



Trace Lofts Condominium, Seattle WA PEDESTRIAN SAFETY PROJECT SUMMARY



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| Location: Capitol Hill, Seattle, WA | Year Installed: 2007 |
| Type: Residential Condominiums Sub-Grade Parking Garage | Design Engineers: HNTB |
| Project Size: 5 In-Roadway Warning Lights, 2 Motion Sensors, 2 LED Flashing Pedestrian Approaching Signs, 1 ECP Controller | |

Overview: Trace North and Trace Lofts buildings are located on 12th Avenue in Capitol Hill, Seattle. Trace North was built in 2007 and Trace Lofts was converted from an old sewing machine warehouse into loft style condos. The two buildings contain 142 units – 100 in Trace North and 42 in Trace Lofts. Trace Lofts facility management desired enhanced safety for pedestrians from vehicles as they are exiting the parking garage.



Requirements: A warning solution that alerts motorists as they are approaching the exit; passive pedestrian detection with the ability to sense objects in motion in front of the parking entrance.

Solution 1:

5 LightStar™ In-Roadway Warning Lights (IRWL)

LightGuard Systems provided 5 IRWL with high-intensity LEDs that give advanced warning to motorists as they exit the garage. The IRWLs flash at the Enlighten1 rate, which is photosensitive epilepsy safe. The client selected 14" steel snow plow resistant base plates that house and protect the IRWL. MUTCD compliant, IRWL are a proven method of increasing driver awareness up to 95%. Highly flexible, IRWL are an ideal traffic calming pedestrian safety solution at parking garage exits, at-grade walkways, and building entrances.



Solution 2:

2 Motion Detectors on Building Exterior

Our motion detector was selected as the activation method due to its compact design and passive pedestrian activation. It detects objects moving towards it with broad range sensor detection up to a 110° viewing angle of 70 feet wide and 50 feet deep. When objects approach the motion detection device, the IRWLs and other system equipment is energized to operate. Ideal for enclosed spaces such as parking garages, entry/exit zones, or applications needing generalized, non-directional smart sensing capabilities. Its compact form offers a low-profile aesthetic for building exteriors.



Solution 3:

1 Flashing LED Pedestrian Approaching Sign (custom)

LightGuard provided a custom 18" x 24" flashing LED-Enhanced Pedestrian Warning Sign designed to be hung from the ceiling, directly in front of the exit. The sign has 4 LED light bars, each containing 12 LEDs — for a total of 48 high-intensity, eye-catching lights. Visible up to 1,000 feet, LED signs help to increase motorist yielding. Trace Loft's LED sign activates via passive detection motion sensors, and flashes only when a pedestrian or object is sensed.

