Alley Lighting Matching Fund
Pride & Resilience Public Realm Project 2020

WEBINAR: SUBMITTING A STRONG LIGHTING PROPOSAL

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Alliance for Pioneer Square
Examples of Current Fixtures
The Alliance for Pioneer Square is pleased to announce the PSQ Alley Lighting Matching Fund.

With $50,000 in funding from Historic South Downtown, we aim to support alley lighting improvements in Pioneer Square.

The PSQ Alley Lighting Matching Fund supports the Alliance’s initiative to address critical public safety concerns and make strides toward alley revitalization.

The PSQ Alley Lighting Matching Fund will provide funds to property owners for alley lighting improvements. Building tenants who obtain written permission from their property owner are also welcome to apply for funding.

The funding may be used for:

- Purchasing new light fixtures
- Purchasing replacement light fixtures
- Paying for electrician labor costs and wiring equipment
- Buying lighting control gear
- Select maintenance or cleaning service costs where existing products are appropriate for re-use
- Lift rental and installation equipment
- Related site and project specific permit fees

MATCHING FUND DETAILS

Applicants seeking funding may request funds for 50% of project costs (maximum award is $8,000).

The Pride & Resilience Public Realm Working Group will make funding recommendations to the Alliance for Pioneer Square’s Board of Directors.

Before funding is released, awardees will be required to obtain all necessary permits, including a Certificate of Approval from the Department of Neighborhoods Pioneer Square Historic District Preservation Board.

GOAL: Project implementation by Early 2021

CERTIFICATE OF APPROVAL
GENERAL INFORMATION + INSTRUCTIONS

WHAT IS A CERTIFICATE OF APPROVAL?
A Certificate of Approval is a written authorization, much like a permit, that must be issued before any changes can be made to the designated feature of a City landmark, or before changes can be made to the external appearance of any building, structure, or site, including the construction of any new building or structure, within the City’s eight historic districts. In certain historic districts, a Certificate of Approval is required before making changes to the use of a building or space, or establishing use in a new building, located within that district.

WHAT KIND OF CHANGES REQUIRE A CERTIFICATE OF APPROVAL?
- Alterations to a building exterior in a district (see individual district Ordinance)
- Alterations to sites, right-of-way, and public spaces in a district (see individual district Ordinance)
- Changes of use in Pioneer Square Preservation District, International Special Review District, and the Pike Place Market Historic District; and, in some cases, changes to business or services provided or changes of ownership for businesses within the Pike Place Market Historic District
- Alterations to the designated features of a Landmark: this may include a landscape, building exterior, building interiors, structure, or object (see individual landmark Ordinance)

In addition, Certificates of Approval are required for work that normally would not require other permits, such as minor exterior remodeling and painting.

Repair-in-kind: If the proposed work you want to do involves ONLY repair using the same materials and exact same details and finishes, then a Certificate of Approval is not required. However, the method and scope of work must be reviewed and confirmed as in-kind by the relevant Board/Commission Coordinator prior to undertaking the work.

The Historic Preservation Program can provide more information about the landmark or the historic district where your property is located: (206) 684-0228 / seattle.gov/neighborhoods/preservation

REPLACE IN PLACE FIXTURES WITHOUT SIGNIFICANT CHANGE IN APPEARANCE?
Officially the Department of Neighborhoods committee has (28) days to review applications. Potentially, if your application is submitted a couple weeks before the meeting you may be able to get on the agenda.

https://www.seattle.gov/neighborhoods/event-calendar

CERTIFICATE OF APPROVAL APPLICATION INSTRUCTIONS

Please read all of the Application Instructions and General Information sections of this document carefully before submitting your Certificate of Approval application through the Seattle Services Portal.

Refer to the checklists below and make sure you have all the relevant required submittal items in electronic format before you begin the online submittal process. Incomplete applications will not be scheduled for Board review. For Board/Commission members to properly act on a Certificate of Approval request, they require an accurate and thorough understanding of the proposal.

If you have questions about the process or what is required to be submitted for your specific proposal, please contact the relevant Board/Commission coordinator.

APPLICATION SUBMITTAL DOCUMENTS CHECKLISTS FOR DESIGN AND/OR USE

DESIGN APPLICATION CHECKLIST

[ ] Description of Proposed Work *
  - Describe the proposed work and any changes it will make to the landmark/historic district building or property. All items must be included in this application. (Attach additional pages if necessary.)
  - For proposals that include demolition of a structure or object:
    - A statement of the reason(s) for demolition
    - A description of the replacement structure or object
  - If the proposal includes replacement, removal, or demolition of existing features, a survey of the existing conditions of the features being replaced, removed, or demolished. Please check with Board/Commission staff if you need more detailed instructions.

[ ] Set of scale drawings with all dimensions shown:
  - A site plan showing existing conditions, showing adjacent streets and buildings and a site plan showing proposed changes;*
  - A floor plan showing the existing features and a floor plan showing the proposed new features or changes;*
  - Elevations and sections of both the proposed new features and the existing features*

  Construction details;
  - A landscape plan showing existing features and plantings, and another landscape plan showing proposed site features and plantings.

[ ] For proposals including new signage, awnings, or exterior lighting please make sure to include the following:
Preservation Board feedback has contributed application requirements

Feedback

- No specific guidance to what alley lighting should be like exactly (no prescriptive fixtures)
- Board typically looks for fixtures that are aesthetically pleasing AND functional
- Alliance could make it clear in the application that we are looking for pedestrian friendly lighting opposed to specific lighting for business purposes (making sure lighting proposals are for wall mounted fixtures that span a building’s length) as opposed to business sign lighting or a single door light
- Board will look for lighting levels and color of light
  - No specific footcandles or lumens per say
  - Usually they approve LED 3700 lights because they are warm and bright
- Board wants to see fixtures that prevent light pollution
- Board wants to see that applicant has taken height into consideration (not to conflict with vehicles driving through the alley, e.g. garbage trucks)
- Board wants to see fixtures attached to mortar not brick
- Board will want to see how many fixtures and how spread apart they are from each other, to make sure the throw of light is appropriate. Lighting designers can help get this right.
- Alley Lighting Evolution Guidance document is solid set of fixture style examples
- The fixture style preference will vary and need to respond to each building and the immediate surroundings
- Public safety is a compelling justifying point for awardees/applicants to make to the Preservation Board when going for their Certificate of Approval
*LIGHTING MAY NOT BE THE WHOLE STORY*

**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

*Improved lighting can help, but without holistic improvements may not solve a problem.*
COMMENTS FROM SEATTLE POLICE DEPARTMENT

When you’re thinking of lighting and safety, here are a few things to keep in mind:

- Lighting helps an individual observe their surroundings and respond to potential threats.
- Pathway or pedestrian connectors should be illuminated to the point where faces of pedestrians can be observed.
- Poor lighting, whether too bright or not bright enough can diminish safety.
- Quality of lighting is as important as the amount of lighting.
Seattle Chinatown International District Neighborhood Lighting Study

What is good neighborhood lighting?

The design of “good lighting” is a subjective and often an elusive treatment of the built environment that balances electrical engineering, architectural design, landscape and urban design, the physics of light, and physiology of human perception.

The impact of lighting relative to safety and security is nuanced; safe passage may refer to ones’ ability to see well enough not to trip, and security can be defined by lighting that contributes to ones’ sense of well-being in a place.

Design Tenants

Visual Acuity

- Faces should be identifiable from 30’ away.
- Accurate color rendering makes it easier to identify people and objects.
- Uniform distribution of lighting reduces the need for your eye to adjust between bright and dark areas.
- Glare (light shining directly into your eyes) can obstruct your view.

Color Rendering Index – how well does a light source enable us to see colors accurately?

High Pressure Light Sources may have a CRI of 65
Comfort

- The color temperature of a light can influence how a location feels to the user.
- Irritating glare should be avoided.

Historical Preservation Board prefers 3700°K (Kelvin)
Sense of Place

- Landmarks should be well lit and prominent at night.
- Repeated decorative elements enhance community identity.
- Colorful awnings, colored light and signage can add visual excitement.
- Consistent color temperature of white light throughout the entire neighborhood enhances feeling of unity.

The C-ID streetlights are 3500°K

Many residential streetlights have been changed to 3000°K from 4800°K (moonlight)
DESIGN IDEAS


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 arcing 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.
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.

**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.
https://texasledlightings.com/product/lsi-abolite-windsor-series/

**Potential wall mounted light for accents**

**IGUZZINI ARGO**
https://www.iguzzini.com/bl91/
https://www.bimobject.com/en-us/iguzzini/product/argo-d370mm-wall-mounted
Potential strip lighting for accents

WATERPROOF LED 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.
Between 1.2 Footcandles (13 Lux) - 4.0 Footcandles (44 Lux)

Between 0.5 Footcandles (5.5 Lux) - 0.9 Footcandles (9.9 Lux)

https://lu.mu/
SUBMITTING A STRONG LIGHTING PROPOSAL

See Application Document:


• Submit all requested material.

• Obtain a quotation for specific products, including installation and control equipment.

• Have an electrical contractor / electrician provide a quote.
SUBMITTING A STRONG LIGHTING PROPOSAL

Project Proposal
This part of the application requests specific information about the proposed alley lighting improvements. Please submit items B. through E. as attachments separate from this form. For large files, use a file transfer site (e.g. wetransfer.com).

**Projects that propose to maintain or clean existing fixtures may skip items C. and D. Projects that involve new light fixtures are required to respond to all items (A. through D).**

Create one PDF with all content, if possible, or zipped collection of files.

Include project building address or name in file names
(The Building Address Alley Lighting Application, Example: 123 Main St Alley Lighting Application.PDF).
Project Proposal

a. In words, please provide a narrative description of the proposed lighting improvement. (How will the project illuminate and activate the alley? How will the project contribute to public safety?)

Be descriptive.

(e.g. Upgrading the wall sconces with lower glare, warmer color light fixtures will illuminate nearby brick surfaces better and enable improved visibility of faces and clothing colors. Fixtures that spread light sideways instead of just down will allow for improved lighting uniformity.)
SUBMITTING A STRONG LIGHTING PROPOSAL

Project Proposal

b. UPLOAD current photos of the building and neighboring buildings in the alley at night, and during the day.
   a. Include at least one photo of the building/project site during the day. (Label: Project Site photo_Day)
   b. Include at least one photo of the building/project site at night. (Label: Project Site photo_Night)
   c. Include 1 photo of the alley where the project site is located during the day. (Label: Alley photo_Day)
   d. Include at least one photo of the surrounding buildings at night. (Label: Alley photo_Night)
SUBMITTING A STRONG LIGHTING PROPOSAL

Project Proposal

c. UPLOAD supporting materials of proposed improvement (e.g. scale drawing with dimensions showing proposed lighting, renderings, elevations, intended lighting plan).
   a. Indicate the quantity of fixtures
   b. Indicate the spacing between fixtures
   c. Indicate fixture mounting heights on the building
   d. Indicate the distance light fixtures protrude into the alley
   e. Indicate proposed method of attachment to building (note Historic Preservation Board requires installation into mortar not brick).

Provide supporting materials.
Show your work!
Project Proposal

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Provide a plan view
SUBMITTING A STRONG LIGHTING PROPOSAL

Project Proposal

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   a. Indicate the quantity of fixtures
   b. Indicate the spacing between fixtures
   c. **Indicate fixture mounting heights on the building**
   d. Indicate the distance light fixtures protrude into the alley
   e. Indicate proposed method of attachment to building (note Historic Preservation Board requires installation into mortar not brick).

Provide an elevation view
1.0 Policy

1.1 The Department shall install energy efficient rental lighting fixtures in alleys to provide nighttime illumination for security and safety for persons and property.

1.2 Alley lighting fixtures shall be installed on building walls or on existing Department poles. Only commercial areas with existing buildings are eligible for wall mounted lighting. Lighting for alleys adjacent to new buildings shall be addressed during the new building development as required by Seattle Department of Planning and Development.

1.3 For any installations on building walls, the following conditions must be met:
   1.3.1 The customer shall obtain written approval from the building owner(s) or agent. Written approval must be provided to Seattle City Light upon application for service.
   1.3.2 The wall shall be within the boundaries of the adjoining property lines and abut the alley boundary line.
   1.3.3 Building wall shall allow for a minimum fixture mounting height of 16 feet.
   1.3.4 An unmetered electrical circuit must be readily available on the building wall or the fixture must be positioned so it can be served from the Department's secondary distribution system where available.

1.4 Alley lighting requests shall be accepted for alleys in residential, commercial, business, and historic areas. An HPS 100 Watt historic fixture is available for historic districts only. A 100 Watt HPS cobra head fixture is available for residential areas. In addition to this fixture, commercial and business area alley lighting customers may request 150 Watt, 250 Watt and 400 Watt HPS cobra heads. At the Utilities discretion 200 Watt and 250 Watt HPS wall mounted lights are available.
### Vertical Clearances

<table>
<thead>
<tr>
<th>From</th>
<th>To</th>
<th>Standard Clearance</th>
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</thead>
<tbody>
<tr>
<td>Roadway surfaces</td>
<td>Any horizontal projection over named surface</td>
<td>20 feet</td>
</tr>
<tr>
<td>Sidewalk surfaces</td>
<td>Any horizontal projection over named surface</td>
<td>8 feet</td>
</tr>
<tr>
<td>Roadway surfaces</td>
<td>Bottom of bridge</td>
<td>20 feet</td>
</tr>
<tr>
<td>Skybridges</td>
<td>Any horizontal projection under named surface</td>
<td>26 feet</td>
</tr>
<tr>
<td>Alley surfaces</td>
<td>Any horizontal projection over named surface</td>
<td>26 feet; exceptions apply</td>
</tr>
<tr>
<td>Alley surfaces</td>
<td>Any horizontal projection that extends less than 24&quot; off building face.</td>
<td>16 feet</td>
</tr>
<tr>
<td>Bicycle path surfaces</td>
<td>Any horizontal projection over named surface</td>
<td>10 feet</td>
</tr>
</tbody>
</table>

### Clearances from Trees

For more information about clearances and trees, including conditions for deviating from the standard clearance listed below due to site constraints, refer to the section on Street Trees. Factors to consider for a deviation from the standard required clearances between street trees and utilities may include the depth and age of the pipeline, the possible use of root barriers. Overhead utilities also impact the pruning of trees in Seattle. See Seattle City Light Construction Standards for more information.
SUBMITTING A STRONG LIGHTING PROPOSAL

Project Proposal

c. UPLOAD supporting materials of proposed improvement (e.g. scale drawing with dimensions showing proposed lighting, renderings, elevations, intended lighting plan).
   a. Indicate the quantity of fixtures
   b. Indicate the spacing between fixtures
   c. Indicate fixture mounting heights on the building
   d. **Indicate the distance light fixtures protrude into the alley**
   e. Indicate proposed method of attachment to building (note Historic Preservation Board requires installation into mortar not brick).

   ![Alley surfaces](image)
SUBMITTING A STRONG LIGHTING PROPOSAL

Project Proposal

c. UPLOAD supporting materials of proposed improvement (e.g. scale drawing with dimensions showing proposed lighting, renderings, elevations, intended lighting plan).
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SUBMITTING A STRONG LIGHTING PROPOSAL

Project Proposal

d. UPLOAD proposed light fixture cutsheet(s) from the light manufacturer(s).
   a. Indicate the following light fixture parameters for procurement. (Highlight or mark-up manufacturer cutsheets with the following information and enter in the table below).

<table>
<thead>
<tr>
<th>Parameter</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Wattage</td>
<td></td>
</tr>
<tr>
<td>Lumen Output</td>
<td></td>
</tr>
<tr>
<td>Color Temperature</td>
<td></td>
</tr>
<tr>
<td>Photometric Distribution</td>
<td></td>
</tr>
<tr>
<td>Shielding or glare control accessories</td>
<td></td>
</tr>
<tr>
<td>Mounting accessories</td>
<td></td>
</tr>
<tr>
<td>Control gear</td>
<td></td>
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</tbody>
</table>
Lumens
A measure of the total light emitted by a source. SI derived unit of luminous flux (lm).

Color Temperature
Described in kelvins (°K), a way to describe the color appearance of a light source, measured as compared to a blackbody radiator.

Photometric Distribution
The way that luminous intensity is emitted from the fixture – may be shown in a polar luminous intensity graph.

https://www.lrc.rpi.edu/programs/NLPIP/glossary.asp
See marked-up cutsheet PDF

<table>
<thead>
<tr>
<th>Control</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wattage</td>
<td>12 Watts</td>
</tr>
<tr>
<td>Lumen Output</td>
<td>861 lumens</td>
</tr>
<tr>
<td>Color Temperature</td>
<td>3000K</td>
</tr>
<tr>
<td>Photometric Distribution</td>
<td>Opal Glass</td>
</tr>
<tr>
<td>Shielding or glare control accessories</td>
<td>Shade and Cast Guard</td>
</tr>
<tr>
<td>Mounting accessories</td>
<td>¾&quot; IP with small loop 23&quot; arm</td>
</tr>
<tr>
<td>Control gear</td>
<td>Remote photosensor</td>
</tr>
</tbody>
</table>

Controls (photosensors, timers, etc.) may be separate from fixture. Your electrical contractor will have suggestions. Confirm placement.

Note, there are many “RLM” (Reflector Luminaire Manufacturers) other than Troy

http://www.troyrlm.com/
EXAMPLE MANUFACTURERS

https://www.bega-us.com/categories/exterior/wall

https://www.sistemalux.com/view-all-exteriors


http://www.canlet.com/lightingproducts.php


Additional Project Questions
These questions are intended to provide information about project implementation, the impact lighting improvements will have on the surrounding environment and community, as well as plans for maintaining lighting improvements once installed.

1. Who will install the proposed light fixtures or perform maintenance/cleaning services?

2. What equipment will be necessary to implement the project?

3. Will proposed lighting improvements be climbable? Could your project be perceived as a safety hazard?

4. How does the project proposal address light pollution concerns?

5. How will fixtures be controlled on a nightly basis (i.e. timer, photocells, etc.)?

6. What is the plan for maintaining the lighting improvements?

7. Who will be responsible for maintaining the proposed light fixtures?
Most consider light pollution to be the elimination of “uplight”.

Dark-sky friendly fixtures are thought to be “shielded”

Copyright 2005! - “Dark-sky-friendly” fixtures

https://www.darksky.org/light-pollution/
Too Much Light? Light “Trespass”?  

- Sometimes sidelight is helpful, especially in a dark alley.
- Downlights mounted up high (i.e. above 16’) are inevitably sources of glare.
- Lower output fixtures spaced more frequently may be less obtrusive than fewer higher-output ones.
- Reminder to talk to your neighbor. What helps you may help them too.
- Consider light trespass – light escaping your property. Will there be alley-facing windows impacted by the lighting?
- Does the strategy help “activate” your alley from a creative perspective?
Max Zorn
https://www.youtube.com/watch?time_continue=55&v=ggoseOLlkrc&feature=emb_logo&ab_channel=maxzorn
Integrated vs. remote controls?

50,000 hours = 17 years when on 8 hours/night. Manufacturers warranty 5 years. Parts will fail!
<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>How much funding is being requested? <em>(this should be a dollar amount)</em></td>
<td>Total Project Cost <em>(includes all costs including products, equipment, labor, etc.)</em>: Funding Request Amount:</td>
</tr>
<tr>
<td>Note: This should be 50% of project costs, at a maximum of $8,000.</td>
<td></td>
</tr>
<tr>
<td>*Please indicate proof of determination of project costs.</td>
<td></td>
</tr>
<tr>
<td>Are Puget Sound Energy rebates an option for the proposed lighting products?</td>
<td><em>(submit document as an attachment)</em></td>
</tr>
<tr>
<td><em>(Yes/No/Unsure)</em></td>
<td></td>
</tr>
<tr>
<td>If you are not the property owner, do you have written property owner permission?</td>
<td><em>(submit document as an attachment)</em></td>
</tr>
<tr>
<td>Yes/No</td>
<td></td>
</tr>
<tr>
<td>If the project requires infrastructural coordination with neighboring buildings, please upload written permission from neighboring property owners?</td>
<td><em>(submit document as an attachment)</em></td>
</tr>
<tr>
<td>Yes/No</td>
<td></td>
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<tr>
<td><em>This question only applies to applications that propose improvements on multiple buildings with multiple owners.</em></td>
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</tbody>
</table>
WHERE TO PROCUPE LIGHTING?

Participating Distributors in PSE Rebate Program

Most electrical distributors will do “over the counter” sales with a credit card to end users, however electrical contractors may obtain better pricing and may have pre-existing wholesale accounts and relationships.

Note, Home Depot and Lowe’s are not on this list.
**PRODUCT DURABILITY AND LONGEVITY**

Protect against failure of sensitive electronics
- Use trusted manufacturers products with known testing procedures

Protect against material corrosion
- Use products with ability to withstand corrosive sea air, known metals, protective marine-paint coatings (e.g. nickel acid wash), stainless steel fasteners (316)

**Ingress Protection Rating – minimum IP65**
- Totally dust tight, full protection against dust and other particulates, including a vacuum seal, tested against continuous airflow
- Protection against low-pressure jets (6.3 mm) of directed water from any angle (limited ingress permitted with no harmful effects).

*Pioneer Square Alleys are in a marine air environment*
HELPFUL LINKS

Lighting Design Lab
https://www.lightingdesignlab.com/

Seattle City Light

Puget Sound Energy
https://www.pse.com/rebates/business-incentives/commercial-lighting
APPLICATION DEADLINES

Applications open on September 28, 2020 and will be accepted through November 6, 2020 at 11:59pm.

Applicants are encouraged to submit a draft application no later than October 23, 2020 for an optional review and opportunity to receive feedback prior to final submissions due on November 6, 2020 (this is not required, only recommended).

The Pride & Resilience Public Realm Working Group will make funding recommendations to the Alliance for Pioneer Square’s Board of Directors.

Applicants can expect funding decisions by November 30, 2020.

Important Dates

September 28 - Alley Lighting Matching Fund application opens
October 1 - Informational Webinar
October 23 - Draft application is due to sara@pioneersquare.org for feedback (optional)
November 6 - Applications are due at 11:59 PM
November 30 - Funding decisions expected (pending all permits and approvals)

Thank you for attending!

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