SHEARWATER LIGHTING PROJECT
Community Meeting
8 February 2017

ATTENDEES:

Sharon Hobson – Chair
Derek Thomas – Outdoor Illumination
Lee Hobson
Theresa Wellman
Marj Sparer
Connie Cadwell
John Schaake
Joy Ambrogio
Ed Ambrogio
Phil Meredith
Carol Schaake
Rainette Bannon
Pam Mantica
Carey Kirk
Lynn Maichle

MINUTES:

1. Primary goal of the project: to ensure consistent, pleasing lighting throughout the community, eliminate dark areas, and enhance security at front doors, in the parking areas, and around the grounds.
2. The Lighting Committee has created an RFP, selected a lighting design company, and worked with them to develop a lighting design for the community and a phasing plan for the implementation. The final decision will be dependent on availability of reserve funds.
3. Outline of the lighting project phases that are currently envisioned:
    - Phase 1: building lights (front entrance areas in all buildings)
      terrace front door lights
      parking area lights
    - Phase 2: pathway/landscape lights
      flood/motion/security lights
    - Phase 3: building lights (back decks)
      boardwalk lights
      accent lights (e.g. for landscape trees)
4. All lights will be 2700-3000 Kelvin, and warm rather than cold/blue; note that the current flood lights, which are blinding, are 5000 Kelvin.
5. S.Hobson mentioned another issue that L. Birch brought up: the wiring was done in the early 1980s and is out of code; this may need to be addressed for the parking and pathway lighting.
6. L.Maichle outlined the major negative comments regarding lighting during the Transformation Project Evaluations that indicated the need for this lighting project (there was only ONE positive comment out of 24 people doing the evaluation):
    - There are many dark areas; residents have safety concerns
    - Need more consistent lighting throughout
    - Lights point downward; are insufficient to light the area
    - Limited light surface in our fixtures; especially in the parking lights
    - Lights are spaced too far apart
    - We do not want any blinding lights

7. Mr. Thomas has created detailed layouts for all lighting in each sector of Shearwater, noting the locations for all parking and pathway lights (both existing and to be added).
8. Issue: currently many lights are on mechanical timers in the basements, and have to be adjusted every couple of months, or they're on sensors that don't always work. Suggestion: investigate puting all lights on an astronomical timer. This would eliminate manual intervention either to adjust timers or to switch lights on/off.
9. Issue: sidewalks leading up to some buildings are long and too dark (e.g. leading up to bldgs. 1, 7, 8, 15,16. Suggestion: place a post light at the beginning of the sidewalk and pathway lights all along the sidewalk; add a fixture on a post partway if additional light is needed. Intensity of the post lights would be adjusted to appropriate level to decrease glare as needed.
10. Issue: bright sensor-controlled flood lights on the front railings of each building are not only blinding, but also often come on either too often (due to squirrels, foxes, cats or high winds) or too late to be helpful. Suggestion: more consistent lighting along the sidewalks, better spaced, and consider astronomical timers.
11. J.Schaake and L.Birch suggested that all fixtures installed in Shearwater be 'dark sky compliant,' which primarily requires that the bulbs are not visible, and light shines only down (not around or up). Mr. Thomas noted that all of the proposed fixtures have frosted glass, so the bulbs would not be visible, and they shed light around and down, but not up. A question was raised about what impact using lights that shine only down would have on the design; the parking and pathway lights would either need to be spaced closer together, or placed on taller posts to ensure that the parking area and the walkways were sufficiently lighted.
12. J.Schaake requested that we get a photometric design of Shearwater to calculate the expected distribution of light in each area. This design could potentially influence the placement of parking & landscape lights, the height of the parking light posts, trimming of trees & shrubs around the lights, and the fixture selected. It would not affect building lights. Mr. Thomas indicated that doing photometric designs required an engineering degree, and was not something that his firm typically did for this type of installation. ACTION: J.Schaake is getting a cost estimate for doing this and will forward to the Lighting Committee for consideration.
13. Mr. Thomas forwarded a number of options for the building and parking lights; all have frosted glass, so the light would be softer, and all fixtures would cast light around & down (not up). The top 3 fixtures per the voting by the Committee and the Board were shared with those in attendance, both in sconce (for buildings) and post (for roadway and parking) format. The Bowen fixture which was ranked highest in 8 out of 9 votes by the Committee and the Board was also preferred by attendees. The general agreement among attendees was to install 4 Bowen fixtures on the 1st floor of building 6, and 2 on posts in front of that building, so that all residents could see the effect.
14. There was a question about how the Bowen fixture would look at night; Mr. Thomas has a co-worker installing that fixture at another community and has asked for nighttime photos that he will forward to the Lighting Committee for their review.
15. The initial suggestion from Outdoor Illumination for the height of the parking/roadway light posts was 7'3". They could be higher, although typically residential areas do not put lights on tall posts, since this creates more of a commercial feel.
16. P.Meredith expressed a strong opinion that the project should not be held up by further studies; that the best way to determine if lights were going to work would be to put up sample fixtures

and have the community see the lighting with their own eyes. There was general agreement for sample Bowen fixtures to be installed and one or two sample post/parking lights to be rigged so the community could judge the adequacy and acceptability of the light produced. S.Hobson indicated that the plan is to install 4 building lights in the first level entrance of building 6 and 2 post lights in front of that building so that all residents can see what the new fixtures would look like when they drive in.

NEXT STEPS:

1. The Lighting Committee will create a community survey to be sent out via e-blast that will help identify additional lighting problems and determine the number of units that have the outside lights near their doors controlled by switches located inside units
2. Mr. Thomas will provide nighttime pictures of the Bowen fixture on a building and possibly in a parking area
3. J. Schaake will get an estimate for a photometric study and forward it to S. Hobson and the Committee
4. Mr. Thomas will order 5-6 Bowen fixtures; 4 to be installed on the ground floor of building 6 and 2 to be installed on posts in the roadway in front of bldg. 6 so that all residents can see them as they enter the community.