

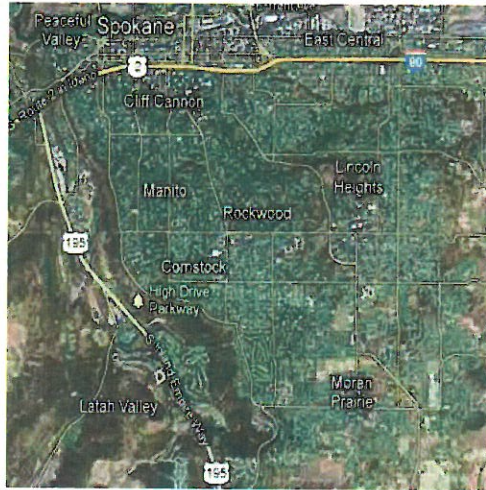
Southgate Integrated Site Plan

Regal Street & Palouse Highway

Revised Final Submittal
May 31, 2013

NOTE: This submittal revises the Revised Final Submittal dated 04/01/2013 and includes comments from Scott Chesney approval memo dated 03/29/2013 and an expanded Kit-of-Parts.

Part A/Introduction



Aerial View | City Scale

Background:

In 2005 Black Properties and KXLY submitted applications for Comprehensive Plan Map Amendments for their respective properties at the Palouse/Regal intersection.

In 2006 Home Depot assembled +/- 15 acres near the same intersection and likewise made application for a Comprehensive Plan Map Amendment.

The three applications made their way through the normal Amendment process of notifications, public hearings, neighborhood meetings, requisite studies and supplemental supporting information.

The three applications were eventually effectively combined into a single process and the City Council took up the matter in 2008. The Council approved the three Comprehensive Plan Map Amendment applications and entered into detailed Development Agreements in 2009 with each of the three Applicants.

The agreements balanced accepted City-wide and Neighborhood planning principles, Comprehensive Plan goals and policies, traffic and infrastructure concerns, market demand and preferences, and the applicants' desires and rights to develop their properties.

The Development Agreement:

The City entered into separate Development Agreements with each of the three Applicants that take into account minor differences in the parcels and their respective development opportunities. They are, however, essentially identical in intent and include the following keypoints:

- Comprehensive Plan designation of CC Core/District Center and corresponding Zoning Map designation of CC2-DC.
- To provide both the Neighborhood and Applicants with a reliable level of development predictability, established the CC2-DC General Development Standards as the applicable development standards for the duration of the Development Agreement.
- Requirement that the three Applicants jointly prepare an overall Integrated Site Plan covering the +/- 45-acres included in the Development Agreements prior to issuance of any building permits. The Integrated Site Plan is required to include the following components (Reference Development Agreement Paragraph 5):
 - **Pedestrian Connections:** Provide pedestrian and bicycle connectivity to, through, and between the three developments and the Neighborhood.
 - **Tree Preservation:** Preserve selected existing Ponderosa Pines on the development parcels.
 - **Design Theme:** Develop a consistent design theme for the three developments utilizing common or complementary architectural and landscape/open space features and materials.
 - **Community Plaza:** Designate a central gathering place on one of the development parcels.
 - **Viewscape:** Protect selected views to Mt. Spokane and Browne's Mountain.
 - **Urban District:** Make provisions in site plan design and infrastructure to allow evolution into a mixed use urban center as market conditions warrant and such developments become feasible.

Part A/Introduction

The Development Agreement (cont'd.):

The Development Agreements also address transportation mitigation and fees, building design, and square footage limitations for each parcel.

A key provision of the Development Agreements provides for the review and comment of the Integrated Site Plan by the City Design Review Committee, including input from a Southgate Neighborhood resident appointed by the Mayor, and a recommendation to the Planning Director who will make the final decision regarding the Integrated Site Plan's compliance with the intent of the Development Agreements.

Design Review Board Collaborative Workshop

On August 8, 2012, the Applicants collectively presented the Southgate Integrated Site Plan to the Design Review Board including background, a summary of the Development Agreement key points, and a graphic presentation of the Applicants' response to the Development Agreements key design criteria. As required by the Development Agreement, a Southgate Neighborhood representative was included as a non-voting member of the Board.

The Design Review Board offered the following recommendations corresponding to the six key Development Agreement and Integrated Site Plan issues:

- Pedestrian Connections:
 - Show pedestrian connection west to the sports complex.
 - Better pedestrian connections between the three properties.
 - Show bike lane and pedestrian corridor character consistent with Southgate Connectivity Plan.
- Tree Preservation:
 - Inventory trees and identify quality.
- Design Theme:
 - Use Community Plaza as design theme and emulate that character throughout streetscape and open spaces.
 - Use "Kit-of-Parts" including color palette and material choices.
 - Show fixtures and landscape as they relate to open space.
- Community Plaza:
 - Identify 2-3 potential locations based on site analysis.
- Viewscape:
 - Integrate view corridors with Plaza locations and coordinate with Neighborhood.
- Long-Term Development:
 - Future DRB's must consider how future building permit applications will facilitate transition to an urban district.

The Solution:

The Development Agreements recognize that large scale developments like this take place in phases over a number of years and that a preferred site plan in today's marketplace may not be the preferred site plan in a changing retail marketplace in a few years.

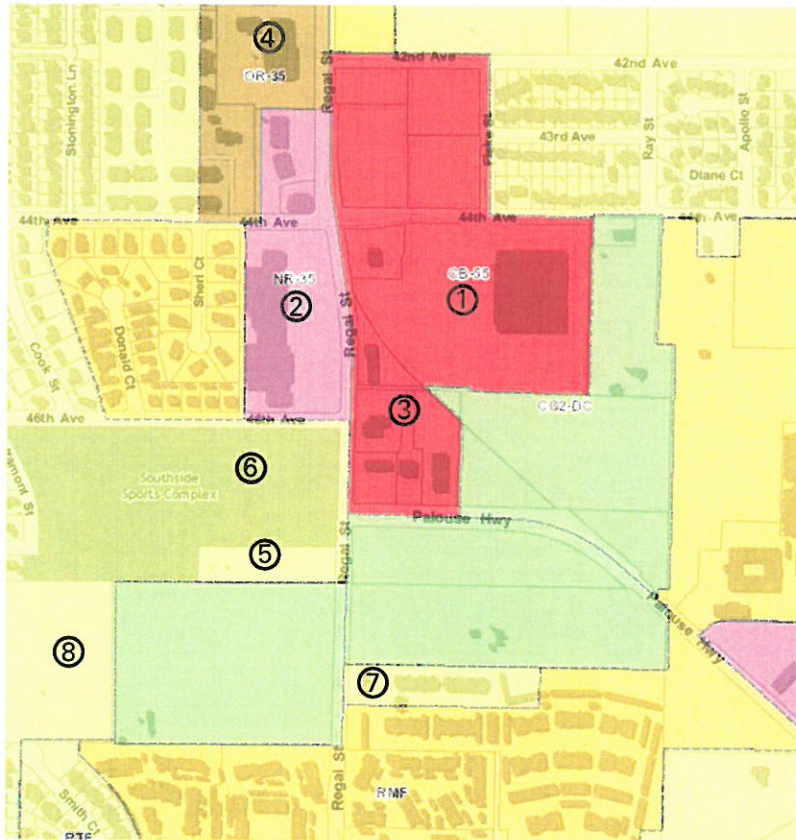
Accordingly, the Development Agreements do not require specific site plans illustrating building footprints, landscaping, and parking as a typical site plan often does. It relies instead on the City's established development standards for parking ratios, setbacks, landscaping, building design, lot coverage, etc., to produce neighborhood and street appropriate projects consistent with the City's development goals and policies.

The proposed Integrated Site Plan is intended to provide a framework and general strategy for developing future project specific site plans and acknowledgement of the Development Agreement's requirements and graphically represent them in a manner that future site plans can be tested against administratively.

Additionally, the Development Agreement requires each future project, including a very specific site plan, be reviewed by the DRB prior to issuance of any building permits.

This submittal is intended to respond to the Design Review Board recommendations with a design solution described herein that revised, expands, and clarifies the solution originally presented to the Design Review Board.

Part B/Context: Zoning Map



Context

- 1 Shopko
- 2 Albertson's Center
- 3 McDonald's | HiCo | Auto Repair
- 4 Regal Village
- 5 School District Property
- 6 Parks Department Sports Complex
- 7 Apartment Complex
- 8 KXLY Radio Tower

Zoning Legend

	OR-35	Office retail
	CB-55	Community Business
	NR-35	Neighborhood Retail
	CC2-DC	Center & Corridor
	RSF	Residential Single-Family
	RMF	Residential Multi-Family

Part B/Context: Existing Street Views



Ⓐ Looking West along S. Regal



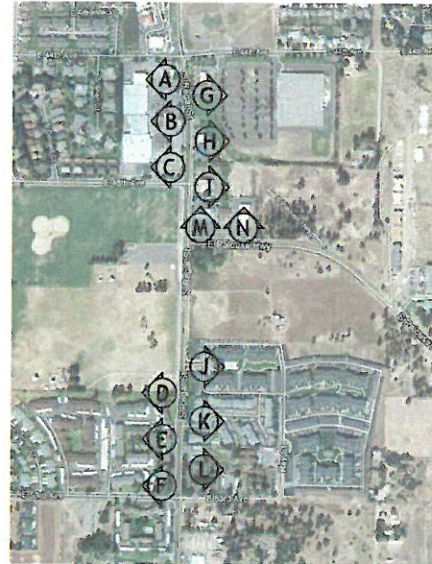
Ⓑ Looking West along S. Regal



Ⓒ Looking West along S. Regal



Ⓓ Looking West along S. Regal



Vicinity Satellite View



Ⓔ Looking West along S. Regal

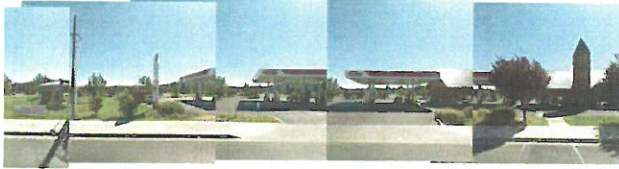


Ⓕ Looking West along S. Regal



Ⓖ Looking East along S. Regal

Part B/Context: Existing Street Views



ⓓ Looking East along S. Regal



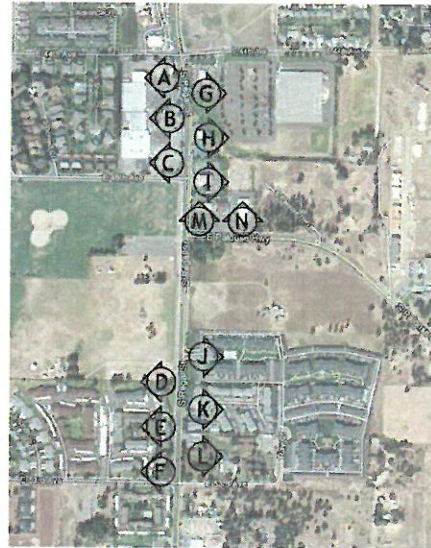
ⓔ Looking East along S. Regal



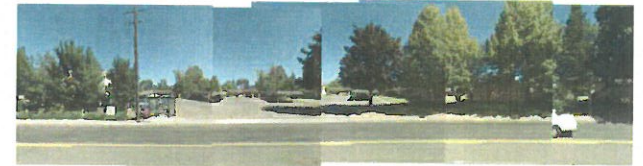
ⓕ Looking East along S. Regal



ⓖ Looking East along S. Regal



Vicinity Satellite View



ⓓ Looking East along S. Regal

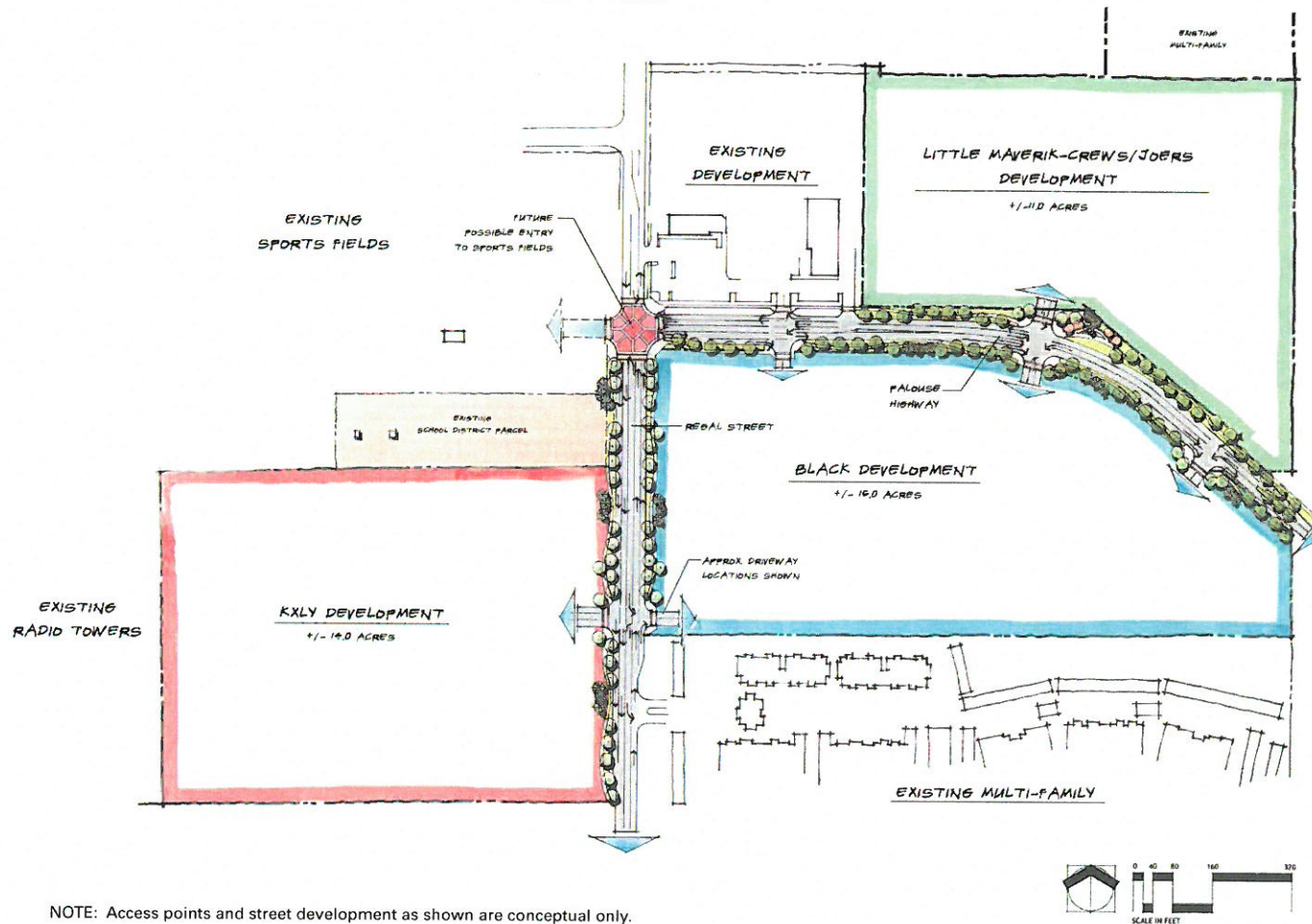


ⓓ Looking North along Palouse Highway



ⓓ Looking North along Palouse Highway

Part C/Solution: Overall Site Plan



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Part C/Solution: Development Agreement Requirements & DRB Recommendations

<p>5.1 Pedestrian Connections Development Agreement Requirements: The properties shall contain dedicated pedestrian and bicycle connections ("paths") which are designed to allow pedestrians and bicycles to access and move around and through the Integrated Properties with connection to the surrounding neighborhood. When feasible, such path shall connect to existing publicly accessible trails, sidewalks or other pathways that are adjacent and contiguous to the Integrated Properties.</p>	<p>Design Review Board Initial Recommendations:</p> <ul style="list-style-type: none"> • Show a pedestrian connection west to the sports complex. • Better pedestrian connections between the three properties-continue to work with City staff. • Show bike lane and pedestrian corridor character consistent with Southgate Connectivity Plan. 	<p>Applicants' Response & Proposed Solution: The Southgate Neighborhood Connectivity Plan (SNCP) provides a context in which to apply the planning principles of the Development Agreement as well as the recommendations of the DRB. Key applicable elements of the SNCP include the proposed "Green Ring" that generally circumvents the Southgate Neighborhood and the proposed non-motorized "Ferris-Adams Student Trail" connecting Ferris and Adams schools with areas west of Regal Street through the Project.</p> <p>The Applicants' revised proposal supports and implements the Southgate Neighborhood Connectivity Plan in very significant ways by extending the "Ferris-Adams Student Trail" through the District Center to portions of the Neighborhood lying west of Regal Street and provides a connection to the "Green Ring" from the District Center. Additionally, the Applicants propose to utilize the "Typical Street/Arterial Character" character designs for the Non-Motorized Trail, Collector Arterial (Palouse Highway), and Minor Arterial (Regal Street) included in the SNCP. The Applicants acknowledge that final design of the connections and streets will require engineering input from City Staff and further traffic and safety analysis.</p>
<p>5.2 Tree Preservation Development Agreement Requirements: Any plan for development of the Property shall provide for the preservation of trees, by leaving in place a minimum of 10% of all Ponderosa Pine trees.</p>	<p>Design Review Board Initial Recommendations:</p> <ul style="list-style-type: none"> • Inventory the trees and identify quality. 	<p>Applicants' Response & Proposed Solution: The Applicants revised proposal includes a detailed tree inventory report that locates trees generally above 1-1/2-inch caliper and evaluates them for health and overall condition. This work was completed by a registered Landscape Architect on our staff with experience doing this kind of work. Based on the location and health of the existing tree inventory, appropriate numbers of healthy trees will be selected to be preserved and integrated into the Project as appropriate.</p>
<p>5.3 Design Theme Development Agreement Requirements: The Integrated Properties shall be developed with a consistent design theme utilizing, for example, similar or complementary construction materials, architectural characteristics, streetscapes, open spaces, and landscaping. All buildings shall provide architectural treatment of interest on those facades visible from the street, such as color, texture, glazing, material differentiation or other mechanism designed to lessen the impact of building mass when viewed from the street.</p>	<p>Design Review Board Initial Recommendations: Plaza could define theme and that character could be emulated throughout the streetscapes and open spaces of the three sites.</p> <ul style="list-style-type: none"> • Put together a palette or "kit of parts" including color palette and material choices. • Include fixtures and landscape as it relates to the open spaces. 	<p>Applicants' Response & Proposed Solution: The Applicants revised proposal includes an expanded "kit of parts" that includes lighting (parking area, pedestrian, and accent types), street furniture (benches, trash receptacles, bollards, kiosks, way finding signage), materials and textures (paving patterns and colors), and a landscape material palette to be used throughout the three projects. This strategy allows appropriate variation in the building architecture based on building height, footprint and retail tenant brand and provides consistency at the pedestrian and streetscape level where it provides the most impact. The mitigation of larger buildings is established in the City-Wide Development Standards which address massing, height, blank walls, parapet features, etc.</p>

Part C/Solution: Development Agreement Requirements & DRB Recommendations

5.4 Community Plaza

Development Agreement Requirements:

A community plaza shall be designated that serves as a central gathering place on one of the Integrated Properties and, if not located on the Property, Owners shall provide satisfactory evidence of the Owners' contractual and financial Commitment to participate in the development of the community plaza.

Design Review Board Initial Recommendations:

- Identify 2 - 3 potential locations based on site analysis.

Applicants' Response & Proposed Solution:

The Applicants' revised proposal includes identifying three potential locations (one on each of the three parcels) and evaluating each of them taking into consideration views, tree preservation, cost and practical timing of parcel development, integration into the streetscape, and potential benefits from and for a retail environment. After due consideration, the preferred Community Plaza location is at the southeast corner of the Regal Street and Palouse Highway intersection as a part of the out-parcel development of the Black Development project.

5.5 Viewscapes

Development Agreement Requirements:

The Owners shall determine and map view corridors that allows persons on the property from common or public areas to view Mt. Spokane and Browne's Mountain. Owners shall consult with the City's Planning Service staff and designated representative of the Southgate Neighborhood Council in scoping and determining view corridors. The identified view corridors shall be protected by site and architectural design strategies, if necessary, such as co-location of important view corridors with public spaces between buildings and with public spaces between buildings and with public gathering spaces. In the event of a conflict between this element and elements 5.2, 5.4, 5.6, 7.2, or 7.4, this provision shall yield to those elements.

Design Review Board Initial Recommendations:

- View corridors should be integrated with the plaza locations as identified in 5.4 and as coordinated with the neighborhood.

Applicants' Response & Proposed Solution:

The Applicant met with City Staff and Neighborhood representatives on site on August 14, 2012 to review significant viewscapes and strategies for preserving them in the context of the other factors that will impact the site layout. In most cases, the quality of views to Mt. Spokane and Browne's Mountain were already compromised by existing tall trees or existing buildings in close proximity to the potential community plaza site. In the final analysis, the Applicants consider all three locations under considering for the Community Plaza to provide different, but essentially equal, viewscapes.

5.6 Long-Term Development of the Urban District

Development Agreement Requirements:

The intent of the parties is to design and develop urban features that will facilitate integration of the Property (and surrounding area) into an urban district with a unified character that promotes pedestrian and vehicular circulation, without conflict, encourages opportunities for mixed use development and enhances the natural and built aesthetics in the area. In order to enhance connectivity and facilitate future urban development, driveways through the properties shall be designed, wherever possible, to facilitate connections to the properties identified in Recital D, above. Curbing shall be used to define the parking lot area, such as perimeter perimeter curbing and main drive aisles. Driveway entrances and interior landscaping features will also be curbed.

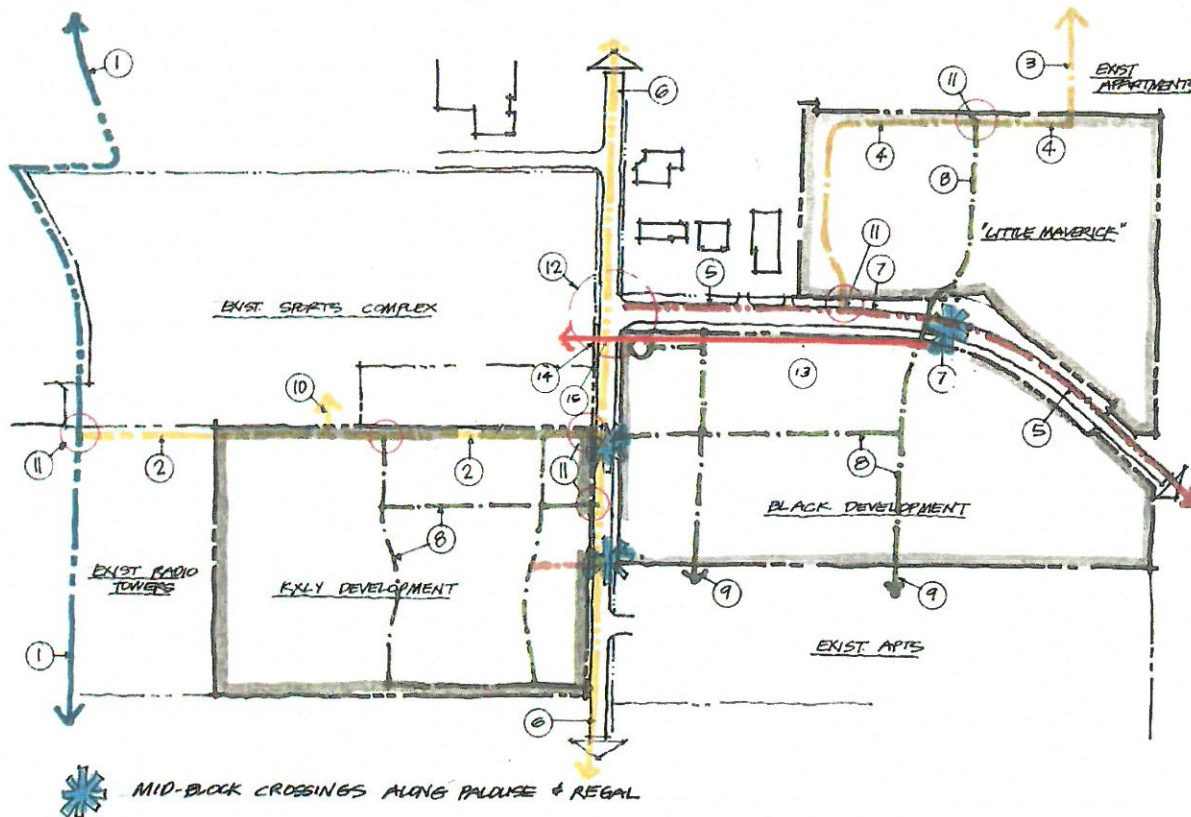
Design Review Board Initial Recommendations:

- Future DRB's must consider how future building permit applications, with regard to siting and design, will facilitate evolution of the sites into an urban district.

Applicants' Response & Proposed Solution:

Project specific site plans for each of the three development projects will be designed to allow a transition to a more urban type district by identifying future building sites and access points that will support the characteristics typically found in an Urban District. Additionally, infrastructure such as utilities or similar required improvements will be located such that they will not interfere with future building locations.

Part C/Solution: Pedestrian Connections



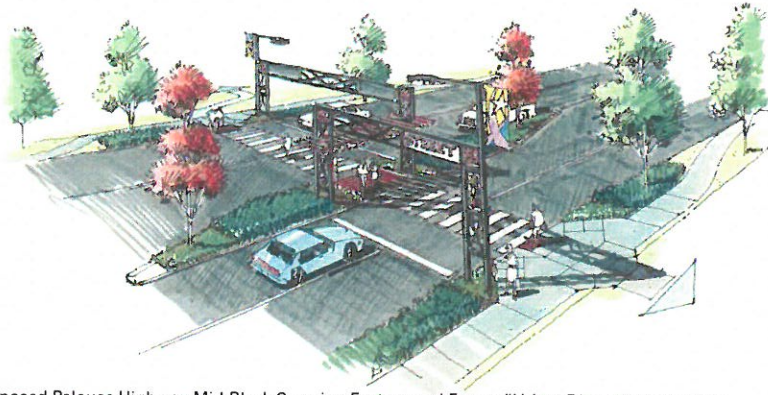
Narrative:

The proposed Connectivity Plan is a combination of Applicant-provided on-site trails and pathways and public right-of-way improvements proposed by the Southgate Neighborhood Connectivity Plan and City Public Works Standards for street development.

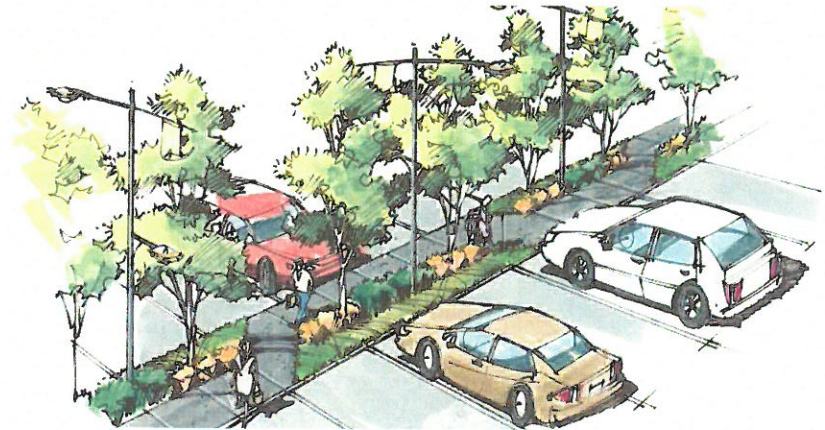
Legend:

1. Proposed "Green Ring" - see SNCP.
2. Proposed Non-Motorized Trail - See SNCP.
3. Proposed Ferris-Adams Student Trail - See SNCP.
4. Extend Ferris-Adams Student Trail as shown.
5. Collector Arterial: Palouse Highway with Bicycle Lanes and sidewalks.
6. Minor Arterial: Regal Street with Bicycle Lanes and Sidewalks.
7. Mid-Block Pedestrian and Bicycle Crossing.
8. Pedestrian Connection through project site/parking lot. Provides connectivity through the site and between buildings within the project.
9. Connection to adjacent apartment project.
10. Connection to existing sports complex.
11. Pathway connection feature.
12. Signalized intersection with enhanced pedestrian features.
13. Dedicated 12'-16' bicycle and pedestrian path.
14. Connectivity to the west via controlled intersection at Regal Street.
15. Enhanced crosswalk on southern boundary of four-way intersection.

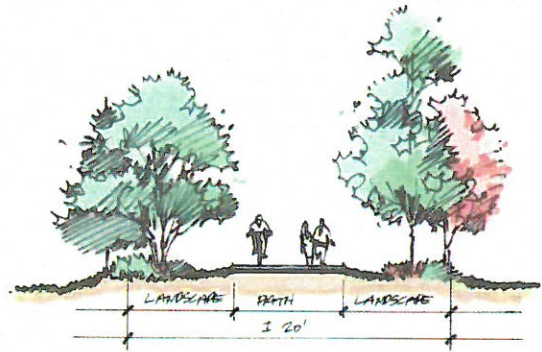
Part C/Solution: Pedestrian Connection Character



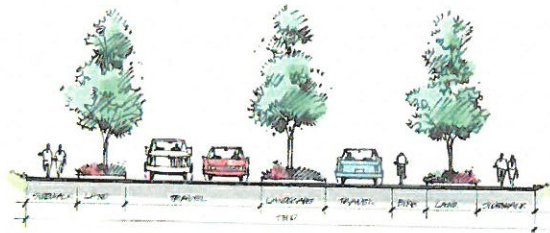
Proposed Palouse Highway Mid-Block Crossing Feature and Future "Urban District" Intersection



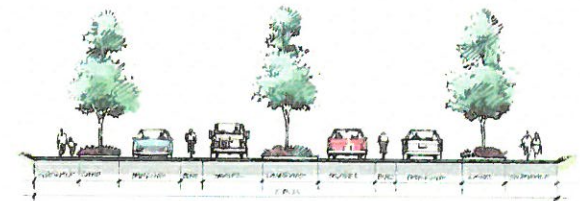
Protected Pedestrian Connection Between Buildings and Through Parking Areas Within Project Sites



Non-Motorized Trail Cross Section



Minor Arterial/Regal Street Cross Section



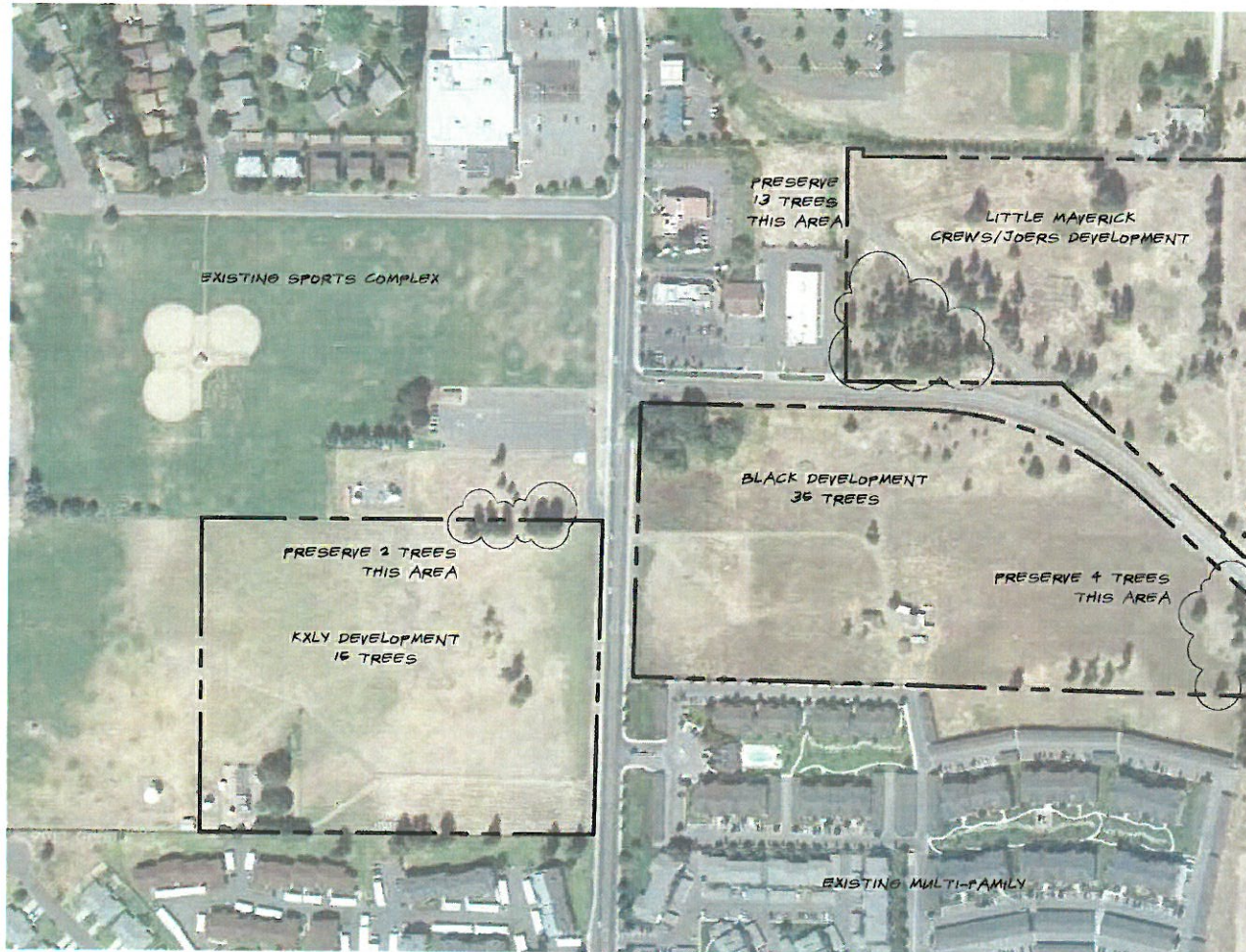
Collector Arterial/Palouse Highway Cross Section

NOTE: Street cross sections and mid-block crossing subject to revisions based on further Traffic Engineer studies and coordination with City Public Works/Traffic Department.

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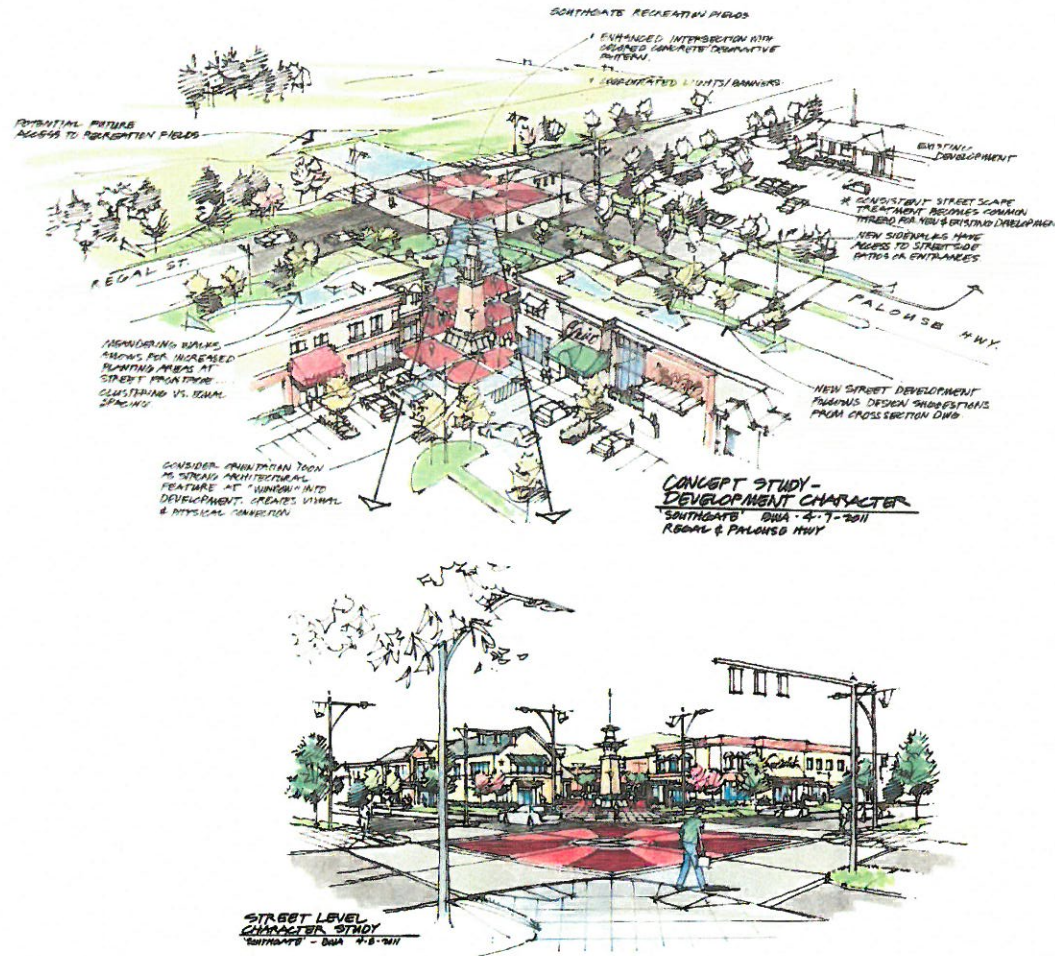
Part C/Solution: Tree Preservation



Narrative:

The Applicants revised proposal includes a detailed tree inventory report that locates trees generally above 1-1/2-inch caliper and evaluates them for health and overall condition. This work was completed by a registered Landscape Architect on our staff with experience doing this kind of work. Based on the location and health of the existing tree inventory, appropriate numbers of healthy trees will be selected to be preserved and integrated into the Project as appropriate.

Part C/Solution: Design Theme & Kit of Parts



Narrative:

The Applicants revised proposal includes an expanded "kit of parts" that includes lighting (parking area, pedestrian, and accent types), street furniture (benches, trash receptacles, bollards, kiosks, way finding signage), materials and textures (paving patterns and colors), and a landscape material palette to be used throughout the three projects. This strategy allows appropriate variation in the building architecture based on building height, footprint and retail tenant brand and provides consistency at the pedestrian and streetscape level where it provides the most impact. The mitigation of larger buildings is established in the City-Wide Development Standards which address massing, height, blank walls, parapet features, etc.

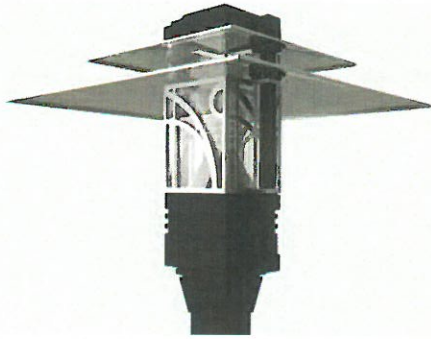
Additionally, the Applicants acknowledge the benefits of incorporating local artwork where practical.

Prior to issuance of a building permit, an amended Development Agreement shall be executed stating that all future development subject to the ISP agrees to use the Kit of Parts approved for the Black property. The Black property Kit of Parts will be submitted to the Planning Director for review and approval prior to issuance of a building permit.

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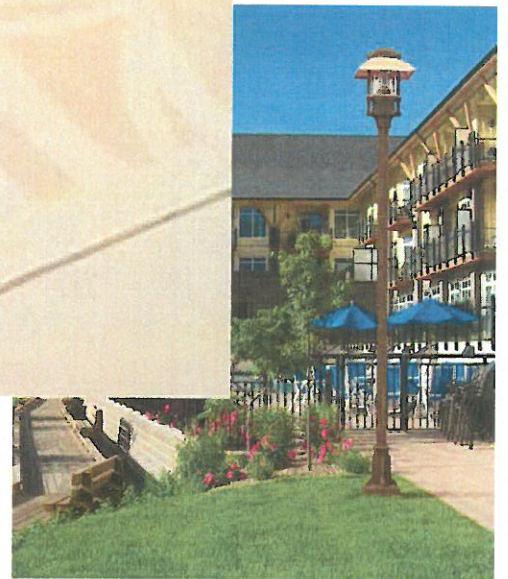
Part C/Solution: Kit of Parts - Themed



Site furnishings with natural, whimsical character representative of grassland and Palouse.



Craftsman style lighting provides historical significance and reflects the South Hill architectural character.

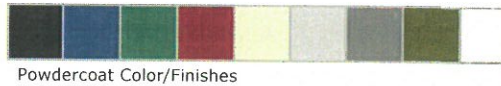


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Kit of Parts—Themed Furnishings

Southgate Integrated Site Plan



TallGrass Pattern Seating



Products

Product Name

TallGrass Pattern Seating - Bronze Color

Manufacturer

SiteScapes Inc. or equal
P.O. Box 22326
Lincoln, NE 68542
Phone: 888.331.9464
Fax: 402.421.9479
www.sitescapesonline.com
info@sitescapesonline.com

Materials

Frame - 1 1/2" Sq. x 11 Ga. Wall Steel Tubing

Panels - 7 Ga. Steel Sheet Metal

Foot Plates: Foot plates are 5/16" x 1 1/2" stainless steel. Each plate has a 9/16" hole for mounting.

Grass Pattern Receptacles



Products

Product Name

TallGrass Grass Pattern Receptacles - Bronze Color

Manufacturer

SiteScapes Inc. or equal
P.O. Box 22326
Lincoln, NE 68542
Phone: 888.331.9464
Fax: 402.421.9479
www.sitescapesonline.com
info@sitescapesonline.com

Materials

Frame : 7 Gauge Steel Shell/Stainless Steel

Lid: Removable Dome lid

Foot Plates: Foot plates are 5/16" x 1 1/2" stainless steel. Each plate has a 9/16" hole for mounting.

Ash Inlay: 13ga. Stainless steel ash pan

Liner: High Density Polyethylene liner with handles



TallGrass Pattern Seating

TallGrass Seating

A variation of the JordanCreek, the TallGrass Collection utilizes a rigid square tubing framework while presenting an elegant silhouette accent. The TallGrass products accentuate their natural surroundings while blending into a variety of urban settings.

Seating Mounting

Options include stainless steel mounting plates for permanent mounting to a concrete pad or heavy duty stainless steel leveling feet suitable for indoor or outdoor use.

Materials

Frame - 1 1/2" Sq. x 11 Ga. Wall Steel Tubing

Panels - 7 Ga. Steel Sheet Metal

Foot Plates - 1/4" x 1 1/2" Stainless Steel with 9/16" Mounting Holes

Mounted w/ four 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)

Sustainability and LEED

TallGrass benches have a recycled material content of 84% of which 73% is post consumer content. This content may vary based on the product design, product material type, and interchangeable piece parts. All styles are 100% recyclable. For more information about SiteScapes sustainable products and policies, please refer to our environmental statement.

Choices

Choose six or eight foot length; backed or backless bench; zero or one center armrest; powdercoat or Duracoat finish; and color.

TallGrass seating options



888.331.9464 402.421.9479 fax
P.O. Box 22326 Lincoln, NE 68542
www.sitescapesonline.com
info@sitescapesonline.com

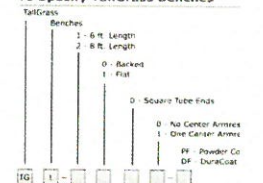
Pictured this page
left: TallGrass backed TallGrass pattern bench TG1-1000 (Sterling). top right: TallGrass backed TallGrass pattern bench TG1-1000 (Bronze). bottom right: TallGrass backed TallGrass pattern bench TG1-1000 (Onyx).

Finishes

SiteScapes offers product in both standard powdercoat and its own proprietary Duracoat finish. Both finishes are designed to weather elements and are guaranteed not rust, chip, peel, or fade. Call for standard color chart.

www.sitescapesonline.com
For more information visit our website where you can download product drawings, photos, product brochure CSI specs, and other technical data.

To Specify TallGrass Benches



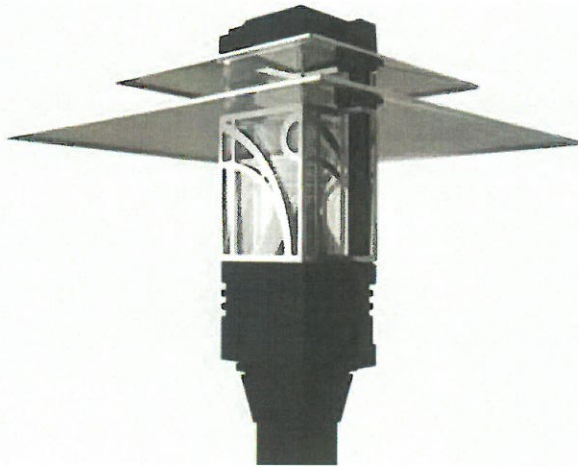
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13.1

Kit of Parts—Themed Pedestrian Lighting Southgate Integrated Site Plan



Parkway Square Pedestrian Light

Products

Product Name
Parkway Square PKWM or equal.
Dark Bronze Color
Decorative Screen—DSWH Wheat
Hood Finish—STS Stainless Steel

Manufacturer

ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. | City of Industry |
CA 91745
P 626.968.5666 | F 626.369.2695 |
www.aal.net

FEATURES

- Four optical systems: horizontal, LED, vertical, and indirect
- Three hood styles and six decorative screen options
- Features highly efficient, exclusive MicroEmitter™ technology
- Features exclusive wiHUBB technology
 - Wireless control system for 0-10VDC full range dimming control
 - Programmable autonomous operation
- Custom mounting options
- Cast aluminum struts
- Full cutoff options
- IP65 rated for horizontal configurations, and IP66 rated for vertical configurations
- Powder coat finish in 13 standard colors with a polymer primer sealer

ORDERING INFORMATION

PKWM			
MODEL	LAMP/BALLAST	DECORATIVE SCREENS (OPTIONAL)	COLORS
Slips over 4" open top square pole or 2 3/8" ferrule		Painted to match fixture. Also available in stainless steel or copper. Not available with horizontal LED optics.	AWT Arctic White
PKWM Parkway Square Medium Scale		DSIN Infinity design	BLK Black
HOODS		DSOF Offset design	MYB Matte Black
ANG Angled hood		DSWH Wheat design	DGN Dark Green
STR Straight hood		DSIR Trio design	DBZ Dark Bronze
IND Indirect hood		DSH Shutter design	WRZ Weathered Bronze
DBL Double hood		DSCS Custom design (Contact factory)	BRM Metallic Bronze
OPTICS			VBL Verde Blue
Horizontal LED - Available with ANG hood and LED only. Not glass lens.	55LED-BW* 42 light emitting diode array. Bright white (5100K). VLS & VLS only.		CRT Corten
T2 IES Type 1 distribution	60LED-BW MicroEmitter™ 60 light emitting diode array. Warm white (3500K). Class 1, 120 thru 277 volt. Horizontal LED only.		MAL Matte Aluminum
T3 IES Type 3 distribution	60LED-BW MicroEmitter™ 60 light emitting diode array. Bright white (5100K). Class 1, 120 thru 277 volt. Horizontal LED only.		MDG Medium Grey
T4 IES Type 4 distribution	70MH 70 watt metal halide 120/208/240/277 volt ballast. Use medium base. ED-17 lamp.		ATG Antique Green
T5 IES Type 5 distribution	70MHT6 70 watt metal halide 120/277/347 volt ballast. Use G12 base. 16 ceramic lamp.		LGY Light Grey
Vertical LED	70MHT6EB 70 watt electronic metal halide 120 thru 277 volt ballast. Use G12 base. 16 ceramic lamp.	Optics	PREMIUM COLOR Please provide a color chip for matching
VLS Asymmetric distribution	100MH 100 watt metal halide 120/208/240/277 volt ballast. Use medium base. ED-17 lamp.	WIM-IM In fixture wireless control module. PS68 pg381. For LED only.	CUSTOM COLOR
VLS Symmetric distribution	100MHEB 100 watt electronic metal halide 120 thru 277 volt ballast. Use medium base. ED-17 lamp.	ULS Upper lens shield above the hood. Reduces light above hood.	
Horizontal Optical System Available with ANG hood only. Not available with LED. Not glass lens.	150PSMH Pulse start 150 watt metal halide 120/208/240/277 volt ballast. Use medium base. ED-17 lamp.	TEN 2 3/8" O.D. x 4" long lamp. Required for all AAL poles, except for PS6.	
H2 IES Type 2 distribution	150PSMHT6 Pulse start 150 watt metal halide 120/277 volt ballast. Use G12 base. 16 ceramic lamp.	TA23 Tracer adapter clips over a 2 3/8" O.D. x 4" long lamp. Required for poles by others or used in conjunction with the TEN pole option by AAL.	
H3 IES Type 3 distribution	150MHEB 150 watt electronic metal halide 120 or 277 volt ballast. Use medium base. ED-17 lamp.	LDL Lightly diffused lens	
H4 IES Type 4 distribution	70MPS 70 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base. ED-17 lamp.	347 120/240/347 volt ballast for HED only, except 50MH and 50MPS.	
H5 IES Type 5 distribution	100MPS 100 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base. ED-17 lamp.	COP Brushed copper hood	
Vertical Optical System Not available with IND or LED. Four sided clear acrylic lens.	150MPS 150 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base. ED-17 lamp.	STS Stainless steel hood	
GLA Frosted glass diffuser	ILB5 45 watt induction lamp system. 120, 208, 240 or 277 volt. -25°C min. start temp. Available in bare lamp configuration (BLO) with LED lens only.	SSP Screen in brushed stainless steel	
GR3 IES Type 3 glass refractor	CP** Electronic 120 thru 277 volt ballast. Use GX24q x pin base. 26, 32 or 42 watt lamp. -18°C min start temp. Specify wattage.	CPR Screen in brushed copper	
GR5 IES Type 5 glass refractor	140COP** 140 watt electronic CosmoPole™ 120 or 208 thru 277 volt ballast. Use PG212 base. CosmoPole™ lamp.		
Indirect Optical System Available with IND hood only. Not available with LED. Four sided clear acrylic lens. Underside of hood is painted in high reflectance white.		DIMENSIONS	
-3 IES Type 3 distribution		MEDIUM	
-5 IES Type 5 distribution		20.75" SQ x 30.5" H - Vertical	
Bare Lamp - Available with IL system only. Lightly diffused four sided acrylic lens.		23" SQ x 30.5" H - Horizontal	
BLO For IL only			

All fixtures prepared for 277 volts unless specified. Lamps not included (except IL and LED optics). All applicable ballasts are EISA compliant. CosmoPole™ is a trademark of Philips Lighting®.
* Vertical LED (VLS, VLS) is class 2, 120 thru 277 volt.
** Not available with horizontal or LED optics.

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13.2

Kit of Parts—Parking Lot Area Lighting Southgate Integrated Site Plan



American—Metal Halide Area Light


Products

Product Name

American Shoe Box Cube—Bronze
Metal Halide Lamp

Manufacturer

Visionaire Lighting, LLC | Tel. (877) 977-LITE(5483)
19645 Rancho Way, Rancho Dominguez, CA 90220



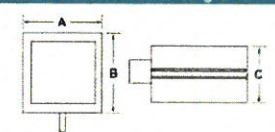
ida **UL** **LISTED**

The American series features the most advanced lighting reflector system available today. Vision™ is a patented revolutionary reflector system unlike any other. The flat lens, vertical lamp, IES full cutoff luminaire is Dark-Sky certified to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. Convex glass lens is available when required.

The clean, compact housing style features a decorative reveal available in complementary or contrasting colors. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

American HID Project Name: Catalog Number: Type:

Dimensional Drawings



Fixture	A	B	C	Stripe	Max. Watts	Lbs
AME-1	14"	14"	10"	2"	175 W	35
AME-2	19"	19"	12"	2"	400 W	50
AME-3	23"	23"	13"	2"	1000 W	70
AME-4	23"	23"	15"	2"	1000 W	75

American is offered in four enclosure sizes and five distribution patterns including a special forward throw T4A reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment installation and energy cost savings.

American is a proven performer for auto dealerships, shopping centers, parking lots and general area lighting. A wide selection of light sources from 100 through 1000 watts are offered in Metal Halide, High Pressure Sodium and Pulse Start Metal Halide lamp which provides excellent efficiency, lumen maintenance and color.

Model	Optics	Wattage	Source	Voltage	Mounting	Finish/Stripe	Options
AME-1 Flat Glass Only	Type II (T2)	100 (100) 150 (150) 175 (175)	PS HPS PS HPS PS (P) (S)	120 (1) 208 (2)	Bolt-On Arm 6" (BOA6)	Bronze (BZ)	Photocell & Rectipole (PCR120) (PCR208) (PCR240) (PCR277) (PCR480) Photo Rectipole (PER) Button Type Photocell (PC120) (PC208) (PC240) (PC277) Quartz Rectipole (QR)
AME-2 Flat Glass (Convex Glass Optional)	Type III (T3)	200 (200) 250 (250) 320 (320) 400 (400)	PS PS HPS PS PS HPS	240 (3) 277 (4)	Bolt-On Arm 10" (BOA10) Spider Mount (SM)	Black (BK) White (WH) Forest Green (FG) Grey (GY)	Quartz Rectipole (QR) Button Type Photocell (PC120) (PC208) (PC240) (PC277) Quartz Rectipole (QR)
AME-3 Convex Glass Only	Type IV (T4)	400 (400) 750 (750) 1000 (1000)	PS HPS PS HPS MH PS HPS	480 (5) M-Tap 120V-277V (6)	Wall Mount (WM)	Silver Metallic (SL) Custom Color (CC)	Quartz Rectipole (QR) Button Type Photocell (PC120) (PC208) (PC240) (PC277) Quartz Rectipole (QR)
AME-4 Flat Glass Only	Type IV-A (T4A) Type V (T5)	575 (575) 750 (750) 775 (775) 1000 (1000)	PS HPS PS HPS PS HPS MH PS HPS	347 (8)		Stripe Color Blue Metallic (B4) Red Opaque (R4) Silver Metallic (S4) Gold Metallic (G4) White Opaque (W4) Black Metallic (B4) Charcoal Metallic (C4)	Internal Light Shield (ILS) Convex Glass Lens (VLCG) Round Pole Plate Adaptor (RPP) Cast Wall Plate (CAWP)

VISIONAIRE LIGHTING
Performance by a Whole New Light™

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13.3

Kit of Parts—Themed Furnishings—Bike Rack

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Bike Garden Bike Rack

Products

Product Name

Bike Garden - Dark Bronze

Surface Mount

Manufacturer

FORMS+SURFACES 800.451.0410 <http://www.forms-surfaces.com/> or equal



BIKE GARDEN™ BIKE RACK



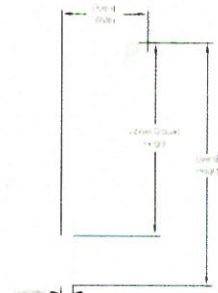
PRODUCT DATA

Inspired by organic forms, the **Bike Garden** provides a truly unique solution to the increasing challenges of bike parking and security. Its "stems" can be arranged in a wide variety of configurations to creatively accommodate almost any setting and provide riders with the added assurance of multiple locking points to secure the frame and wheels. Constructed entirely of rugged, corrosion-resistant stainless steel, Bike Garden's stems can be surface mounted or cast-in-place and may be purchased individually for maximum arrangement flexibility or in pre-configured layouts.

MATERIALS & FINISHES

MATERIALS	FINISH	INSTALLATION	MAINTENANCE
<ul style="list-style-type: none"> Constructed entirely of corrosion-resistant stainless steel. Head and optional surface mount foot are cast stainless steel; body is stainless steel tubing. 	<ul style="list-style-type: none"> Available in stainless steel with a raised State finish or powder coated. Standard powder coat colors are Aluminum Texture and State Texture; optional colors from the F&S color chart and customRAL colors are available for an upcharge. Due to the inherent nature of metal castings, glass powdercoats are not offered for cast components. 	<ul style="list-style-type: none"> Bike Garden can be used as a pole or surface mounted. Anchors and stainless steel screws are included for surface mount. 	<ul style="list-style-type: none"> Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS (Cast-in-place)



MODEL	ABOVE GROUND HEIGHT	OVERALL HEIGHT	OVERALL WIDTH	DIAMETER	WEIGHT
SKGAR-162-CIP	16.2" (411 mm)	20.2" (516 mm)	7.1" (180 mm)	2.5" (63.5 mm)	8.6 lbs (3.9 kg)
SKGAR-208-CIP	20.8" (528 mm)	24.8" (626 mm)	9.2" (234 mm)	2.5" (63.5 mm)	9.8 lbs (4.4 kg)
SKGAR-254-CIP	25.3" (643 mm)	29.3" (742 mm)	11.6" (293 mm)	2.5" (63.5 mm)	11.3 lbs (5.1 kg)
SKGAR-300-CIP	29.9" (759 mm)	33.9" (863 mm)	13.8" (350 mm)	2.5" (63.5 mm)	12.7 lbs (5.8 kg)
SKGAR-344-CIP	34.4" (874 mm)	38.4" (976 mm)	15.8" (401 mm)	2.5" (63.5 mm)	14.1 lbs (6.4 kg)
SKGAR-391-CIP	39.1" (993 mm)	43.1" (1094 mm)	17.3" (439 mm)	2.5" (63.5 mm)	15.4 lbs (7.0 kg)

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Kit of Parts—Hardscape Treatment—Paver Accents
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**Pacific Slate Finish-
Classic Standard Series
Products**

Standard
Length: 8-7/8" (225mm)
Width: 4-7/16" (112.5mm)
Area: 3.7 stones /m²
40 stones /m²
Thickness: 2-3/8" (60mm)



Double Standard
Length: 8-7/8" (225mm)
Width: 8-7/16" (225mm)
Area: 1.8 stones /m²
20 stones /m²
Thickness: 2-3/8" (60mm)



Half Standard
Length: 4-7/16" (112.5mm)
Width: 4-7/16" (112.5mm)
Area: 7.3 stones /m²
80 stones /m² Thickness:



**Concrete Pavers
Products**

Product Name
Pacific Slate
Color : Red, Desert Sand and Sand/Brown
Blend or other as appropriate

Compressive strength: 8000 PSI (55 MPA)
Absorption: shall not exceed 5%
Weight: 1- 3/8" (40mm): approx. 20lbs/ft² (98kg/m²)
2" (50mm): approx. 25lbs/ft² (122kg/m²)
2- 3/8" (60mm): approx. 28lbs/ft² (140kg/m²)
3- 1/8" (80mm): approx. 37lbs/ft² (188kg/m²)

Manufacturer
ABBOTSFORD CONCRETE PRODUCTS or equal
Pavers are manufactured to ASTM C 936-09 and
CSA A231.2-06 specifications,



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Kit of Parts—Hardscape Treatment—Colored Concrete Accents
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**Colored Concrete - Textured/
Stamped
Products**

Product Name

Integral Color Concrete

Color : Scofield Colored Products, Roman Clay, Pueblo Brown
and Schooner Beige or other as appropriate

CHROMIX® L Admixtures for Color-Conditioned® Concrete

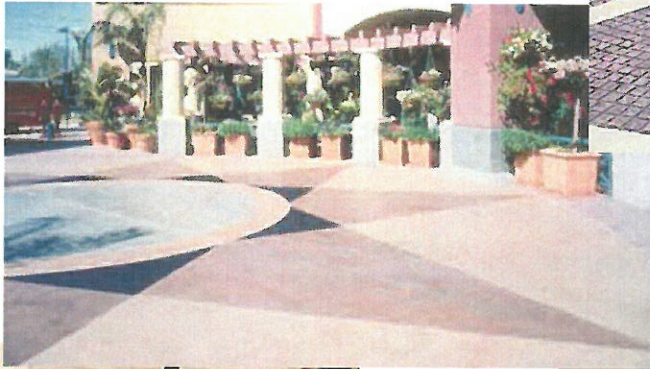
CHROMIX L Admixtures for Color-Conditioned® Concrete are formulated for use with the CHROMIX®-It Liquid Color Dispensers. High-quality CHROMIX L Admixtures are mixed liquid dispersions developed exclusively for use in concrete and provide consistent, permanent, fade-resistant and streak-free integral color conditioning for all types of concrete projects.

Accent concrete shall be textured by sandblasting or stamped texture where occurring

Integral Color SG Standard Grade:

Manufacturer

L. M. Scofield Company or equal
6533 Bandini Blvd.
Los Angeles, CA 90040
(800) 800-9900



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Part C/Solution: Kit of Parts - Landscaping



Sustainable landscaping used to accentuate trail/walk crossings through parking lot.



Use of plant color to create consistency and uniformity.



Below: Example of plaza/seawall used with drought-resistant plantings and natural materials.



Native, drought-resistant plantings used to enhance nodes along multi-modal trail.



Sustainable Landscapes: Combination of native and adaptive shrubs used with ornamental grasses.

Part C/Solution: Kit of Parts - Landscape Tree Plantings



Narrative:

The landscape plantings have been selected to create 'areas of enhancement' that will utilize a variety of color, size and texture in the plant selections. These areas are located at selected site entrances, common areas, landscape buffer strips as well as key areas in the parking lots and along pedestrian routes. Medium to large canopy, native and non-native adapted shade trees will buffer prevailing winds, define special enclosure, provide seasonal interest and summer shade.

A small group of Ponderosa Pines will be preserved at the east edge of the property and additional Ponderosa Pines will be added at the property perimeter where the formal on-site landscaping transitions to more natural and existing off-site vegetation and taller, more intense buffering is appropriate.

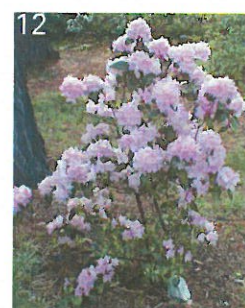
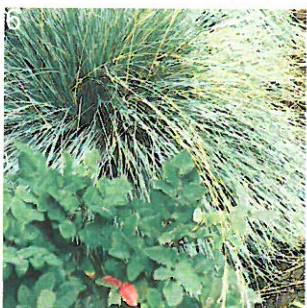
Shrub plantings will also consist of native and adapted plant selections with an emphasis on native and ornamental grasses. The tall, native grasses are an important part of theming within the site design and are used to emulate the grassy landscape of the Palouse. Additionally, the landscape design will be closely coordinated with the architectural features and site design to enhance the overall integrated aesthetics. Lawn areas will be seeded or sodded and a mix utilizing native fescue grasses to provide a sustainable drought resistant turf.

The landscape and irrigation design uses the principles of xeriscape with the intent of reducing maintenance and water use. These landscape areas are intended to be mostly self-sustaining, utilizing drip emitter irrigation within the shrub areas with smart control technology and flow meter options to allow the water savings benefit of the equipment to be optimized.

Legend:

1. Autumn Blaze Maple
2. Ponderosa Pine
3. Pyrus "Chanticleer"
4. Japanese Lilac
5. Patmore Green Ash
6. Black Pine
7. Prunus Sargentii
8. Amur Maackie
9. Northern Red Oak
10. Moonglow Juniper

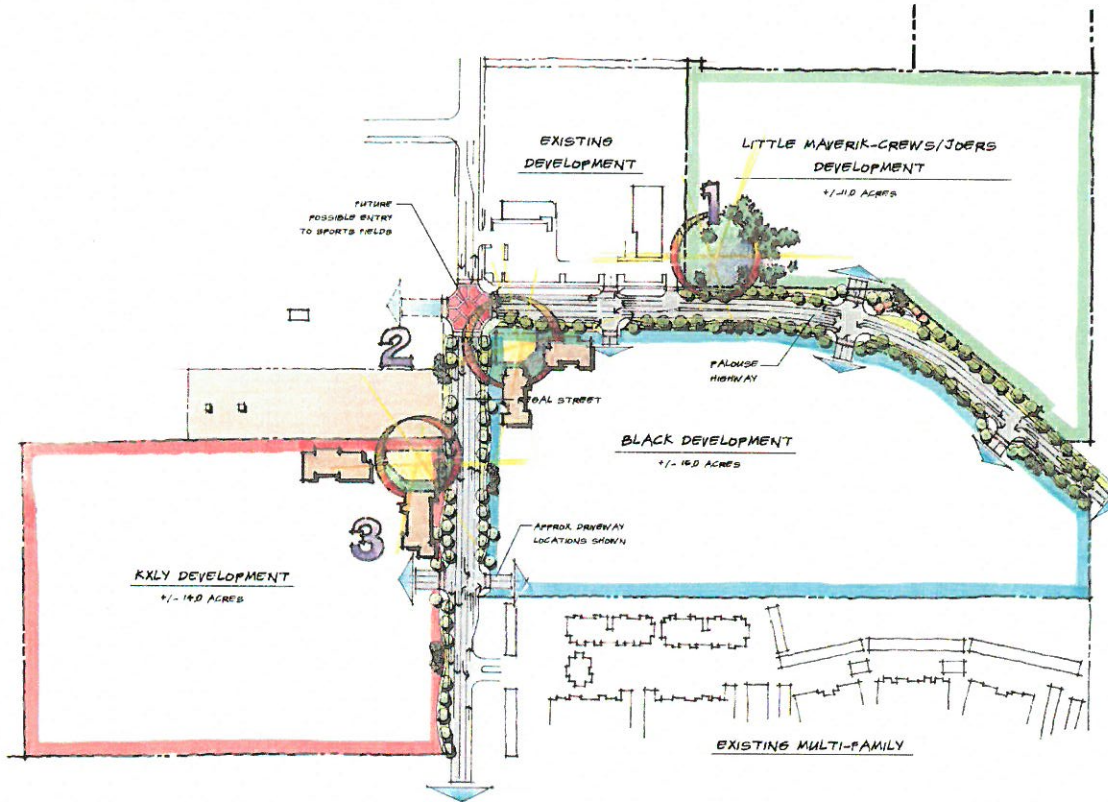
Part C/Solution: Kit of Parts - Landscape Plantings



Legend:

1. Abbotswood Potentilla
2. Northern Lights Azalea
3. Blue Shag Eastern White Pine
4. Hamlin Fountain Grass
5. Arctic Fire Red Osier Dogwood
6. Creeping Mahonia and Oat Grass
7. Flame Grass
8. Rose Nutkana
9. Mugo Pine
10. Spiraea Japonica Shirobana
11. Karl Foerster Grass
12. Pioneer Rhododendron

Part C/Solution: Community Plaza Location Options



Narrative:

Three locations within the District were considered as potential locations for the Community Plaza:

1

Park-Like Plaza Surrounded by Existing Trees: This location would provide for a more passive/rural setting for a community gathering area at about the scale of a small neighborhood park. Good views to distant landmarks to the north and south, however the Plaza would be more quiet and passive than other locations.

2

Urban Plaza in Conjunction With Retail: This location would be developed as more of an urban plaza or public square. It would transition well to project elements, possibly having similar furniture and hardscape treatments. This would be a busier space more affected by traffic noise and movement. Provides adequate views to distant landmarks in all directions.

3

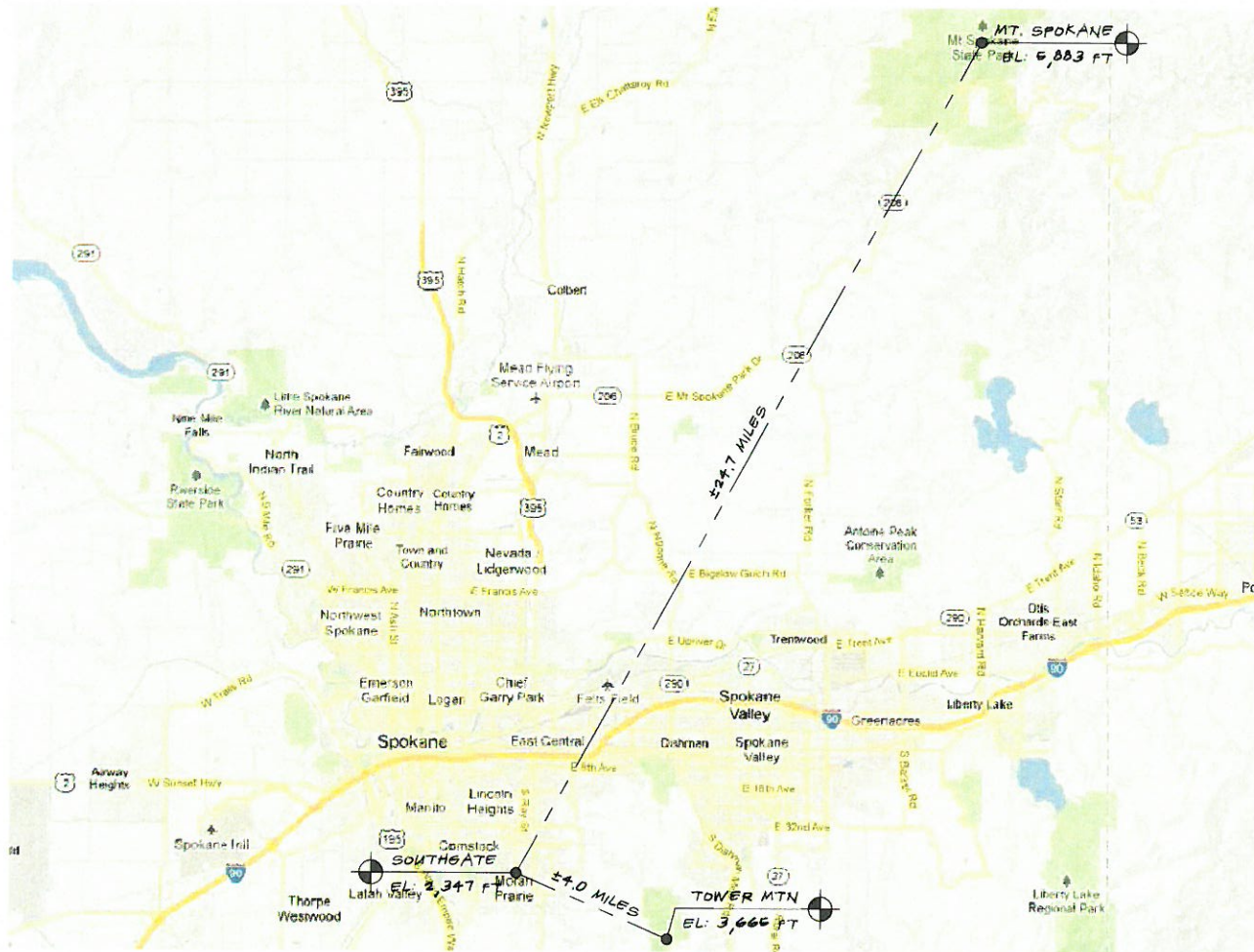
Urban Plaza in Conjunction With Retail: This location has the potential to include both rural and urban character. Its adjacency to playfields and open space at north and west would allow for activities associated with active sports. Its proximity to project development character would allow for similar materials, furniture, and character of streetscape to be used for continuity. Good to adequate views of distant landmarks.

Summary:

The Applicant's preferred location is Site 2 for the following reasons:

- Situated on parcel likely to be developed first.
- Provides amenity for the project as a "draw" and feature as well as having the retail uses "feed" the plaza and provide necessary activity and life to an urban plaza.
- Visibility from key intersection provides security, sense of place, and an iconic element for the District.
- Most easily funded as part of first development project in District.

Part C/Solution: Viewscape



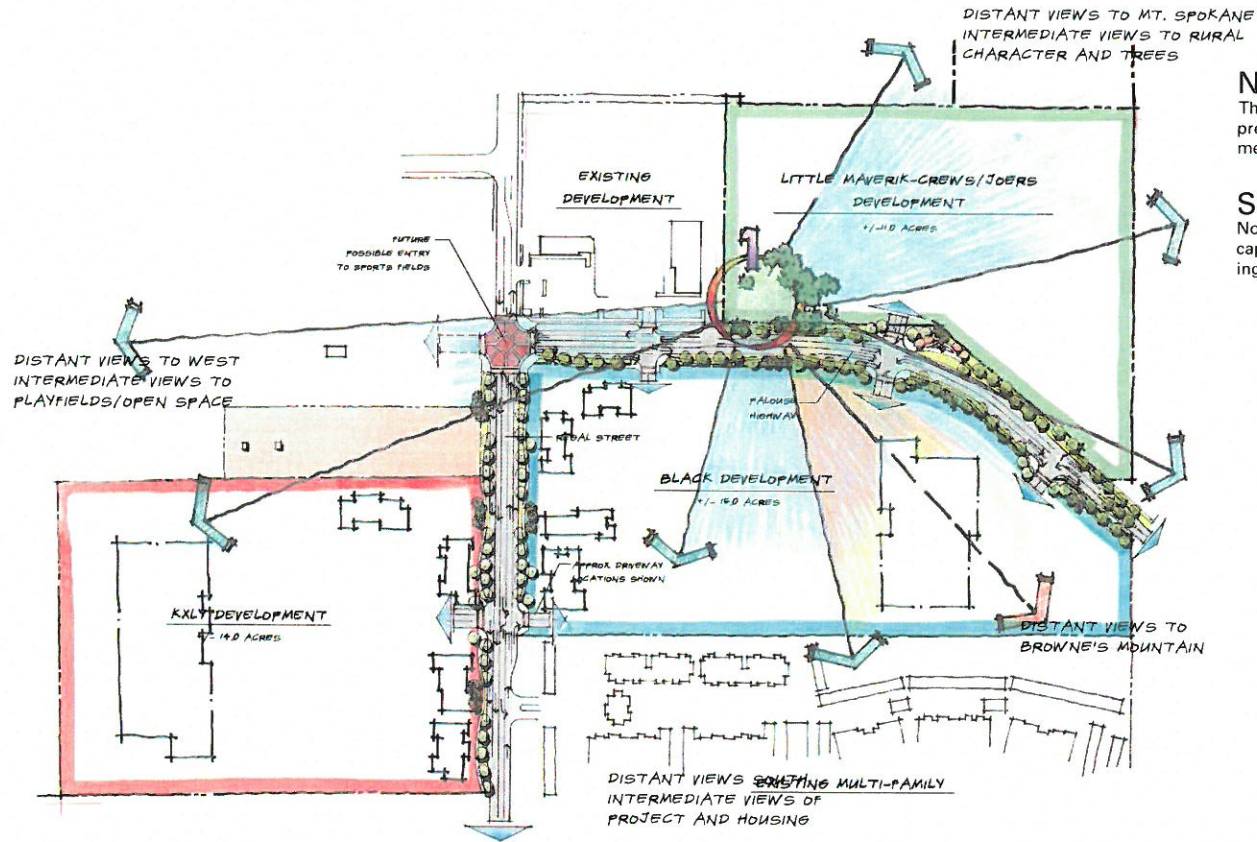
Narrative:

This map illustrates the relationship between the identified viewscape points of Mt. Spokane and Browne's/Tower Mountain both in distance and elevation.

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Part C/Solution: Viewscape - Plaza Location Option 1



Narrative:

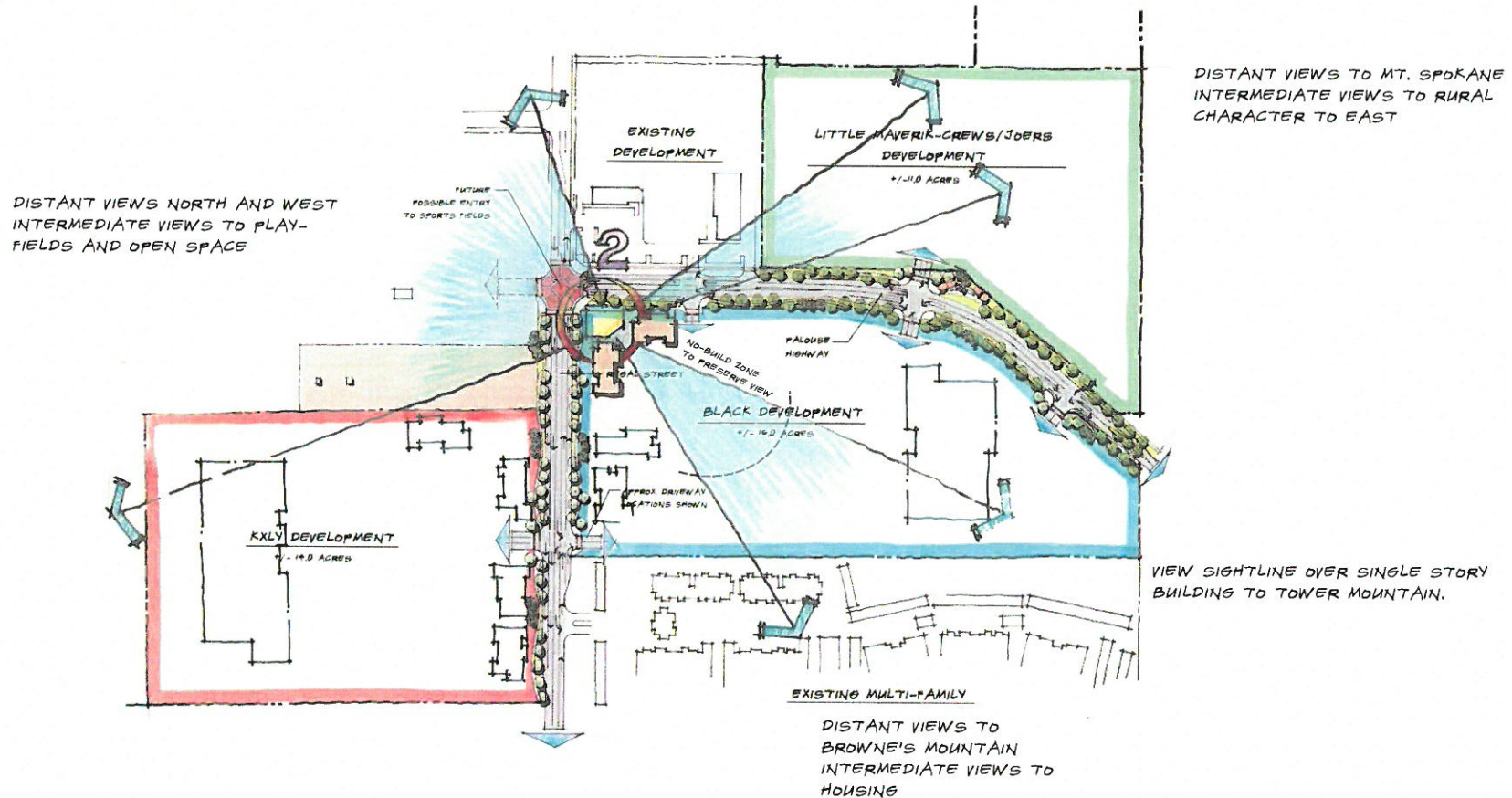
The three potential Community Plaza locations were evaluated for view preservation and each site offered advantages and disadvantages when measured against each other.

Summary:

None of the three potential locations had a significantly better viewscape than the others and the viewscape criterion was neutral in selecting the preferred Community Plaza location.

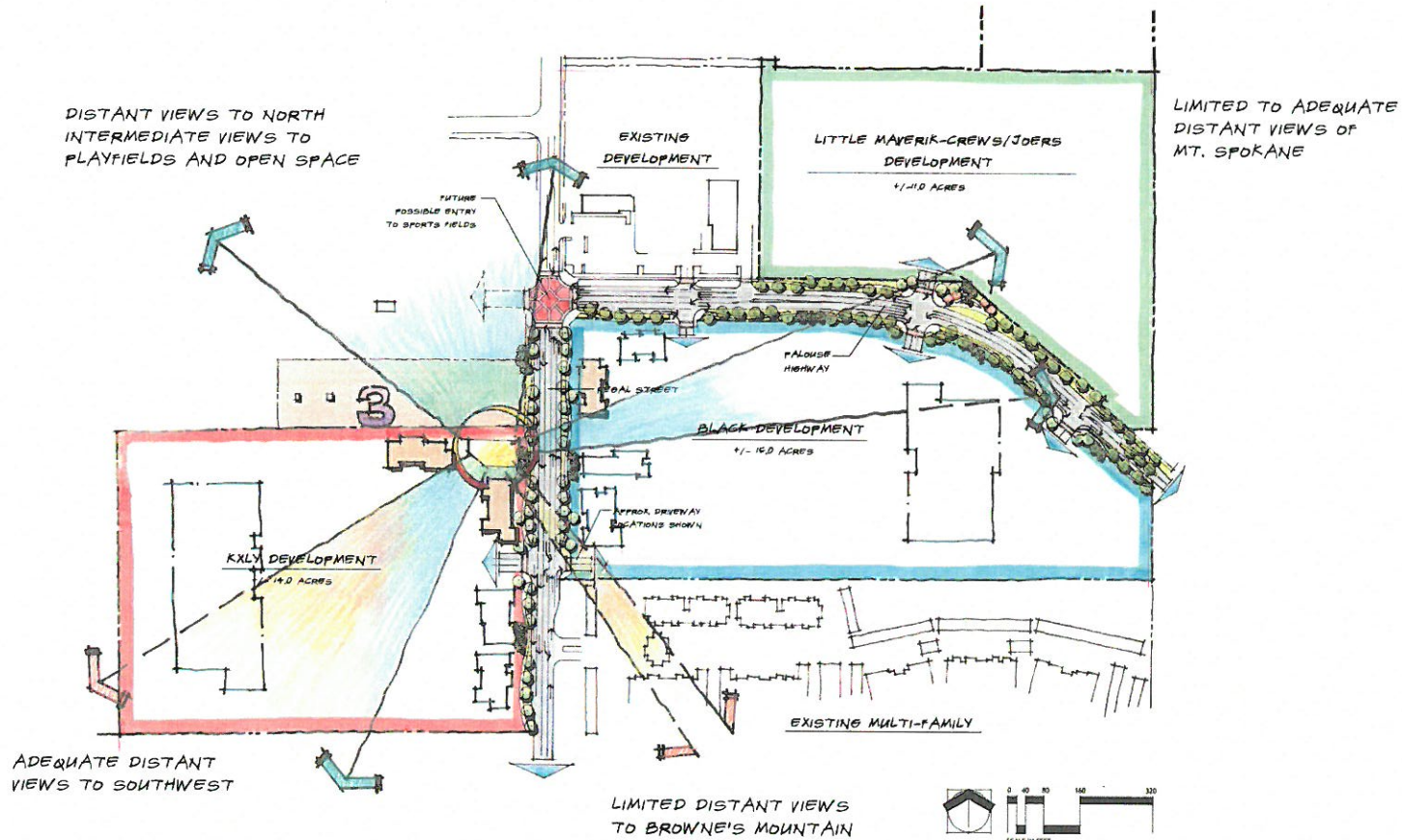
NOTE: Access points and street development as shown are conceptual only.

Part C/Solution: Viewscape - Plaza Location Option 2



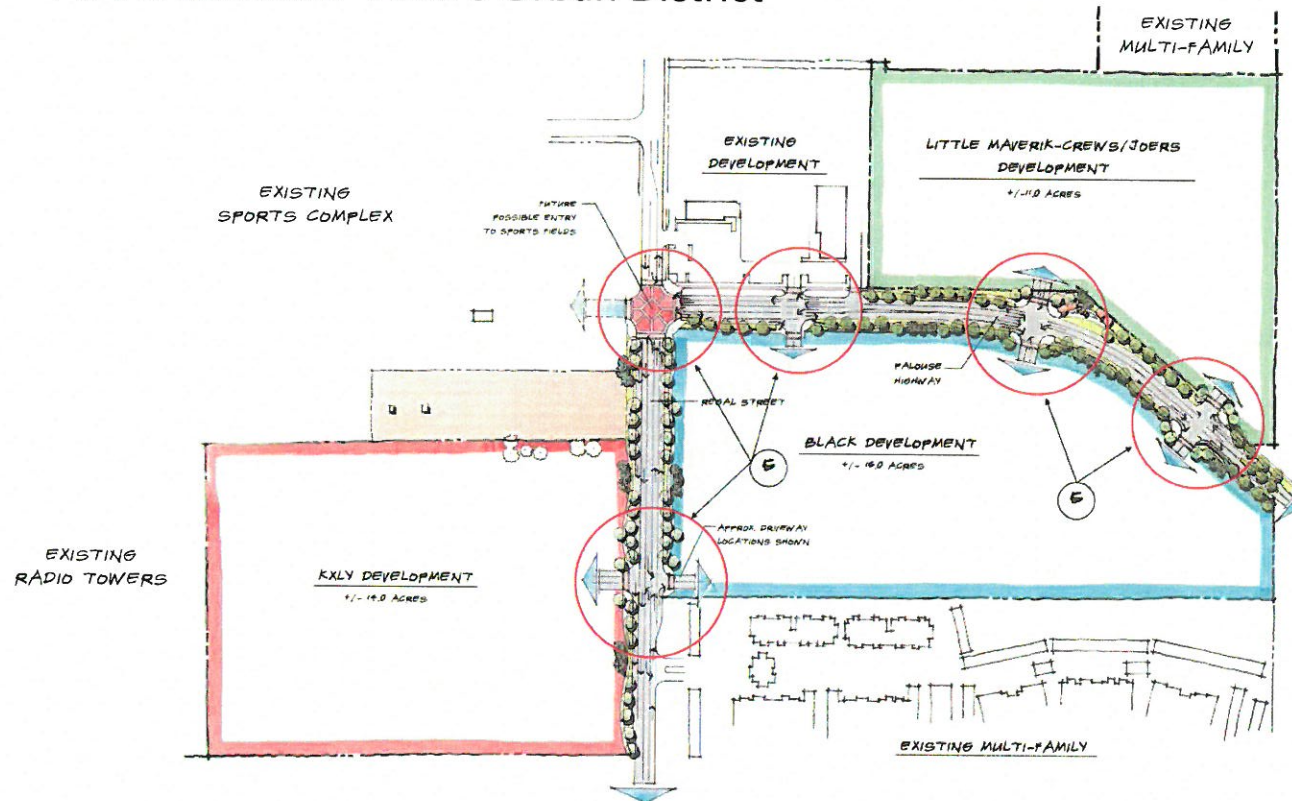
NOTE: Access points and street development as shown are conceptual only.

Part C/Solution: Viewscape - Plaza Location Option 3



NOTE: Access points and street development as shown are conceptual only.

Part C/Solution: Future Urban District



DEVELOPMENT AGREEMENT REQUIREMENT:

5.6 Long-Term Development of Urban District. The intent of the parties is to design and develop urban features that will facilitate integration of the Property (and surrounding area) into an urban district with a unified character that promotes pedestrian and vehicular circulation, without conflict, encourages opportunities for mixed-use development and enhances the

natural and built aesthetics in the area. In order to enhance connectivity and facilitate future urban development, driveways through the property shall be designed, wherever possible, to facilitate connections to the properties identified in Recital D, above. Curbing shall be used to define the parking lot area, such as perimeter curbing and main drive aisles. Driveway entrance(s) and interior landscaping features will also be curbed.

Narrative:

Transition to an Urban District will likely occur as population density increases, land costs go up, the availability of commercial property diminishes, and a cultural transition occurs that makes projects combining retail, office and/or housing viable in the Spokane Marketplace. All of these necessary precedents are beyond the Applicant's control.

Both the Neighborhood and Applicants acknowledge that as a District Center this location is well-suited when the right combination of social and economic circumstances make it attractive.

To preserve the opportunity for a successful transition to an Urban District, the following strategies are a part of the planning process:

- Development must encourage buildings built to the streets and should support future infill development as market demands.
- Where practical, locate buildings towards the streetscape and provide storefront orientation to both the interior parking area and the streetscape.
- Quality "four-sided" architecture of all elevations and a preference for multi-story and mixed use buildings shall be implemented where practical, considering the need for utilitarian equipment such as meters, loading docks, etc.
- Preserve future building pad locations along the street and do not locate necessary infrastructure in these areas.
- Pedestrian circulation within the site shall be high quality and include urban amenities whenever practical.
- Urban plaza(s) shall provide for a quality urban experience. A transit-oriented stop is envisioned immediately south of the mid-parcel entrance to the Black property. Design of the transit stop shall include architecture components complementary with the adjacent building and may be incorporated in the building's envelope if desired. All plaza(s) will connect to the pedestrian systems along Regal and be designed for integration with the site development.
- Locate proposed driveways to align across Regal and Palouse to allow driveways to transition to future urban-style intersections; locate appropriately to provide urban-scale blocks.
- Plan street improvements to allow future on-street parking while protecting urban-scale sidewalks, streetscape and storefronts.
- Keyed Note 5 shows preferred locations for four-way driveway intersections to simulate urban scale blocks.