

ALLEY LIGHTING IMPROVEMENT PROJECT BRIEFING

August 2020

ALLIANCE
FOR
**PIONEER
SQUARE**



ROAD MAP

- Preservation Board Briefing Goals
- Alley Lighting Report Overview
- Current Fixtures
- Top 5 alleys for public safety
- Bottom 5 alleys for public safety
- 2020 Alley Lighting Improvement Project
- Pioneer Square Alleys | Lighting Evolution Guidance
- Questions for Historic Preservation Board



PRESERVATION BOARD BRIEFING GOALS

1. To gain a better understanding of what factors the Preservation Board considers when reviewing lighting proposals.
2. How the Alliance for Pioneer Square can provide guidance to property owners to help ensure alley lighting improvement proposals fit with the historic character of the neighborhood.



ALLEY LIGHTING REPORT OVERVIEW



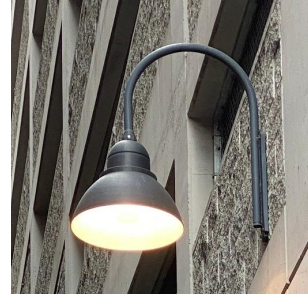
Community
Input

Safety Score
District Average
(0-5)

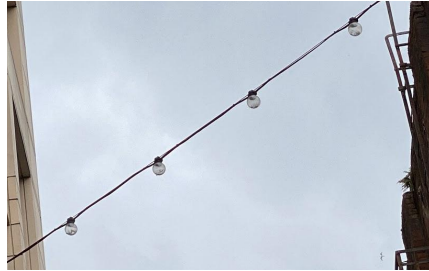
2.7



CURRENT FIXTURES



CURRENT FIXTURES (CONTINUED)



TOP 5 ALLEYS

Factors that contributed to an alley feeling **safe**:

- Good lighting for pedestrians
- Clear site lines
- Clean and sanitary
- Planters and public art
- Business operating off the alley (bike store; cafe)



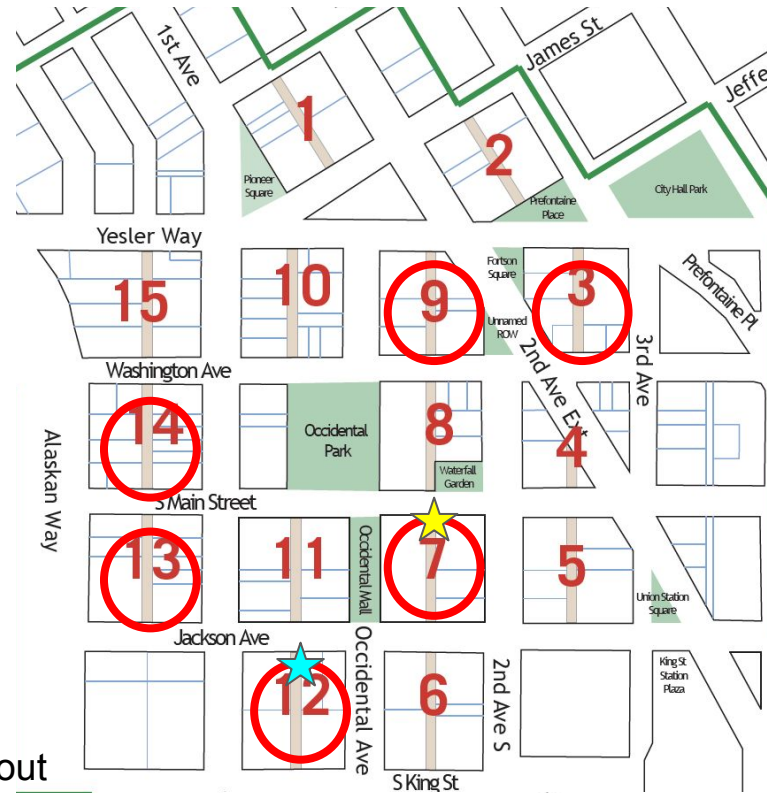
BOTTOM 5 ALLEYS

Factors that contributed to an alley feeling **unsafe**:

- Poor lighting for pedestrians
- Blocked site lines
- Litter and unsanitary
- Lack of amenities
- No business activity

★ Lighting has been upgraded since the Report came out

★ Railspur Project; lighting improvements planned



ALLEY LIGHTING IMPROVEMENT PROJECT

- Matching Fund Program through Historic South Downtown Grant
- Public Realm Working Group
- Property owners will be able to submit alley lighting project proposals for match funding in Pioneer Square as early as September
- Deliverable: alley lighting improvements in at least 4 alleys by March 2021



PIONEER SQUARE ALLEYS | LIGHTING EVOLUTION GUIDANCE



Rendering by Olson Kundig Architects



QUESTIONS FOR HISTORIC PRESERVATION BOARD

- What sorts of things can we include in the matching fund application to help ensure we get robust applications that are likely to receive Historic Preservation Board support?
- When we review matching fund applications, what should we take into consideration increase the chances lighting projects will receive approval by the Preservation Board?
- Anything else we should consider to ensure proposals speak to the historical character of the neighborhood?



THANK YOU

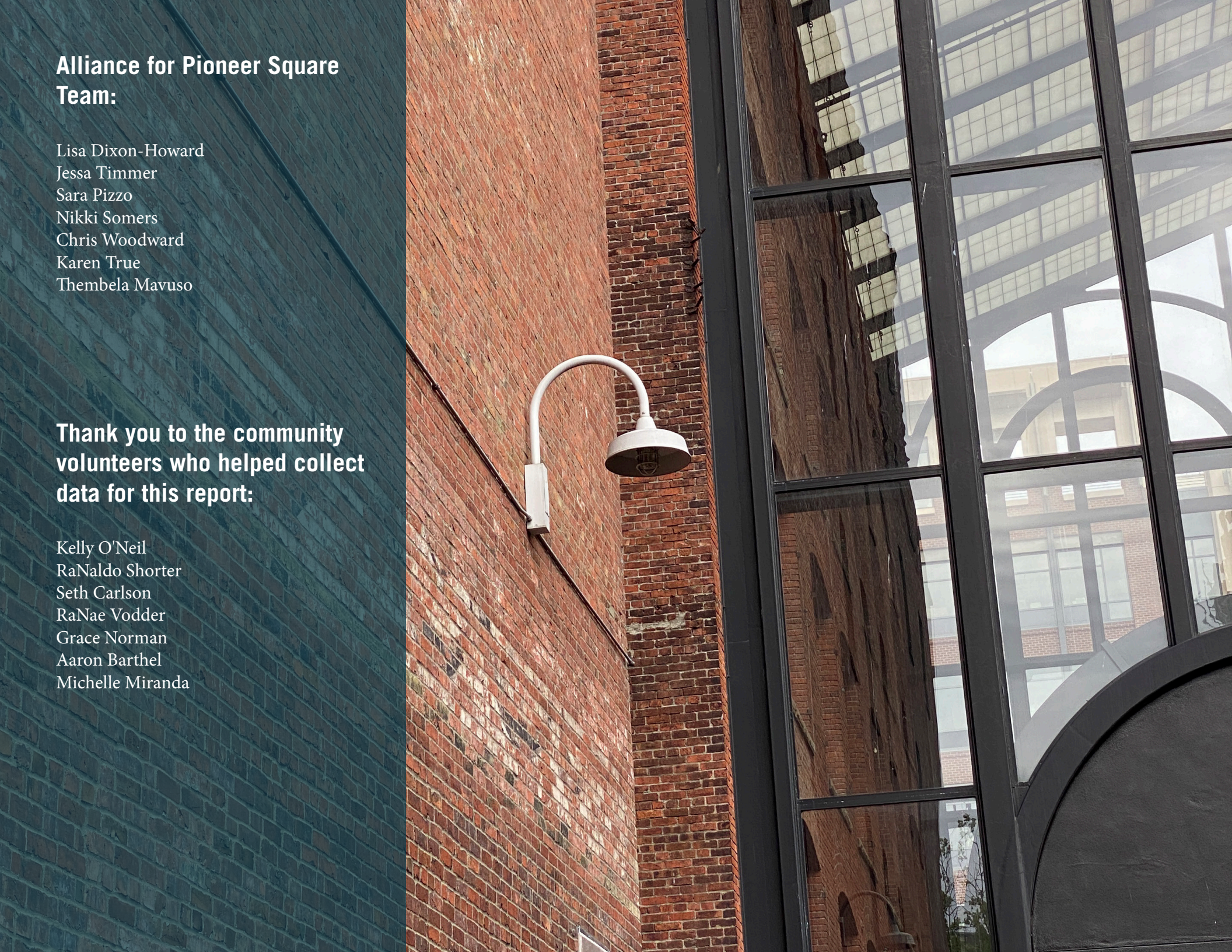


A photograph of a narrow alleyway between two multi-story brick buildings. The buildings have arched windows and doorways. String lights with small, warm-toned bulbs are strung across the alley. A large, leafy green tree is visible at the end of the alley. The sky is overcast.

Pioneer Square Alley Lighting Report

June 2020

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SQUARE



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Project Overview

The Pioneer Square Alley Lighting Audit was a community-led effort to evaluate the district’s alley lighting. This report provides a collection of observations including what lighting levels are like after dark, the types of lighting fixtures that currently exist, and the elements that contribute to public safety in the district’s alleys.

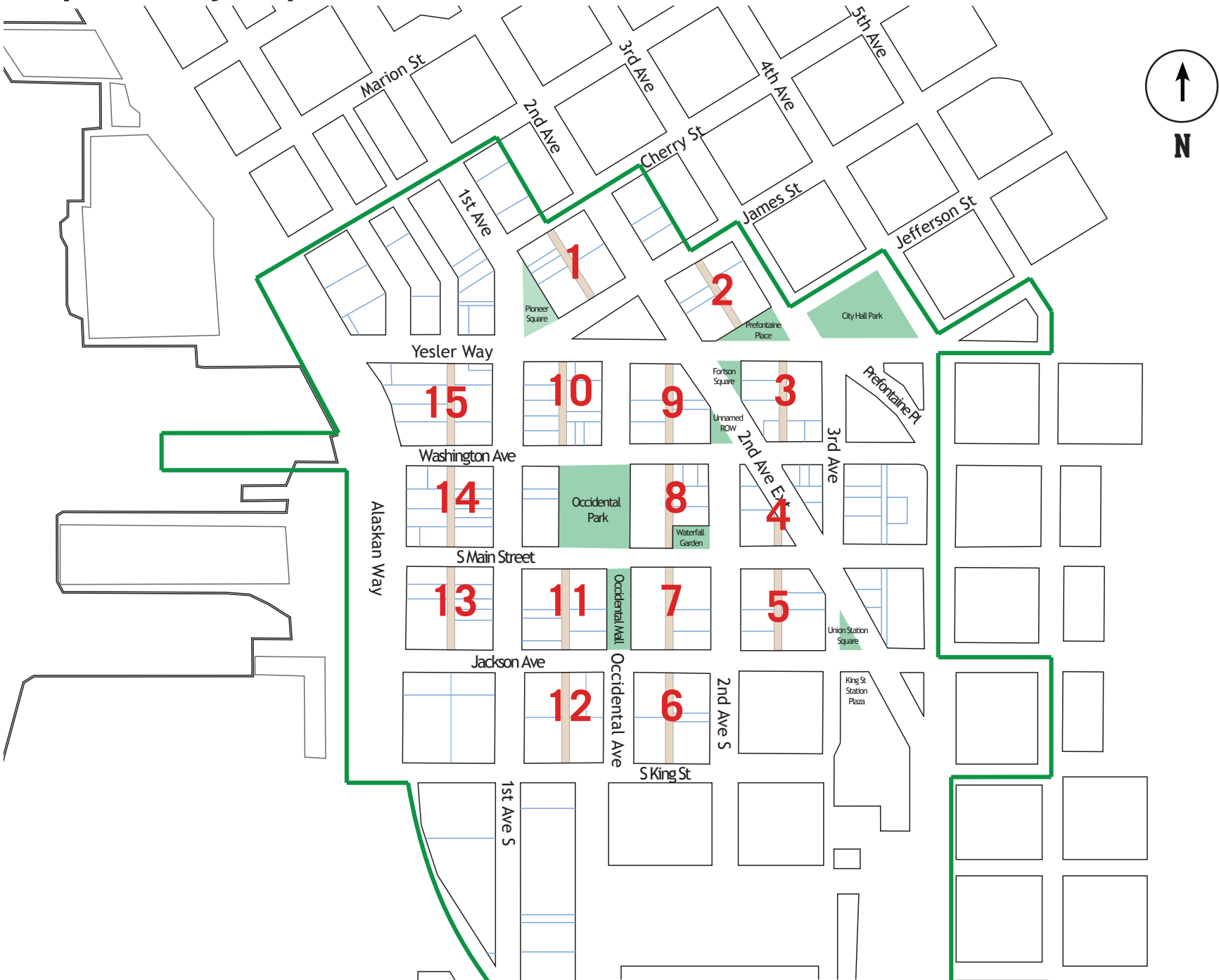
On February 19 and March 9, 2020, business owners, residents, and property managers joined Alliance for Pioneer Square staff to conduct a lighting audit of each public alley in the district. The group was escorted by Community Police Team Officer, Ryan Keith. On both dates, the audit started just after sunset and lasted about 90 minutes. Volunteers received flashlights and clipboards to collect information about alley lighting levels and note the elements that contributed to feelings of safety in the neighborhood’s public alleys (see Appendix A for audit questions).

This document provides a detailed report for each public alley in the district. Each alley is geographically identified on a small area map. Below the map, is a safety score. Zero is the lowest possible score, indicating that an alley did not feel safe at all. Five is the highest possible score, indicating that an alley felt very safe. Safety scores between 0-2.9 are shown in a red circle, 3.0-3.9 are in yellow, and 4.0-5.0 are in green. The safety scores are an average score that came directly from audit responses. Under the safety score, notes are provided that help explain why volunteers scored each alley the way they did. The report also includes photos of light fixtures. The photo number corresponds to the light fixture number on each alley map. The alley maps show where light fixtures are located, which light fixtures are out and which give off glare. "Glare" occurs when lights are so bright they temporarily affect vision and can be disorienting.

The average safety score for neighborhood alleys as a whole is 2.72. Only one alley in the neighborhood scored in the 4 to 5 range. Aside from this alley, every other alley in the district scored lower than 4. Some common themes emerged as to why alleys felt unsafe. Lighting levels certainly contributed to whether or not participants felt safe, but lighting was not the only factor. Alleys also felt unsafe due to scattered litter, uneven ground, and blocked sight lines. Visible litter created an unpleasant experience and litter with food remnants attract rats, posing public health risks. Uneven ground, including pot holes, presented tripping hazards and accessibility concerns. The architecture of a few buildings in the district created blocked sight lines, through alcoves and hidden doorways. Elements that contributed to alleys feeling more safe were good lighting levels, even ground, cleanliness, clear sight lines, decorative elements like planters and art installations, and ground level activation like a business entrance or an outdoor cafe. The more positive elements that were present, the safer the alley felt to participating volunteers.

This report is merely a snapshot in time intended to show the current reality of alley lighting in Pioneer Square. It was created with the hope of informing, inspiring, and prioritizing future efforts to improve alley lighting in the district. However, improving perceived and realized public safety issues in Pioneer Square alleys will require a multi-prong and comprehensive approach. Improving lighting levels is one important aspect. However, to radically transform Pioneer Square’s alleys into safe, pedestrian-oriented thoroughfares, improved lighting should be accompanied by other public realm improvements and economic development efforts.

Pioneer Square Alley Map



Alley 1

Cherry St - James St - 1st Ave S - 2nd Ave S



Safety Score (1 worst, 5 best)

3

Notes:

- Lighting is okay; the north end is a little dark but lighting levels allow visibility from end to end.
- Lots of dark alcoves
- Uneven paving
- Litter and rat traps make alley uninviting



1



2



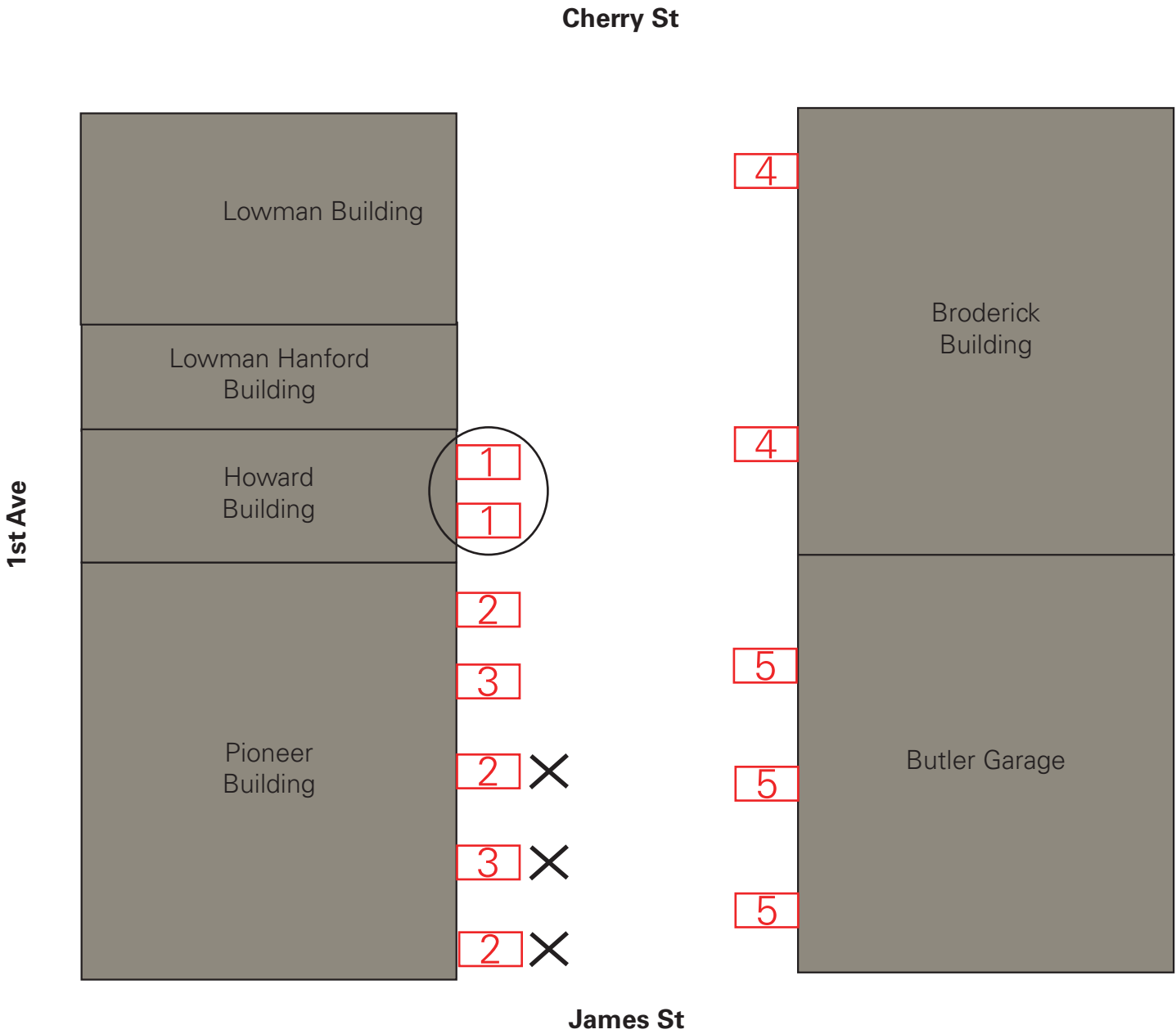
3



4



5



Alley 2

James St - Jefferson St - 2nd Ave - 3rd Ave



Safety Score (1 worst, 5 best)

3.3

Notes:

- None



1



2



3



4



5



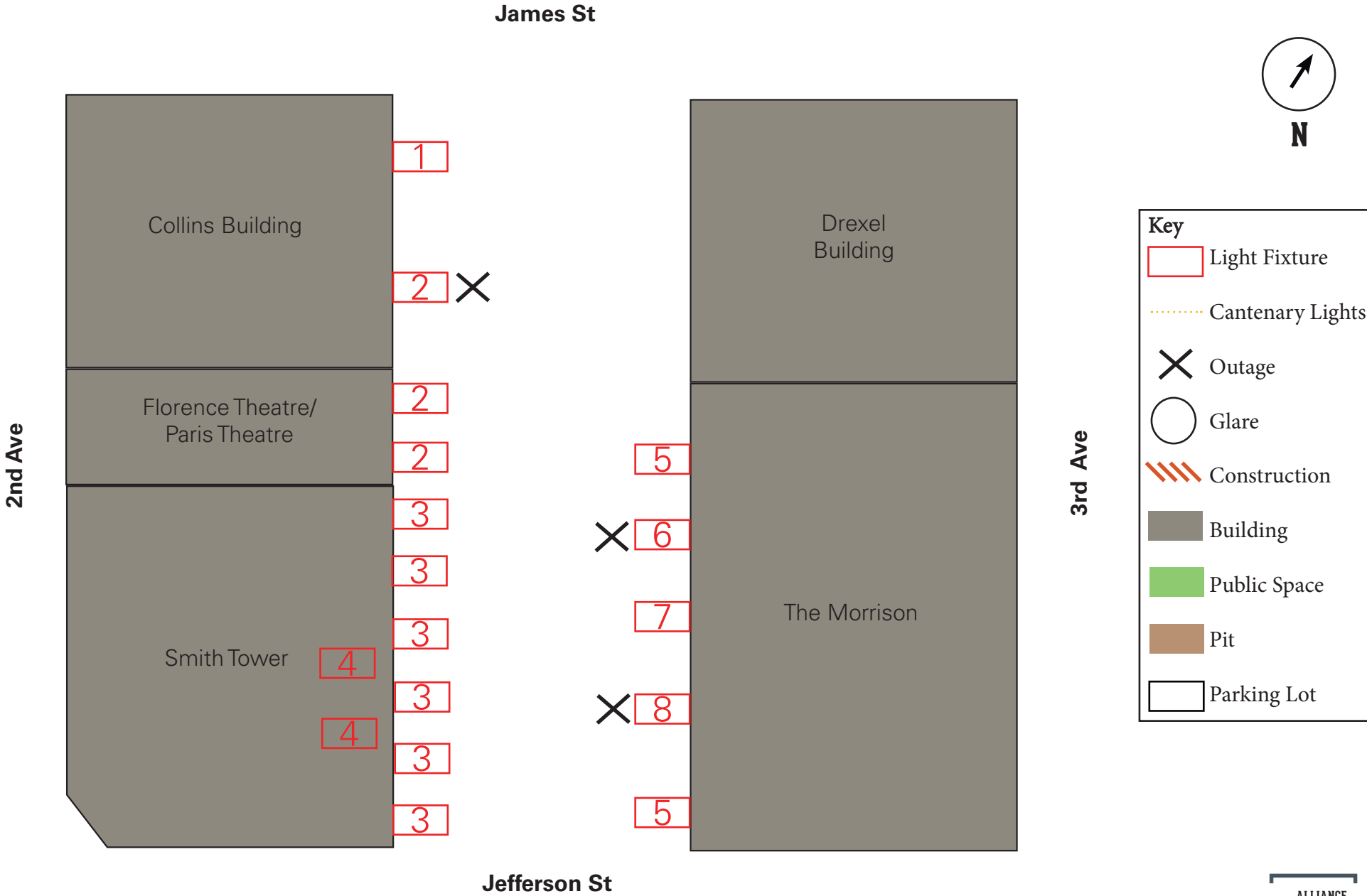
6



7



8



Alley 3

Yesler Way - S Washington - 2nd Ave Ext S - 3rd Ave S



Safety Score (1 worst, 5 best)

1.5

Notes:

- Many of the lights are out.
- Sanitation issues include lots of litter on the ground and an awful stench.
- Many potholes make for an uneven ground.



1



2



3



4



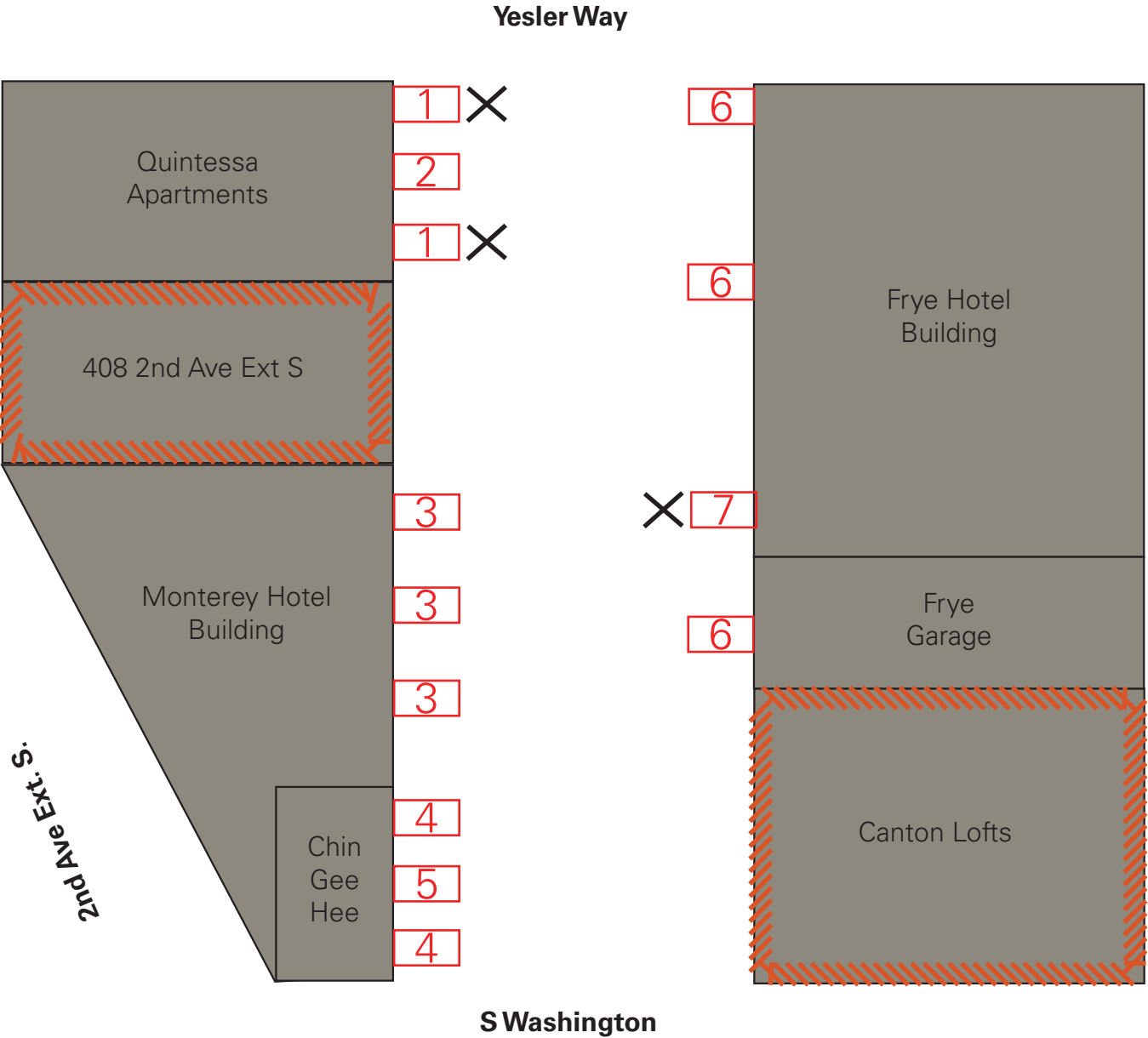
5



6



7



Alley 4

S Washington - S Main - 2 Ave S - 2nd Ave Ext S



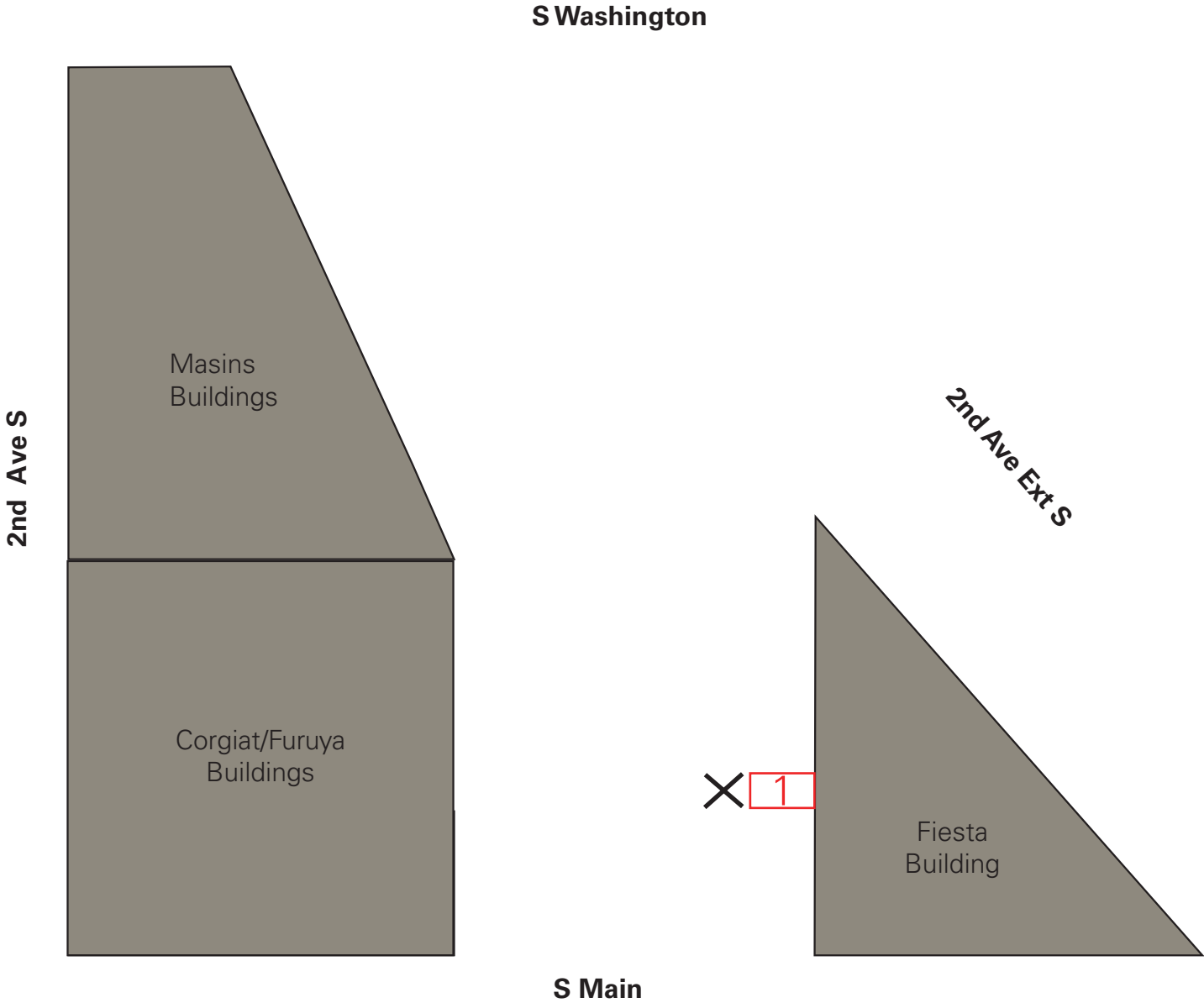
1

Safety Score (1 worst, 5 best)

3.5

Notes:

- Short alley, well lit, and good visibility
- Little direct light but lots of spill overlight from the street lights.
- Some litter



Key

Light Fixture

Cantenary Lights

×

Outage

Glare

Construction

Building

Public Space

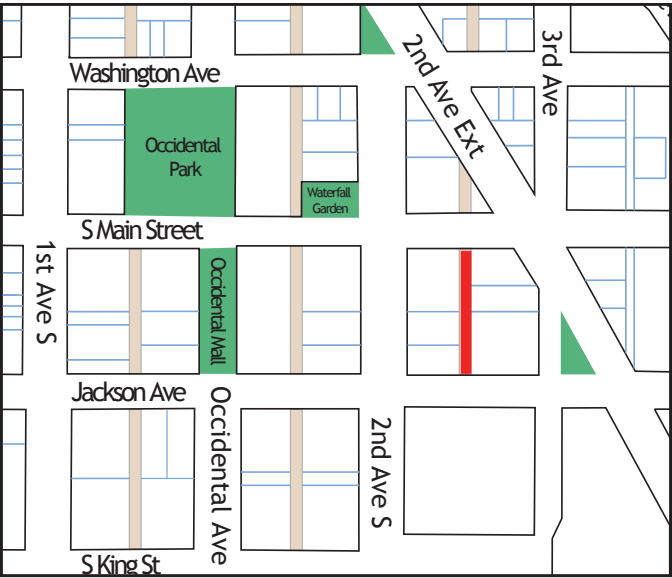
Pit

Parking Lot



Alley 5

S Main - S Jackson - 2nd Ave S - 2nd Ave Ext S / 3rd Ave S



Safety Score (1 worst, 5 best)

2.5

Notes:

- Parking lot provides spillover lighting from street lights on the north end. The south end lighting is poor.
- Ground is flat and even, no tripping hazards.
- Clean, well kept alley.



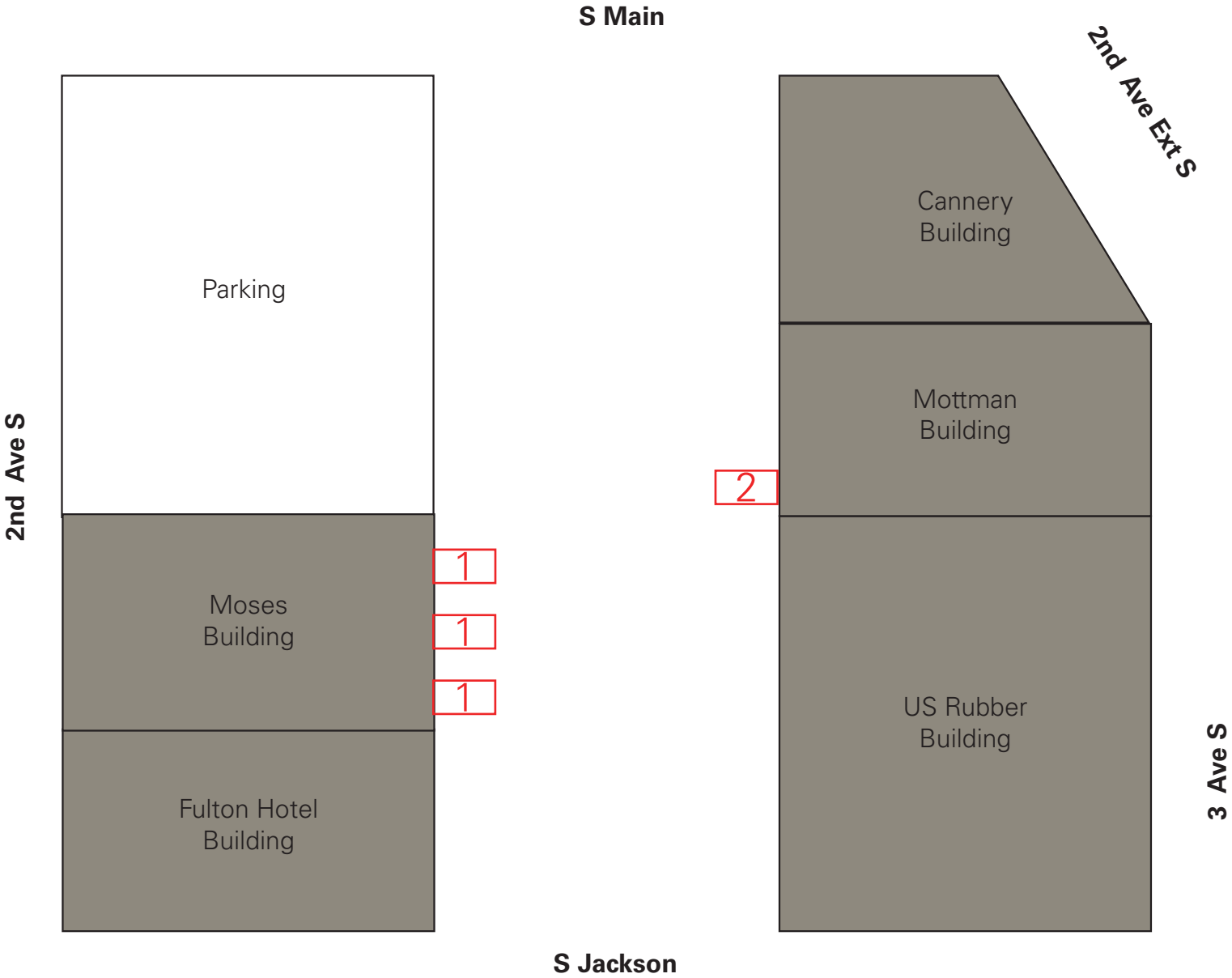
1



1



2



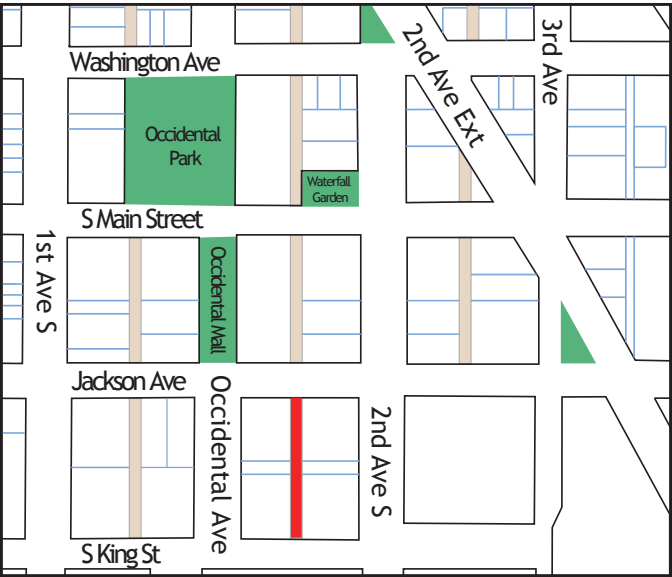
Key

- Light Fixture
- Cantenary Lights
- Outage
- Glare
- Construction
- Building
- Public Space
- Pit
- Parking Lot



Alley 6

S Jackson - S King - Occidental Ave S - 2nd Ave S

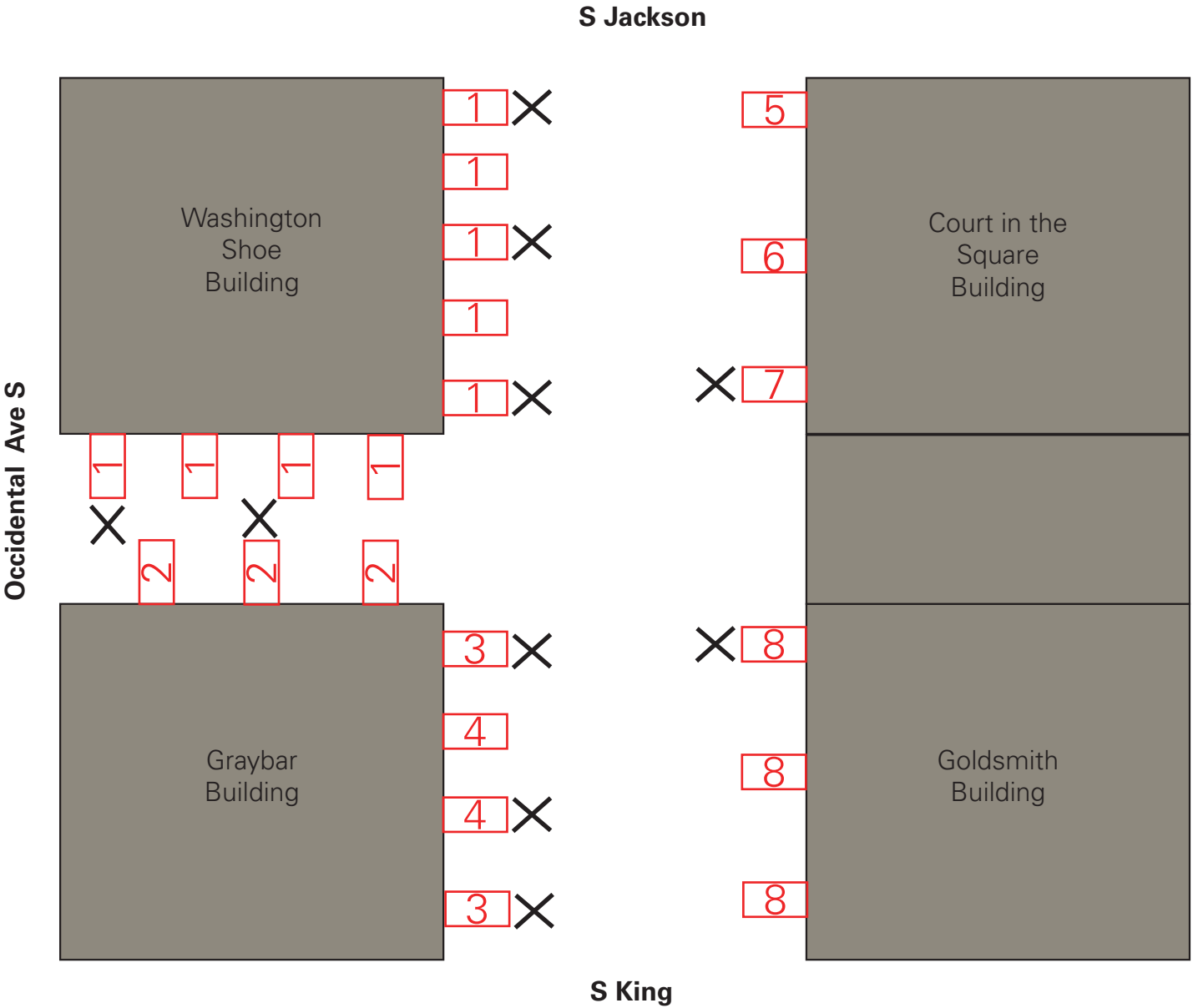


Safety Score (1 worst, 5 best)

2.5

Notes:

- Half of the lights are out.
- South end is clean and the ground is even.
- Large dumpster mid-alley creates a visual obstruction.
- North end ground is less clean and the ground is uneven.

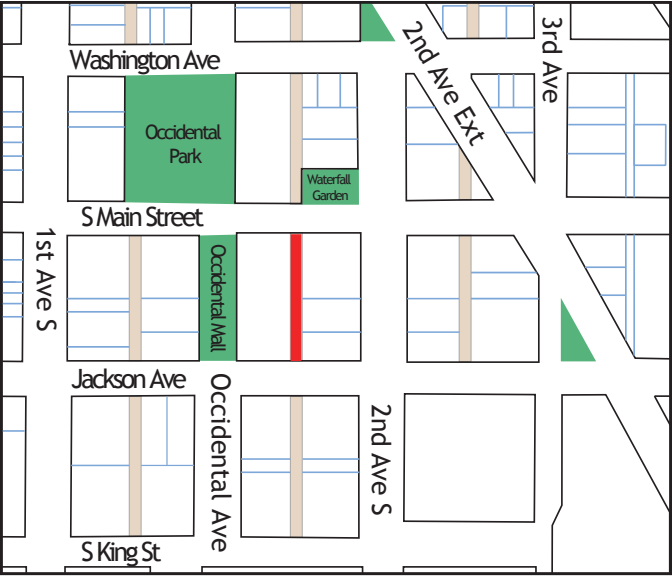


Key

	Light Fixture
	Cantenary Lights
	Outage
	Glare
	Construction
	Building
	Public Space
	Pit
	Parking Lot

Alley 7

S Main - S Jackson - Occidental Ave S - 2nd Ave S



Safety Score (1 worst, 5 best)

0.7

Notes:

- Very dark, with one bright light working but gives off a bad glare.
- Dirty alley with big puddles.
- People in doorways
- Ground uneven
- Graffiti

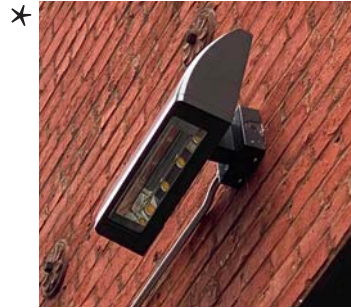
*Note: This alley has been updated with new lighting on the Burke and State Buildings after collecting community input. Safety Score and notes do not reflect current lighting levels.



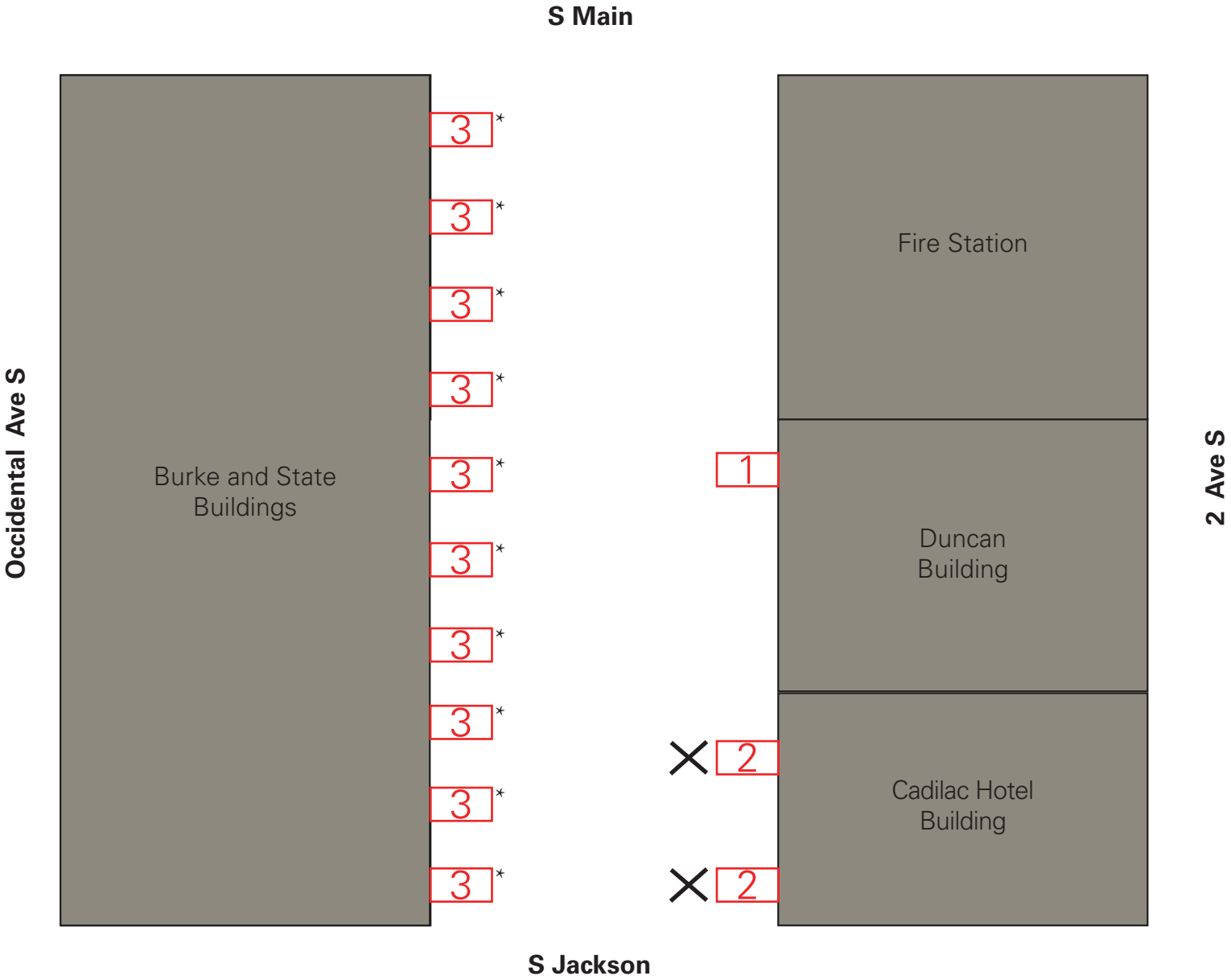
1



2



3



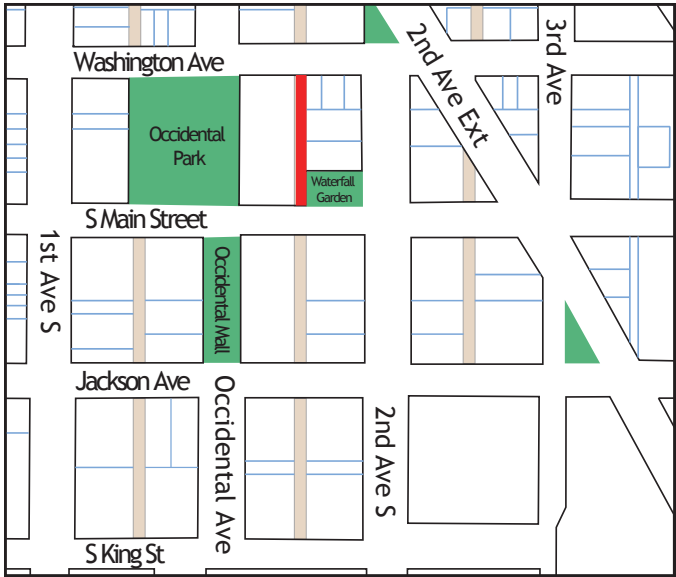
Key

- Light Fixture
- Cantenary Lights
- Outage
- Glare
- Construction
- Building
- Public Space
- Pit
- Parking Lot

*This lighting was installed after collecting community input.

Alley 8

S Washington - S Main - Occidental Ave S - 2nd Ave S



Safety Score (1 worst, 5 best)

4.7

Notes:

- Entire alley well lit, good visibility from end to end.
- 200 Occidental garage gives off a lot of additional light
- Very clean
- No Graffiti
- No standing water



1



2



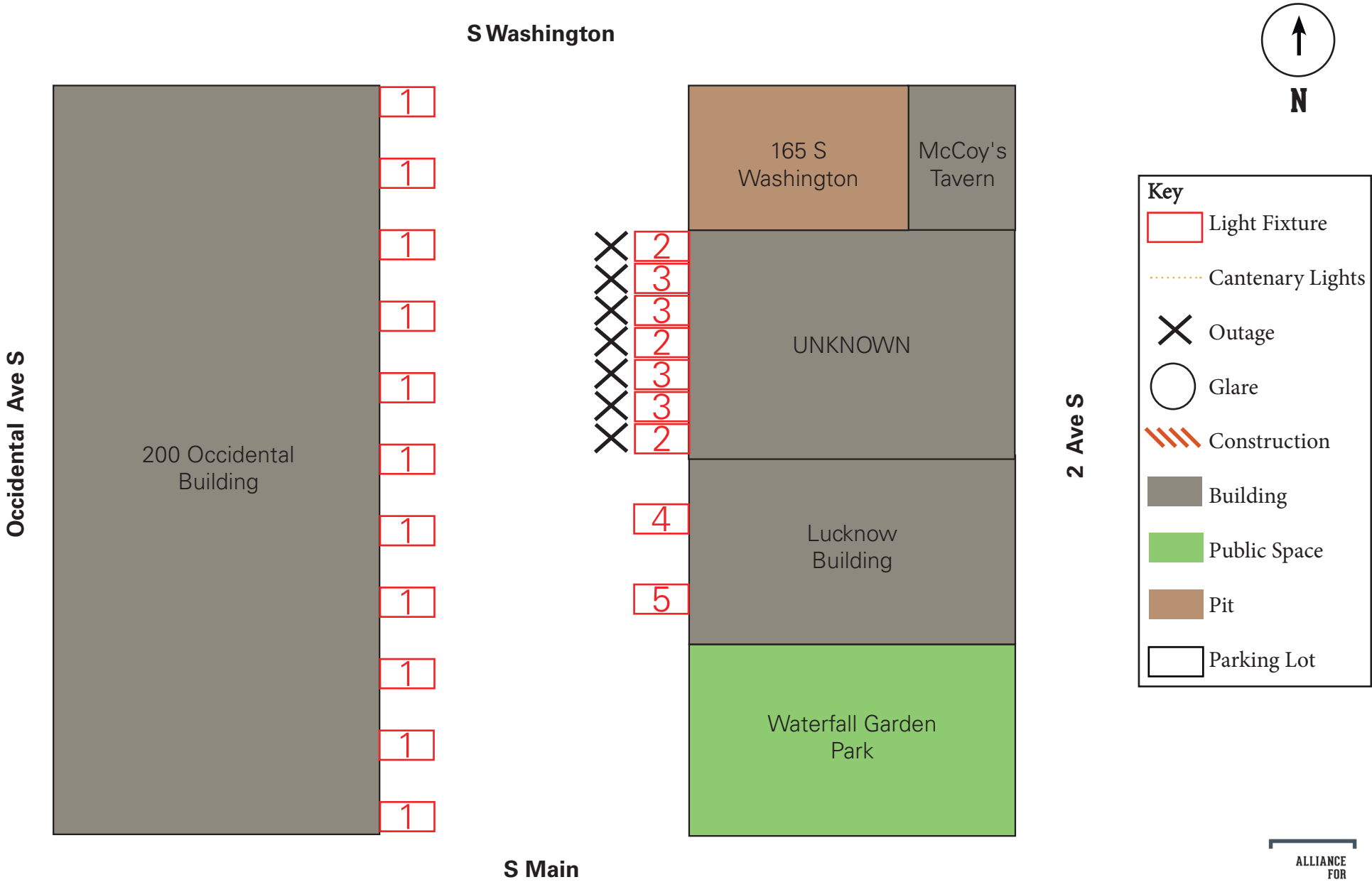
3



4



5



Alley 9

Yesler Way - S Washington - Occidental Ave S - 2nd Ave Ext S



Safety Score (1 worst, 5 best)

2.3

Notes:

- Most light is spillover light from the street coming though the parking lot
- Garbage overflow
- Exposed wires and bullet hole in building window
- Rats present



1



2



3



4

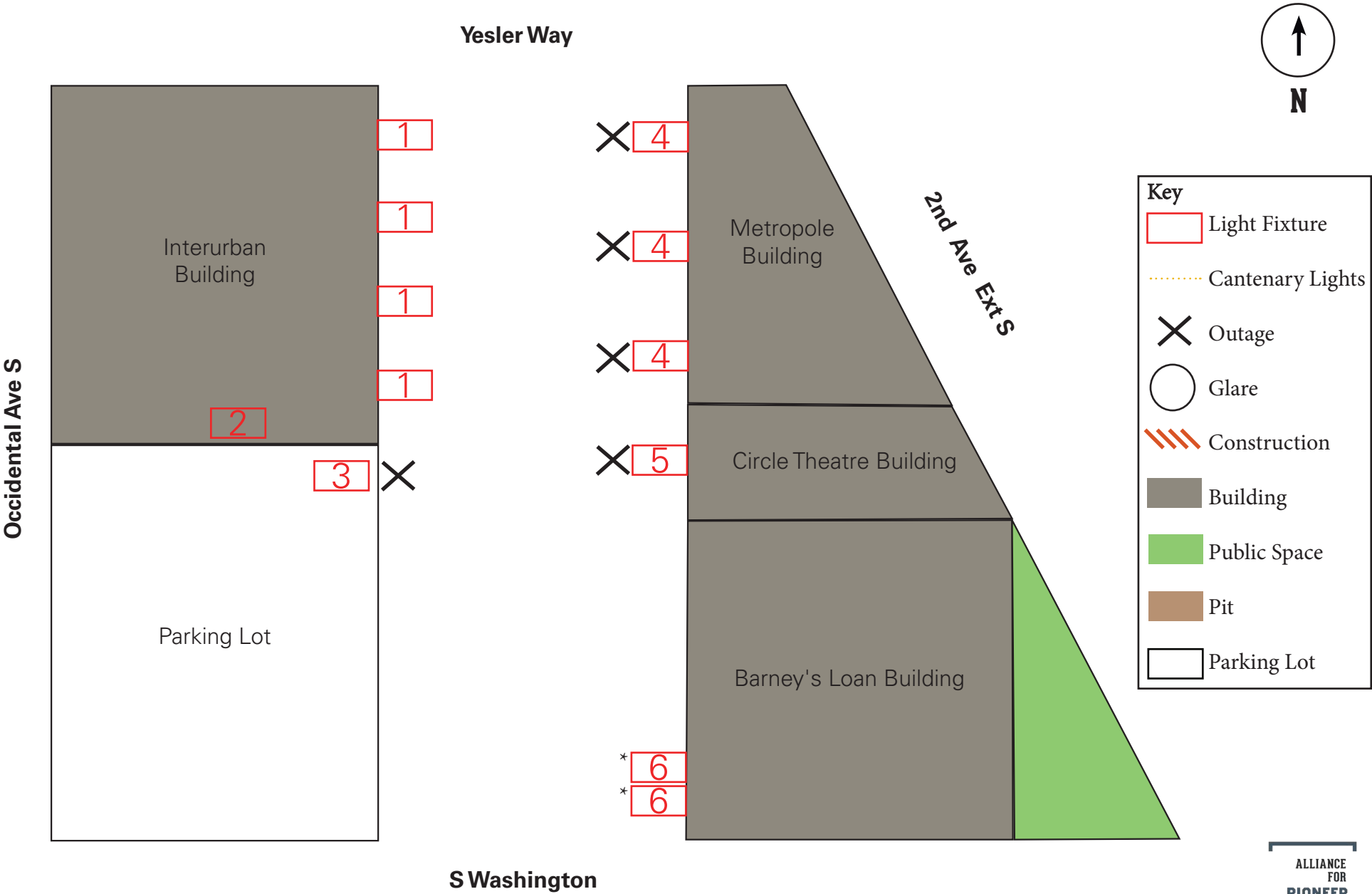


5



6

*Note: Light fixture 6 is lighting for signage.



Alley 10 (Pioneer Passage)

Yesler Way - S Washington - 1st Ave S - Occidental Ave S



Safety Score (1 worst, 5 best)

3.2

Notes:

- Super dark, most lights are out.
- String lighting, artwork, and planter boxes make the alley more inviting.
- Flat, even ground
- Some garbage overflow



1



2



3



4



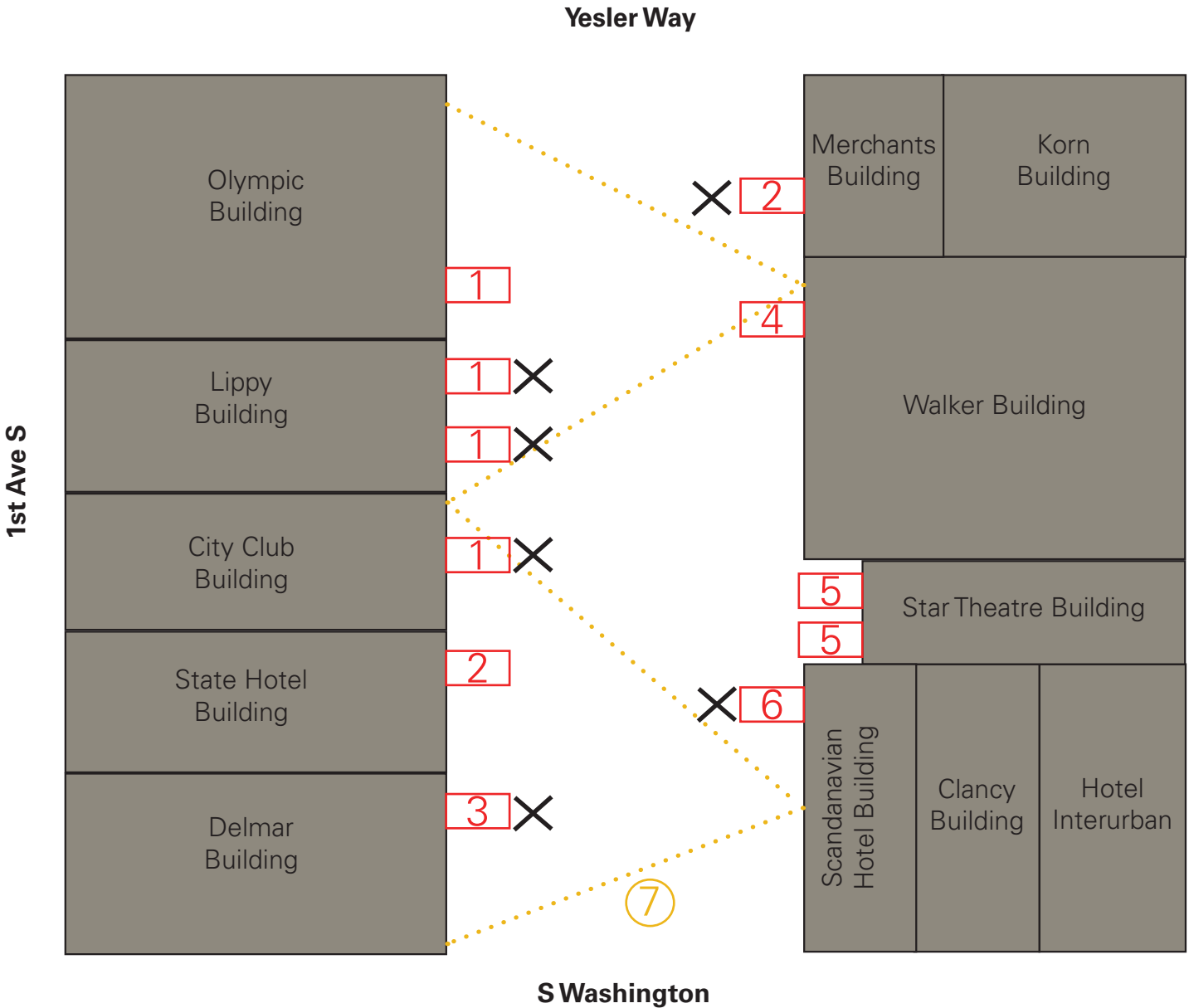
5



6

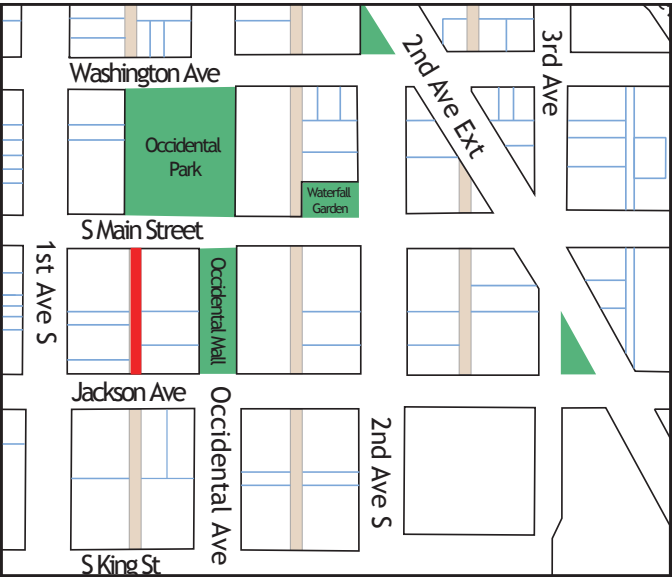


7



Alley 11 (Nord Alley)

S Main - S Jackson - 1st Ave S - Occidental Ave S



Safety Score (1 worst, 5 best)

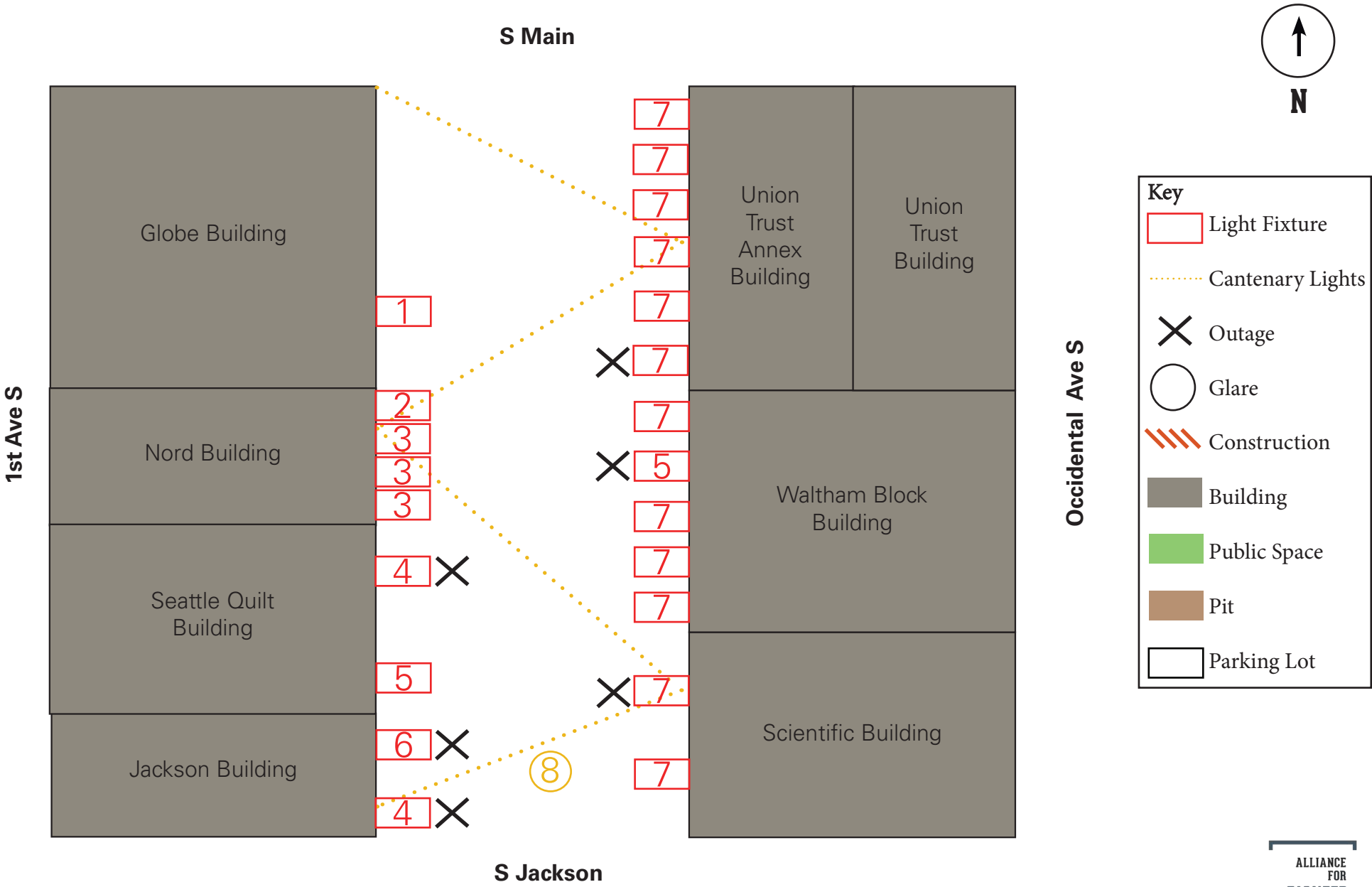
3.6

Notes:

- Many light fixtures, but all lights are yellow and dim.
- Garbage on the south end, north end is cleaner but no standing water.
- Ground is flat and even.
- The bike shop provides great incentive to go though the alley.

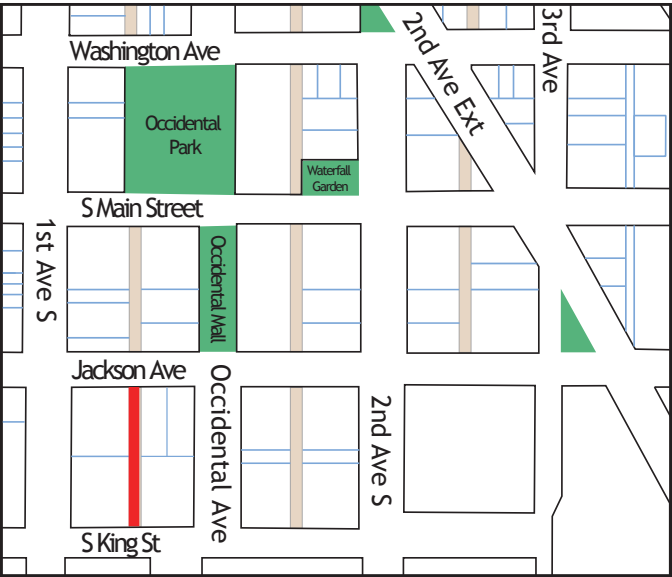


8



Alley 12

S Jackson - S King - 1st Ave S - Occidental Ave S



Safety Score (1 worst, 5 best)

2.2

Notes:

- Little direct light, most light is spillover from the street lights.
- Lights between the alley and 1st Ave are good.
- Despite low light, the alley is surprisingly inviting.



1



2



3



4



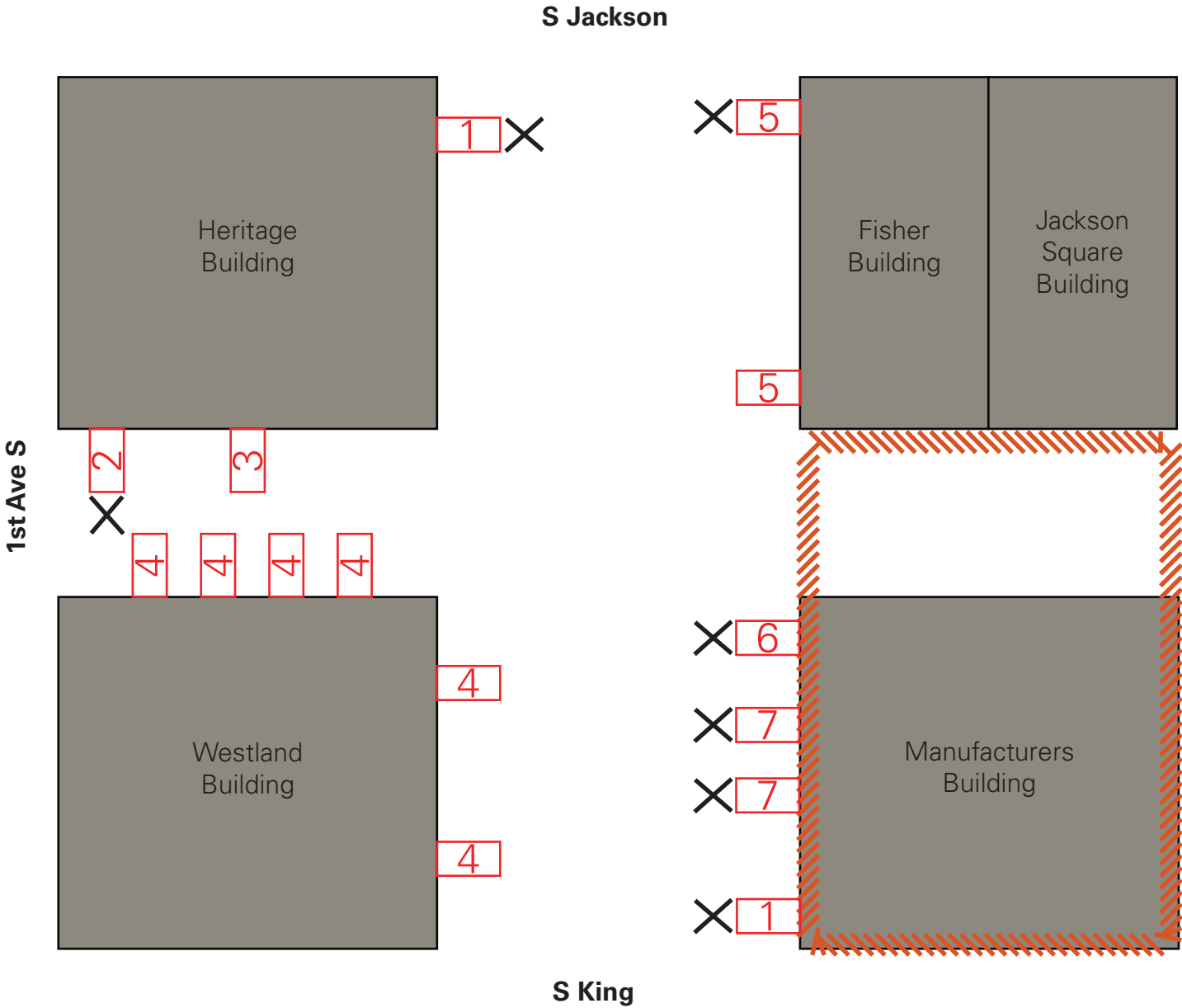
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6



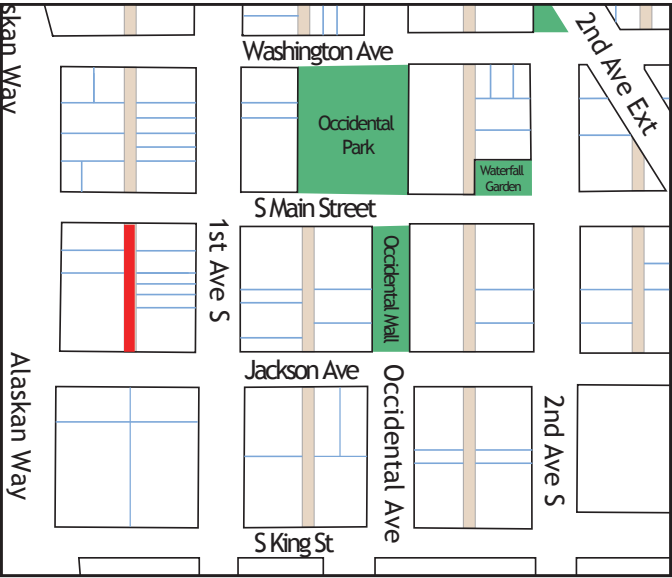
7



Key	
	Light Fixture
	Cantenary Lights
	Outage
	Glare
	Construction
	Building
	Public Space
	Pit
	Parking Lot

Alley 13

S Main - S Jackson - Alaskan Way S - 1st Ave S



Safety Score (1 worst, 5 best)

2.3

Notes:

- Poor lighting
- The parking lot desperately needs more lights.
- Construction zone
- Appreciation for Peter Miller Books



1



2



3



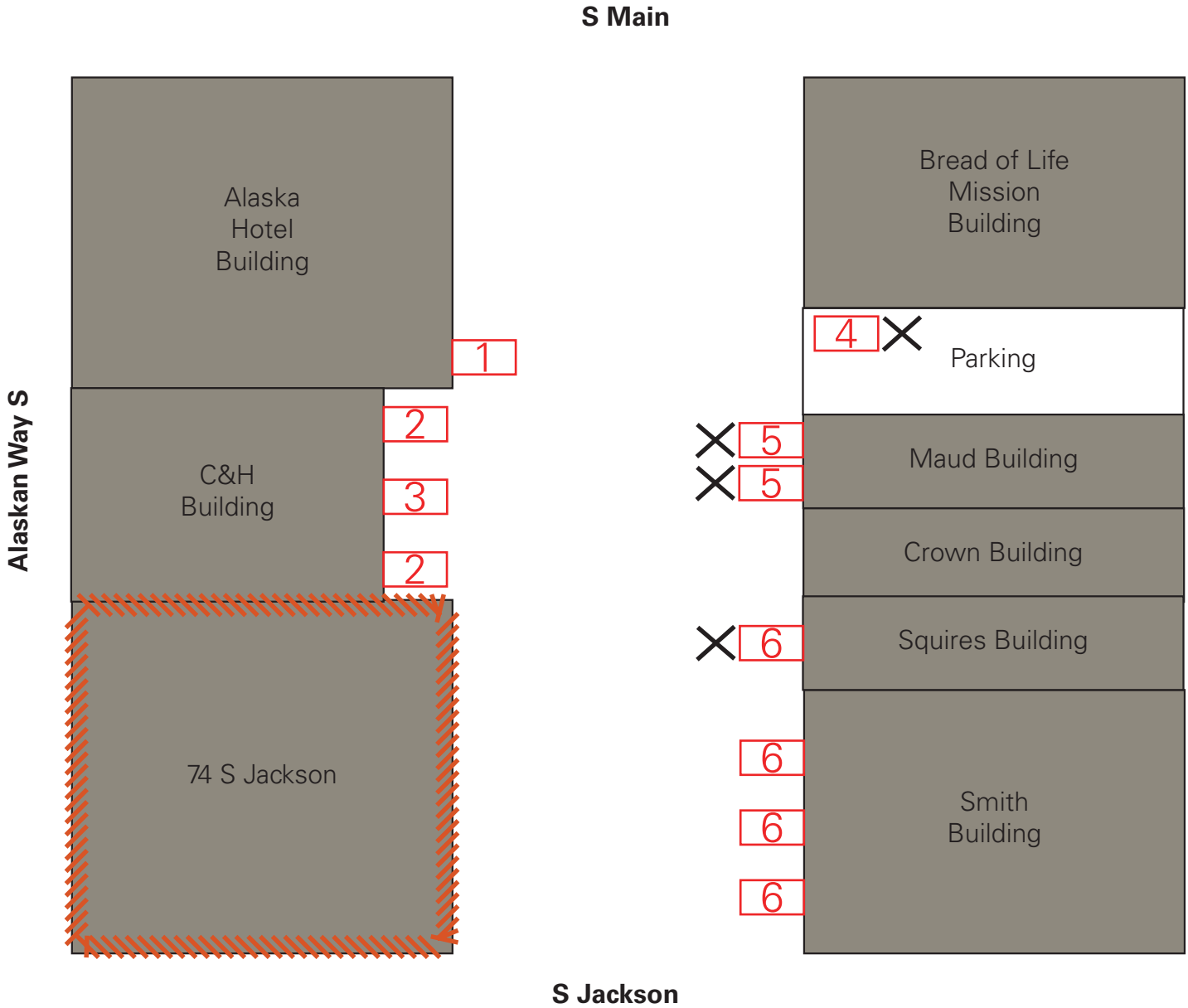
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5



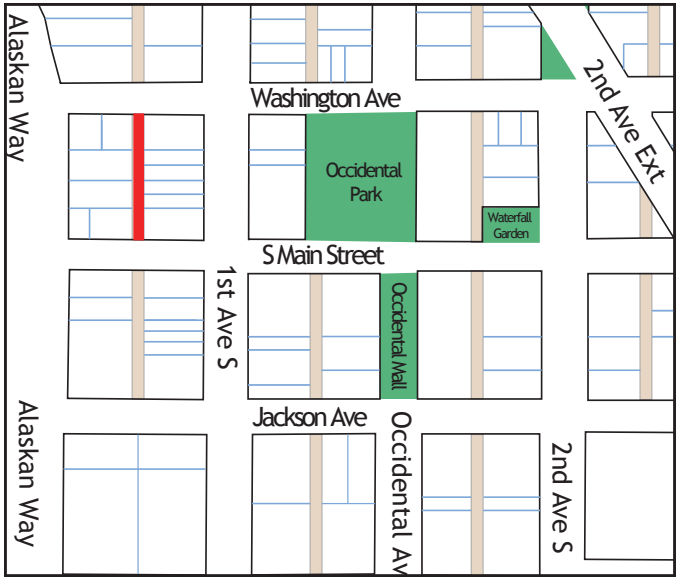
6



Key	
	Light Fixture
	Cantenary Lights
	Outage
	Glare
	Construction
	Building
	Public Space
	Pit
	Parking Lot

Alley 14

S Washington - S Main - Alaskan Way S - 1st Ave S



Safety Score (1 worst, 5 best)

2.2

Notes:

- Many light fixtures, but all lights are yellow and dim.
- Flashlight needed to see all the nooks and crannies. Tons of shadows.
- No standing water
- Some loose debris, graffiti, and low hanging wires.



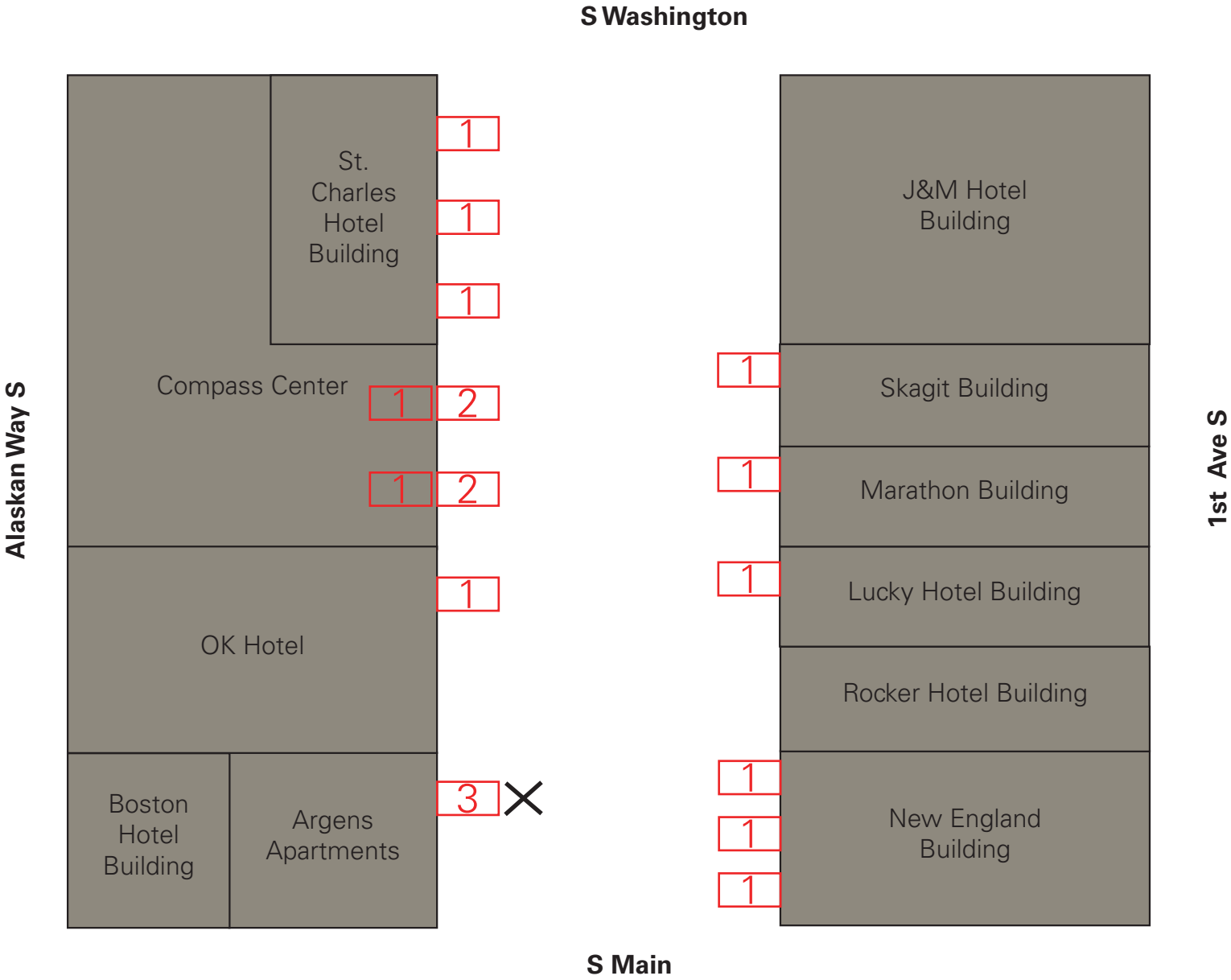
1



2



3



Key	
	Light Fixture
	Cantenary Lights
	Outage
	Glare
	Construction
	Building
	Public Space
	Pit
	Parking Lot

Alley 15 (Firehouse Alley)

Yesler Way - S Washington - Alaskan Way S - 1st Ave S



Safety Score (1 worst, 5 best)

3.3

Notes:

- Fair lightnig; south end lights are yellow and dim but north end lights are brigher.
- Motion sensor lights on the NW side.
- Construction site.
- "Cute" rats



1



2

*Note: Light fixture 2 works on a motion sensor



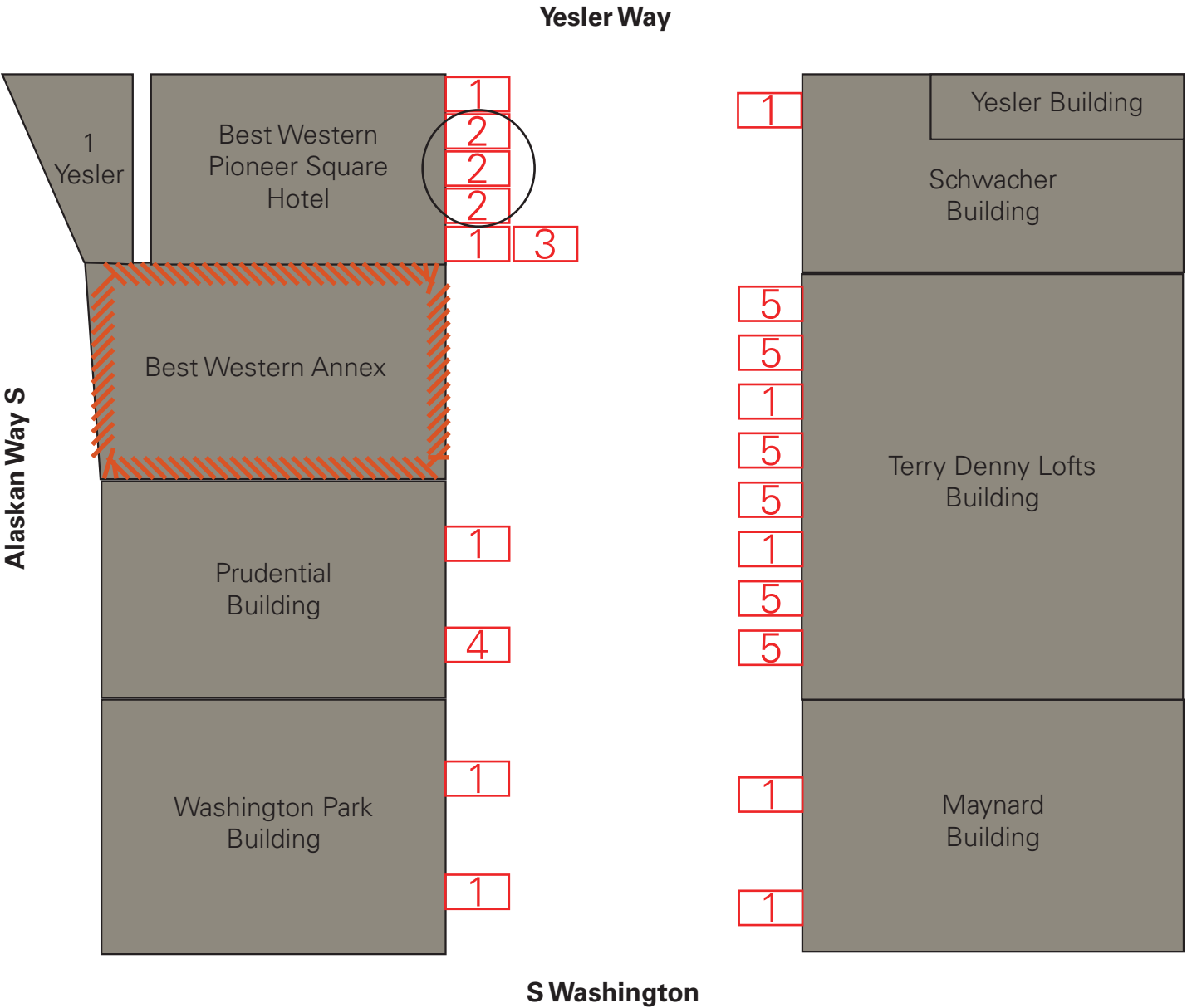
3



4



5





Appendix A

Audit Questions

1. How safe and inviting does this alley feel? (circle one)

0
(not safe)

2

3

4

5
(very safe)

Why?

2. Does the lighting create glare, making it disorienting to adjust between light and dark areas?

Yes / No

3. Indicate on the map which lights are out by drawing an "X" over the light icon.

4. Draw a circle on the map where there is a light fixture that is not already accounted for and indicate whether the light is ovrking or not working.

5. Draw a star on the map where lighting is coming from a window or inside source but provides some level of light to the alley.





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PIONEER SQUARE ALLEYS | LIGHTING EVOLUTION GUIDANCE

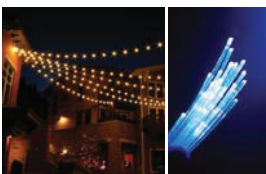


Rendering by Olson Kundig Architects

As Pioneer Square's alleys transform into pedestrian-friendly spaces, an adaptable, evolutionary approach to lighting will increase safety and help empower owners and tenants. These preliminary guidelines provide a framework. Each site has its own needs, and these options should be tested and studied.



1 | EMPHASIZE ASSETS. From arching windows to arcane hardware, Pioneer Square's alleys are filled with architectural details found nowhere else in Seattle. A variety of small, low-impact lighting strategies can emphasize these elements, highlighting the uniqueness of these spaces.



2 | COMPLETE THE ROOM. Using contemporary fiber optics or using Tivoli style lighting similar to those in Nord Alley, these simple interventions create the "ceiling" to the alley room. By tracing a meandering path down the alley, they invite visitors into the alley and provide a more human-scaled experience.



3 | MAKE THE INVITATION. As existing businesses take advantage of the alley and new residents and incubator businesses take root, illuminating the entries to the buildings gives them each a legibility and makes the alleys feel welcoming to new visitors, promoting a virtuous cycle of alley activation.

Finally, as the alleys feel safer and more intentionally illuminated, recent lighting interventions like the wall packs can be removed to create a more charming and creative lighting palette.

PIONEER SQUARE ALLEYS | LIGHTING EVOLUTION GUIDANCE

This document is intended as a strategy with a series of guidelines rather than a shopping list. The best final solution would come from testing and mockups to figure out what works best for a specific location. Below are a few specific fixtures that are good places to start.

Potential fixture at back entry



ABOLITE RLM STANDARD DOME

Requires an arm to be out away from the building.

http://www.lsi-industries.com/documents/literature/abolite-rlm-standarddome_brochure.pdf



LSI ABOLITE WINDSOR SERIES

If figuring out an architectural arm is too complicated in your location, LSI Industries makes this similar one with an arm.

<http://www.lsi-industries.com/products/lsi-abolite-windsor-series.aspx>

Potential wall mounted light for accents

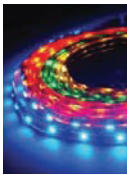


IGUZZINI ARGO

Page 49 of this PDF shows a wall mountable version of a light for highlighting key features.

http://catalog.iguzzini.com/iGuzzini/iGuzzini_Lines_datasheets_ext/UK/Argo_GB.pdf

Potential strip lighting for accents



WATERPROOF LED STRIP LIGHTS

http://www.ecolightled.com/category/waterproof_led_ribbon_strip_lights

http://www.superbrightleds.com/cat/led-accent-lighting/filter/IP_Rating,Weatherproof_IP66,34,945:

Potential cantenary, string lighting



Overhead LED string lighting can be installed into existing outer building hardware and strung between buildings. Work with your electrician for the appropriate product and length.

<http://www.sivallighting.com/heavy-duty-commercial-grade-outdoor-string-lights.aspx>