Spokane Design Review Board

Wednesday, April 24, 2024
5:30-7:00 PM
Tribal Conference Room
Hybrid Meeting – Teleconference and In-person

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Board Briefing Session:

5:30 – 5:40	1) Call to Order 2) Roll Call 3) Changes to the Agenda?	Chair Dean Gunderson Chair

Workshop:

5:40 – 6:45	4) Spokane County Operations Complex – Recommendation Meeting • Staff Report Presentation • Applicant Presentation • Public Comments • Board Discussion	Dean Gunderson

Board Business:

6:45 – 7:00	5) Approve Minutes from March 13, 2024 6) Old Business 7) New Business 8) Chair Report 9) Secretary Report 10) Other 11) Adjourn	Chair Chair Dean Gunderson

The next Design Review Board meeting is scheduled for Wednesday, May 08, 2024**.**

The password for City of Spokane Guest Wireless access has been changed:
Username: COS Guest
Password: K8vCr44y

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The

Tribal Conference Room in the first-floor lobby of City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mlowmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

The Design Review Board meeting will be held in a hybrid format

Participants are able to join the meeting in-person in the Tribal Conference Room (City Hall, First Floor Lobby), or join the meeting on-line using the following information:

To participate via video follow the link on your computer (click on "Join meeting")

Join Meeting

Microsoft Teams meeting

Join on your computer, mobile app or room device
Click here to join the meeting
Meeting ID: 255 626 849 965
Passcode: 8ssJ6g
Download Teams | Join on the web
Join with a video conferencing device
cityofspokane@m.webex.com
Video Conference ID: 113 580 818 4
Alternate VTC instructions
Or call in (audio only)
+1 323-618-1887,,448050986# United States, Los Angeles
Phone Conference ID: 872 398 035#
Find a local number | Reset PIN
Learn More | Meeting options

While the meeting begins at 5:30pm, you can join as early as 5:15pm on the date of the meeting.

Dean Gunderson, Sr. Urban Designer
dgunderson@spokanecity.org
The proceedings of the Design Review Board meeting will be recorded, with digital copies made available upon request.

Meeting Process - Spokane Design Review Board

Call to Order

- Chair calls the meeting to order, noting the date and time of the meeting.
- Chair asks for roll call for attendance.
- Chair asks if there any changes to the agenda.

Board Workshop

- Chair announces the first project to be reviewed and notes the following: a) the Board will consider the design of the proposal as viewed from the surrounding public realm; b) the Board does not consider traffic impacts in the surrounding area or make recommendations on the appropriateness of a proposed land use; c) the Board will not consider un-permitted, possible surrounding development(s) except those which are contemplated under the Comprehensive Plan and Development Code; c) it is the applicant's responsibility to meet all applicable Code requirements regardless of what might be presented or discussed during workshops.
- Chair asks for a staff report.

  Staff Report
  - Staff report on the item, giving findings of fact. Presentation will be kept to 5-10 minutes.

  Applicant Presentation
  - Chair invites the applicant(s) to introduce the project team and make a 10-15 minute presentation on the project.

  Public Comment

  DRB Clarification
  - Chair may request clarification on comments.

  Design Review Board Discussion
  - Chair will ask the applicants whether they wish to respond to any written public comments, after their response (if any) they are to return to their seats in the audience.
  - The Chair will formally close public comments (unless motioned otherwise).
  - Chair leads discussion amongst the DRB members regarding the staff topics for discussion, applicable design criteria, identification of key issues, and any proposed design departures.

  Design Review Board Motions
  - Chair asks whether the DRB is ready to make a motion.
  - Upon hearing a motion, Chair asks for a second. Staff will record the motion in writing.
  - Chair asks for discussion on the motion.
  - Chair asks the applicant if they would like to respond to the motion.
  - After discussion, Chair asks for a vote.

  Design Review Board Follow-up
  - Applicant is advised that they may stay or leave the meeting, and that the annotated & signed motion will be made available within five working days.
  - Next agenda item announced.

Board Business

- Meeting Minutes - Chair asks for comments on the minutes of the last meeting; Asks for a motion to approve the minutes.
- Chair asks is there any old business? Any old business is discussed.
- Chair asks is there any new business? Any new business is discussed.
- Chair Report – Chair gives a report.
- Secretary Report – Sr. Urban Designer gives a report.

Adjourn

Chair asks for a motion to adjourn. After the motion is seconded, and approved by vote, Chair announces that the meeting is adjourned, noting the time of the adjournment.

Design Review Board – Meeting Minutes

March 13, 2024
Hybrid City Hall Tribal Room/Teams
Meeting called to order at 5:31 PM by Drew Kleman

Attendance:

- *Board Members Present:* Drew Kleman (Vice Chair), Chuck Horgan, Chad Schmidt, Ryan Brodwater, Grant Keller, Bob Scarfo
- *Board Members Not Present: Mark Brower (Chair)*
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Ryan Benzie, Tim Thompson

Changes to Agenda:

- None

Workshop:

1. **Collaborative Workshop for Spokane County Operations Campus**
   - Staff Report: Dean Gunderson
   - Applicant Presentation: Brian Piipo, Integrus Architecture; Kyle Twohig, Spokane County
   - Questions asked and answered
   - Public comments were solicited, public comment period was closed
   - Discussion ensued

Chad Schmidt made a motion to approve the recommendations as read, Chuck Horgan seconded. Motion passed unanimously.

Board Business:

Approval of Minutes: Grant Keller made a motion to approve the minutes from the January 17, 2024 meeting; Ryan Brodwater seconded. Motion passed unanimously.

Old Business:

- None

New Business:

- None

Chair Report – Mark Brower

- None

Secretary Report – Dean Gunderson

- Dean reported that staff is seeing an uptick in design review applications. Two such applications include a proposed multi-family development in the downtown University District and a City application for a pump house downtown.
- Dean also reported that there will be a workshop item for an administrative zoning designation seeking board feedback in April.

Meeting Adjourned at 7:04 PM

Next Design Review Board Meeting scheduled for Wednesday, March 27, 2024

DESIGN REVIEW BOARD

FILE NO.DRB 2404_2402

Spokane Campus Operations Campus

1 – RECOMMENDATION MEETING

Design Review Staff Report March xx, 2024

Staff:

Dean Gunderson
Senior Urban Designer

Taylor Berberich
Urban Designer

Planning and Economic Development
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Applicant:

Owner:
Spokane County / Public Works
1026 W Broadway
Spokane, WA 99260

Agent:
Integrus Architecture
10 S Ceder Street
Spokane, WA 99201
Attn: Brian Piippo

Table of Contents

When a Design Review application is received, city staff evaluate the project for compliance with all applicable regulatory documents. Should staff see a potential concern that falls within the purview of the Design Review Board, staff then present the Design Review Board with Topics for Consideration. The purpose of these discussion points is to call attention to potential concerns and should not be viewed as required changes to the project.

Background

The Design Review Board Collaborative Workshop was held on October 25, 2023.

The following materials are supplemental to this report:

- *Design Review Staff Report | Program Review/Collaborative Workshop, March 8, 2024*
- *Design Review Board | Collaborative Workshop Advisory Actions, March 13, 2024*

Responses to Discussions Held at Collaborative Workshop

During the workshop, the applicant is encouraged to please describe changes to the design since the Collaborative Workshop including any changes made in response to advisory actions offered by the Design Review Board on March 13, 2024, as follows (see Collaborative Workshop Advisory Actions for specific SMC, Comprehensive Plan Policies, and Public Projects and Structures Design Guidelines supporting each AA):

1. **The Applicant has indicated that the project could benefit from the construction of the new 5'-wide sidewalk along the Subject Site's Walnut Street frontage behind a 6'-wide continuous landscape strip. This would provide a more landscaped frontage for the new office building's Primary Entrance, while ensuring that the street frontage can support widest degree of possible uses on the Subject Site.**

   Applicant Response: *The applicant will review and implement a separated sidewalk for Walnut Street.*

2. **The new Street Trees along Walnut Street should be planted in the 6'-wide landscape strip located between the sidewalk and the street curb. Due to the presence of overhead power transmission lines, these Street Trees would be limited to Class I species.**

   Applicant Response: *The applicant will review and implement new street trees along Walnut Street.*

3. **As the multiple curb-cuts and broken sections of existing sidewalk along Cedar Street will need to be replaced, a new 5'-wide sidewalk along the Subject Site's Cedar Street frontage should be constructed behind a 6'-wide continuous landscape strip.**

   Applicant Response: *The applicant will review and implement new street trees along Walnut Street.*

4. **The new Street Trees along Cedar Street should be planted in the 6'-wide continuous landscape strip. All new Street Trees must be selected from the Class II category.**

   Applicant Response: *The applicant will review and implement new street trees along Cedar Street. Trees will be columnar in structure at building due to proximity to building face. Larger canopy trees will be specified where space allows.*

   Staff Comment: Note, the Applicant's Conceptual Landscaping Plan does not provide a distinction between Class I and Class II Street Trees – the Applicant uses the nomenclature of *Canopy*, *Small*, and *Columnar*. It should be noted that regardless of tree species or canopy form preferred by the Applicant, the Street Trees along Cedar Street (and Sharp Avenue) must be selected from the Spokane-approved Class II Street Trees list. Only those Street Trees along Walnut are required to be selected from the Spokane-approved Class I Street Tree list.

5. **The applicant should consider installing the necessary curb-ramps for an unmarked pedestrian crossing north of the new curb cut for the Subject Site's drive access to the secure lot and south of the existing STA curb cut.**

   Applicant Response: *The applicant will review and implement a crossing.*

   Staff Comment: Note, the Applicant has depicted a crosswalk and a single curb-ramp at the western end of the crosswalk. To fully function as a crosswalk, the eastern curb-ramp must also be constructed.

6. **Support for elimination of sidewalk north of new crosswalk due to Sinto Ave. constraints. This will provide continuous pedestrian access along the Cedar/Sinto corridor.**

   Applicant Response: *The applicant will review and implement a crossing.* (sic)

   Staff Comment: The applicant is not depicting a sidewalk north of the proposed crosswalk, as encouraged in the Advisory Action. The duplication of the response to Advisory Action #5 is likely a scrivener error.

7. **The Applicant shall return with street level perspectives.**

   Applicant Response: *The applicant will return with street level perspectives.*

8. **The Applicant is encouraged to consider the character of the buildings' façades and how they may enhance the immediate public realm through the use of material, color, texture, lighting, signage, art, etc.**

   Applicant Response: *The applicant will review and consider the character of the buildings' facades and how they may enhance the public realm with materials, color, texture, lighting, signage, art, etc.*

9. **The Applicant is encouraged to return with site sections that further explain the landscape screening and buffering along the north property line.**

   Applicant Response: *The applicant will develop site sections and review landscape buffering for alternatives that may better address the needs of the public and surrounding properties.*

Additional Suggested Topics for Consideration

Based on the complete design submission, urban design staff offer the following Topics for Consideration, and as possible recommendations if the Design Review Board finds them to be appropriate.

1. **Crosswalk** – Curb-ramps (designed to meet the City of Spokane Engineering Standards) must be constructed at both the western and eastern ends of the mew un-marked crosswalk.

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180 Sidewalks, 17H.010.190 Pedestrian Buffer Strips, 17H.010.200 Curb Ramps, and 17H.010.210 Crosswalks.*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, TR 20 Bicycle/Pedestrian Coordination, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines**: A-1 360-Degree Design, A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, C-2 Reinforce Primary Building Entries, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-1 Create Transitions in Bulk and Scale, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

2. **Solid Waste** – Initial site designs indicated a two-bin trash enclosure located at the northwestern most corner of the parcel (at the northern end of the previously-vacated Walnut ROW). If provided, this enclosure must meet the Screening and Impact Abatement requirements found in SMC 17C.200.070.

   ***See Spokane Comprehensive Plan Policies**: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines**: A-1 360-Degree Design, B-1 Provide Elements that Define the Place, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, D-1 Create Transitions in Bulk and Scale, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, and E-3 Minimize the Presence of Service Areas.*

3. **Future Revokable Right-of-Way Use Agreement for Sharp Avenue** – The applicant has not yet finalized the previously-discussed Use Agreement (which would permit the fenced enclosure of a one-block length of Sharp, between Walnut and Cedar), but the fence is depicted in the perspective renderings. This agreement is currently being negotiated between Spokane County and the City of Spokane, with a high likelihood of reaching an agreement.

   See Spokane Comprehensive Plan Policies*: LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, LU 7.1 Regulatory Structure, TR 2 Transportation Supporting Land Use, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, and DP 2.12 Infill Development.*

   See Spokane Public Projects and Structures Design Guidelines*: B-3 Design for Personal Safety and Security, and E-3 Minimize the Presence of Service Areas.*

4. **Use of Art** – Advisory Action 8 was partially based on the presumption that the Applicant may not be able to accommodate a standard separated sidewalk and landscaping strip with Class II Street Trees along Cedar Street. The Applicant was able to determine that this standard requirement was achievable within the code-mandated distance between the back-of-curb and the placement of the new building. The perspective renderings show the installation of a standard sidewalk/landscaping strip assembly – and no Art is being proposed as mitigation.

5. **Landscape Screening** – The Applicant will be required to provide all the necessary screening of uses on the site.

   See Spokane Comprehensive Plan Policies*: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   See Spokane Public Projects and Structures Design Guidelines: *B-5 Provide Inviting and Usable Open Space, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-3 Maintain the Prevailing Street Edge, E-1 Maximize Pedestrian Access to the Building and Site, and E-3 Minimize the Presence of Service Areas.*

6. **Landscape Screening Along Northern Property Line** – Based on the north/south site section illustration provided by the Applicant, the Development Services Center finds any required landscape screening along this property line has been sufficiently meet with the adjacent grade change.

   See Spokane Comprehensive Plan Policies*: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   See Spokane Public Projects and Structures Design Guidelines: *E-3 Minimize the Presence of Service Areas.*

7. **Exterior Lighting** – While it is not clear which lighting fixtures are being specified, it should be noted that all exterior fixtures will need to be dark sky compliant.

   See Spokane Comprehensive Plan Policies*: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.12 Infill Development.*

   See Spokane Public Projects and Structures Design Guidelines: *E-1 Maximize Pedestrian Access to the Building and Site, and E-3 Minimize the Presence of Service Areas.*

Supplementary Documents

(See attached)

- March 13, 2024 Collaborative Workshop Applicant Submittal
- March 8, 2024 Collaborative Workshop Staff Report
- March 13, 2024 Collaborative Workshop Advisory Actions

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan
West Central Neighborhood Plan
Public Projects and Structures Design Guidelines

Design Review Board

Reccomendation Meeting

Spokane County Operations
April 2024

Spokane County
WASHINGTON

GARCO

INTEGRUS

Project Summary

PROJECT UPDATE

Spokane County Operations | Spokane County
Integrus Architecture / 10 S. Cedar

Since our last meeting the Spokane County Operations building has progressed significantly. Both the buildings and site have been developed to show materiality and character which you will see represented in the Design Review Board comment responses on the following pages.

RESPONSE TO ADVISORY ACTIONS

1. The Applicant has indicated that the project could benefit from the construction of the new 5'-wide sidewalk along the Subject Site's Walnut Street frontage behind a 6'-wide continuous landscape strip. This would provide a more landscaped frontage for the new office building's Primary Entrance, while ensuring that the street frontage can support widest degree of possible uses on the Subject Site.

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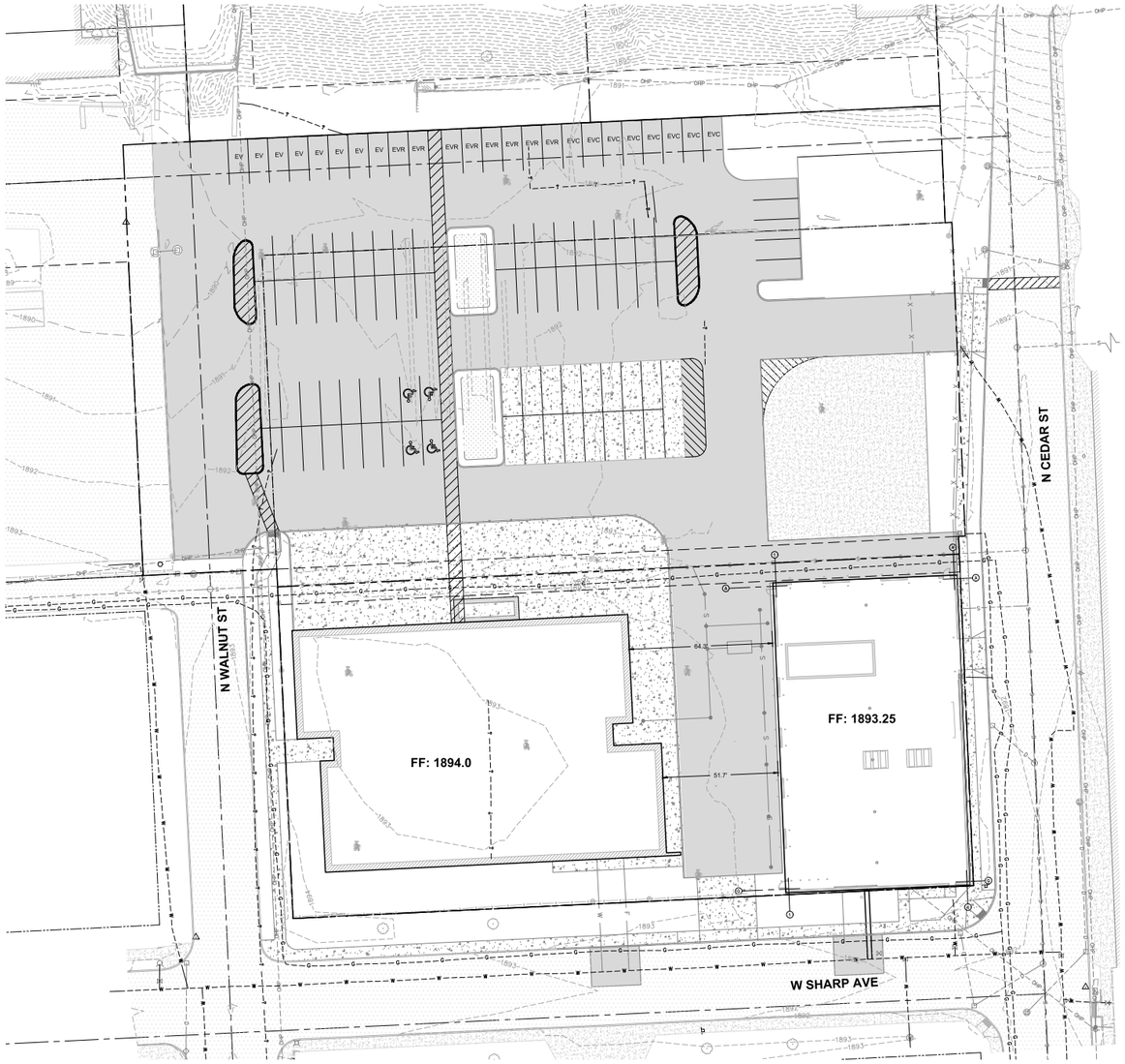
Site Design

SITE PLAN

811 Know what's below. Call before you dig.

SPOKANE COUNTY FACILITIES OFFICE & SITE

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 13, TWN. 25N., RGE. 42E, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WA



N

HORIZONTAL SCALE
0 10 20 40
1" = 20 FEET

KEYNOTES

1. BIO-RETENTION POND
2. SIDEWALK PER COS STD PLAN F-102.
3. STANDARD PARKING STALL
4. COVERED PARKING
5. CONCRETE CURB PER COS STD PLAN F-106.
6. NOT USED
7. PORTION OF BUILDING PAD TO REMAIN AS LAYDOWN YARD.
8. DRIVEWAY DROP PER COS STD PLAN F-103A; W=26'
9. CURB INLET PER COS STD PLAN F-109
10. DRIVEWAY DROP PER COS STD PLAN F-104
11. TYPE 2 CURB RAMP PER COS STD PLAN F-105A
12. BIKE RACK; SEE LANDSCAPE PLAN FOR DETAILS
13. CURBNOSE DOWN
14. GATE WITH KNOX BOX; SEE LANDSCAPE PLAN FOR DETAILS
15. CURB INLET TYPE 2 PER SPOKANE COUNTY STD PLAN B-9
16. PROPOSED CROSSWALK SIGN AND ARROW PER MUTCD S1-1 AND W16-79
17. TYPE 3 CURB RAMP PER COS STD PLAN F-105D

SITE PLAN NOTES

1. REFER TO SHEET CA-101 FOR CIVIL STANDARD NOTES.
2. CONTACT AHBL FOR TEMPORARY BENCH MARKS (TBM) SHOWN.
3. REFER TO LANDSCAPE AND ARCHITECTURAL PLANTING PLANS FOR ADDITIONAL HORIZONTAL CONTROL, SITE FURNISHINGS, CONCRETE SCORING, PLANTING SCHEDULE, AND RELATED DETAILS NOT SHOWN ON THIS PLAN.
4. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
5. ALL SIGNS TO BE INSTALLED PER CITY OF SPOKANE STANDARDS.
6. ALL NEW SIDEWALKS AND CONNECTIONS TO EXISTING SIDEWALKS SHALL BE BARRIER FREE PATHWAYS (I.E. ADA COMPLIANT).
7. VERIFY LOCATION OF ALL STRIPING WITH OWNER PRIOR TO INSTALLING. ALL STRIPING SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.
8. PAVEMENT PATCHING WITHIN THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE CITY'S REGIONAL PAVEMENT CUT POLICY.
9. CONCRETE CURB SHALL BE PER CITY OF SPOKANE STD PLAN F-106
10. SIDEWALK SHALL BE CITY OF SPOKANE STD PLAN F-102
11. PAVEMENT PATCH SHALL CONFORM WITH THE INLAND NORTHWEST PAVEMENT CUT POLICY
12. SEE ELECTRICAL PLANS FOR SITE LIGHTING DETAILS AND INFORMATION.
13. SITE IMPROVEMENTS SHALL COMPLY WITH RECOMMENDATIONS FROM 11/2023 SPOKANE COUNTY OPERATIONS FACILITY BY BUDINGER & ASSOCIATES.
14. ALL SIDEWALKS, CURBS, AND DRIVEWAY APPROACHES ADJACENT TO THE PROPERTY WILL BE REVIEWED AT THE END OF THE PROJECT WHEN A CERTIFICATE OF OCCUPANCY IS REQUESTED. IF ANY ARE FOUND TO BE BROKEN, HEAVED, SUNKED, OR MISSING, THEY MUST BE REPAIRED/REPLACED WHETHER THE DAMAGE WAS EXISTING OR CAUSED BY CONSTRUCTION. IF YOU WOULD LIKE A SIDEWALK INSPECTION PRIOR TO REQUESTING OCCUPANCY, PLEASE CONTACT THE CITY OF SPOKANE AT (509)625-6300 TO ARRANGE A SITE VISIT.

PARKING TABLE

	STALLS	CODE REQUIREMENT	NOTES
TOTAL SITE PARKING (MIN)	29	1 STALL PER 1,000 SF	SMC - TABLE 17C.230.130-1
TOTAL SITE PARKING (MAX)	140	1 STALL PER 200 SF	SMC - TABLE 17C.230.130-1
TOTAL SITE PARKING PROPOSED	99		
PROPOSED ADA STALLS	4		
PROPOSED EV STALLS	11	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
PROPOSED EV READY STALLS	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
PROPOSED EV CAPABLE STALLS	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
PEMB PARKING (MIN)	12	1 STALL PER 1,000 SF	SMC - TABLE 17C.230.130-1
PEMB PARKING (MAX)	58	1 STALL PER 200 SF	SMC - TABLE 17C.230.130-1
PEMB PARKING PROPOSED	23		
PEMB ADA STALLS REQUIRED	1		
PEMB ADA STALLS PROVIDED	1		
PEMB EV STALLS PROPOSED	3	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
OFFICE PARKING (MIN)	17	1 STALL PER 1,000 SF	SMC - TABLE 17C.230.130-1
OFFICE PARKING (MAX)	82	1 STALL PER 200 SF	SMC - TABLE 17C.230.130-1
OFFICE PARKING PROPOSED	76		
OFFICE ADA STALLS REQUIRED	3		
OFFICE ADA STALLS PROPOSED	3		
OFFICE EV PARKING	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
OFFICE EV READY PARKING	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
OFFICE EV CAPABLE PARKING	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2

SURFACING LEGEND

- CONCRETE SIDEWALK (2/C202)
- HEAVY DUTY CONCRETE (3/C202)
- HMA PAVEMENT (1/C202)
- HEAVY DUTY HMA PAVEMENT (1/C202)

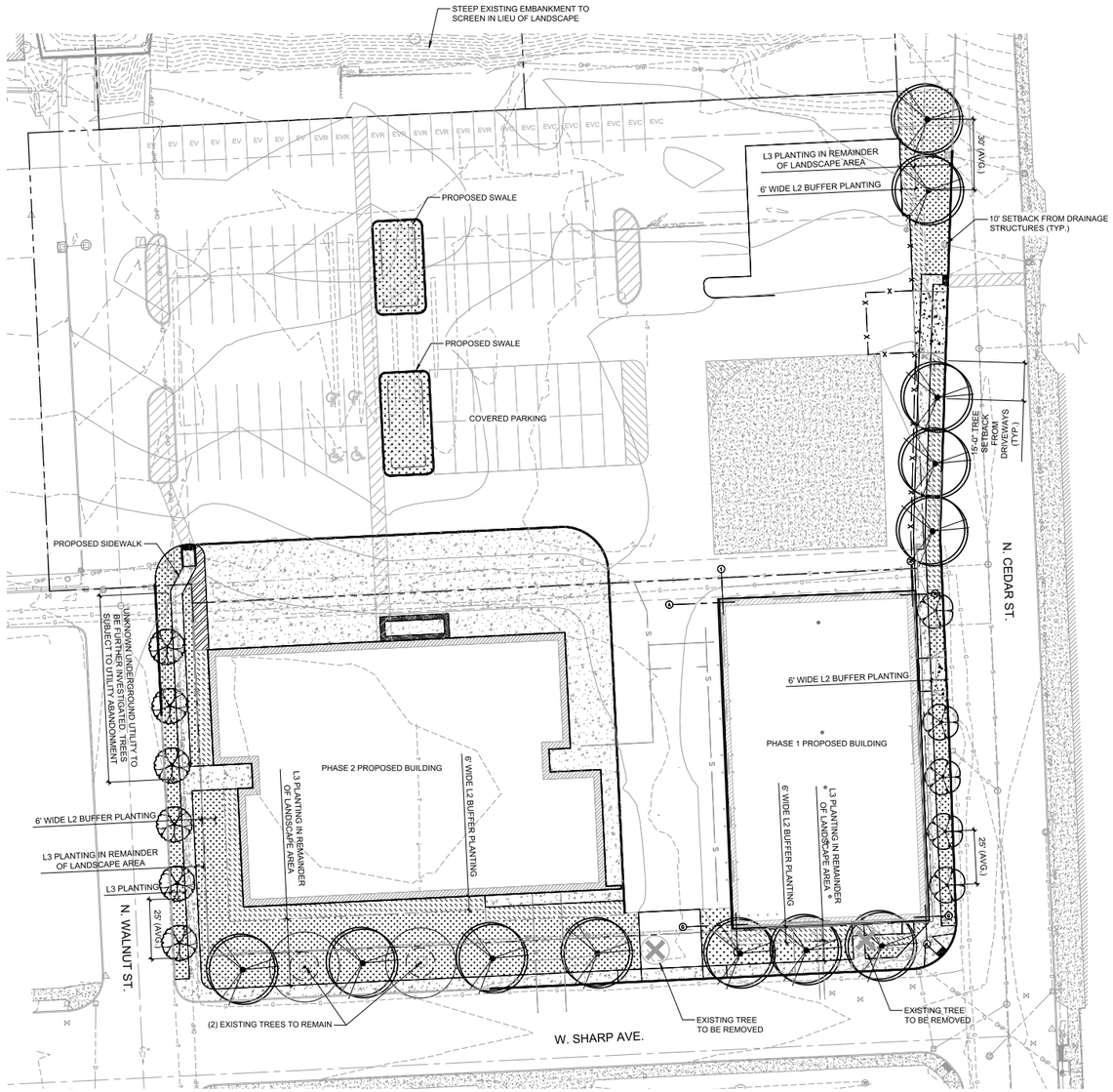
CURB LEGEND

- VC VERTICAL CURB
- RC ROLLED CURB
- NC NO CURB
- FC FLUSH CURB
- (X) CHANGE IN CURB TYPE
- (M) MATCH EXISTING CURB TYPE

PLANTING PLAN

SPOKANE COUNTY FACILITIES PEMB

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 13, TWN. 25N., RGE. 42E, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WA



LANDSCAPE DATA TABLE

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN THE CITY OF SPOKANE CODE 17C.200 LANDSCAPING AND SCREENING STANDARDS.

SITE ZONE:	LI: LIGHT INDUSTRIAL
SITE EXISTING USE:	COUNTY OPERATIONS SHOP AND YARD
SITE PROPOSED USE:	COUNTY OPERATIONS (NEW) SHOP AND YARD
ADJACENT ZONE:	LI: LIGHT INDUSTRIAL
ADJACENT USE:	LI: LIGHT INDUSTRIAL

REQUIRED LANDSCAPE BUFFERS

NORTH PROPERTY LINE: COUNTY PROPERTY

SOUTH PROPERTY LINE: 29TH AVE.

EAST PROPERTY LINE: NE, RSF: 8' WIDE, L1 BUFFER
SE, CC4: NO BUFFER

WEST PROPERTY LINE: CC4: NO BUFFER EXCEPT FOR 5' WIDE L1 BUFFER AT STORAGE AREA.

STREET TREES: (SMC 17C.200.050) 2" CAL. @ 25' ON CENTER FOR SMALL TREES UNDER POWER LINES (MAX. HT. 25') AND COLUMNAR TREES. 30' FOR CANOPY TREES.

PARKING AREA LANDSCAPING (SMC 17C.200.040.F)

PARKING LOT LANDSCAPE IS NOT REQUIRED IN LIGHT INDUSTRIAL ZONE

PARKING LOT BUFFER: N/A

CONCEPT PLANT SCHEDULE

CANOPY STREET TREE 30' AVERAGE SPACING	12
SMALL STREET TREE 25' AVERAGE SPACING (UNDER OVERHEAD POWER LINES)	4
COLUMNAR STREET TREES 25' AVERAGE SPACING	5
6' WIDE L2 SEE-THROUGH LANDSCAPE BUFFER	3,226 SF
L3 SITE LANDSCAPE	15,662 SF
5' WIDE L1 VISUAL SCREEN	251 SF

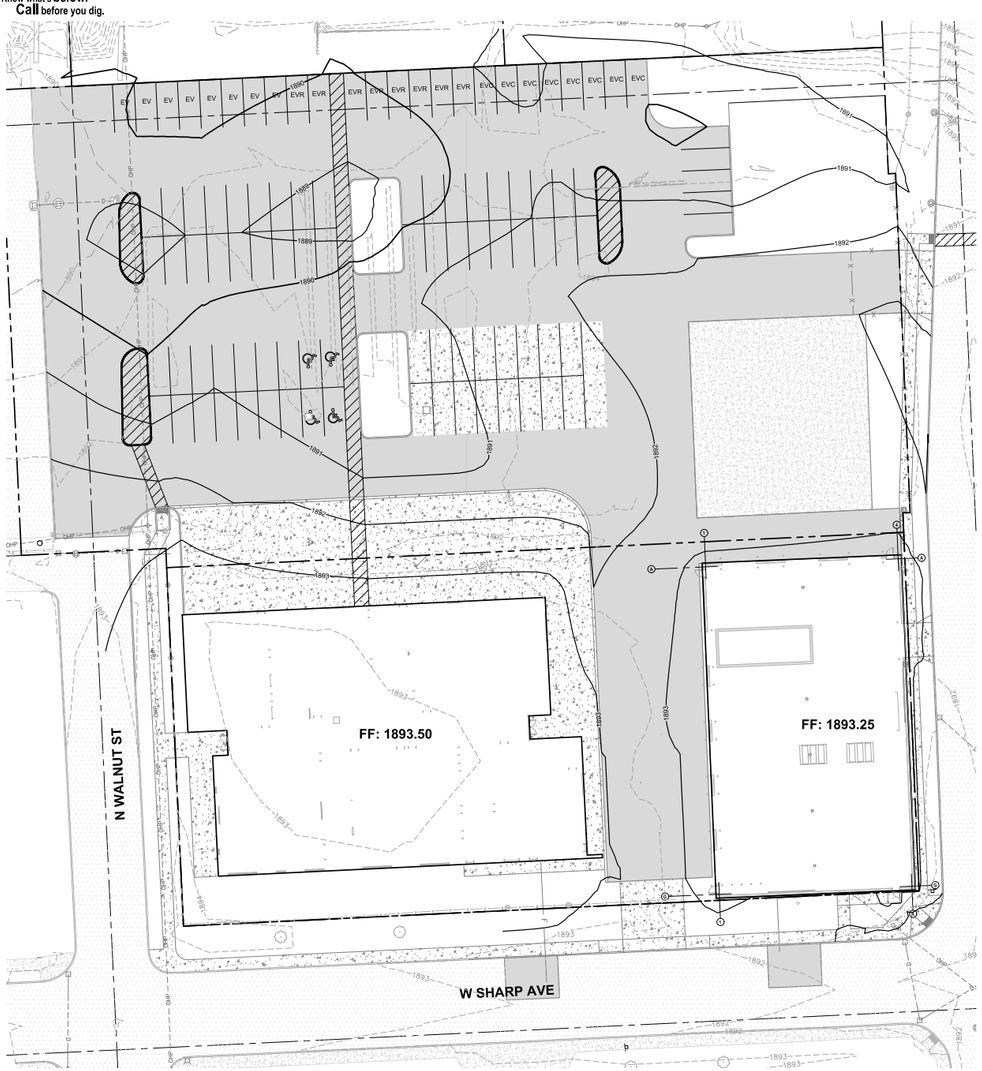
N

HORIZONTAL SCALE
0 10 20 40
1" = 20 FEET

CONCEPTUAL GRADING PLAN

811 Know what's below. Call before you dig.

SPOKANE COUNTY FACILITIES OFFICE & SITE



STORM DRAINAGE NOTES

1. DRYWELLS SHALL BE EITHER TYPE 1 OR TYPE 2 PER COS STD PLAN B-102C AND B-102D. DRYWELLS SHALL HAVE AN OVERFLOW GRATE AND FRAME PER COS STD PLAN B-113.
2. TYPE 1 CATCH BASINS SHALL BE PER COS STD PLAN B-101C AND SHALL HAVE A TYPE 1 FRAME AND GRATE PER COS STD PLAN TYPE 1.
3. CLEANOUTS SHALL BE THE SAME SIZE AS THE PIPING SERVED BY THE CLEANOUT. CLEANOUTS SHALL BE SPACED NO MORE THAN 100 FEET APART. WHERE THERE IS A HORIZONTAL CHANGE OF DIRECTION GREATER THAN 45°, A CLEANOUT SHALL BE INSTALLED AT THE CHANGE OF DIRECTION. WHERE MORE THAN ONE CHANGE OF DIRECTION GREATER THAN 45° OCCURS WITHIN 40 FEET, THE CLEANOUT INSTALLED FOR THE FIRST CHANGE OF DIRECTION SHALL SERVICE AS THE CLEANOUT FOR ALL CHANGES IN DIRECTION WITHIN THAT 40 FEET.
4. ALL STORM SEWER PIPING SHALL BE SOLID WALL SDR35 PVC STORM SEWER PIPE UNLESS NOTED OTHERWISE.
5. COORDINATE ROOF DRAIN DOWNSPOUT CONNECTIONS WITH ARCHITECTURAL, PLUMBING, AND STRUCTURAL PLANS.
6. ALL STORM SEWER STRUCTURE RIMS, GRATES, AND LIDS SHALL BE BOLT-DOWN.
7. CATCH BASIN RIMS SHALL BE RECESSED ONE INCH BELOW ADJACENT HARDSCAPE.
8. DRYWELLS SHALL BE INSTALLED TO THE ELEVATIONS INDICATED ON THE PLANS. FINISHED TOPSOIL ADJACENT TO THE DRYWELL SHALL BE AT-LEAST 2 INCHES BELOW THE DRYWELL RIM.
9. STORM SEWER PIPE TRENCHES SHALL COMPLY WITH COS STD PLAN A-1 - A-3.
10. BIO-INFILTRATION SWALES SHALL HAVE A MAXIMUM TREATMENT DESIGN DEPTH (FROM SWALE BOTTOM TO ELEVATION OF DRYWELL GRATE OR FIRST OVERFLOW/OUTFLOW MECHANISM) OF 6 INCHES, UNLESS NOTED OTHERWISE. EITHER ORGANIC MATTER CONTENT OR CATION EXCHANGE CAPACITY (CEC) TESTING SHALL BE COMPLETED IN ORDER TO SUBSTANTIATE THE TREATMENT SOIL COMPOSITION. THE TESTS SHALL BE PERFORMED ON COMPOSITE SAMPLES TAKEN FROM THE TREATMENT SOIL LAYER FROM THE CONSTRUCTED SWALE BOTTOM. A COMPOSITE SAMPLE CONSISTS OF WELL-MIXED SOIL OBTAINED FROM AT LEAST FOUR CORES, TO A DEPTH OF AT LEAST 12 INCHES, RANDOMLY DISTRIBUTED OVER THE SWALE BOTTOM TEST AREA. STOCKPILE SAMPLES FROM ON-SITE OR A MATERIAL SUPPLIER CAN BE TESTED FOR INFORMATIONAL PURPOSES TO DETERMINE INITIAL SUITABILITY AND POSSIBLE SOIL AMENDMENTS, BUT WILL NOT BE ACCEPTED IN-LIEU OF IN-PLACE TESTING. A MINIMUM OF ONE TEST SHALL BE PERFORMED FOR EACH BIO-INFILTRATION SWALE 1,500 SQUARE FEET OR LESS, WITH ONE ADDITIONAL TEST FOR EACH ADDITIONAL FOUR CORE SAMPLES TAKEN AS DESCRIBED ABOVE. TESTING RESULTS SHALL BE SUBMITTED AS PART OF THE CONSTRUCTION CERTIFICATION SUBMITTAL REQUIRED FOR RELEASE OF SURETY POSTED ON PROJECT.
11. IF, DURING FINAL INSPECTION, IT IS FOUND THAT THE CONSTRUCTED SWALE DOES NOT CONFORM TO THE ACCEPTED DESIGN, THE SYSTEM SHALL BE RE-CONSTRUCTED AT THE COST OF THE CONTRACTOR SO THAT IT DOES COMPLY.
12. CONCRETE APRONS ARE REQUIRED AT THE INLET INTO ANY SWALE AND SHALL EXTEND TO AT LEAST 6 INCHES ABOVE THE SWALE BOTTOM. THE INTENTION IS TO ALLOW STORMWATER RUNOFF TO ENTER THE SWALE UNOBSTRUCTED, WITHOUT BACKING UP INTO THE STREET AND GUTTER DUE TO SOD OVERGROWTH.
13. UNLINED BIOINFILTRATION SWALE BOTTOMS ARE EXPECTED TO INFILTRATE VIA THE SWALE FLOOR, AND THEREFORE, SHALL NOT BE HEAVILY COMPACTED; EQUIPMENT TRAFFIC SHALL BE MINIMIZED ON THE SWALE BOTTOMS. THE FACILITY SUBGRADE SHALL BE A MEDIUM-TO-WELL DRAINING MATERIAL, WITH A MINIMUM THICKNESS OF 48 INCHES AND A MINIMUM INFILTRATION RATE OF 0.15 IN/HR. THE FACILITY SHALL DRAIN WITHIN 72 HOURS OF A STORM EVENT. IF THE SWALE ALSO SERVES AS A WATER QUALITY TREATMENT FACILITY, THE TREATMENT ZONE (SOD AND 6 INCHES OF TREATMENT SOIL) SHALL BE A MEDIUM-TO-WELL DRAINING MATERIAL, WITH A MINIMUM INFILTRATION RATE OF 0.25-0.50 IN/HR.; SILTY LOAM OR LOAMY SILTS ARE PRESUMED TO HAVE AN INFILTRATIVE RATE THAT FALLS WITHIN THIS RANGE. SCARIFY THE FINISH GRADE OF THE SWALE BOTTOM PRIOR TO HYDROSEEDING/SODDING. TESTING THAT VERIFIES SUBGRADE MINIMUM INFILTRATION RATE IS REQUIRED BY THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION CERTIFICATION TO ENSURE ADEQUATE DRAINAGE. INFILTRATIVE TESTING OF THE TREATMENT ZONE IS ONLY REQUIRED IF SOILS OTHER THAN SILTY LOAM OR LOAMY SOILS ARE PROPOSED
14. STORM SEWER PIPES AND DRYWELLS , AS MEASURED FROM THE OUTER SIDE OF THE PIPE/STRUCTURE, SHALL BE SEPARATED AT LEAST 10 FEET HORIZONTALLY FROM WATER MAINS. CROSSINGS OF WATER MAINS AND SEWER SYSTEMS SHALL HAVE A MINIMUM 18-INCH VERTICAL SEPARATION. ANY ANTICIPATED SEPARATION LESS THAN MINIMUM STANDARDS CONTAINED HEREIN, SHALL CONFORM COS STD PLAN A-5.
15. STORMWATER FACILITIES, INCLUDING DRYWELLS, CATCH BASINS, PIPES, INFILTRATION GALLERIES, AND OTHER STORM ITEMS, MUST BE CONSTRUCTED UNDER THE SUPERVISION OF THE THE WASTEWATER MANAGEMENT (WWM) DIVISION. STORMWATER TREATMENT FACILITIES SHALL BE INSPECTED PRIOR TO PLACEMENT OF TOPSOIL, PLANTINGS OR GRASS. THE CONTRACTOR SHALL CONTACT WWM OFFICE AT (509)625-7905 OR (509)625-7912 IN ORDER TO ARRANGE A MUTUALLY AGREEABLE INSPECTION SCHEDULE.

SPOT GRADE KEYNOTES

EG	EXISTING GROUND ELEVATION
FG	FINISH GROUND ELEVATION
FF	FINISH FLOOR ELEVATION
FL	FLOWLINE ELEVATION
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
TW	TOP WALL ELEVATION
BW	BOTTOM WALL ELEVATION

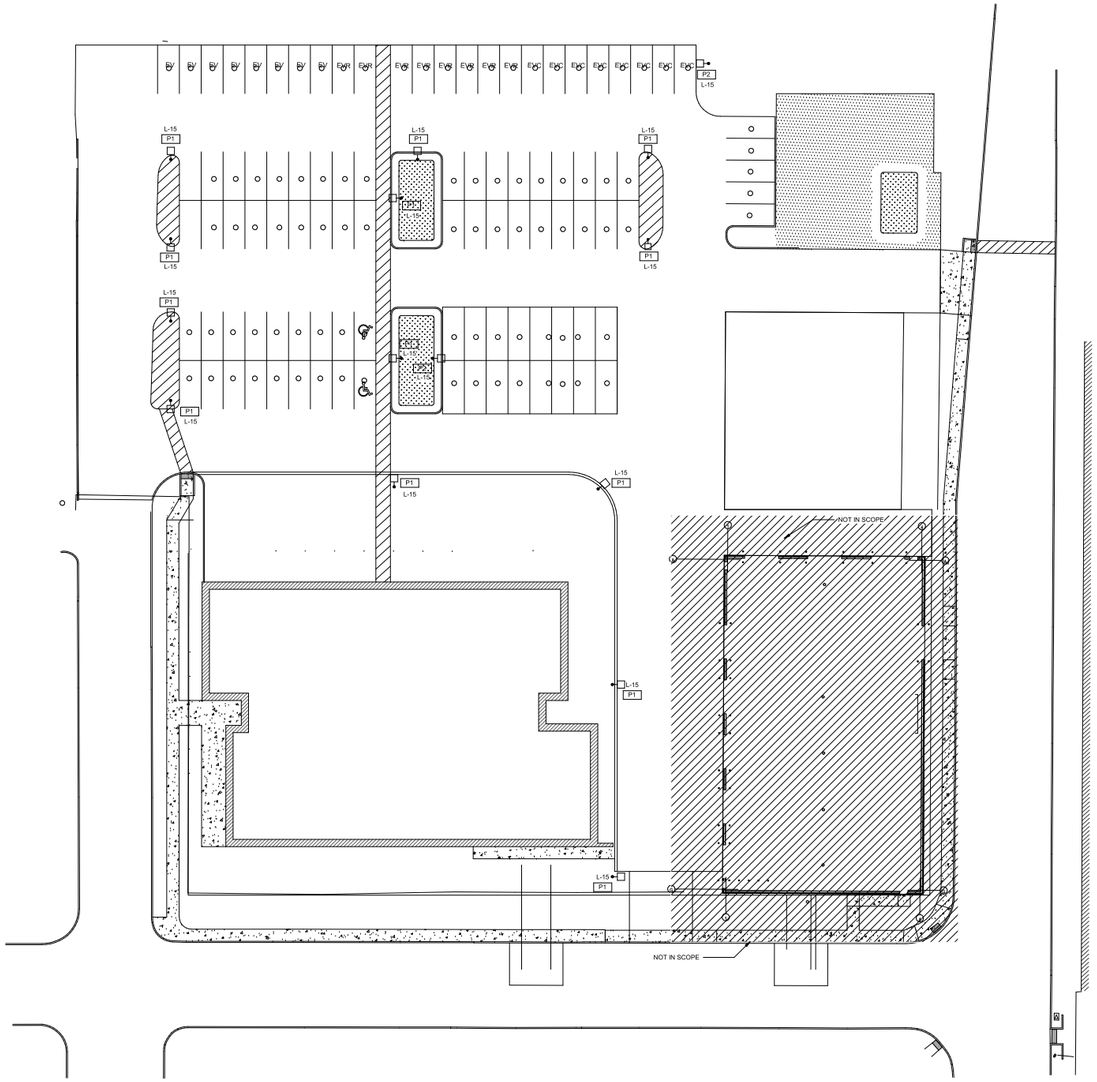
GRADING NOTES

1. THE CONTRACTOR SHOULD TAKE PRECAUTIONS TO PROTECT THE INFILTRATION CAPACITY OF STORMWATER FACILITIES (E.G. LINE THE FACILITY WITH FILTER FABRIC, OVER-EXCAVATE UPON COMPLETION OF THE INFRASTRUCTURE, ETC.)
2. EXCAVATION TO COMPLY WITH THE "GEOTECHNICAL ENGINEERING EVALUATION" BY BUDINGER & ASSOCIATES.
3. CONTRACTOR SHALL HAVE A MINIMUM (4) TEMPORARY BENCHMARKS (TBMS) WITHIN THE PROJECT AREA WHILE PERFORMING EXCAVATION AND EMBANKMENT. TBMS SHALL HAVE ELEVATIONS NOTED ON LATHE AND BE AVAILABLE FOR INDEPENDENT GRADE VERIFICATION.
4. ALL UNDOCUMENTED FILL ON SITE SHOULD BE REMOVED ENTIRELY AND REPLACED WITH STRUCTURAL FILL PER GEOTECHNICAL REPORT PROVIDED BY BUDINGER & ASSOCIATES. THE UNDOCUMENTED FILL MAY BE REUSED AS STRUCTURAL FILL IF ITS CONTENTS ARE SCREENED, TESTED, AND MEET NECESSARY SPECIFICATIONS.
5. ALL SLOPES STEEPER THAN 3H:1V AND GREATER THAN 5 VERTICAL FEET REQUIRE SURFACE ROUGHENING TO A DEPTH OF 2 TO 4 INCHES PRIOR TO SEEDING. SLOPES WITH A STABLE ROCK FACE DO NOT REQUIRE ROUGHENING.
6. EXCAVATION & REMEDIATION TO COMPLY WITH THE RECOMMENDATIONS FROM FULCRUM ENVIRONMENTAL ENGINEERS.

N

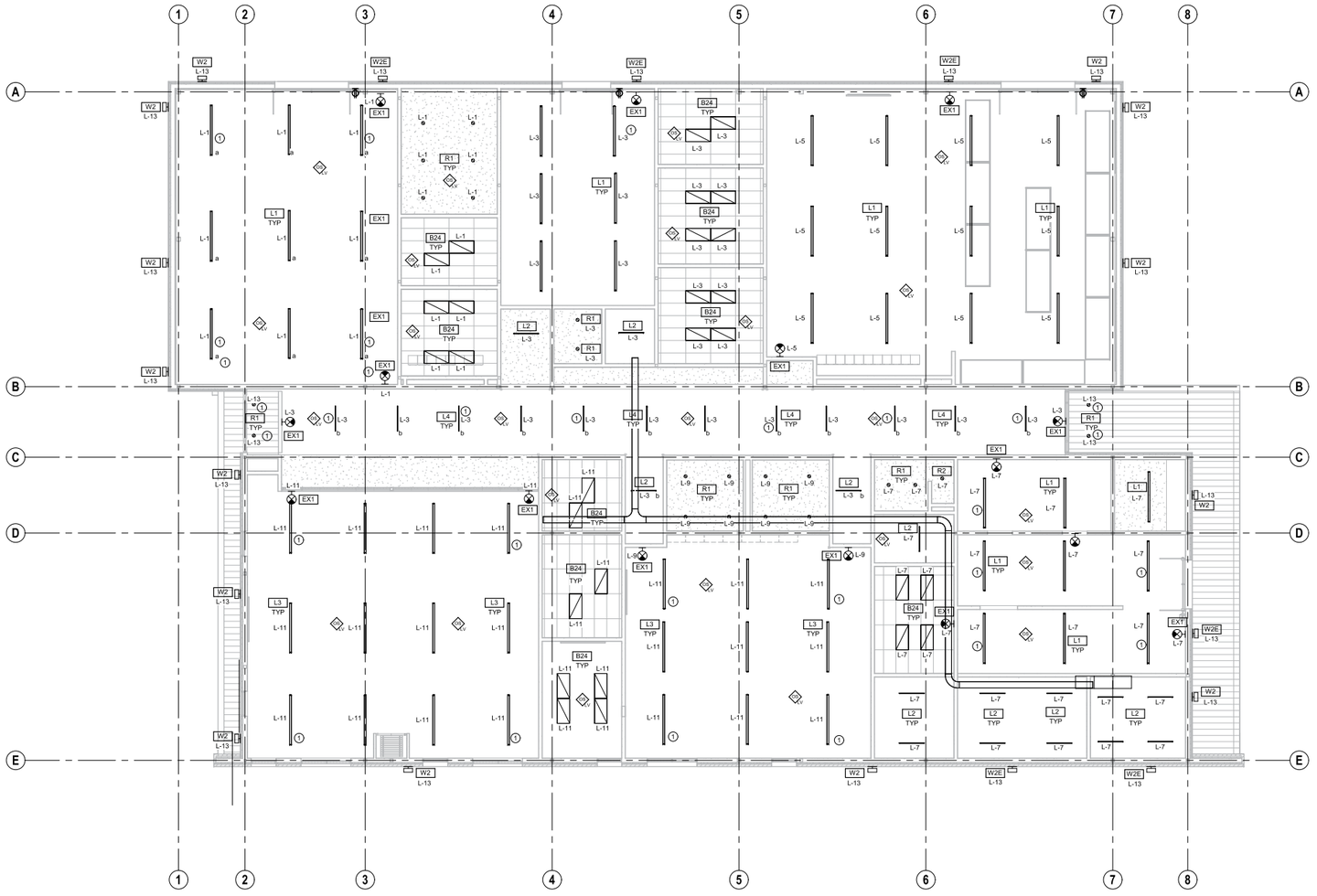
HORIZONTAL SCALE
0 10 20 40
1" = 20 FEET

SITE LIGHTING PLAN

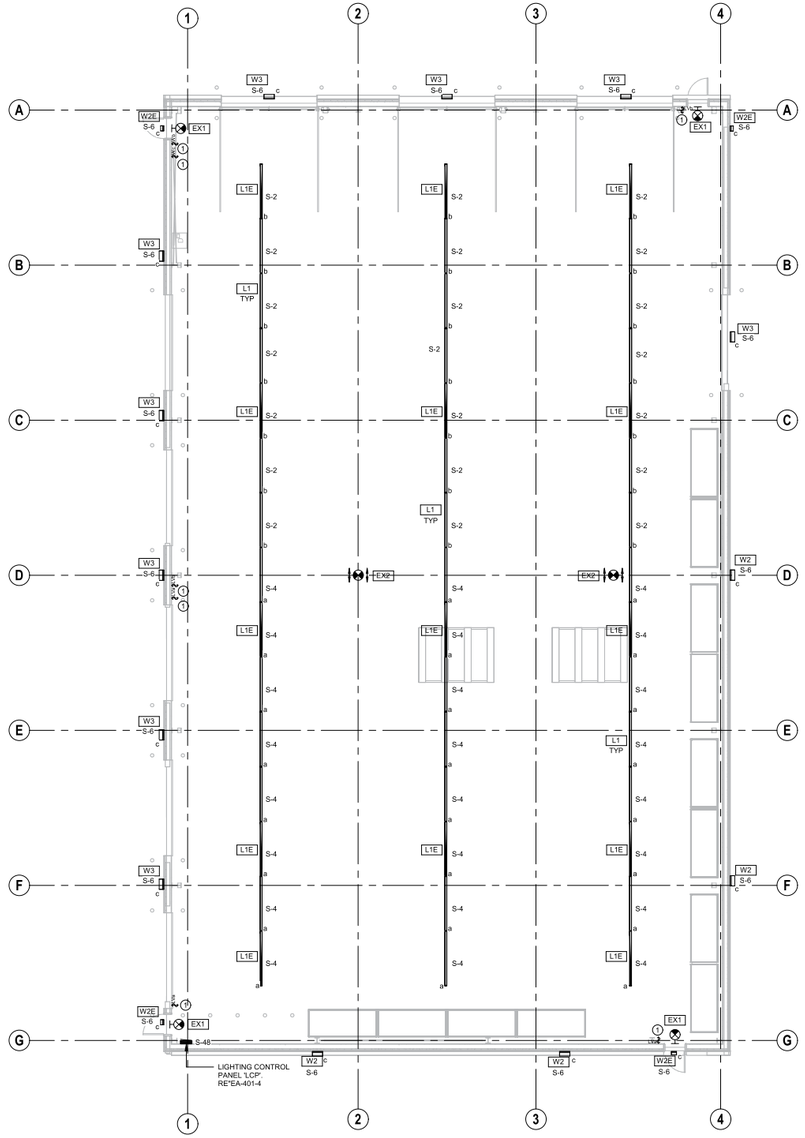


1 ELEC SITE PLAN
SCALE: 1" = 20'-0"

OFFICE & PEMB LIGHTING PLAN

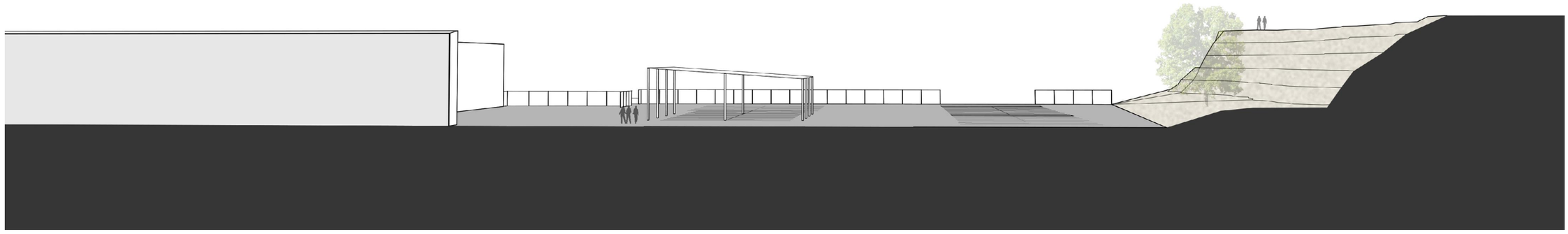


OFFICE BUILDING



PEMB STORAGE BUILDING

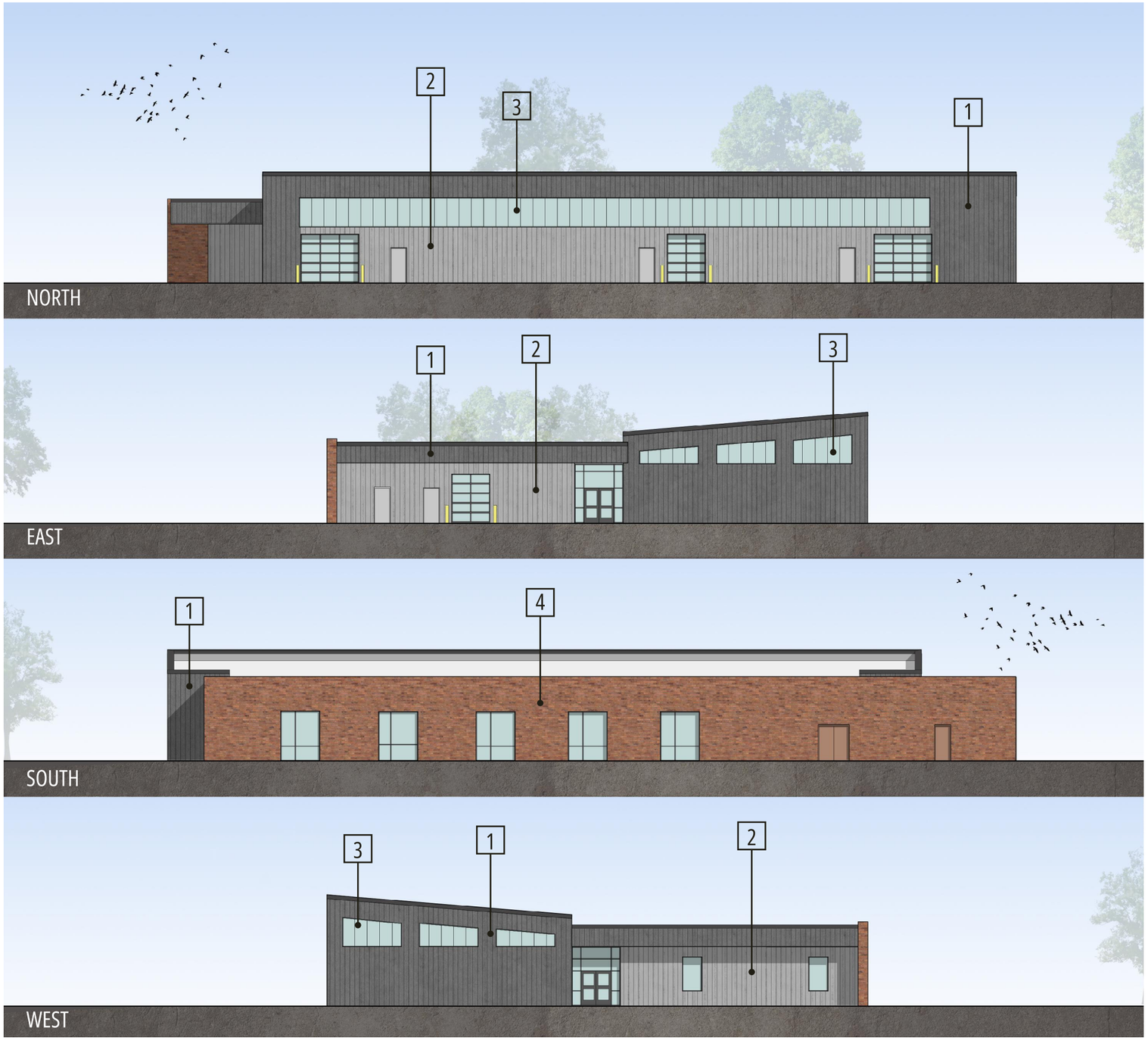
MASSING & SPATIAL RELATIONSHIPS



NORTH / SOUTH SITE CROSS SECTION

Building Design

OFFICE BUILDING ELEVATIONS



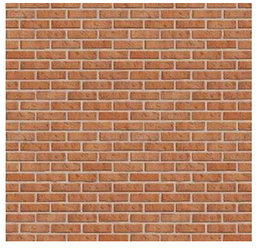
LEGEND

1 Metal panel 1

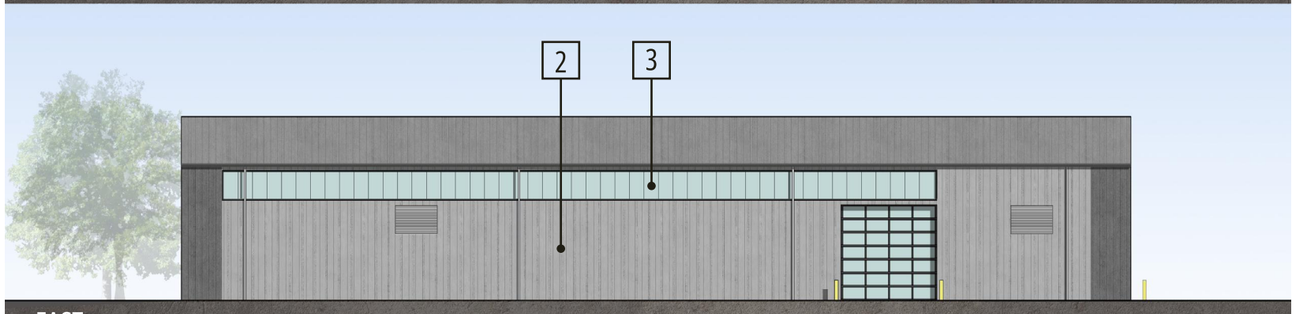
2 Metal panel 2

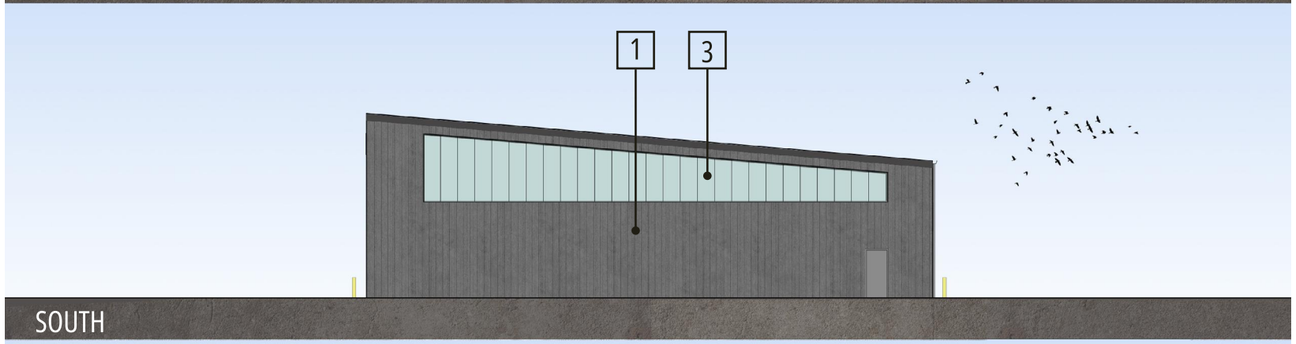
3 Translucent panels

4 Brick



PEMB ELEVATIONS





LEGEND

1 Metal panel 1

2 Metal panel 2

3 Translucent panels

STREET LEVEL PERSPECTIVE

OFFICE BUILDING - SOUTH WEST CORNER

STREET LEVEL PERSPECTIVE

PEMB STORAGE BUILDING - SOUTH EAST CORNER

SCHEMATIC FLOOR PLANS

0 20' 40' 60'

SCALE : 1" = 20'-0"

OFFICE BUILDING

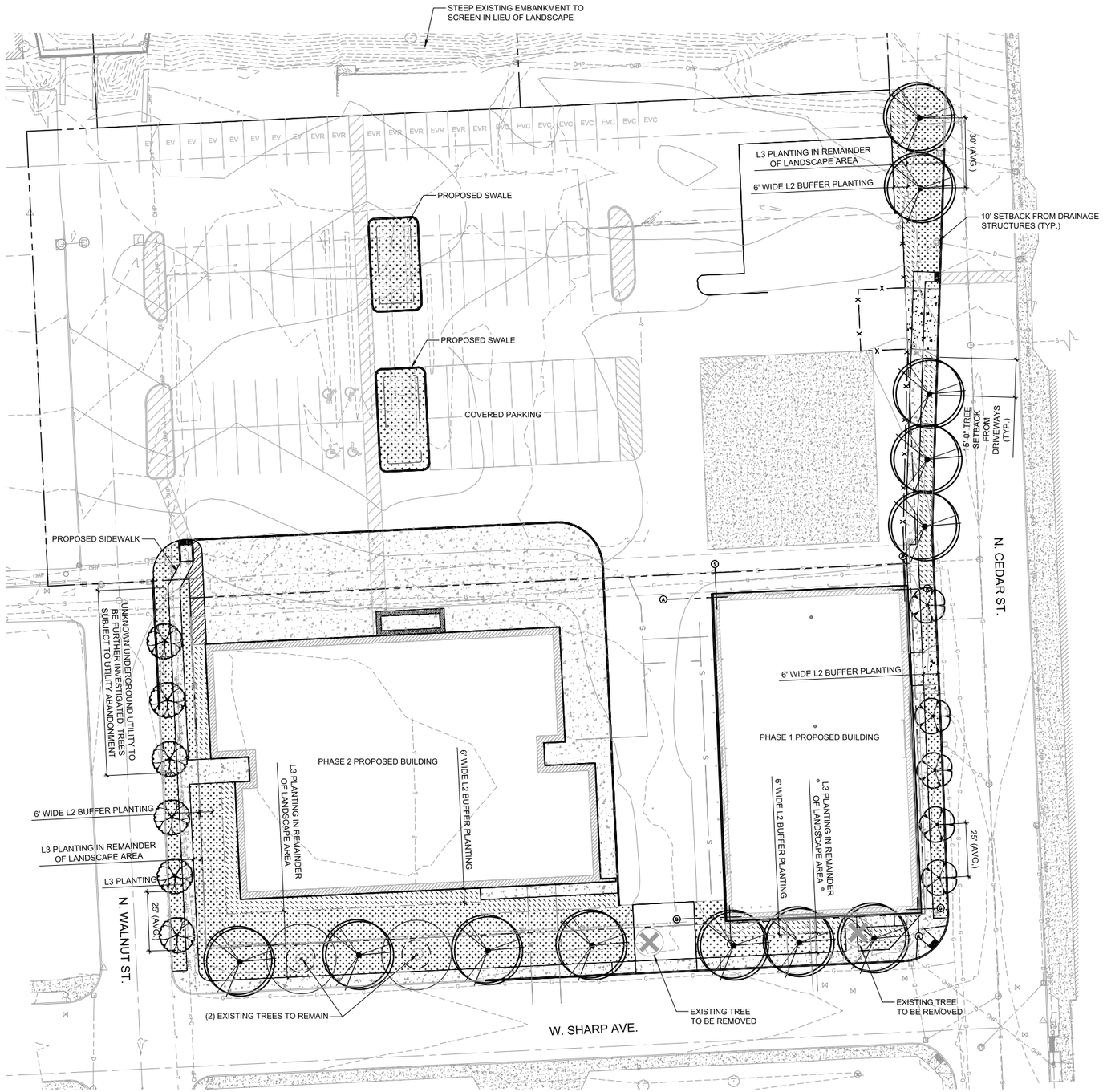
PEMB STORAGE BUILDING

Advisory Action 1

The Applicant has indicated that the project could benefit from the construction of the new 5’-wide sidewalk along the Subject Site’s Walnut Street frontage behind a 6’-wide continuous landscape strip. This would provide a more landscaped frontage for the new office building’s Primary Entrance, while ensuring that the street frontage can support widest degree of possible uses on the Subject Site.

SPOKANE COUNTY FACILITIES PEMB

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 13, TWN. 25N., RGE. 42E, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WA



LANDSCAPE DATA TABLE

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN THE CITY OF SPOKANE CODE 17C.200 LANDSCAPING AND SCREENING STANDARDS.

SITE ZONE:	LI: LIGHT INDUSTRIAL
SITE EXISTING USE:	COUNTY OPERATIONS SHOP AND YARD
SITE PROPOSED USE:	COUNTY OPERATIONS (NEW) SHOP AND YARD
ADJACENT ZONE:	LI: LIGHT INDUSTRIAL
ADJACENT USE:	LI: LIGHT INDUSTRIAL

REQUIRED LANDSCAPE BUFFERS

NORTH PROPERTY LINE: COUNTY PROPERTY

SOUTH PROPERTY LINE: 29TH AVE.

EAST PROPERTY LINE: NE, RSF: 8' WIDE, L1 BUFFER
SE, CC4: NO BUFFER

WEST PROPERTY LINE: CC4: NO BUFFER EXCEPT FOR 5' WIDE L1 BUFFER AT STORAGE AREA.

STREET TREES: (SMC 17C.200.050) 2" CAL. @ 25' ON CENTER FOR SMALL TREES UNDER POWER LINES (MAX. HT. 25') AND COLUMNAR TREES. 30' FOR CANOPY TREES.

PARKING AREA LANDSCAPING (SMC 17C.200.040.F)

PARKING LOT LANDSCAPE IS NOT REQUIRED IN LIGHT INDUSTRIAL ZONE

PARKING LOT BUFFER: N/A

CONCEPT PLANT SCHEDULE

	CANOPY STREET TREE 30' AVERAGE SPACING	12
	SMALL STREET TREE 25' AVERAGE SPACING (UNDER OVERHEAD POWER LINES)	4
	COLUMNAR STREET TREES 25' AVERAGE SPACING	5
	6' WIDE L2 SEE-THROUGH LANDSCAPE BUFFER	3,226 SF
	L3 SITE LANDSCAPE	15,662 SF
	5' WIDE L1 VISUAL SCREEN	251 SF

N

HORIZONTAL SCALE
0 10 20 40
1" = 20 FEET

Advisory Action 2

The new Street Trees along Walnut Street should be planted in the 6’-wide landscape strip located between the sidewalk and the street curb. Due to the presence of overhead power transmission lines, these Street Trees would be limited to Class I species.

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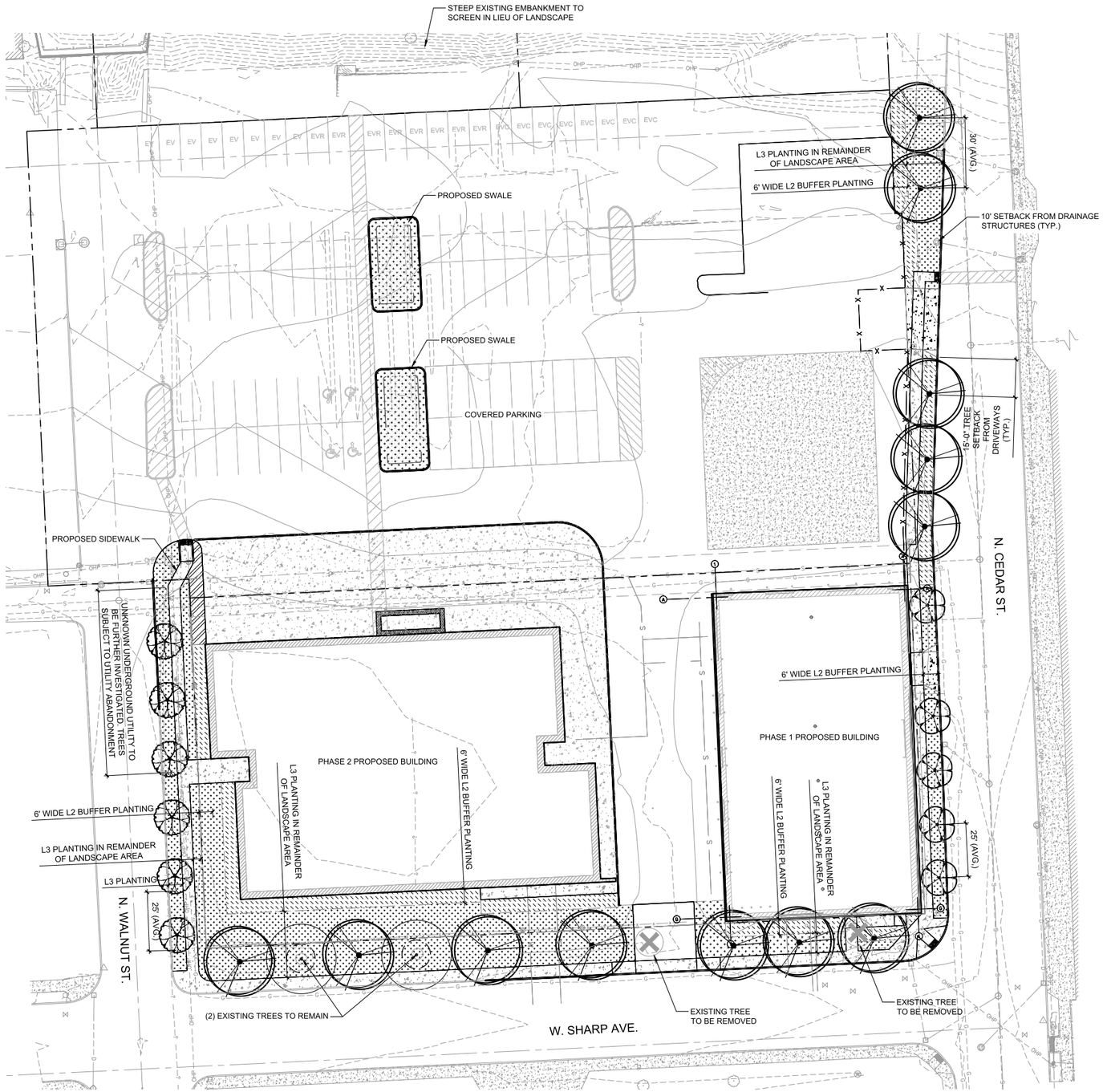

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REQUIRED LANDSCAPE BUFFERS

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PARKING AREA LANDSCAPING (SMC 17C.200.040.F)

PARKING LOT LANDSCAPE IS NOT REQUIRED IN LIGHT INDUSTRIAL ZONE

PARKING LOT BUFFER: N/A

CONCEPT PLANT SCHEDULE

	CANOPY STREET TREE 30' AVERAGE SPACING	12
	SMALL STREET TREE 25' AVERAGE SPACING (UNDER OVERHEAD POWER LINES)	4
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	L3 SITE LANDSCAPE	15,662 SF
	5' WIDE L1 VISUAL SCREEN	251 SF

N

HORIZONTAL SCALE
0 10 20 40
1" = 20 FEET

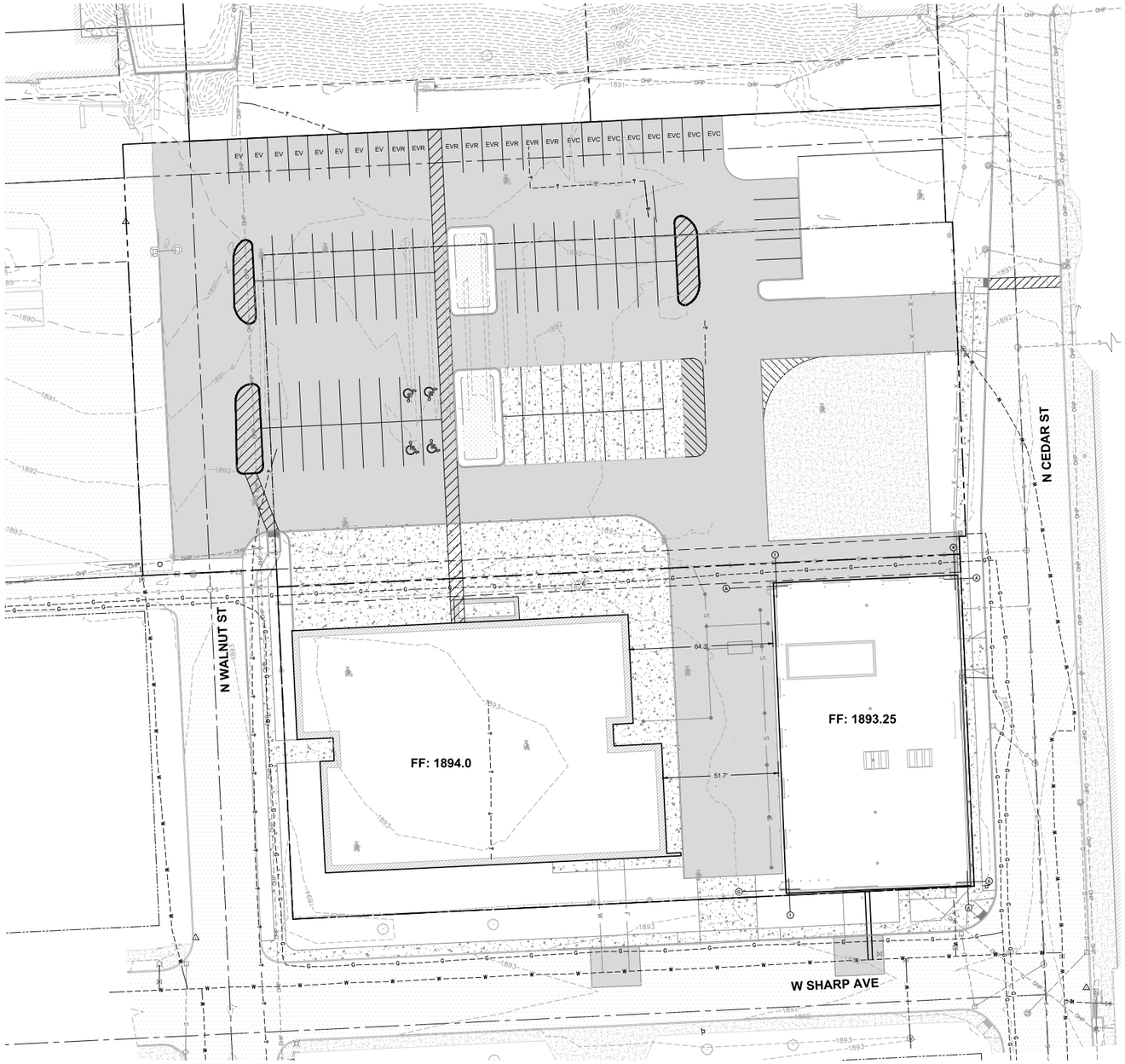
Advisory Action 3

As the multiple curb-cuts and broken sections of existing sidewalk along Cedar Street will need to be replaced, a new 5’-wide sidewalk along the Subject Site’s Cedar Street frontage should be constructed behind a 6’-wide continuous landscape strip.

811 Know what's below. Call before you dig.

SPOKANE COUNTY FACILITIES OFFICE & SITE

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 13, TWN. 25N., RGE. 42E, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WA



N

HORIZONTAL SCALE
0 10 20 40
1" = 20 FEET

KEYNOTES

1. BIO-RETENTION POND
2. SIDEWALK PER COS STD PLAN F-102.
3. STANDARD PARKING STALL
4. COVERED PARKING
5. CONCRETE CURB PER COS STD PLAN F-106.
6. NOT USED
7. PORTION OF BUILDING PAD TO REMAIN AS LAYDOWN YARD.
8. DRIVEWAY DROP PER COS STD PLAN F-103A; W=26'
9. CURB INLET PER COS STD PLAN F-109
10. DRIVEWAY DROP PER COS STD PLAN F-104
11. TYPE 2 CURB RAMP PER COS STD PLAN F-105A
12. BIKE RACK; SEE LANDSCAPE PLAN FOR DETAILS
13. CURBNOSE DOWN
14. GATE WITH KNOX BOX; SEE LANDSCAPE PLAN FOR DETAILS
15. CURB INLET TYPE 2 PER SPOKANE COUNTY STD PLAN B-9
16. PROPOSED CROSSWALK SIGN AND ARROW PER MUTCD S1-1 AND W16-79
17. TYPE 3 CURB RAMP PER COS STD PLAN F-105D

SITE PLAN NOTES

1. REFER TO SHEET CA-101 FOR CIVIL STANDARD NOTES.
2. CONTACT AHBL FOR TEMPORARY BENCH MARKS (TBM) SHOWN.
3. REFER TO LANDSCAPE AND ARCHITECTURAL PLANTING PLANS FOR ADDITIONAL HORIZONTAL CONTROL, SITE FURNISHINGS, CONCRETE SCORING, PLANTING SCHEDULE. AND RELATED DETAILS NOT SHOWN ON THIS PLAN.
4. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
5. ALL SIGNS TO BE INSTALLED PER CITY OF SPOKANE STANDARDS.
6. ALL NEW SIDEWALKS AND CONNECTIONS TO EXISTING SIDEWALKS SHALL BE BARRIER FREE PATHWAYS (I.E. ADA COMPLAINT).
7. VERIFY LOCATION OF ALL STRIPING WITH OWNER PRIOR TO INSTALLING. ALL STRIPING SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.
8. PAVEMENT PATCHING WITHIN THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE CITY'S REGIONAL PAVEMENT CUT POLICY.
9. CONCRETE CURB SHALL BE PER CITY OF SPOKANE STD PLAN F-106
10. SIDEWALK SHALL BE CITY OF SPOKANE STD PLAN F-102
11. PAVEMENT PATCH SHALL CONFORM WITH THE INLAND NORTHWEST PAVEMENT CUT POLICY
12. SEE ELECTRICAL PLANS FOR SITE LIGHTING DETAILS AND INFORMATION.
13. SITE IMPROVEMENTS SHALL COMPLY WITH RECOMMENDATIONS FROM 11/2023 SPOKANE COUNTY OPERATIONS FACILITY BY BUDINGER & ASSOCIATES.
14. ALL SIDEWALKS, CURBS, AND DRIVEWAY APPROACHES ADJACENT TO THE PROPERTY WILL BE REVIEWED AT THE END OF THE PROJECT WHEN A CERTIFICATE OF OCCUPANCY IS REQUESTED. IF ANY ARE FOUND TO BE BROKEN, HEAVED, SUNKED, OR MISSING, THEY MUST BE REPAIRED/REPLACED WHETHER THE DAMAGE WAS EXISTING OR CAUSED BY CONSTRUCTION. IF YOU WOULD LIKE A SIDEWALK INSPECTION PRIOR TO REQUESTING OCCUPANCY, PLEASE CONTACT THE CITY OF SPOKANE AT (509)625-6300 TO ARRANGE A SITE VISIT.

PARKING TABLE

	STALLS	CODE REQUIREMENT	NOTES
TOTAL SITE PARKING (MIN)	29	1 STALL PER 1,000 SF	SMC - TABLE 17C.230.130-1
TOTAL SITE PARKING (MAX)	140	1 STALL PER 200 SF	SMC - TABLE 17C.230.130-1
TOTAL SITE PARKING PROPOSED	99		
PROPOSED ADA STALLS	4		
PROPOSED EV STALLS	11	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
PROPOSED EV READY STALLS	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
PROPOSED EV CAPABLE STALLS	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
PEMB PARKING (MIN)	12	1 STALL PER 1,000 SF	SMC - TABLE 17C.230.130-1
PEMB PARKING (MAX)	58	1 STALL PER 200 SF	SMC - TABLE 17C.230.130-1
PEMB PARKING PROPOSED	23		
PEMB ADA STALLS REQUIRED	1		
PEMB ADA STALLS PROVIDED	1		
PEMB EV STALLS PROPOSED	3	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
OFFICE PARKING (MIN)	17	1 STALL PER 1,000 SF	SMC - TABLE 17C.230.130-1
OFFICE PARKING (MAX)	82	1 STALL PER 200 SF	SMC - TABLE 17C.230.130-1
OFFICE PARKING PROPOSED	76		
OFFICE ADA STALLS REQUIRED	3		
OFFICE ADA STALLS PROPOSED	3		
OFFICE EV PARKING	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
OFFICE EV READY PARKING	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
OFFICE EV CAPABLE PARKING	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2

SURFACING LEGEND

- CONCRETE SIDEWALK (2 / C202)
- HEAVY DUTY CONCRETE (3 / C202)
- HMA PAVEMENT (1 / C202)
- HEAVY DUTY HMA PAVEMENT (1 / C202)

CURB LEGEND

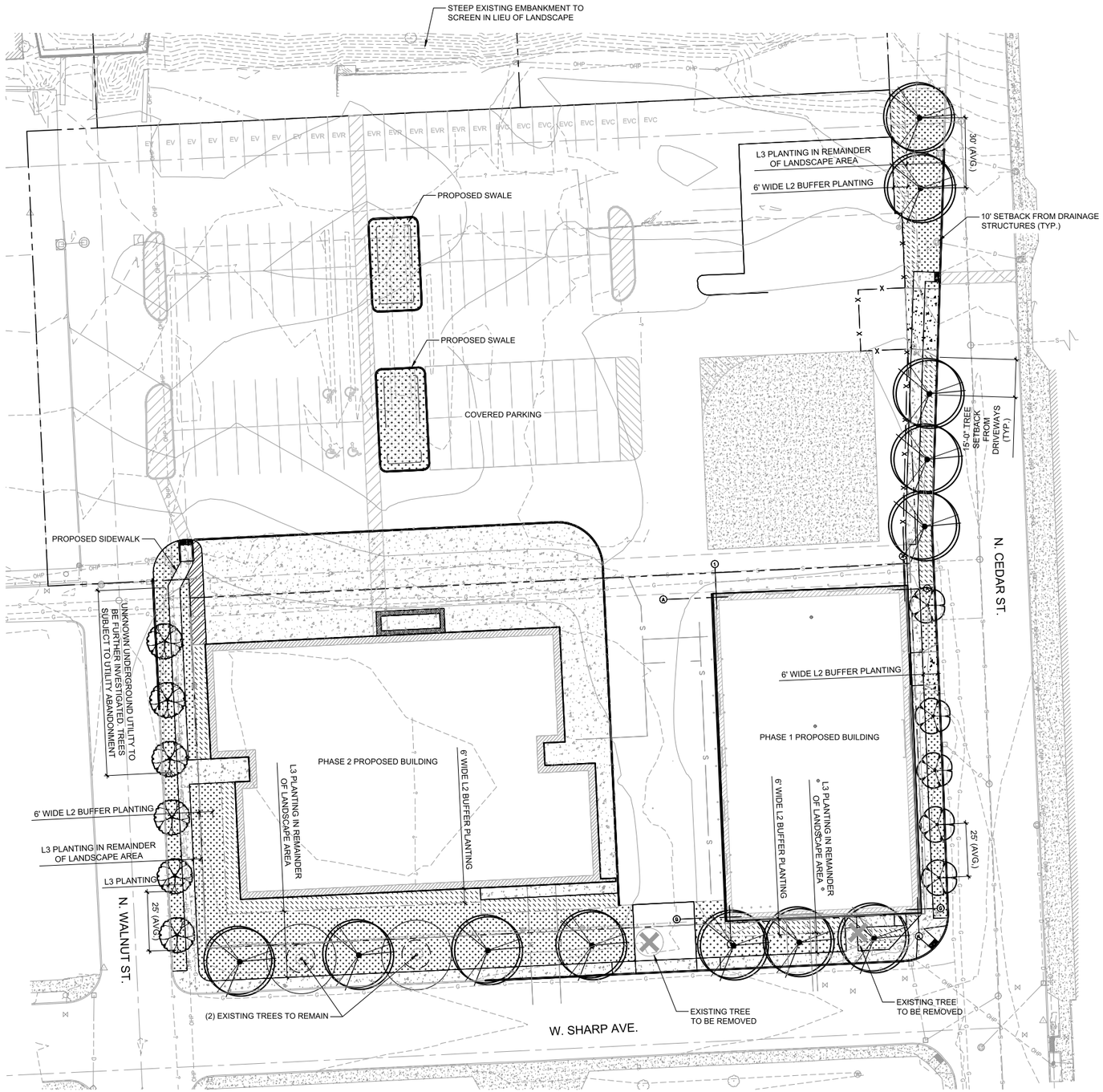
- VC VERTICAL CURB
- RC ROLLED CURB
- NC NO CURB
- FC FLUSH CURB
- (X) CHANGE IN CURB TYPE
- (M) MATCH EXISTING CURB TYPE

Advisory Action 4

The new Street Trees along Cedar Street should be planted in the 6’-wide continuous landscape strip. All new Street Trees must be selected from the Class II category.

SPOKANE COUNTY FACILITIES PEMB

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 13, TWN. 25N., RGE. 42E, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WA



LANDSCAPE DATA TABLE

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SITE EXISTING USE:	COUNTY OPERATIONS SHOP AND YARD
SITE PROPOSED USE:	COUNTY OPERATIONS (NEW) SHOP AND YARD
ADJACENT ZONE:	LI: LIGHT INDUSTRIAL
ADJACENT USE:	LI: LIGHT INDUSTRIAL

REQUIRED LANDSCAPE BUFFERS

NORTH PROPERTY LINE: COUNTY PROPERTY

SOUTH PROPERTY LINE: 29TH AVE.

EAST PROPERTY LINE: NE, RSF: 8' WIDE, L1 BUFFER
SE, CC4: NO BUFFER

WEST PROPERTY LINE: CC4: NO BUFFER EXCEPT FOR 5' WIDE L1 BUFFER AT STORAGE AREA.

STREET TREES: (SMC 17C.200.050) 2" CAL. @ 25' ON CENTER FOR SMALL TREES UNDER POWER LINES (MAX. HT. 25') AND COLUMNAR TREES. 30' FOR CANOPY TREES.

PARKING AREA LANDSCAPING (SMC 17C.200.040.F)

PARKING LOT LANDSCAPE IS NOT REQUIRED IN LIGHT INDUSTRIAL ZONE

PARKING LOT BUFFER: N/A

CONCEPT PLANT SCHEDULE

	CANOPY STREET TREE 30' AVERAGE SPACING	12
	SMALL STREET TREE 25' AVERAGE SPACING (UNDER OVERHEAD POWER LINES)	4
	COLUMNAR STREET TREES 25' AVERAGE SPACING	5
	6' WIDE L2 SEE-THROUGH LANDSCAPE BUFFER	3,226 SF
	L3 SITE LANDSCAPE	15,662 SF
	5' WIDE L1 VISUAL SCREEN	251 SF

N

HORIZONTAL SCALE
0 10 20 40
1" = 20 FEET

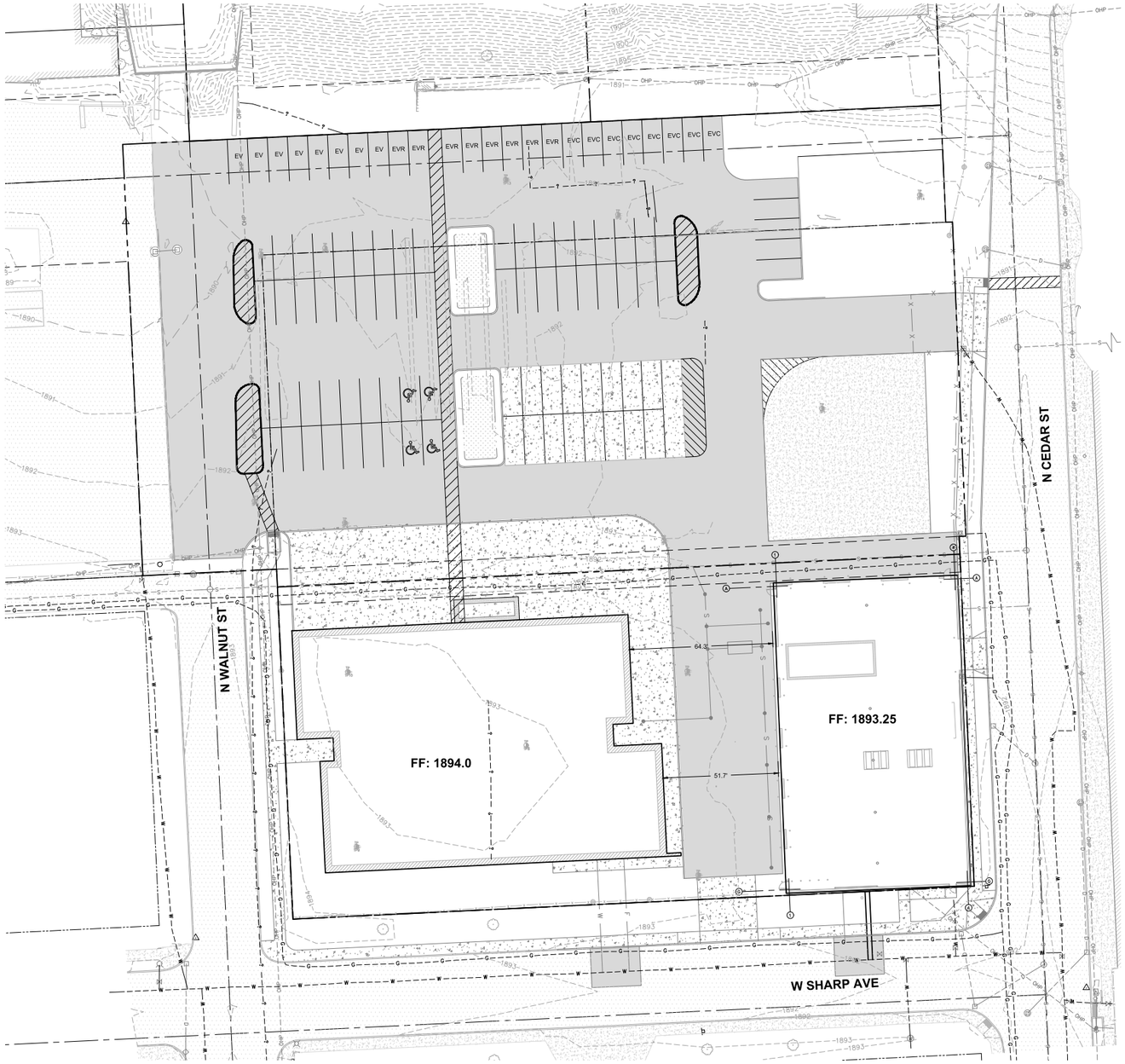
Advisory Action 5

The applicant should consider installing the necessary curb-ramps for an unmarked pedestrian crossing north of the new curb cut for the Subject Site's drive access to the secure lot and south of the existing STA curb cut.

811 Know what's below. Call before you dig.

SPOKANE COUNTY FACILITIES OFFICE & SITE

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 13, TWN. 25N., RGE. 42E, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WA



N

HORIZONTAL SCALE
0 10 20 40
1" = 20 FEET

KEYNOTES

1. BIO-RETENTION POND
2. SIDEWALK PER COS STD PLAN F-102.
3. STANDARD PARKING STALL
4. COVERED PARKING
5. CONCRETE CURB PER COS STD PLAN F-106.
6. NOT USED
7. PORTION OF BUILDING PAD TO REMAIN AS LAYDOWN YARD.
8. DRIVEWAY DROP PER COS STD PLAN F-103A; W=26'
9. CURB INLET PER COS STD PLAN F-109
10. DRIVEWAY DROP PER COS STD PLAN F-104
11. TYPE 2 CURB RAMP PER COS STD PLAN F-105A
12. BIKE RACK; SEE LANDSCAPE PLAN FOR DETAILS
13. CURBNOSE DOWN
14. GATE WITH KNOX BOX; SEE LANDSCAPE PLAN FOR DETAILS
15. CURB INLET TYPE 2 PER SPOKANE COUNTY STD PLAN B-9
16. PROPOSED CROSSWALK SIGN AND ARROW PER MUTCD S1-1 AND W16-79
17. TYPE 3 CURB RAMP PER COS STD PLAN F-105D

SITE PLAN NOTES

1. REFER TO SHEET CA-101 FOR CIVIL STANDARD NOTES.
2. CONTACT AHBL FOR TEMPORARY BENCH MARKS (TBM) SHOWN.
3. REFER TO LANDSCAPE AND ARCHITECTURAL PLANTING PLANS FOR ADDITIONAL HORIZONTAL CONTROL, SITE FURNISHINGS, CONCRETE SCORING, PLANTING SCHEDULE. AND RELATED DETAILS NOT SHOWN ON THIS PLAN.
4. ALL DIMENSIONS TO FACE OF CURB UNLESS NOTED OTHERWISE.
5. ALL SIGNS TO BE INSTALLED PER CITY OF SPOKANE STANDARDS.
6. ALL NEW SIDEWALKS AND CONNECTIONS TO EXISTING SIDEWALKS SHALL BE BARRIER FREE PATHWAYS (I.E. ADA COMPLAINT).
7. VERIFY LOCATION OF ALL STRIPING WITH OWNER PRIOR TO INSTALLING. ALL STRIPING SHALL BE WHITE PAINT UNLESS NOTED OTHERWISE.
8. PAVEMENT PATCHING WITHIN THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE CITY'S REGIONAL PAVEMENT CUT POLICY.
9. CONCRETE CURB SHALL BE PER CITY OF SPOKANE STD PLAN F-106
10. SIDEWALK SHALL BE CITY OF SPOKANE STD PLAN F-102
11. PAVEMENT PATCH SHALL CONFORM WITH THE INLAND NORTHWEST PAVEMENT CUT POLICY
12. SEE ELECTRICAL PLANS FOR SITE LIGHTING DETAILS AND INFORMATION.
13. SITE IMPROVEMENTS SHALL COMPLY WITH RECOMMENDATIONS FROM 11/2023 SPOKANE COUNTY OPERATIONS FACILITY BY BUDINGER & ASSOCIATES.
14. ALL SIDEWALKS, CURBS, AND DRIVEWAY APPROACHES ADJACENT TO THE PROPERTY WILL BE REVIEWED AT THE END OF THE PROJECT WHEN A CERTIFICATE OF OCCUPANCY IS REQUESTED. IF ANY ARE FOUND TO BE BROKEN, HEAVED, SUNKED, OR MISSING, THEY MUST BE REPAIRED/REPLACED WHETHER THE DAMAGE WAS EXISTING OR CAUSED BY CONSTRUCTION. IF YOU WOULD LIKE A SIDEWALK INSPECTION PRIOR TO REQUESTING OCCUPANCY, PLEASE CONTACT THE CITY OF SPOKANE AT (509)625-6300 TO ARRANGE A SITE VISIT.

PARKING TABLE

	STALLS	CODE REQUIREMENT	NOTES
TOTAL SITE PARKING (MIN)	29	1 STALL PER 1,000 SF	SMC - TABLE 17C.230.130-1
TOTAL SITE PARKING (MAX)	140	1 STALL PER 200 SF	SMC - TABLE 17C.230.130-1
TOTAL SITE PARKING PROPOSED	99		
PROPOSED ADA STALLS	4		
PROPOSED EV STALLS	11	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
PROPOSED EV READY STALLS	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
PROPOSED EV CAPABLE STALLS	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
PEMB PARKING (MIN)	12	1 STALL PER 1,000 SF	SMC - TABLE 17C.230.130-1
PEMB PARKING (MAX)	58	1 STALL PER 200 SF	SMC - TABLE 17C.230.130-1
PEMB PARKING PROPOSED	23		
PEMB ADA STALLS REQUIRED	1		
PEMB ADA STALLS PROVIDED	1		
PEMB EV STALLS PROPOSED	3	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
OFFICE PARKING (MIN)	17	1 STALL PER 1,000 SF	SMC - TABLE 17C.230.130-1
OFFICE PARKING (MAX)	82	1 STALL PER 200 SF	SMC - TABLE 17C.230.130-1
OFFICE PARKING PROPOSED	76		
OFFICE ADA STALLS REQUIRED	3		
OFFICE ADA STALLS PROPOSED	3		
OFFICE EV PARKING	8	10% OF PROPOSED PARKING STALLS	WAC - TABLE 429.2
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SURFACING LEGEND

- CONCRETE SIDEWALK (2 / C202)
- HEAVY DUTY CONCRETE (3 / C202)
- HMA PAVEMENT (1 / C202)
- HEAVY DUTY HMA PAVEMENT (1 / C202)

CURB LEGEND

- VC VERTICAL CURB
- RC ROLLED CURB
- NC NO CURB
- FC FLUSH CURB
- (X) CHANGE IN CURB TYPE
- (M) MATCH EXISTING CURB TYPE

Advisory Action 6

Support for elimination of sidewalk north of new crosswalk due to Sinto Ave. constraints. This will provide continuous pedestrian access along the Cedar/Sinto corridor.

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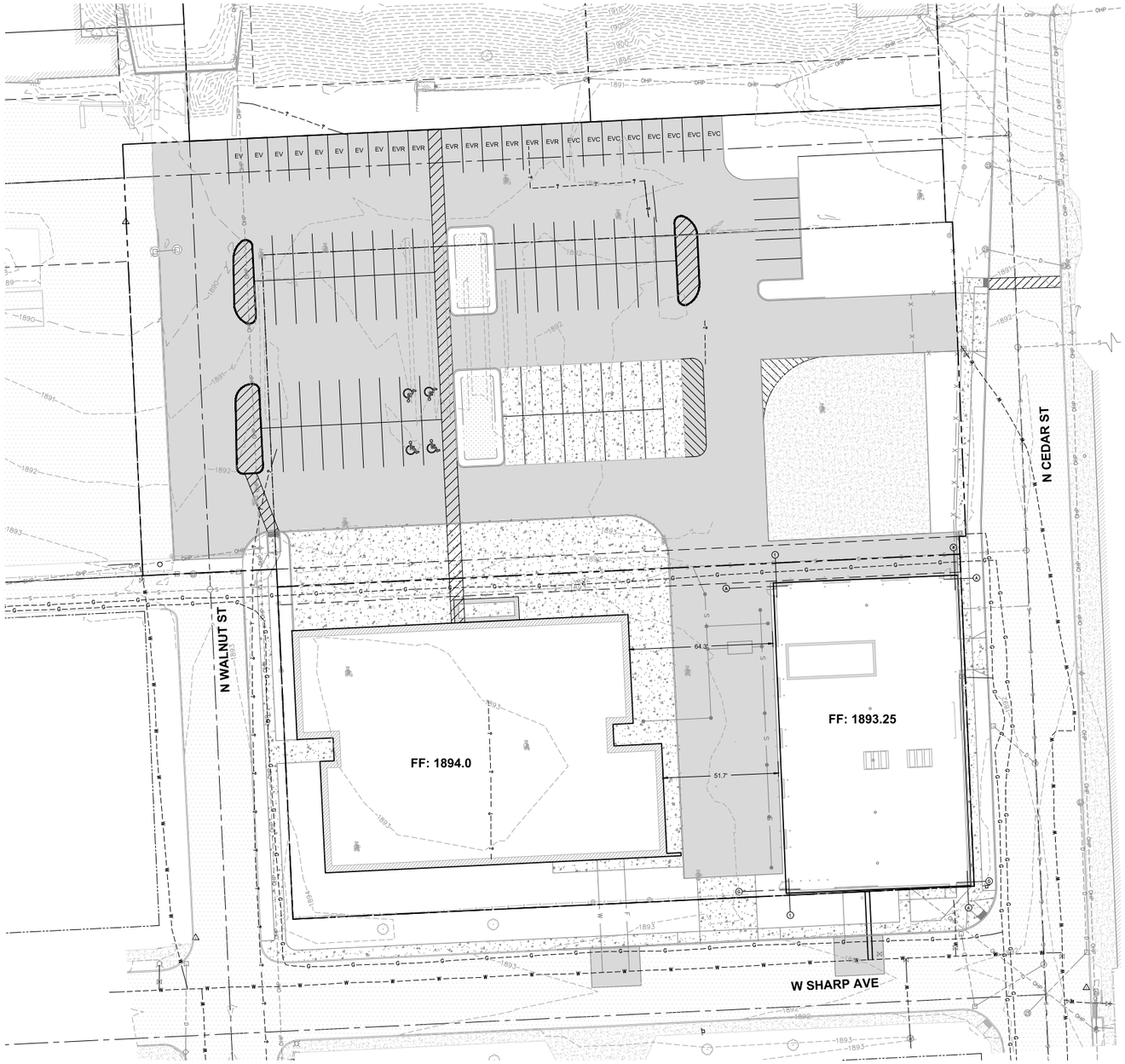
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 13, TWN. 25N., RGE. 42E, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WA



N

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0 10 20 40
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- (X) CHANGE IN CURB TYPE
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Advisory Action 7

The Applicant shall return with street level perspectives.

OFFICE BUILDING - SOUTH WEST CORNER

PEMB STORAGE BUILDING - SOUTH EAST CORNER

Advisory Action 8

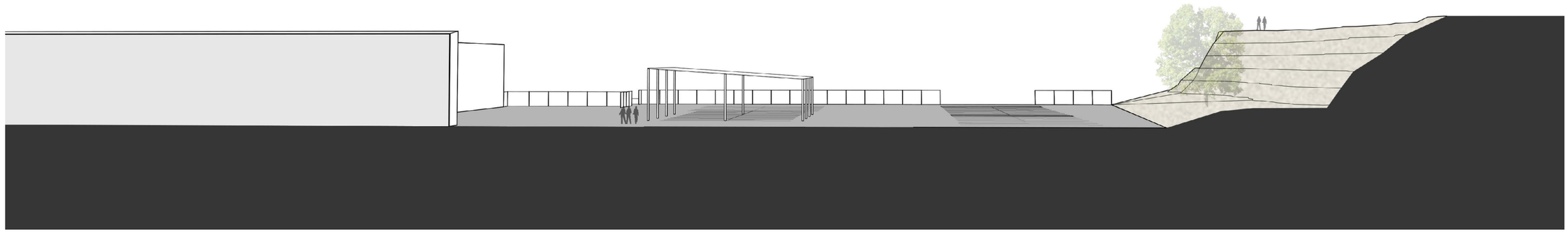
The Applicant is encouraged to consider the character of the buildings' façades and how they may enhance the immediate public realm through the use of material, color, texture, lighting, signage, art, etc.

OFFICE BUILDING - SOUTH WEST CORNER

PEMB STORAGE BUILDING - SOUTH EAST CORNER

Advisory Action 9

The Applicant is encouraged to return with site sections that further explain the landscape screening and buffering along the north property line.



NORTH / SOUTH SITE CROSS SECTION

Radean Arm Mount
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

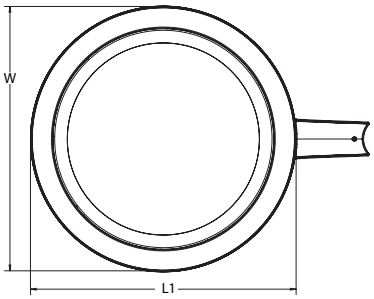
EPA: 0.75 ft² (0.05 m²)

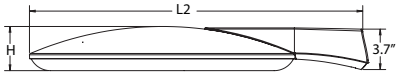
Length:
L1 24" (61cm)
L2 30" (60.96 cm)

Width: 24" (61cm)

Height: 4" (10.2cm)

Weight (max): 29lbs (13.15Kg)





Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 11,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT [2] 277 [2] 120 [2] 347 208 [2] 480 240 [2]	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options	Other options	Finish *(required)*
Shipped installed NLTAIR2 nLight AIR 2.0 enabled [3] PE Button photocell [3] FAO Field adjustable output [3] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	SF Single Fuse [2] DF Double Fuse [2] L90 Left rotated optics R90 Right rotated optics **Shipped separately** HS Houseside shield [5]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

RADHS Houseside shield (shield is white)
RADCS Decorative clamshell base for 4" RSS pole (specify finish)
RADFBC Full base cover for 4" RSS pole (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1. 2700K and 3500K may require extended lead-times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. NLTAIR2 not available with PE or FAO. Must link to external nLight Air network. Does not include occupancy sensor. For more information refer to rSBOR pole mount sensor.
4. DMG not available with NLTAIR2 or FAO.
5. Also available as a separate accessory; see Accessories information. Shield is field rotatable in 45° increments.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Contact factory for performance data on any configurations not shown here.

Performance Package	Input Wattage	Distribution	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	25	ASY	3,103	1	0	1	122	3,207	1	0	1	126	3,285	1	0	1	129	3,362	1	0	1	132	3,362	1	0	1	132
		PATH	2,695	2	0	2	106	2,785	2	0	2	110	2,853	2	0	2	112	2,920	2	0	2	115	2,920	2	0	2	115
		SYM	3,271	2	0	1	129	3,380	2	0	1	133	3,461	2	0	1	136	3,543	2	0	1	139	3,543	2	0	1	139
P2	38	ASY	4,798	1	0	2	126	4,958	1	0	2	130	5,078	2	0	2	134	5,198	2	0	2	137	5,198	2	0	2	137
		PATH	4,167	2	0	2	110	4,306	3	0	3	113	4,410	3	0	3	116	4,514	3	0	3	119	4,514	3	0	3	119
		SYM	5,056	2	0	1	133	5,225	3	0	1	137	5,351	3	0	1	141	5,478	3	0	1	144	5,478	3	0	1	144
P3	54	ASY	6,779	2	0	2	126	7,005	2	0	2	131	7,174	2	0	2	134	7,344	2	0	2	137	7,344	2	0	2	137
		PATH	5,887	3	0	3	110	6,084	3	0	3	113	6,231	3	0	3	116	6,378	3	0	3	119	6,378	3	0	3	119
		SYM	7,144	3	0	2	133	7,382	3	0	2	138	7,561	3	0	2	141	7,739	3	0	2	144	7,739	3	0	2	144
P4	86	ASY	10,773	3	0	3	126	11,132	3	0	3	130	11,401	3	0	3	133	11,671	3	0	3	136	11,671	3	0	3	136
		PATH	9,356	3	0	3	109	9,668	3	0	3	113	9,902	3	0	3	116	10,136	3	0	3	118	10,136	3	0	3	118
		SYM	11,353	3	0	2	133	11,731	3	0	2	137	12,015	3	0	2	140	12,299	3	0	2	144	12,299	3	0	2	144
P5	122	ASY	15,001	3	0	3	123	15,501	3	0	3	127	15,876	3	0	3	130	16,251	3	0	3	133	16,251	3	0	3	133
		PATH	13,028	4	0	4	107	13,462	4	0	4	110	13,788	4	0	4	113	14,114	4	0	4	116	14,114	4	0	4	116
		SYM	15,808	4	0	3	130	16,335	4	0	3	134	16,731	4	0	3	137	17,126	4	0	3	140	17,126	4	0	3	140

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0°C	32°F	1.06
5°C	41°F	1.05
10°C	50°F	1.04
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **RAD1 LED P5** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

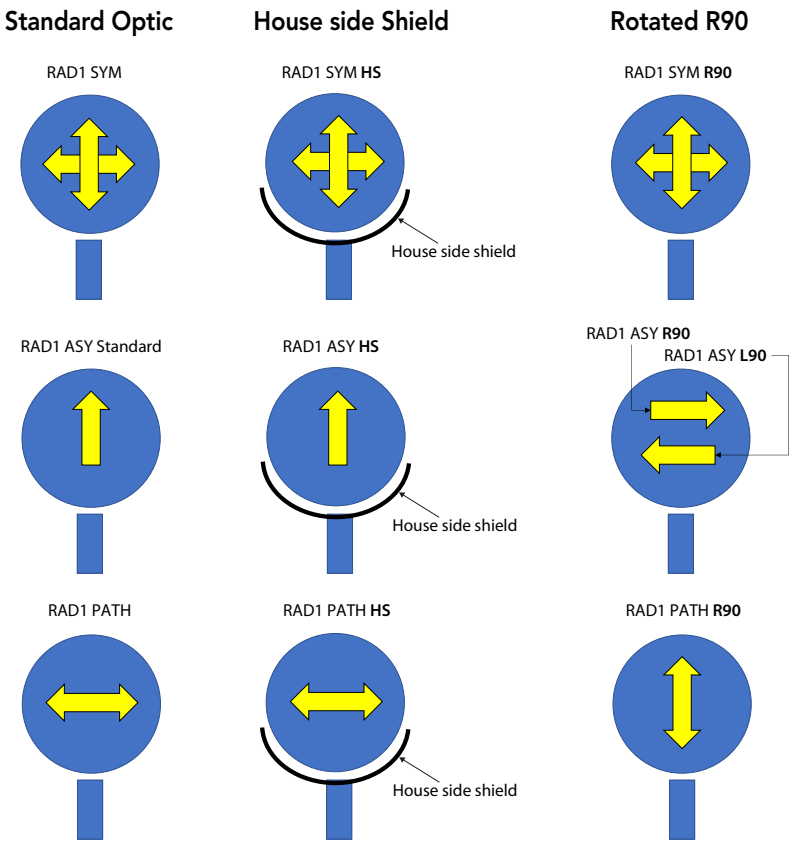
Projected LED Lumen Maintenance				
	0	25,000	50,000	100,000
P1	1.00	0.96	0.91	0.82
P2	1.00	0.96	0.91	0.82
P3	1.00	0.96	0.91	0.82
P4	1.00	0.96	0.91	0.82
P5	1.00	0.95	0.89	0.78

Electrical Load

Lumen Package	LED Drive Current	Voltage	Wattage		Current (A)					
					120	208	240	277	347	480
P1	500	42.8	21.4	Input Current	0.22	0.13	0.11	0.1	0.08	0.06
				System Watts	26	26	26	27	25	26
P2	770	43	33.1	Input Current	0.33	0.19	0.16	0.14	0.11	0.08
				System Watts	39	39	39	39	38	38
P3	1100	43.2	47.5	Input Current	0.46	0.26	0.23	0.2	0.16	0.12
				System Watts	55	54	54	54	54	54
P4	900	87.3	78.6	Input Current	0.73	0.42	0.36	0.32	0.25	0.18
				System Watts	87	86	86	86	86	86
P5	1250	88.2	110.2	Input Current	1	0.58	0.5	0.44	0.35	0.25
				System Watts	120	119	119	119	120	120

Orientation Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RAD1 LED homepage.



FEATURES & SPECIFICATIONS

INTENDED USE
Pedestrian areas such as parks, campuses, pathways, courtyards and pedestrians malls.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide is fully gasketd with a single piece tubular silicone gasket.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
6MM thick acrylic waveguide with 360° flexible LED board. Available in 2700K, 3000K, 3500K, 4000K and 5000K (80CRI) CCT configurations.

ELECTRICAL
Light engine consists of 96 high-efficacy LEDs mounted to a flexible circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Fixtures ship standard with 0-10v dimming driver (order option DMG for connection to exterior controls). Class 1 electronic driver has a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Serviceable 10kV surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included luminaire and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Radean Arm Mount
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

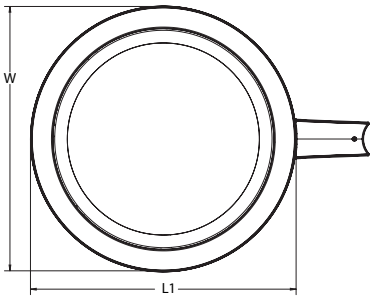
EPA: 0.75 ft² (0.05 m²)

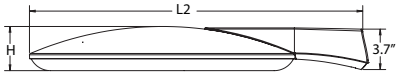
Length:
L1 24" (61cm)
L2 30" (60.96 cm)

Width: 24" (61cm)

Height: 4" (10.2cm)

Weight (max): 29lbs (13.15Kg)





Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 11,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT [2] 277 [2] 120 [2] 347 208 [2] 480 240 [2]	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options	Other options	Finish *(required)*
Shipped installed NLTAIR2 nLight AIR 2.0 enabled [3] PE Button photocell [3] FAO Field adjustable output [3] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	SF Single Fuse [2] DF Double Fuse [2] L90 Left rotated optics R90 Right rotated optics **Shipped separately** HS Houseside shield [5]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

RADHS Houseside shield (shield is white)
RADCS Decorative clamshell base for 4" RSS pole (specify finish)
RADFBC Full base cover for 4" RSS pole (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1. 2700K and 3500K may require extended lead-times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. NLTAIR2 not available with PE or FAO. Must link to external nLight Air network. Does not include occupancy sensor. For more information refer to rSBOR pole mount sensor.
4. DMG not available with NLTAIR2 or FAO.
5. Also available as a separate accessory; see Accessories information. Shield is field rotatable in 45° increments.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Contact factory for performance data on any configurations not shown here.

Performance Package	Input Wattage	Distribution	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	25	ASY	3,103	1	0	1	122	3,207	1	0	1	126	3,285	1	0	1	129	3,362	1	0	1	132	3,362	1	0	1	132
		PATH	2,695	2	0	2	106	2,785	2	0	2	110	2,853	2	0	2	112	2,920	2	0	2	115	2,920	2	0	2	115
		SYM	3,271	2	0	1	129	3,380	2	0	1	133	3,461	2	0	1	136	3,543	2	0	1	139	3,543	2	0	1	139
P2	38	ASY	4,798	1	0	2	126	4,958	1	0	2	130	5,078	2	0	2	134	5,198	2	0	2	137	5,198	2	0	2	137
		PATH	4,167	2	0	2	110	4,306	3	0	3	113	4,410	3	0	3	116	4,514	3	0	3	119	4,514	3	0	3	119
		SYM	5,056	2	0	1	133	5,225	3	0	1	137	5,351	3	0	1	141	5,478	3	0	1	144	5,478	3	0	1	144
P3	54	ASY	6,779	2	0	2	126	7,005	2	0	2	131	7,174	2	0	2	134	7,344	2	0	2	137	7,344	2	0	2	137
		PATH	5,887	3	0	3	110	6,084	3	0	3	113	6,231	3	0	3	116	6,378	3	0	3	119	6,378	3	0	3	119
		SYM	7,144	3	0	2	133	7,382	3	0	2	138	7,561	3	0	2	141	7,739	3	0	2	144	7,739	3	0	2	144
P4	86	ASY	10,773	3	0	3	126	11,132	3	0	3	130	11,401	3	0	3	133	11,671	3	0	3	136	11,671	3	0	3	136
		PATH	9,356	3	0	3	109	9,668	3	0	3	113	9,902	3	0	3	116	10,136	3	0	3	118	10,136	3	0	3	118
		SYM	11,353	3	0	2	133	11,731	3	0	2	137	12,015	3	0	2	140	12,299	3	0	2	144	12,299	3	0	2	144
P5	122	ASY	15,001	3	0	3	123	15,501	3	0	3	127	15,876	3	0	3	130	16,251	3	0	3	133	16,251	3	0	3	133
		PATH	13,028	4	0	4	107	13,462	4	0	4	110	13,788	4	0	4	113	14,114	4	0	4	116	14,114	4	0	4	116
		SYM	15,808	4	0	3	130	16,335	4	0	3	134	16,731	4	0	3	137	17,126	4	0	3	140	17,126	4	0	3	140

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0°C	32°F	1.06
5°C	41°F	1.05
10°C	50°F	1.04
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **RAD1 LED P5** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

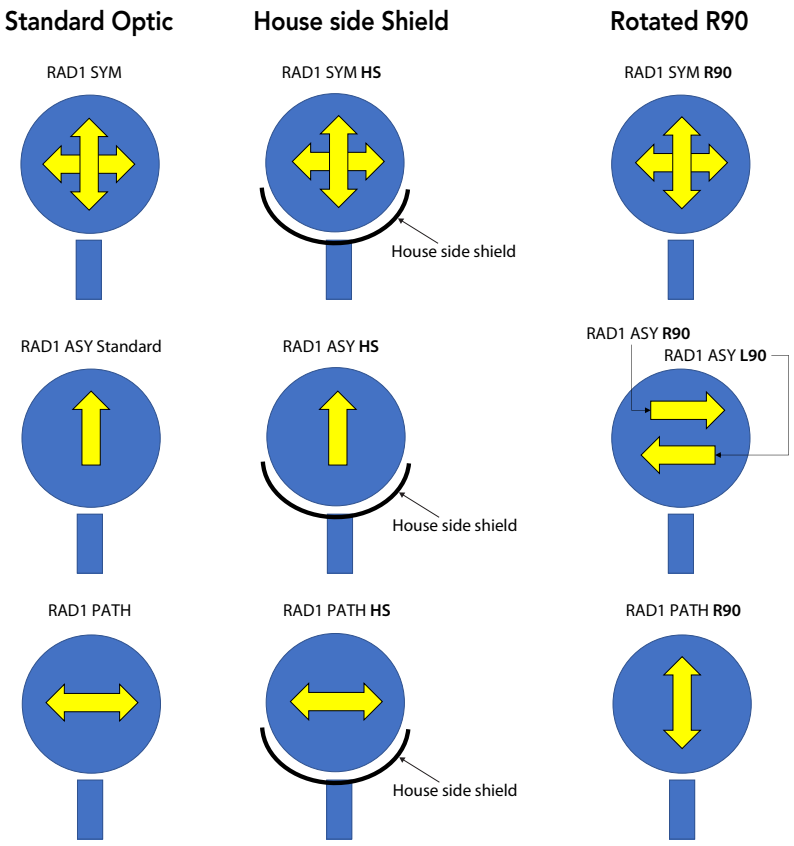
Projected LED Lumen Maintenance				
	0	25,000	50,000	100,000
P1	1.00	0.96	0.91	0.82
P2	1.00	0.96	0.91	0.82
P3	1.00	0.96	0.91	0.82
P4	1.00	0.96	0.91	0.82
P5	1.00	0.95	0.89	0.78

Electrical Load

Lumen Package	LED Drive Current	Voltage	Wattage		Current (A)					
					120	208	240	277	347	480
P1	500	42.8	21.4	Input Current	0.22	0.13	0.11	0.1	0.08	0.06
				System Watts	26	26	26	27	25	26
P2	770	43	33.1	Input Current	0.33	0.19	0.16	0.14	0.11	0.08
				System Watts	39	39	39	39	38	38
P3	1100	43.2	47.5	Input Current	0.46	0.26	0.23	0.2	0.16	0.12
				System Watts	55	54	54	54	54	54
P4	900	87.3	78.6	Input Current	0.73	0.42	0.36	0.32	0.25	0.18
				System Watts	87	86	86	86	86	86
P5	1250	88.2	110.2	Input Current	1	0.58	0.5	0.44	0.35	0.25
				System Watts	120	119	119	119	120	120

Orientation Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RAD1 LED homepage.



FEATURES & SPECIFICATIONS

INTENDED USE
Pedestrian areas such as parks, campuses, pathways, courtyards and pedestrians malls.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide is fully gasketd with a single piece tubular silicone gasket.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
6MM thick acrylic waveguide with 360° flexible LED board. Available in 2700K, 3000K, 3500K, 4000K and 5000K (80CRI) CCT configurations.

ELECTRICAL
Light engine consists of 96 high-efficacy LEDs mounted to a flexible circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Fixtures ship standard with 0-10v dimming driver (order option DMG for connection to exterior controls). Class 1 electronic driver has a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Serviceable 10kV surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included luminaire and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PK0812

LED Light Pole Kit with Two LED Area Lights, Selectable Wattage 100/150/185 & Color Temperature, 10-25 Foot Pole Height Options

Energy Light, Inc.

Job: _____

Job Site: _____ State: _____ Client Name: _____

Notes: _____ Approvals: _____ Date: _____

Commercial-grade LED Light Pole Assembly Includes:

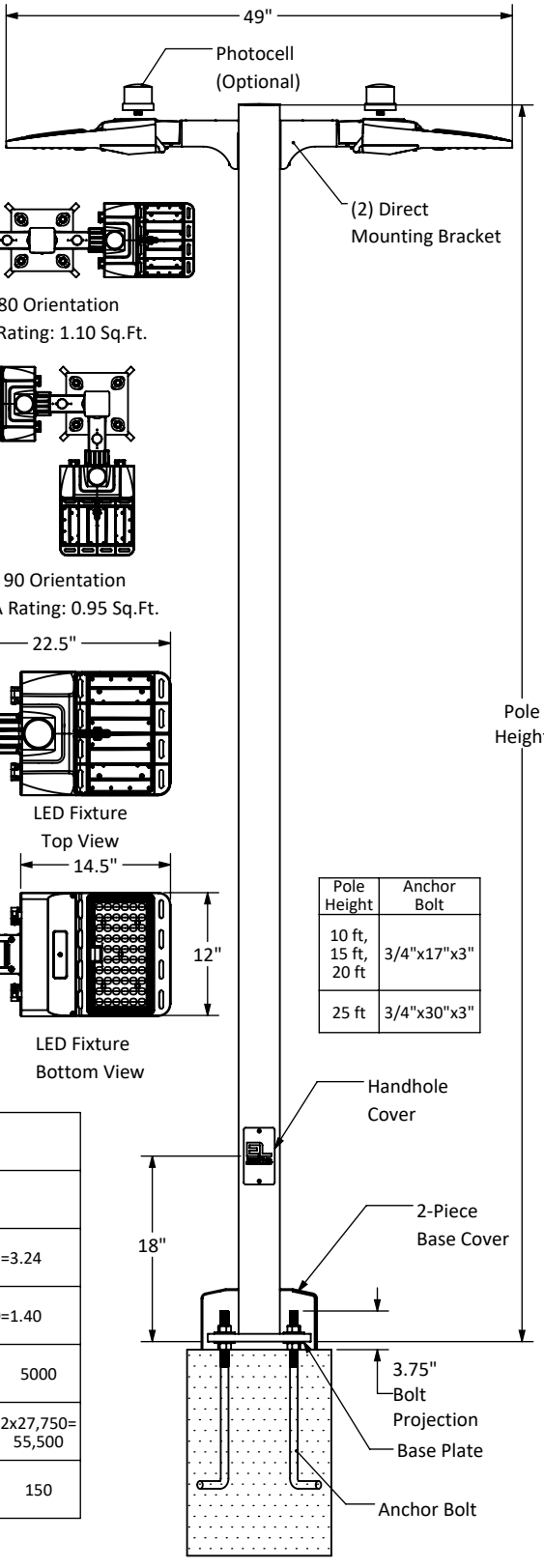
Square steel light pole, Two LED lights complete with mounting bracket and hardware, set of anchor bolts and a base cover.

Light Pole:

Pole Shaft: 4 inch square 11 gauge (10 ft., 15 ft. and 20 ft.) and 7 gauge (25 ft.) commercial grade steel with minimum yield strength of 55,000 psi
Pole Height: Optional heights are 10 ft., 15 ft., 20ft. and 25 ft. Custom heights are also available
Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided. Each anchor bolt includes 2 nuts and 2 washers.
Bolt Circle: 8-1/2" (Bolt Circle range: 8"-11").
Handhole: Handhole is located 18" above the base plate. A 3" X 5" steel handhole cover is included.
Color: Dark Bronze
Base Cover: ABS Plastic base cover with rivets.

LED Fixture:

Material: Aluminum construction with integrated fins to maximize heat dissipation.
Color: Dark Bronze.
Preset Power: 150 Watts
Voltage: 120-277 Volt standard.
Preset Color Temperature: 5000K
Light Distribution: Type 3 standard. Type 4 and Type 5 options as special order.
Photocell: Photocell is optional.
Dimming: 0-10V Dimming Capable. Dimming control not provided (field install).
ETL Listing: ETL Listed for Wet Locations.
DLC Listing: DLC Premium.
IP Rating: IP65
Warranty: 5 Years.
Weight: 10 lbs (per fixture)



Pole Height	Anchor Bolt
10 ft, 15 ft, 20 ft	3/4"x17"x3"
25 ft	3/4"x30"x3"

IP65 WET LOCATION Dimmable

TOTAL POWER (W)	LOW			MID			HIGH		
	2x100=200			2x150=300			2x185=370		
TOTAL AMPS	120V	2x0.87=1.74		120V	2x1.31=2.62		120V	2x1.62=3.24	
	277V	2x0.38=0.76		277V	2x0.57=1.14		277V	2x0.70=1.40	
COLOR TEMPERATURE (K)	3000	4000	5000	3000	4000	5000	3000	4000	5000
LUMENS	2x14,500= 29,000	2x16,000= 32,000	2x15,000= 30,000	2x21,750= 43,500	2x24,000= 48,000	2x22,500= 45,000	2x26,825= 53,650	2x29,600= 59,200	2x27,750= 55,500
LUMENS/WATT	145	160	150	145	160	150	145	160	150

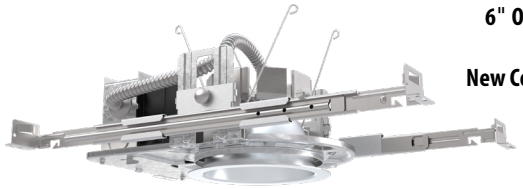
Disclaimer: All dimensions and specifications are subject to change without any notice. Light Pole Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the light pole will be installed.

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight



Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are RoHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

PERFORMANCE DATA

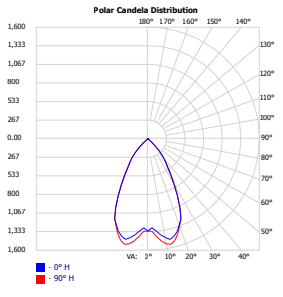
LDN6 3500K AR LSS 80CRI			
Nominal Lumens	**Lumens**	**Wattage**	**Lm/W**
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes

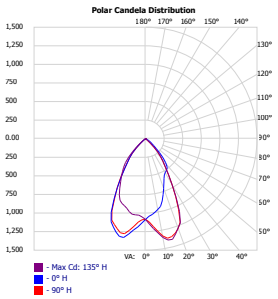
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

battery pack

DISTRIBUTIONS



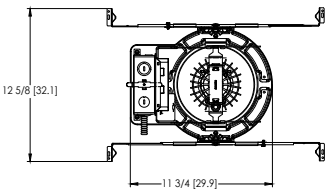
Open

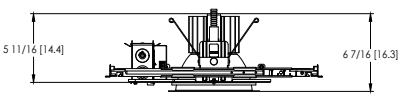


Wallwash

DIMENSIONS

LDN6 500-3000 Lumens





Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

See page 4 for other fixture dimensions

LDN6

Design Select options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6 AR LSS MVOLT EZ10

LDN6							
Series	**Color temperature**	**Lumens ‡**	**Trim Style**	**Trim Color**	**Trim Finish**	**Flange Color ‡**	**Voltage**
LDN6 6" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens	LO6 Downlight LW6 Wallwash	AR Clear WR ‡ White BR ‡ Black TCPC ‡ Custom painted trim TRALTBD ‡ RAL painted trim	LSS Semi-specular LD Matte diffuse LS Specular	TRW White painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTBD RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 ‡ 347V

Driver	**Emergency ‡**	**Control Input ‡**	**Options**
GZ10 0-10V driver dims to 10% GZ1 0-10V driver dims to 1% D10 Minimum dimming 10% driver for use with JOT D1 Minimum dimming 1% driver for use with JOT EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1% EDAB eldoLED DALI SOLDRIVE dim to dark	(blank) No Emergency Needed EL Battery pack (10W constant power), non-T20 compliant, integral test switch ELR Battery pack (10W constant power), non-T20 compliant, remote test switch ELSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, integral test switch ELRSD Self-diagnostic battery pack (10W constant power), non-T20 compliant, remote test switch E10WCP Battery pack (10W constant power), T20 compliant, integral test switch E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch E10WRSTAR Emergency battery pack, 10W with remote test switch and Iota STAR technology	(blank) No Control Input Needed JOT Wireless room control with "Just One Touch" pairing NPP16D nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). NPP16DER nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit. NPS80EZ nLight® dimming pack controls 0-10V eldoLED drivers (EZ1). NPS80EZER nLight® dimming pack controls 0-10V eldoLED drivers (EZ1). ER controls fixtures on emergency circuit. N80 nLight™ Lumen Compensation NLTAIR2 nLight® Air enabled NLTAIRER2 nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options NLTAIREM2 nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.	HAO ‡ High ambient option (40°C) CP ‡ Chicago Plenum RRL__ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S. BAA Buy America(n) Act Compliant 90CRI High CRI (90+) SF ‡ Single fuse

‡ Option Value Ordering Restrictions	
Option value	**Restriction**
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WR, BR	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPP16DER, NPS80EZ, NPS80EZER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
N80	Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRER2, NLTAIREM2	Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. not recommended for metal ceiling installations.
HAO	Fixture height is 6.5" for all lumen packages with HAO.
CP	Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.
Reloc® Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRLAE	Commercial fixtures should disconnect the TSPL before unplugging the RRL so it does not go into discharge mode.
RRLC12S	RRLC12S option is to be used with the OnePass OCU, OCS, OD, OFC and OD for 0-24V integrated single-circuit or 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	RALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details
E10WRSTAR	Not available with wet location, EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 & ALO4 w/DALI, OR 2000-4500 lumens w/JOT. Top access installation or 17.5" plenum clearance required for roomside installation. Not available with integral test switch

Accessories: *Order as separate catalog number.*

EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter
SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

(Maximum order quantity for design select lead times is 112.)

Emergency Battery Pack Options - Field Installable

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A+	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A+	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A+	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A+	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

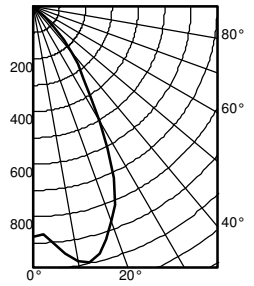
All the above are UL Listed products that are certified for field install external/remote to the fixture.
*Minimum delivered lumen output to assist in product selection for increased fixture mounting height.
The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.
Please contact us at techsupport@iotaengineering.com for any Emergency Battery related questions.

LDN6

PHOTOMETRY

Distribution Curve | **Distribution Data** | **Output Data** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

LDN6 35/10 LO6AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



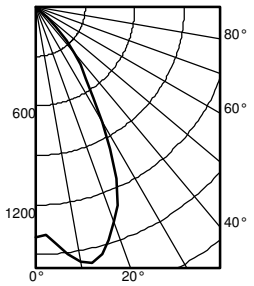
	Ave	Lumens
0	876	
5	905	89
15	971	269
25	720	322
35	330	214
45	110	87
55	1	4
65	1	1
75	0	0
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	680.7	69.0
0° - 40°	895.0	90.7
0° - 60°	986.0	99.9
0° - 90°	987.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	987.0	*100.0

*Efficiency

		50% beam - 54.5°		10% beam - 82.2°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	29.0	5.7	14.5	9.6	2.9
10.0	15.6	7.7	7.8	13.1	1.6
12.0	9.7	9.8	4.9	16.6	1.0
14.0	6.6	11.8	3.3	20.1	0.7
16.0	4.8	13.9	2.4	23.6	0.5

LDN6 35/15 LO6AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



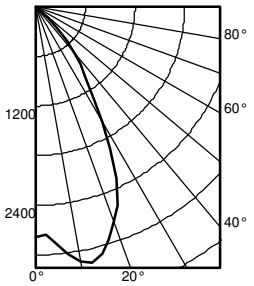
	Ave	Lumens
0	1396	
5	1442	142
15	1547	429
25	1147	514
35	526	342
45	176	139
55	2	6
65	1	1
75	1	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	1084.6	69.0
0° - 40°	1426.2	90.7
0° - 60°	1571.3	99.9
0° - 90°	1572.9	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1572.9	*100.0

*Efficiency

		50% beam - 54.5°		10% beam - 82.2°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	46.2	5.7	23.1	9.6	4.6
10.0	24.8	7.7	12.4	13.1	2.5
12.0	15.5	9.8	7.7	16.6	1.5
14.0	10.6	11.8	5.3	20.1	1.1
16.0	7.7	13.9	3.8	23.6	0.8

LDN6 35/30 LO6AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



	Ave	Lumens
0	2786	
5	2877	284
15	3087	855
25	2289	1025
35	1049	682
45	350	277
55	5	12
65	2	2
75	1	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	2164.3	69.0
0° - 40°	2845.9	90.7
0° - 60°	3135.3	99.9
0° - 90°	3138.5	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	3138.5	*100.0

*Efficiency

		50% beam - 54.5°		10% beam - 82.2°	
Mounting Height	Inital FC Center Beam	Diameter	FC	Diameter	FC
8.0	92.1	5.7	46.1	9.6	9.2
10.0	49.5	7.7	24.8	13.1	5.0
12.0	30.9	9.8	15.4	16.6	3.1
14.0	21.1	11.8	10.5	20.1	2.1
16.0	15.3	13.9	7.6	23.6	1.5

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	**White (WR)**	**Black (BR)**
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CRI	
80	1.0
90	0.874

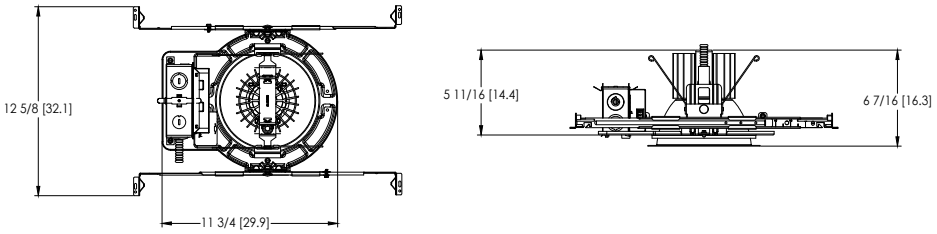
LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	**3000K**	**3500K**	**4000K**	**5000K**
80CRI	0.950	0.966	1.000	1.025	1.101

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

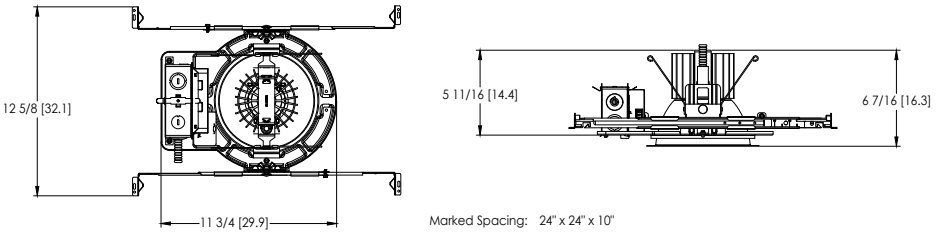
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 500-3000 Lumens



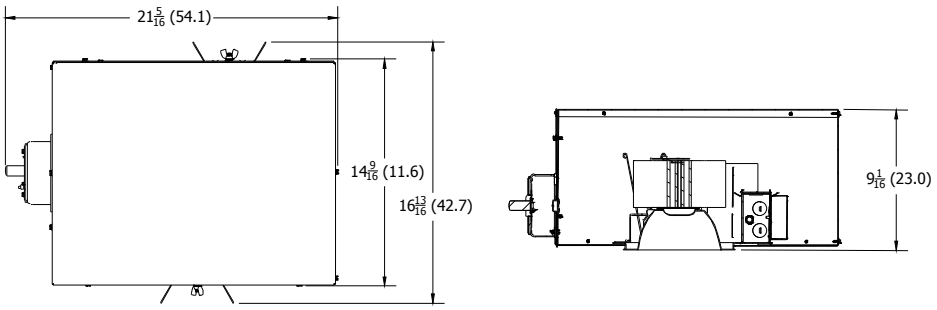
Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

LDN6 4000-5000 Lumens



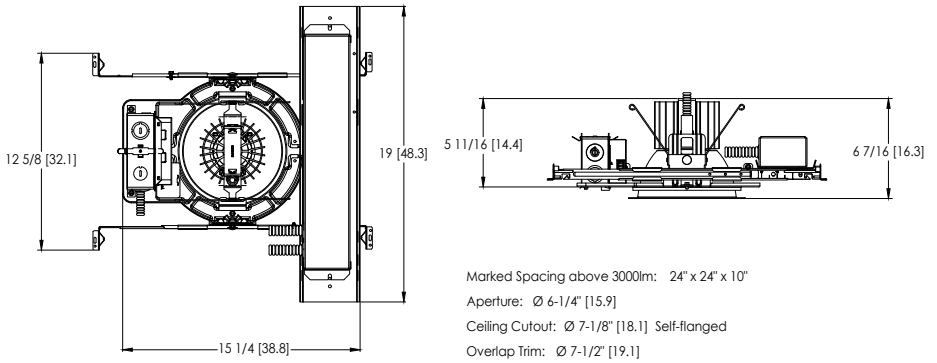
Marked Spacing: 24" x 24" x 10"
Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

LDN6 CP



Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6 EL



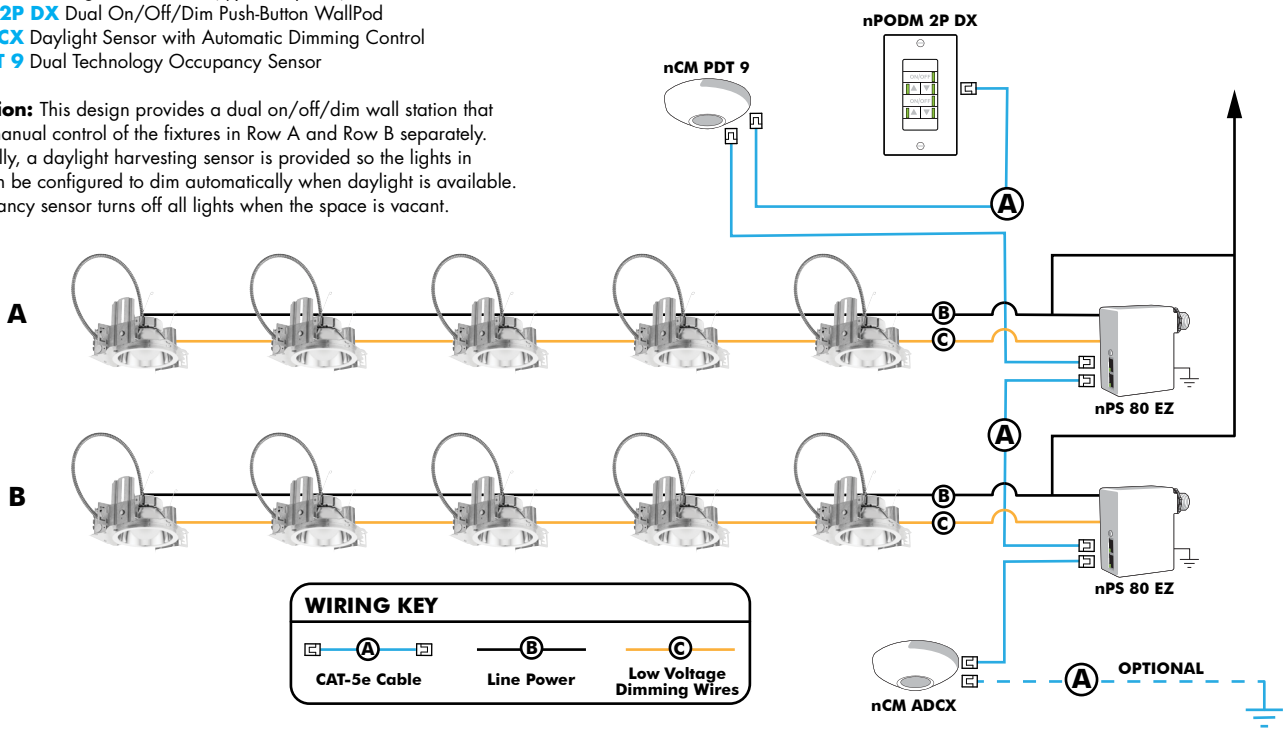
Marked Spacing above 3000lm: 24" x 24" x 10"
Aperture: Ø 6-1/4" [15.9]
Ceiling Cutout: Ø 7-1/8" [18.1] Self-flanged
Overlap Trim: Ø 7-1/2" [19.1]

LDN6

EXAMPLE
Group Fixture Control*
*Appiication diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty: 2 required)
nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
nCM ADCX Daylight Sensor with Automatic Dimming Control
nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.

Push-Button Wallpod
Traditional tactile buttons and LED user feedback

Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:			
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.			
WallPod Stations	**Model number**	**Occupancy sensors**	**Model Number**
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	**Model Number**	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	**Cat-5 cables (plenum rated)**	**Model Number**
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight® AIR Control Accessories:
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH[1]

Notes

1 Can only be ordered with the RES7Z zone control sensor version.

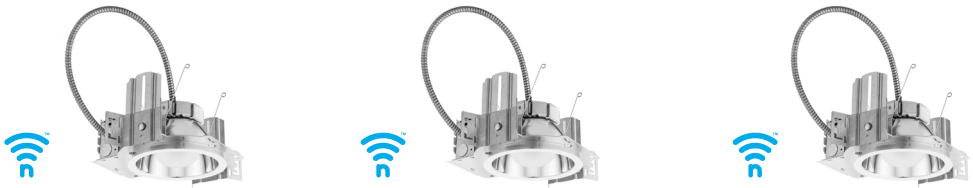
UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CL**AIR**ITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CL**AIR**ITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome

nLight AIR rPODB 2P DX

Mobile Device

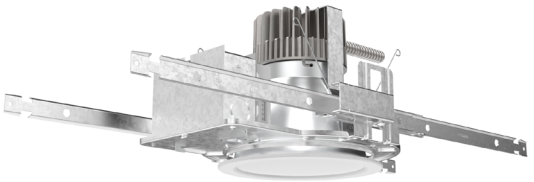
gotham® | EVO®

Multiple Layers of Light

Luminaire Type:

Catalog Number:

General Illumination Shower Downlight 6"



Feature Set

- Wipe down flush or regressed lens
- NSF2 Splash/Non-food Zone
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam ellipse; 85 CRI typical, 90+ CRI optional
- IP66 rated room-side, Fixtures are wet location, covered ceiling
- Anti-microbial paint finish, optional
- Non-conductive dead-front trim
- Suitable for steam room application
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

Distribution

medium wide
1.0 S:MH

Superior Performance (Flush, Clear Lens)

Nominal Lumens	1000	1500	2000	2500	3000	3500	4000
Delivered	857	1274	1729	2187	2624	3062	3499
Wattage	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	89.3	86.7	87.8	88.5	88.9	90.6	89.7

*Lumen output for 80CRI - 3500K

Coordinated Apertures | Multiple Layers of Light

General Illumination Layer | EVO

High Center Beam Layer | Incito

EVO + Incito — Multiple Layers of Light

Core

Healthcare

Special Applications

OVERVIEW

COMPLIMENTARY PRODUCTS

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com

ORDERING INFORMATION

A+ Capable options indicated by this color background.

Luminaire Type:

Catalog Number:

EXAMPLE: EVO6SH 35/20 DFF SOL MVOLT EZ1

Series	Color Temperature	Nominal Lumen Values	Lens Setting	Lens	Voltage
EVO6SH	27/ 2700 K 30/ 3000 K 35/ 3500 K 40/ 4000 K 50/ 5000 K	10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 35 3500 lumens 40 4000 lumens 45 4500 lumens	DFR Regressed lensed white painted trim DFF Flush lensed white painted trim DFRBR Regressed lensed black painted trim DFFBR Flush lensed black painted trim DFRAMF Regressed lensed trim with anti-microbial finish DFFAMF Flush lensed trim with anti-microbial finish	SOL Textured Lens SMO Smooth Clear Lens	MVOLT 120 277

Driver[1]	Control Interface	Emergency	Options
EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min. EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. EDAB eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	NLT[2] nLight™ dimming pack controls NLTER[2,3] nLight™ dimming pack controls emergency circuit	(blank) no emergency option ELR[4] Emergency battery pack, 10W, with remote test switch. E10WCPR[4] Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch BGTD Bodine generator transfer device. Specify 120V or 277V.	SF Single fuse. Specify 120V or 277V. 90CRI High CRI (90+). CP Chicago Plenum. Specify 120V or 277V.

ACCESSORIES — order as separate catalog numbers (shipped separately)

SCA6	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA8 10D. Refer to TECH-190.
CTA EVO6	6" Aperture ceiling thickness adapter, for up to 8,000LM (extends mounting frame to accommodate ceiling thickness up to 5").
CTA4-8 YK	4"-8" Aperture ceiling thickness adapter for use with EDXB or CP up to 8,000LM, or nTune options (extends mounting frame to accommodate ceiling thickness up to 5").
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.
RK2 SDT 347/120 75VA U 347V	step-down transformer mounted in box installed by others up to 5000lm

ORDERING NOTES

1. Refer to TECH-240 for compatible dimmers.
2. Specify voltage.
3. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
4. Not available with CP option.

SPECIFICATIONS

Optical Assembly
Fully serviceable and upgradeable lensed LED light engine, both the driver and light engine are suitable for field maintenance and are serviceable from above or below the ceiling.

Unitized optics shall have mechanical attachment of the light engine to the lower reflector for complete optical alignment.

Electrical
The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. The fluctuations of line voltage shall have no visible effect on the luminous output.

The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.

Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.

Input wires shall be 18AWG, 300V minimum, solid copper. All drivers are ROHS compliant.

Controls
Luminaire shall be equipped with interface for nLight wired network with integral power supply as per specification.

Dimming
The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%.

eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.

Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction
Luminaire housing shall be constructed of 16-gauge galvanized steel and have preinstalled telescopic mounting bars with maximum 32" and minimum 15" extension and 4" vertical adjustment.

Luminaires shall be suitable for installation in ceilings up to 1½" thick. (specify ceiling thickness adapter to extend frame to accommodate ceiling thickness up to 5").

Tool-less adjustments shall be possible after installation.

The assembly and manufacturing process for the luminaire shall be designed to assure all internal components are adequately supported to withstand mechanical shock and vibration.

25°C ambient temperature standard (1/2" clearance on all sides from non-combustible materials in non-IC applications, unless marked spacing noted otherwise). For use in insulated ceilings, a 3" clearance on all sides from insulation is required (unless marked spacing noted otherwise).

Listings
Fixtures are CSA certified to meet US and Canadian standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, wet location covered ceiling.

Buy American Act
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to https://www.acuitybrands.com/resources/buy-american for additional information.

Photometrics
LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.

Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 60,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by a point at the intersection of the CCT line and the black body locus line in CIE chromaticity space.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note:
Actual performance may differ as a result of end user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

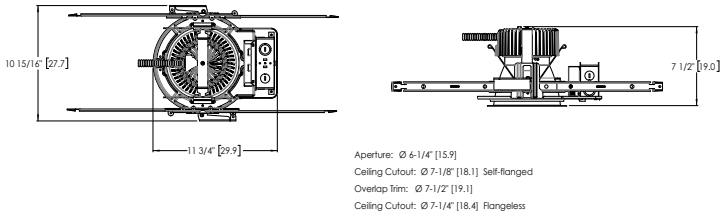
DIMENSIONAL DATA

*Dimensions in inches [centimeters]

Aperture: 61/4" [15.9)]	Ceiling Opening: 71/8" [18.1] self-flanged
Overlap Trim: 71/2" [19.1]	71/4" [18.4] flangeless

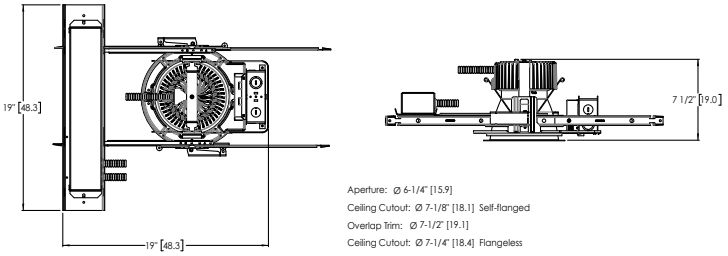
Standard

weight:
Housing = 7.8 lbs
Trim = 0.9 lbs



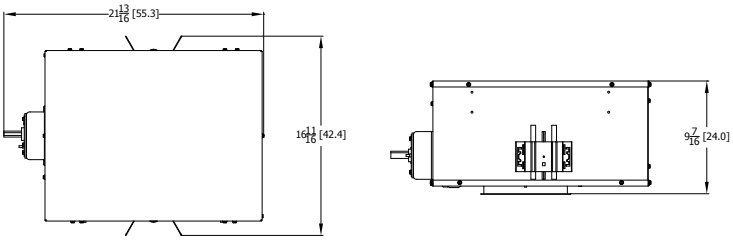
Battery Pack

Weight: Battery only = 2.5 lbs



CP

Weight: CP housing only = 13 lbs



EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ1	1%	Linear	Linear/Logarithmic
EXA1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic	Linear
EXAB	<1%	Logarithmic	Linear
EDXB	<1%	Logarithmic	Linear

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)	
Nomenclature	Description	NLT	NLTER
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER

How to Estimate Delivered Lumens in Emergency Mode

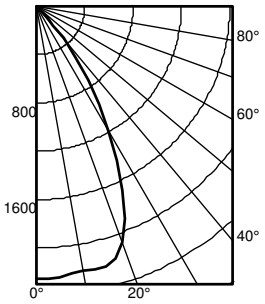
Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

Photometry

EV06SH 35/25 DFF SM0 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 2186.6LM, LPW = 88.5, 1 S/MH, TEST NO: LTL29886P477



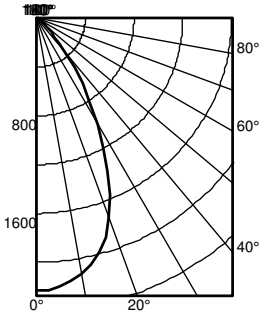
	Ave	Lumens
0	2259	
5	2249	213
15	2231	622
25	1677	756
35	745	462
45	121	109
55	14	14
65	6	6
75	3	3
85	0	1
90	0	

Zone	Lumens	% Lamp
0° - 30°	1590.7	72.7
0° - 40°	2053.0	93.9
0° - 60°	2176.1	99.5
0° - 90°	2186.6	100.0
90° - 180°	0.0	0.0
0° - 180°	2186.6	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 52.4° Diameter	50% beam - 52.4° FC	10% beam - 76.8° Diameter	10% beam - 76.8° FC
8.0	74.7	5.4	37.3	8.7	7.5
10.0	40.2	7.4	20.1	11.9	4.0
12.0	25.0	9.3	12.5	15.1	2.5
14.0	17.1	11.3	8.5	18.2	1.7
16.0	12.4	13.3	6.2	21.4	1.2

EV06SH 35/25 DFF SOL 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 2140.5LM, LPW = 86.6, 0.9 S/MH, TEST NO: LTL29885P477



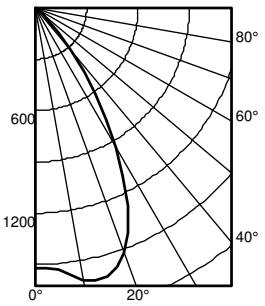
	Ave	Lumens
0	2235	
5	2207	208
15	1991	552
25	1380	626
35	652	411
45	212	173
55	82	76
65	50	50
75	31	33
85	8	10
90	0	

Zone	Lumens	% Lamp
0° - 30°	1386.4	64.8
0° - 40°	1797.0	84.0
0° - 60°	2046.6	95.6
0° - 90°	2138.9	99.9
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.7	0.0
90° - 180°	1.6	0.1
0° - 180°	2140.5	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 47.8° Diameter	50% beam - 47.8° FC	10% beam - 76.7° Diameter	10% beam - 76.7° FC
8.0	73.9	4.9	36.9	8.7	7.4
10.0	39.7	6.6	19.9	11.9	4.0
12.0	24.8	8.4	12.4	15.0	2.5
14.0	16.9	10.2	8.5	18.2	1.7
16.0	12.3	12.0	6.1	21.4	1.2

EV06SH 35/25 DFR SM0 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 1682LM, LPW = 68, 1.08 S/MH, TEST NO: LTL29888P477



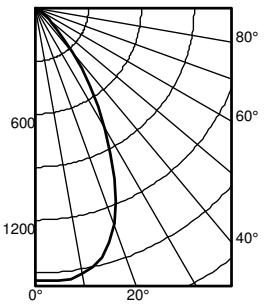
	Ave	Lumens
0	1524	
5	1538	150
15	1624	453
25	1278	574
35	614	382
45	117	103
55	11	11
65	5	5
75	2	3
85	1	1
90	0	

Zone	Lumens	% Lamp
0° - 30°	1176.6	69.9
0° - 40°	1558.9	92.7
0° - 60°	1673.7	99.5
0° - 90°	1682.1	100.0
90° - 180°	0.0	0.0
0° - 180°	1682.1	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 55.3° Diameter	50% beam - 55.3° FC	10% beam - 79.5° Diameter	10% beam - 79.5° FC
8.0	50.4	5.8	25.2	9.2	5.0
10.0	27.1	7.9	13.5	12.5	2.7
12.0	16.9	10.0	8.4	15.8	1.7
14.0	11.5	12.1	5.8	19.1	1.2
16.0	8.4	14.2	4.2	22.5	0.8

EV06SH 35/25 DFR SOL 80CRI INPUT WATTS: 24.7W, DELIVERED LUMENS: 1623.2LM, LPW = 66.7, 0.97 S/MH, TEST NO: LTL29887P477



	Ave	Lumens
0	1546	
5	1549	147
15	1460	405
25	1061	481
35	538	337
45	177	144
55	60	57
65	34	33
75	16	16
85	2	2
90	0	

Zone	Lumens	% Lamp
0° - 30°	1033.2	63.7
0° - 40°	1369.7	84.4
0° - 60°	1570.9	96.8
0° - 90°	1623.2	100.0
90° - 180°	0.0	0.0
0° - 180°	1623.2	*100.0

*Efficiency

Mounting Height	Inital FC Center Beam	50% beam - 50.6° Diameter	50% beam - 50.6° FC	10% beam - 79.3° Diameter	10% beam - 79.3° FC
8.0	51.1	5.2	25.6	9.1	5.1
10.0	27.5	7.1	13.7	12.4	2.7
12.0	17.1	9.0	8.6	15.7	1.7
14.0	11.7	10.9	5.8	19.1	1.2
16.0	8.5	12.8	4.2	22.4	0.8

DFF SMO - Flush Clear							
Nominal Lumens	1000	1500	2000	2500	3000	3500	4000
Delivered	857	1274	1729	2187	2624	3062	3499
Wattage	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	89.3	86.7	87.8	88.5	88.9	90.6	89.7

*Lumen output for CRI80 - 3500K

DFF SOL - Flush Textured							
Nominal Lumens	1000	1500	2000	2500	3000	3500	4000
Delivered	839	1247	1693	2141	2569	2997	3426
Wattage	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	87.4	84.8	85.9	86.7	87.1	88.7	87.8

*Lumen output for CRI80 - 3500K

DFR SMO - Flush Clear							
Nominal Lumens	1000	1500	2000	2500	3000	3500	4000
Delivered	659	980	1330	1682	2018	2355	2691
Wattage	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	68.6	66.7	67.5	68.1	68.4	69.7	69.0

*Lumen output for CRI80 - 3500K

DFR SOL - Regressed Textured							
Nominal Lumens	1000	1500	2000	2500	3000	3500	4000
Delivered	636	946	1283	1623	1948	2272	2597
Wattage	9.6	14.7	19.7	24.7	29.5	33.8	39.0
Efficacy	66.3	64.4	65.1	65.7	66.0	67.2	66.6

*Lumen output for CRI80 - 3500K

CCT/CRI Multiplier Table		
CRI	CCT	Multiplier
80	2700K	0.96
	300K	1.00
	3500K	1.00
	4000K	1.01
	5000K	1.07
90	2700K	0.80
	300K	0.83
	3500K	0.85
	4000K	0.87
	5000K	0.91

NLIGHT

nLight® The nLight® solution is a digital networked lighting control system that provides both energy savings and increased user configurability by cost effectively integrating time-based, daylight-based, sensor-based and manual lighting control schemes.

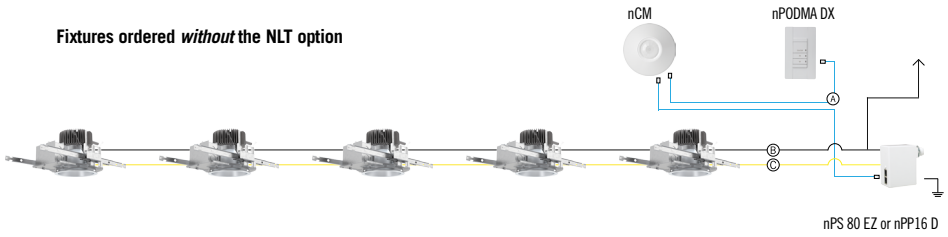
nLight® Wired Control Accessories

Order as separate catalog number. Visit nLight.

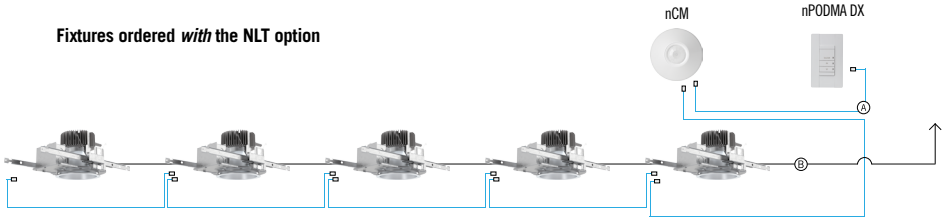
Wall Switches	Model Number
On/Off single pole	nPODM (color)
On/Off two pole	nPODM 2P (color)
On/Off & raise/lower single pole	nPOD DX (color)
On/Off & raise/lower two pole	nPODM 2P DX (color)
Graphic touchscreen	nPOD GFX (color)
Photocell Controls	
Dimming	nCM ADCX

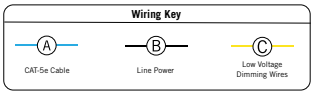
Possibilites for nLight® wired

Fixtures ordered *without* the NLT option



Fixtures ordered *with* the NLT option





nLight® Wired Control Accessories *(cont.)*

Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	nCM 9 / nCM PDT 9
Large motion 360°, ceiling	nCM 10 / nCM PDT 10
Wide View	nWV 16 / nWV PDT 16
Wall switch with raise/lower	nWSX LV DX / nWSX PDT LV DX
Cat-5 Cables (plenum rated)	
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

WDGE2 LED

Architectural Wall Sconce
Visual Comfort Optic

Catalog Number

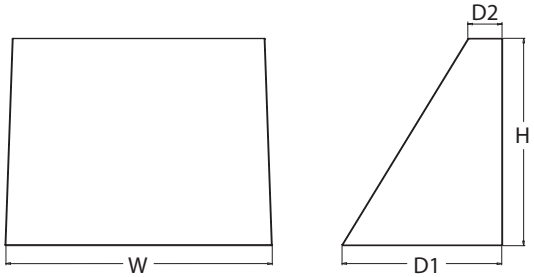
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package		Color Temperature		CRI	Distribution		Voltage	Mounting	
WDGE2 LED	P1[1]	P1SW	27K	2700K	80CRI	VF	Visual comfort forward throw	MVOLT	**Shipped included**	**Shipped separately**
	P2[1]	P2SW	30K	3000K	90CRI	VW	Visual comfort wide	347[3]	SRM Surface mounting bracket	AWS 3/8inch Architectural wall spacer
	P3[1]	P3SW	35K	3500K				480[3]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[7]	PBBW S urface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P4[1]	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.	40K	4000K						
	P5[1]		50K[2]	5000K						

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
PE[4]	Photocell, Button Type
DS[5]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMG[6]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
BAA	Buy America(n) Act Compliant
DSLE	Dual Switching (1 Driver, 2 Light Engines)

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
PIR1FC3V	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAIR2 PIR	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.
NLTAIR2 PIR924	nLIGHT AIR Wireless enabled, UL924 Listed motion/ ambient sensor for 8-15' mounting heights[8]
NLTAIR2 PIRH924	nLIGHT AIR Wireless enabled, UL924 Listed motion/ ambient sensor for 15'-30' mounting heights[8]

See page 4 for out of box functionality

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

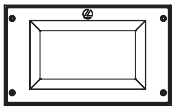
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U	WDGE2 surface-mounted back box (specify finish)

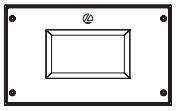
NOTES

1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
2 50K not available in 90CRI
3 347V and 480V not available with E4WH, E10WH, E20WC, DS or DSLE.
4 PE not available in 480V or with sensors/controls
5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
6 DMG option not available with sensors/controls
7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls
8 Available with MVOLT only and only rated to 25C ambient



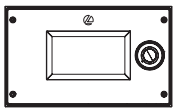
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

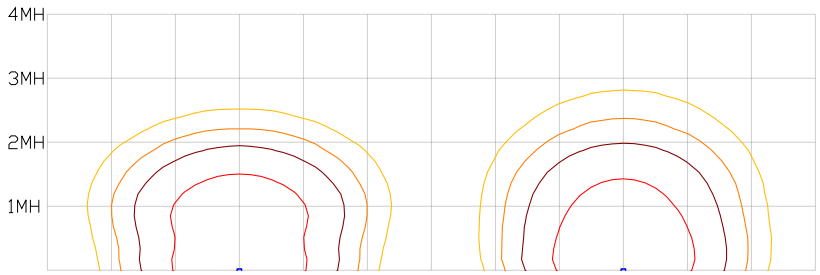
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 10ft
Grid = 10ft x 10ft



WDGE2 LED P3 40K 80CRI VW

WDGE2 LED P3 40K 80CRI VF

Emergency Egress Options

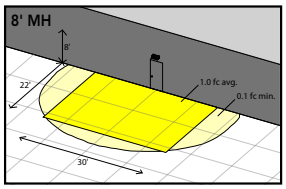
Emergency Battery Backup

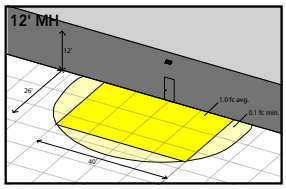
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

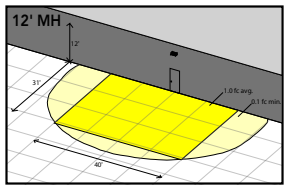
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.

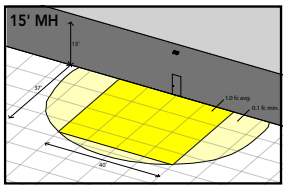
Grid = 10ft x 10ft





WDGE2 LED xx 40K 80CRI VF MVOLT E10WH



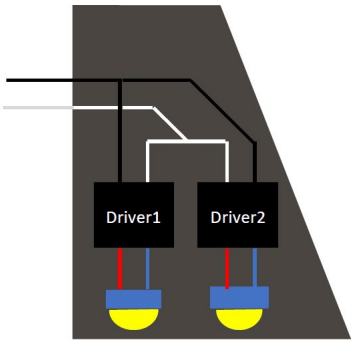


WDGE2 LED xx 40K 80CRI VF MVOLT E20WC

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

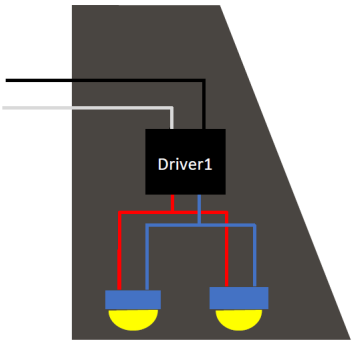
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

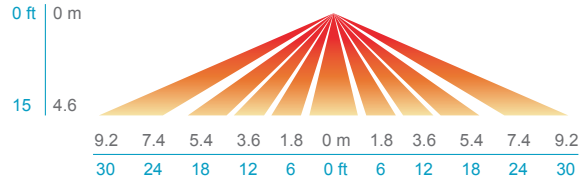
Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

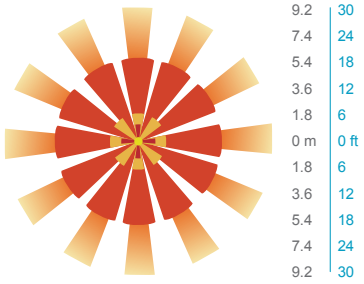
Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR

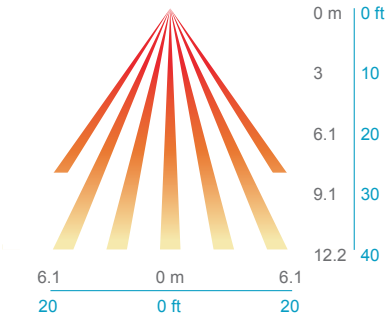
HIGH VIEW



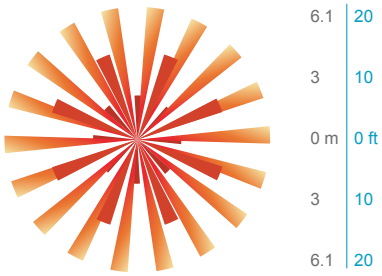


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

Mounting, Options & Accessories

NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor

D = 7"

H = 11"

W = 11.5"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 9"

W = 11.5"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Spokane County Operations Campus

1 - Program Review/Collaborative Workshop

Design Review Staff Report March 8, 2024

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Table of Contents

When a Design Review application is received, city staff evaluate the project for compliance with all applicable regulatory documents. Should staff see a potential concern that falls within the purview of the Design Review Board, staff then present the Design Review Board with Topics for Consideration. The purpose of these discussion points is to call attention to potential concerns and should not be viewed as required changes to the project.

Project Description

Please see applicant's submittal information for a detailed project explanation. In summary, the applicant is proposing redeveloping two County-owned parcels and building various improvements. This development will include the demolition of all structures on the parcels, including the removal of one modular office structure that is partially located on one of the parcels. The scope of the new work will include two new buildings (a 16,000 square foot office building and an 11,500 square foot storage building) and new surface lot improvements (including various employee parking, work vehicle storage parking, and several outdoor storage areas). The streetscape frontages along both Walnut and Cedar Streets will also be reconstructed.

Location & Context

The Subject Site is composed of two County-owned parcels, a 1.05 acre parcel addressed 1303 N Cedar Street (parcel number 25131.2409) and a 1.65 acre parcel addressed 1323 N Cedar Street (parcel number 25131.2428). The Subject Site is bounded by a stub of N Walnut Street (to the west), W Sharp Avenue (to the south), and N Cedar Street (to the east). Both parcels share property boundaries with several other County-owned parcels (to the west and north).

The Subject Site is located within the Light Industrial zone and shares no adjacencies to either residential or commercial zones. This Light Industrial zone is the closest located industrial zone to the City of Spokane's downtown, and as such supports a number of industries and agency operations most closely affiliated with Downtown-related functions. This includes the Spokane Transit Authority's bus barn and maintenance structures – one of which is located immediately across N Cedar Street from the Subject Site. Spokane County also operates a number of operations in the vicinity.

The local context does contain some existing single- and multi-family uses located along W Sharpe Avenue west of the Subject Site, these are nonconforming conditions in the Light Industrial zone. To the west & northwest of the northernmost parcel of the Site, are two County-owned parcel supporting various street maintenance vehicles – a use that will continue to operate as an extension of the Subject Site's operations after redevelopment and will have at-grade, un-fenced access to the Site. To the north of the northernmost parcel of the Site, are two existing County-owned parcels, which will not have access to the Site.

The Subject Site is located in the West Central Neighborhood. As far back as the 1986 West Central Neighborhood Plan, this area was identified as a Mixed-Use/Office/Light Industrial enclave and was zoned for Light Industrial uses. This use's history dates back to the presence of the former Seattle Lake Shore & Eastern Rail Road, whose rail tracks ran east/west along the Subject Site's northernmost boundary. These tracks were laid within the former Sinto Avenue right-of-way, which was vacated in 1992. Other than specific reference to a need to contain adverse impacts to the areas surrounding this industrial area, through the provision of perimeter screening and minimizing traffic impacts by limiting auto access/egress, there are few references to this area. In the 38-year-old Neighborhood Plan, there was a design concept that explored the option of a bicycle/pedestrian "greenbelt" along the former railroad tracks – but this design concept has not been pursued by the neighborhood or the city.

There are no local or national Historic Districts within a 5-minute walk of the Subject Site. There are five historic resources located with the 5-minute walk, though these are at the perimeter of the pedestrian shed – south of Boone Avenue, fronting Monroe Street, west of Ash Street, and along Mission Avenue.

Cedar Street supports an important designated north/south Bike Friendly Route connecting the residential neighborhood north of the Subject Site, extending from Northwest Boulevard south to the Centennial Trail. The next closest bike routes are located 2-3 blocks to the west (along the Maple/Ash couplet) and 5-6 blocks to the east (along Lincoln/Post).

The closest mass transit accommodations are located along Boone Avenue (one block to the south), Maple Street (one block to the west), and Maxwell Avenue (one block to the north). The STA routes on the thoroughfares are the inbound & outbound Route 22 (NW Boulevard), Route 23 (Maple/Ash), and Route 36 (North Central). All; these routes operate on staggard 30-minute head times. From the Subject Site, STA bus stops are located 1 block northwest (SEC of Maple & Maxwell), 1 block southwest

(intersection of Booke & Maple), and 1-1/2 blocks southeast (on Boone past the intersection of Boone & Adams).

The most recent contextual addition near the Subject Site was the construction of the STA maintenance facility located across Cedar Street. This project was reviewed by Design Review in 2017, and due to the preponderance of driveway curb cuts and overhead doors facing Cedar that project was obligated to address certain design standards (which the project, due to its Light Industrial zoning, would normally have been exempt). These included additional façade articulation requirements for the building, and streetscape improvements along Cedar, Sinto, and a portion of Jefferson. The streetscape improvement included new sidewalks (separate along Sinto and Jefferson), curb cuts, and street trees where no utility or curb cut conflicts existed.

The general composition of the Light Industrial zoned area has seen a consolidation of land ownership over the years and a dispersed level of on-site activity. This has contributed to a less than ideal level of day-to-day observational capacity in the area, leading to certain issues related to poorer than necessary CPTED performance.

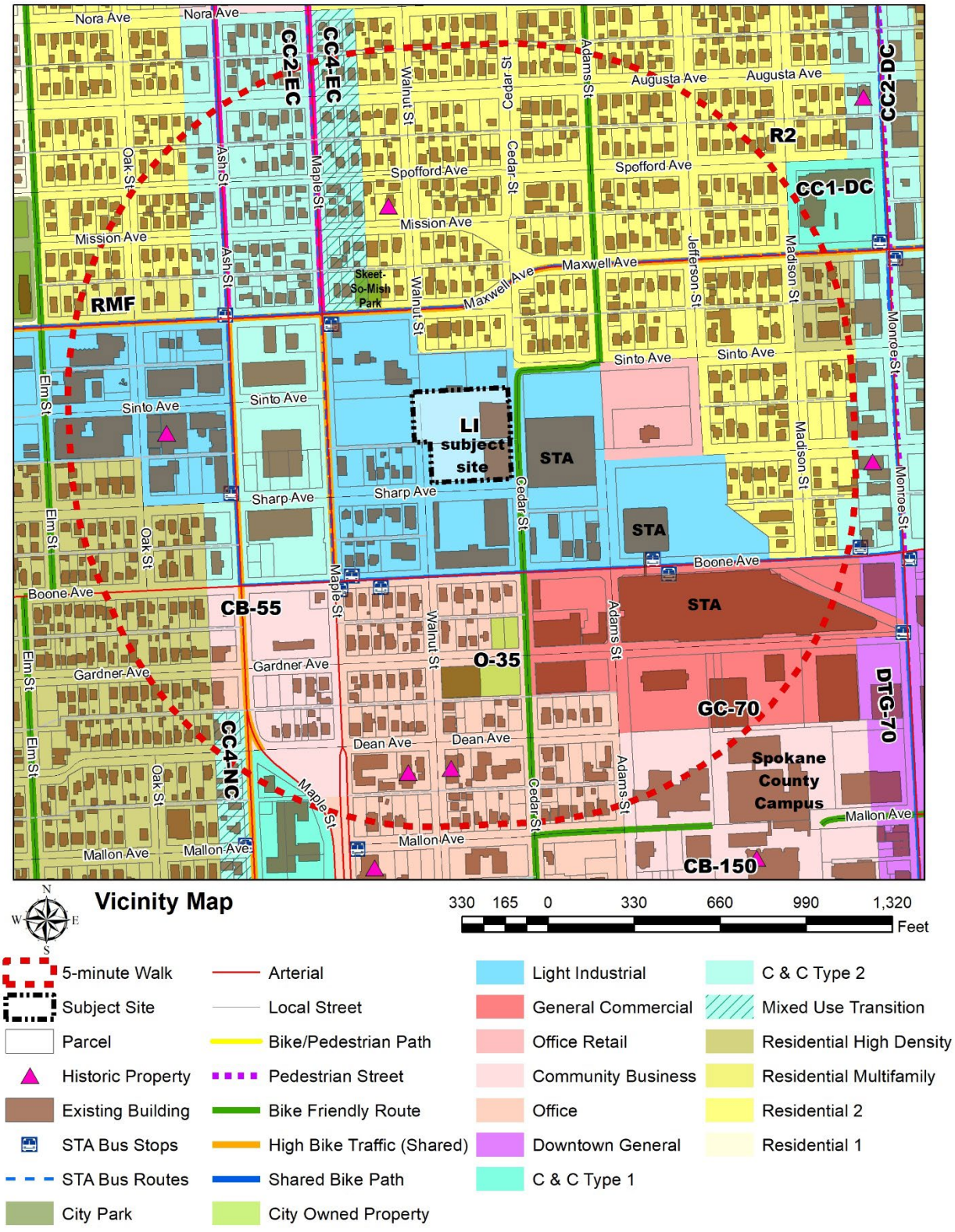

Figure 1. Vicinity Map indicating 5'-minute walk radius, transit, street classifications, and zoning information

Character Assets

The general character of the area surrounding the Subject Site, is predominantly Light Industrial.

The area north of the Site is approximately 25'-30' above the average finish grade of the Site, with vehicular, bicycle, and pedestrian access occurring along Cedar Street via a narrow portion of Sinto Avenue. This upper area is predominately residential in nature.

West of the Subject Site along Sharp Avenue, a 1-block long section of existing Single- and Multi-family residential uses still exist. This portion of Sharp Avenue has separated sidewalks with landscape buffer strips, though the street trees along this block are planted behind the separated sidewalk. The portion of Sharp Avenue immediately adjacent to the Subject Site has Spokane County property ownership on both sides of the right-of-way, with attached sidewalks and well-maintained landscaped frontages along with a number of mature street trees. The street trees along the portion of Sharp Avenue are a mix of Red Maples and Crimson King Norway Maples with calipers ranging from 13" to 16" and canopy heights of 25' to 40'.

The portion of the Sharp/Sinto alleyway, Sinto Avenue, and Walnut Street rights-of-way traversing the Subject Site were vacated in 1992 (C-30502). A 22" diameter public sewer main rests within an easement running along the former Sharp/Sinto alleyway.

The buildings immediately to the south and east of the Subject Site are larger, high-bay industrial buildings generally constructed in durable concrete and/or masonry materials. The buildings to the west of the Site are 1- to 2-story wood framed structures, residential in character, generally addressing Sharpy Avenue – though the structure southwest of the Site (at the SWC of Walnut & Sharp) is a 2-story pre-fab metal building with no obvious primary entrance on either Walnut or Sharp.

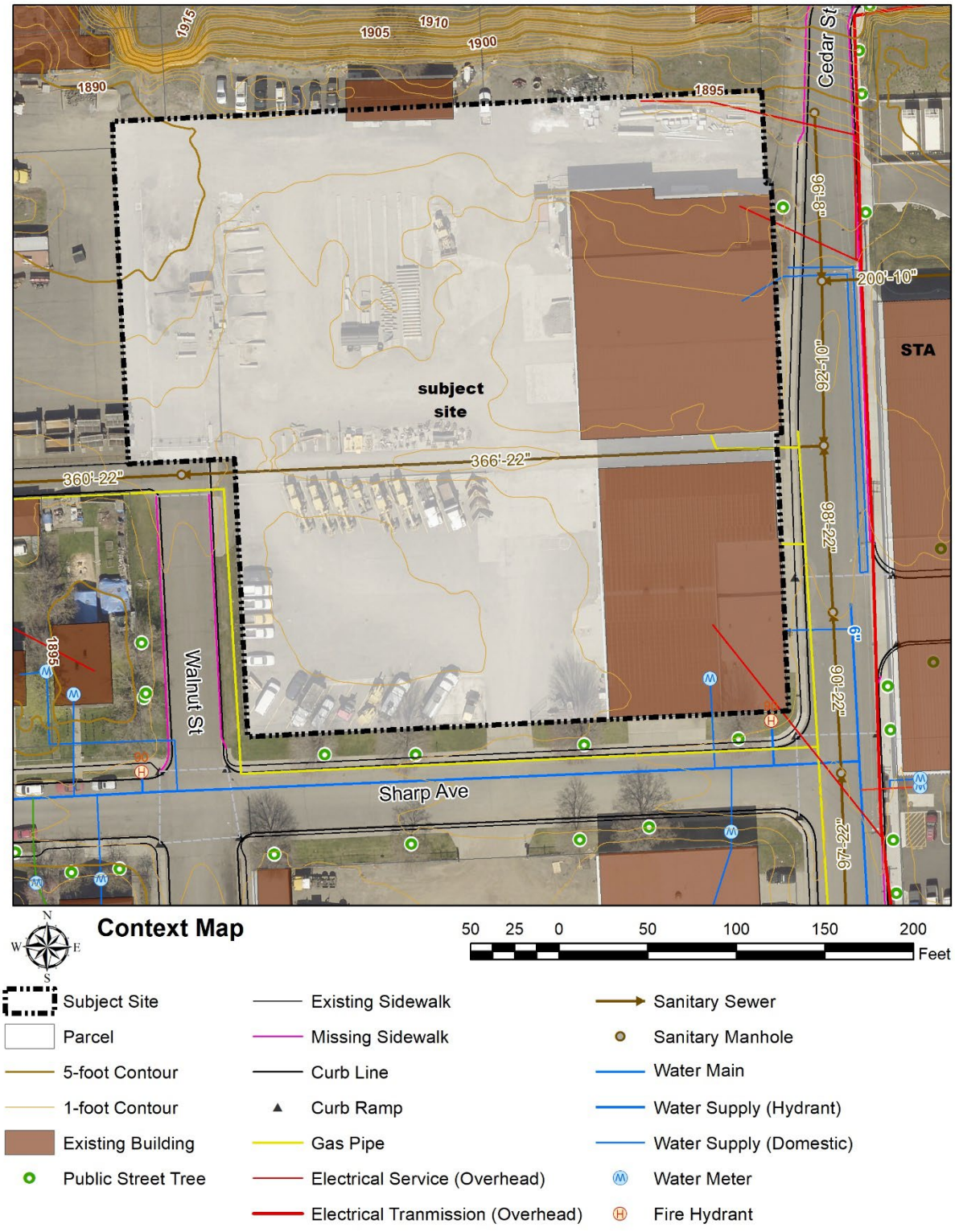

Figure 2. Urban Context Map indicating site grades, public utilities, and adjacent streetscapes

Topics for Consideration

The purpose of these discussion points is to call attention to potential concerns or design opportunities and should not be viewed as required changes to the project.

To address applicable Industrial Design Standards, Comprehensive Plan Policies, and Public Projects and Structures Design Guidelines listed in the staff report, staff would offer the following for consideration and discussion:

Streetscape Improvements

1. **The Applicant has indicated that the project could benefit from the construction of the new 5'-wide sidewalk along the Subject Site's Walnut Street frontage behind a 6'-wide continuous landscape strip. This would provide a more landscaped frontage for the new office building's Primary Entrance, while ensuring that the street frontage can support widest degree of possible uses on the Subject Site.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180 Sidewalks, 17H.010.190.*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines:** A-1 360-Degree Design, A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, C-2 Reinforce Primary Building Entries, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-1 Create Transitions in Bulk and Scale, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

2. **The new Street Trees along Walnut Street should be planted in the 6'-wide landscape strip located between the sidewalk and the street curb. Due to the presence of overhead power transmission lines, these Street Trees would be limited to Class I species.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, 17C.200.050 Street Tree Requirements, 17H.010.180 Sidewalks, 17H.010.190, and 17H.010.270*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

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3. **The Applicant must work with Urban Forestry to evaluate the health of the existing Street Trees located along the Subject Site's Sharp Ave. frontage. For the Street Trees intended to remain, proper protection should be put into place during construction and certified arborist should be retained to provide appropriate trimming to alleviate conflicts with the new buildings. All new Street Trees must be selected from the Class II category. If deemed appropriate, consideration should be given to selecting a tree species that matched the Street Trees remaining.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, 17C.200.050 Street Tree Requirements, 17H.010.180 Sidewalks, 17H.010.190, and 17H.010.270*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

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4. **As the multiple curb-cuts and broken sections of existing sidewalk along Cedar Street will need to be replaced, a new 5'-wide sidewalk along the Subject Site's Cedar Street frontage should be constructed behind a 6'-wide continuous landscape strip.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180 Sidewalks, 17H.010.190.*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

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5. **The new Street Trees along Cedar Street should be planted in the 6'-wide continuous landscape strip. All new Street Trees must be selected from the Class II category.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180 Sidewalks, 17H.010.190.*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

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Reinforce Primary Building Entries, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-1 Create Transitions in Bulk and Scale, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.

Landscape Buffers

6. **For the portion of the Subject Site located north of the new office building along Walnut Street, appropriate on-site Landscape Screening should be provided located in front of any new security fence. The planned Bridge Laydown area at this location would be classified as outdoor storage and would require appropriate Landscape Screening.**

   ***See Spokane Municipal Code**: 17C.130.250 Screening, and 17C.200.230 Landscape and Screening.*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines:** B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, and D-3 Maintain the Prevailing Street Edge.*

7. **For the portion of the Subject Site located between the two new buildings along Sharp Avenue, appropriate on-site Landscape Screening should be provided located in front of any new security fence and access gate.**

   ***See Spokane Municipal Code**: 17C.130.250 Screening, and 17C.200.230 Landscape and Screening.*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines:** B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, and D-3 Maintain the Prevailing Street Edge.*

8. **For the portion of the Subject Site located north of the new warehouse building along Cedar Street, appropriate on-site Landscape Screening should be provided located in front of any new security fence and access gate.**

   ***See Spokane Municipal Code**: 17C.130.250 Screening, and 17C.200.230 Landscape and Screening.*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines:** B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, and D-3 Maintain the Prevailing Street Edge.*

9. **For the portion of the Subject Site located along the northernmost parcel line, appropriate on-site Landscape Screening should be provided.**

   ***See Spokane Municipal Code**: 17C.130.250 Screening, and 17C.200.230 Landscape and Screening.*

   ***See Spokane Comprehensive Plan Policies**: LU 5.1 Built and Natural Environment, LU 5.5 Compatible Development, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines:** B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-6 Enhance the Building and Site with Landscaping, and D-2 Design a Well-Proportioned and Unified Building/Structure/Site*

Pedestrian Access

10. **The applicant should consider installing the necessary curb-ramps for an unmarked pedestrian crossing north of the new curb cut for the Subject Site's drive access to the secure lot and south of the existing STA curb cut.**

    ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180 Sidewalks, 17H.010.190 Pedestrian Buffer Strips, 17H.010.200 Curb Ramps, and 17H.010.210 Crosswalks.*

    ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

    ***See Spokane Public Projects and Structures Design Guidelines**: A-1 360-Degree Design, A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, C-2 Reinforce Primary Building Entries, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-1 Create Transitions in Bulk and Scale, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

11. **Support for elimination of sidewalk north of new crosswalk due to Sinto Ave. constraints. This will provide continuous pedestrian access along the Cedar/Sinto corridor.**

    ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180(C) Sidewalks*

    ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

    ***See Spokane Public Projects and Structures Design Guidelines:** A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

Stormwater

12. **The Applicant is encouraged to consider the Best Management Practices for stormwater treatment. Information about these practices can be found on the City's Green Infrastructure website and the City's Stormwater Best Management Practices website. More technical information contained on these websites can be found directly in both the**

City of Spokane's Regional Stormwater Manual and the Washington Department of Ecology's Stormwater Management Manual for Eastern Washington.

***See Spokane Municipal Code**: 17C.200.060 Stormwater Drainage, 17D.060 Stormwater Facilities, and 17D.060.300 Low Impact Development.*

***See Spokane Comprehensive Plan Policies**: LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, DP 2.3 Design Standards for Public Projects and Structures, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

***See Spokane Public Projects and Structures Design Guidelines:** A-2 Provide a Sustainable Framework, A-4 Design for Change, B-6 Enhance the Building and Site with Landscaping, and E-4 Design Sustainable Parking.*

Regulatory Analysis

Design Review Board Authority

Spokane Municipal Code Chapter 04.13 Design Review Board

A. Purpose. The design review board is hereby established to:
   1. improve communication and participation among developers, neighbors and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
   2. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's Comprehensive Plan.
   3. advocate for the aesthetic quality of Spokane's public realm;
   4. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work and visit.
   5. provide flexibility in the application of development standards as allowed through development standard departures; and
   6. ensure that public facilities and projects within the City's right of way:
      a. wisely allocate the City's resources,
      b. serve as models of design quality

Under SMC **Section 17G.040.020 Design Review Board Authority**, all public projects or structures are subject to design review. Recommendations of the Design Review Board must be consistent with regulatory requirements per Section 17G.040.080 **Design Review Board .**

Recommendations.
Recommendations of the Design Review Board will be forwarded to the Planning Director.

Zoning Code Requirements

The Subject Site is zoned Light Industrial (LI). The applicant will be expected to meet all applicable zoning code requirements. Applicants should contact Current Planning Staff with any questions about these requirements.

Recommendations of the Design Review Board must be consistent with adopted regulations. The DRB may not waive any code requirements. Please see the attached Pre-Development report.

Industrial Design Standards

Design standards in the code appear in the form of Requirements (R), Presumptions (P), and Considerations (C). Upon request of the applicant, the Board may offer some flexibility from certain eligible code "design standards" if the Board recommends that the proposed solution is equal or better than what is required while still meeting the purpose of the standard.

Section 17C.130.500 Design Standards Implementation:

The design standards and guidelines found in SMC 17C.130.510 through SMC 17C.130.540 follow SMC 17C.130.015 Design Standards Administration. All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. An applicant may seek relief through chapter 17G.030 SMC, Design Departures, for those eligible standards and guidelines contained in the zoning code.

Per Table 17C.130.500-1 Industrial Zone Design Standards (found in SMC 17C.130.500), and as the Subject Site is not located adjacent to an Arterial nor abutting either a Commercial or Residential zone, none of the Industrial Design Standards apply to the development. The proposed uses on the Site are classified as Permitted uses.

Other Development Standards

The applicant will be expected to meet all applicable zoning code requirements for the proposed uses found in SMC 17C.130 Industrial Zones. Applicants should contact Current Planning Staff with any questions about these requirements.

Some of these development criteria also intersect considerations found in the Public Projects and Structures Design Guidelines which can be found in SMC 17G.040.020(A) Development and Applications Subject to Design Review. A brief list of these that may impact the Subject Site's development are listed below:

SMC 17C.130.060 Stormwater Drainage

This code regulated all on-site vegetated stormwater facilities.

SMC 17C.130.230 Setbacks and Sidewalks

This code will help guide the layout of sidewalks, and any potential impacts to building setbacks.

SMC 17C.130.240 Landscape Areas, SMC 17C.200 Landscape and Screening, and SMC 17C.130.270 Outdoor Activities

These codes will help understand the requirements for on-site landscaping and proper screening of outdoor activities (e.g., outdoor storage)

SMC 17C.130.250 Screening

This code regulates the unsightly features and outdoor storage areas.

SMC 17C.130.310 Fences

This code regulates the design and location of any fences on the Subject Site.

SMC 17C.130.340 Parking and Loading, and SMC 17C.230 Parking and Loading

These codes regulate the on-site parking and loading areas on the Subject Site.

SMC 17C.200.050 Street Tree Requirements

This code regulates the placement and species selection for all public Street Trees. The most current Approved Street Tree List adopted by the City of Spokane can be found, here.

City of Spokane Comprehensive Plan

Comprehensive Plan link

CHAPTER 3: LAND USE

LU 2 PUBLIC REALM ENHANCEMENT

LU 2.1 Public Realm Features: Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

See Topic for Considerations 1 – 8, 10, and 11

LU 4 TRANSPORTATION

LU 4.4 Connections: Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.

See Topic for Considerations 1, 4, 10, and 11

LU 5 DEVELOPMENT CHARACTER

LU 5.1 Built and Natural Environment: Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.

See Topic for Considerations 1 – 12

LU 5.2 Environmental Quality Enhancement: Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.

See Topic for Considerations 1 – 12

LU 5.5 Compatible Development: Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

See Topic for Considerations 1 – 12

CHAPTER 4: TRANSPORTATION

TR GOAL A: PROMOTE A SENSE OF PLACE: Promote a sense of community and identity through the provision of context-sensitive transportation choices and transportation design features, recognizing that both profoundly affect the way people interact and experience the city.

See Topic for Considerations 1 – 11

TR GOAL B: PROVIDE TRANSPORTATION CHOICES: Meet mobility needs by providing facilities for transportation options – including walking, bicycling, public transportation, private vehicles, and other choices.

See Topic for Considerations 1, 4, 10, and 11

TR GOAL F: ENHANCE PUBLIC HEALTH & SAFETY: Promote healthy communities by providing and maintaining a safe transportation system with viable active mode options that provides for the needs of all travelers, particularly the most vulnerable users.

See Topic for Considerations 1, 4, 10, and 11

TR 1 Transportation Network For All Users: Design the transportation system to provide a complete transportation network for all users, maximizing innovation, access, choice, and options throughout the four seasons. Users include pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight, emergency vehicles, and motor vehicle drivers. Guidelines identified in the Complete Streets Ordinance and other adopted plans and ordinances direct that roads and pathways will be designed, operated, and maintained to accommodate and promote safe and convenient travel for all users while acknowledging that not all streets must provide the same type of travel experience. All streets must meet mandated accessibility standards. The network for each mode is outlined in the Master Bike Plan, Pedestrian Master Plan, Spokane Transit's Comprehensive Plan, and the Arterial Street map.

See Topic for Considerations 1, 4, 10, and 11

TR 2 Transportation Supporting Land Use: Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.

See Topic for Considerations 1, 4, 10, and 11

TR 15 Activation: Build great streetscapes and activate public spaces in the right-of-way to promote economic vitality and a sense of place, with a focus on the designated Centers and Corridors identified in the Land Use chapter.

See Topic for Considerations 1 – 11

CHAPTER 8: URBAN DESIGN AND HISTORIC PRESERVATION

DP 2 URBAN DESIGN

DP 2.3 Design Standards for Public Projects and Structures: Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.

See Topic for Considerations 1 – 12

DP 2.5 Character of the Public Realm: Enhance the livability of Spokane by preserving the city's historic character and building a legacy of quality new public and private development that further enriches the public realm.

See Topic for Considerations 1 – 11

DP 2.6 Building and Site Design: Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate- and considers intensity of use.

See Topic for Considerations 1 – 12

DP 2.8 Design Review Process: Apply design guidelines through a review process that relies on the expertise of design professionals and other community representatives to achieve design performance that meets or exceeds citizens' quality of life expectations.

See Topic for Considerations 1 – 12

DP 2.11 Improvements Program: Facilitate improvements such as sidewalks, street improvements, street trees, sewers, and parks in neighborhoods and commercial areas designated for higher density development.

See Topic for Considerations 1 – 12

DP 2.12 Infill Development: Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.

See Topic for Considerations 1 – 11

DP 2.21 Lighting: Maximize the potential for lighting to create the desired character in individual areas while controlling display, flood and direct lighting installations so as to not directly and unintentionally illuminate, or create glare visible from adjacent properties, residential zones or public right-of-way.

DP 3 PRESERVATION

DP 3.4 Reflect Spokane's Diversity: Encourage awareness and recognition of the many cultures that are an important and integral aspect of Spokane's heritage.

Public Projects and Structures Design Guidelines

Public Projects and Structures Design Guidelines link

Per SMC 17G.040.020.A the design review of all public projects and structures shall of conducted using the Public Projects and Structures Design Guidelines. While other adopted codes, plans, and policies listed in this staff report may be referenced during design review, the Design Guidelines are the primary tool utilized by urban design staff when conducting an Abbreviated Review.

A: Urban Design

A-1 360-Degree Design

The proposed addition appears to respond to many of the contextual elements found along the impacted street frontages.

See Topic for Considerations 1 – 11

A-2 Provide a Sustainable Framework

The proposed addition's design appears to incorporate some elements of sustainable development.

See Topic for Considerations 2, 3, 5 – 12

A-3 Accommodate the Multi-modal Transportation Network

The proposed project's sidewalk improvements along Walnut and Cedar Streets, as addressed through the Topics for Consideration, would be consistent with the applicable development standards, guidelines, and policies supporting the City's multi-modal transportation network.

See Topic for Considerations 1, 4, 10, and 11

A-4 Design for Change

The proposed project is designed to be flexible enough to respond to future changes in use, lifestyle, and demography in the Industrial zone.

B: Public Amenities

B-1 Provide Elements that Define the Place

The proposed project's single story high-bay structures and adjacent site development appears to extend the context of the surrounding development. To the extent that Industrial zones support place-making, the development appears to meet expectations.

See Topic for Considerations 1 – 11

B-2 Provide Context-Sensitive Signage and Lighting

The signage and lighting has not yet been addressed in the submittal, as such is not required during the Step 1 Collaborative Workshop phase of design review. More detailed information about site lighting and any proposed signage would be provided in the Step 2 Recommendation Meeting phase of design review.

B-3 Design for Personal Security

The Applicant's desire to consolidate a number of distributed County Operation activities into this development is, itself, a desire to utilize the four principles of Crime Prevention for Environmental Design (CEPTD) – those being: natural surveillance, access control, territorial enforcement, and space management. The Applicant hopes that this new development will address some CPTED issues throughout adjacent County-owned parcels.

See Topic for Considerations 1 – 11

B-4 Universal Design
The layout of the proposed development and its relationship to the surrounding public realm accommodations appear to provide an overall barrier-free, ergonomic, and accessible extension of the public realm. The consolidation/elimination of multiple curb-cuts along Cedar Street, the construction/re-construction of separated sidewalks, and the elimination of multi curb-cuts along Cedar Street to accommodate the new Warehouse, reduce potential barriers along these frontages. The proposed new pedestrian crosswalk across Cedar Street, would greatly improve the accessibility of the public realm.

See Topic for Considerations 1 – 11

B-5 Provide Inviting and Usable Open Space
The proposed design, with the separated sidewalks and landscape strips with Street Trees, provides open space that is generally visually pleasing, safe, and healthful.

See Topic for Considerations 1 – 11

B-6 Enhance the Building and Site with Landscaping
At this stage of design, the general composition of the hard- and landscape design does appear to generally enhance an improved enhancement of the landscaping for the proposed buildings and site.

See Topic for Considerations 1 – 9, and 12

C: Pedestrian Environment

C-1 Design Façades at Many Scale
At this stage of design, the general composition single-story high-bay buildings does appear to afford a human scaled set of façades. The proposed office oriented toward the nearby residential used along Sharp and Walnut is a good gesture, as the architectural features, fenestration pattern, and material composition would be sympathetic to the architecture of the surrounding neighborhood context and refer to the human activities fronting the Subject Site.

C-2 Reinforce Primary Building Entries
The new office building's Primary Entry is bracketed by the proposed offset along a central corridor, permitting increased articulation and landscaping to emphasize the entrance promoting pedestrian comfort and orientation.

See Topic for Considerations 1 and 2

C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages
This will be largely achieved through the construction/re-construction of the separated sidewalks with landscape strips.

See Topic for Considerations 1 – 11

C-4 Provide High Quality Walkable Design for the Public Realm
In general, the proposed design continues the existing level of walkable elements in the public realm.

See Topic for Considerations 1 – 11

C-5 Provide Appropriate Weather Protection
Consideration should be given to providing some type of weather protection at the Primary Entrance to the new office building, facing Walnut Street.

C-6 Enhance Alleyways

Not Applicable to this site.

D: Architectural Expression

D-1 Create Transitions in Bulk and Scale
At this stage of design, with the separated sidewalks with landscape strips (and Street Trees), the proposal would provide adequate bulk and scale transitions.

See Topic for Considerations 1 – 9

D-2 Design a Well-Proportioned and Unified Building/Structure/Site
At this stage of design, with the separated sidewalks with landscape strips (and Street Trees), the proposal appears to be well-proportioned and presents a unified building/structure/site.

See Topic for Considerations 1 – 9

D-3 Maintain the Prevailing Street Edge
The proposed placement of the new buildings along the three street frontages, appears to maintain the prevailing street edge.

See Topic for Considerations 1 – 9

D-4 Design with a Legible Parti
Through the design evolution, the Applicant has indicated a consistent effort to use the new structures to shield the public realm from the equipment and outdoor storage activities on the site. The derived “Little Ed” composition holds true to this compositional parti and demonstrates a desire to add to the quality of the into the surrounding neighborhood context and street edge. The parti is clearly legible and helped guide the applicant through the various design iterations.

D-5 Enhance the Skyline
While this guideline is normally applied to the upper constructed elements of a building, and how they may contribute to a larger regional context, the proposed development holds true to the predominant skyline of the Light Industrial area.

E: Access & Screening

E-1 Maximize Pedestrian Access to the Building and Site
The layout of the proposed development and its relationship to the surrounding public realm accommodations appear to provide good pedestrian access across the public realm. The consolidation/elimination of multiple curb-cuts along Cedar Street, the construction/re-construction of separated sidewalks, and the elimination of multiple curb-cuts along Cedar Street to accommodate the new Warehouse, improve pedestrian access along these frontages. The proposed new pedestrian crosswalk across Cedar Street, would greatly improve the accessibility of the public realm.

See Topic for Considerations 1 – 11

E-2 Minimize the Impact of Parking Facilities Along Street Frontages
Any proposed on-site parking would be screened from the street frontages, in a manner consistent with code.

See Topic for Considerations 1 – 9

E-3 Minimize the Presence of Service Areas
The proposed design should adequately screen service areas and mechanical equipment from the view of passersby, through the provision of required Landscaping types.

See Topic for Considerations 6 – 9

E-4 Design Sustainable Parking
The proposed site design includes a range of surface improvements, a mix of pervious swales and impervious vehicle and heavy equipment parking. Consideration should be given to using Best Management Practices found in both the 2019 Regional Stormwater Management Manual for Eastern Washington and the City of Spokane’s Regional Stormwater Manual.

See Topic for Considerations 12

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan
Public Project Design Guidelines

Planning and Development
www.spokanecity.org

Pre-Development Conference Notes

Project Name: Spokane County Operations Building

To: Brian Piippo
Integrus Architecture
10 S Cedar St
Spokane, WA 99204
bpiippo@integrusarch.com

Phone: 509-838-8684

From: **Patty Kells**

Phone: 509-625-6447

Project Name: Spokane County Operations Building
Permit No.: B24M0007PDEV
Site Address: 1303 N Cedar St
Parcel No.: 25131.2409
Meeting Date: Thursday, January 25, 2024

Thank you for attending a Pre-Development meeting with the City of Spokane. Below are notes summarizing the information that was presented to you at your meeting on Thursday, January 25, 2024 These notes are broken down into three sections:

Section 1: This section describes those proposed items specific to the building improvements with directives for code compliance addressed by the Building and Fire Departments as well as Spokane Regional Health District when warranted.
Section 2: This section describes all issues outside of the building within the property boundaries including landscaping, parking requirements and accessibility, utilities, traffic, and refuse addressed by Planning, Engineering, Traffic, and Solid Waste Departments.
Section 3: This section contains information for permit submittal, our intake process, and general information.

Please be advised that these notes are non-binding and do not constitute permit review or approval. The comments were generated based on current development standards and information provided by the applicant; therefore, they are subject to change. Comments on critical items will be highlighted in **bold** text.

Project Information:

A. Project Description: Demolish two existing buildings and construct a new warehouse and operation building.
B. Scope and Size: 16,216sf building and an 11,480sf building, both structures are Type IIB construction..
C. Special Considerations: SEPA – Spokane County lead agency, demolition permits, Design Review
D. Estimated Schedule: Mid-March 2024 submittal for warehouse
E. Estimated Construction Cost: $15,000,000.00

Section 1 – Comments Specific to the Building

Molly Severns – Certified Plans Examiner (509-625-6992):

1. Projects accepted on or after March 15, 2024, will be governed by the 2021 editions of the building codes along with the 2017 A117.1 and 2020 NEC.
2. If intending to phase the construction or site development on this plan, please submit a detailed phasing plan identifying the components of the buildings and site that will be included in each phase as well as how occupant and construction access and separation will be maintained between phased areas.
3. An NREC review is required and must be completed prior to plan review acceptance. This is a third-party review of the energy uses of the building, and examines the building insulation (envelope), mechanical and lighting systems.
4. Special Inspections will be required. A completed Statement of Special Inspections form with contact information and certifications of individuals is required for permit issuance.
5. A separate permit application for each building structure, including the covered parking, will be required.
6. A Washington State Registered Architect is required to stamp and sign permit drawings for commercial buildings larger than 4000 square feet in area.
7. Mechanical, electrical, and plumbing plans are required and need to be designed by a licensed professional.
8. Structural plans are required and will need to be stamped by a licensed Washington State structural engineer. For the metal building, at a minimum, the foundation engineering must be submitted at intake and metal building engineering should be provided prior to permit issuance. PEMB engineering can be deferred upon request, but review will incur additional plan review fees if deferred.
9. The site and buildings must meet IBC Chapter 11 Accessibility provisions to include accessible routes to the public way, parking, and buildings and to all accessible portions of each building to include break rooms, restrooms, drinking fountains and public areas. Accessible parking must be located on the shortest accessible route of travel from parking to accessible entrances in each building.
10. Plumbing plans will need total fixture counts (for water supply sizing and DWV needs).
11. Mechanical plans will need to be designed to the IMC with some requirements designated in the Washington State commercial energy code provisions.
12. Electrical plans will need to include a one-line diagram for the site and building, panel schedules, electrical site plan and locations of meters and service panels at a minimum. Panel schedules need to show EV charging circuits and circuits for future EV charging capacity if EV is triggered or provided.
13. It sounds like one structure will be B occupancy and the second will be a storage warehouse. Code summary sheets should identify all occupancies/uses inside the building along with what types of items will be stored in the storage buildings.
14. A separate permit is required for storage building racking if installed.
15. Foundations are allowed to encroach into the right of way under limited circumstances as identified in IBC 3202.1.

Donna deBit – Senior Planner (509-625-6637):

1. Industrial Zones Design Standards can be found under SMC*17C.130.500-540.*

Justin Cravalho – Fire Prevention Engineer (509-625-7057):

1. Construction and demolition shall be conducted in accordance with IFC Chapter 33 and NFPA 241. If phasing of the work is proposed, floor plans showing each phase and how the work will be separated from building occupants (if occupied during construction).
2. The office building is not required to have fire sprinklers.
3. The office building is not required to have a fire alarm system.
4. The storage building is not required to have fire sprinklers unless high-piled storage or racking storage exceeding 12 feet in height are proposed.
5. The storage building is not required to have a fire alarm system.
6. Duct smoke detectors (if required) shall be wired to a supervisory zone only, not an alarm-initiating zone, as per Spokane Fire Department policy and as provided in the International Mechanical Code. The code requires duct detection only on return air.
7. The Fire Department requires annual operating permits for specific operations for buildings and sites in accordance with Section 105 of the Fire Code.
8. Fire extinguishers are required for A, B, E, F, H, I, M, R-1, R-2, R-3 and S occupancies in accordance with IFC 906 – Table 906.3(1).
9. Address numbers or other approved signs are required to be provided on the building in a visible location (IFC 505).
10. Key boxes or key switches approved by the Fire Department are required for gates or similar barriers (IFC 506.1.1).
11. A Fire Department key box is suggested for this building to facilitate easy access for emergency personnel. It is not required but recommended.
12. Critical materials are products that can contaminate the ground water of the aquifer. Critical materials can be hazardous or non-hazardous. An inventory of all critical materials is required to be submitted to the Building Department as part of the Building Permit Application (SMC 17G.010.150). A permit with the Fire Department may be required.
13. Secondary containment for critical materials may be required (depending upon the use/activity of the building) and could be as extensive as containment of the largest single storage container of critical materials and 20 minutes of fire sprinkler water (SMC 17E.010.095).
14. Where critical material containers have an individual capacity of more than 60 gallons, it is considered to be a tank (SMC 17E.010.210 and SMC 17E.010.420). A permit with the Fire Department is required.
15. Aboveground and underground fuel tanks are regulated and reviewed by the Spokane Fire Department. A separate permit application is required with the Fire Department for the tanks, piping, and dispensers. The installation will be in compliance with Spokane Municipal Code Section 17E.010 and the Fire Code and include appurtenances such as (but not limited to) spill containment, overfill protection, leak detection, and venting.

Kasey Wilberding – Spokane Regional Health District (509-324-1653):

No comments were made on this project.

Section 2 – Comments Specific to the Site

Molly Severns – Certified Plans Examiner (509-625-6992):

1. Separate demolition permits will be required to demolish existing structures on site, there is a 10-day waiting period prior to permit issuance. Applicant will need to coordinate with SRCAA as well.
2. A geotechnical engineering report will be required.
3. A dimensioned site plan with the distances between the buildings and adjacent property lines will be required. The minimum fire separation distance to achieve no fire resistance rating on

exterior walls is 10 feet. Fire separation is measured to the centerline of the public street.
   a. The eastern building may require a rated wall at the northern elevation if a BLA is not completed or if the wall is located less than 10 feet from the property line.
4. Electric vehicle charging stations are required for 10% of all parking spaces provided on site. 10% of accessible spaces must also be served. In addition, electrical room must be sized to accommodate EV charging for 20% of the parking spaces, and a raceway (conduit) must be installed to a pull box in the vicinity of future charging stations. See IBC Section 429, WA Amendments.

Donna deBit – Senior Planner (509-625-6637):

1. Storage/Office/warehouse uses are an allowed use in the LI zone.
2. **A BLA will be required to consolidate the two lots where work is proposed.**
3. **SEPA is required. Spokane County will most likely be lead agency.**
4. **Design Review is required and will need to be through the first meeting by the time you submit for building permit.**
5. Parking: *17C.230* (Note: Use Categories are described in 17C.190. updated parking calculations will need to be provided for the entire site).
   a. Please provide parking calculations based on the square footage of each use. If there is a shared campus parking agreement, please provide that information with the building permit submittal.
6. Landscaping & Sidewalks:
   a. Irrigation is required as per 17C.200.100.
   b. Please maintain the existing sidewalks along N Cedar St. and W. Sharp. New sidewalks along N Walnut will be required and can match the existing sidewalk along W. Sharp.
   c. Provide a six-foot wide planting area of L2 see-through buffer (three- to four-foot-tall shrubs) along N. Walnut, including street trees, inside the property line (if possible) per *17C.200.040 (A1a)*, and along N. Cedar where buildings are not built to the property line. Remaining setback areas shall be planted in L3.
7. Refuse: *17C.200.070*
   a. All exterior refuse (including garbage, recycling, and yard debris) receptacles and refuse collection areas must be screened from the street and any adjacent properties, by using one of the following methods:
      i. An L1 visual screen.
      ii. A six-foot high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 see-through buffer between the fence and the property line.
      iii. A five-foot tall earth berm planted with L3 open area landscaping.
      iv. Storage areas are not allowed within fifteen feet of a street lot line; and
      v. Screening shall comply with the clear view triangle requirements.

Patty Kells – Traffic Engineering Assistant (509-625-6447):

1. If the two parcels are not aggregated, a mutual use agreement will be required for all shared uses such as access, parking, landscape, etc. between the two parcels and must be recorded on both parcels. The agreement should include operation and maintenance between parcels.
2. Credit can be given for seven spaces towards the required parking onsite with the improvements made to Cedar St staying 30 feet from the end of radii at the intersections, five feet from any driveway approach transition, and 15 feet on either side of any fire hydrant with spaces measuring 20 feet in length within your parcel limits. **These stalls are for credit only and cannot be permanently striped or designated for any use or persons.** This comment must be noted on the site plan.

3. Typical frontage improvements required along Cedar St are as shown on the site plan with integral sidewalk with street trees behind the walk, removal of existing driveway approaches, and the existing curb ramp at the corner must be removed and replaced to meet current ADA City Standards with a curb ramp required on either opposite corner. All right-of-way improvements must be designed by a professional engineer licensed in the State of WA per City Design Standards and Standard Plans. The Regional Pavement Cut Policy would need to be adhered to for any proposed cuts in the rights-of-way.
4. All parking and maneuvering areas must be hard surfaced. All required parking, landscaping and onsite stormwater designs must be within the property lines.
5. All proposed parking onsite must meet all current codes and requirements for parking and accessibility and must comply with the updated City of Spokane Standard Plan G-54 & G-80A attached for signing and striping. An accessible route of travel connecting the ADA stalls/aisles to the nearest accessible building entrances **and to the public sidewalk is required with a marked accessible route of travel.** This path of travel cannot be in conjunction with the driveway approaches. All barrier free spaces and aisles must be drawn and reference these standard plans and ***must be added as details on the plans***. Note on the site plan the van-accessible stall and the access aisle for van accessibility must be eight feet wide. Please note that it is now required to install a "No Parking Anytime" sign centered in the ADA aisle per Standard Plan G-80A. Please note both ADA sign locations on the site plan.
6. With the adoption of the bike parking standards now in effect, there must be a minimum five-foot unobstructed path of travel within the public sidewalks, so you'll need to be creative with the location of bike racks with bike extensions beyond the rack. Development projects that incorporate covered and lockable bicycle storage for at least fifty percent of their required **long term bicycle** parking shall qualify for a fee reduction of $1,000 per bike space. The bicycle storage area must be dedicated for that use only. See SMC 17C.230.200 for space requirements.
7. Please provide a dimensioned site plan to include the property lines, buildings and setbacks, and all site improvements. Please dimension the parking stalls, accessible stalls and access aisles, travel lanes and driveway approaches on the site plan.
8. Maintain clear view at intersections, alleys, and pedestrian ways. Please add the clear view triangle to all intersections in both directions on the site and landscaping plans to verify any conflicts.
9. Adequate access and maneuvering for refuse/emergency vehicles is required per the City Standards and must be maintained during construction.
10. Any proposed on-site lighting must be confined to the site and cannot overspill into the public rights-of-way.
11. Please add all existing street signage on the site and landscape plans to verify any conflicts.
12. Any proposed on-site lighting must be confined to the site and cannot overspill into the public rights-of-way.
13. A transportation impact fee will not be assessed for the removal and replaced of these buildings in-kind with credit given for the previous use.

Joelie Eliason – Engineering Tech IV (509-625-6385):

1. Addressing of the buildings should reflect the most prominent entrance. If a Sharp Avenue address is more appropriate for the new building(s), please coordinate with our addressing team to update the address. The addressing team can be reached at addressing@spokanecity.org.
2. A portion of Cedar Street currently a Tier 3 roadway under and subject to the Spokane Regional Pavement Cut Policy.

3. Our records indicate there are multiple existing side sewer connections to the project properties, but they appear to be constructed of older material and are only four inches in diameter.
    a. Side sewer cards are attached but can also be viewed at https://sewerfinder.spokanecity.org/SideSewerSearch.
    b. New commercial side sewers shall be PVC a minimum six inches in diameter; shall have a minimum slope of two percent and 3.5 feet of cover where vehicular traffic passes over; two feet minimum in other areas. Sewer and Water service separation requirements are 18 inches minimum vertical, five feet minimum horizontal. Sewer cleanouts shall be installed at every 100 feet and every angle 45 degrees or greater. See the City of Spokane Design Standards Section 4 for additional information on Sewers. The sewer should be sized for the ultimate planned build-out.
    c. If floor drains are to be installed for in-building parking and connected to the sanitary sewer, an oil/water separator (OWS) will be required. The design for OWS can be found in the Uniform Plumbing Code. The Department of Ecology requirements for OWS, including grit retaining baffle (minimum 18-inches high for coalescing plate, 12 inches high for baffle type), must be followed. Please see https://www.spokanecounty.org/DocumentCenter/View/50484/Oil-Water-Separator-Sizing-Reference
4. Please provide a water and sewer study that shows average and peaking daily demands and required fire flow for the project. Specify where the sewer and water connections to the existing system are expected. This information is required to maximize development approval while tracking total existing system demands and future development planned system demands. Requirements can be found in the City of Spokane Design Standards. Possible solutions to reduce water demands include adding fire sprinklers to all proposed buildings and reducing outdoor irrigation needs by using xeriscaping or “Spokanescape” type landscapes. This provides a reduction in water use and the additional benefit of lower maintenance saving both time and money.
5. For new services or new upgrades to existing service from the City sewer system, a wastewater General Facility Charge (GFC) is assessed as provided based on the schedules in SMC 13.03.0734. The charge will be based on the water meter size that would otherwise be required for the facility without fire flow and/or irrigation flow.
    a. Upgrades are charged at the current difference between the old and new connection size charges.
6. Information regarding GFCs, including the most recent fee schedules, can be reviewed at SMC 13.03.0730, SMC 13.03.0732, and SMC 13.03.0734. The GFC rates are scheduled to increase March 5, 2024. The sewer GFC rates at the time of this meeting are as follows:

Water General Facility Charge Schedule – EFFECTIVE MARCH 5, 2024

Meter Size		City-Wide Calculated Charge 2024	City-Wide Calculated Charge 2025	City-Wide Calculated Charge 2026
5/8"		$814	$1,627	$3,254
3/4"		$2,754	$3,463	$4,881
1"		$3,568	$5,090	$8,135
1.5"		$8,406	$11,027	$16,269
2"		$10,847	$15,909	$26,031
3"		$22,206	$33,785	$56,943
4"		$36,677	$56,990	$97,617
6"		$77,454	$124,849	$219,638
8"	Based on needed flow rates	To be calc.	To be calc.	To be calc.
10"		To be calc.	To be calc.	To be calc.

City-Wide Calculated Charge is in effect March 5, 2024. Each subsequent year thereafter is effective January 1 through December 31. Each year after year 1, will be annually adjusted based on the Engineering News-Record Index pursuant to SMC 13.04.2042.

Numbers above are representative only. Actual numbers will be based on the ENR indexed for inflation annually.

7. All stormwater and surface drainage generated on-site must be disposed of on-site in accordance with SMC 17D.060.140 "Stormwater Facilities" as per the Project Engineer's recommendations. Locate stormwater requirements in the Spokane Regional Stormwater Manual (SRSM) and City of Spokane Design Standards Section 6. Generally, new developments, additions, plats and binding site plans, addition, or replacement of any impervious surface, manufactured or mobile home parks, will require a geotechnical site characterization (report) and drainage report/plan. **Please include a detailed Civil Plans which show and clearly delineate existing and proposed sewer, water, drainage structures, dry well types, swale bottom areas, and property lines**. Show proposed and existing pavement. The geotechnical report, drainage report, and civil plan must be stamped and signed by an engineer licensed in the State of Washington.
   a. The project site is located within a high Critical Aquifer Recharge Area and is considered to have high susceptibility for groundwater contamination.
   b. Combining landscape and stormwater treatment areas per Eastern Washington Low Impact Development (LID) Guidance Manual is allowed. The link to DOE LID resources can be found at: https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Low-Impact-Development-guidance
   c. Any drywells and subsurface drainage galleries (existing and proposed) for the site must be shown on the plans and registered with the Washington State Department of Ecology (DOE). Please send a copy of the completed registration form to the City of Spokane Development Services Center. See the following link at the Department of Ecology (DOE) website for information about the Underground Injection Control (UIC): https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program, Note all new projects must submit a UIC registration to Ecology at least 60 days prior to commencing UIC well construction. Ecology's approval of the registration is required prior to construction of a new UIC well.
8. Most land-disturbing activities require an Erosion and Sediment Control (ESC) plan. Land-disturbing activities are activities that result in a change in existing soil cover (vegetative or

non-vegetative) or site topography. Land-disturbing activities include, but are not limited to, demolition, construction, clearing and grubbing, grading, and logging. An ESC plan detailing how erosion and other adverse stormwater impacts from construction activities will be handled must be submitted to the Development Services Center for review and acceptance prior to construction of said phase. See Section 9 of the SRSM for ESC requirements and applicability. The following link provides information on ESC training and certification programs: https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Certified-erosion-sediment-control.

9. **A construction stormwater general permit may need to be obtained from Ecology. See attached handout for additional information**.
   All sidewalks, curbs, and driveway approaches adjacent to the property will be reviewed at the end of the project when a Certificate of Occupancy is requested. If any are found to be broken, heaved, sunken, or missing, they must be repaired/replaced whether the damage was existing or caused by construction. If you would like a sidewalk inspection prior to requesting occupancy, please contact the City of Spokane (509) 625-6300 to arrange a site visit.

Justin Cravalho – Fire Prevention Engineer (509-625-7057):

1. An approximate site fire flow (obtained from IFC Table B105.1 and Table C105.1 using the total fire area and construction type) of the East building is 2,250 GPM without automatic sprinklers throughout and requires two fire hydrants. Site fire flow is 1,500 GPM with automatic sprinklers throughout and requires one fire hydrant.
2. An approximate site fire flow (obtained from IFC Table B105.1 and Table C105.1 using the total fire area and construction type) of the West building is 2,750 GPM without automatic sprinklers throughout and requires three fire hydrants. Site fire flow is 1,500 GPM with automatic sprinklers throughout and requires one fire hydrant.
3. There are five existing fire hydrants in the area that meet some or all of the code requirements for this project.
4. Site fire flow (fire hydrants) are required to be maintained or installed and approved prior to delivery of building construction materials to the site (IFC 3312.1).
5. Fire hydrant spacing for both residential and commercial buildings shall be no more than 500 feet apart (along an acceptable path of travel). Fire hydrants shall be within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings (SMC 17F.080.030) along an acceptable path of travel.
6. For commercial buildings, fire hydrants are required to be along an acceptable path of travel within 400 feet to all points around the building along an acceptable path of travel without fire sprinklers (IFC 507.5.1), and 600 feet for buildings fully protected with fire sprinklers (IFC 507.5.1, exception 2).
7. Fire Department approved all-weather access must be provided to within 200 feet of any point around the outside of a building (IFC 503.1.1). For fully sprinklered buildings, this is extended to 240 feet (IFC 503.1.1, exception 1). Dead-end roads longer than 150 feet need approved fire apparatus turnarounds (IFC 503.2.5). Fire apparatus turning radius is 50 feet external, 28 feet internal (SMC 17F.080.030.D.3). Minimum height clearance is 13 feet-6 inches (IFC 503.2.1). Fire lanes will have a maximum slope of 10 percent (based on IFC 503.2.7). Minimum width for fire access is 20 feet, unobstructed (IFC 503.2.1). All weather surface roads are asphalt or concrete.
8. Fire aerial access lanes are limited to a maximum slope of 5%. Aerial access locations will be required to be shown on the plans.
9. Streets with a minimum clear width less than 26 feet are required to be provided with “No Parking” signs on both sides of the street. Streets with a width more than 26 feet to less than 32 feet shall be provided with “No Parking” signs on one side of the street. Signs shall be spaced 50 feet apart.

10. Buildings exceeding 30 feet in height and will be required to have a Fire Aerial Access lane of 26 feet wide along at least one full side of each building (IFC D105.2). The fire aerial lane is required to be a minimum of 15 feet and a maximum of 30 feet from the building along the full length of the side of the building.
11. Fire lanes (not including parking areas unless parking aisle is used for fire access) will be constructed and approved with an all-weather surface (IFC 3310.1) and provided prior to the delivery of building construction materials to the site. The Fire Department defines all-weather surface as asphalt or concrete.
12. The proposal appears to meet the requirements of the Fire Code for fire access.

Mathias Bauman – Water Department (509-625-7953):

1. Our records show an existing two-inch galvanized domestic water service and a ¾-inch domestic water service running to this parcel. Your engineer may determine that the existing services may need to be replaced or upsized to meet the needs of the project. All services need to meet current water department standards. If any existing services are not utilized, they must be disconnected at the main.
2. Each building served must have a separate connection and separate meter unless otherwise specifically authorized by the director.
3. A six-inch cast iron water distribution main in Sharp Ave and Cedar St are available for the project.
4. The City of Spokane Water Dept. does not allow water services to cross over property lines; therefore, the parcels must be aggregated, or separate services will be required.
5. A hydraulic model may be required to prove that the design meets minimum standards and to show how this project affects our water system.
6. The City of Spokane Water Department Cross Connection Control and Backflow program rules and regulations shall be followed in accordance with Washington Administrative Code (WAC 246-290-490) and the City of Spokane Municipal Code 13.04.0814.
7. General Facilities Charges will apply if new domestic or irrigation water taps are made. See Section 13.04.2042 in the Spokane Municipal Code.
8. Calculated static water pressure is approximately 90 psi at the surrounding hydrants. Pressures exceeding 80 psi require a pressure reducing valve to be installed.
9. A utility site plan illustrating new water lines and/or services to be installed shall detail the location of new tap(s) and meter(s) prepared by a Professional Engineer licensed in the State of Washington. Water Department plan reviewers and inspectors will ensure that any new water line(s) and Service line(s) needing backflow assemblies are installed in accordance with applicable rules and regulations. Water Department Water Service Inspectors, North side (509) 625-7845, South side (625-7844) will review submitted plans and inspect on-site construction. Water Department Cross Connection Control Specialists at (509) 625-7969, will review any backflow assemblies where required.
10. Taps and meters can be purchased at Developer Services Center, located on third floor of City Hall -Spokane. Size of service(s) shall comply with International Plumbing Code. Tap, meter, and connection fees will comply with section 13.04 of SMC. Tapping of the water main and installation of new meters shall be done by City forces. All excavation and restoration are the owner's responsibility. All trenches and/or excavations must comply with current W.A.C. #296-155-part N. No City of Spokane employee will be permitted into any trench and/or excavation without proper shoring or sloping, no exceptions. Please see Water Department Rules and Regulations for information about tap and meter sizes and sewer/water separation requirements.

Kerry Deatrich – Solid Waste (509-625-7871):

1. Prior to construction of an enclosure, it is recommended to have Solid Waste approve the

angle of the enclosure. We're willing to have a truck on site if needed.
2. 50 feet of unobstructed access from the front of the enclosure & the width of the enclosure is required. Picture a rectangle 50 feet from the front, the width of the enclosure.
3. To have two commercial containers, the enclosure must be 20'W x 10'D (interior dimensions) with a clear width opening of 20 feet.
4. Containers must be placed on a hard surface of reinforced concrete or asphalt at least four inches thick. Use of asphalt is discouraged.
5. Each gate leaf must include a mechanical stop to hold the leaf in the open position.
6. Each gate leaf (when open) cannot block lanes of travel, Fire Lanes or ADA parking stalls or ADA aisles. Gates may need to open greater than 90 degrees for vehicle maneuvering.
7. Nothing may be stored in the enclosure (e.g., pallets, mattresses, grease containers).

General notes:
1. During construction a City of Spokane refuse container must be used for any putrescible waste generated.
2. Hauling for hire inside the City of Spokane is not allowed unless:
   a. The equipment being used to haul is owned and operated by the building/demolition permit holder and the employees of same company are doing the work. Material must be disposed of in a Spokane County approved disposal site.
   b. All of the material is being recycled at a recovery facility. No refuse is allowed in the container and must be separated at the source (job site).

Refer to Spokane Municipal Code https://my.spokanecity.org/smc/?Section=13.02.0204

Becky Phillips – Urban Forestry (509-363-5495):

No comments were made on this project.

Section 3 – General Information and Submittal Requirements

1. Plan requirements are as shown on the attached "Commercial Application Submittal Requirements". For the permit intake submittal, please provide an electronic copy of the **All plan sets along with reports and supporting documents**. Plan sets shall include all plans created for this project: cover sheet, architectural, structural, plumbing, mechanical, electrical, civil engineered plans, landscaping, and irrigation drawings. Plans are required to be stamped and sealed by an architect, landscape architect, or engineer licensed to do business within the State of Washington. All reports and supporting documentation noted in departmental comments will also be required for the permit intake submittal (i.e., NREC, drainage report, geotechnical site characterization, critical materials list, etc.). Please note that plans may be provided in multiple logically separated files to help manage files sizes as excessively large (i.e., separated by discipline, by building vs site, etc.).
2. Please provide an electronic copy of site plans showing dimensions, ***property lines, and City Limits***, relative topography, all on-street signs and street markings, any new and existing frontage improvements, all structures, on-street storm drainage facilities, sidewalks, curbs, parking calculations and dimensions, dimension existing roadway, new and existing driveways and their locations, and other relative information. Show all existing topography in the public right-of-way such as street signs, water valves, hydrants, etc. All required landscaping must be within the property lines and not in the public right-of-way.
3. An Intake Meeting handout was provided to you in your packet at the Pre-Development meeting. Please call (509) 625-6300 to schedule an Intake Meeting to submit plans for a new commercial/industrial building, an addition to an existing building, a change-of-use, or a parking lot. Appointments must be made at least 24 hours in advance and can be scheduled for Monday through Thursday.

4. Please provide a complete set of plans to Spokane Regional Health District if food and/or beverage handling business is planned.
5. If you would like a full Certificate of Occupancy on any portion of the permit prior to completion of the other phases, it is required to file separate permits for each phase. An additional $250 fee will be assessed for a Temporary Certificate of Occupancy and/or a Temporary Certificate of Occupancy extension per SMC 8.02.031M.
6. For additional forms and information, see my.spokanecity.org.

FILE NO.DRB 2402

DESIGN REVIEW BOARD

Spokane County Operations Building

1 - Program Review/Collaborative Workshop

March 13, 2024

From:	To:	CC:
Design Review Board **Drew Kleman**, Vice-Chair (serving as Chair) c/o **Dean Gunderson**, DRB Secretary Planning and Economic Development 808 W. Spokane Falls Blvd. Spokane, WA 99201	**Brian Piippo,** Integrus Architecture **Spokane County Public Works,** Owner	**Spencer Gardner**, Planning Director **Tami Palmquist**, DSC Director

Based on review of the materials submitted by the Applicant and discussion during the March 13, 2024 Collaborative Workshop the Design Review Board recommends the following Advisory Actions:

1. **The Applicant has indicated that the project could benefit from the construction of the new 5'-wide sidewalk along the Subject Site's Walnut Street frontage behind a 6'-wide continuous landscape strip. This would provide a more landscaped frontage for the new office building's Primary Entrance, while ensuring that the street frontage can support widest degree of possible uses on the Subject Site.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180 Sidewalks, 17H.010.190.*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines:** A-1 360-Degree Design, A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, C-2 Reinforce Primary Building Entries, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-1 Create Transitions in Bulk and Scale, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

2. **The new Street Trees along Walnut Street should be planted in the 6'-wide landscape strip located between the sidewalk and the street curb. Due to the presence of overhead power transmission lines, these Street Trees would be limited to Class I species.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, 17C.200.050 Street Tree Requirements, 17H.010.180 Sidewalks, 17H.010.190, and 17H.010.270*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

See Spokane Public Projects and Structures Design Guidelines: *A-1 360-Degree Design, A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, C-2 Reinforce Primary Building Entries, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-1 Create Transitions in Bulk and Scale, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

3. **As the multiple curb-cuts and broken sections of existing sidewalk along Cedar Street will need to be replaced, a new 5'-wide sidewalk along the Subject Site's Cedar Street frontage should be constructed behind a 6'-wide continuous landscape strip.**

   See Spokane Municipal Code*: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180 Sidewalks, 17H.010.190.*

   See Spokane Comprehensive Plan Policies*: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

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4. **The new Street Trees along Cedar Street should be planted in the 6'-wide continuous landscape strip. All new Street Trees must be selected from the Class II category.**

   See Spokane Municipal Code*: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180 Sidewalks, 17H.010.190.*

   See Spokane Comprehensive Plan Policies*: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   See Spokane Public Projects and Structures Design Guidelines: *A-1 360-Degree Design, A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, C-2 Reinforce Primary Building Entries, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-1 Create Transitions in Bulk and Scale, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

5. **The applicant should consider installing the necessary curb-ramps for an unmarked pedestrian crossing north of the new curb cut for the Subject Site's drive access to the secure lot and south of the existing STA curb cut.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180 Sidewalks, 17H.010.190 Pedestrian Buffer Strips, 17H.010.200 Curb Ramps, and 17H.010.210 Crosswalks.*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines**: A-1 360-Degree Design, A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-1 Provide Elements that Define the Place, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, B-6 Enhance the Building and Site with Landscaping, C-2 Reinforce Primary Building Entries, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-1 Create Transitions in Bulk and Scale, D-2 Design a Well-Proportioned and Unified Building/Structure/Site, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

6. **Support for elimination of sidewalk north of new crosswalk due to Sinto Ave. constraints. This will provide continuous pedestrian access along the Cedar/Sinto corridor.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180(C) Sidewalks*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines:** A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

7. **The Applicant shall return with street level perspectives.**

   ***Note**: This is in addition to the regular Recommendation Meeting Materials checklist of submission materials. The Design Review Board asked for this additional material to assess possible impacts from a reduced on-site landscape buffer requirement along the north parcel line (see **Advisory Action #9**), and to assess possible impacts to the quality of the public realm that may stem from a modified set of streetscape improvements within the public right-of-way along Cedar Street adjacent to the proposed Warehouse building (see **Advisory Action #4**).*

8. **The Applicant is encouraged to consider the character of the buildings' façades and how they may enhance the immediate public realm through the use of material, color, texture, lighting, signage, art, etc.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180(C) Sidewalks*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, DP 2.12 Infill Development, SH 3.1 Support for the Arts, SH 3.2 Neighborhood Arts Presence, SH 3.3 Public Art Incentives, and SH 3.4 One Percent for Arts.*

   ***See Spokane Public Projects and Structures Design Guidelines:** A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

9. **The Applicant is encouraged to return with site sections that further explain the landscape screening and buffering along the north property line.**

   ***See Spokane Municipal Code**: 17C.130.230 Setbacks and Sidewalks, and 17H.010.180(C) Sidewalks*

   ***See Spokane Comprehensive Plan Policies**: LU 2.1 Public Realm Features, LU 4.4 Connections, LU 5.1 Built and Natural Environment, LU 5.2 Environmental Quality Enhancement, LU 5.5 Compatible Development, TR 1 Transportation Network For All Users, TR 2 Transportation Supporting Land Use, TR 15 Activation, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.11 Improvements Program, and DP 2.12 Infill Development.*

   ***See Spokane Public Projects and Structures Design Guidelines:** A-3 Accommodate the Multi-modal Transportation Network, A-4 Design for Change, B-3 Design for Personal Security, B-4 Universal Design, B-5 Provide Inviting and Usable Open Space, C-3 Develop Pedestrian-Oriented Spaces Along Street Frontages, C-4 Provide High Quality Walkable Design for the Public Realm, D-3 Maintain the Prevailing Street Edge, and E-1 Maximize Pedestrian Access to the Building and Site.*

Drew Kleman, Vice Chair, Design Review Board

Motion was passed unanimously 6/0

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.

Design Review Board

Program Review / Collaborative Workshop

Spokane County Operations
February 2024

Spokane County
WASHINGTON

GARCO

INTEGRUS

TABLE OF CONTENTS

The Team

OWNER & OWNER'S

Spokane County
WASHINGTON

Hill International

ARCHITECTURAL TEAM & CONTRACTOR

INTEGRUS
A COLLABORATION OF YGH & INTEGRUS ARCHITECTURE

GARCO

MEP CONSULTANT & CIVIL ENGINEER AND LANDSCAPE ARCHITECT

MSI ENGINEERS

AHBL

Project Summary

PROJECT INFORMATION

OWNER
Spokane County

PROJECT ADDRESS
1303 North Cedar
Spokane, WA 99204

ARCHITECT
Integrus Architecture
10 South Cedar
Spokane, WA 99201

ZONING
LI - Light Industrial

LAND USE
Light Industrial

STATEMENT OF DEVELOPMENT OBJECTIVES

Spokane County's new operations center is intended to consolidate departments from multiple sites into a new, efficient, safe, and secure facility on the county's existing site at Walnut and Sharp. Three primary design solutions were considered to support the County's program requirements.

The first option dubbed "Big Ed" offered the advantage of all office, shop, and storage functions located under one roof. However the question was posed if there was a cheaper way to construct the storage spaces that didn't require the same cost per sf as the office functions. Based on the concerns expressed in "Big Ed," the second option or "Do Nothing" option was developed. This option is comprised of one 16,000sf office/shop building in the southwest corner of the site while all storage functions are housed in the existing building in the southeast corner. While this option offers additional storage space and a lower overall cost, the storage space is less usable because the existing walls cannot be changed due to code concerns. To address the concerns brought up in "Big Ed" and the additional information gained during the "Do Nothing" exploration, "Little Ed" was created. This option is comprised of two new buildings, an office/shop building in the southwest corner and a pre-engineered metal storage building in the southeast corner. "Little Ed" provided the most functional storage solution of the three options while still coming in under budget. This option was deemed the preferred option.

"Little Ed" is separated into two buildings, a 16,000 sf office building and 11,500 sf storage building. The office building houses spaces for the Bridge Crew, Signal and Sign shops, and office space for the Construction and Instruction group while the storage building houses semi-conditioned space for work vehicles and materials storage.

The office building is intended to encourage collaboration and efficiency between programs with work spaces connected by a common corridor. Program's north of the corridor include Bridge Crew and Signal and Sign Shop Spaces and program's south of the corridor include the training space, Construction and Survey office, as well as the Material testing group.

PROJECT GUIDING PRINCIPLES

Design a facility that prioritizes the PHYSICAL PROTECTION of its users and gives them the CONTROL to mitigate potential hazards

- Site lines
- Access Control
- Lighting

Design to support the current needs of users while remaining ADAPTABLE to future program changes without significant cost implications

- Plan for flexibility through identifying 'soft walls.'
- Preference for furniture solution over built-ins.
- Generalization over specialization of spaces.
- Planning for future flexibility of the site.

Create a workplace environment that instills PRIDE, encourages COLLABORATION, and improves EFFICIENCY

- Provide opportunities for cross-pollination.
- Provide both formal and informal collaboration spaces.
- Maintaining sound isolation where necessary.

CITY COMPREHENSIVE PLAN – HOW THE BUILDING RESPONDS

This Operations Center will embrace the guidelines of the City of Spokane's Comprehensive Plan. Relevant sections include:

- TR 8 Moving Freight

Identify a freight network that respects needs of businesses as well as neighborhoods. Maintain an appropriate arterial system map that designates a freight network that enhances freight mobility and operational efficiencies, and increases the city's economic health. The needs for delivery and collection of goods at businesses by truck should be incorporated into the freight network, and the national trend of increased deliveries to residences anticipated.

- TR 14 Traffic Calming

Use context-sensitive traffic calming measures in neighborhoods to maintain acceptable speeds, manage cut-through traffic and improve neighborhood safety to reduce traffic impacts and improve quality of life.

- TR 16 Right-of-Way Maintenance

Keep facilities within the public rights-of-way well-maintained and clean year-round for the benefit of all while focusing on complete rehabilitation of streets on arterials, and maintenance work on both residential and arterial streets, using an integrated approach that incorporates all uses of the right of way to leverage dollars and gain greater community benefits.

- TR 18 Parking

Develop and administer vehicle parking policies that appropriately manage the demand for parking based upon the urban context desired.

- CFU 1.2 Operational Efficiency

Require the development of capital improvement projects that either improve the city's operational efficiency or reduce costs by increasing the capacity, use, and/or life expectancy of existing facilities.

- CFU 4.1 Compact Development

Promote compact areas of concentrated development in designated centers to facilitate economical and efficient provision of utilities, public facilities, and services.

- CFU 5.3 Stormwater

Implement a Stormwater Management Plan to reduce impacts from urban runoff.

- CFU 6.1 Community Revitalization

Provide capital facilities and utility services strategically in order to encourage and support the development of Centers and Corridors, especially in deteriorated areas of the city.

- LU 3.1 Coordinated and Efficient Land Use

Encourage coordinated and efficient growth and development through infrastructure financing and construction programs, tax and regulatory incentives, and by focusing growth in areas where adequate services and facilities exist or can be economically extended.

- LU 5.3 Off-Site Impacts

Ensure that off-street parking, access, and loading facilities do not adversely impact the surrounding area.

- LU 5.5 Compatible Development

Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.

- LU 6.9 Facility Compatibility with Neighborhood

Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

- LU 10.2 Consistent Development Standards

Require utilities, roads, and services in the adjacent Urban Growth Area to be built to city standards.

Context Analysis

A CLOSER LOOK AT THE NEIGHBORHOOD

This building must fit into the neighborhood. In order to do that, analysis is key.

AERIAL VIEWS

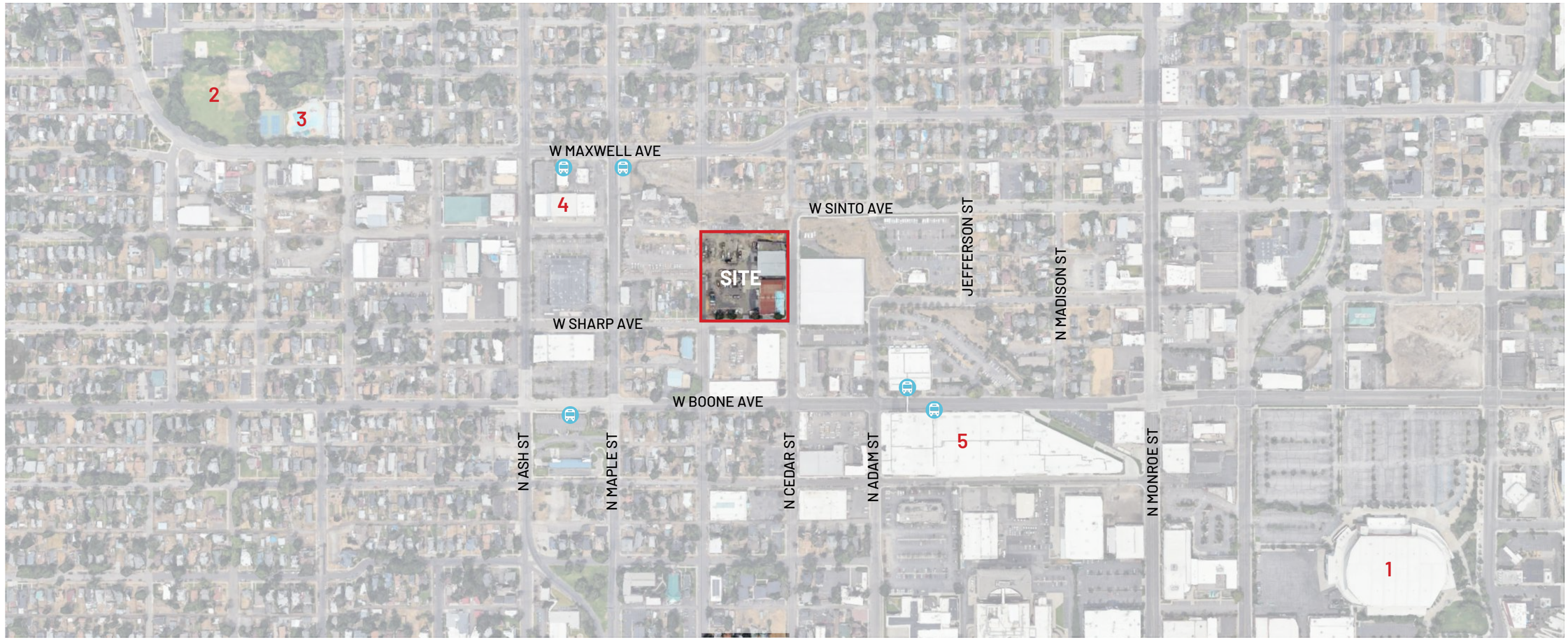
NORTH VIEW

EAST VIEW

SOUTH VIEW

WEST VIEW

VICINITY MAP



1 - SPOKANE AREA

2 - A.M. CANNON PARK

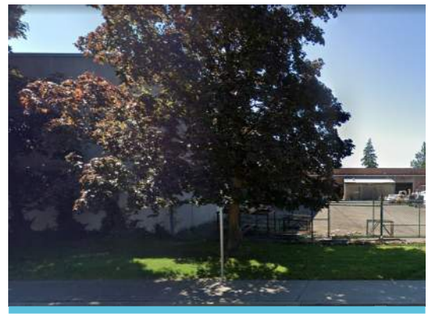
3 - A.M. CANNON AQUATIC CENTER

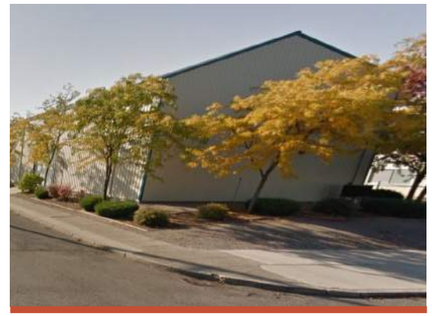
4 - GIRL SCOUTS OF EASTERN WASHINGTON

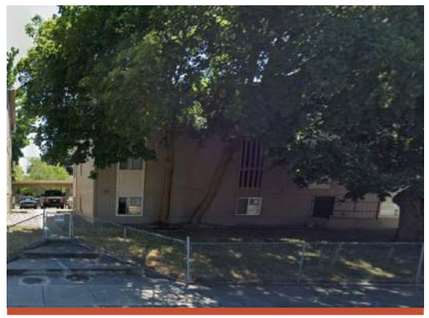
5 - SPOKANE TRANSIT - BOONE CAMPUS

SOUTH ALONG W SHARP AVE

KEY

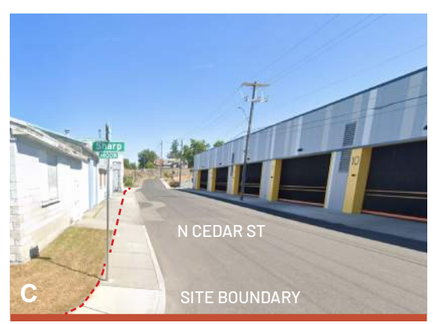




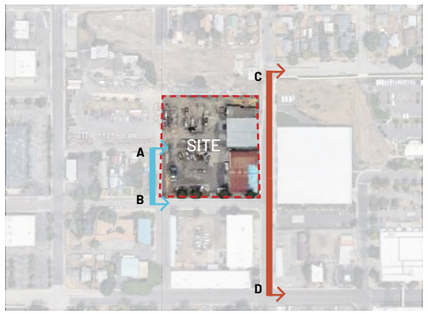


NORTH ALONG W SHARP AVE

KEY



EAST ALONG N WALNUT ST & N CEDAR ST



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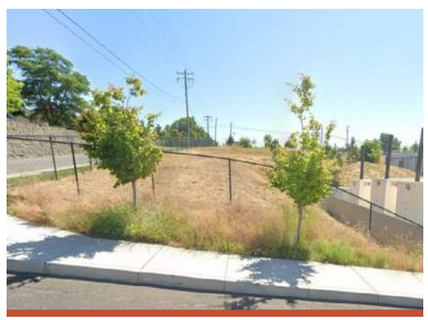
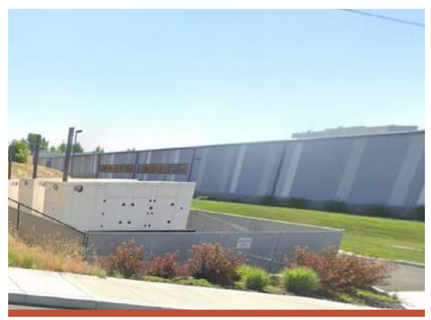
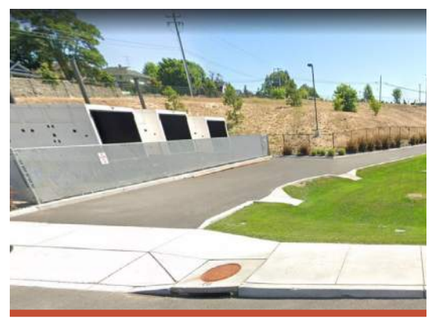
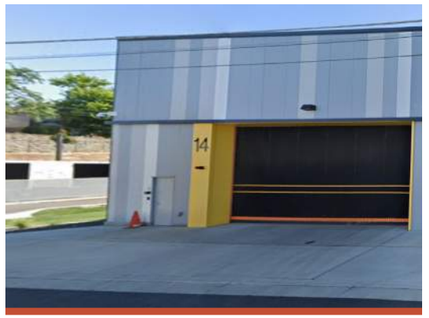
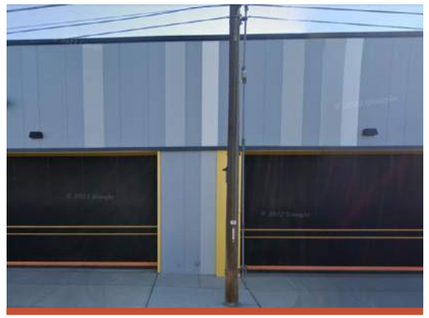
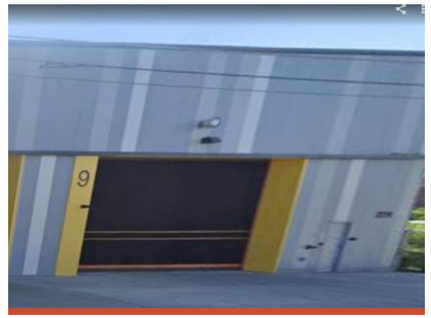


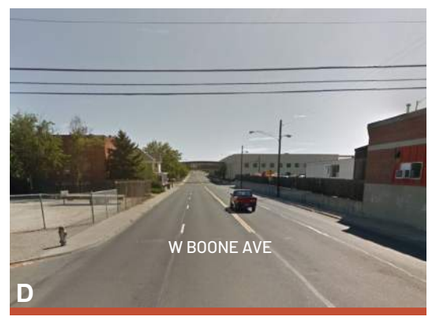












Site Analysis

LISTEN TO THE SITE

The project must consider the security and circulation of the site.

SITE ANALYSIS

LOOKING WEST

LOOKING NORTH

OUTDOOR STORAGE

EXISTING BUILDING - EAST SIDE

WEST ENTRY

NORTH-EAST SITE ENTRY

SITE ANALYSIS

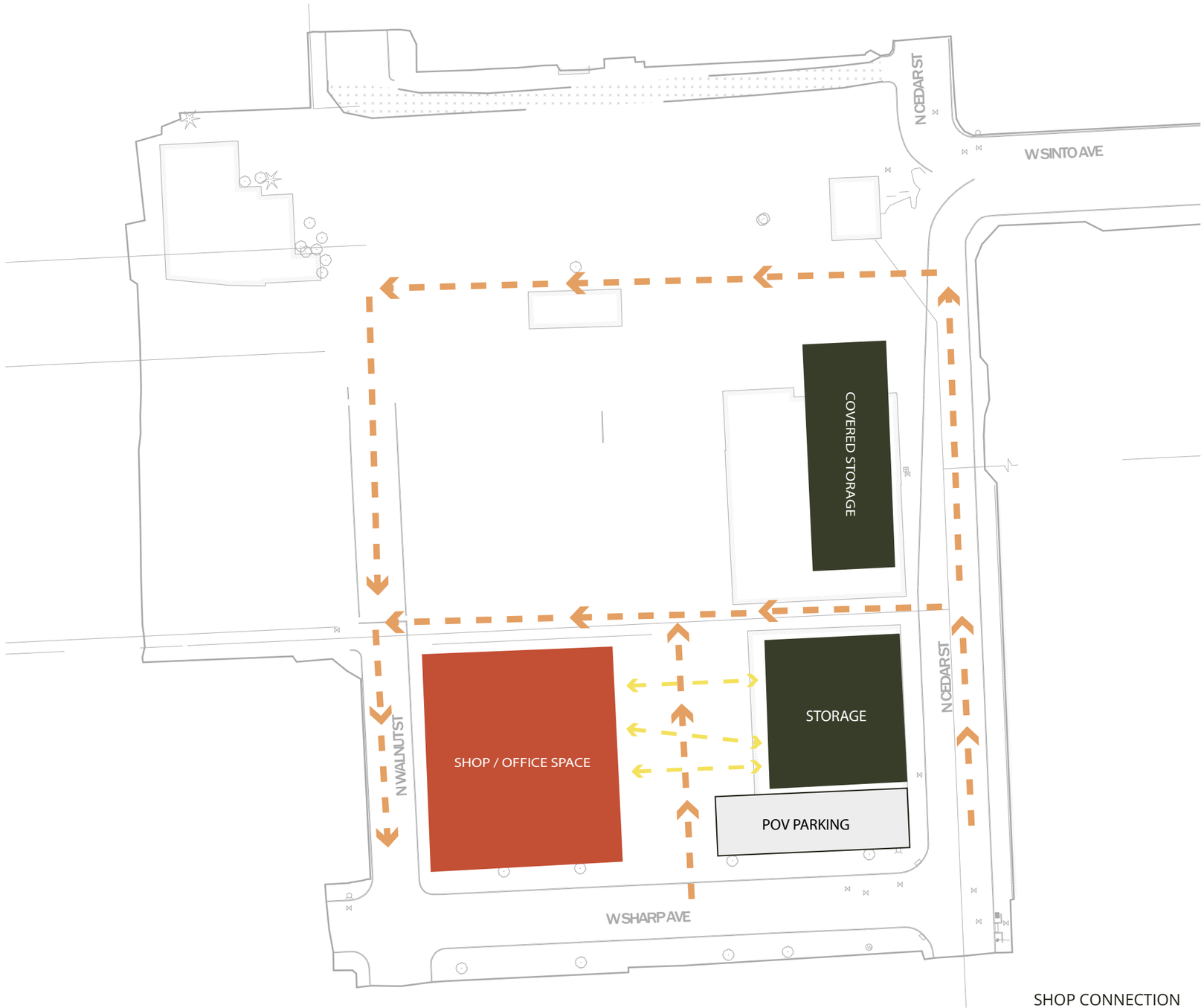
TRAFFIC - VEHICULAR

Road Closed to public via revoke-able license

TRAFFIC - PEDESTRIAN

VIEWS IN

GEOLOGY + EXISTING MATURE TREES



SHOP CONNECTION

EARLY SITE PLANNING

The initial site exploration was contained to the office and storage functions.

Considerations for locating the office and storage functions included entrance approach and access from Cedar and Walnut, staff access to exterior lay down space, access to stored materials and vehicular circulation.

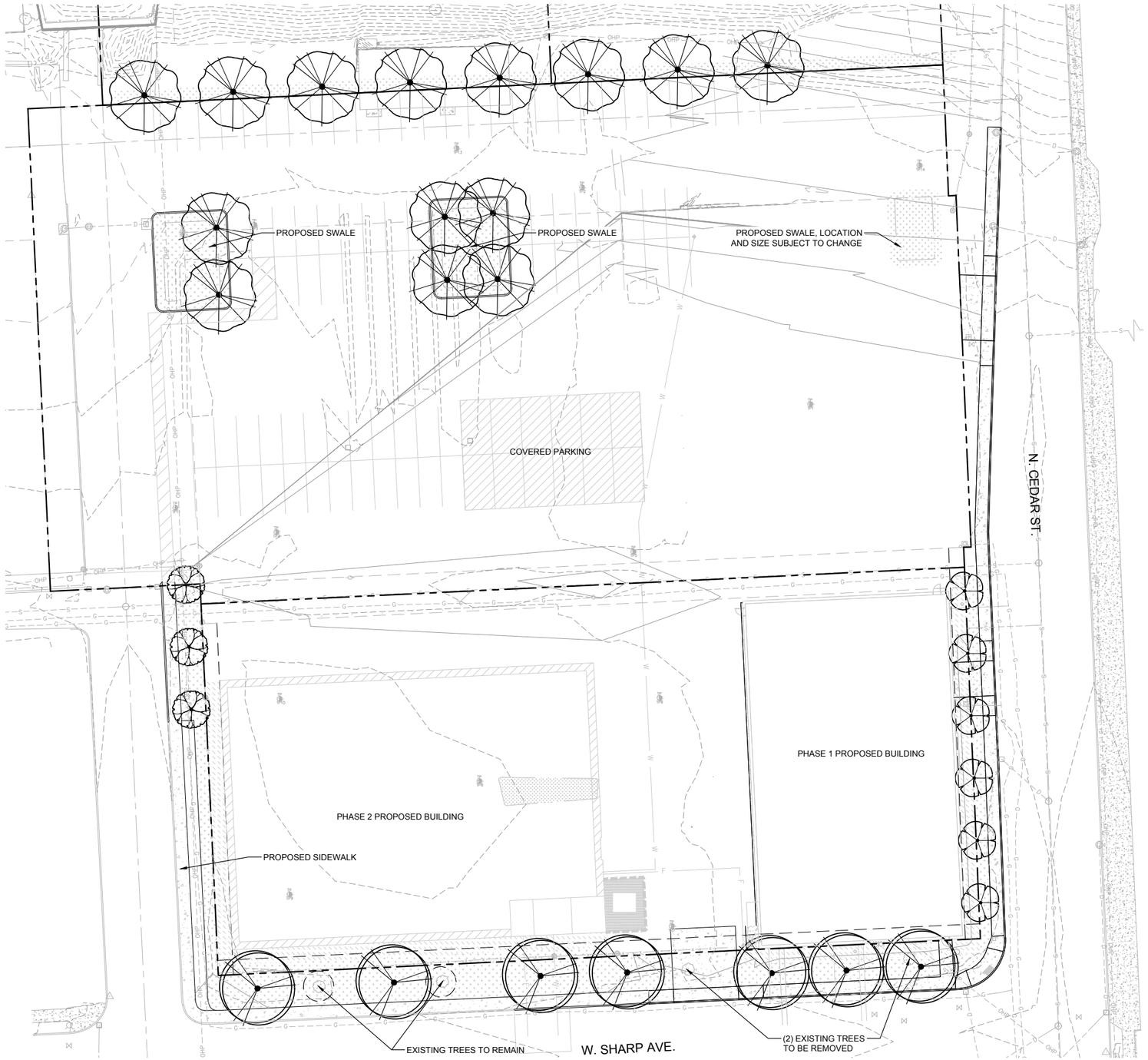
The sewer line running east/west and contaminated soils on the north side of the site also significantly impacted building size and location.

SITE PLAN

SITE APPROACH

The Spokane County Operations site is a flexible hub designed to seamlessly integrate a variety of essential services and functions for Spokane County. The site is organized to accommodate bridge crew fabrication shops, traffic signal shops, traffic signage shops, construction offices and materials testing labs, training activities, deliveries, and storage needs of Spokane County.

The key features of the site layout include covered and uncovered fleet parking areas, vehicle and pedestrian circulation, and storage areas to accommodate all current and future operations ensuring easy access for operational flexibility. A counterclockwise circulation pattern streamlines the logistics of the site by optimizing the flow of materials into and out of the site and reducing congestion. Service areas and delivery work areas provide dedicated spaces for each operational group on site and promotes efficiency and collaboration among the team members. Laydown areas are strategically located at the entrance to the site to facilitate organized unloading and storage of materials and equipment in a safe and flexible working environment. Separate parking and pedestrian pathways are provided for personal vehicles and foot traffic ensuring safety and convenience for staff on the site.



LANDSCAPE DATA TABLE

THE FOLLOWING TABLE IS PROVIDED FOR LANDSCAPE CALCULATIONS INDICATED IN THE CITY OF SPOKANE CODE 17C.200 LANDSCAPING AND SCREENING STANDARDS.

SITE ZONE:	LI: LIGHT INDUSTRIAL
SITE EXISTING USE:	COUNTY OPERATIONS SHOP AND YARD
SITE PROPOSED USE:	COUNTY OPERATIONS (NEW) SHOP AND YARD
ADJACENT ZONE:	LI: LIGHT INDUSTRIAL
ADJACENT USE:	LI: LIGHT INDUSTRIAL

REQUIRED LANDSCAPE BUFFERS

NORTH PROPERTY LINE: COUNTY PROPERTY

SOUTH PROPERTY LINE: 29TH AVE.

EAST PROPERTY LINE: NE, RSF: 8' WIDE, L1 BUFFER
SE, CC4: NO BUFFER

WEST PROPERTY LINE: CC4: NO BUFFER

STREET TREES: (SMC 17C.200.050) 2" CAL. @ 25' ON CENTER FOR SMALL TREES UNDER POWER LINES (MAX. HT. 25') AND COLUMNAR TREES. 30' FOR CANOPY TREES.

PARKING AREA LANDSCAPING (SMC 17C.200.040.F)

PARKING SPACES = 85
PARKING LOT TREES @ (1) PER 6 SPACES = 14
PARKING LOT TREES PROVIDED = 14

PARKING LOT BUFFER: N/A

CONCEPT PLANT SCHEDULE

CANOPY STREET TREE 25' AVERAGE SPACING	7
SMALL STREET TREE 25' AVERAGE SPACING (UNDER OVERHEAD POWER LINES)	3
PARKING AREA TREE ONE TREE PER (6) PARKING SPACES	14
COLUMNAR STREET TREES 25' AVERAGE SPACING	6
6' WIDE L2 SEE-THROUGH LANDSCAPE BUFFER	3,002 SF
L3 SITE LANDSCAPE	10,616 SF

N

HORIZONTAL SCALE
0 5 10 20
1" = 10 FEET

AHBL
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601 West Main Avenue Spokane, WA 99201
509.252.5019 TEL www.ahbl.com WEB

Project Title:

SPOKANE COUNTY P13430 PUBLIC WORKS OPERATIONS FACILITY

Client:

SPOKANE COUNTY PUBLIC WORKS
1026 WEST BROADWAY AVE.
SPOKANE, WA 99260

Job No.

2230416.40

Issue Set & Date:

DRB LANDSCAPE EXHIBIT

FEBRUARY 20, 2024

1
2
3
4
Revisions:

Sheet Title:

Designed by:	Drawn by:	Checked by:
KDA	KDA	KKC/CDA

Sheet No.

Concept

OPERATIONS CENTER

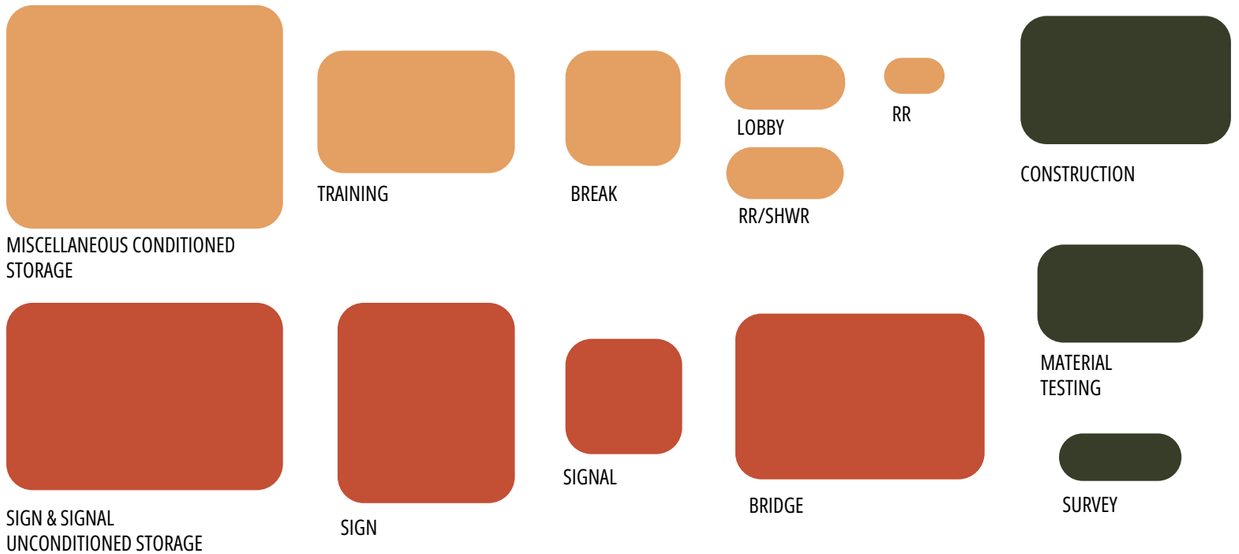
Numerous site layouts were studied with the county during predesign to understand the best ways to efficiently and effectively utilize the site. The existing buildings are situated on the east side of the asphalt and gravel lot which is flat but slopes upward toward the north end of the site. The new buildings will be positioned on the southeast and southwest corners of the site, creating a circulation path in between the two buildings out of the site. This position on the lot will ensure efficient flow of traffic in and out of the site while also encouraging a communicative relationship between the shop and storage programs.

SPOKANE COUNTY OPERATIONS - PROGRAM SPACE SUMMARY

SPACE ID	SPACE TITLE	TOTAL NET SQUARE FEET	Little Ed	
BRIDGE CREW				**Break room?**
	Office	200	169	Secure designated office space for supervisor and foreman.
	Crew Space	300	218	Space for Crew, 8-10 ppl, to meet in the mornings, neesd 1 computer station, bookshelves, whiteboard, TV/Monitor
	Shop	1,890	1,607	Workshop w/ adequate ventilation, electrical supply for assorted power tools, compressed air supply, lumber storage racks. Assembling area w/ tables and benches.
	Storage	0	1,600	need heated storage for paint, see common use
	Vehicle Storage	0	0	need heated storage for Vactor truck, see common use
	Paint Room	300	279	
		2,690	**3,873**	
ROAD MAINTENANCE				
	Office	0		Workstations for 3 crew members, meeting place for 3 crews
	Tool Shop	0		Dry indoor storage for small hand tools and signs, storage for 55-gallon solvents
		0		
SIGNAL SHOP				
	Open Office	700	864	Provide 84" monitor that can be used for future ITS monitoring, storage cabinets for small parts
	Coffe/Copy	90	0	Shared with Sign Shop
	Test Room	300	263	roll-up door to move signal cabinets in and out, needs sound isolation,
	Traffic	150	**152**	
	Storage Bay	1,350	**1,600**	interior UNCONDITIONED space, 1800sf of storage currenly
	Signal Bucket Truck Storage	0		See outdoor covered space
		2,590	**2,879**	
SIGN SHOP				
	Open Office / Layout Area	400	1,364	1 supervisor desk, space for morning meetings, counter for 8 staff w/ laptops, tables for sign assembly, sign roller table, compressed air needed
	Layout Area (see above)	900	0	
	Sign Storage	1,200	1,095	Conditioned space for blank sign storage, forklift accessible, need 14' OH door to outside and man door into layout area
	Copy Area	0	0	Shared with Signal Shop
	Dust Free Room	250	258	2 plotters, 2 computer stations, vinyl storage rack
	Traffic Counters Service Room	0	0	
	Striper Truck Bay (See common use)	0	0	heated, 14' OH door, catch basin in floor, hot water, sink, venitlation fan for running vehicle
	Storage Bay	2,000	**1,600**	Interior UNCONDITIONED space; 2 storage bays w/ 14' OH doors, crosswalk storage, 2000sf currently
		4,750	**4,317**	
CONSTRUCTION OFFICE				
	Office	1,200	**1,790**	3 manager desks, 9 employee desks, 10 hotelling stations for seasonal staff
	Copy/Library	150	**0**	
	Layout Area	150	0	large table w/ enough space to layout 4-6 full size drawing sets
	Small Conf Rm	180	**227**	needs video conferencing abilities
		1,680	**2,017**	
MATERIALS TESTING				ensure good sound isolation
	Private Office	150	**237**	Calibration activites to happen in private office, needs to be located away from nuclear guages
	Material Check-in	100	0	Counter to support (2-3) 100lb bags
	Processing/Testing	750	**1,127**	2 sinks with sediment traps, 4' man door to ext, OH door to accommodate forklift
	Nucelar Guage Room	100	125	locate away from people and 30' away from calibration room(verify acutaly distance requirments)
	Lab Trailer Storage (see common use)	0	0	~8'x15'
		1,100	**1,489**	
SURVEYING (part of construction office)				
	Office	200	0	Office area for 2, locker area for personnel and equipment
	Storage	150	**145**	
		350	**145**	
COMMON USE SPACES				
	Training Room	1,500	1,691	40-50 ppl w/ built-in screen / projector, audio system or big screeen TV's
	Trainig Office		128	
	Training Storage	120	**143**	sink and cabinets for event/facility prep and clean-up, storage for training equipment, props and
	Lunch/Break Room	900	0	
	Single Occupancy Restroom	80	0	
	Single Occupancy Restroom	80	0	
	Single Occupancy Shower / Toilet	100	90	
	Single Occupancy Shower / Toilet	100	0	
	Women's Restroom		191	
	Men's Restroom	200	**151**	
	Janitorial	120	38	
	Lobby	420	1,983	
	Elevator/Machine Room	0	0	
	Water, Fire Protection	120	**100**	
	Mech Room	300	180	
	Elec Room	300	180	
	IDF	0	**71**	
	Mezzanine for Parts/Records Storage	0	0	
	Msc. Conditioned Storage	4,000	4,000	Materials Testing Lab Trailer (~8'x15'), Sign (Striper truck, 50x40 (2000sf) for loading and storage), sweeper truck (stored elsewhere?), Bridge (Vactor Truck, Crane, Paint Storage)
	Additional Unconditioned Storage (New PEMB)	0	**2,404**	
		8,340	**11,350**	
OUTDOOR COVERED SPACE				
	Bridge Crew - Guard rail materials	3,000		Guard rail materials
	Sign / Signal Crews	2,000		Post and Used Sign Storage, 2700sf currently (does it all need to be covered?)
		5,000	**0**	
		21,500	**26,070**	
	70 % Bldg Efficiency	**6,450**	**7,821**	
		27,950	**33,891**	
	Outdoor Covered Storage	**5,000**	**0**	not included in building square footage

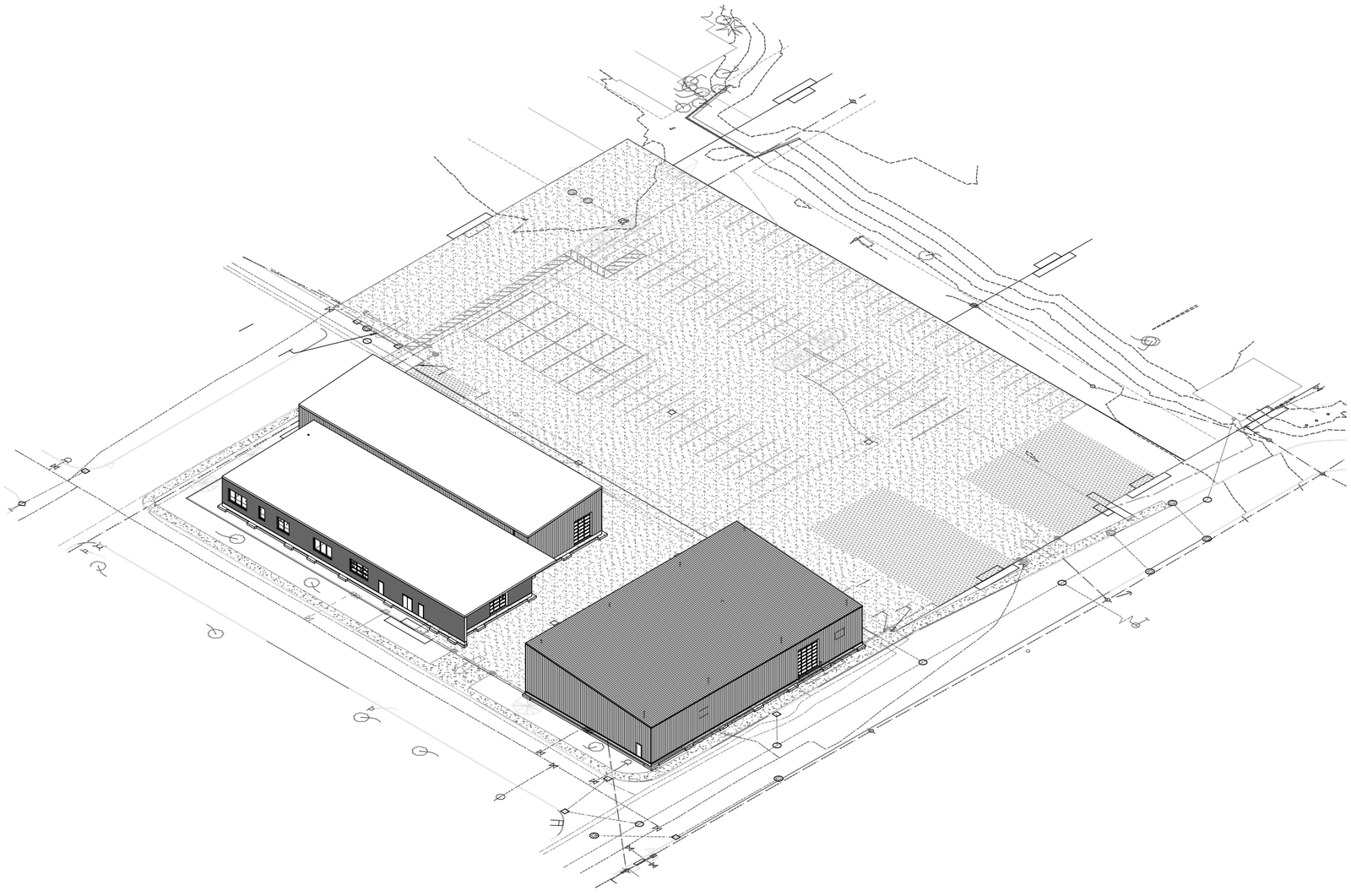
PROGRAMMING

During programming, we discussed the needs the client had in terms of the size of shop/office spaces and storage spaces from a quantitative perspective. We asked questions from a qualitative perspective to understand how the clients envision these spaces. The qualitative discussion was centered around space adjacencies and how each program related to one another. The balance of the quantitative and qualitative components allowed us to understand the client's needs in terms of hard numbers (square feet) and emotional expectations for how the space will feel and function.



PROGRAM SPACE LIST GRAPHIC BREAKDOWN

SE VIEW



MASSING

Storage:
Large open volume to provide for future flexibility

Office:
Individual office and shop spaces around a shared multi-use corridor

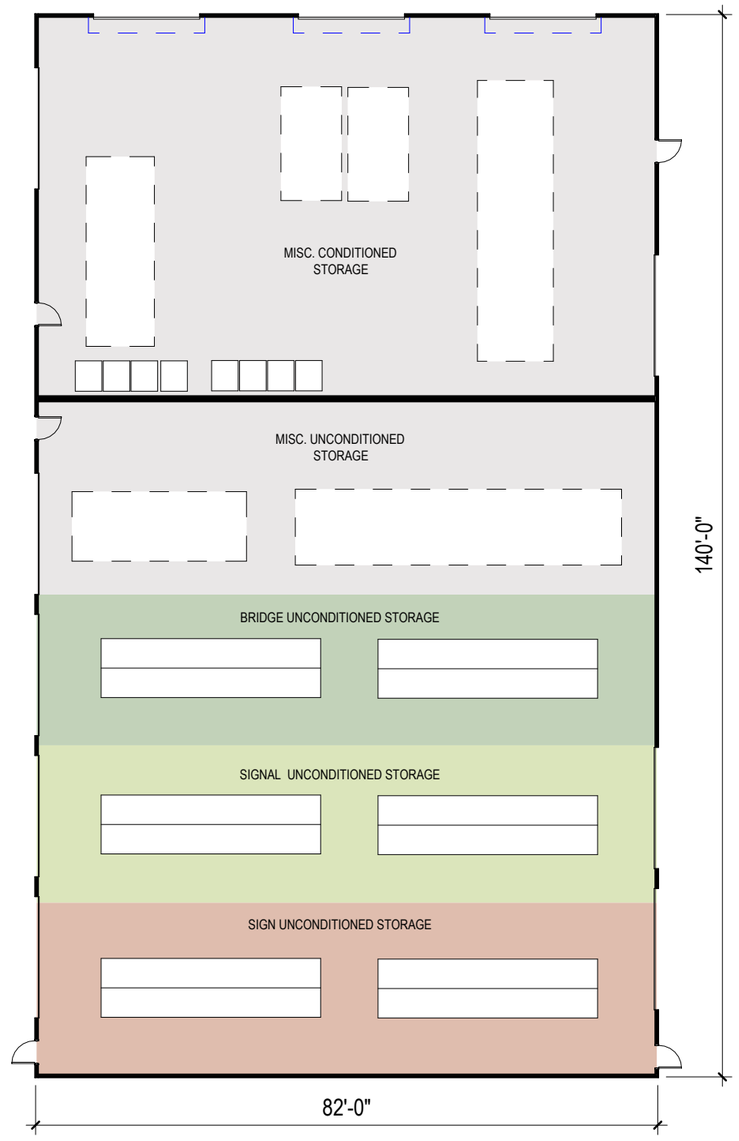
- Operational Efficiency
- Community Revitalization
- Collaboration

BUILDING PLAN

0 20' 40' 60'

SCALE : 1" = 20'-0"

OFFICE BUILDING - "LITTLE ED"



PEMB STORAGE BUILDING

Revised Building Plans, 3/8/2024

BUILDING PLAN

0 20' 40' 60'

SCALE : 1" = 20'-0"

OFFICE BUILDING - "LITTLE ED"

PEMB STORAGE BUILDING