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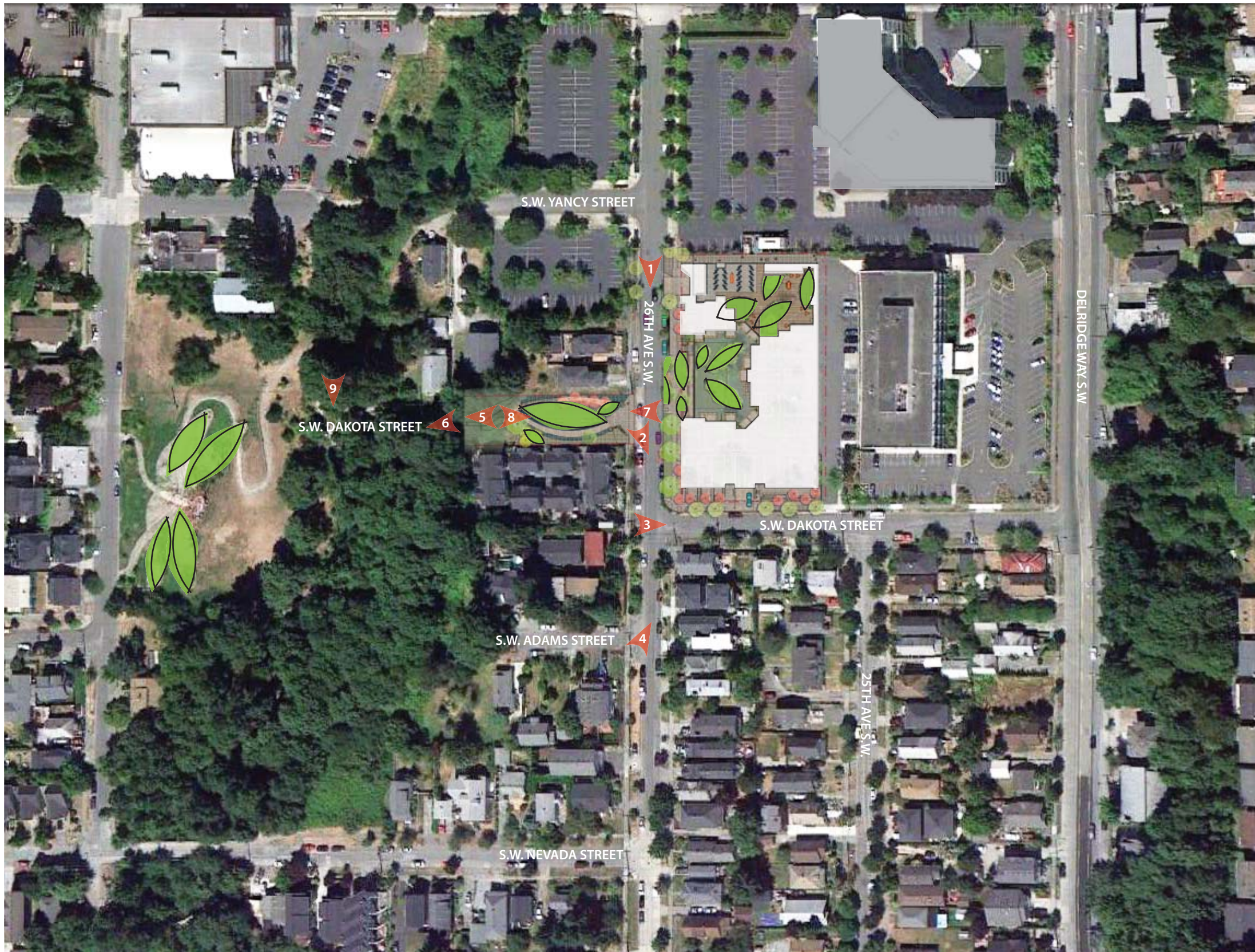
DESIGN COMMISSION MEETING

HEWITT

MARCH 15TH, 2012

YOUNGSTOWN FLATS
VICINITY MAP

-  METRO BUS ROUTES AND STOPS: 21, 22, 54, 55
-  METRO BUS ROUTES AND STOPS: 85, 120, 125
-  CITY OF SEATTLE UNMARKED BIKE CONNECTOR



AERIAL IMAGE OF SITE CONTEXT



 PHOTO VIEW MARKER - SEE SHEET L3

CONTEXTUAL NEIGHBORHOOD IMAGES

STREET IMAGES



(1) VIEW OF 26TH AVE NEAR S.W. YANCY STREET, LOOKING SOUTH



(2) VIEW OF 26TH AVE, LOOKING SOUTH FROM DAKOTA STREET NORTH



(3) VIEW OF S.W. DAKOTA STREET, LOOKING EAST



(4) VIEW OF 26TH AVE S.W., LOOKING N.E.

DAKOTA STREET NORTH IMAGES



(5) VIEW OF GRAVEL PATH CONNECTION, LOOKING WEST



(6) VIEW OF GRAVEL PATH, LOOKING WEST TO STAIRS



(7) VIEW OF DAKOTA STREET NORTH, LOOKING WEST



(8) VIEW FROM GRAVEL PATH CONNECTION, LOOKING EAST



(9) VIEW OF LONGFELLOW CREEK, LOOKING SOUTH

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YOUNGSTOWN FLATS
CONTEXT PHOTOS/ EXISTING CONDITIONS



LONGFELLOW CREEK LEGACY TRAIL



Longfellow Creek and High Point

Longfellow Creek, a four mile long creek, begins underground in Roxhill Park. From there it flows north through the Delridge Valley, into the West Waterway of the Duwamish River, Elliott Bay and finally into Puget Sound.

At High Point, we're doing something new to care for Longfellow Creek! The High Point neighborhood is a large part of the 1,720 acre Longfellow Creek Watershed. To improve water quality, reduce flooding and protect salmon, wildlife and people, a Natural Drainage System was created. Together, a network of vegetated swales, porous pavement, and pond helps slow and clean stormwater before it drains to Longfellow Creek. This helps make our waters and community more healthy and beautiful.

Longfellow Creek Legacy Trail A Ribbon of Connection

Walk from here to Longfellow Creek! Look for the brown trail markers and colorful signs (shown on the bottom of this map) to help you find your way.

Explore the 4.2 mile trail through greenspaces and the Delridge and Westwood neighborhoods, connecting to community parks, services and businesses. Discover the Dragonfly Pavillion, Salmon Bone Bridge, Roxhill Bog and restored natural areas. Enjoy!

Learn More! Contacts and Information

Longfellow Creek partnerships, volunteers:
www.longfellowcreek.org (206) 615-1443
www.seattle.gov/util/RestoreOurWaters

Guided walks and educational programs:
Camp Long www.seattle.gov/parks (206) 684-7434

Sustainable features at High Point:
Visit Neighborhood House-High Point Center
www.nhwa.org (206) 461-8430

Activities at High Point:
www.highpointneighborhood.org

History of High Point:
www.Seattlehousing.org

Legend

- Trail
- - - Connecting Trail
- Watershed Boundary
- Creek in Open Channel
- Creek in Pipe
- ? Information
- P Parking
- ♿ Restroom
- ♿ ADA Access
- i Point of Interest
- Community Center
- School
- Library





- LANDSCAPE BOULDERS
- GRAVEL SURFACING, TYP.
- BBQ AREA, TYP.
- WOOD DECKING
- SEASONAL PLANTER POTS, TYP.
- ROOF DECK PLANTED BERM, TYP.
- DOG RUN/ ARTIFICIAL TURF
- P-PATCH FREESTANDING METAL PLANTERS
- WOOD TABLE AT P-PATCH
- STEPPING STONES IN LANDSCAPE
- VEHICULAR ENTRY
- EXISTING TREES, TYP.
- EXISTING CONCRETE SIDEWALK
- EXISTING GRAVEL
- EXISTING PLANTING
- EXISTING LIGHT POLE

- ROOF DECK FURNITURE
- FIRE FEATURE

- CONCRETE RAMP
- CIP STAIRS
- VEHICULAR ENTRY

- MAIN ENTRY
- DIMENSIONAL FLAGSTONE PAVING

- SEASONAL PLANTER POTS, TYP.
- PATIO, TYP.

- BUILDING ENTRANCE CANOPY
- WOOD BENCH, TYP.
- PLANTER
- PROTECTION RAIL

- ART
- FLAGSTONE PAVING

26TH AVENUE S.W.

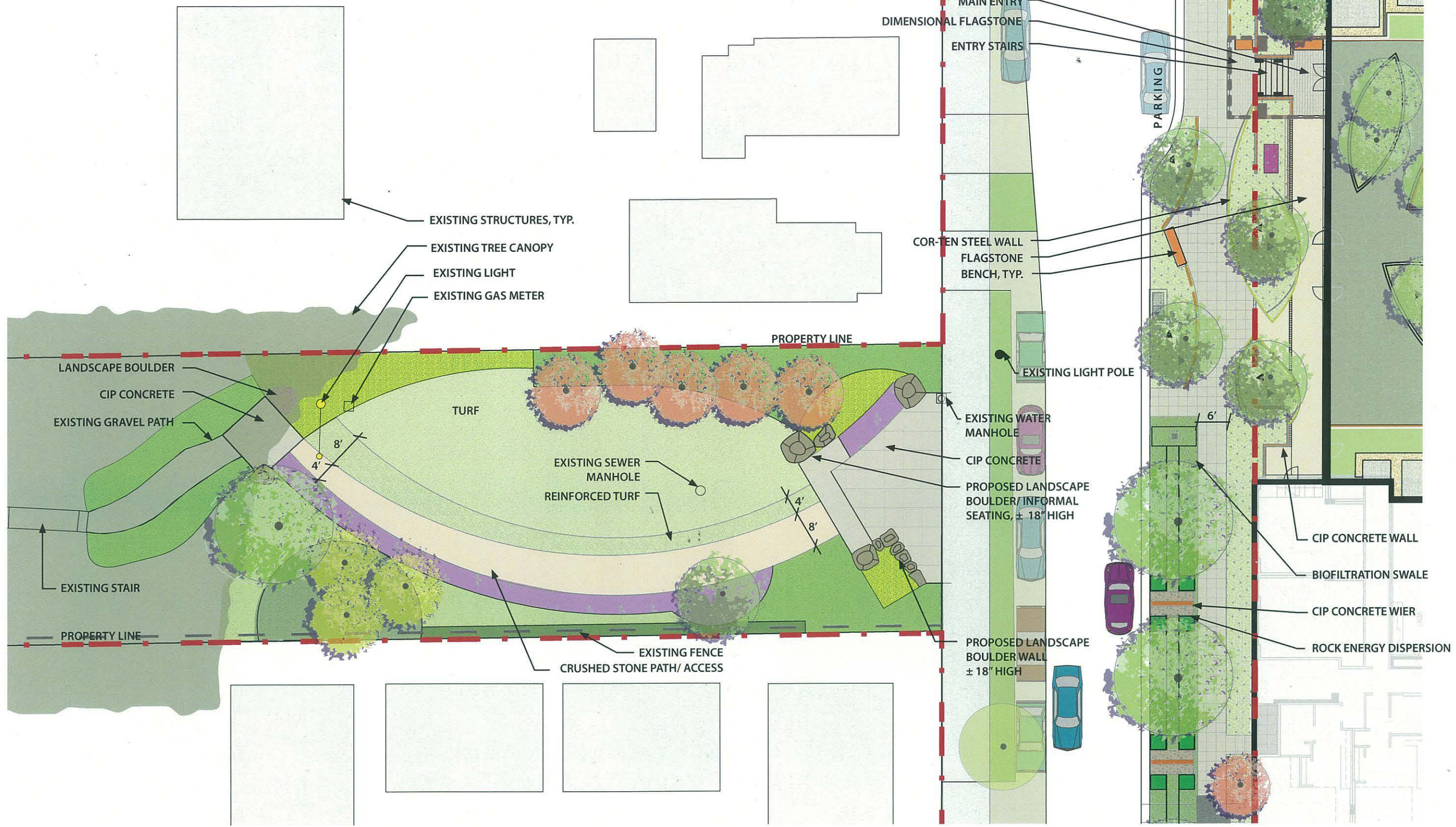
S.W. DAKOTA STREET

EXISTING STREET PARKING AT WEST SIDE OF 26TH AVE S.W. = 9 SPACES

SEE ENLARGEMNT ON PAGE L3 FOR DAKOTA STREET NORTH DETAILS

YOUNGSTOWN FLATS
COMPOSIT SITE PLAN





EXISTING STRUCTURES, TYP.
 EXISTING TREE CANOPY
 EXISTING LIGHT
 EXISTING GAS METER

MAIN ENTRY
 DIMENSIONAL FLAGSTONE
 ENTRY STAIRS

PARKING

COR-TEN STEEL WALL
 FLAGSTONE BENCH, TYP.

EXISTING LIGHT POLE

EXISTING WATER MANHOLE

CIP CONCRETE
 PROPOSED LANDSCAPE BOULDER/INFORMAL SEATING, ± 18" HIGH

CIP CONCRETE WALL
 BIOFILTRATION SWALE
 CIP CONCRETE WIER
 ROCK ENERGY DISPERSION

PROPOSED LANDSCAPE BOULDER WALL ± 18" HIGH

LEGEND:

- | | | |
|--|--------------------|-----------------|
| TALL EVERGREEN AND DECIDUOUS SHRUB MIX | ORNAMENTAL GRASSES | TURF |
| LOW EVERGREEN AND DECIDUOUS SHRUB MIX | PERENNIALS | REINFORCED TURF |
| GROUND COVER | | |





VIEW OF 26TH AVE, LOOKING NORTH



VIEW OF 26TH AVE, LOOKING SOUTH

ROW PLANT IMAGES

BIOFILTRATION SWALE PLANT IMAGES



Prunus laurocerasus 'Mount Vernon'



Juncus patens



Carex testacea



Cornus stolonifera 'Artic Fire'



Carex pachystachya



Iris 'Pacific Coast hybrid'



Linear Planting Arrangement

TREE IMAGES



Cotinus coggygia



Acer palmatum



Yulan magnolia



Nyssa sylvatica



Amelanchier grandiflora



Rhamnus purshiana



Acer rubrum 'Scarsen'



Quercus garryana

DAKOTA STREET NORTH PLANT IMAGES

GROUNDCOVERS AND GRASSES



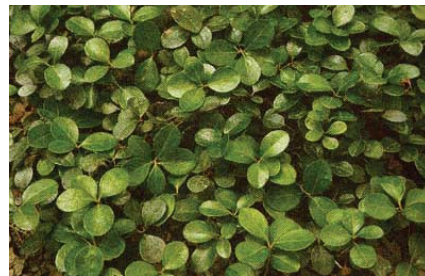
Polystichum munitum



Symphoricarpos alba



Arctostaphylos uva-ursi



Gaultheria procumbens



Miscanthus sinensis 'Yaku Jima'



Maianthemum racemosum



Gaultheria shallon



Mahonia Repens



Pennisetum orientale 'Karley Rose'

PRENNIALS



Tiarella trifoliata



Agapanthus orientalis



Heuchera 'Raspberry Ice'



Schizostylis coccinea

LOW EVERGREEN AND DECIDIOUS SHRUB MIX



Lonicera pileata



Clethra alnifolia 'Hummingbird'



Rosa Bonica



Cornus stolonifera



Vaccinium ovatum



Hydrangea quercifolia

TALL EVERGREEN AND DECIDIOUS SHRUB MIX



Viburnum plicatum tomentosum



Myrica californica



Choisya



Clethra alnifolia

ON SITE MATERIAL IMAGES



Wood Decking, rooftop terrace with bermed landscape



Rooftop P-Patch workbench/ community table



P-Patch planters



Flagstone at entry and at fire feature



Greenroof at L2 terrace

DAKOTA STREET NORTH MATERIAL IMAGES



Landscape boulder wall, +/- 18" high



Reinforced turf for service access



Tree canopy at L2 terrace



Fire feature at L6 roof top terrace



Site lighting in CIP walls



Rooftop terrace pathway lighting



Crushed stone path/ Access (± 1/4" minus material)

ROW MATERIAL IMAGES



Cor-ten Steel Wall



'Bancal' bench (landscapeforms)



Entry Paving, dimensional flagstone



Planter Protection Rail, form study



Tree Uplight, at main entry

