CITY COUNCIL REPORT

Meeting Date: December 8, 2009
General Plan Element: ***Land Use***
General Plan Goal: ***Create a sense of community through land uses***

ACTION

SkySong Monument Lighting
88-DR-2005#5

Request to consider the following:

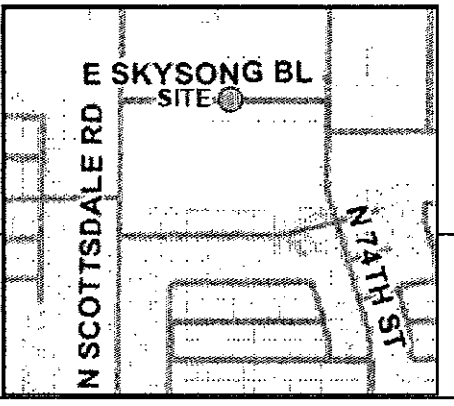
1. Confirmation of Development Review Board approval for accent lighting for the SkySong monument.

OWNER

City of Scottsdale

APPLICANT CONTACT

Matthew Pridemore
Higgins Development Partners
602-748-1703



LOCATION

1301 N. Scottsdale Rd.

BACKGROUND

Zoning
The SkySong project is zoned Planned Community District (PCD).

Context
Located at the southeast corner of the N. Scottsdale Road and E. McDowell Road, the project encompasses approximately thirty-seven (37) acres. The SkySong project as a whole is adjacent to a variety of uses including retail, automobile dealerships, restaurants and residential.

Action Taken _____

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant requests approval to add accent lighting to SkySong monument during evening hours.

IMPACT ANALYSIS

Acting as a focal point for the SkySong project, the 120-foot tensile structure announces the project and establishes its identity. When the project was originally approved, it was anticipated the tensile structure would eventually be illuminated in some fashion, though at the time, the method of illumination had not been contemplated. Since that time, a lighting designer has been brought in to create a lighting package that emphasizes the SkySong structure without drowning out the surrounding buildings. The size and shape of the structure ultimately dictate how lighting will be placed and where it will be directed.

The main points of emphasis are the tensile fabric panels themselves and the support masts. Each element will be illuminated separately under the applicant's proposal. The support masts are proposed to be illuminated by a series of 1400-lumen LED fixtures, primarily blue in color. The structure consists of a series of funnels, half of which point downward, with the other half pointing upward. For the downward pointing funnels, a bank of five (5) LED fixtures will be mounted at the bottom of the funnel, pointing upward to illuminate the mast.

Where the funnel points upward, a bank of eight (8) LED fixtures will be mounted at the top of the funnel, with five (5) pointing downward and three (3) pointing upward. For the fabric panels, the applicant proposes to install a total of four (4) banks of fixtures near the bottom of each main support mast. Each bank will consist of ten (10) 150-watt Ceramic Metal Halide (CDM) fixtures, white in color, aimed directly at the fabric panels. The CDM fixtures will be fitted with shields that will help to steer the light toward the fabric panels and prevent excess light trespass on the adjacent buildings. The design ensures that the fabric lighting will not conflict with the mast lighting, thus creating two (2) distinct lighting themes. During special events or holidays, the colors of the LED fixtures could be changed to reflect the occasion, i.e. on an evening when ASU is holding an event at the site the fixtures could emit maroon and gold colors instead of the standard blue. The white lights which light the fabric are not variable in color and therefore, remain white at all times.

The lighting will typically be turned on daily at or around sunset and remain on until 11:00 PM. The lighting will be programmed so that all of the blue LED lights and 50% of the white metal halide lights turn off automatically at 11:00. The remaining 50% of the white metal halide lights will remain on throughout the night for security purposes and will turn off automatically at or around sunrise

OTHER BOARDS & COMMISSIONS

Development Review Board

The proposal was presented to the Development Review Board as a Study Session item on 2/19/09, for feedback and suggestions. A subsequent evening viewing was conducted at the site for the Development Review Board on 11/9/09, giving the Board members an opportunity to see a portion of the structure illuminated by a "test bank" of fixtures. The proposal received formal approval from the Development Review Board on 11/19/09.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE DEPARTMENT(S)

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACTS (S)

Greg Bloemberg
Planner
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis FOR — 11/23/2009

Greg Bloemberg, Planner — Date
480-312-4306, gbloemberg@ScottsdaleAZ.gov

Lusia Galav — 11/20/2009

Lusia Galav, AICP, Current Planning Director — Date
480-312-2671, lgalav@ScottsdaleAZ.gov

Connie Padian — 11/23/09

Connie Padian, Acting Executive Director — Date
Planning, Neighborhood and Transportation
480-312-2664, cpadian@ScottsdaleAZ.gov

ATTACHMENTS

1. Stipulations/Zoning Ordinance Requirements
2. Applicant's Narrative

Stipulations for the Development Review Board Application: SkySong Monument Lighting Case Number: 88-DR-2005#5

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of Project Coordinator and the Final Plans staff.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DS&PM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
    a. Location of lighting and fixture types shall be consistent with the details and cut sheets submitted by Higgins Development Partners, with a city staff date of 11/11/09.

ASU SkySong Project Narrative, 2/9/2009

Intent: The lighting design intent is to uplight the underside of the fabric canopy and accent light the columns to softly define the supporting architectural structure. White, warm-toned indirect light on the underside of the fabric illuminates the ground and blends into surrounding landscape lighting. Cooler-tone 'bluish' light highlights one side of each of the masts to impart apparent movement to the static structure. Uplighting of the canopy is limited to the four upward pointing conical sections (one in each quadrant) of the fabric's geometrical form. This confines view of the luminous underside of the fabric to the pedestrian area below the fabric structure and minimizes light reflecting into the surrounding landscape.

Concept: A ring of (10) ten Ceramic Metal Halide (CDM) upward-aiming narrow beam floodlight fixtures are mounted above head height at the base of one mast in each of the four quadrants. Each fixture is accessorized with a 180-degree glare shield cut at a 45-degree angle and is individually switched to provide variable light levels. CDM pulse start lamps source provide a long life, energy efficient, high color rendering white light source. At the tops of each of the masts, and at the bases of the remaining masts without CDM floodlights, a ring of upward and downward pointing RGBAY LED narrow beam floodlights light one side of each of the masts. The fixtures' LED source allows individual control of color and intensity, and combines energy efficiency with ultra-long life.

Operation: The main illumination scheme of the structure, described above and depicted in the project renderings, occurs daily from sunset to midnight. After midnight the mast illumination would switch off, and a selected portion of the canopy uplighting would remain on to meet general illumination requirements of the surrounding landscape. On holidays and special occasions, the individually addressable LED light sources provide flexible color options on the masts lighting only to promote a particular theme, event, or identity.

Fixtures: Ceramic Metal Halide (CDM) narrow beam floodlights by Bega. Programmable RGBAW narrow beam floodlights by Martin Architectural.

One Bridge Street, Suite 72
Irvington-On-Hudson, NY 10533
tel: (914) 693-8700
fax (914) 693-7879
email info@tanteri.com

ATTACHMENT #2

BS-DR-2005#8
1st: 2/09/09