

Lighting

Intent:

The purpose of these lighting standards is to establish a minimum level of design and performance for all light fixtures in the corridor. Lighting and lighting system components and hardware shall be compatible and harmonious throughout the corridor. A successful exterior lighting program shall include adequate illumination for safe pedestrian and vehicular movement, sufficient lighting for all signs and wayfinding, and decorative lighting that enhances the landscape design without creating excessive glare or visual hot spots.

Standards:

- A proposed site plan depicting lighting fixture types and locations for the entire development, including pedestrian routes, driveways, parking, loading areas, and the building shall be included in the COA application.
- All exterior lighting shall be designed, installed, and maintained in accordance with plans and specifications submitted and approved in the COA application.
- Fixture orientation and design shall minimize direct glare from the fixture, both within the site and particularly as viewed from the I-35W and frontage roads.
- Architectural lighting shall articulate and animate the particular building design and visibly promote and reinforce pedestrian movement. Indirect wall lighting or “wall washing”, overhead down lighting and interior illumination (glow) is encouraged in the expression of the building.
- All direct down lighting, except where noted in lighting diagrams, shall be accomplished by utilizing light fixtures with 90 degree (horizontal) cutoffs. Glowing light sources shall not be used at any time to provide or supplement functional light level requirements.
- Loading and service area lighting shall be contained within the service yard boundaries and enclosures, and utilize cutoff light fixtures that are mounted no higher than the adjacent building. Wall mounted light fixtures will be permitted only if they have a 90 degree cut off to prevent glare.
- Security lighting shall be primarily accomplished by the ambient light levels created by the required site lighting elements.
- Parking areas, access drives, and internal vehicular circulation areas shall be illuminated by lighting fixtures with total cutoffs of 90 degrees. No spot lights are allowed for site lighting.

Guidelines:

- Architectural “wall washing” is highly encouraged.
- Pedestrian routes should utilize bollard-type lighting rather than pole lights.
- Up lighting should be minimized to include architectural wall washing and architectural accenting only.
- Lighting should be reduced after normal closing hours when the parking lot is not in use to only the bare essentials to provide security, building illumination, and pathway marking.



Example of service station down lighting



Examples of architectural lighting

