Analysis

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 Sources / Methodology

#### 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
Context / Study Sites

Spokane Falls Blvd Shadow Study
Study Sites

Spokane Falls Blvd Shadow Study
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 12PM | 200 FT

Spokane Falls Blvd Shadow Study
Winter Solstice 12PM | Current

Spokane Falls Blvd Shadow Study
Winter Solstice 12PM | Existing Max Hgt.
Winter Solstice 3PM | 200 FT

Spokane Falls Blvd Shadow Study