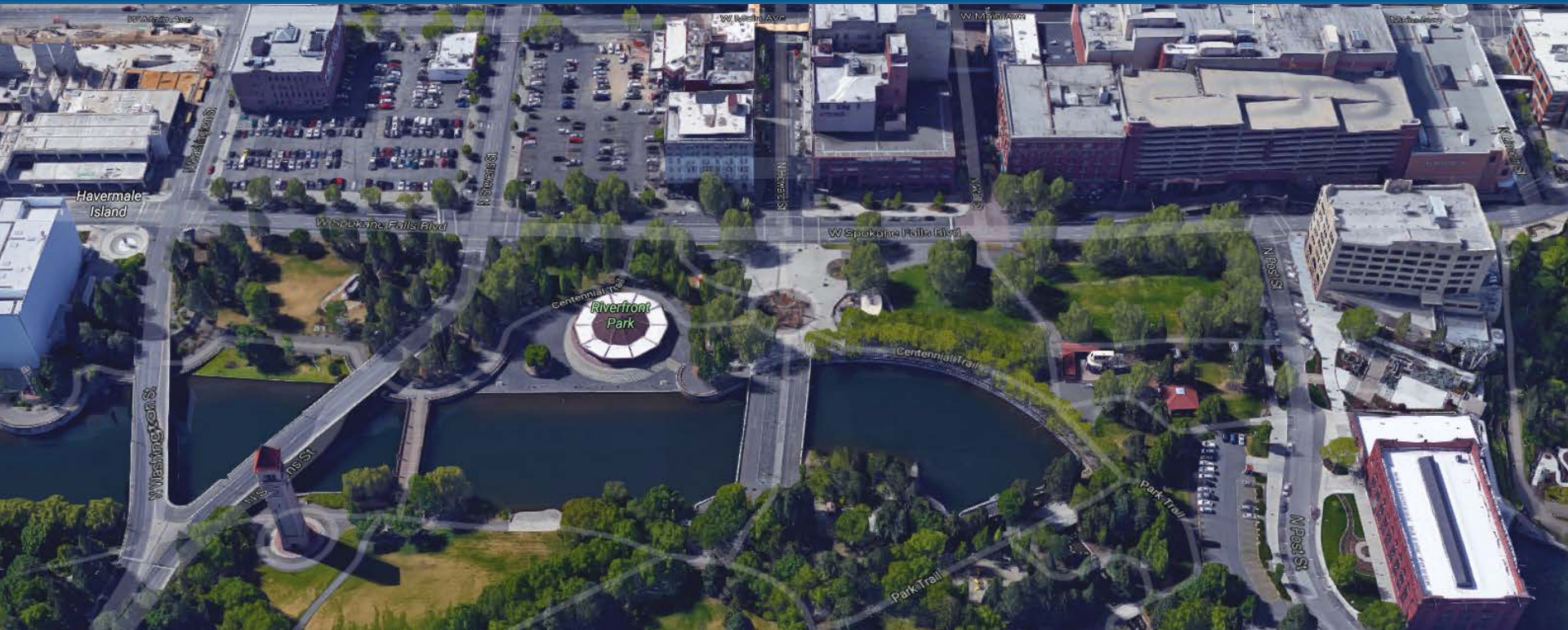




Spokane Falls Boulevard Shadow Study

City of Spokane Planning and Development Department





Model Existing DTC-100 Maximum Height

- Washington Trust building has additional height potential. This building was raised to current maximum height limit
- Two vacant parcel areas between Howard and Washington raised to current maximum height limit

Model Hypothetical 200ft Building Height

- Same foot prints as above

Shadows calculated for specific dates and times

- Spring Equinox | March 20, 2017 (9am, 12pm, 3pm)
- Summer Solstice | June 2017 (9am, 12pm, 3pm)
- Fall Equinox | September 22, 2017 (9am, 12pm, 3pm)
- Winter Solstice | December 21, 2017 (9am, 12pm, 3pm)



Data

- 2016 Pictometry | Aerial Image
- Spokane's Digital Elevation Model
- Building Foot Print Layer
- Building heights in building footprint layer based on LIDAR Data

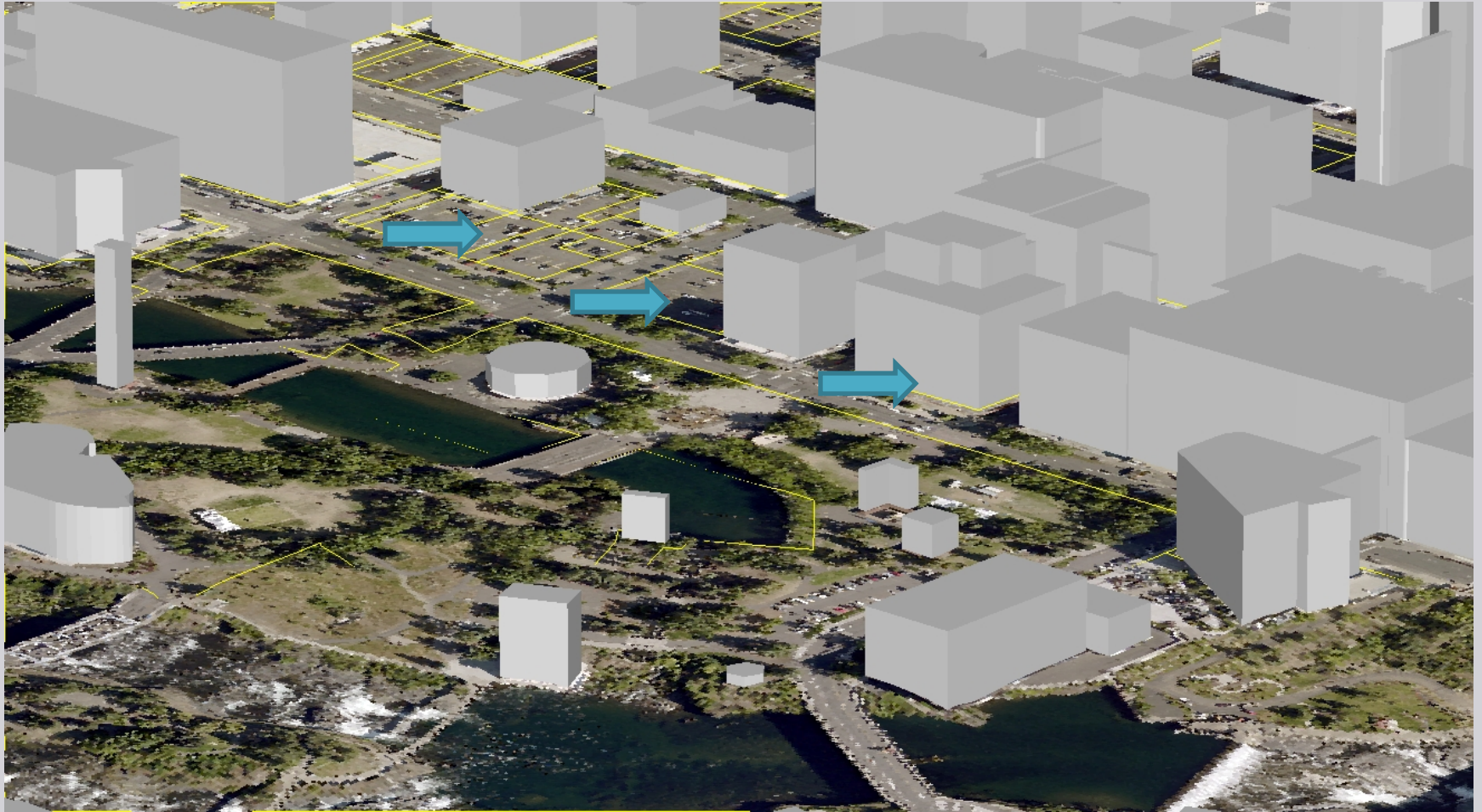
Methodology

- Model shadowing effects using the ESRI 3D Analyst Shadow Volume tool.
- Aerial Photo and building footprints draped over the digital elevation model



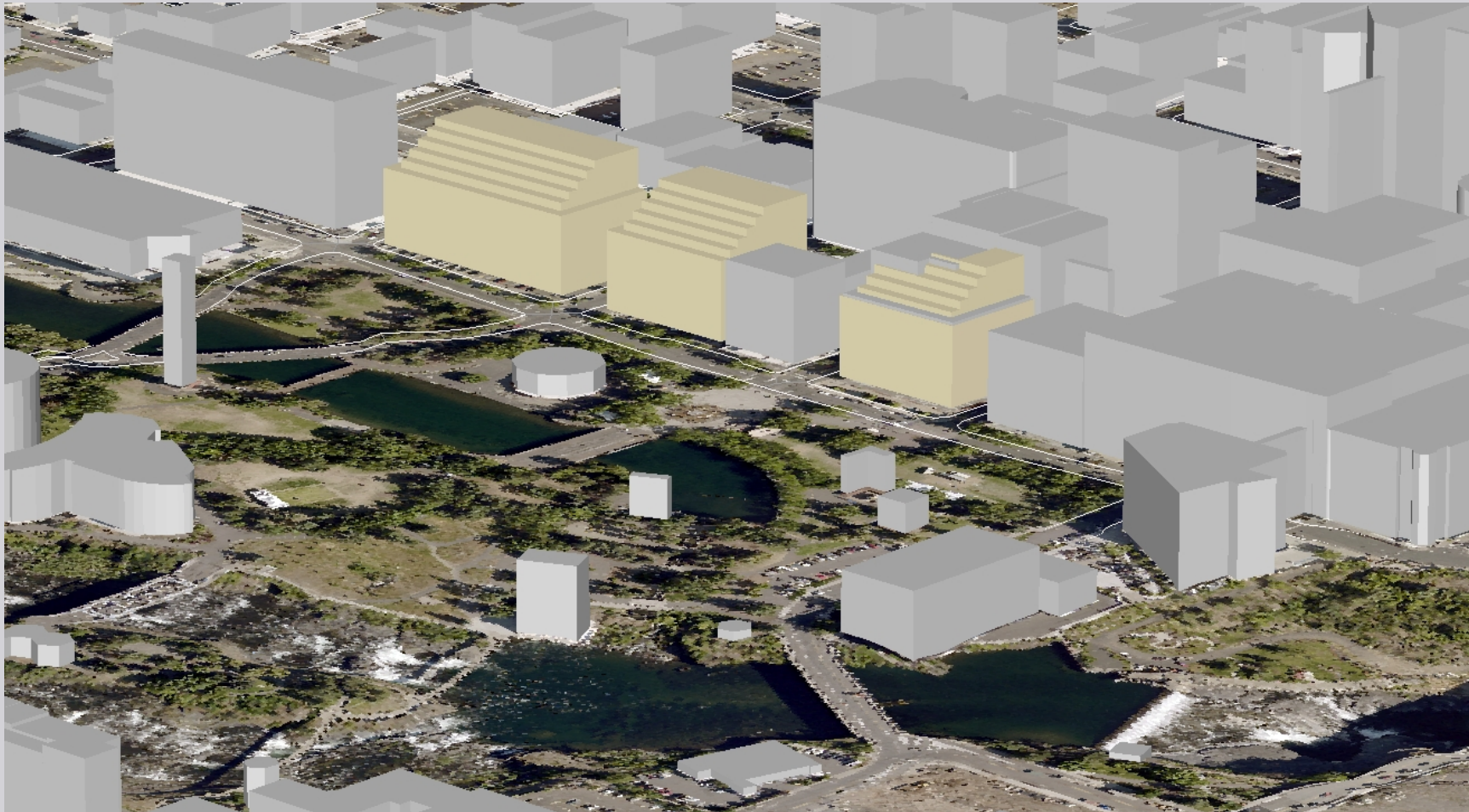


Study Sites





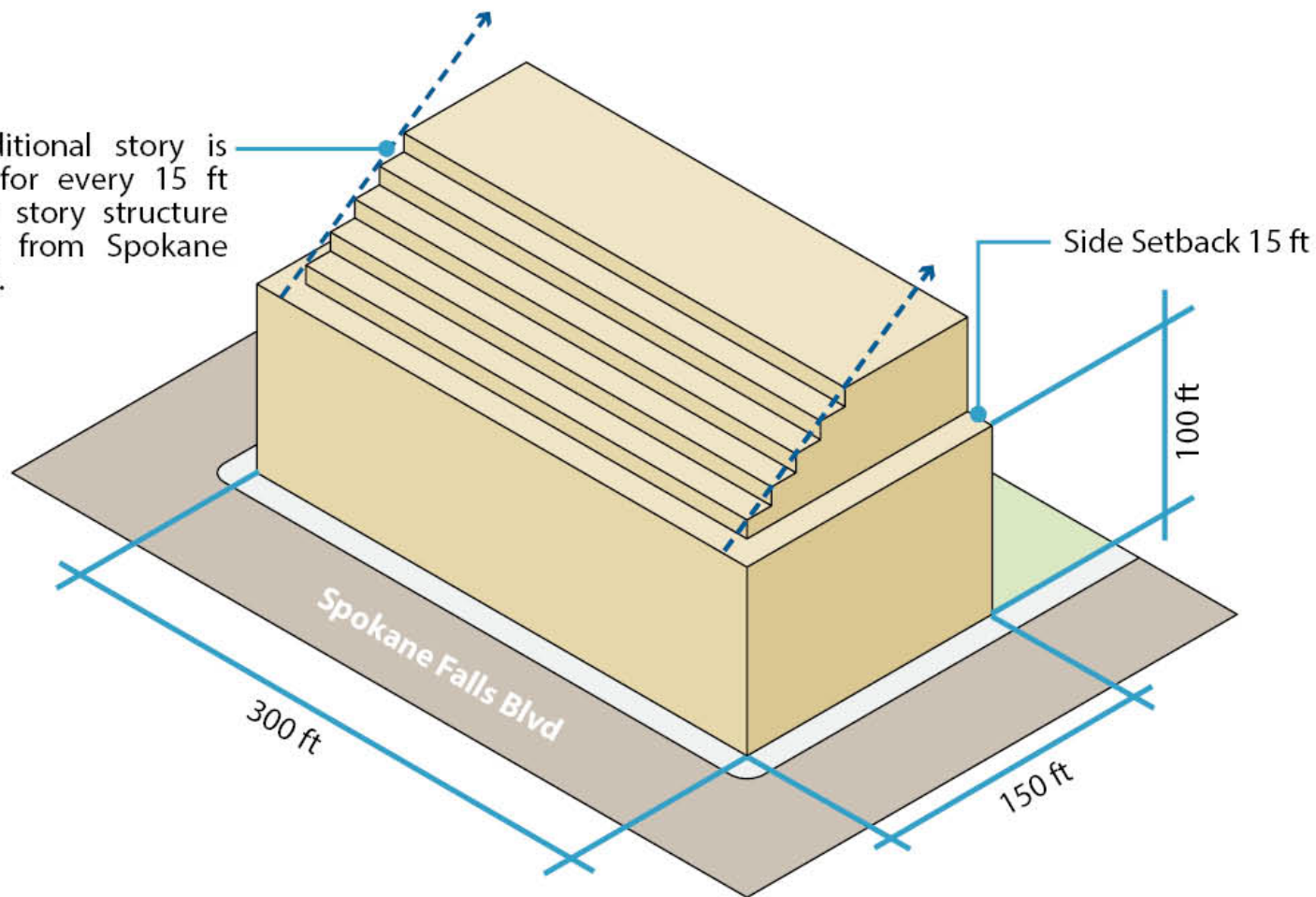
Existing Height Limit DTC-100





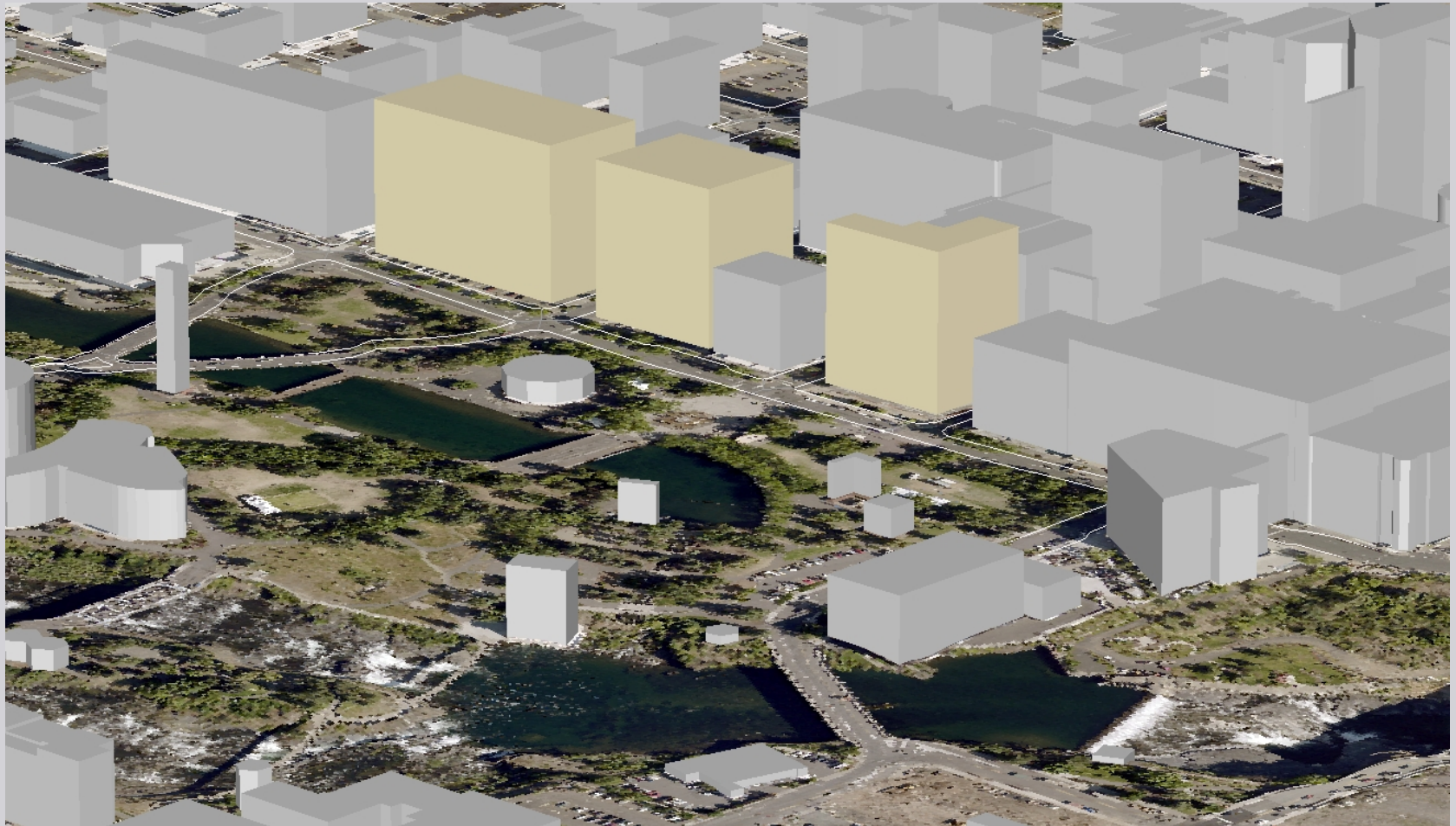
Existing Height Limit DTC-100

One additional story is allowed for every 15 ft of upper story structure stepback from Spokane Falls Blvd.



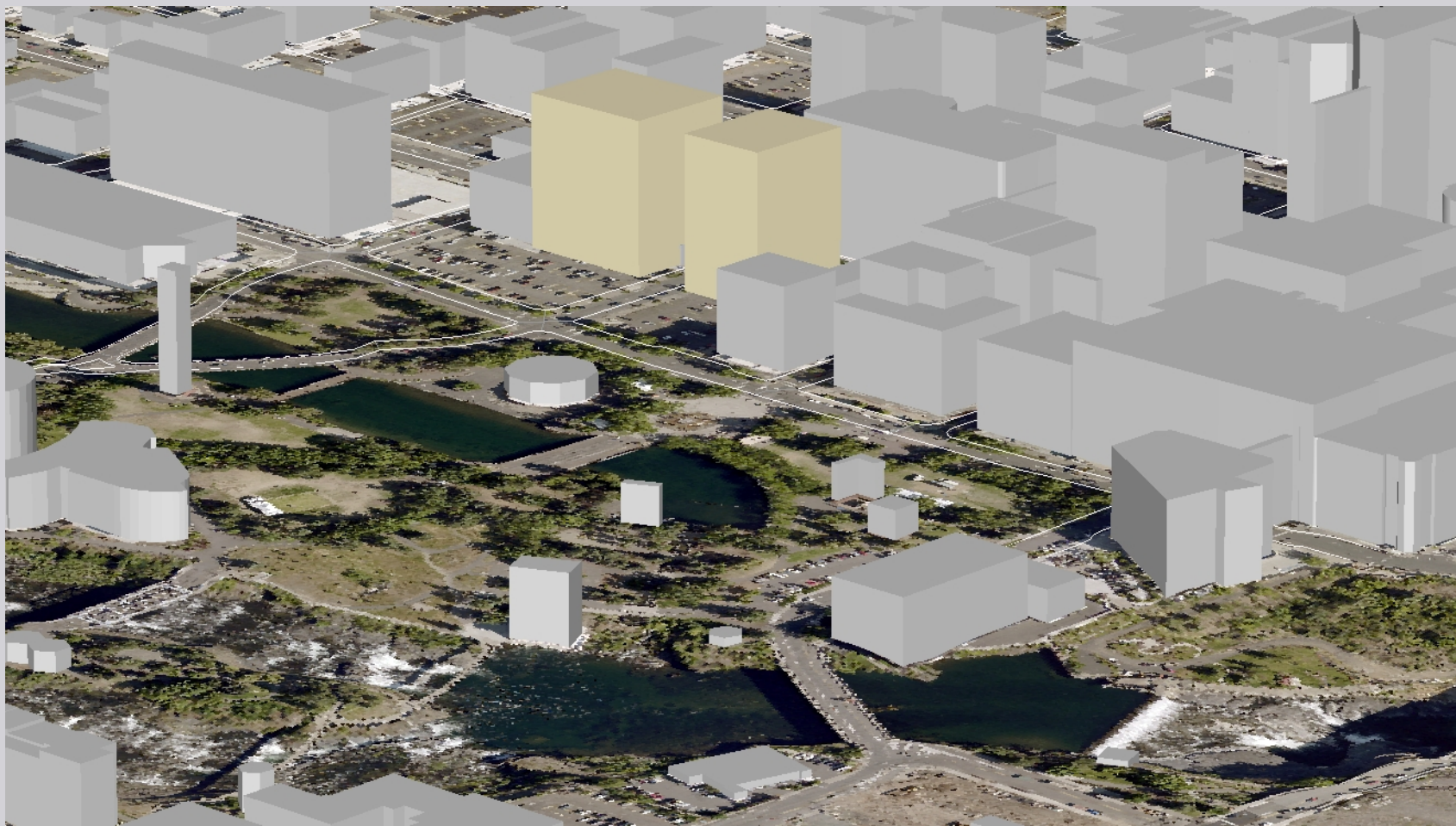


200 ft. Building Height



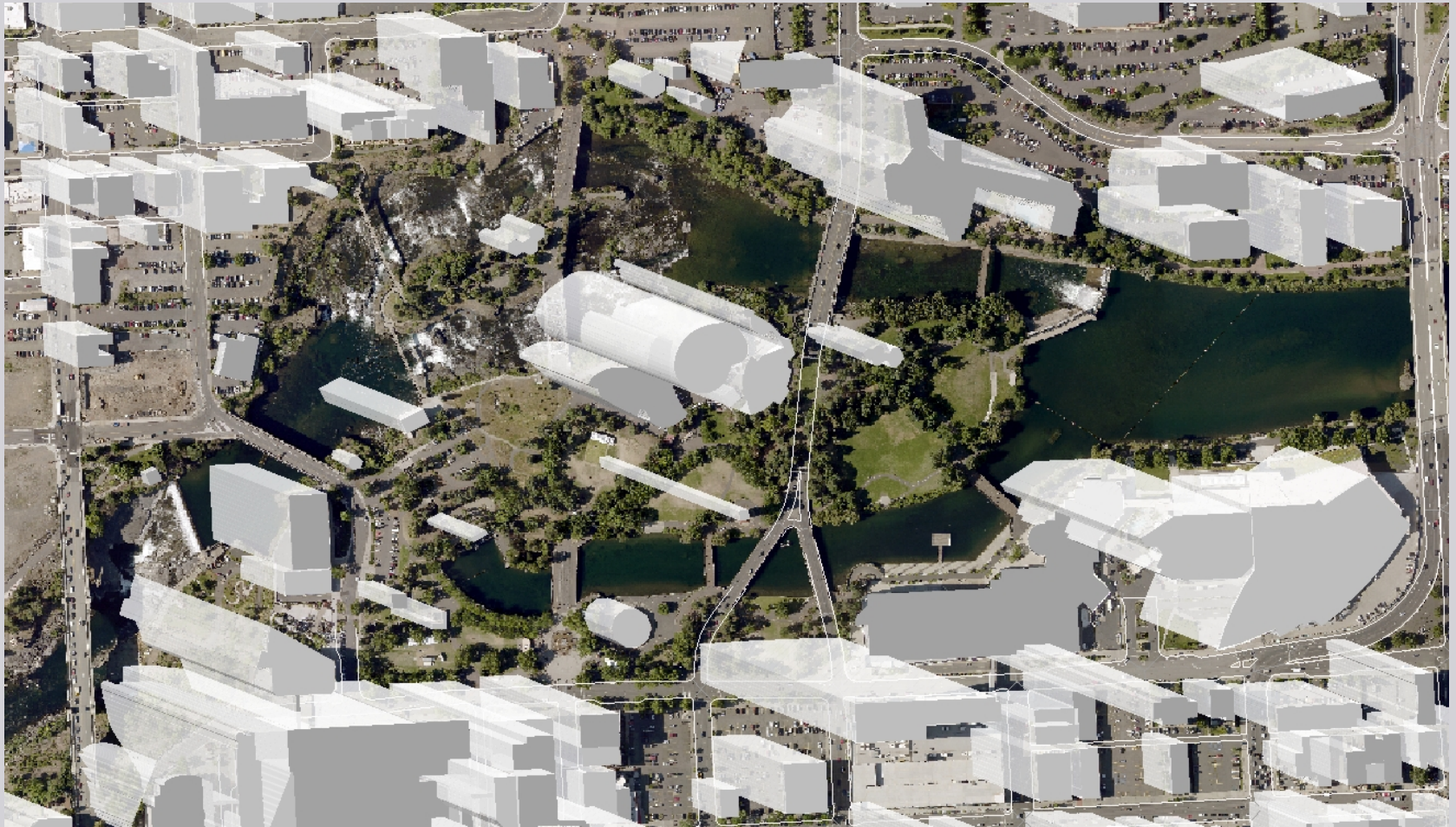


200 ft. South Building Height



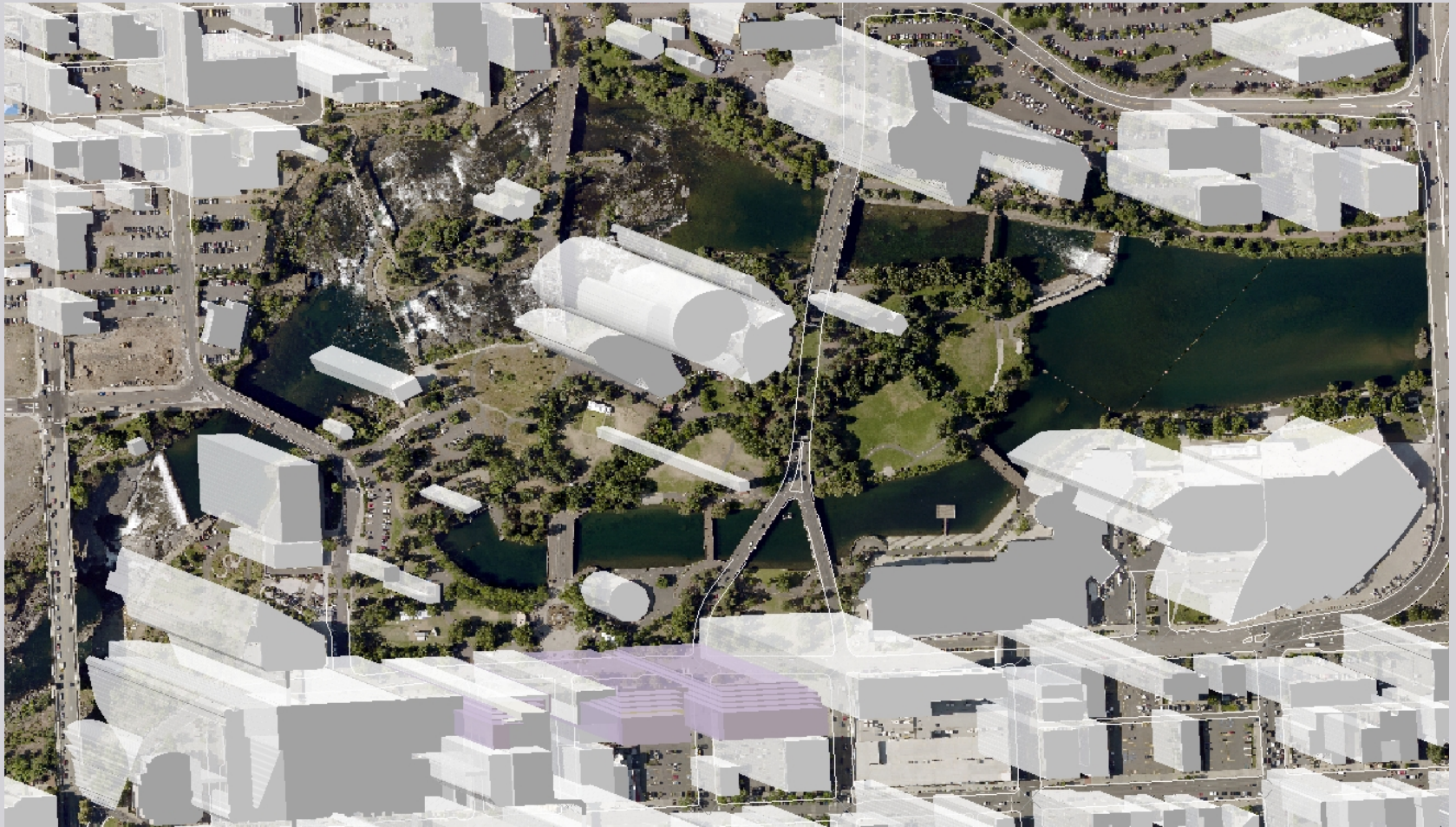


Spring Equinox 9AM | Current



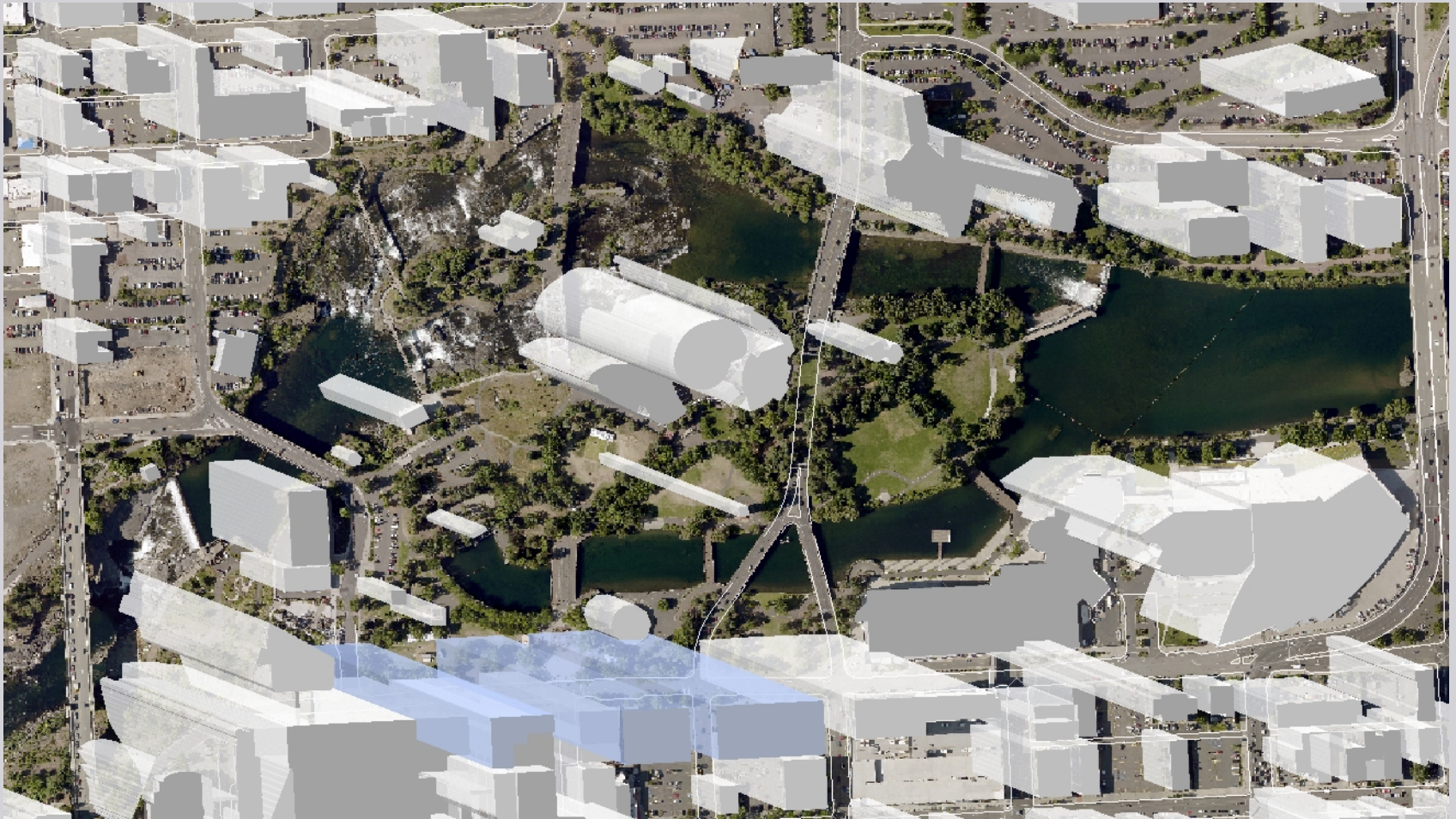


Spring Equinox 9AM | Existing Max Hgt.





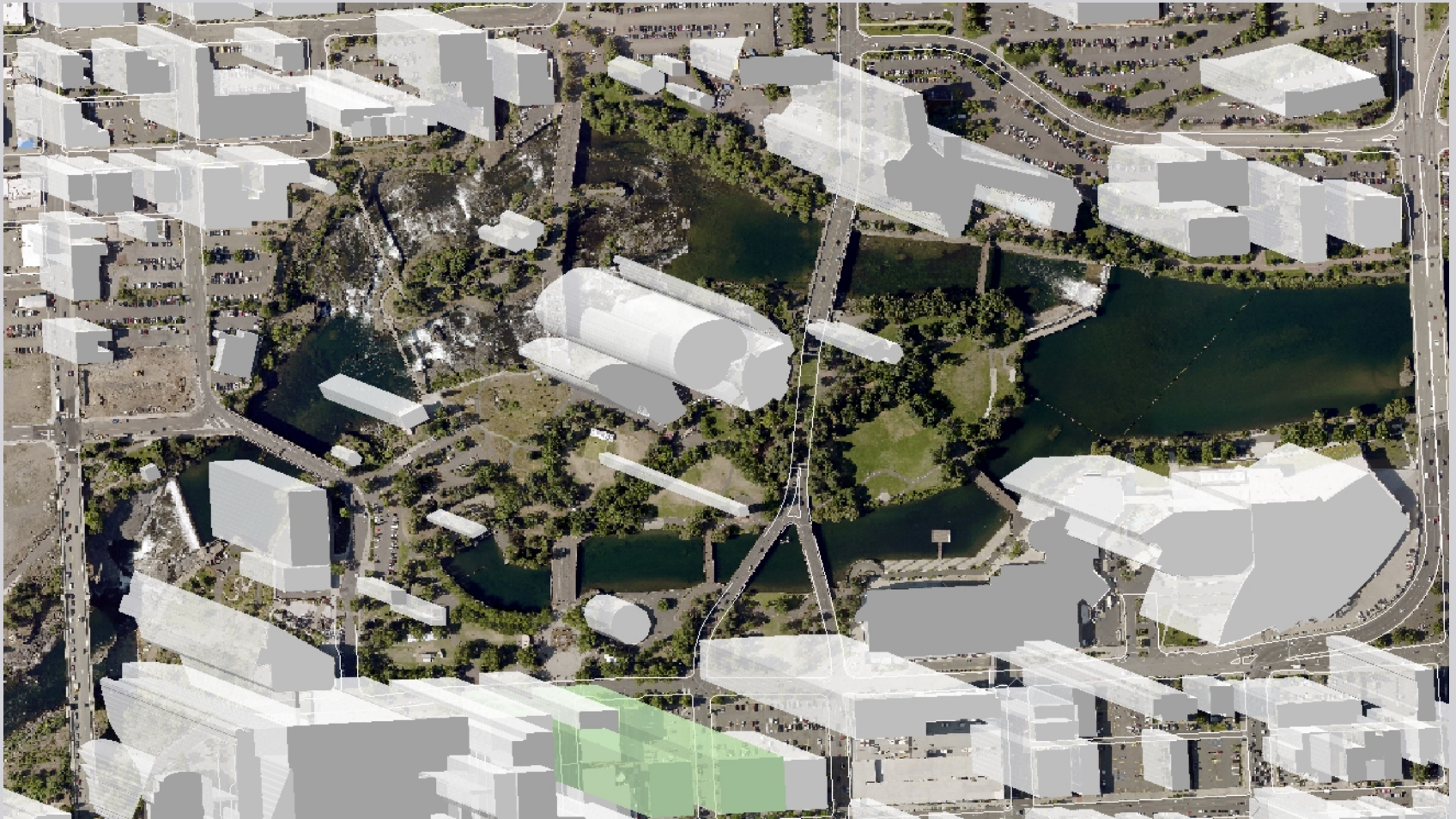
Spring Equinox 9AM | 200 FT



Spokane Falls Blvd Shadow Study



Spring Equinox 9AM | South 200 FT





Spring Equinox 12PM | Current





Spring Equinox 12PM | Existing Max Hgt.





Spring Equinox 12PM | 200 FT



Spokane Falls Blvd Shadow Study



Spring Equinox 12PM | South 200 FT





Spring Equinox 3PM | Current



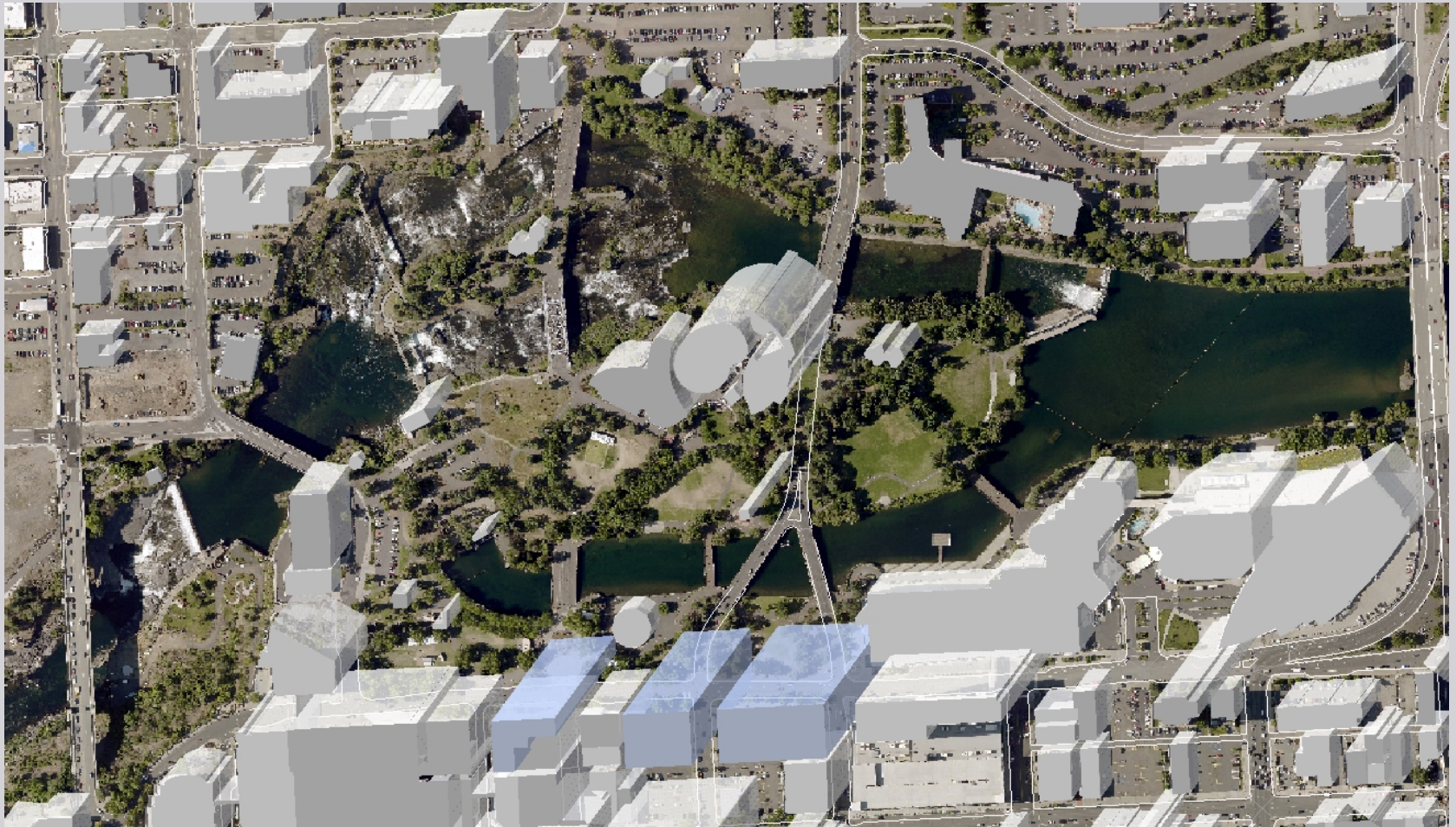


Spring Equinox 3PM | Existing Max Hgt.





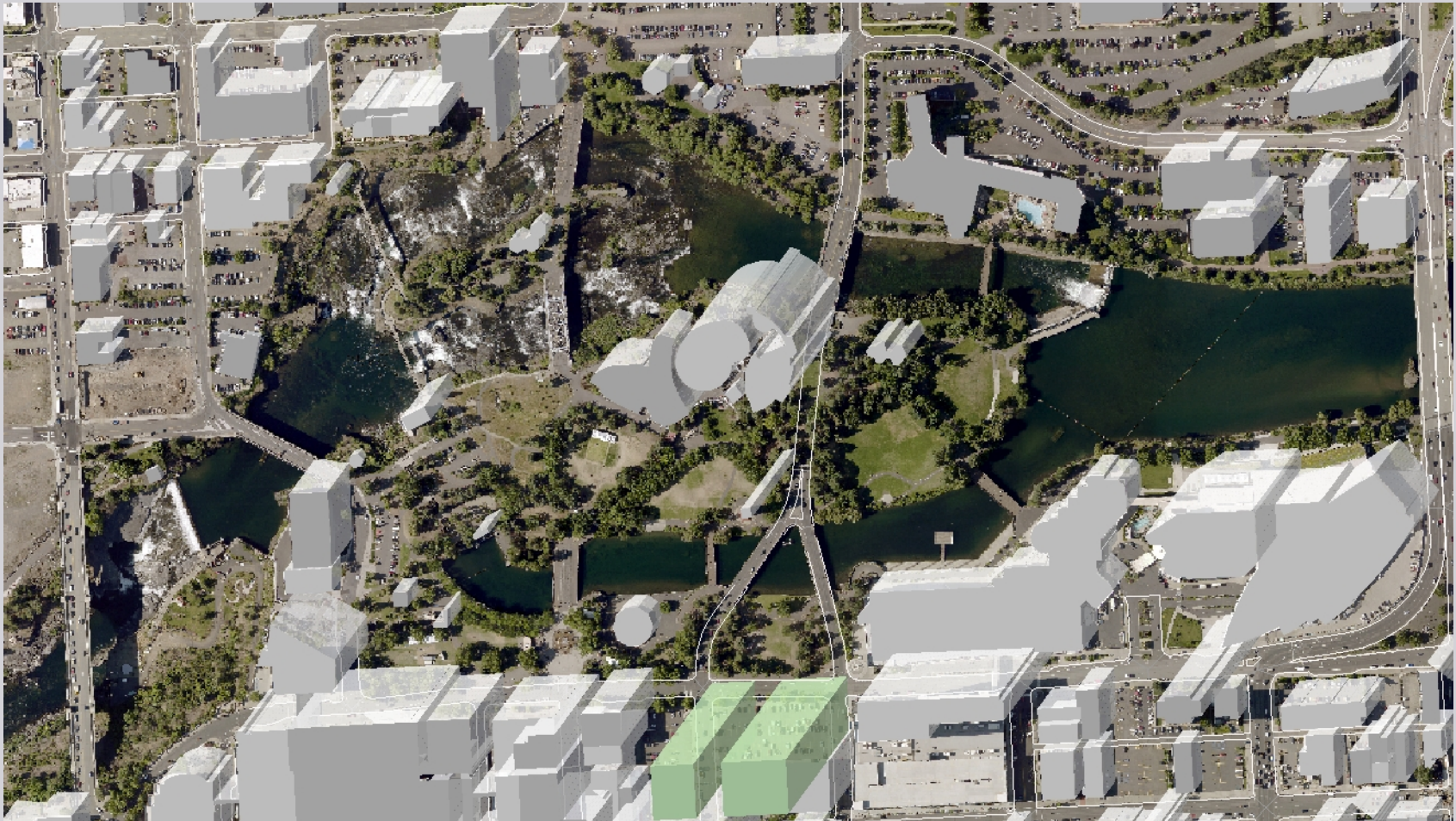
Spring Equinox 3PM | 200 FT



Spokane Falls Blvd Shadow Study

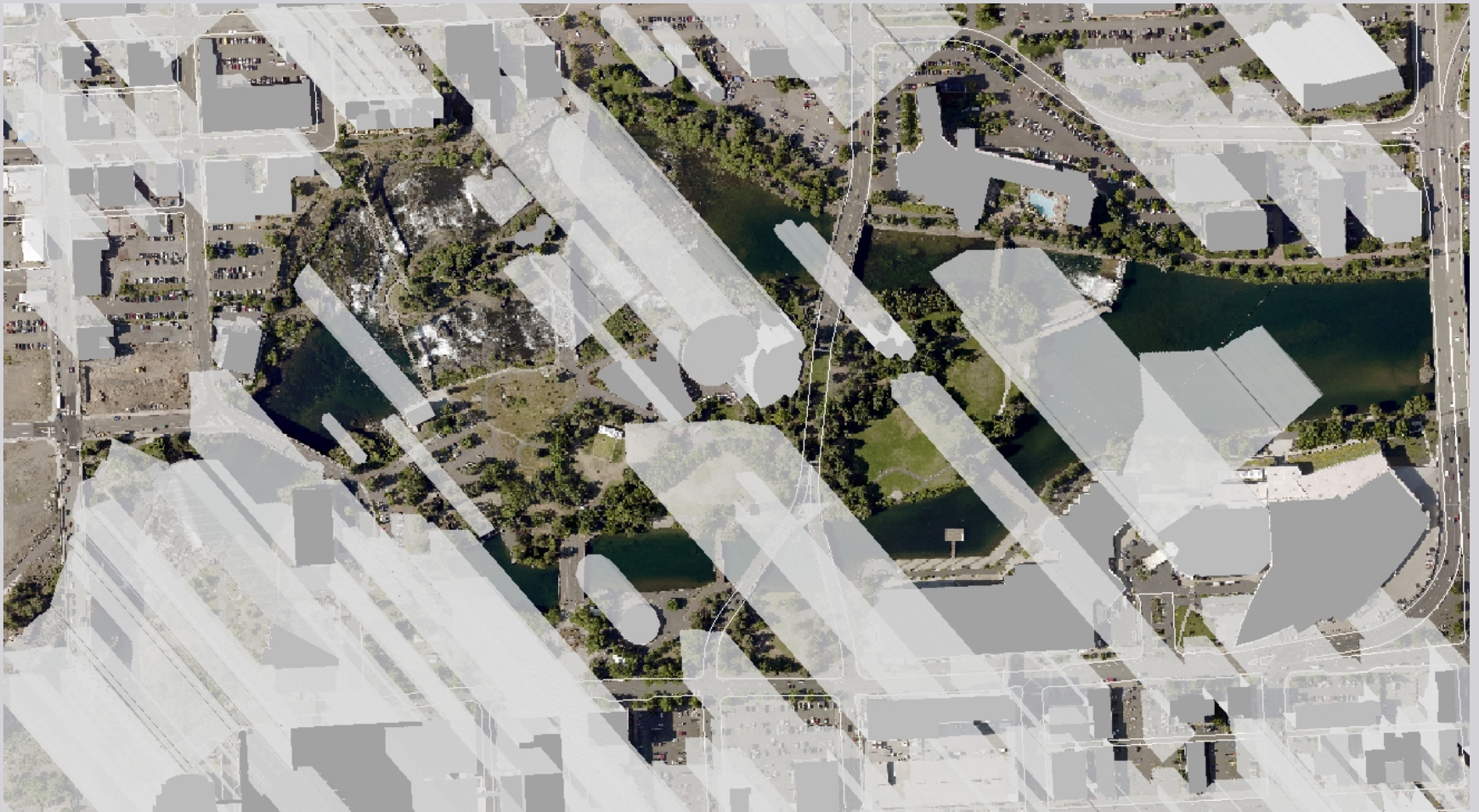


Spring Equinox 3PM | South 200 FT



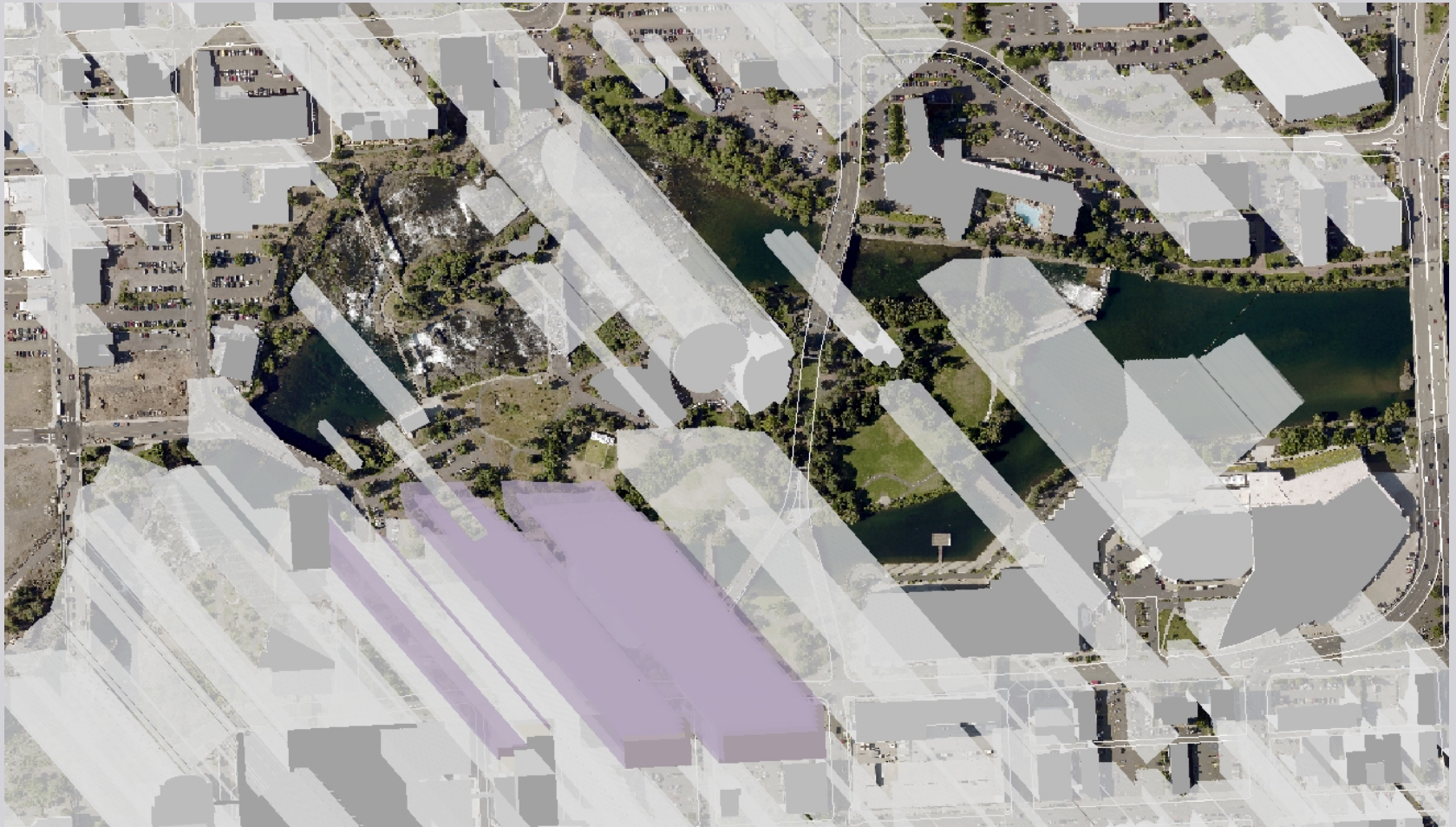


Winter Solstice 9AM | Current



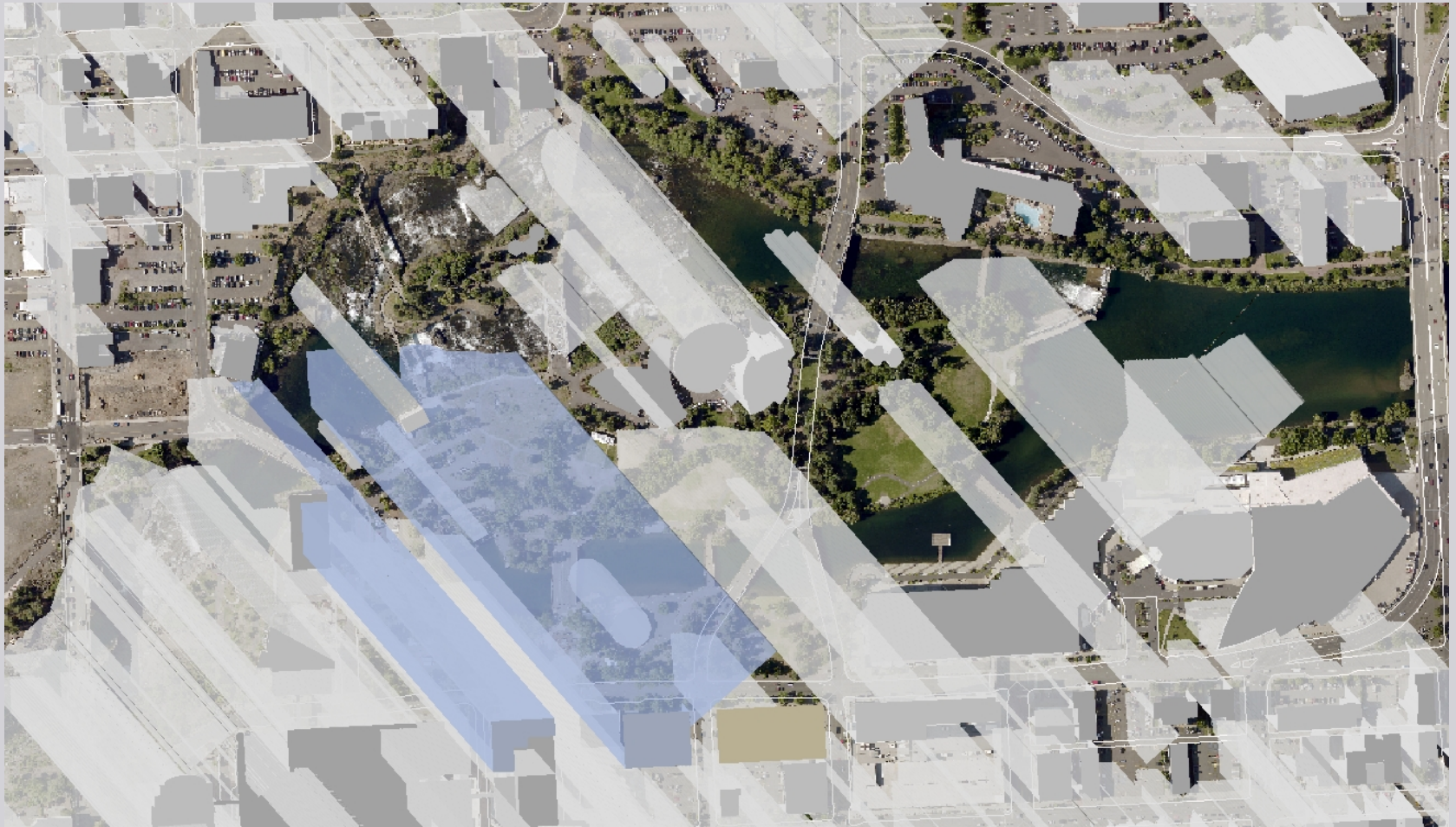


Winter Solstice 9AM | Existing Max Hgt.





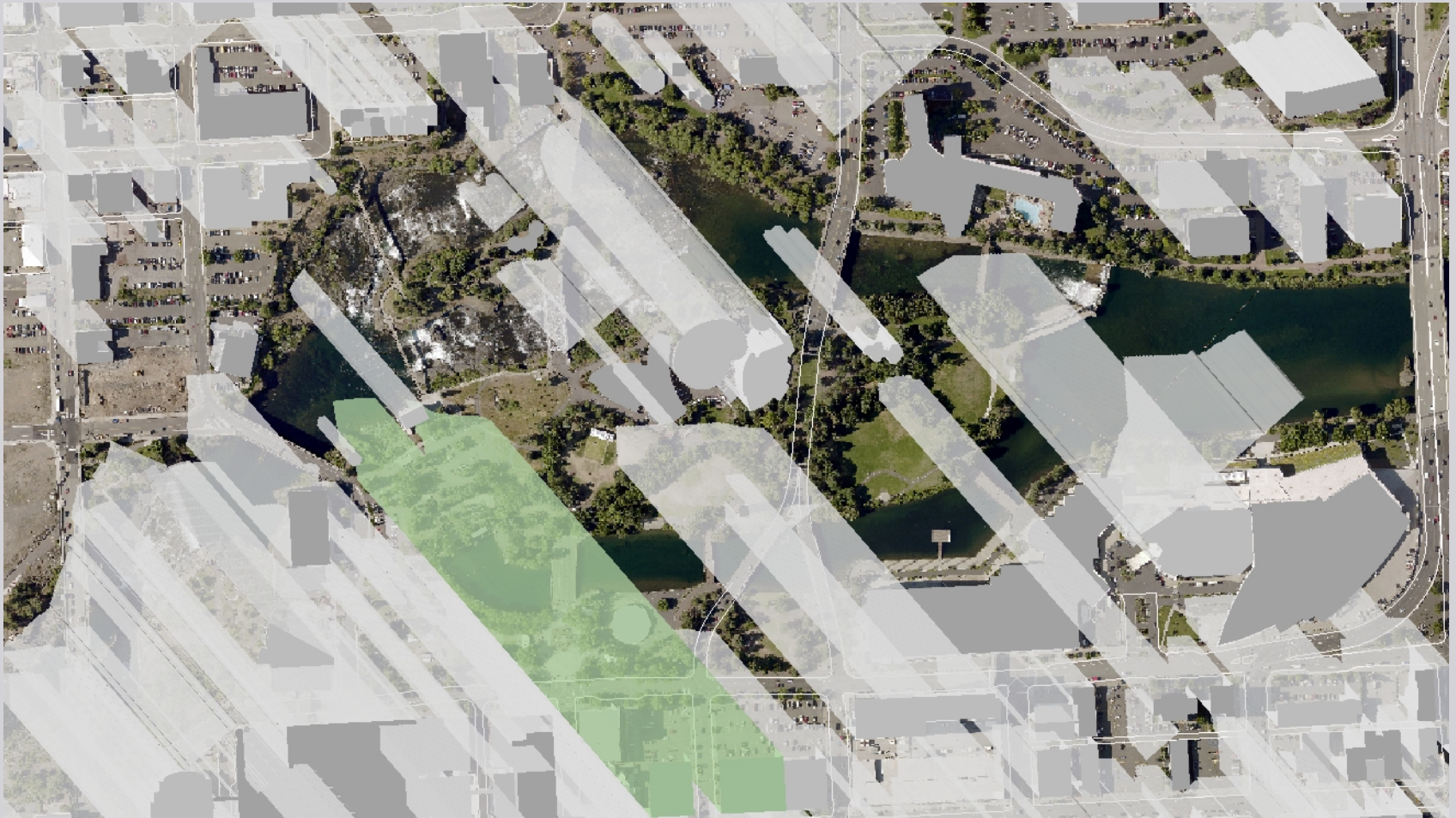
Winter Solstice 9AM | 200 FT



Spokane Falls Blvd Shadow Study

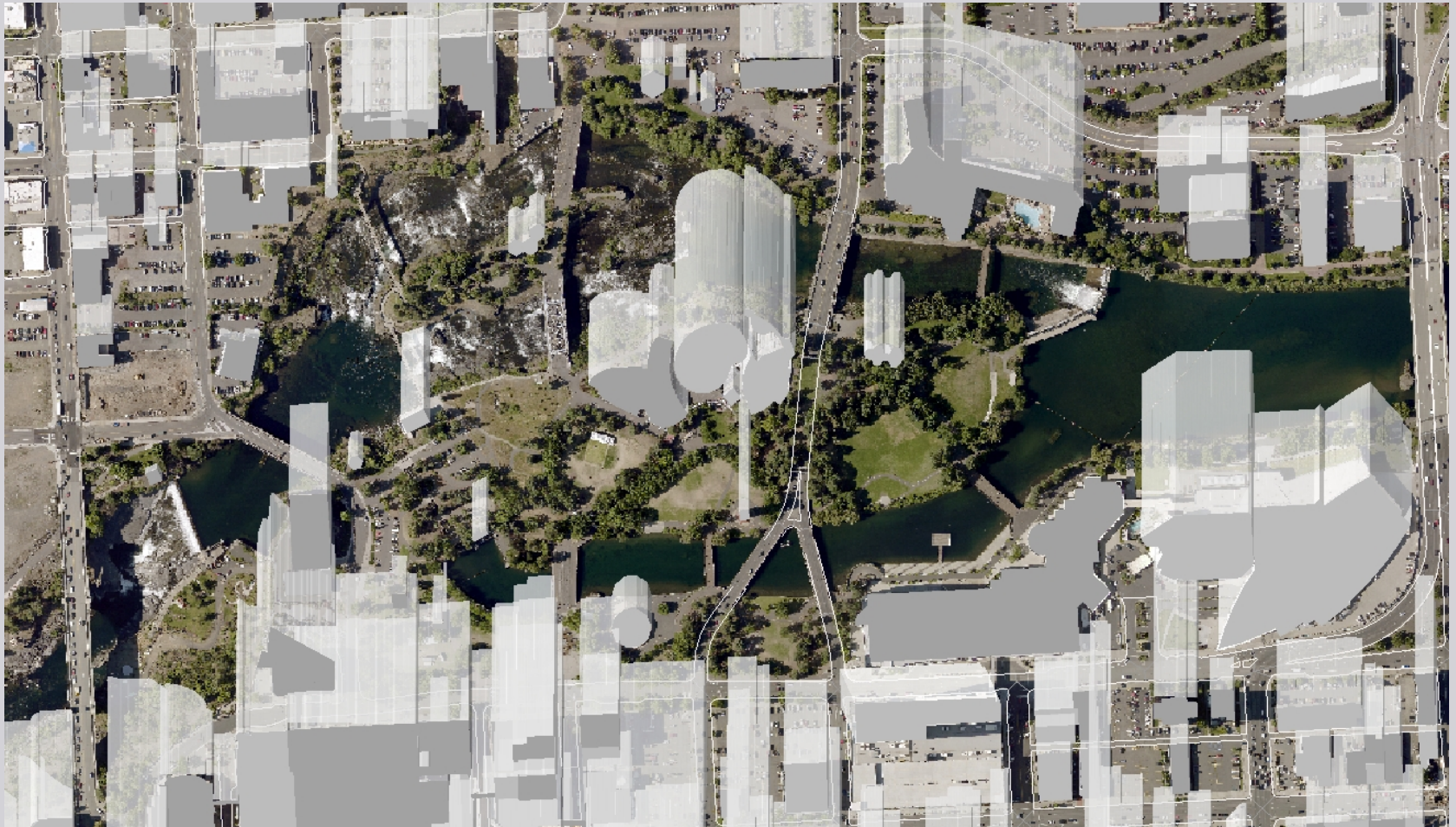


Winter Solstice 9AM | South 200 FT





Winter Solstice 12PM | Current



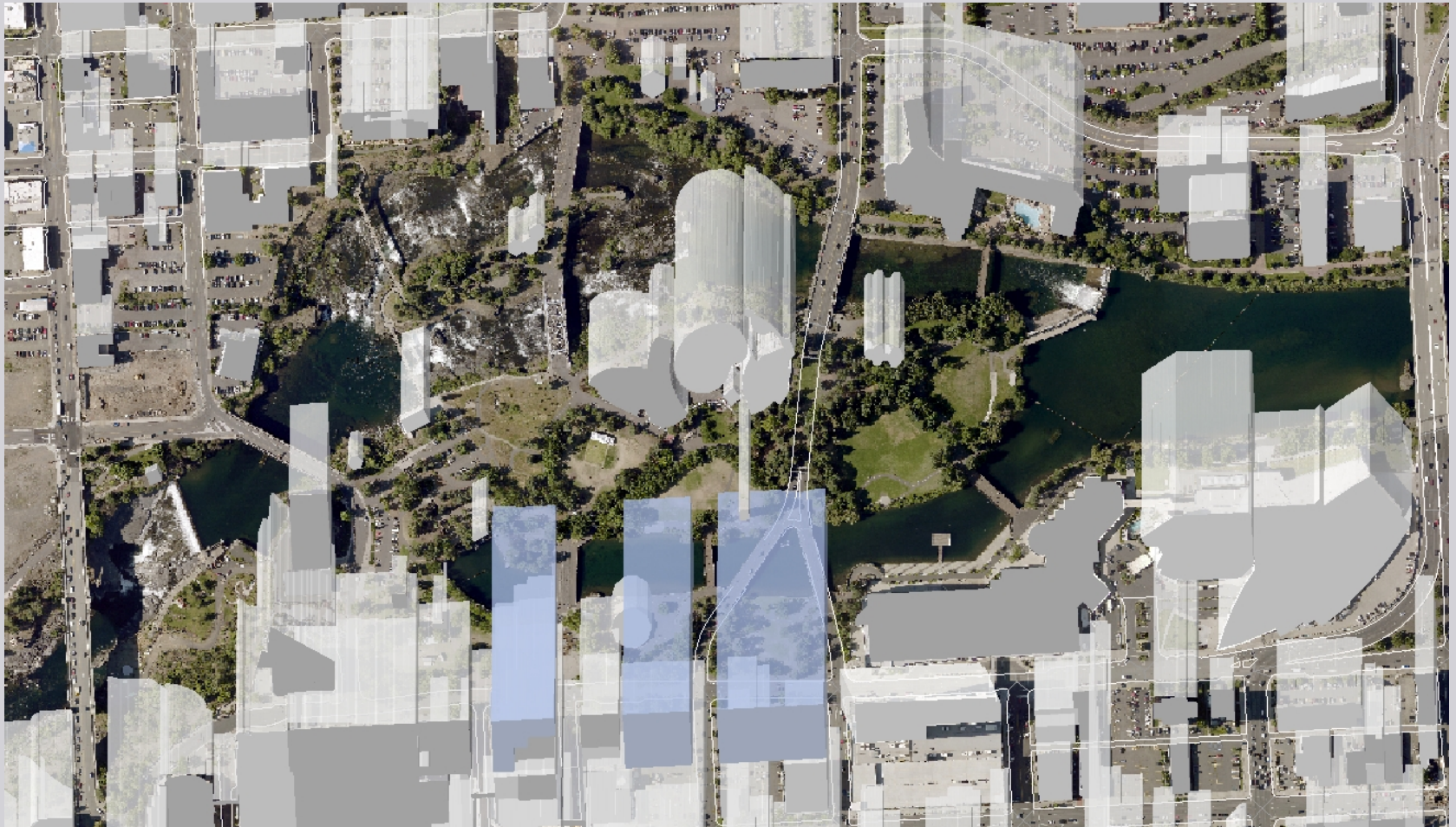


Winter Solstice 12PM | Existing Max Hgt.



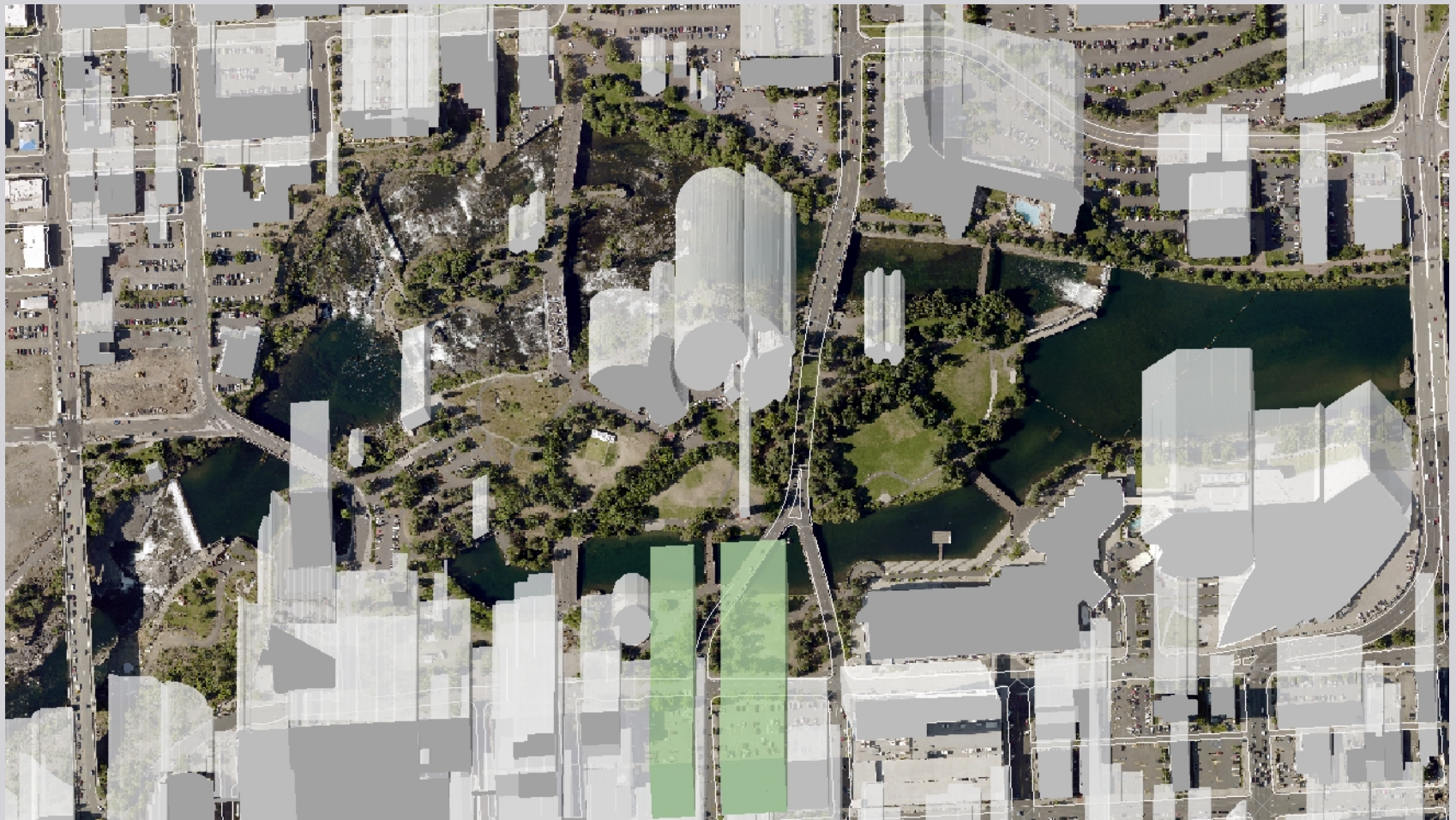


Winter Solstice 12PM | 200 FT



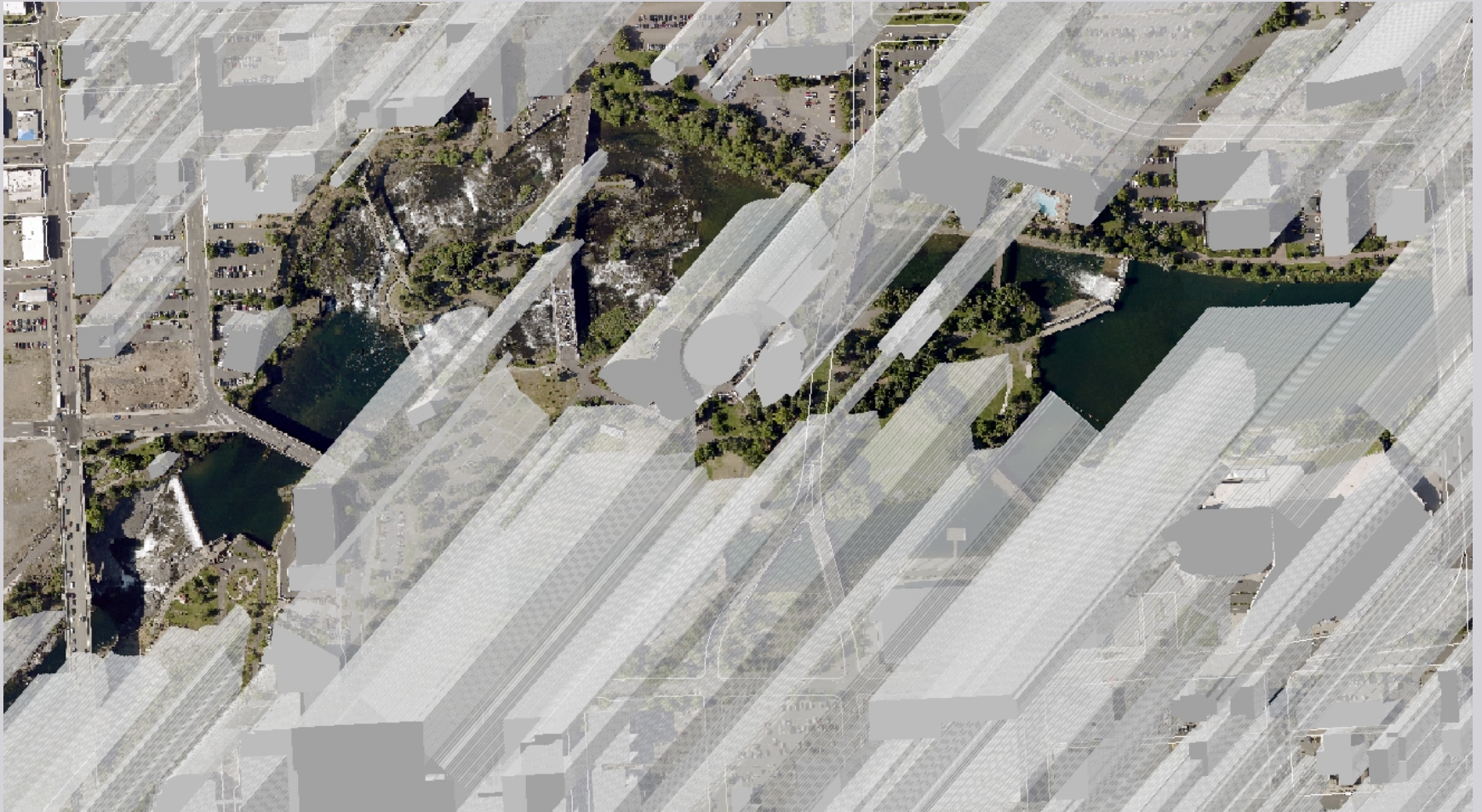


Winter Solstice 12PM | South 200 FT



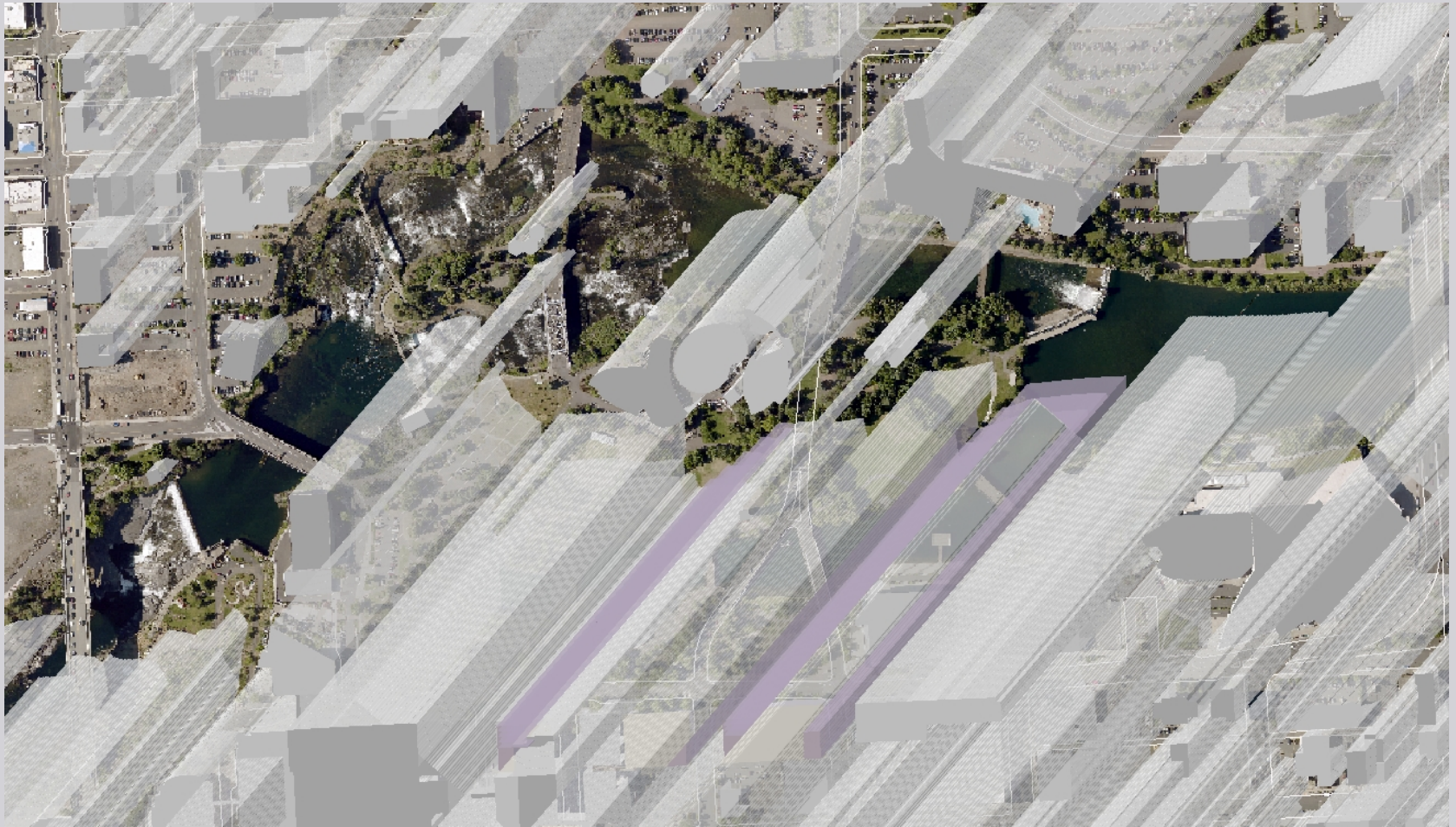


Winter Solstice 3PM | Current



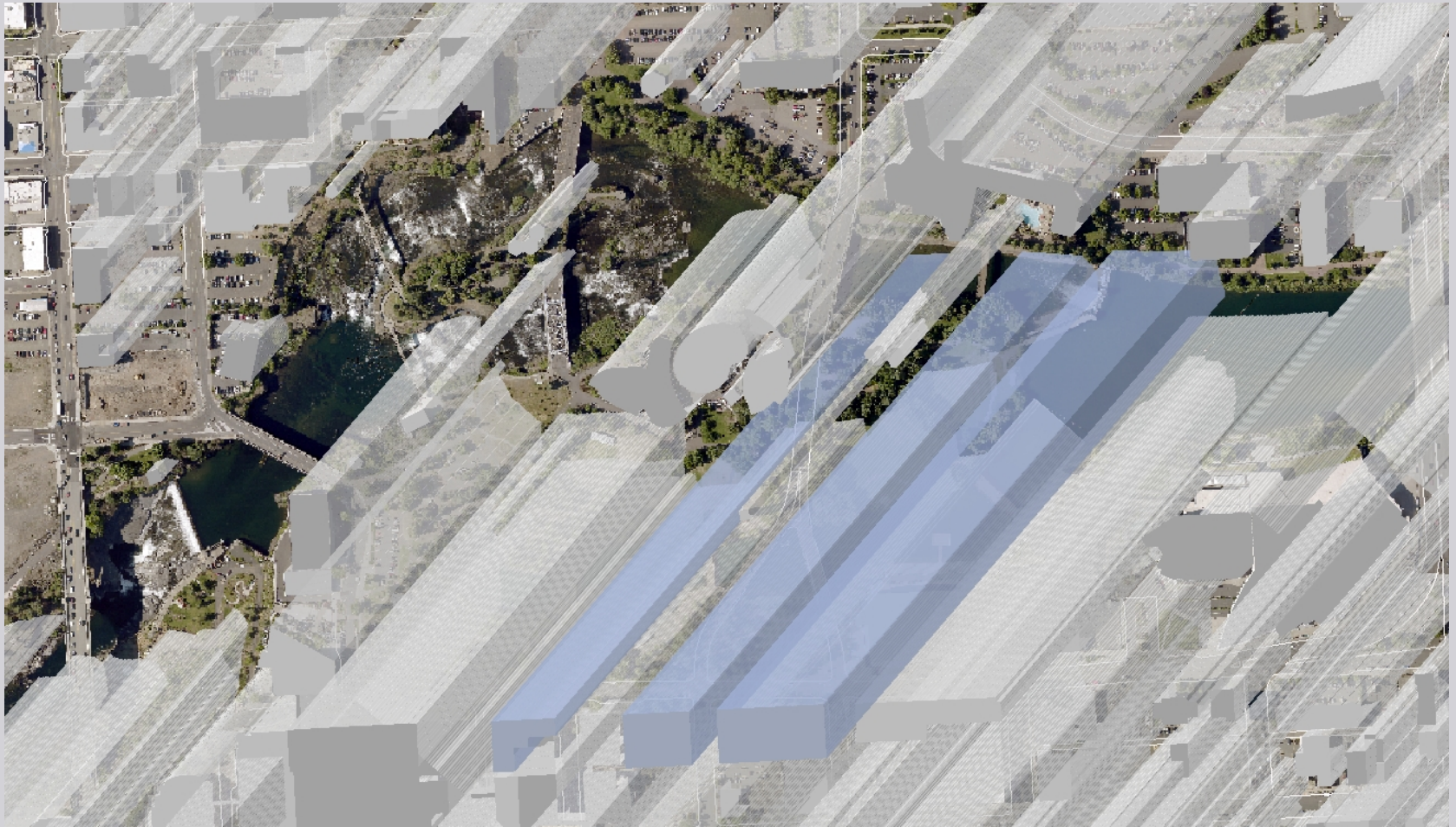


Winter Solstice 3PM | Existing Max Hgt.





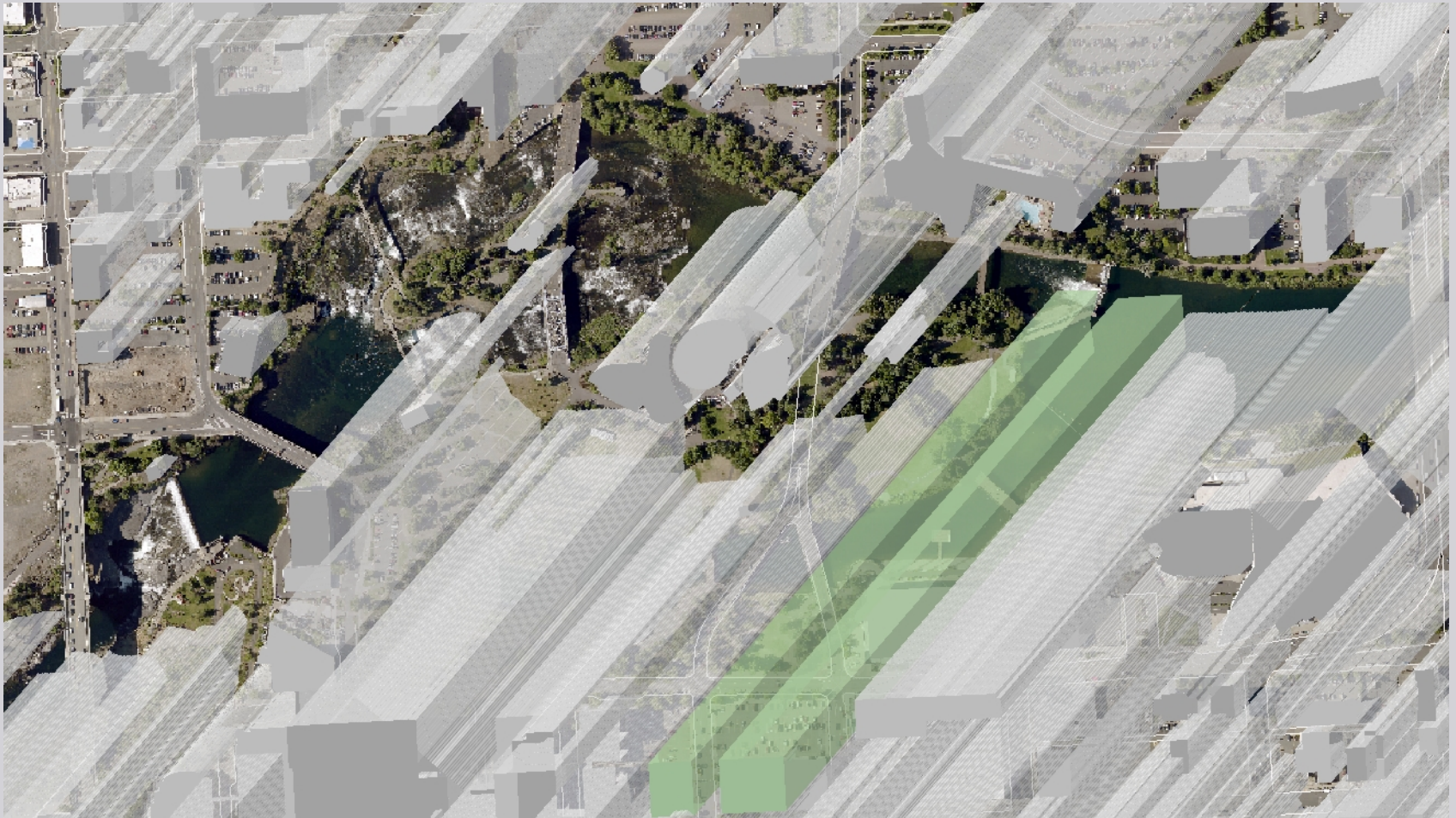
Winter Solstice 3PM | 200 FT



Spokane Falls Blvd Shadow Study



Winter Solstice 3PM | South 200 FT



Spokane Falls Blvd Shadow Study