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.

B W A BERNARDO | WILLS
ARCHITECTS PC

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 key points:

- 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 complimentary 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.

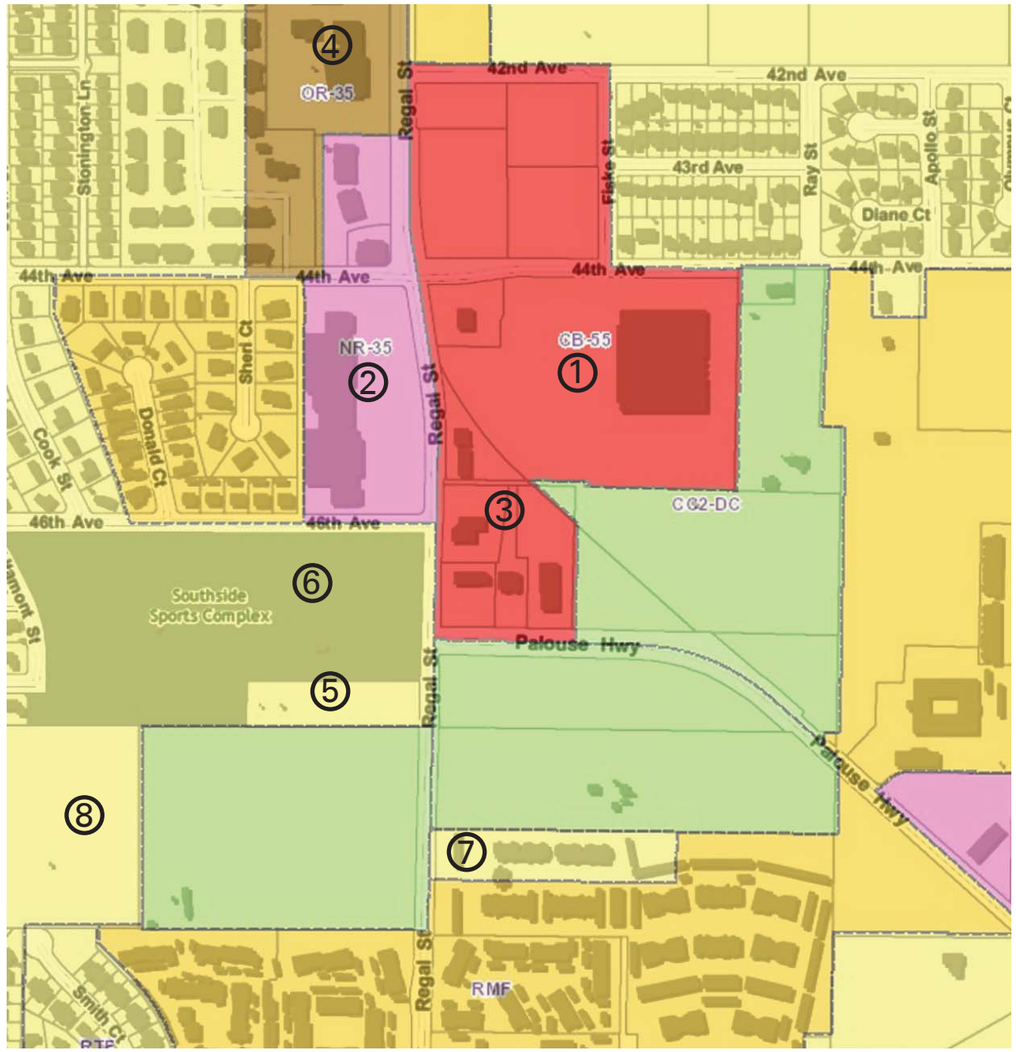
Accordingly, the Development Agreements do not require specific site plans illustrating building footprints, landscaping, and parking as a typical site plan often does. It relies instead on the City's established development standards for parking ratios, setbacks, landscaping, building design, lot coverage, 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 proejct, 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

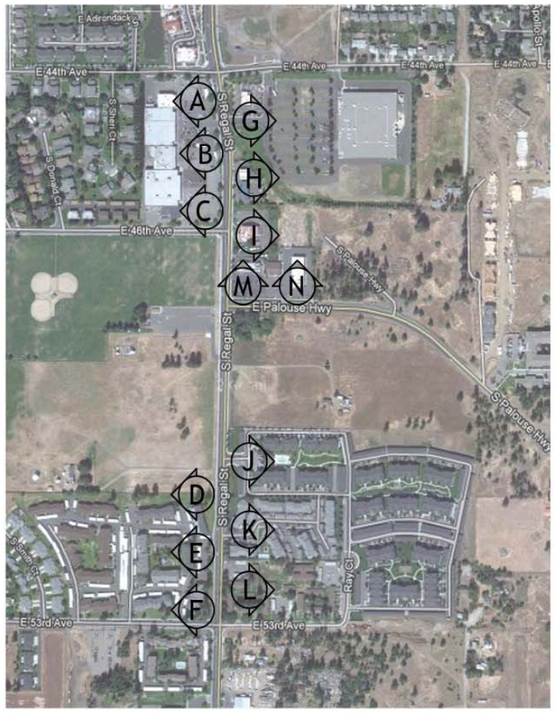
Part B/Context: Existing Street Views

A Looking West along S. Regal

B Looking West along S. Regal

C Looking West along S. Regal

D Looking West along S. Regal



Vicinity Satellite View

E Looking West along S. Regal

F Looking West along S. Regal

G Looking East along S. Regal

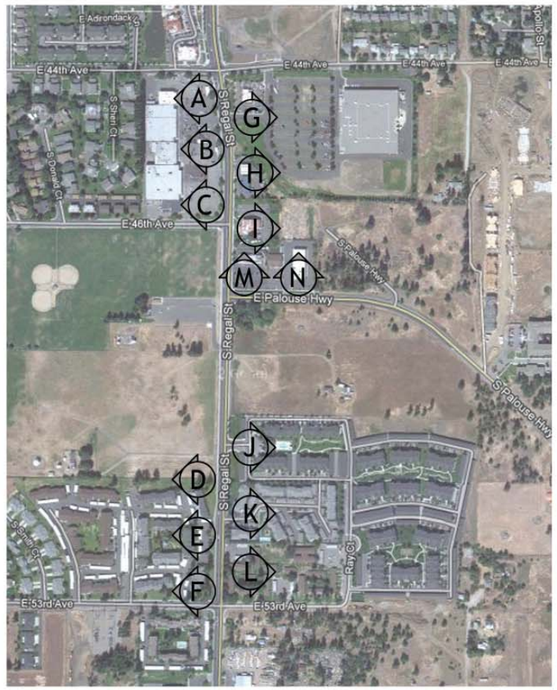
Part B/Context: Existing Street Views

H Looking East along S. Regal

I Looking East along S. Regal

J Looking East along S. Regal

K Looking East along S. Regal



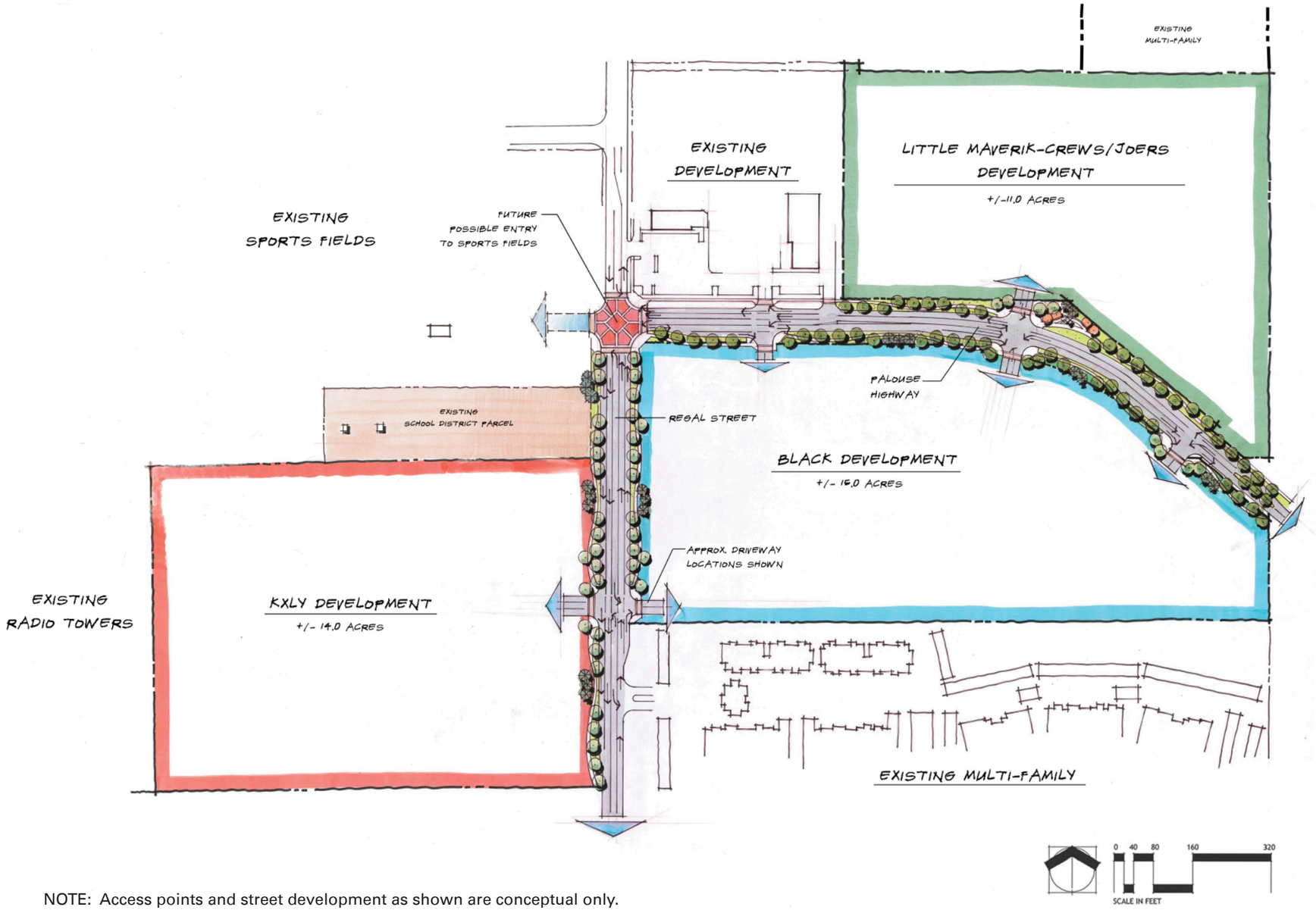
Vicinity Satellite View

L Looking East along S. Regal

M Looking North along Palouse Highway

N Looking North along Palouse Highway

Part C/Solution: Overall Site Plan



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

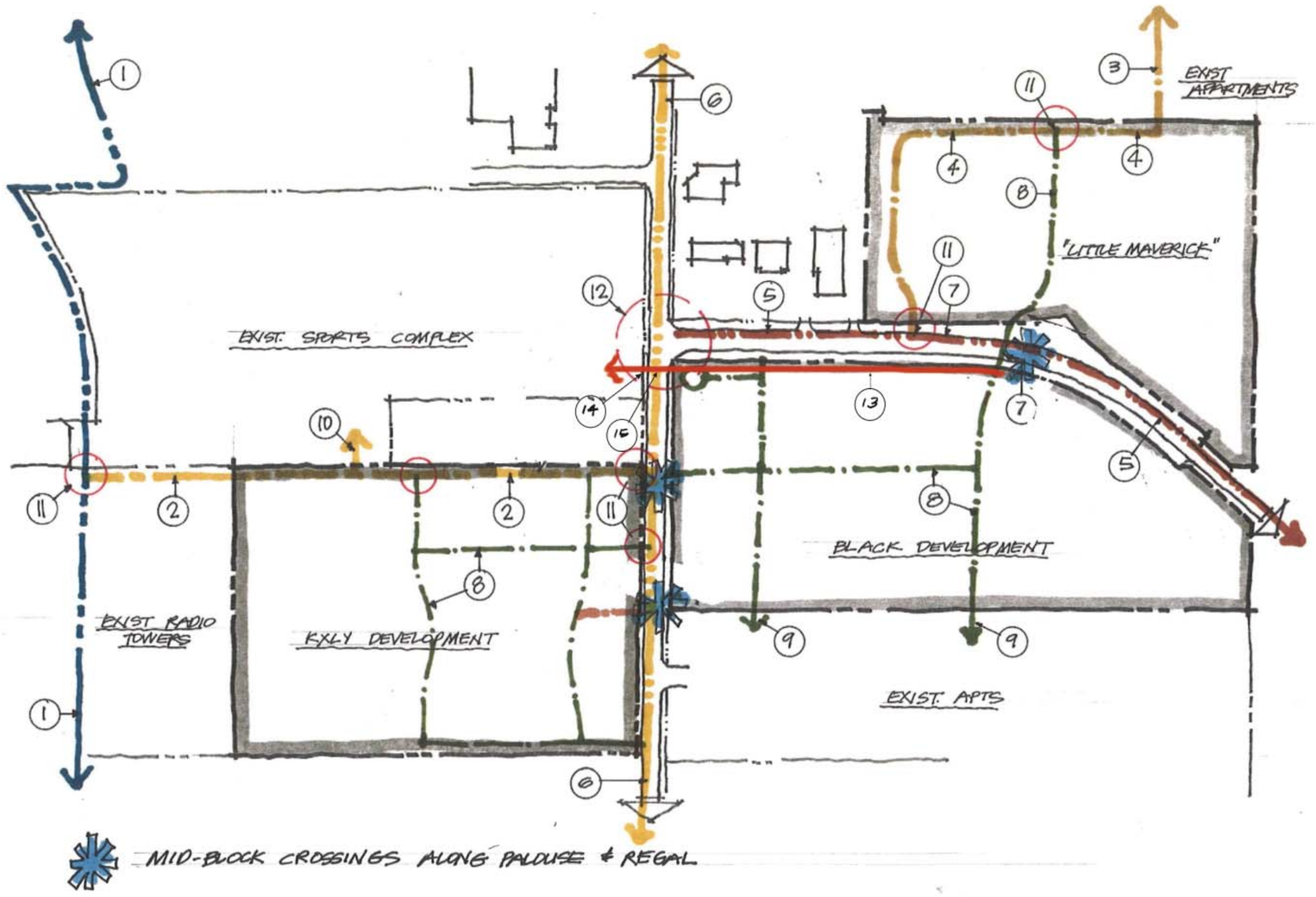
Part C/Solution:
Development Agreement Requirements & DRB Recommendations

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.	**Design Review Board Initial Recommendations:** • 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 consistant with Southgate Connectivity Plan.	**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 Neigborhood and the proposed non-motorized "Ferris-Adams Student Trail" connecting Ferris and Adams schools with areas west of Regal Street through the Project. 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.
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.	**Design Review Board Initial Recommendations:** • Inventory the trees and identify quality.	**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.
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 imact of building mass when viewed from the street.	**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. • 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.	**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.

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 designted representative of the Southgate Neighborhood Council in scoping and determining view corridors. THe identified view corridors shall be protected by site and architectural design stratagies, 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 viewscpaes and stratagies 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



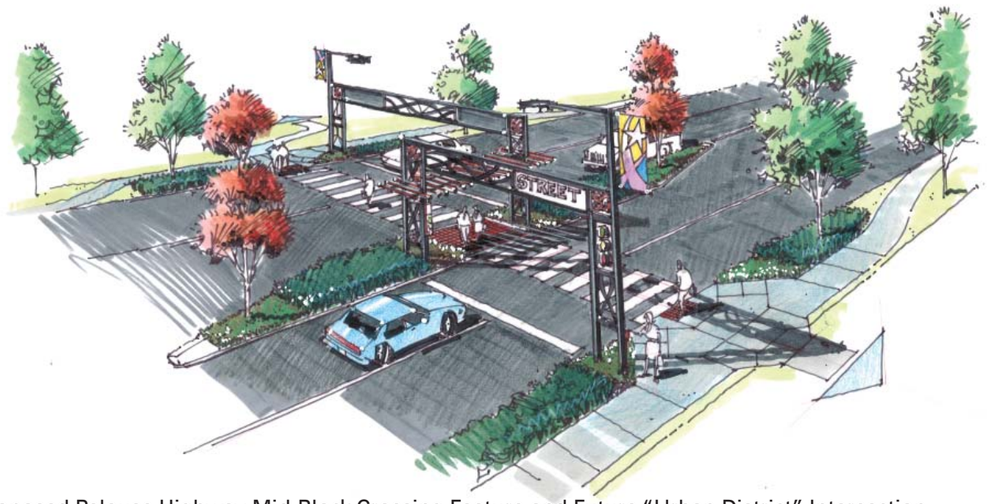
Narrative:

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:

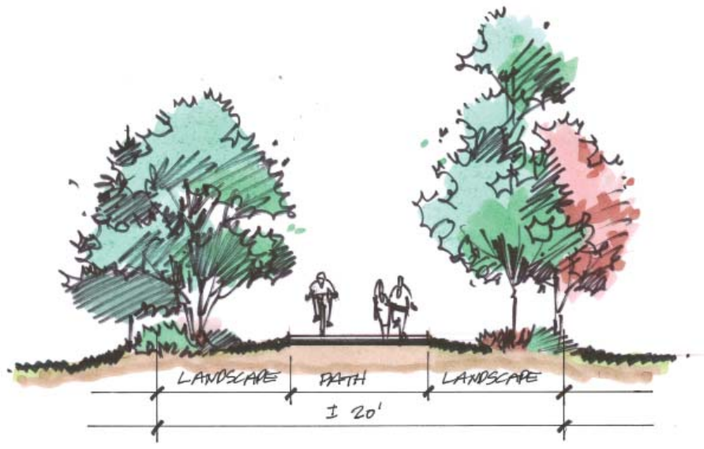
1. Proposed "Green Ring" - see SNCP.
2. Proposed Non-Motorized Trail - See SNCP.
3. Proposed Ferris-Adams Student Trail - See SNCP.
4. Extend Ferris-Adams Student Trail as shown.
5. Collector Arterial: Palouse Highway with Bicycle Lanes and sidewalks
6. Minor Arterial: Regal Street with Bicycle Lanes 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

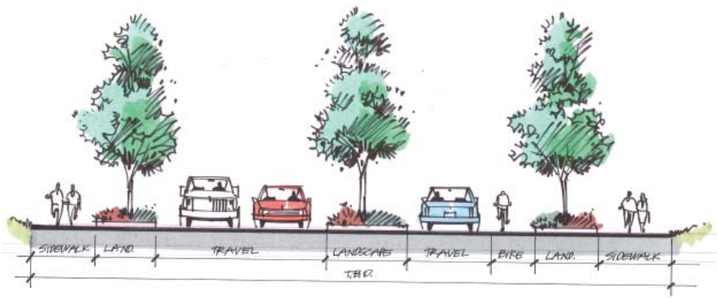


Proposed Palouse Highway Mid-Block Crossing Feature and Future “Urban District” Intersection

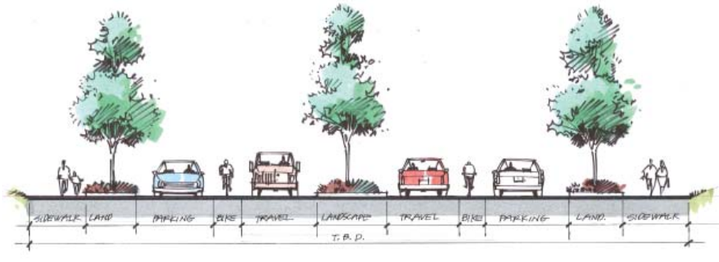
Protected Pedestrian Connection Between Buildings and Through Parking Areas Within Project Sites



Non-Motorized Trail Cross Section



Minor Arterial/Regal Street Cross Section



Collector Arterial/Palouse Highway Cross Section

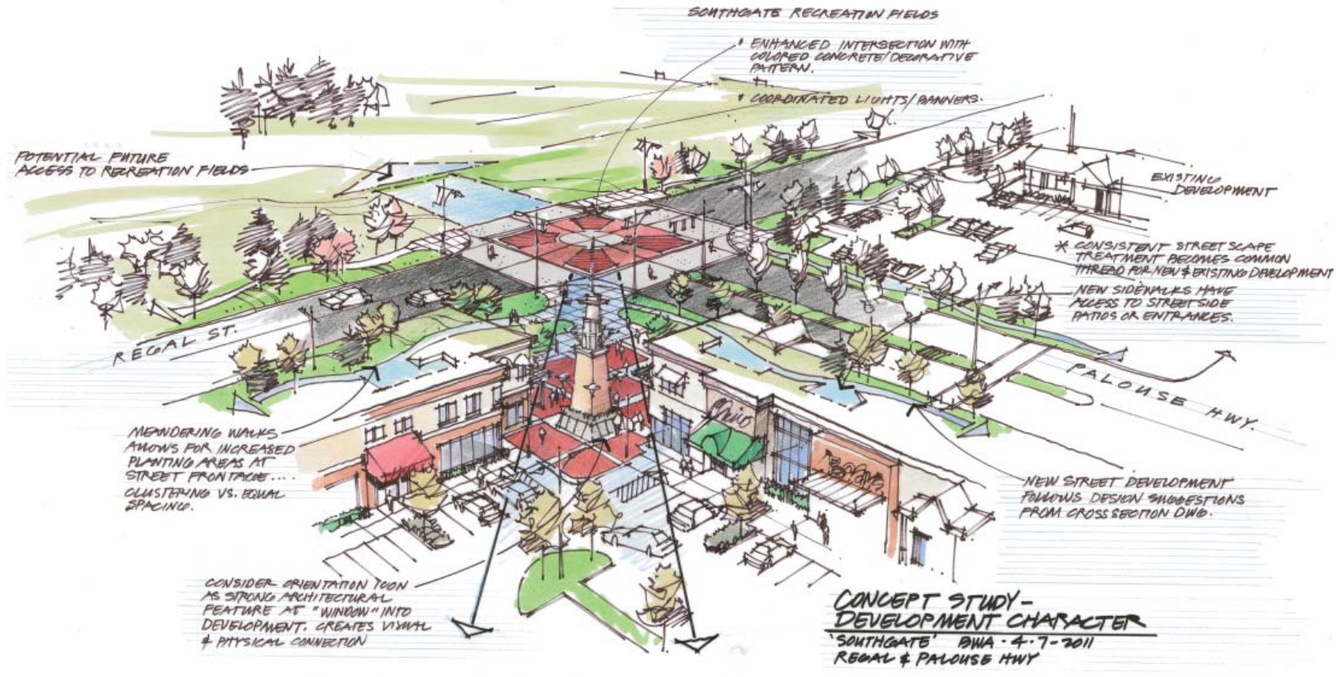
NOTE: Street cross sections and mid-block crossing subject to revisions based on further Traffic Engineer studies and coordination with City Public Works/Traffic Department.

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:

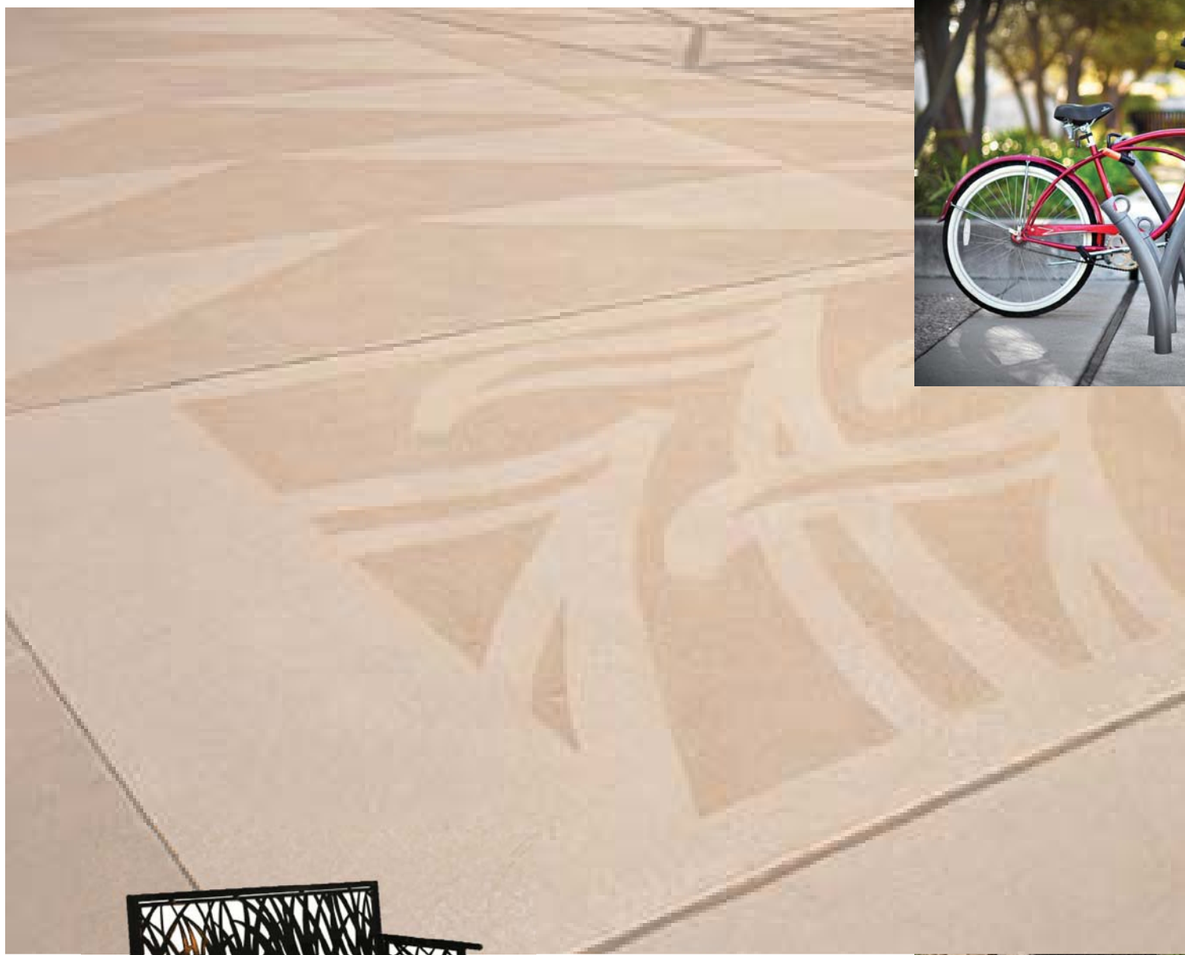
The Applicants revised proposal includes an expanded "kit of parts" that includes lighting (parking area, pedestrian, and accent types), street furniture (benches, trash receptacles, bollards, kiosks, way finding signage), materials and textures (paving patterns and colors), and a landscape material 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.

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.

Powdercoat Color/Finishes

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
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" Mouting 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

Backed Bench

Backless Bench

siteScapes

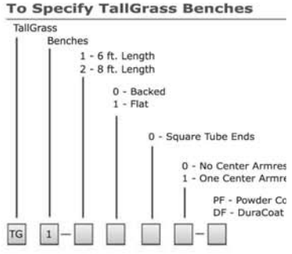
888.331.9464 402.421.9479 fax
P.O. Box 22326 Lincoln, NE 68542
www.sitescapesonline.com
info@sitescapesonline.com

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

Finishes
SiteScapes offers product in both standard powdercoat and its ov proprietary Duarcoat finish. Bo finishes are designed to weather t elements and are guaranteed not rust, chip, peel, or fade. Call for standard color chart.

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

To Specify TallGrass Benches



FSC

30% POST CONSUMER CONTENT

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

PKWM

Parkway Square™ Pedestrian (Medium) Scale

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

PERIOD

ORDERING INFORMATION

PKWM – [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ] – [ ]

MODEL

Slips over 4" open top square pole or 2 3/8" tenon.

PKWM	Parkway Square Medium Scale

HOODS

ANG	Angled hood
STR	Straight hood
IND	Indirect hood
DBL	Double hood

OPTICS

Horizontal LED - *Available with ANG hood and LEDs only. Flat glass lens.*

T2	IES Type 1 distribution
T3	IES Type 3 distribution
T4	IES Type 4 distribution
T5	IES Type 5 distribution
Vertical LED	
VL3	Asymmetric distribution
VL5	Symmetric distribution
Horizontal Optical System *Available with ANG hood only. Not available with LEDs. Flat glass lens.*	
H2	IES Type 2 distribution
H3	IES Type 3 distribution
H4	IES Type 4 distribution
H5	IES Type 5 distribution
Vertical Optical System - *Not available with IND or LEDs. Four sided clear acrylic lens.*	
GLA	Frosted glass diffuser
GR3	IES Type 3 glass refractor
GR5	IES Type 5 glass refractor
Indirect Optical System- *Available with IND hood only. Not available with LEDs. Four sided clear acrylic lens. Underside of hood is painted in high reflectance white.*	
-3	IES Type 3 distribution
-5	IES Type 5 distribution
Bare Lamp - *Available with IL system only. Lightly diffused four sided acrylic lens.*	
BLO	For IL only

LAMP/BALLAST

55LED-BW*	42 light emitting diode array. Bright white (5100K). ***VL3 & VL5 only.***
60LED-WW	MicroEmitter™ 60 light emitting diode array. Warm white (3500K). Class 1, 120 thru 277 volt. ***Horizontal LED only.***
60LED-BW	MicroEmitter™ 60 light emitting diode array. Bright white (5100K). Class 1, 120 thru 277 volt. ***Horizontal LED only.***
70MH	70 watt metal halide 120/208/240/277 volt ballast. Use medium base, ED-17 lamp.
70MHT6	70 watt metal halide 120/277/347 volt ballast. Use G12 base, T6 ceramic lamp.
70MHT6EB	70 watt electronic metal halide 120 thru 277 volt ballast. Use G12 base, T6 ceramic lamp.
100MH	100 watt metal halide 120/208/240/277 volt ballast. Use medium base, ED-17 lamp.
100MHEB	100 watt electronic metal halide 120 thru 277 volt ballast. Use medium base, ED-17 lamp.
150PSMH	Pulse start 150 watt metal halide 120/208/240/277 volt ballast. Use medium base, ED-17 lamp.
150PSMHT6	Pulse start 150 watt metal halide 120/277 volt ballast. Use G12 base, T6 ceramic lamp.
150MHEB	150 watt electronic metal halide 120 or 277 volt ballast. Use medium base, ED-17 lamp.
150MHT6EB	150 watt electronic metal halide 120 or 277 volt ballast. Use G12 base, T6 ceramic lamp.
70HPS	70 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base, ED-17 lamp.
100HPS	100 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base, ED-17 lamp.
150HPS	150 watt high pressure sodium 120/208/240/277 volt ballast. Use medium base, ED-17 lamp.
IL85	85 watt induction lamp system. 120, 208, 240 or 277 volt. -25°C min. start temp. Available in bare lamp configuration (BLO) with LDL lens only.
CF**	Electronic 120 thru 277 volt ballast. Use GX24q 4 pin base, 26, 32 or 42 watt lamp. -18°C min start temp. Specify wattage.
140CO**	140 watt electronic CosmoPolis™ 120 or 208 thru 277 volt ballast. Use PGZ12 base, CosmoPolis™ lamp.

All fixtures prewired for 277 volts unless specified. Lamps not included (except IL and LED options). All applicable ballasts are EISA compliant. CosmoPolis™ is a trademark of Philips Lighting®.
* Vertical LED (VL3, VL5) is class 2, 120 thru 277 volt.
** Not available with horizontal or LED optics.

DECORATIVE SCREENS *(OPTIONAL)*

Painted to match fixture. Also available in stainless steel or copper. Not available with horizontal LED optics.

DSIN	Infinity design
DSOF	Offset design
DSWH	Wheat design
DSTR	Trio design
DSSH	Shutter design
DSCS	Custom design *(Contact factory)*

OPTIONS

WIH-IM	In fixture wireless control module, PSG8 pg381. **For LED only.**
ULS	Upper lens shield above the hood. Reduces light above hood.
TEN	2-3/8" O.D. x 4" long tenon. Required for all AAL poles, except for PS4.
TA23	Tenon adaptor slips over a 2-3/8" O.D. x 4" long tenon. Required for poles by others or used in conjunction with the TEN pole option by AAL.
LDL	Lightly diffused lens
347	120/240/347 volt ballast for HID only, except 50MH and 50HPS.
COP	Brushed copper hood
STS	Stainless steel hood
SSP	Screen in brushed stainless steel
CPR	Screen in brushed copper

DIMENSIONS

MEDIUM
29.75" SQ x 30.5" H - Vertical
23" SQ x 30.5" H - Horizontal

COLORS

AWT	Arctic White
BLK	Black
MTB	Matte Black
DGN	Dark Green
DBZ	Dark Bronze
WRZ	Weathered Bronze
BRM	Metallic Bronze
VBL	Verde Blue
CRT	Corten
MAL	Matte Aluminum
MDG	Medium Grey
ATG	Antique Green
LGY	Light Grey
RAL/ PREMIUM COLOR	Provide a RAL 4 digit color number
CUSTOM COLOR	Please provide a color chip for matching

MOUNTING

Wall Mount - Mounting plate included. Hardware by others.	
PSWM-TU	Fixture above with arm mounted up.
PSWM-TD	Fixture above with arm mounted down.
PSWM-BU	Fixture below with arm mounted up. Not available with indirect.
PSWM-BD	Fixture below with arm mounted down. Not available with indirect.
Pole Mount - Arm mounts to side of a 4" O.D. pole.	
PSA-TU	Fixture above with arm mounted up.
PSA-TD	Fixture above with arm mounted down.
PSA-BU	Fixture below with arm mounted up. Not available with indirect.
PSA-BD	Fixture below with arm mounted down. Not available with indirect.

Kit of Parts—Parking Lot Area Lighting

Southgate Integrated Site Plan

American—Metal Halide Area Light

Products

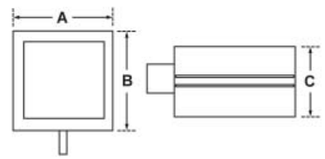
Product Name
American Shoe Box Cube—Bronze
Metal Halide Lamp

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

American HID | Project Name: | Catalog Number: | Type

c UL us LISTED

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

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 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)** 240 **(3)** 277 **(4)** 480 **(5)** M-Tap *Multi-Tap ballast wired at 277 V unless specified **(6)** 347 **(8)**	Bolt-On Arm 6" **(BOA6)** Bolt-On Arm 10" *Supplied for all AME sizes with D90, T90 & Quad Mounting **(BOA10)** Spider Mount *Fits 2⅜ O.D. **(SM)** Wall Mount *Cast Wall Plate (BAWP) to be ordered separately. Standard length for WM bolt-on arm is 6". **(WM)**	Bronze **(BZ)** Black **(BK)** White **(WH)** Forest Green **(FG)** Grey **(GY)** Silver Metallic **(SL)** Custom Color **(CC)** Stripe Color Blue Metallic **(94)** Red Opaque **(188)** Silver Metallic **(58)** Gold Metallic **(41)** White Opaque **(50)** Black Metallic **(60)** Charcoal Metallic **(20)**	Photocell & Receptacle *Specify voltage **(PCR120) (PCR208) (PCR240) (PCR277) (PCR480)** Photo Receptacle **(PER)** *With shorting cap Button Type Photocell *Specify voltage **(PC120) (PC208) (PC240) (PC277)** Quartz Restrike **(QR)** Fusing *Specify voltage Single in-line fuse **(SF120) (SF277)** Double in-line fuse **(DF208) (DF240) (DF480)**< House Side Light Shield **(LS)** Internal Light Shield *AME-2 & AME-4 only **(ILS)** Convex Glass Lens *AME-2 only **(VLCG)** Round Pole Plate Adaptor **(RPP)** Cast Wall Plate **(BAWP)**
AME-2 Flat Glass (Convex Glass Optional)	Type III **(T3)**	200 **(200)** 250 **(250)** 320 **(320)** 400 **(400)** *Reduced envelope lamp on 400 W	PS PS HPS PS PS HPS **(P) (S)**				
AME-3 Convex Glass Only	Type IV **(T4)**	400 **(400)** 750 **(750)** 1000 **(1000)** *Reduced envelope lamp on 1000 W	PS HPS PS HPS MH PS HPS **(M) (P) (S)**				
AME-4 Flat Glass Only	Type IV-A *Not available for AME-1 & 2 **(T4A)**						
	Type V **(T5)**	575 **(575)** 750 **(750)** 775 **(775)** 1000 **(1000)** *Reduced envelope lamp on 1000 W	PS HPS PS HPS PS HPS MH PS HPS **(M) (P) (S)**				

MH - Metal Halide
PS - Pulse Start Metal Halide
HPS - High Pressure Sodium

AME-1 uses 4" tall arm.

Round Pole Plate Adaptors (RPP) are to be ordered separately.

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light

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

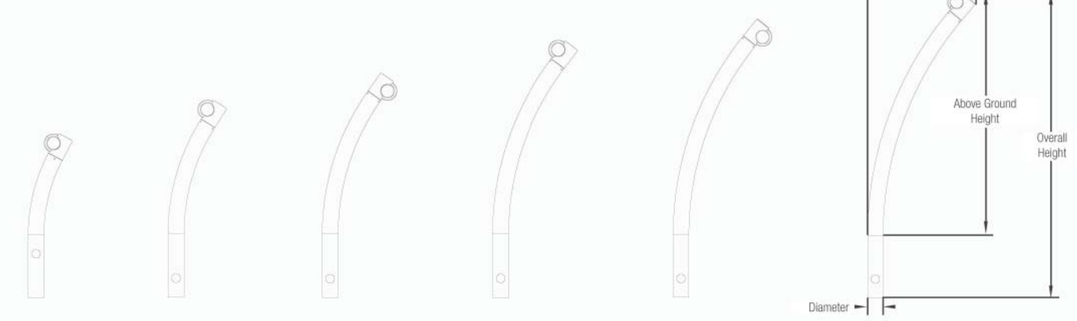
PRODUCT DATA

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 **INSTALLATION & MAINTENANCE**

MATERIALS	FINISH	INSTALLATION	MAINTENANCE
• Constructed entirely of corrosion-resistant stainless steel. • Head and optional surface mount foot are cast stainless steel; body is stainless steel tubing.	• Available in stainless steel with a radial Satin finish or powdercoated. • Standard powdercoat colors are Aluminum Texture and Slate Texture; optional colors from the F+S color chart and custom RAL colors are available for an upcharge. • Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.	• Bike Garden can be cast-in-place or surface mounted. Anchors and stainless steel screws are included for surface mount.	• Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

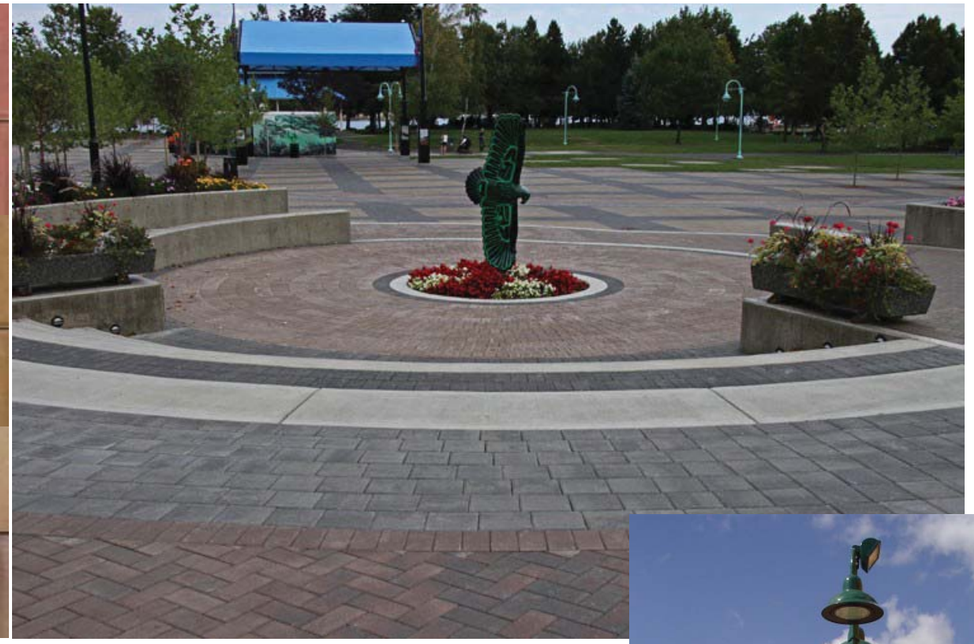
NOMINAL DIMENSIONS (Cast-in-place)

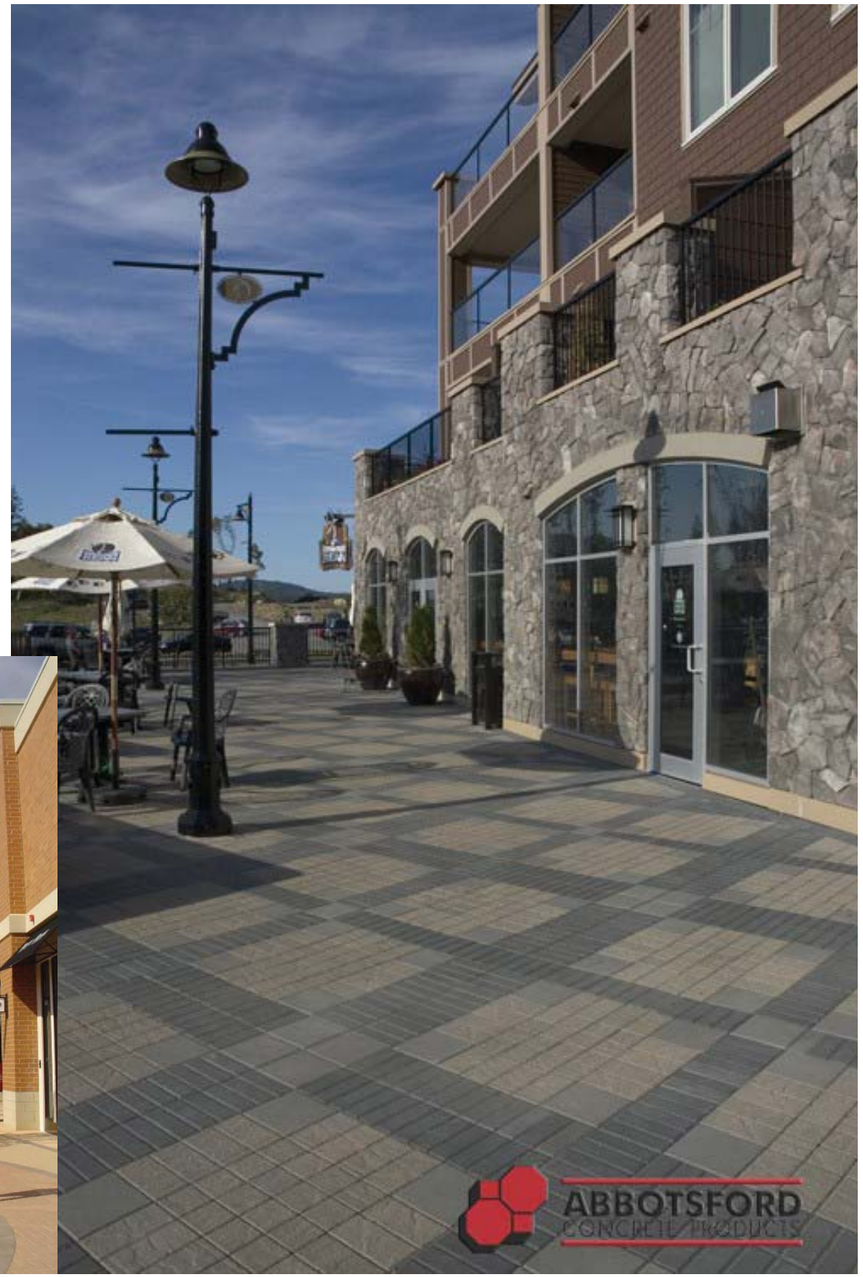


MODEL	ABOVE GROUND HEIGHT	OVERALL HEIGHT	OVERALL WIDTH	DIAMETER	WEIGHT
SKGAR-162-CIP	16.2" (411 mm)	26.2" (665 mm)	7.1" (180 mm)	2.5" (63.5 mm)	8.6 lbs (3.9 kg)
SKGAR-208-CIP	20.8" (528 mm)	30.8" (782 mm)	9.2" (234 mm)	2.5" (63.5 mm)	9.8 lbs (4.4 kg)
SKGAR-254-CIP	25.3" (643 mm)	35.3" (897 mm)	11.8" (300 mm)	2.5" (63.5 mm)	11.3 lbs (5.1 kg)
SKGAR-300-CIP	29.9" (759 mm)	39.9" (1,013 mm)	13.3" (338 mm)	2.5" (63.5 mm)	12.7 lbs (5.8 kg)
SKGAR-344-CIP	34.4" (874 mm)	44.4" (1,128 mm)	15.8" (401 mm)	2.5" (63.5 mm)	14.1 lbs (6.4 kg)
SKGAR-391-CIP	39.1" (993 mm)	49.1" (1,247 mm)	17.3" (439 mm)	2.5" (63.5 mm)	15.4 lbs (7.0 kg)

Kit of Parts—Hardscape Treatment—Paver Accents

Southgate Integrated Site Plan





Pacific Slate Finish-
Classic Standard Series
Products

Standard
Length: 8-7/8" (225mm)
Width: 4-7/16" (112.5mm)
Area: 3.7 stones /ft2
40 stones /m2
Thickness: 2-3/8" (60mm)

Double Standard
Length: 8-7/8" (225mm)
Width: 8-7/8" (225mm)
Area: 1.8 stones /ft2
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 /ft2
80 stones /m2Thickness:

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- 5/8" (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,

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

Part C/Solution: Kit of Parts - Landscaping

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

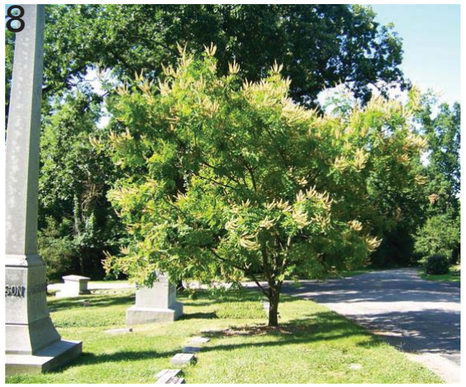
Use of plant color to create consistency and uniformity.

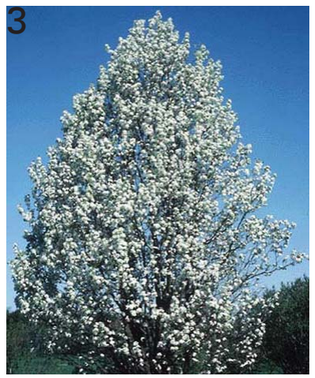
Below: Example of plaza/seatwall used with drought-resistant plantings and natural materials.

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:

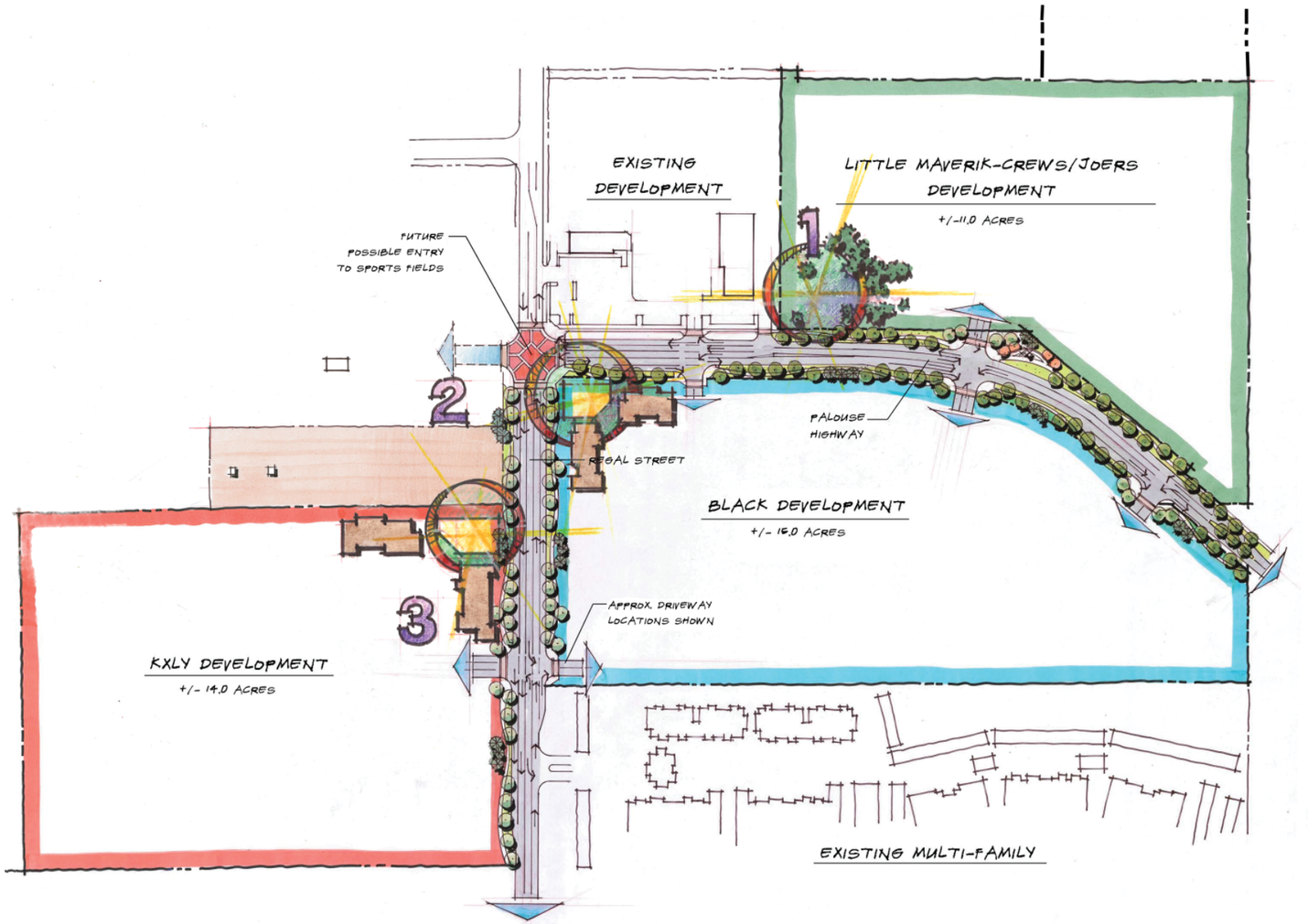
1. Autumn Blaze Maple
2. Ponderosa Pine
3. Pyrus "Chanticleer"
4. Japanese Lilac
5. Patmore Green Ash
6. Black Pine
7. Prunus Sargentii
8. Amur Maackie
9. Northern Red Oak
10. Moonglow Juniper

Part C/Solution: Kit of Parts - Landscape Plantings

Legend:

1. Abbotswood Potentilla
2. Northern Lights Azalea
3. Blue Shage Eastern White Pine
4. HamIn 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:

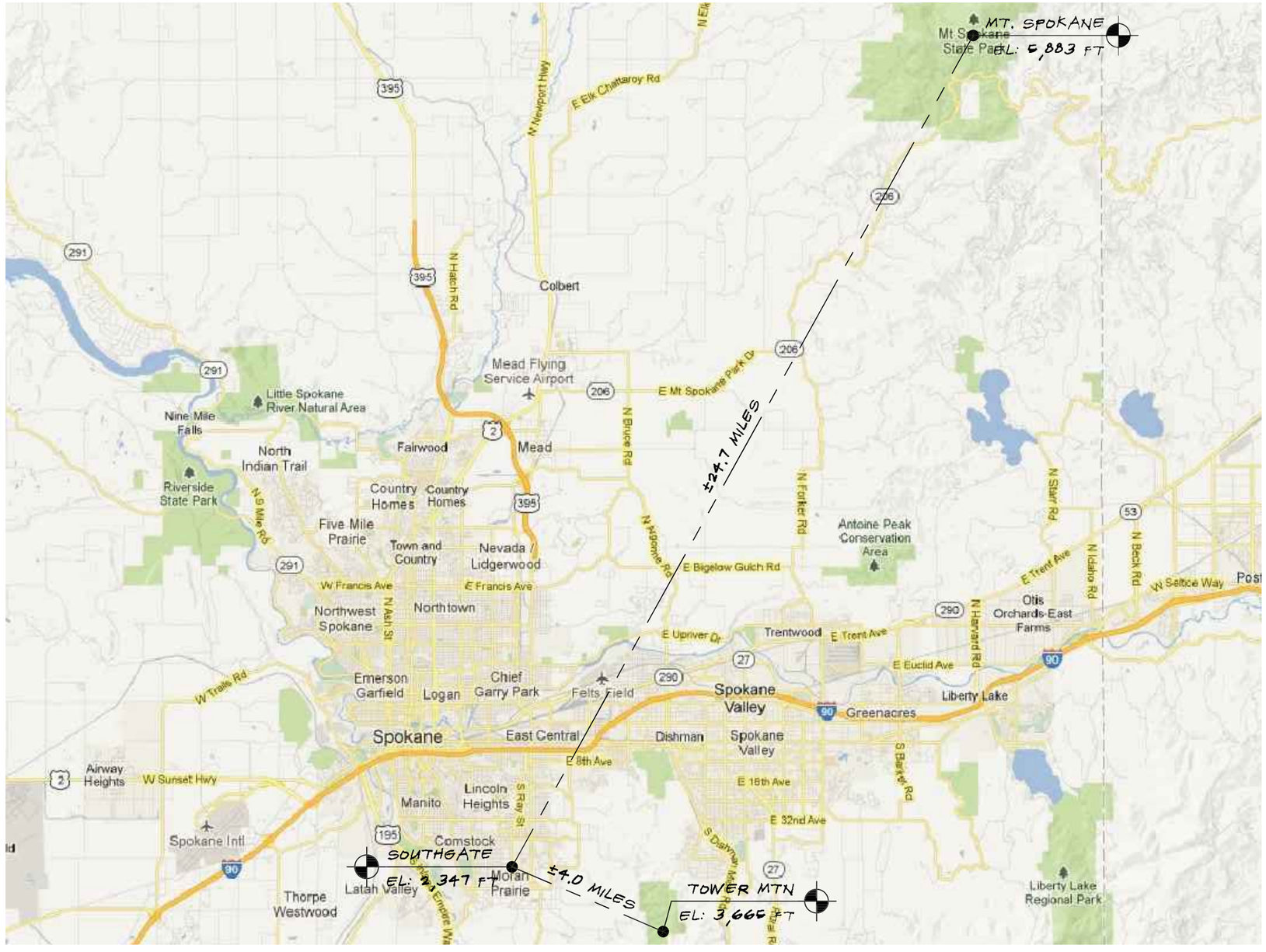
1	Park-Like Plaza Surrounded by Existing Trees: This location would provide for a more passive/rural setting for a community gathering area at about the scale of a small neighborhood park. Good views to distant landmarks to the north and south, however the Plaza would be more quiet and passive than other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

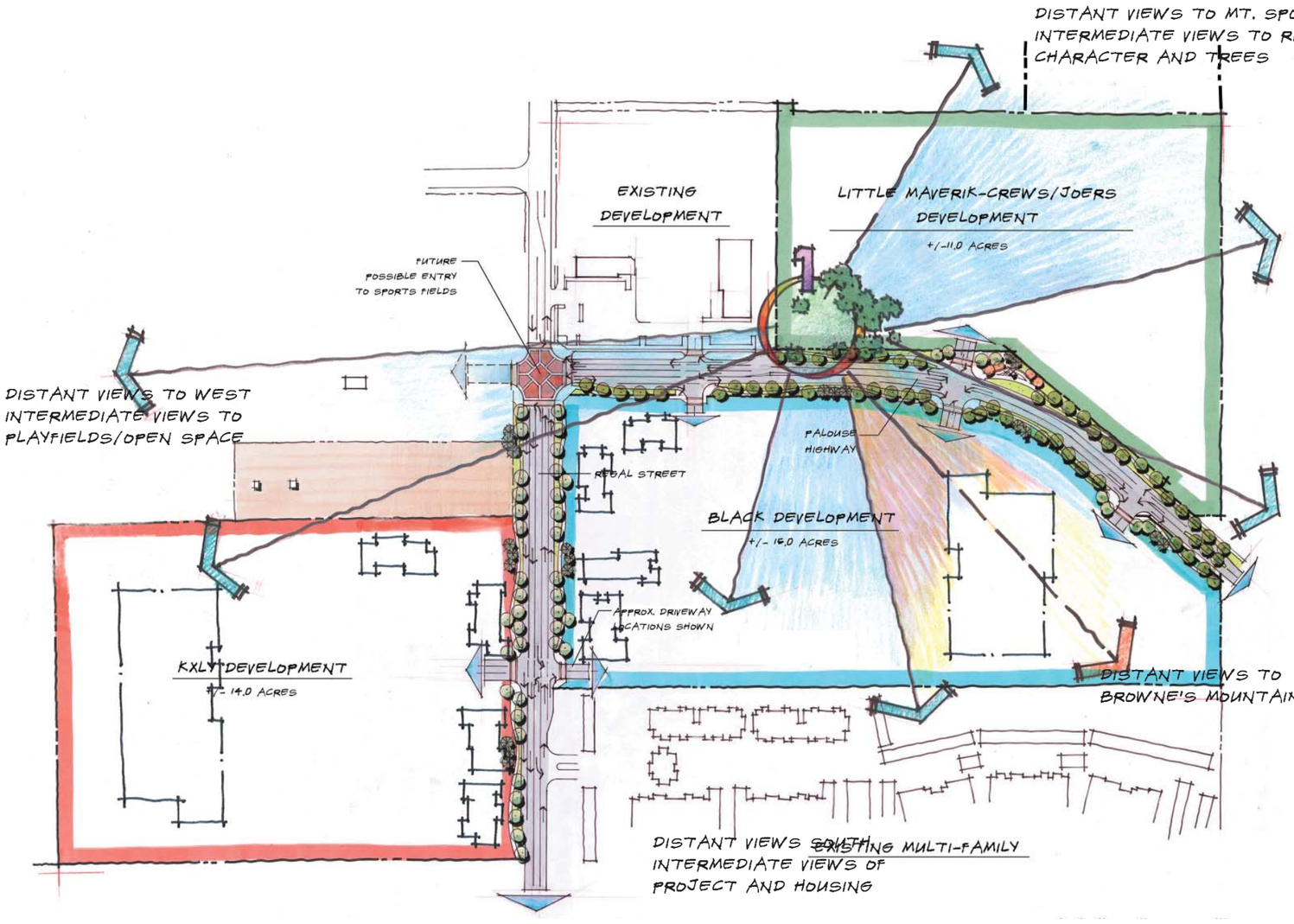
Part C/Solution: Viewscape



Narrative:

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

Part C/Solution: Viewscape - Plaza Location Option 1



Narrative:

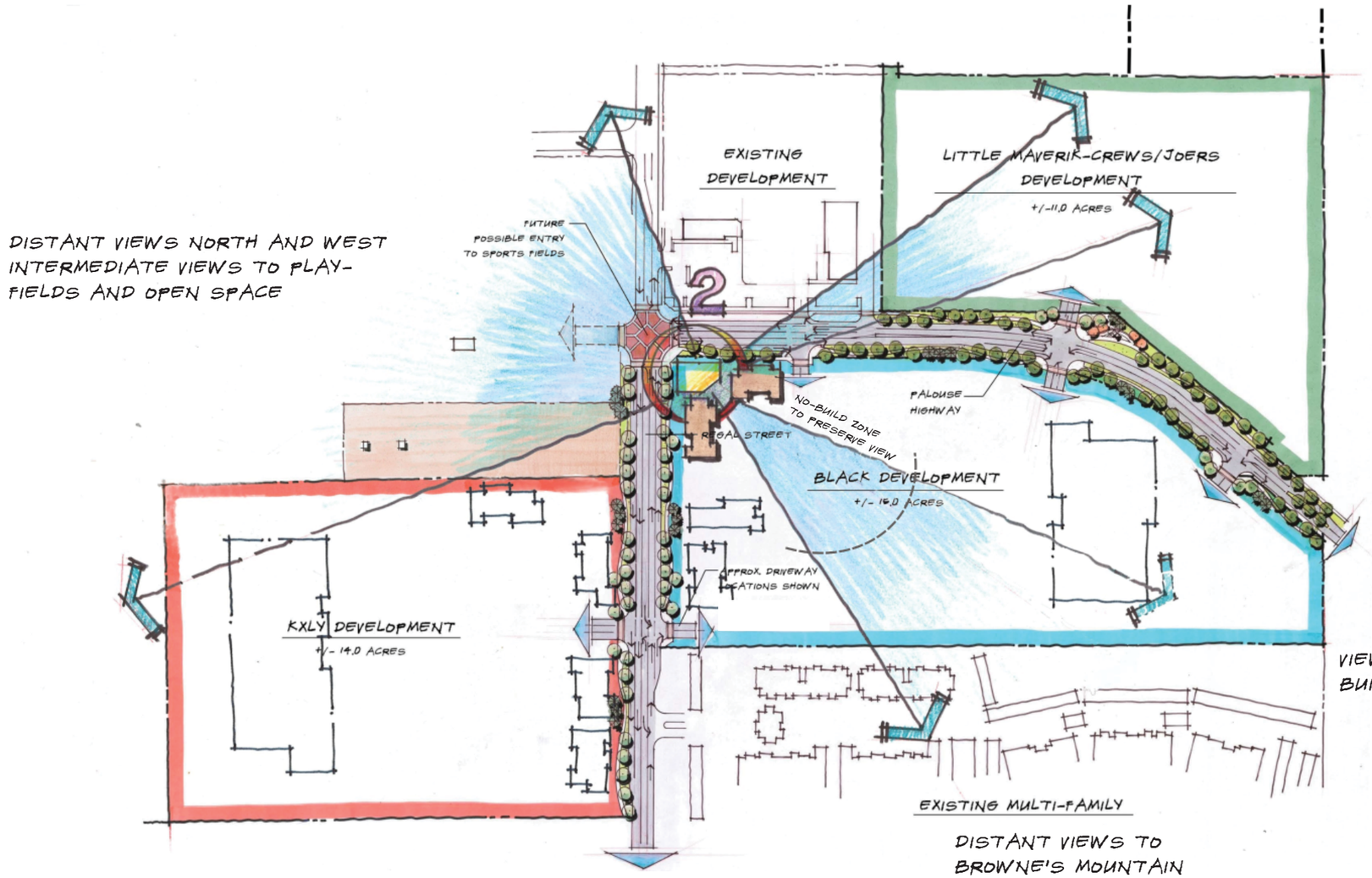
The three potential Community Plaza locations were evaluated for view preservation and each site offered advantages and disadvantages when measured against each other.

Summary:

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

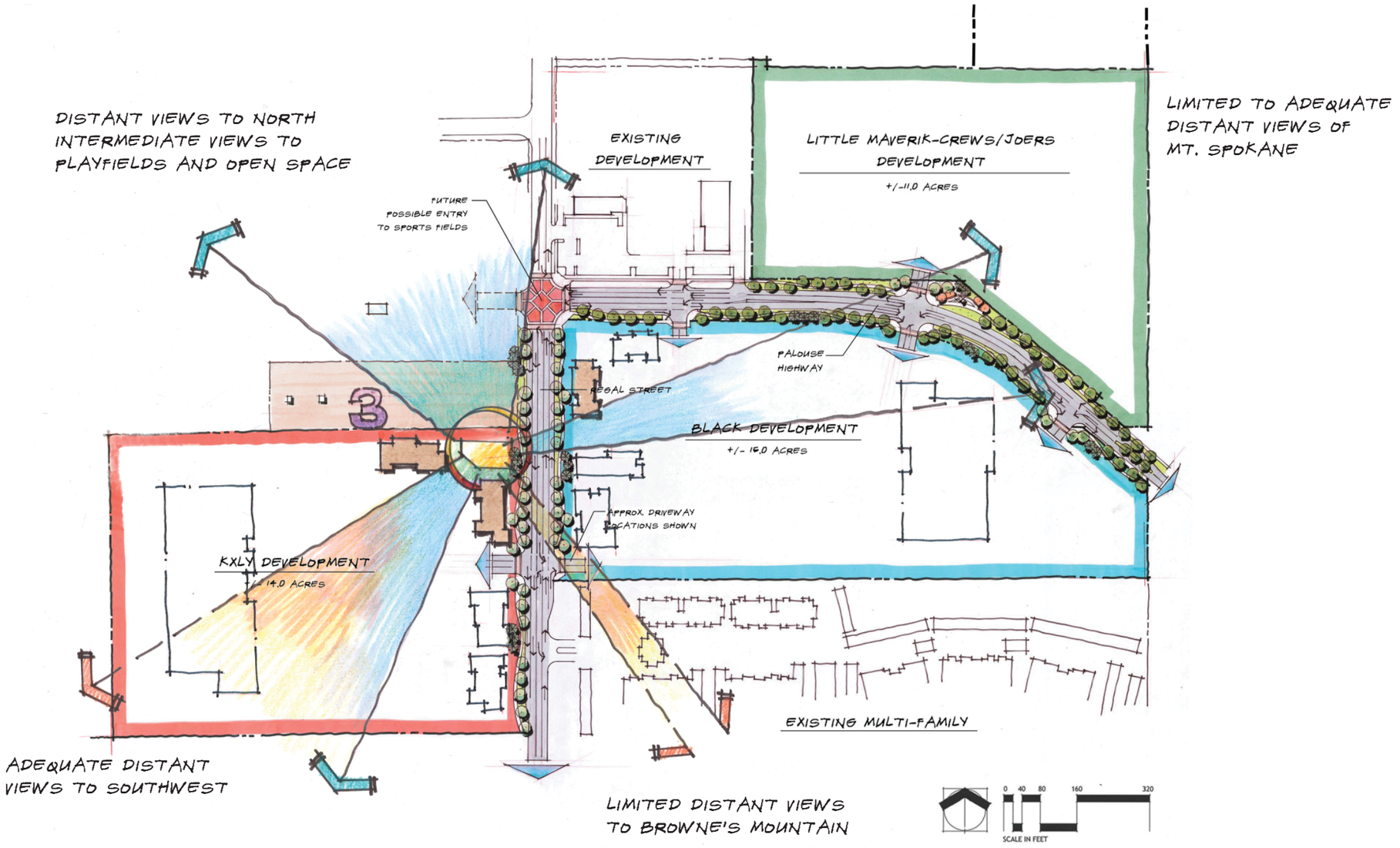
NOTE: Access points and street development as shown are conceptual only.

Part C/Solution: Viewscape - Plaza Location Option 2



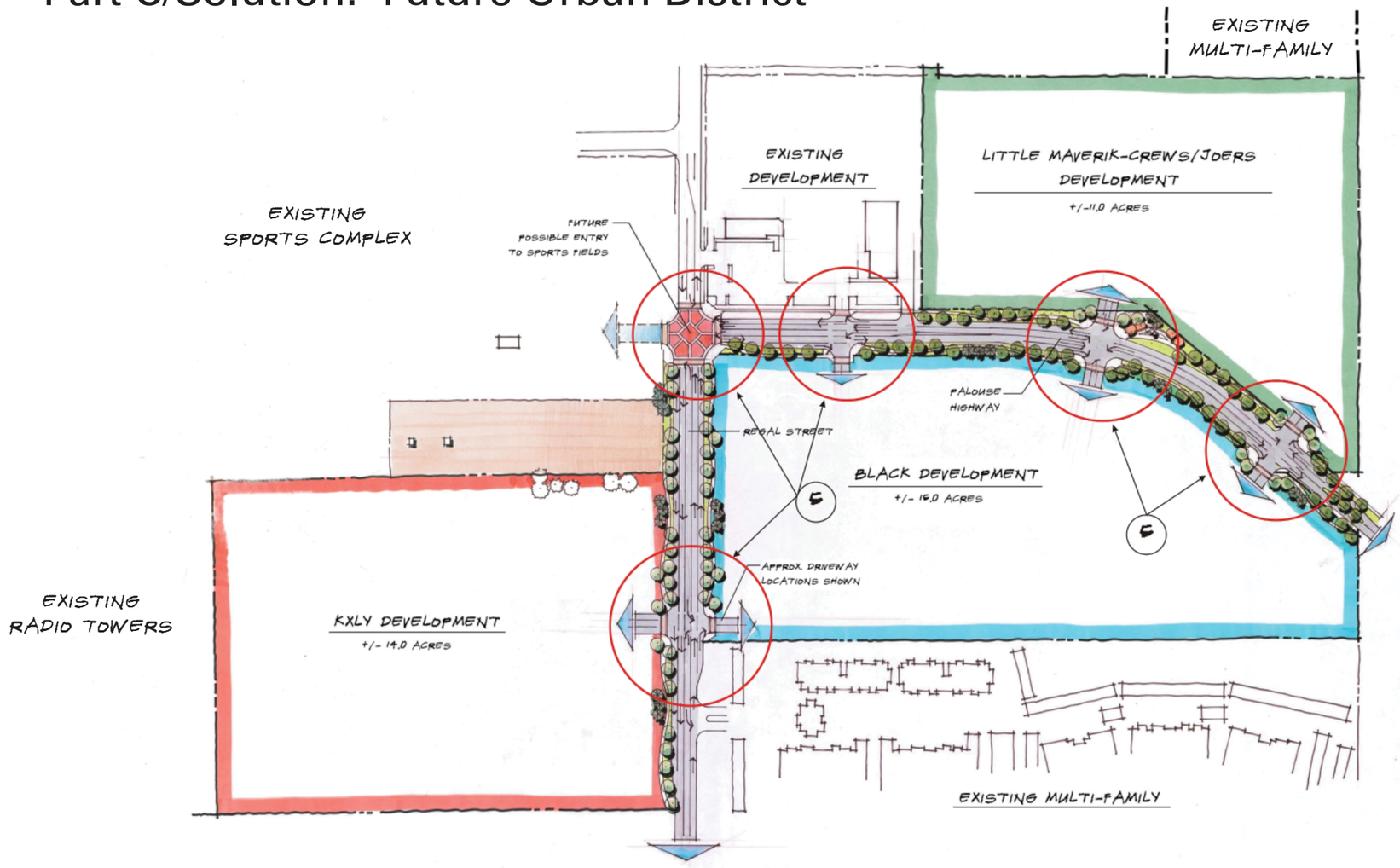
NOTE: Access points and street development as shown are conceptual only.

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 diminshes, 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 Dustrict 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 quaity 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.