dark sky impact, will serve to provide The Summit and its tenants the visibility needed to thrive alongside other neighboring developments such as Mercado Del Rancho, Silverstone at Pinnacle Peak, and Grayhawk Plaza.

Respectfully submitted,

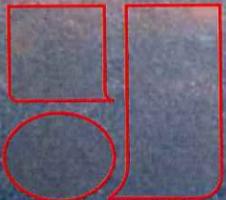

Kimberly W. Euers
Government Relations Specialist

Sign Package Prepared for

THE

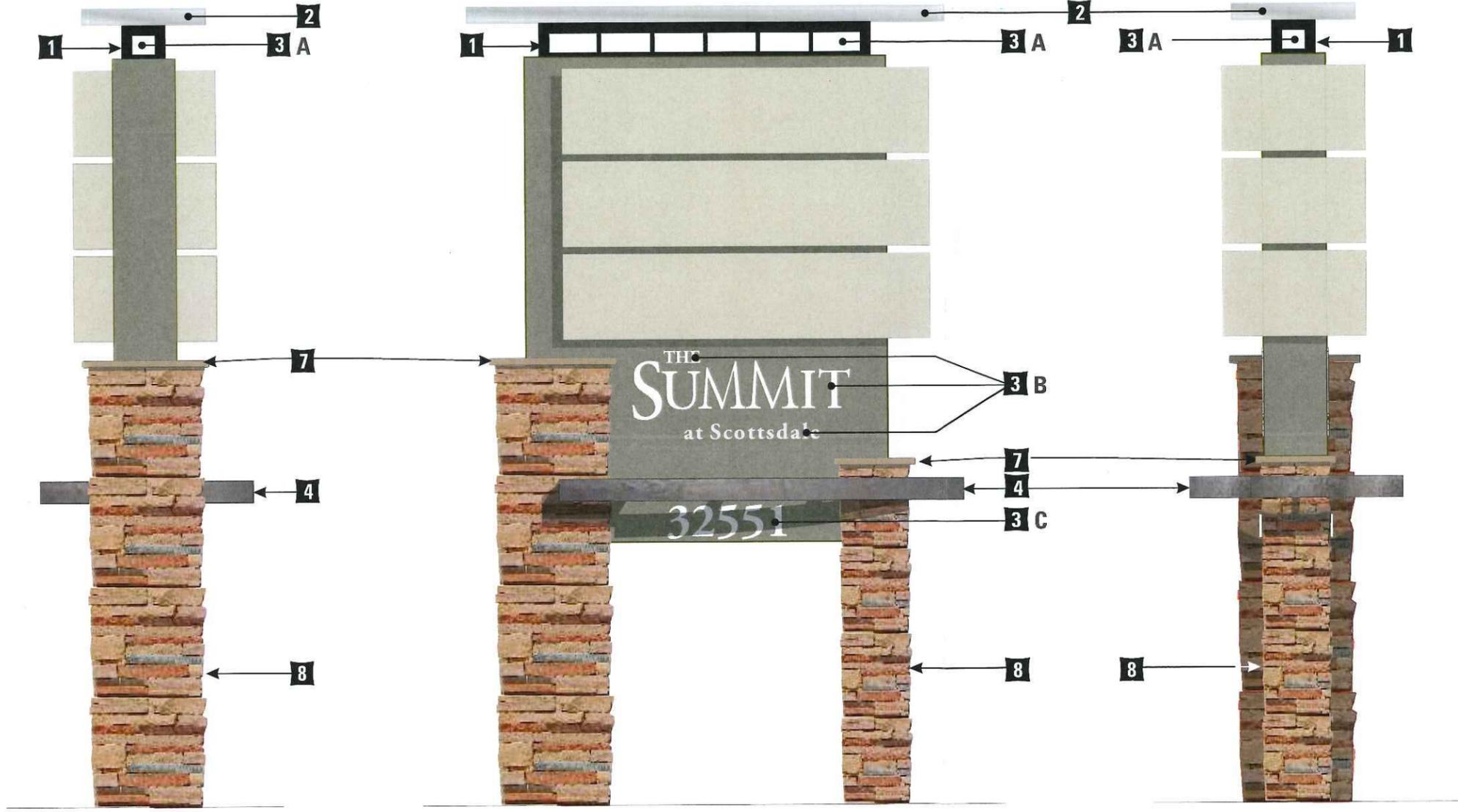
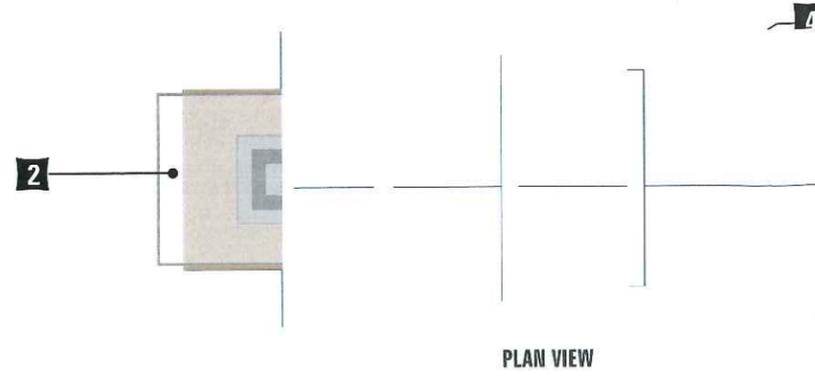
SUMMIT

at Scottsdale

by  YESCO.

THE SUMMIT

at Scottsdale



- 1** SW BLACK
w/ A SEMI GLOSS FINISH
- 2** SW BRUSHED ALUMINUM
w/ A SEMI GLOSS FINISH
- 3 A** 3/16" #015-2 WHITE ACRYLIC
- 3 B** 1/4" CLEAR ACRYLIC w/ 3M #230-20 WHITE TRANSLUCENT VINYL (FACES) & 3M WHITE DIFFUSER ON THE BACKS
- 3 C** 1/4" ALUMINUM PAINTED WHITE
w/ A SEMI GLOSS FINISH
- 4** RAW STEEL - NO CLEAR
- 5** SW 7046 Anonymous
w/ A MEDIUM TEXTURED FINISH
- 6** SW 79036 Accessible Beige
w/ A MEDIUM TEXTURED FINISH
- 7** SW 7540 Artisan Tan
w/ A SEMI GLOSS FINISH
- 8** 1-1/2" thick random cut deft edge, varying sizes. Random mix of: 20% Palo Verde Sandstone by APG, 30% "Arizona Sunset" Sandstone by APG, 50% "Sunset" Sandstone by APG

LEFT SIDE ELEVATION

FRONT ELEVATION

RIGHT SIDE ELEVATION

PY-1 **PY-2**

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Phone: (480) 449-3726 / Fax: (480) 961-5923

YESCO
PERMIT READY
AZ Contractor Licenses: SIGNS #ROC250959, AWNINGS #ROC260960, ELECTRICAL #ROC260958

CLIENT NAME / PROJECT ADDRESS
THE SUMMIT SHOPPING CENTER
32551 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

ACCOUNT EXECUTIVE
Kelly Chipman
SALES APPROVAL

ORIGINAL DESIGNER
Richard Baldwin
ORIGINAL DATE
08/20/15
SCALE
AS NOTED

REV.	DATE	BY
1	05/17/15	MK
2	06/21/16	MK

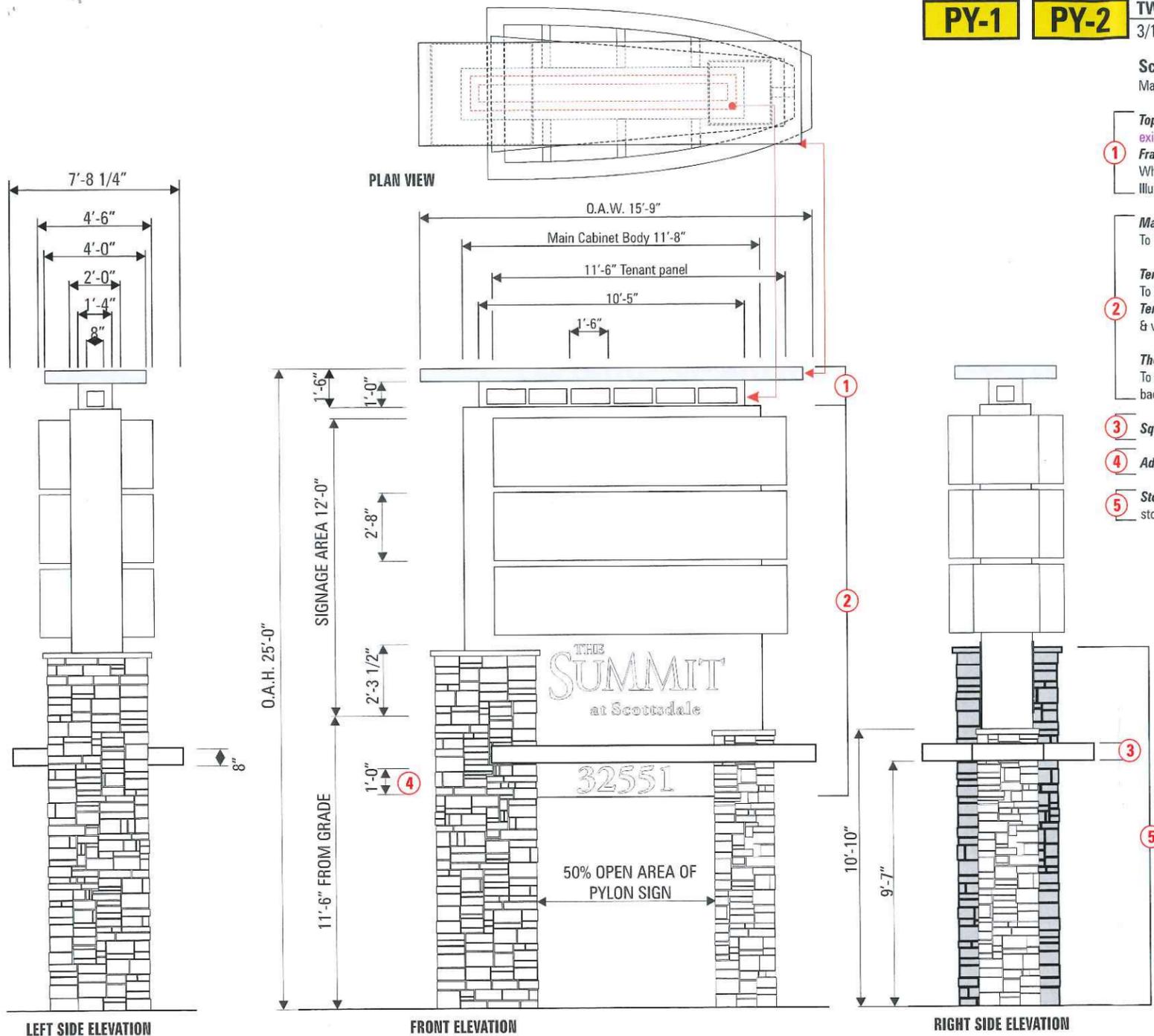
DESIGN APPROVAL

TRACKING NUMBER
6095384-R8 PER
11117
SHEET
1 OF 7

MADE PERMIT READY

CORRECTED ROCK VENEER COLORS

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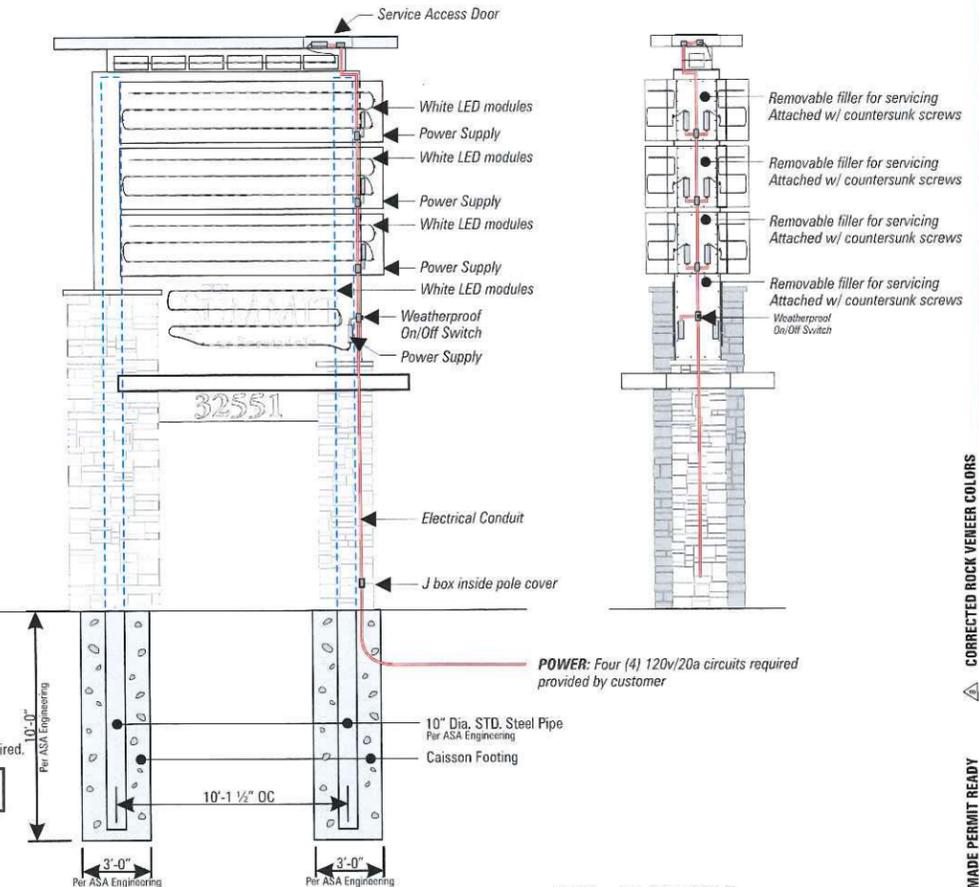


PY-1 PY-2 TWO (2) NEW ILLUMINATED D/F PYLON SIGNS
3/16" = 1'-0" SCALE

Scope of work
Manufacture & install two (2) d/f pylon signs.

- 1 **Top of pylon sign (1'-7" section)** to be sheet metal & painted to match existing color
Frame work to be square tube painted to match existing color
White poly carbonate "windows" w/ white LED internal illumination.
Illumination intensity to be knocked down
- 2 **Main cabinet & tenant cabinets / The Summit at Scottsdale**
To be tex-coted & painted to match existing color
Tenant panels
To be tex-coted & painted to match existing color w/ white LED illumination
Tenant copy to be routed out & backed with 3/16" 7328 white acrylic & vinyl overlays
The Summit at Scottsdale letters
To be routed out with 3/4" clear push thru acrylic. 3m white diffuser on the backs. 3m #230-20 white vinyl overlays on the faces. White led illumination
- 3 **Square tube frame (above address)** To be painted to match existing color
- 4 **Address** To be 1/4" aluminum FCO's painted white w/ a semi gloss finish
- 5 **Stone work** On the cabinet of pylon sign & pole covers to have stone veneer work to match existing

FOUNDATION, SUPPORT AND ELECTRICAL DETAILS



LOGO ELECTRICAL SPECIFICATIONS

<input checked="" type="checkbox"/> U.L. REQUIRED	<input type="checkbox"/> OTHER
<input type="checkbox"/> NON U.L. REQUIRED	
Four (4) 20 AMP CIRCUITS REQUIRED	
ACTUAL AMP LOAD 45A	
<input checked="" type="checkbox"/> 120 VOLTS	<input type="checkbox"/> 277 VOLTS
<input type="checkbox"/> OTHER	

Nine (9) 60 w power supplies required.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

THIS SIGN DISPLAY COMPLIES WITH CCR TITLE 24, PART 6, SECTION 148.

1/8" = 1'-0" SCALE

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11 X 17
SHEET
2 OF 7

CORRECTED ROCK VENEER COLORS



PY-2 South Pylon: Superimposed view looking NE

Approximate relative scale

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 11 X 17

SHEET
6 OF 7

△ MADE PERMIT READY △ CORRECTED ROCK VENEER COLORS

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