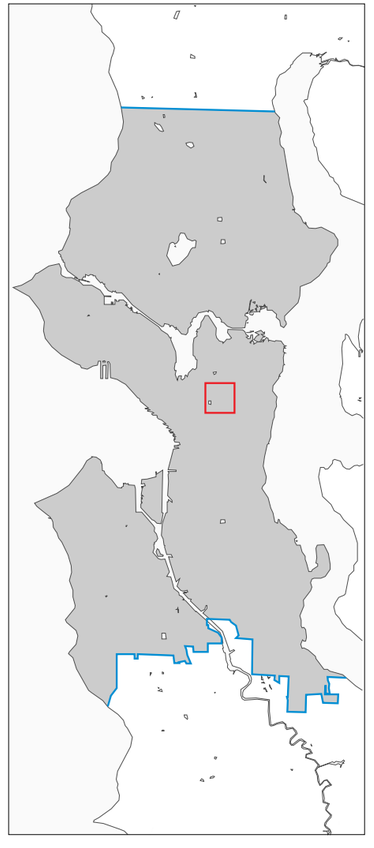
Jewish Family Service Office Building
Design Review Board Recommendation Meeting

July 2010



JEWISHFAMILYSERVICE

Property Address:

1601 16th Avenue

Owner Name:

Jewish Family Service

Contacts:

Ed Weinstein, FAIA

Kevin Tabari, AIA

Davila Parker-Garcia

Weinstein A|U LLC

Architects + Urban Designers

T 206/443.8606

Existing Site Conditions

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

Location

The subject property is located at the corner of 16th Avenue and E Pine Street, just to the north of the intersection with E Madison Street. Its primary frontage is along 16th Avenue.

Existing Uses

The Jewish Family Service (JFS) currently occupies a small two-story office building on the southern half of the property. This building is known as the Jessie Danz Building. The proposed building would occupy an existing surface parking lot on the north half of the property.

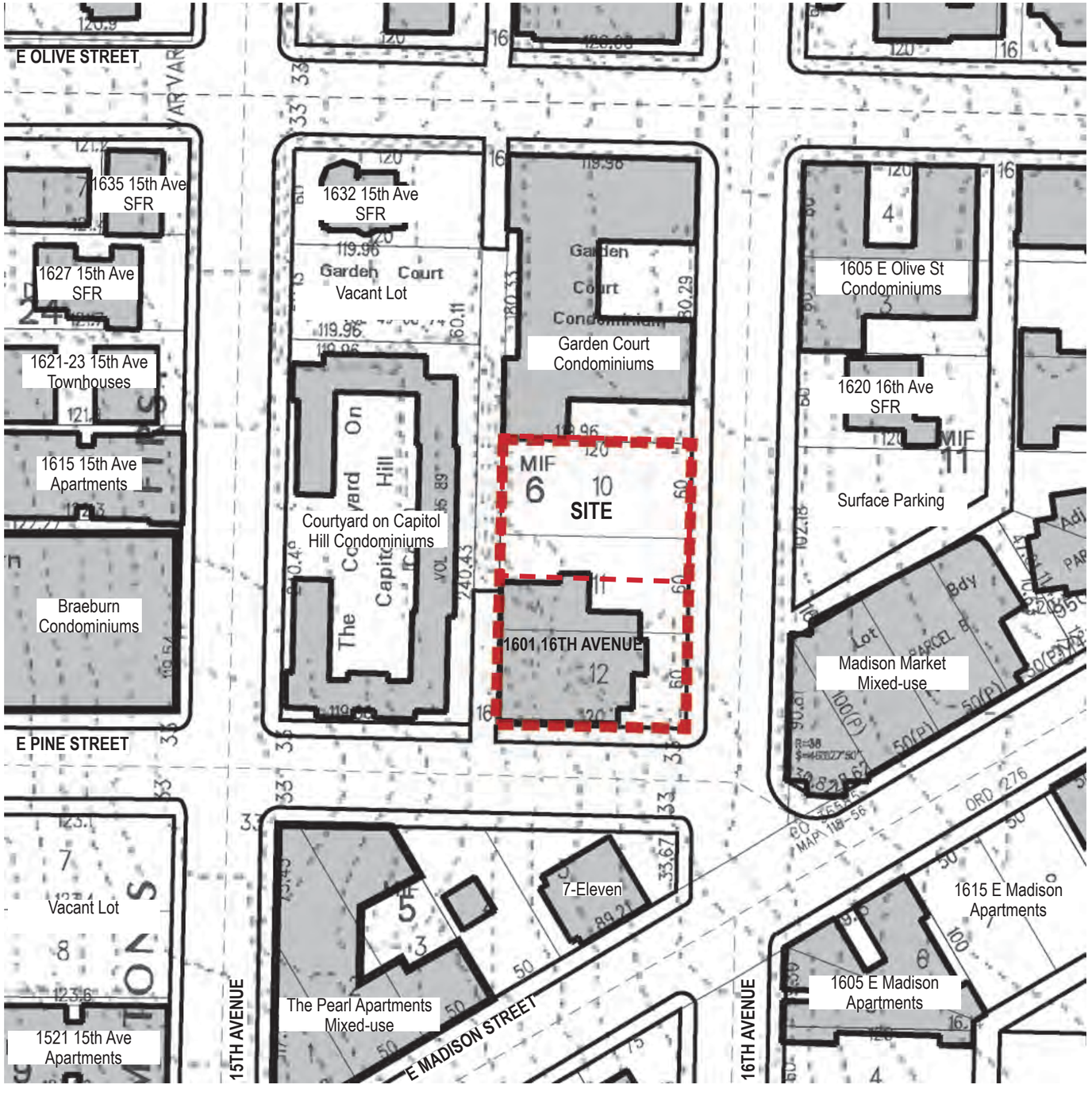
The properties to the north and west of the site are residential (L-3), while those to the south and east are mixed-use (NC3-65).

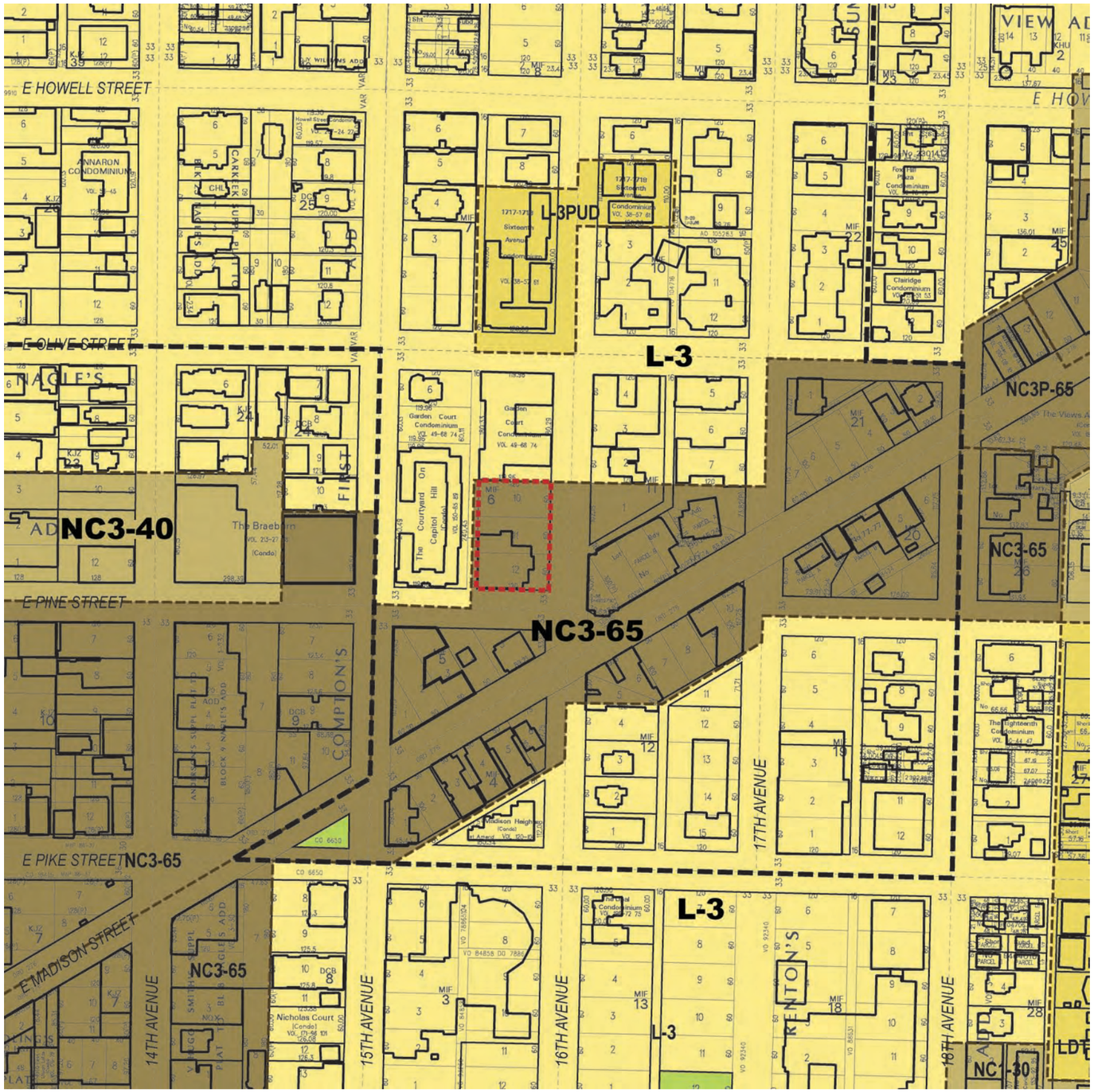
Physical Features

The property slopes from east to west, while remaining relatively flat from north to south over most of the site. The change in elevation along E Pine Street is dramatic, falling approximately eleven feet.

The City's Environmentally Critical Area mapping indicates that a portion of the site located on the north half of the west property line is considered a Steep Slope condition. An ECA Exemption was approved for this Steep Slope in February of 2008.

An undeveloped and discontinuous alley exists at either end of the block, interrupted by the aforementioned Steep Slope condition.





2. Please indicate the site's zoning and any other overlay designations.

The zoning is NC3 with a 65-foot height limit. The adjacent properties to the north and west are zoned L-3, and those to the east and south are zoned NC3. The site is within the Capitol Hill Urban Center Village (indicated by dashed line). The City's Environmentally Critical Area mapping indicates that a portion to the extreme west side of the site, at the center of the block along the undeveloped alley, is a Steep Slope.

Pertinent zoning issues are as follows:

Steep Slope Areas
Section 25.09.180
Development limitations in steep slope areas can be exempted provided applicant demonstrates the steep slope area in question is less than 20 feet in vertical rise and more than thirty feet from other steep slope areas. An ECA exemption request was approved for this Steep Slope in February of 2008.

Use
Section 23.47A.004, Chart A
Office uses are permitted outright in a NC3 zone with no limitations on area. Eating and drinking establishments, and Retail sales and services, general are also permitted outright. No residential use is planned.

Envelope
Section 23.47A.013B, Chart A
The new building is expected to be approximately 21,000-sf occupying the north half of a 21,600-sf lot. An existing building of approximately 13,500 occupies the southern half of the lot. The allowable FAR is 4.25. The program is unlikely to result in utilizing the full 65-foot height available.

Section 23.47A.014
Commercial zones adjacent to residential zones require setbacks at the rear and side.
- A 15-foot triangular setback is required at the intersection of the side lot and front lot lines
- A 10-foot rear and side setback is required above thirteen feet. One-half the alley width can be counted as part of the setback

Parking
Section 23.45.015.B.2
In commercial zones located in urban centers, no parking is required by the Land Use code. JFS will need parking for the staff, clients and volunteers. There will be approximately 25 parking spaces located at street level. JFS also has dedicated parking spaces in a surface parking lot across 16th Avenue.

Landscaping & Screening Standards
Section 23.47A.016
Green Factor requirements apply to the site. Because the site is relatively tight, street trees in the right-of-way along 16th Avenue and green walls will likely be employed to meet the requirements for the site. The landscaping around the existing Jesse Danze Building is substantial and will be retained as much as possible.

Alley
Section 23.53.030 C
In order to be considered improved, an alley must be paved. The alley is not paved and therefore is not improved.

Section 23.53.030 E.1
Improvement of an alley is required when the alley is used for access to parking spaces, open storage, or loading berths on a lot. None of these items are accessed from the alley. Therefore, alley improvement is not required.

Parking Access
Section 23.47A.032
Because the existing alley is not improved as defined by Section 23.53.030C, parking is not required to be accessed from the alley. The Seattle Municipal Code mandates that if a lot does not abut an improved alley but abuts two or more streets, access to parking must be from the street with the fewest lineal feet of commercially zoned frontage. In this case, 16th Avenue is the appropriate street for parking access.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

E Pine Street & 15th Avenue

The surrounding street grid is interrupted by E Madison Street, with E Pine Street effectively beginning again at the intersection with Madison Street and 16th Avenue. East Pine Street and nearby 15th Avenue are both arterial roads, serving as entry portals to the Pike/Pine and Capitol Hill neighborhoods respectively. Both streets lead to burgeoning neighborhood commercial centers, resulting in substantial foot, bus and automobile traffic.

E Pine Street to the west is zoned almost entirely NC3, resulting in recent mixed-use additions to the neighborhood, such as the Braeburn Condominiums and the Pearl Apartments. An eclectic mix of older buildings characterizes this area, primarily small apartment buildings and condominiums, as well as lower scale commercial spaces, such as the Jessie Danz Building.

The architectural character of these streets is likewise eclectic, with a mix of old and new residential and commercial buildings, displaying a range of materials and differing levels of detail.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1 Courtyard on Capitol Hill Condominiums
2 Braeburn Condominiums
3 Jessie Danz Building
4 Madison Market
5 The Pearl Apartments
6 7-Eleven, intersection of E Pine Street and 16th Avenue


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E Madison Street

Less than a block south of the site is E Madison Street, running on a northeast-southwest line and providing a direct connection to downtown Seattle. Also classified as an arterial, Madison Street is dominated by vehicular traffic, primarily passing through Capitol Hill.

The Madison Street corridor is a mix of uses, predominantly commercial. Many lots along Madison are also irregularly shaped due to the angle of Madison across the city's north-south street grid. Often, the irregular lots are underdeveloped, with small retail uses and at grade parking. Examples include the adjacent 7-Eleven store/gas station and Taco Time across 15th Avenue to the west.

A number of mixed use buildings have been built recently to the east along Madison, with large plate uses such as Madison Market, Trader Joes, and Safeway.

The mix of uses also includes several institutions. Temple de Hirsch Sinai, and the co-located middle school of Seattle Academy of Arts and Sciences (SAAS) are visible to the south of Madison. Other SAAS uses are nearby, and the north edge of the Seattle University campus is at 12th Avenue and Madison.

The architectural character of Madison, like the land uses, varies widely. The older buildings typically utilize a finer-grained pallete of materials and higher level of detail than the newer buildings.

1 1605 E Madison, apartment building
2 Trader Joe's Market
3 1625 E Madison, apartment Building
4 Madison Market
5 7-Eleven
6 View to downtown along E Madison Street
7 The Pearl Apartments

Urban Design Analysis: Context

16th Avenue & E Olive Street

Unlike the previously described surrounding streets, 16th Avenue and E Olive Street are primarily residential. The buildings along 16th Avenue quickly diminish in scale north of Olive. Save for the areas adajcent to Madison, the zoning is primarily L-3.

Immediately to the north of the site are older four-story brick residential buildings with lushly planted entry courts. Continuing further to the north, large street trees dominate, blending a mix of newer condominiums, older single family residences, and masking the presence of Sound Mental Health. The character of 16th Avenue is comparatively tranquil when compared to 15th Avenue, E Pine and E Madison Streets.

The architectural character of 16th Avenue changes with the intensity of the development. The smaller scale buildings a block or more north of the site are either single family residences or larger buildings attempting to emulate the single family residences. Closer to the site, the buildings are larger and more urban in character, building to the street and utilizing more substantial materials.


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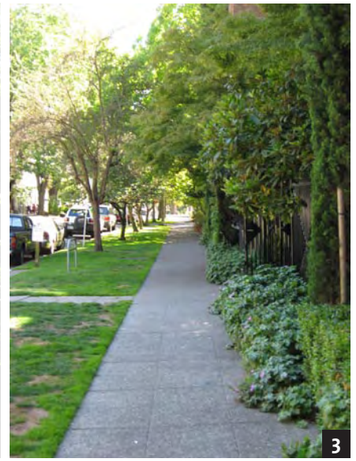
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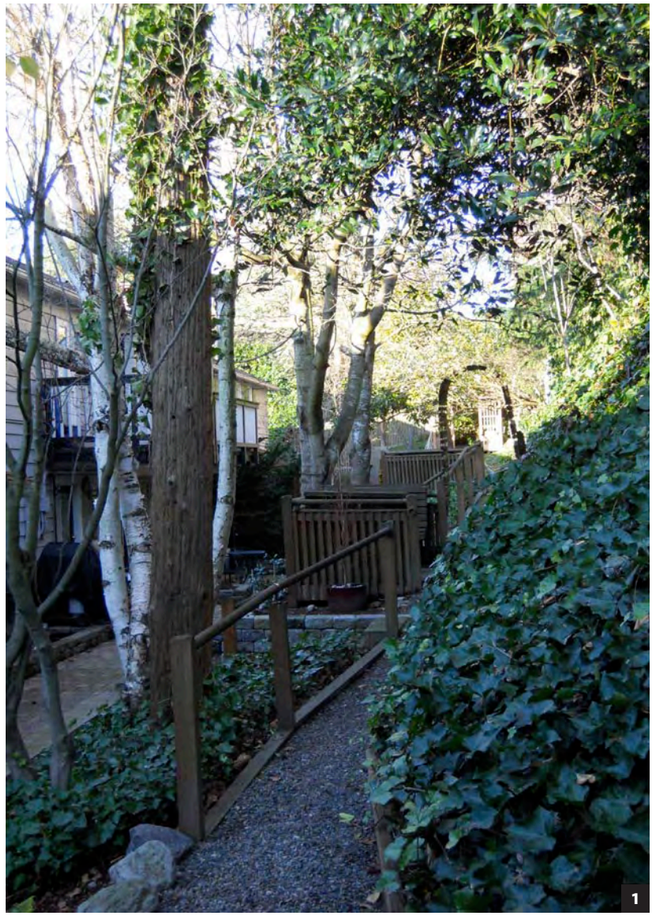
1 1632 E Olive, condominiums
2 Garden Court Condominiums
3 View along 16th Avenue, looking south
4 1620 16th Avenue, single family residence
5 1632 E Olive, condominiums
6 View along 16th Avenue, looking north
7 Sound Mental Health
8 Madison Market at the end of E Pine Street
9 Entry to the Jessie Danz Building off of 16th Avenue.
10 View of the site from 16th Avenue, looking northwest. Note Jessie Danz Building to the left with surface parking lot immediately to the north.
11 View of surface parking lot looking west with non-exceptional vine-maples in the foreground.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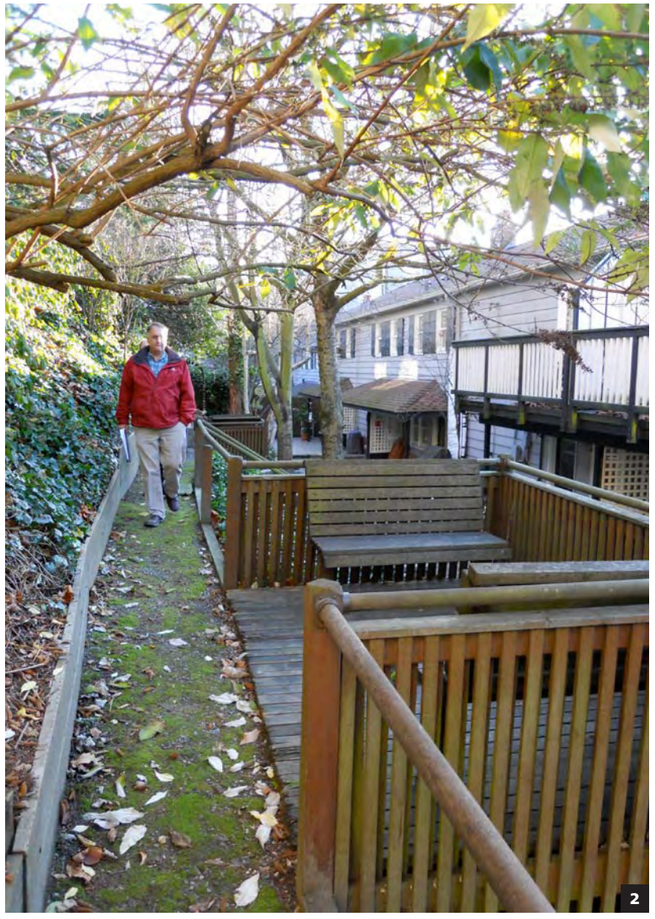
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The Alley

The alley that abuts the west property line of the site is unimproved. The presence of electrical power lines in the alley right-of-way and a steep cross-slope present significant challenges for future development of the alley. There is partial vehicular access at the north and south ends of the block where the topography is least problematic. In its unimproved state, the alley is heavily vegetated and has become a valued green amenity for the neighboring condominiums.

1 Alley along subject property, looking north
Note power pole in foreground
2 Alley along subject property, looking south
3 Alley north of property, looking north
Note power pole in background

Urban Design Analysis: Site

Site Analysis Summary

16th Avenue Neighbors:
- Area to north primarily residential, very quiet and heavily vegetated
- Scale of buildings quickly decreases north of Olive Street

Street Traffic:
- E Pine Street, and nearby 15th Avenue and E Madison Street are heavily travelled arterials
- Busy intersection with E Madison Street
- Entry point to Pike/Pine and Capitol Hill
- Additional growth in Pike/Pine and further north on 15th Avenue

Unimproved Alley:
- Undeveloped with partial access at each end of block
- Not realized due to topographical conditions and presence of electrical power lines
- Heavily planted, serves as a green amenity to the neighboring condominiums

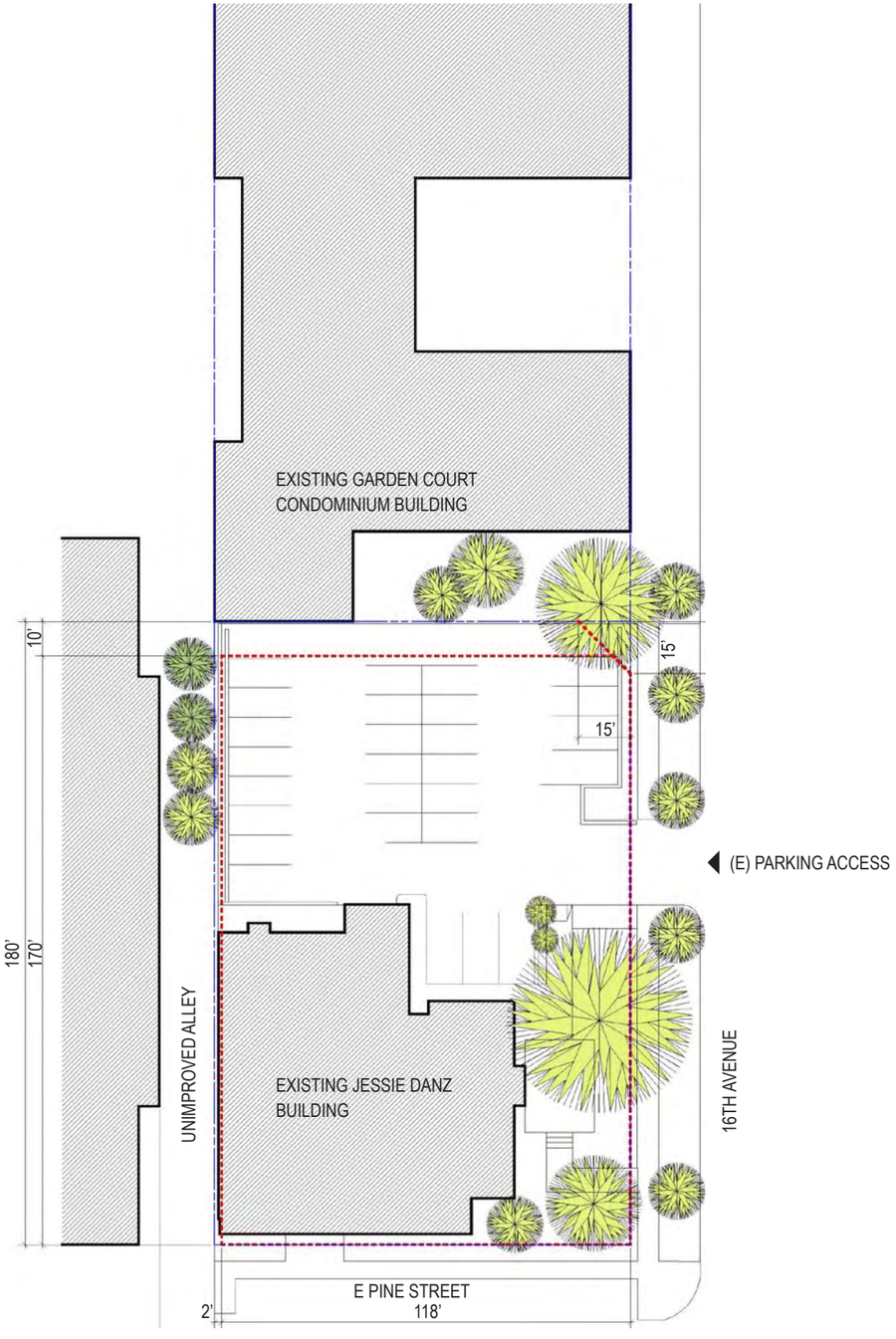
Existing Jessie Danz Building
- 2-story modernist building on south half of site with lush and well-maintained entry garden
- Building is distinctive in style and continues to be serviceable

Garage Access for proposed building:
- Parking access from alley not required as alley is unimproved and not desirable due to traffic on E Pine Street, limited width, topographical constraints, and security issues
- Preferred parking access from 16th Avenue is safer and minimizes potential traffic impact

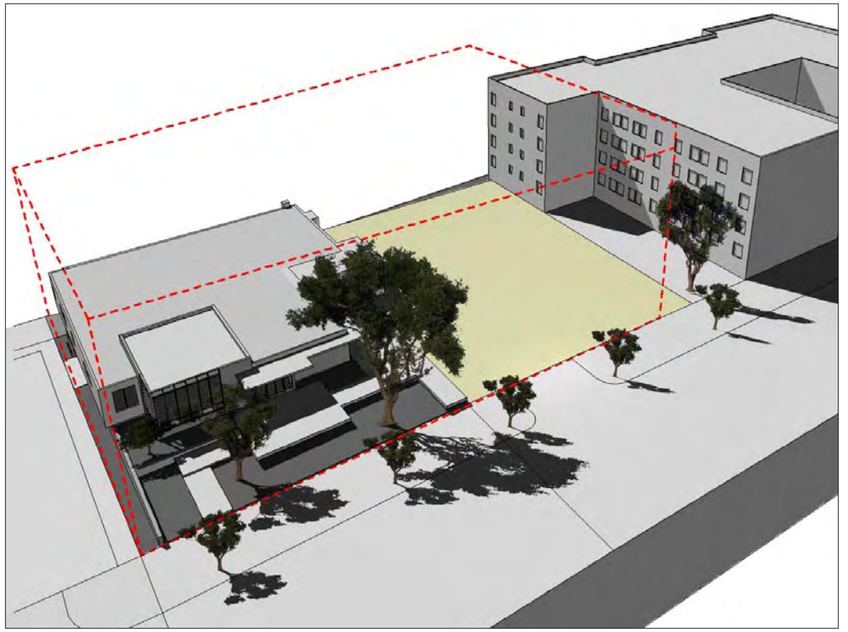
Solar Access:
- Access to light very good to the south and west

Building Mass:
- Desire to address scale of residential buildings immediately to north and northeast
- Desire to respond to existing Jessie Danz Building on south half of site
- Transition to larger scale buildings on E Madison Street

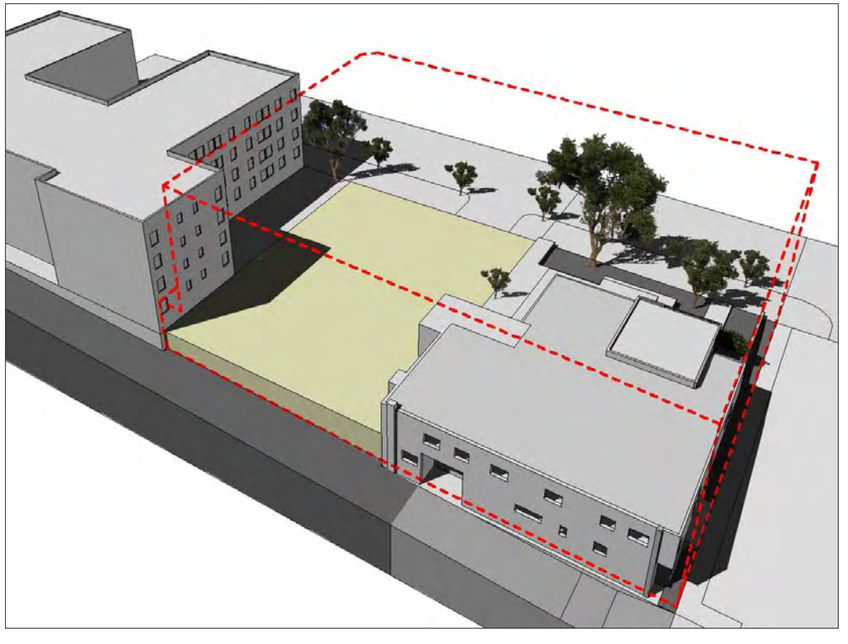
Views:
- Views primarily to the west over existing condominiums (mountains)



Current site plan



Existing site, viewed from east above 16th Avenue



Existing site, viewed from west above alley

Envelope Analysis

Structure Height
- The maximum building height is 65' above grade (23.47A.012 A)
- A marginal height bonus is available since the lot is sloped (23.47A.012 B)

Floor Area Ratio
- The maximum FAR is 4.25 (23.47A.013)
- The lot area is 21,600 sf
- The allowable gross area is 98,800 sf

Setback Requirements
- A 15-foot triangular setback is required at the intersection of the side and the front lot lines at the northeast corner (23.47A.014 B1a)
- A 10-foot side setback is required above thirteen feet along the north property line (23.47A.014 B2a)
- A 10-foot rear setback is required above thirteen feet along the alley. One-half the alley width can be counted as part of the setback (23.47A.014 B2a). Because the alley is 16' wide, the additional setback from the rear property line is two feet.

Non-Conforming North Neighbor
- The neighboring condominum building to the north extends all the way to the shared property line and has windows in the property line wall. This condition does not conform to current land-use and building code requirements. Full realization of the allowable building envelop on the subject property would block some of these property line windows.

Design Proposal: Massing Alternative 1

Massing Alternative 1: Courtyard Scheme (Preferred Alternative)

Description

Massing Alternative 1 strives to maximize access to daylight and natural ventilation by organizing the building around a central courtyard. An elevator and restroom core is shared by both the new building and the existing Jessie Danz Building, which was previously not served by an elevator. The street level consists of an open parking garage and a transparent, layered entry zone that provides a common security check, lobby and reception area for both buildings. The courtyard sits atop the parking and is flanked by two levels of offices on either side.

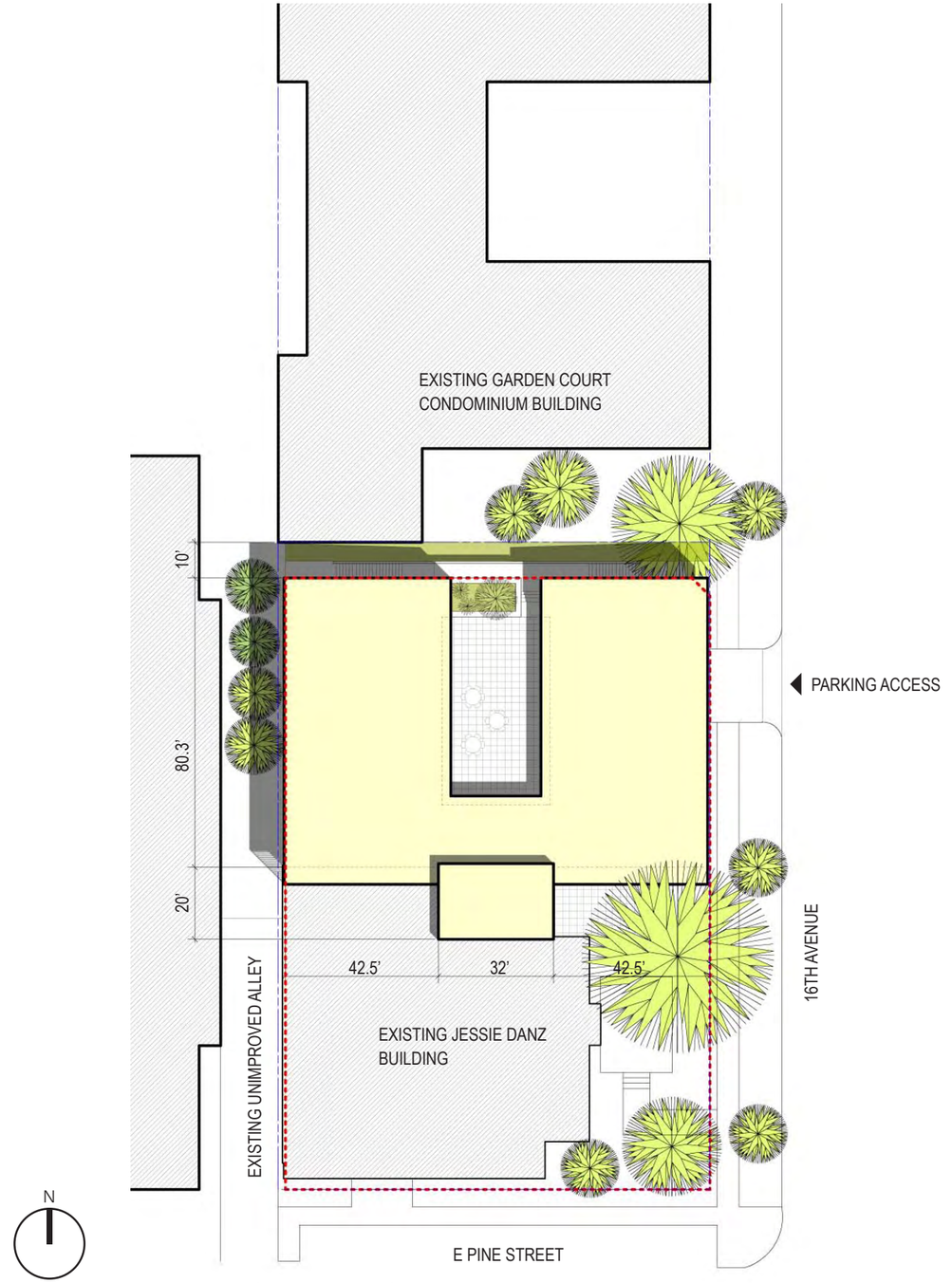
Two alternatives for the street level plan and sidewalk frontage follow (see Streetfront Alternatives on pages 14 and 15).

Advantages

- Creates optimally sized floor plates and maximizes access to light and ventilation
- Preserves access to light and air for non-conforming windows at condominum to the north
- Courtyard is accessible from public spaces within JFS, making it an amenity for clients and visitors as well as employees
- Courtyard provides massing relief for neighbors to the north and maintains ample access to daylight and air.
- Orients office spaces facing east and west, minimizing privacy issues for condominum to the north

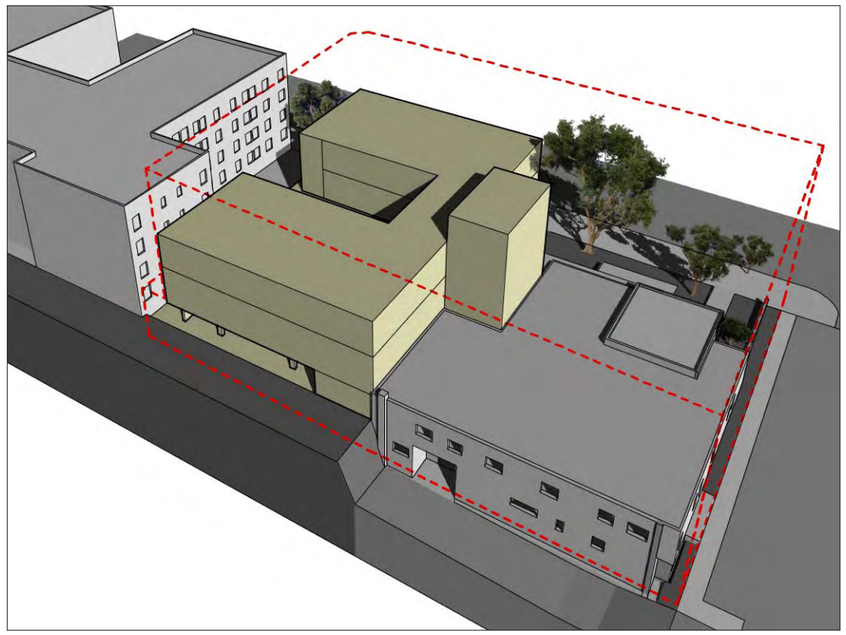
Disadvantages

- Increased building perimeter translates to higher cost of construction



Massing Alternative 1, site plan

Massing, 16th Avenue view



Massing Alternative 1, alley view

DEPARTURE NO	STANDARD	PROPOSED	RATIONALE
DEPARTURE #1	23.47A.014 B.1: SETBACK REQUIREMENTS, ABUTTING RESIDENTIAL ZONE Triangular setback of 15' required at intersection of side and front lot lines abutting neighboring residential zone.	Reduce the required triangular setback to 10' along both intersecting side and front lot lines.	The existing building on the neighboring property is a well-loved and well-maintained four-story brick condominium, which is unlikely to be redeveloped. Because the building is buffered from the subject property by a greater than 20' side setback, we believe the intent of this code section to be satisfied. In fact, shading studies demonstrate that the 25'-wide north-facing courtyard at the second level of the proposed building provides better solar access to the neighboring property than would the code-required 15' setback at the one corner of the property, thereby better meeting the intent of design guidelines A-2 and A-5.
DEPARTURE #2	23.47A.032 B.1: INTERVENING USE BETWEEN PARKING AND SIDEWALK Within a structure, street-level parking shall be separated from street-level, street-facing façades by another permitted use.	Provide a combination of landscape, sidewalk-fronting seat wall, accessible entry path and architectural screening, to create a buffer between the sidewalk and the parking garage.	The security concerns of the owner/organization have driven the programming of the building. The intent behind the intervening use requirement to create a pedestrian scale, visually interesting sidewalk experience, and to obscure the presence of the parking will be met by establishing a buffer zone that alternately serves as landscape screening to the north and an extension of the entry porch to the south. The proposed buffer zone will include a sidewalk-fronting seat wall, an attractive and well-detailed screen wall, an integrated accessible entry path, and thoughtful exterior illumination. This strategy will better enhance the pedestrian environment than would an intervening office space that addresses the security and privacy concerns associated with the organization, and therefore improves compliance with design review guidelines A-4, D-1, and D-7.
DEPARTURE #3	23.54.030 D2.a.2: PARKING LOCATION AND ACCESS 22' minimum driveway width for 2-way traffic	Reduce driveway width to 18'	Minimizing driveway width reduces the impact of the parking garage entry on the pedestrian experience at the sidewalk. Design review guidelines A-2, A-8, A-9 and D-1, and several Capitol Hill-specific supplemental guidelines encourage minimizing driveways and curb cuts.
DEPARTURE #4	23.47A.016 D2.I: LANDSCAPE SCREENING AT STREET LEVEL PARKING GARAGE 5' deep landscape area along the street lot line; or screening by the exterior wall of the structure; or 6-foot-high screening between the structure and the landscape area.	Provide 5'-6" deep sloping walkway with seat wall and low landscaping at sidewalk edge.	The proposed building connects to the existing building, which has a finish floor elevation higher than existing grade, and providing an accessible route throughout and into the building is required. Instead of providing a short maximum-slope ramp and handrails, we propose a gentle 5% slope that reads as an inviting extension of the entry porch. Extending this entry zone to the north, between the garage and sidewalk, rather than to the south, keeps the walkway protected from weather (under the building mass) and takes advantage of the rising existing grade in that direction. It also avoids disrupting the existing landscaping to the south, which includes a very large, significant tree. The enhanced architectural character of the bench, walkway and screen wall in this entry zone will offset any negative impact of the garage's proximity to the sidewalk. In addition, the proposed design enhances compliance with design review guideline D-1.
DEPARTURE #5	23.47A.008.B.2.a: MINIMUM TRANSPARENCY AT STREET-LEVEL 60% of the street-facing façade between 2' and 8' above the sidewalk shall be transparent.	Provide 21% transparency between 2' and 8' at parking structure, and exceed 60% requirement at entry lobby.	Departure Request #2 proposes a street level-parking garage with no intervening use. Providing 60% transparency at the street level would be at odds with the requirement to screen parking. Maximum transparency into lobby is proposed at the street-facing façade and non-street-facing south façade, which is visible obliquely from the sidewalk. Reducing the transparency per this departure request will better accommodate design review guidelines A-8 and D-5.

Response to Early Design Guidance

GUIDELINE	GUIDANCE	RESPONSE
A-1 RESPONDING TO SITE CHARACTERISTICS The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.		The proposed building preserves and engages the Jessie Danz Building, an existing structure that occupies the southern half of the subject property. Lush existing gardens will be maintained, as will an exceptional Beech Tree.
A-2 STREETSCAPE COMPATIBILITY The siting of the buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.	CAPITOL HILL-SPECIFIC SUPPLEMENTAL GUIDANCE: - Retain or increase the width of sidewalks - Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest. - Vehicle entrances to buildings should not dominate the streetscape. - For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character. The board directed the architect to conceive an exceptional landscape plan that would provide a sense of continuity for the entire length of the property from E. Pine St. to the north property line. Based on the Capitol Hill supplementary guidance above, the Board agreed in concept with the departure request to narrow the driveway width and reduce the width of the garage entrance.	The applicant proposes layers of landscaping that provide continuity along 16th Avenue. The inside layer of landscape occurs along the property line. At the south end of the site, the lush garden that characterizes the front of the existing building will be extended up to the new building entry. At the north end of the site, an 8'-wide planting area will extend landscaping from the neighboring property to the proposed driveway 30' to the south. A covered entry porch, sidewalk-fronting seat wall, and widened sidewalk will occur between the southern planting area and the driveway. An outer layer of landscape is created by the existing 12'-wide planting strip, which separates the sidewalk from the street. The proposed design will maintain and supplement this planting strip in order to provide additional landscape continuity between the north and south gardens. Pedestrians will experience significant vegetation on either or both sides of the sidewalk. The presence of vehicular access is diminished by detailing the garage door to match the material and detailing of the adjacent enclosure walls, effectively camouflaging it.
A-4 HUMAN ACTIVITY New development should be sited and designed to encourage human activity on the street.	Because of the applicant's reluctance to add offices or other uses related to its mission at the street level or otherwise engage the programming of the building with the street due to security concerns, the Board emphasized the importance of creating a trenchantly attractive building façade and landscape plan along 16th Avenue.	The proposed design emphasizes the building entry with a large covered porch, a continuous sidewalk-fronting seat wall and an extended accessible entry walk. These elements constitute more than one-third of the street facing façade. Bullet resistant window walls will allow a high level of transparency between the lobby and the entry porch without compromising building security. Up lighting of exterior soffits and lighting integrated into the seat wall will ensure that a safe and welcoming street presence is maintained at night. See C-3, below, for a discussion of building materials.
A-5 RESPECT FOR ADJACENT SITES Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.	Placing a structure to the south of the Garden Court condominium's landscape court would block sunlight into the residences and alter the quality of the large green space between the structure and the shared property line. The Board expressed a reluctance to allow the departure for the triangular 15 foot setback at the zone edge without serious rethinking and modeling the design of the proposed elevated courtyard. Board members observed that it appeared quite possible to preserve the 15' setback; they will expect to see analysis and new design studies.	By allowing the corner of the building to encroach on the 15' corner setback, the required program can be organized into only two floors above street level with the courtyard open at its north end. Re-configuring the program to conform to the setback requirement is less desirable for internal circulation and day-lighting, and would either require adding another floor or closing off the north end of the Courtyard. A shading study (refer to page 17 of this packet) shows that the proposed U-shaped configuration provides better solar exposure for the Garden Court Condominium than the alternate code-compliant configuration.
A-8 PARKING AND VEHICLE ACCESS Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.	CAPITOL HILL-SPECIFIC SUPPLEMENTAL GUIDANCE: -Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parking vehicles and are minimally broken by vehicular access. Locating a driveway on 16th Ave. would conflict with the desire to enhance the pedestrian environment as elucidated in the guideline [refer to EDG Minutes]. The Board conceptually agreed with the departure request to reduce the driveway width while at the same time denying a departure recommendation for the sight triangle in order to promote pedestrian safety along 16th Ave. By accepting the reduced width and denying recommendation of the sight triangle, the Board recognizes that these actions may minimize the intrusiveness of the driveway/garage and comply with the Land Use Code acceptable measure to ensure pedestrian safety.	The garage entry has been pushed back to maintain the 10' sight triangle. The request for departure from the sight triangle requirement has been withdrawn.guration.

GUIDELINE	GUIDANCE	RESPONSE
A-9 LOCATION OF PARKING Parking on commercial street front should be minimized and where possible be located behind a building.	The general unacceptability of placing parking on a commercial street frontage without an intervening use was thoroughly discussed by the Board. The proposal by the applicant to place a "volunteer room" between a row of parking and the street did not receive Board support. Rather the Board strongly expressed its desire to have the wall of the parking garage push back away from the sidewalk to create a much deeper landscape edge between the structure and the right-of-way providing a stronger sense of continuity between the south court of the Garden Court property and the landscape area in the front of the Jessie Danz Building.	The wall of the garage has been pushed further back to provide the required sight triangle. This modification has deepened the landscape buffer zone north of the driveway to 8'-6". The expanded entry porch zone to the south of the driveway has also increased in depth to more than seven-feet. An alternate scheme (included in this packet) aligns the garage enclosure with the adjacent entry storefront. This alternative is not preferred because it exposes the structural columns, diminishing the conceptual integrity of the "floating box" design, and the resulting space is awkwardly proportioned and questionable in utility.
B-1 HEIGHT, BULK AND SCALE COMPATIBILITY Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.	CAPITOL HILL-SPECIFIC SUPPLEMENTAL GUIDANCE: - Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern. - Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way. - Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year. The applicant should provide a study showing how the proposal will maximize the amount of sunshine on the adjacent Garden Court condominium and its south court. With the height of the proposed structure lower than what is potentially allowable and with the upper U-shaped mass facing the adjacent condominium, the proposed structure's height and bulk generally met with the Board's preliminary approval. Future modifications to the design by the architect should focus on preserving the 15-foot triangular setback and creating a useable and desirable court at the upper levels.	The proposed building mitigates the massing difference between the existing Jessie Danz building adn the neighboring condominium buildings to the North. Refer to page 17 of this packet for further analysis of massing and solar shading.
C-1 ARCHITECTURAL CONTEXT New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.		The proposed building is compatible with the modernist character of the existing Jessie Danz Building and with the scale of the neighboring buildings.
C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its façade walls.	CAPITOL HILL-SPECIFIC SUPPLEMENTAL GUIDANCE: - Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood. - Solid canopies or fabric awning over the sidewalk are preferred. - Avoid using vinyl awnings that also serve as big, illuminated signs. - Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character. The Board's attention will focus on the design of the building's street front façade particularly at sidewalk level at the next Recommendation meeting. There is an expectation that each detail must be purposefully and exquisitely designed. A perforated screen between the garage and the sidewalk will not be enough. Wall, door, planters, benches, signage, lighting, fence, gate shall combine to form a jewel box like container.	The garage enclosure is pushed back about more than seven feet from the property line in order to allow the entry porch to expand in front of the parking structure. This zone will contain a continuous sidewalk-fronting seat wall with an accessible entry walkway tucked behind. Per the design response to guideline C-3, an attractive and well detailed screen wall will enclose the parking garage and form a textured backdrop to the layers of activity generated by the expanded entry. Several screen wall options are included for DRB consideration, with the goal of identifying the optimal balance of transparency and obscurity. The design team is also reviewing opportunities to integrate donor or founder recognition in the screen wall in order to add another layer of interest. Illumination of the elements that compose the expanded entry zone will enhance their presence at night and serve to reinforce a sense of welcome and safety.

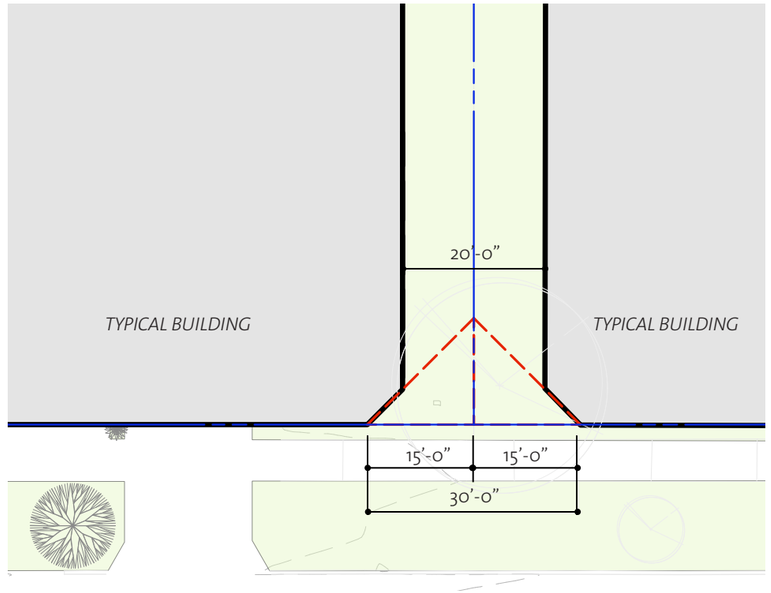
GUIDELINE	GUIDANCE	RESPONSE
C-3 HUMAN SCALE The design of a new building should incorporate architectural features, elements and details to achieve a good human scale.	CAPITOL HILL-SPECIFIC SUPPLEMENTAL GUIDANCE: - Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture. - Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roofline. (These details make buildings more "pedestrian-friendly"—details that would be noticed and enjoyed by a pedestrian walking by, but not necessarily noticed by a person in a vehicle passing by at 30 miles per hour.) The architect should imbue the façades of the lobby entrance and the parking garage with craftsmanship. The details that form the hardware, joinery, fenestration and formwork should possess a custom quality rather than the design relying on standardized or off the shelf materials. This level of detail and nuance will imbue the structure with the human scale.	The proposed materials of the screen wall will either be custom fabricated anodized aluminum perforated panels fastened, in a simple yet elegant manner, to a lightweight structural frame behind, or an ipe slat wall. In anticipation of some visibility through the parking garage, the level of finish inside the garage will be higher than normal, with a dropped hard ceiling and attractive indirect lighting. Conceptually, the screen wall is a continuous wrapper weaving in and out below the mass of the building to provide security, permeability and screening. It wraps the north stairs, encloses the garage, and folds to become the backdrop for the main entry to the building. The doors (garage entry and man door) in this wrapper are also custom fabricated to blend seamlessly with the rest of the screen. Additional human-scale details of the building at the street level include: landscaping along the sidewalk, layers of visual permeability into the building and private gardens (including a large exterior sculpture that will be visible from the sidewalk), and a weather-protected entry porch and seat wall. The seat wall and accessible entry walkway engage the sidewalk, invite public use as a resting point or shelter, and create a layers of human activity between the sidewalk and garage.
C-4 EXTERIOR FINISH MATERIALS Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged features.	CAPITOL HILL-SPECIFIC SUPPLEMENTAL GUIDANCE: - Avoid wood or metal siding materials on commercial structures. - Provide operable windows, especially on storefronts. - Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color. - Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood. - The use of applied foam ornamentation and EIFS is discouraged, especially on ground level locations. See guidance for C-2 and C-3.	The modern style of the building fits well into the eclectic mix of historical, traditional and modern styles in the Capitol Hill neighborhood. The expression of the raised building mass above a permeable base is particularly appropriate as a companion to the Jessie Danz Building, which on its Pine Street side expresses itself in a way similar to the proposed building, as an elevated building mass supported on a transparent base at the street level. The proposed exterior materials include a significant amount of glazing and stucco, high-quality durable fiber cement panels with integral color, custom metal fascias, and a custom metal brise-soleil at the south elevation. Operable windows at the street level are not be possible due to security concerns, but are being considered for the offices above, pending cost and effect on HVAC performance. The screen wall that encloses the parking structure is intended to have a light, ephemeral quality that emphasizes the floating quality of the upper building. This material must also promote natural ventilation of the garage and strike the appropriate balance between transparency and obscurity. The design proposes either an ipe slat wall or a perforated metal wall as described above in C-3.
C-5 STRUCTURED PARKING ENTRANCES The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.	A reduction in the size of the garage entrance is welcome. The garage door should be well designed and meaningfully contribute to the sense of human scale and attractiveness of the pedestrian environment.	The garage door will be treated as a moveable segment of the "wrapper" as described above in C-3, to maintain material continuity and to further downplay the presence of the garage entry.
D -1 PEDESTRIAN OPEN SPACES AND ENTRANCES Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.	CAPITOL HILL-SPECIFIC SUPPLEMENTAL GUIDANCE: - Provide entryways that link the building to the surrounding landscape. - Create open spaces at street level that link to the open space of the sidewalk. - Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles. All of the Capitol Hill specific guidance will be important to implement.	The sense of the entry is extended by the seat wall and accessible path that leads up to an entry porch, in what is otherwise a narrow zone constrained by security requirements, spatial limitations of the site, and the desire to preserve as much of the existing landscaping as possible. Security concerns discourage the creation of large public open spaces on the property, so to balance that, the proposed materials provide maximum visibility into the lobby and reception area (at considerable added cost for bullet-resistant glazing) and the adjacent sculpture garden.
D -2 BLANK WALLS Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.	Emphasis should be placed on architectonic solutions for the parking garage's blank wall rather than the use of green screens or vegetations to hide the wall. The wall, in its own fashion, should possess human scale and texture to provide the same amount of visual interest as the best masonry walls on Capitol Hill. .	Landscape is not proposed to hide the screen wall behind it, but rather as another overlapping element in a multi-layered transition from sidewalk to building. This is also consistent with the neighboring building to the north, which also has a (much narrower) landscape buffer between its building and the sidewalk. See description of the proposed screen wall in C-3, above.

GUIDELINE	GUIDANCE	RESPONSE
D -5 VISUAL IMPACTS OF PARKING STRUCTURES The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.	See guidance for A-1, A-4, A-7, C-2, C-3 and D-2.	Reference to Guideline A-7 seems to be a typo as it applies only to residential projects; we assume the intended reference is to guideline A-8: Parking and Vehicle Access. Refer to responses for those sections.
D -7 PERSONAL SAFETY AND SECURITY Project design should consider opportunities for enhancing personal safety and security for the environment under review.	According to the architect, security concerns for the users of the building drove much of the programming. The quality of the materials and the design of the architectural elements that provide security at street level should have multiple functions. A barrier, for example, can be a seating wall and a planter. A custom made fence and gate will contribute a higher aesthetic sense to the neighborhood.	The proposed seat wall will serve as a continuous bollard, but also as a human scale detail, a pedestrian amenity, and way to make the entry zone appear larger than it is. Illumination of the spaces along 16th Avenue will enhance the safety of the pedestrian environment.
D -10 COMMERCIAL LIGHTING Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours.	The Board will need to review a concept lighting plan for the project site. The applicant should consider providing pedestrian scale light fixtures along the perimeter of the property near the sidewalk with the garden and the lighting contributing to the neighborhood and establishing the transition between the residential zone and the commercial corridor along Pine/Pike and Madison.	Refer to pages 26 and 27 in this packet for a site lighting concept plan.
E-1 LANDSCAPING & ADJACENT SITES Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.	The applicant proposes to leave a five foot wide green buffer along the north property line. Providing the 15' triangular setback would assist in preserving the catalpa tree rooted near the property line. By setting the wall of the parking garage further back from the sidewalk to align, at least, with the lobby entrance if not a few feet further back, the swath of landscaping from E. Pine Street to the Garden Court condominiums will be perceived as one continuous, linear garden.	The planting strip has been increased to 8'-6" in width. Providing the 15' triangular setback would significantly affects the owner's program and the overall building configuration (see B-1 and A-5, above). According the attached arborist report, "The Catalpa tree will not be compromised by the proposed construction, although it is in poor condition and will not last long." Standard measures of tree protection will be taken to avoid damaging this tree.
E-2 LANDSCAPING TO ENHANCE THE BUILDING/SITE Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.	Green screens should not be utilized along the sidewalk façade to detract from the architectonic qualities of the façade. Rather the emphasis should be on the materials and detailing of the wall. Consider creating a thematic garden along the 16th Ave swatch of open space that provides a transition between the right-of-way and the JFS property. The applicant should also consider what the many recipients of assistance from JFS could contribute in terms of art and landscaping to the entry experience.	See responses for C-3, D-1 and D-10.

North Property Line Setback

The existing building on the neighboring property to the north is a well loved and well-maintained four-story brick building, whose venerable character and condominium ownership structure make redevelopment unlikely. Garden Court is set back approximately 26' feet from the shared property line for all but a narrow wing at the west end. This existing setback, in conjunction with the 10' setback of the proposed design exceeds the spacing intended by SMC 23.46A.014.B1, which requires a 15' triangular setback at the intersection of the side and front lot lines. The venerable character of the Garden Court building, along with condominium ownership structure, makes future redevelopment of the property unlikely.

1



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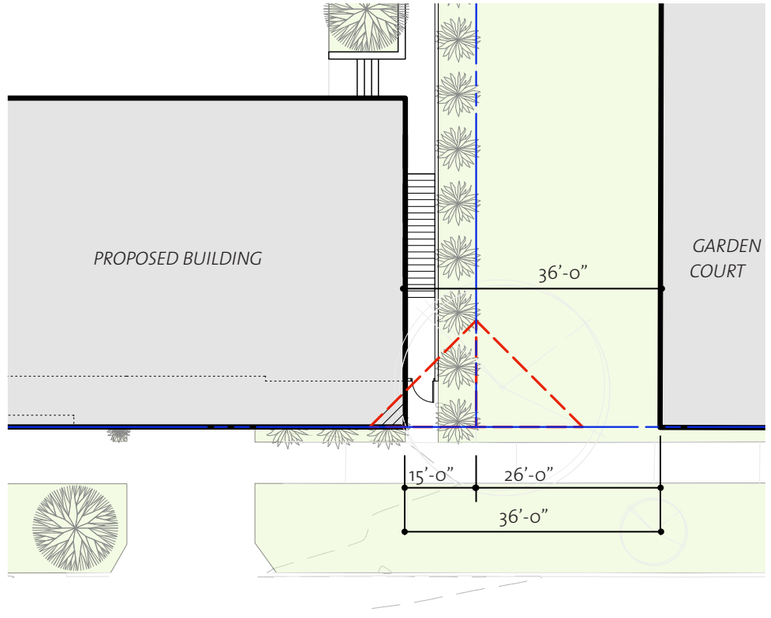


3

1 Garden Court Condominium Building
2 Typical developments complying with Development Standard
3 Subject Property and Garden Court Condominium

Shading Analysis

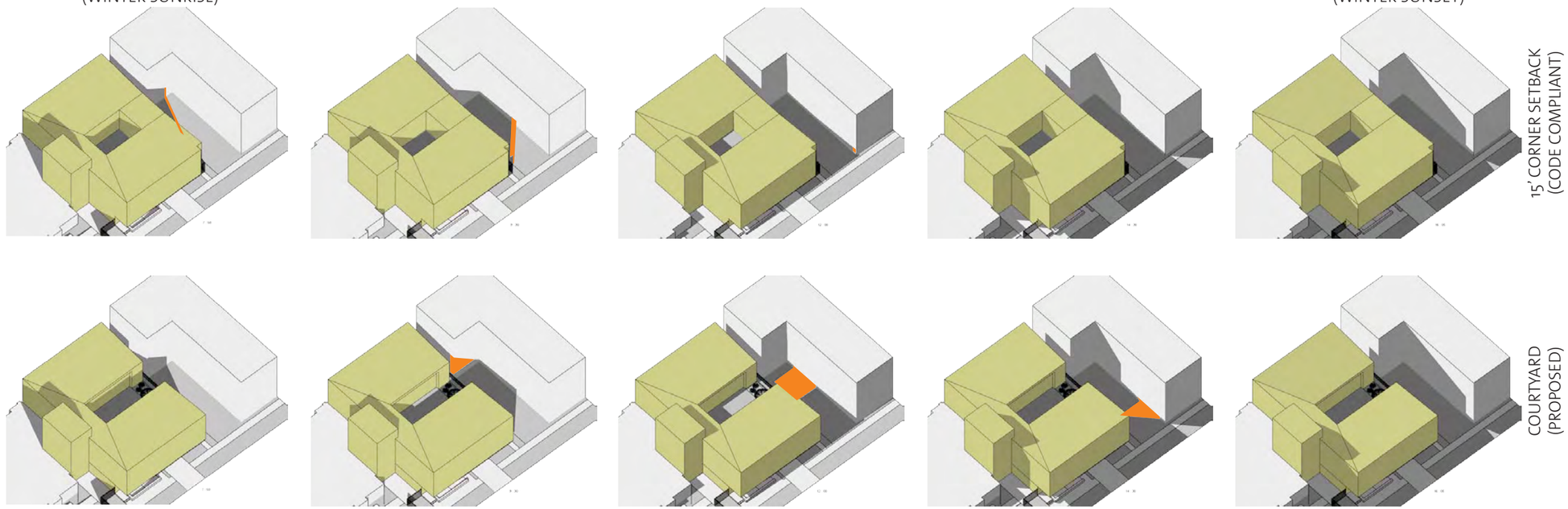
7:50 AM
(WINTER SUNRISE)

9:30 AM

NOON

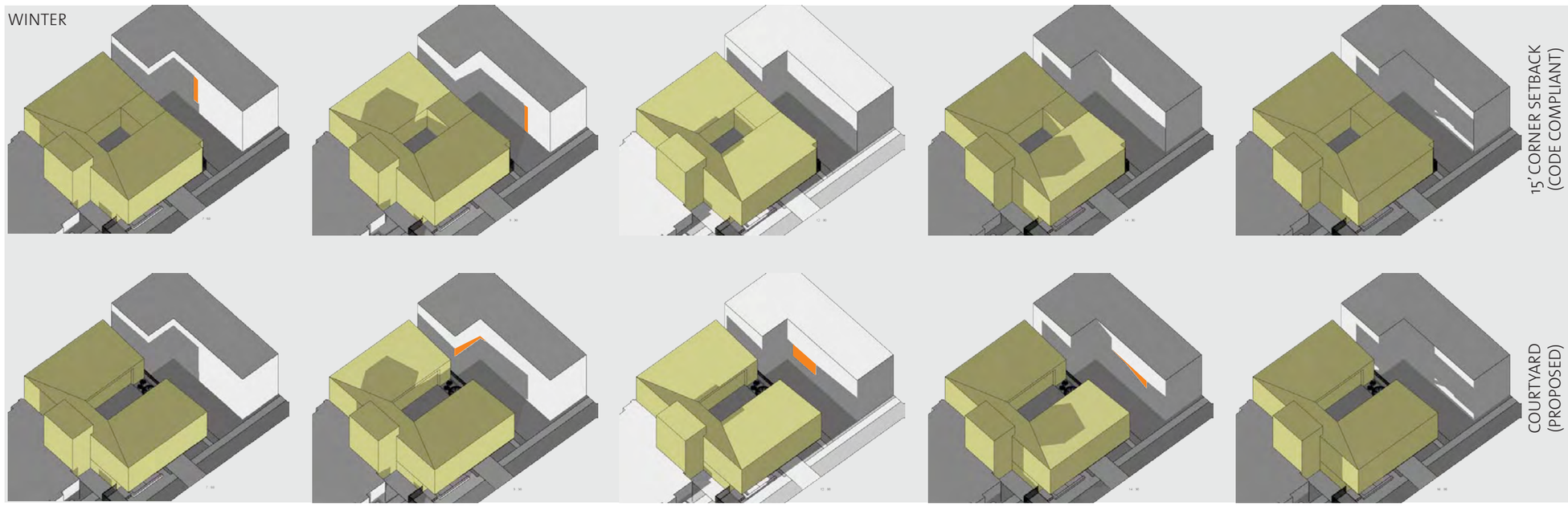
2:30 PM

4:05 PM
(WINTER SUNSET)



SPRING / FALL

WINTER



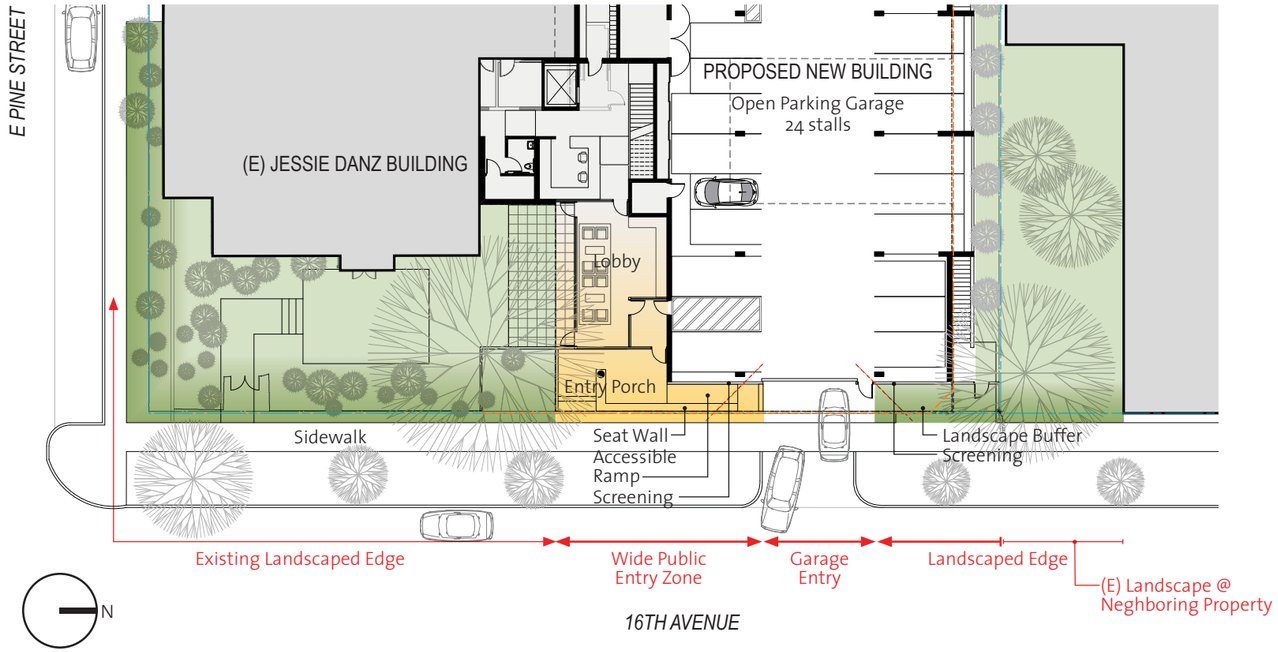
By allowing the corner of the building to encroach on the 15' corner setback, the required program can be organized into only two floors above street level with the courtyard open at its north end. Re-configuring the program to conform to the setback requirement is less desirable for internal circulation and day-lighting, and would either require adding another floor or closing off the north end of the courtyard. A shading study compares the proposed scheme to an alternative version that complies with the setback requirement, but closes off the courtyard. The proposed scheme increases solar exposure for landscape in the Garden Court side yard. While the corner setback increases solar exposure time for a narrow area in the morning hours, the proposed scheme with the open courtyard increases the area of exposure for almost the entire day. .

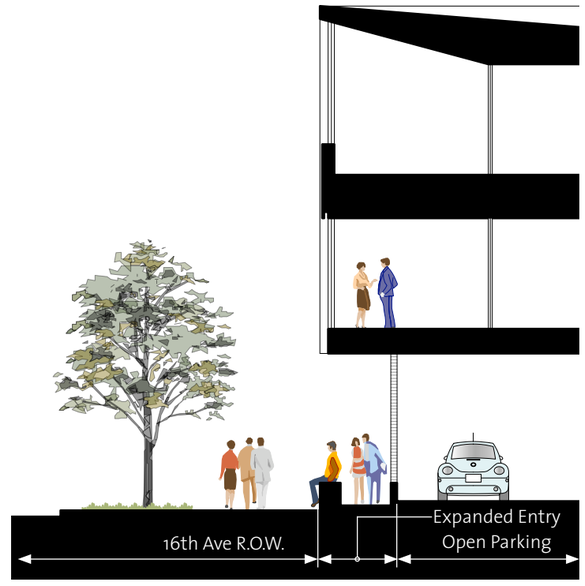
Indicates area of positive differential in sun exposure

Streetfront: EDG Alternatives

Street-Front Alt. 1: Expanded Entry Porch (Preferred Alternative)

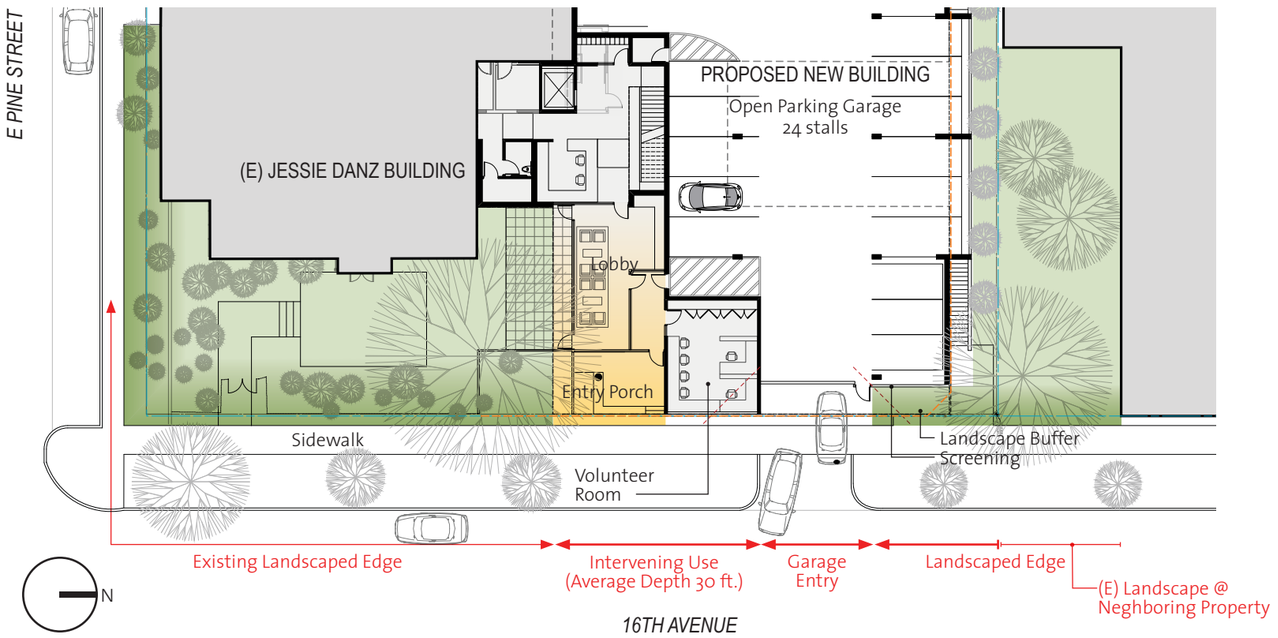
Street-front Alternative 1 proposes a departure from the Land-Use standard that requires an intervening use to separate structured parking from a street-level, street-facing façade. The applicant recognizes the intent of this code requirement to minimize the impact of parking on the pedestrian environment, but believes that the intent can be achieved through other means. By pulling the edge of parking garage back from the property line a buffer zone can be created. To the south of the parking driveway, this buffer zone becomes an extension of the building entry with a continuous seat wall along the sidewalk edge and an accessible walkway tucked behind. An attractive and well-detailed screen wall would enclose the parking garage and form a textured backdrop to the layers of activity generated by the expanded entry porch. The screen wall might be composed of perforated or louvered materials and may even be a suitable signage opportunity.



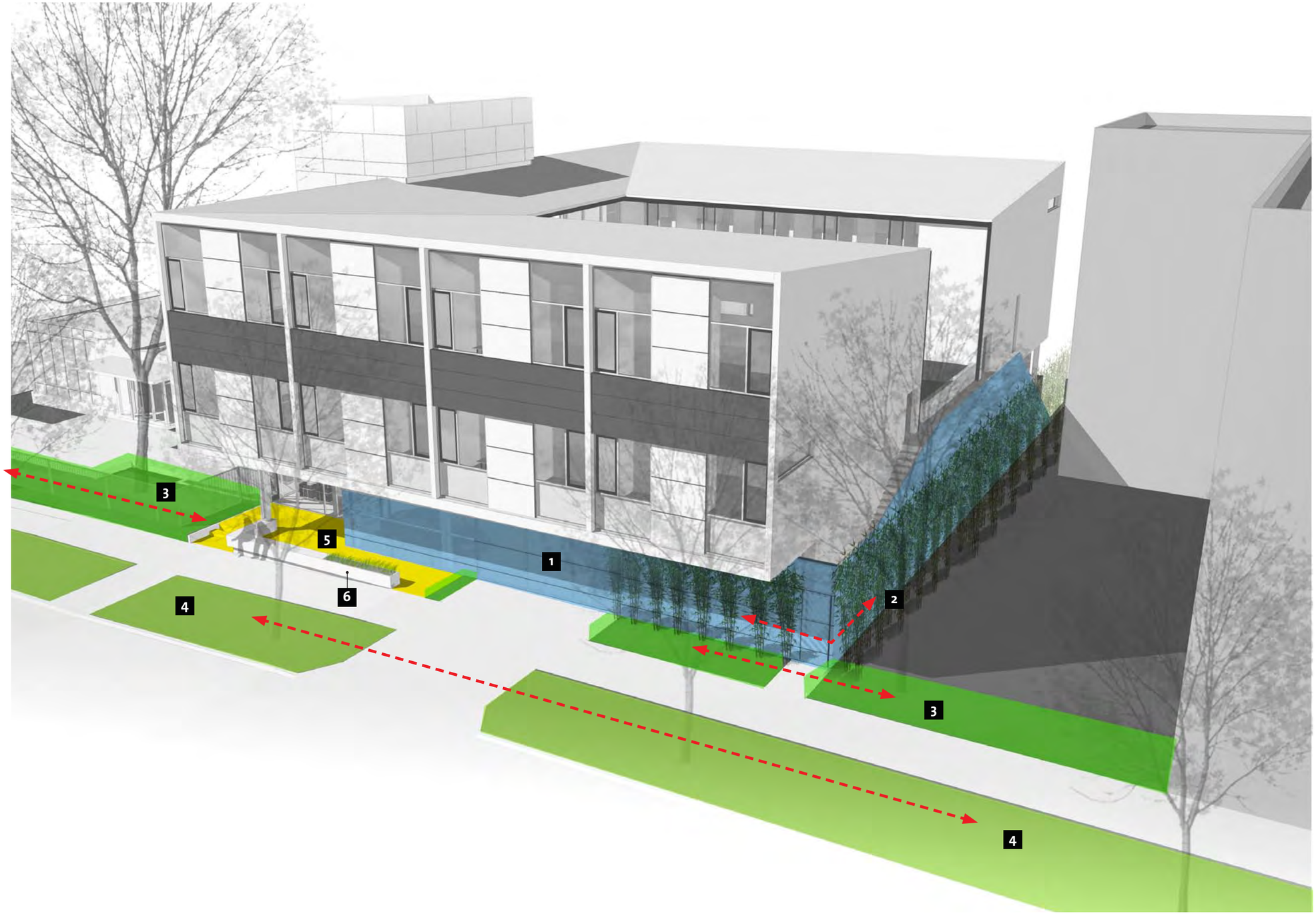


Street-Front Alt. 2: Intervening Use

Street-front Alternative 2 provides a code-complying intervening use between at-grade structured parking and the street-level, street-facing façade. This alternative locates an office use between the parking and the sidewalk to the south of the driveway. The resultant parking garage is structurally and spatially less efficient than the preferred scheme. The intervening use, an open-office volunteer room, is unlikely to enhance the sidewalk vitality to a greater degree than the preferred alternative. In fact, blinds will likely be drawn for privacy and either bullet resistant glass or some amount of façade opacity will be necessary to address the organization's security concerns. The location of the Volunteer Room in this scheme orphans it from the rest of the new building and from the existing buidling. In addition, this scheme narrows the entry zone at the sidewalk, making for a less welcoming street-front presence.



Streetfront: Design Strategies

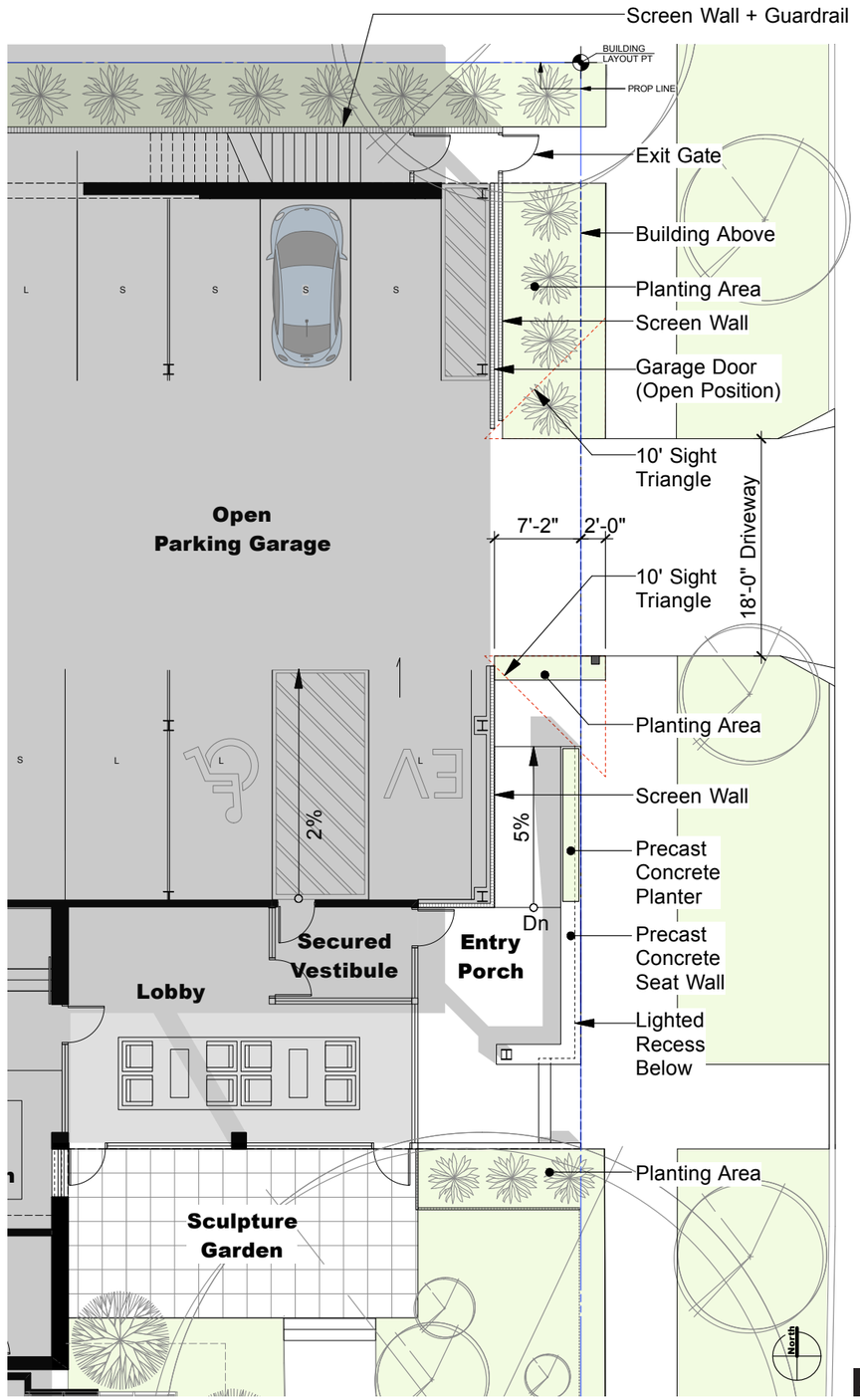


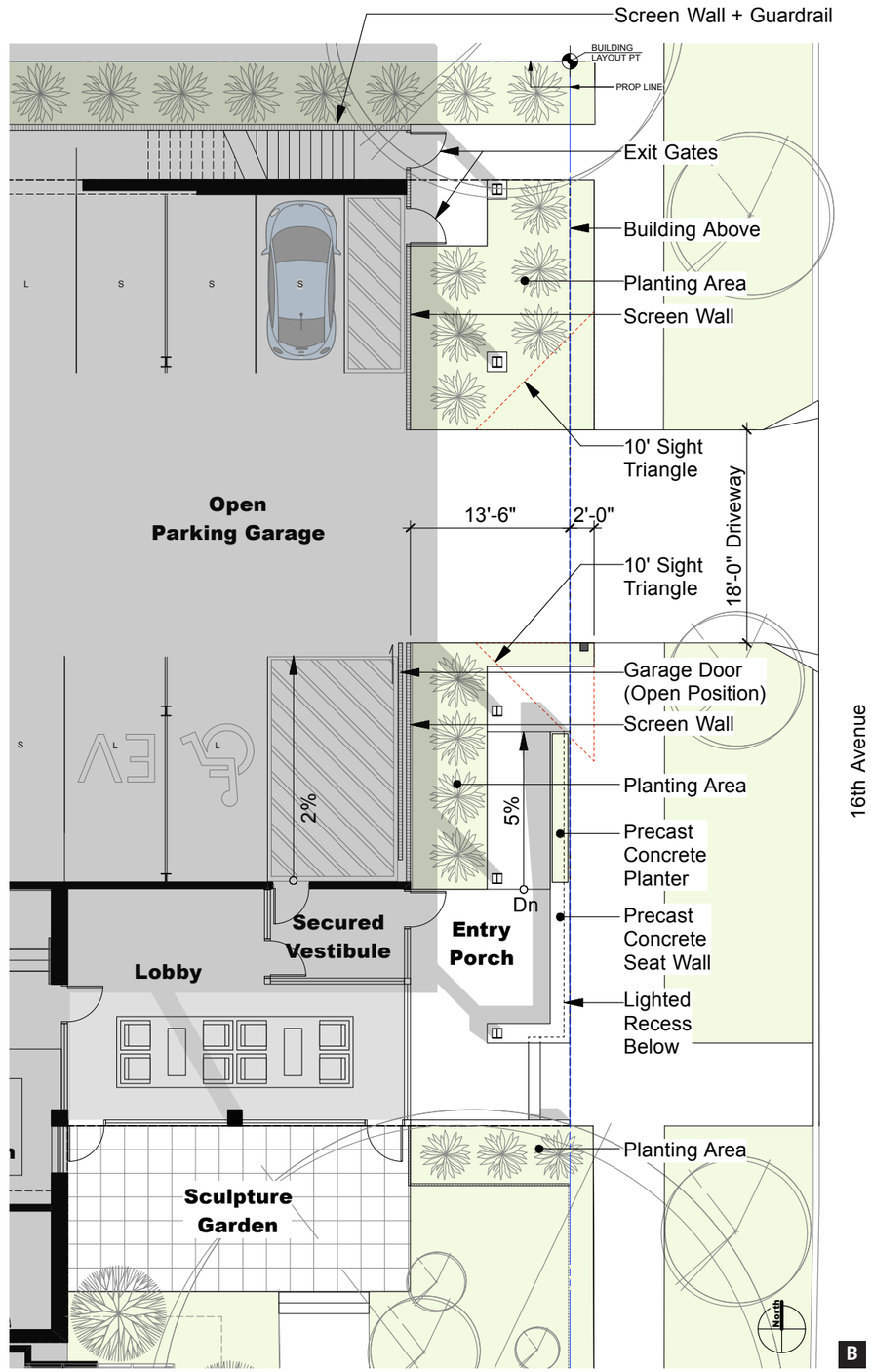
The street front along 16th Avenue consists of layers of landscaping that weave the site together with the neighboring properties to the north and south, an articulated covered entry porch, a sidewalk fronting seat wall, and a well detailed screen wall that obscures the parking garage, but provides visual interest and texture as a backdrop to the other street-edge elements. Conceptually, the screen wall is a continuous wrapper weaving in and out below the mass of the building to provide security, permeability and screening. It wraps the north stairs, enclosing the garage, and folds to become the backdrop to the building entry. The garage door and a side gate are custom fabricated to blend seamlessly with the rest of the screen, diminishing the presence of vehicular access. A screen of bamboo follows the screen wall along the north property line and wraps around the corner, continuing up until the driveway. An additional layer of lower-height landscaping extends planting that occurs to the north and south of the proposed building, interrupted by the building entry and 18'-wide curb cut. An outer layer of landscape is created by the existing 12'-wide planting strip, which separates the sidewalk from the street. The proposed design will maintain and supplement this planting strip in order to reinforce the landscape continuity between the north and south gardens. Pedestrians will experience significant vegetation on either or both sides of the sidewalk.

1 Screen wall
2 Landscape screening (bamboo)
3 Lower-height landscaping
4 12' -wide planting strip
5 Entry Porch
6 Seatwall / Planter

Streetfront: Garage Setback

In response to Design Review Guidance, the design team has carefully considered the appropriate setback for the screen wall that encloses the parking garage. This packet includes two alternatives. Alternative "A" holds the screen wall back 7'-2" from the property line. The resulting buffer space accommodates planting to the north of the driveway and the expanded entry porch, seat-wall and accessible entry path to the south. The screen wall shrouds the structural columns of the parking garage, which emphasizes the floating quality of the upper level building mass and conceals the unavoidable shift of structural grid between the parking level and the office levels. Alternative "B" pushes the screen wall back an additional 6'-4" to align with the storefront of the entry lobby. The resulting buffer zone is much wider than that of Alternative "A", but is not easily programmed space. Vegetation is unlikely to thrive deep in this space, which suggests that some other use is best assigned to back edge. However, locating an entry path behind a screen of landscape poses obvious security problems. Because the structural columns cannot be contained behind the screen wall in Alternative "B", they divide the buffer zone, further complicating the programming of the space. The imperatives of the parking garage layout and the tight site limit the ability to create an attractive arcade with evenly spaced columns. Instead, the exposed columns creating a visually jarring shift in module between the first and upper levels. The design team concludes that Alternative "A" better accommodates design review guideline A-2, C-2, and D-7.





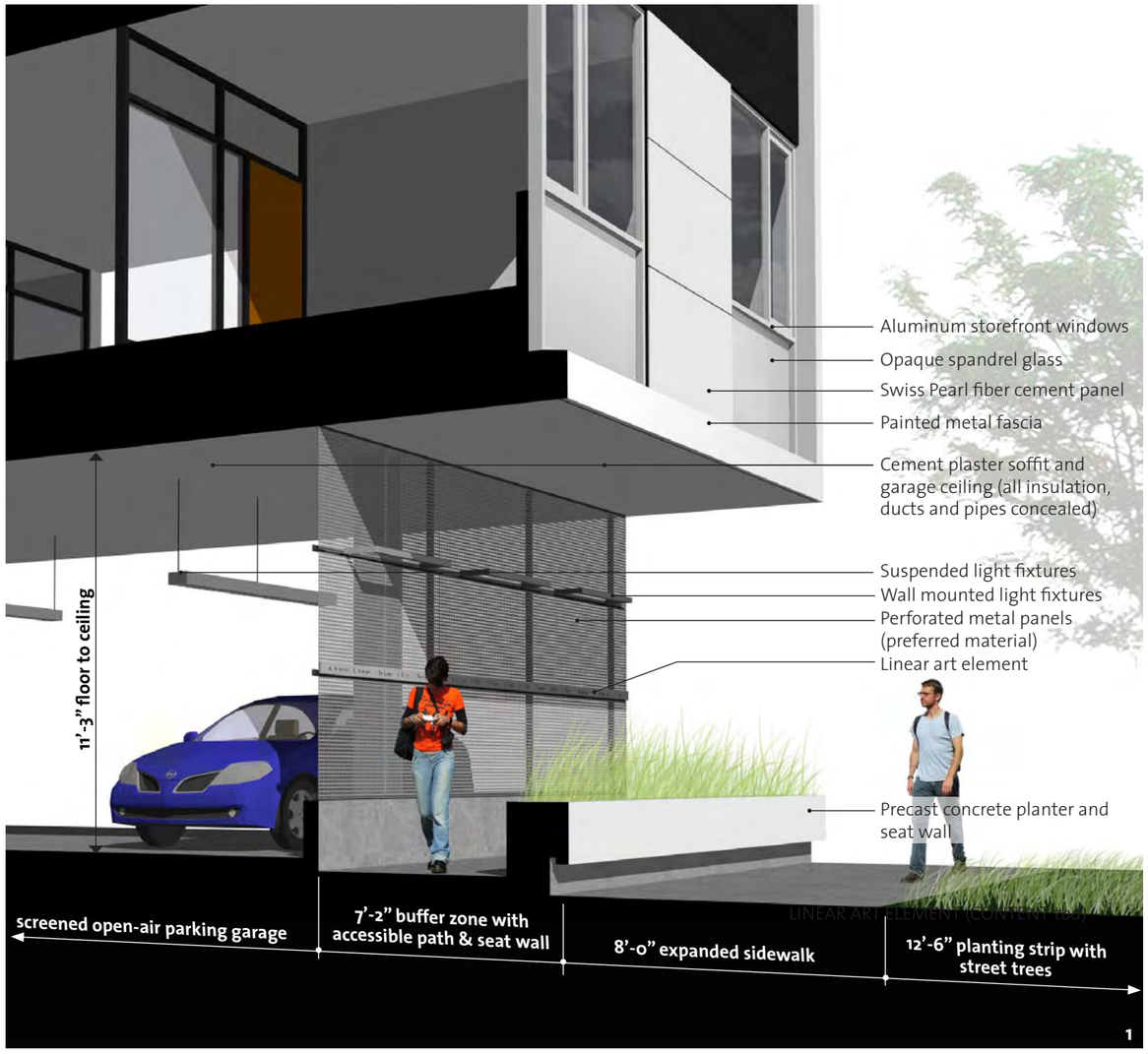
A Alternative A: 7'-2" screen wall setback
B Alternative B: 13'-6" screen wall setback

Note: Refer to Landscape Design for Alternative A + B planting plans.

Perspective view of 16th Avenue elevation, showing Alternative A (Preferred)

Perspective view of 16th Avenue elevation, showing Alternative B

Streetfront: Screen Wall Material, Transparency, & Lighting



Option 1: Perforated Metal Panels (Preferred Option)

The preferred option for the screen wall material is perforated anodized aluminum panels supported from the inside by a lightweight steel frame. Each panel is bent at its top and bottom margins, and through-bolt fastened with along steel angle horizontal girts. This conceals the fasteners and emphasizes the horizontality through the horizontal joint reveals.

As the screen wall wraps the northeast corner of the site, it becomes a guardrail for exterior stairs on the north side of the building. There, the material is more exposed to the weather, as it is not protected under the mass of the building. A durable material like perforated metal will weather more evenly and endure longer with less maintenance, than the alternate wood option.

Perforated metal panels, depending on size and spacing of the perforation, appear very opaque or very transparent. The proposed perforation patterns are between 20% and 40% open area. The desire is to strike a balance between obscurity and transparency between the garage and the sidewalk.

Some permeability through the screen wall is desired for natural ventilation of the garage, some benefit of daylighting inside the garage during the day, and to create a diaphanous effect below the building mass, particularly at night when the illuminated garage ceiling will be most visible through the screen wall.

Option 1b: Perforated Metal Back Layer

Material Option 1b proposes the same perforated metal panel as the Preferred Option 1, but adds another layer of perforated metal to the inside face of the wall's vertical supports. This further obscures views between garage and sidewalk, and will create a moire pattern across the surface, particularly at night, when the wall is back-lit.

Option 2: Wood Slats

Material Option 2 proposes a screen wall of wood (ipe) slats spaced to allow airflow through the wall, but limit sightlines. A second layer of slats on the interior side of the wall, with spacing offset from the outer layer, completely obscures views in or out of the garage up to approximately 8' high.

Streetfront Alternatives

Streetfront Alt. A1 (Preferred Alternative)

Perforated metal screen wall set back 7' from property line

Streetfront Alt. A2

Wood slat screen wall set back 7' from property line

Streetfront Alt. B1

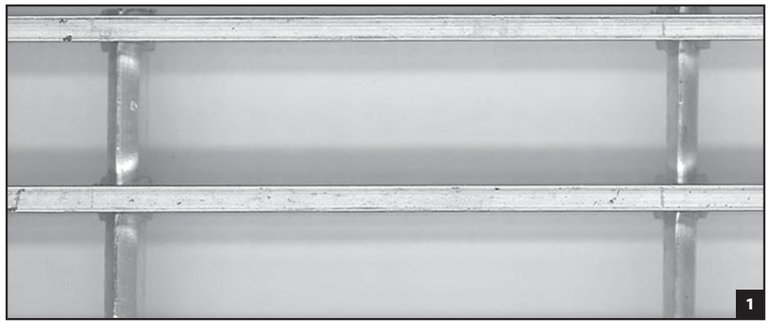
Perforated metal screen wall set back 13'-6" from property line

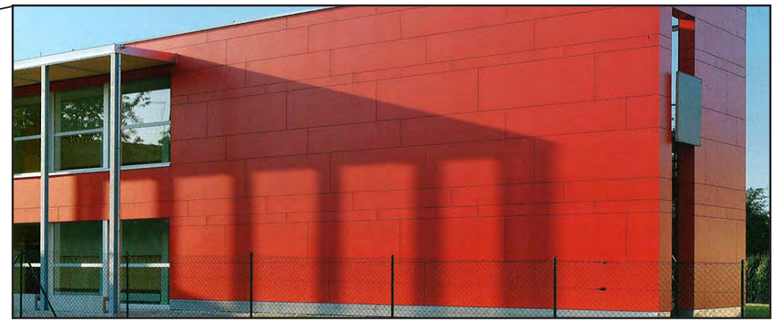
Streetfront Alt. B2

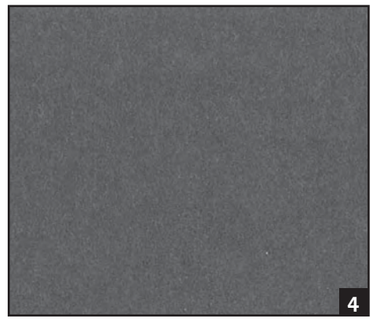
Wood slat screen wall set back13'-6" from property line

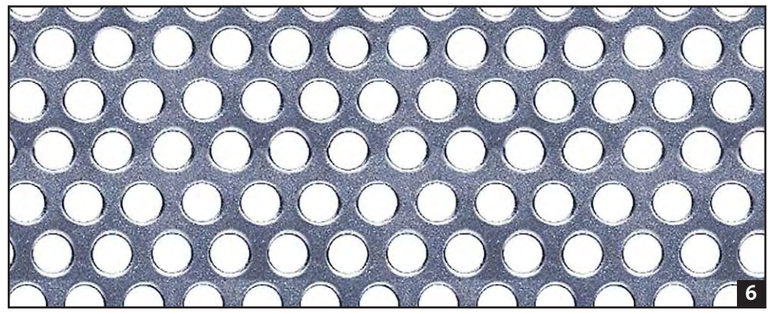
Streetfront: Exterior Lighting

Exterior lighting will emphasize the spatial qualities of the expanded entry porch, and enhance the safety of the pedestrian environment. Wall mounted up-lights will illuminate the soffit above the entry zone, reinforcing the floating quality of the upper buildings mass, and extending the welcoming glow of the lobby. These fixtures will be configured to avoid any light spill over. Parking garage light fixtures will have up and down components to illuminate the ceiling and provide necessary light levels for the garage floor. A recessed bench light will create a soft glow along the sidewalk edge.









1	METAL BAR GRILLE
2	WHITE STUCCO
3	PRE-CAST CONCRETE
4	FIBER CEMENT PANEL: COLOR #2
5	FIBER CEMENT PANEL: COLOR #1
6	SCREEN WALL CLAD: PERF. METAL
7	SCREEN WALL CLAD ALT: IPE SLAT

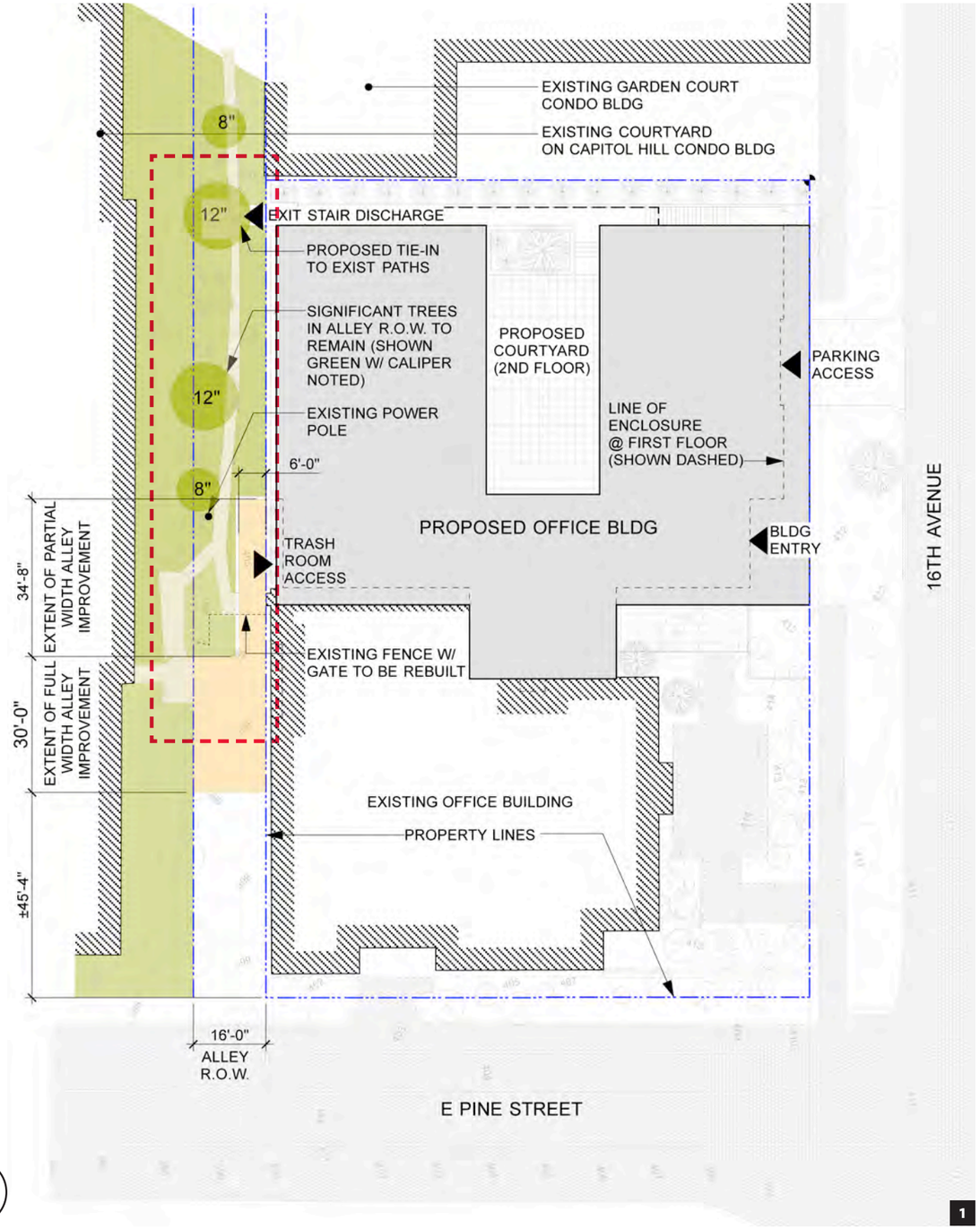
Design Proposal: Alley Improvements

As described on page 7 of this packet, the alley that abuts the subject property is largely unimproved. The Seattle Municipal Code requires full alley improvement of an unimproved alley when the alley is used for access to parking spaces, open storage or loading berths on a lot. Because none of the design alternatives propose accessing these items from the alley, improvement of the alley is not required.

The applicant endeavors to preserve much of the vegetation, existing paths and decks that currently serve as amenities for the neighbors. Nevertheless, the design proposal includes some minor areas of improvement to the alley. At the north end of the property, a small paved area will tie in to the existing path in order to allow egress from an exit stair. At the south end of the proposed building, a 6'-wide paved path will link the proposed trash and recycling room with the existing developed portion of the alley so that dumpsters may be carted out to the alley on collection days. Trash collection currently occurs in the alley and the proposed strategy has been reviewed with SPU and received preliminary approval. Unlike the current condition, the owner's dumpsters will not remain in the alley on non-collection days.

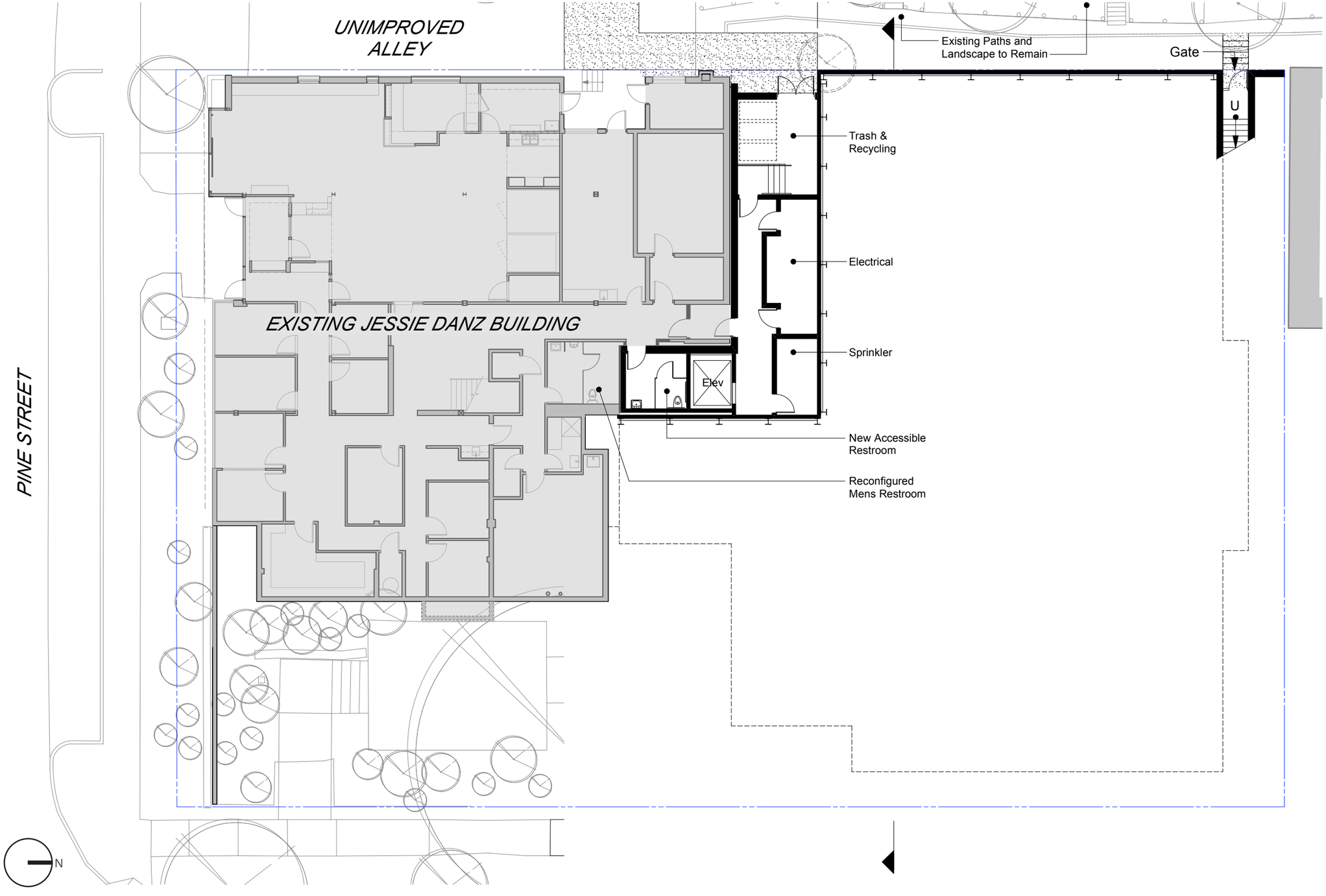
Currently, the west edge of the alley is steeply embanked up to the property line. The applicant proposes re-grading these areas more gently in order to reduce areas of unnecessarily steep slope and avoid extensive new retaining walls in the right of way.

The proposed alley improvements have been preliminarily reviewed with SDOT and appear to be within the parameters allowed by a "Field Review Application".

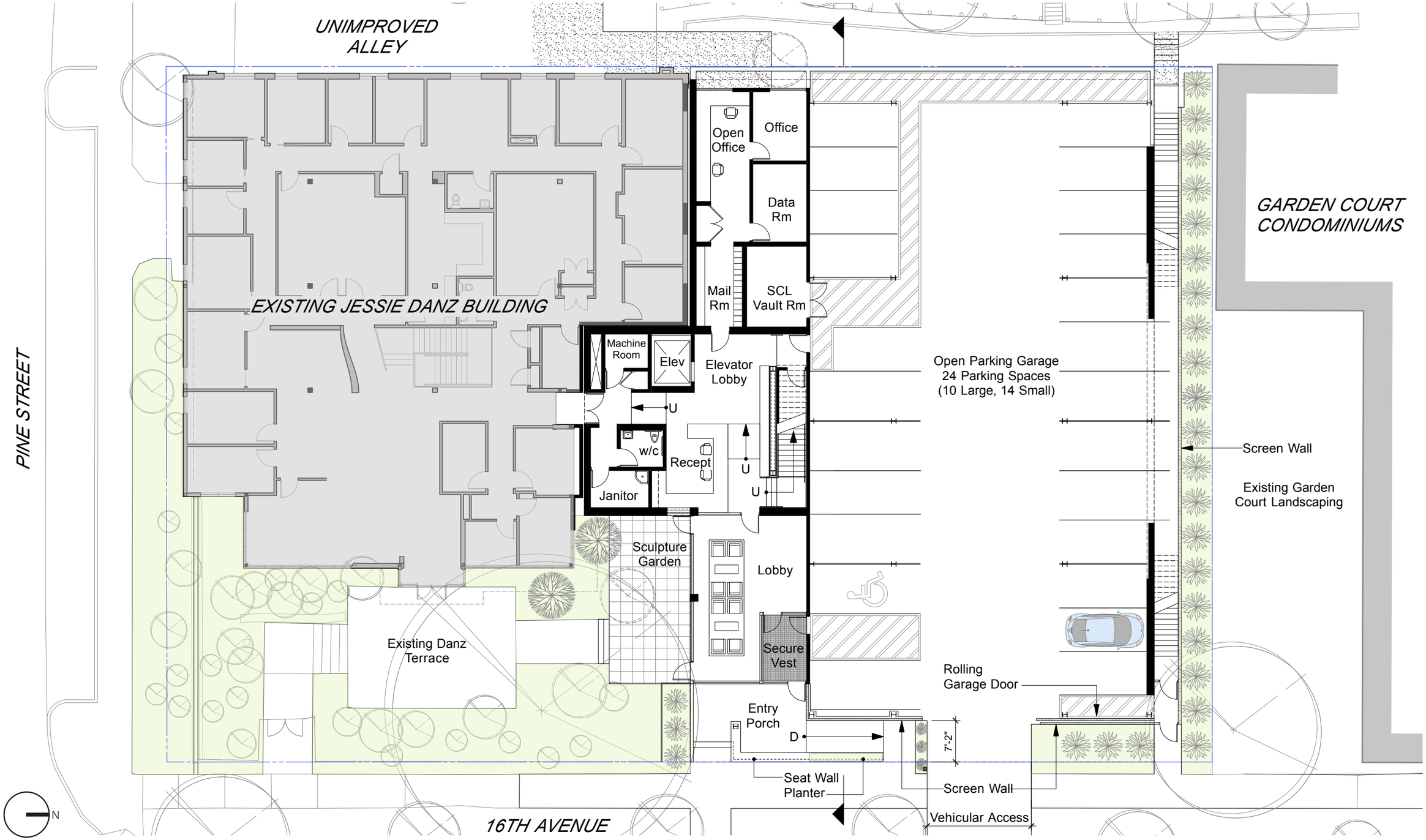


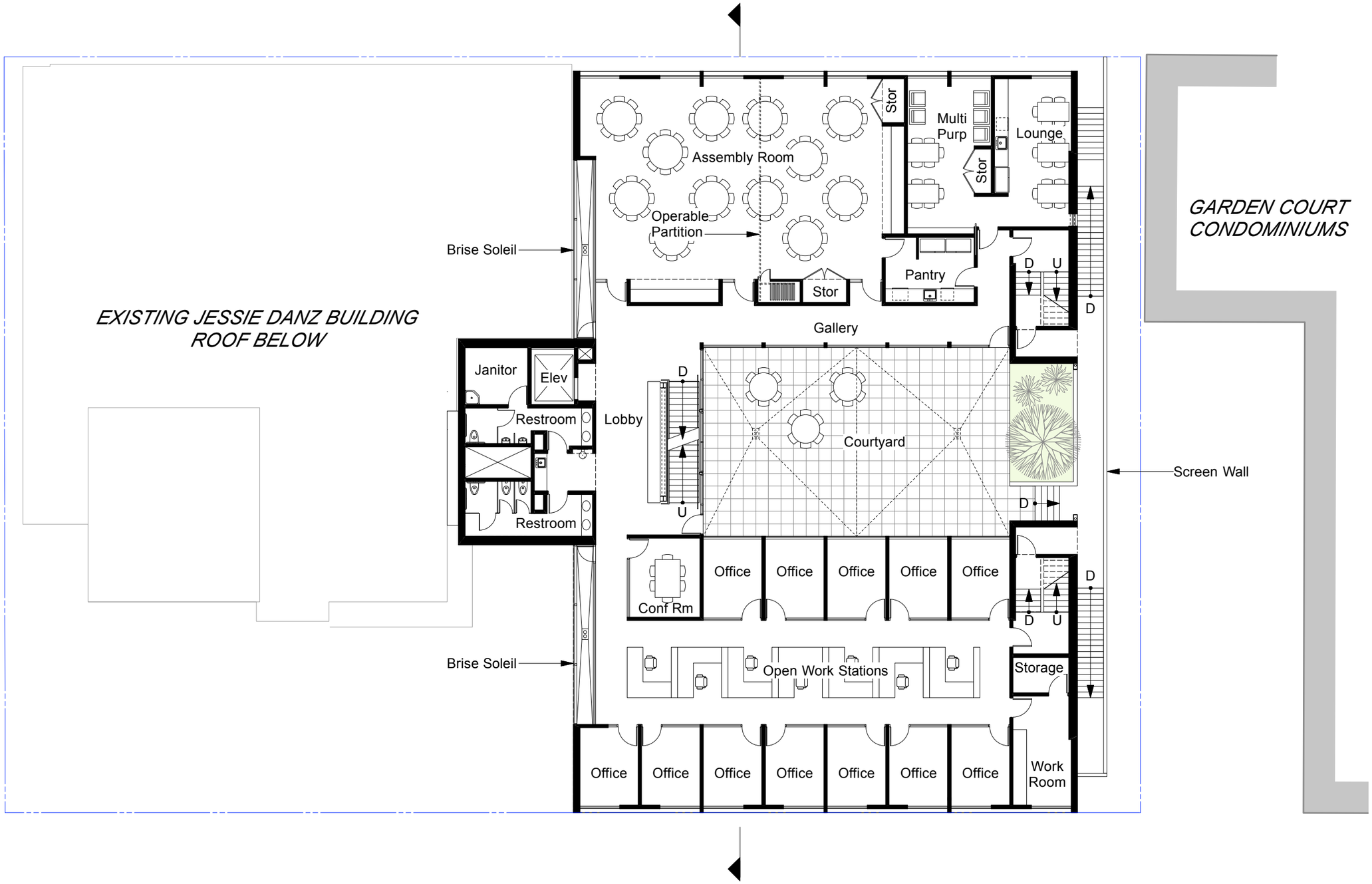
1 Site Plan view showing Porposed Alley Improvements shaded orange.

2 Enlarged plan showing areas of alley improvement

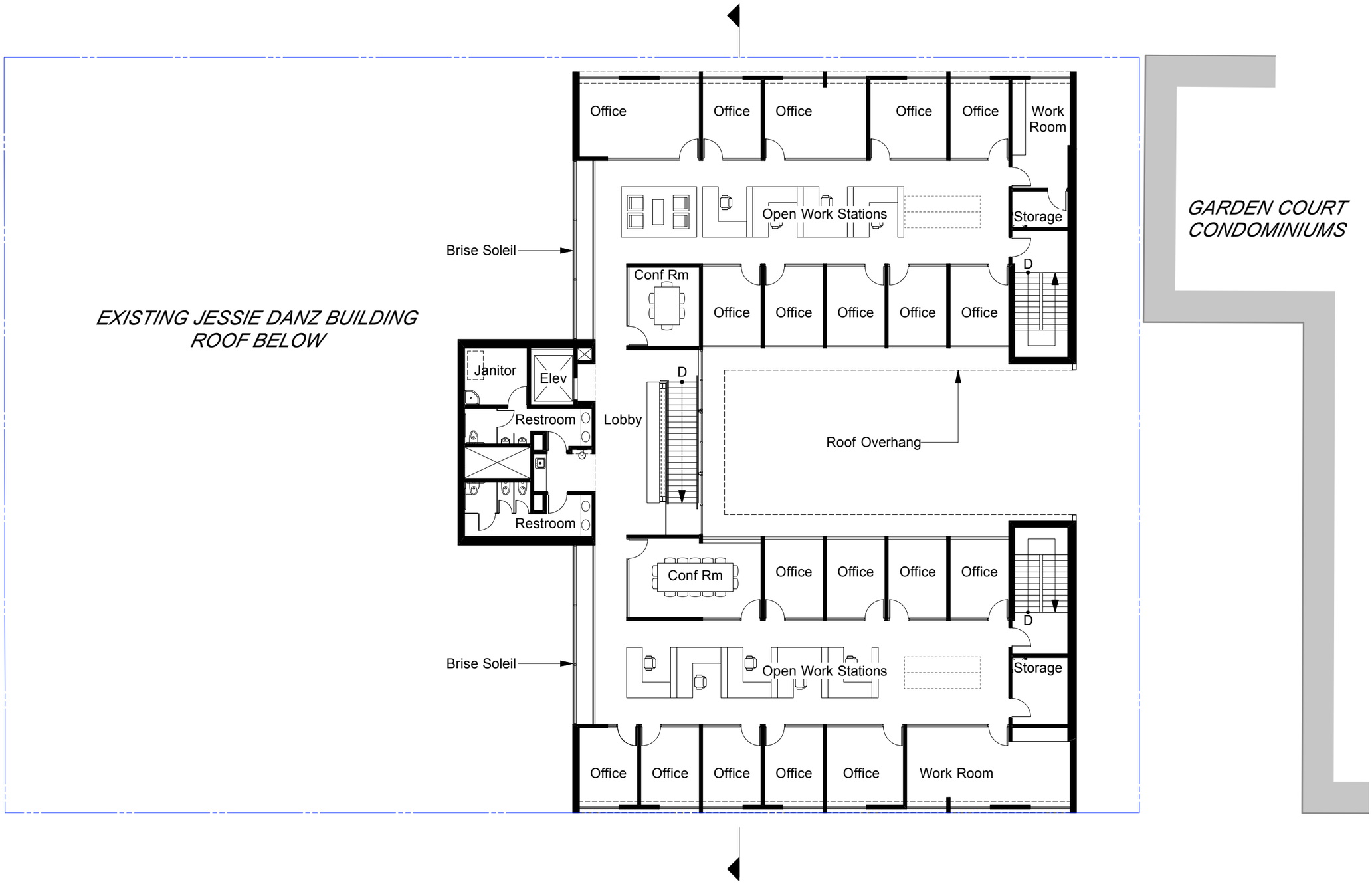

UNIMPROVED
ALLEY
Existing Paths and
Landscape to Remain
Gate
U
Trash &
Recycling
Electrical
EXISTING JESSIE DANZ BUILDING
Sprinkler
Elev
New Accessible
Restroom
Reconfigured
Mens Restroom
PINE STREET
N

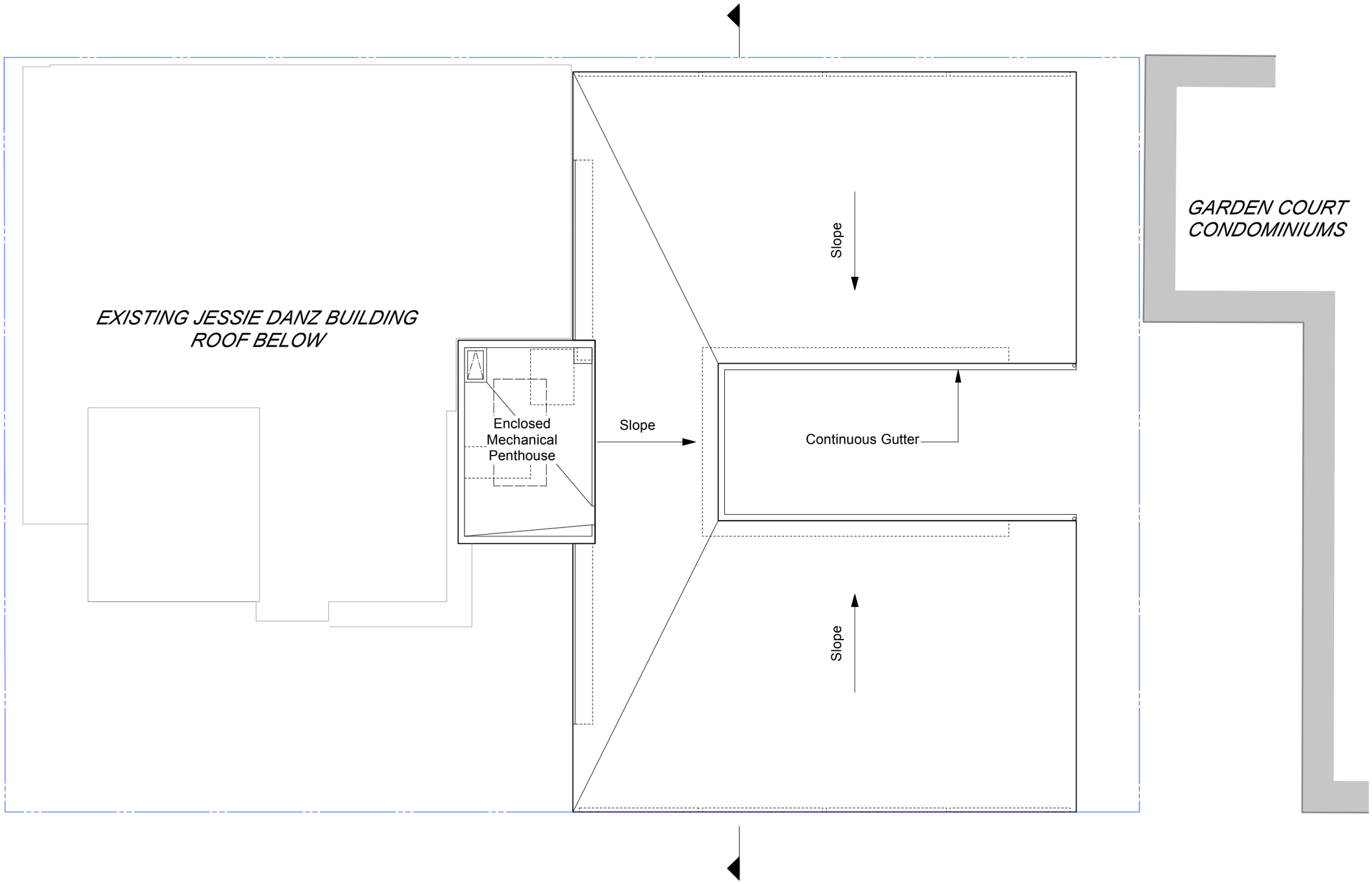
Design Proposal: First Floor Plan



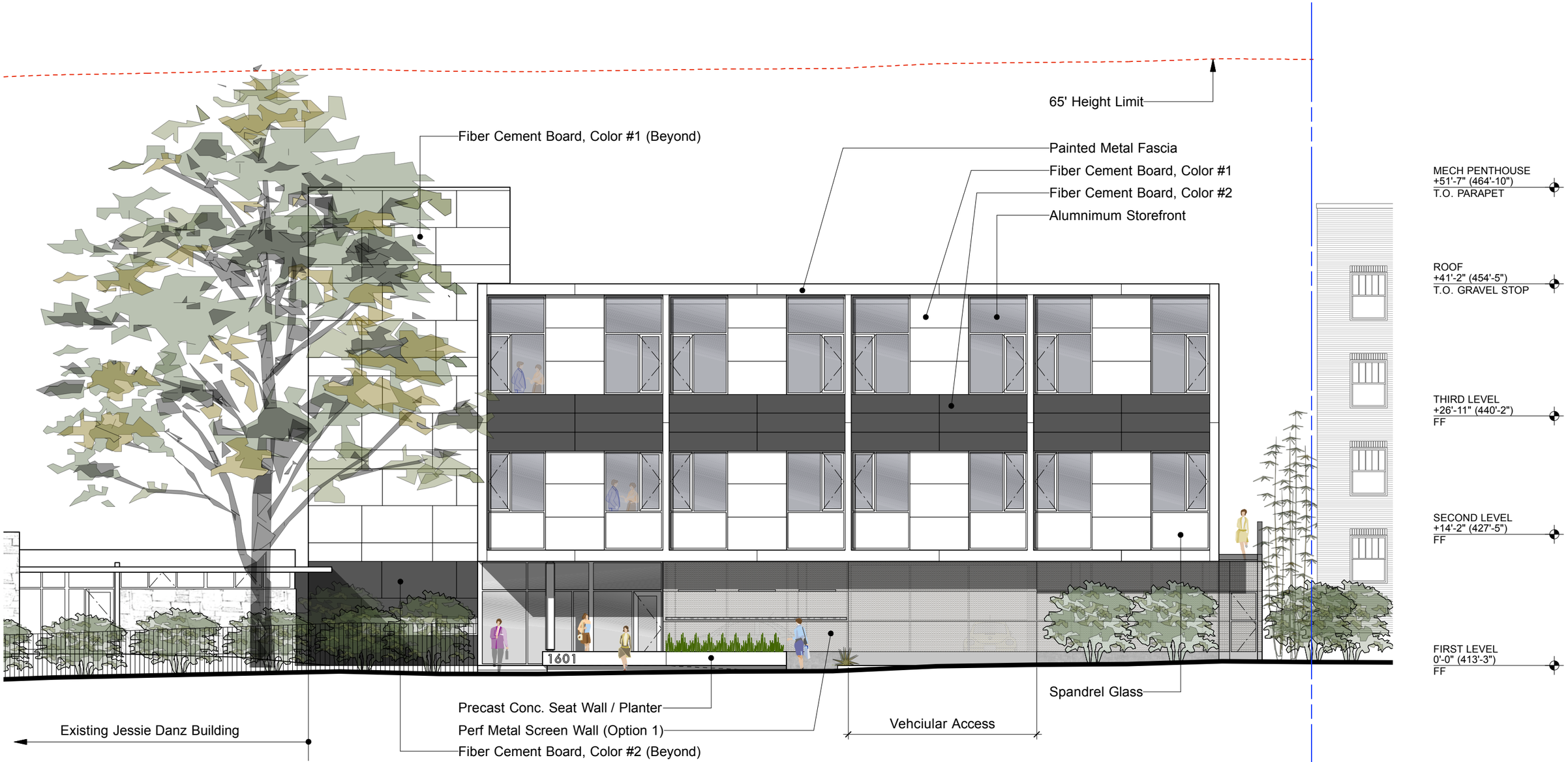

EXISTING JESSIE DANZ BUILDING
ROOF BELOW
GARDEN COURT
CONDOMINIUMS
Assembly Room
Operable
Partition
Brise Soleil
Stor
Multi
Purp
Stor
Lounge
Pantry
Stor
D
U
D
Gallery
Janitor
Elev
Restroom
Restroom
Lobby
D
U
Courtyard
D
Screen Wall
Conf Rm
Office
Office
Office
Office
Office
D
D
U
Brise Soleil
Open Work Stations
Storage
Office
Office
Office
Office
Office
Office
Office
Work
Room
N

Design Proposal: Third Floor Plan

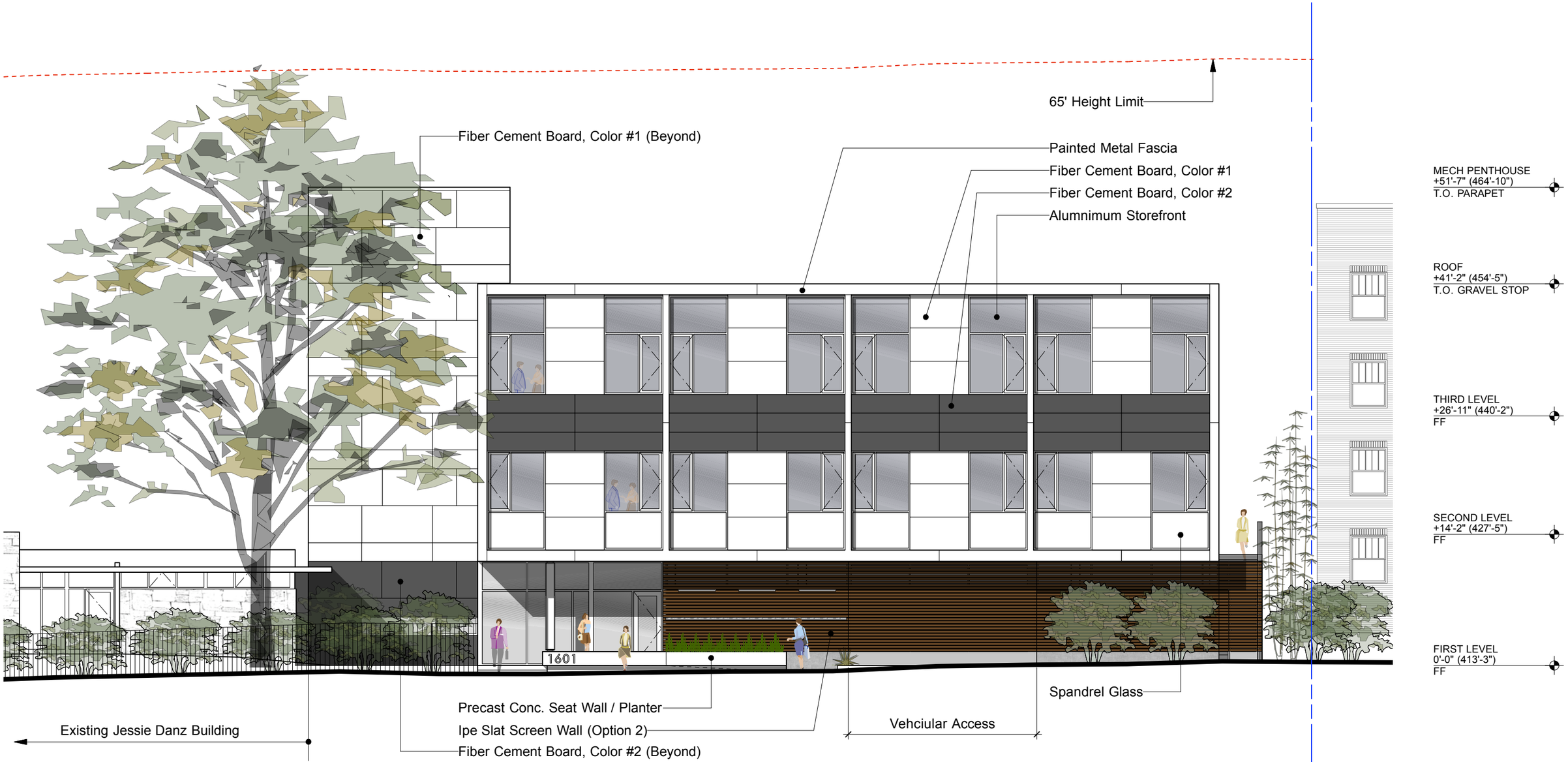



EXISTING JESSIE DANZ BUILDING
ROOF BELOW
Enclosed
Mechanical
Penthouse
Slope
Slope
Continuous Gutter
Slope
GARDEN COURT
CONDOMINIUMS
N

Design Proposal: East Elevation, Alternative A-1 (Preferred)



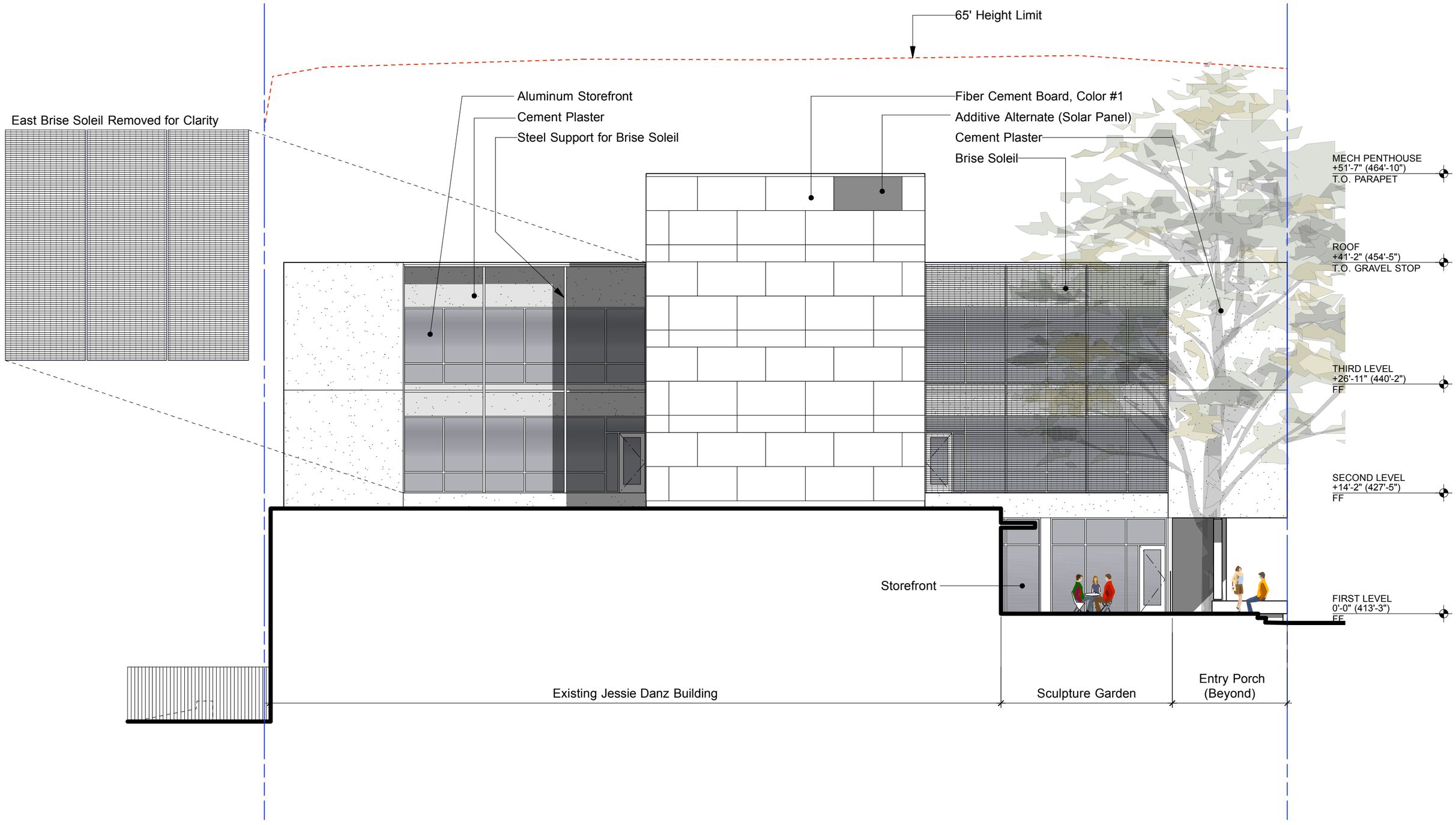
Design Proposal: East Elevation, Alternative A-2



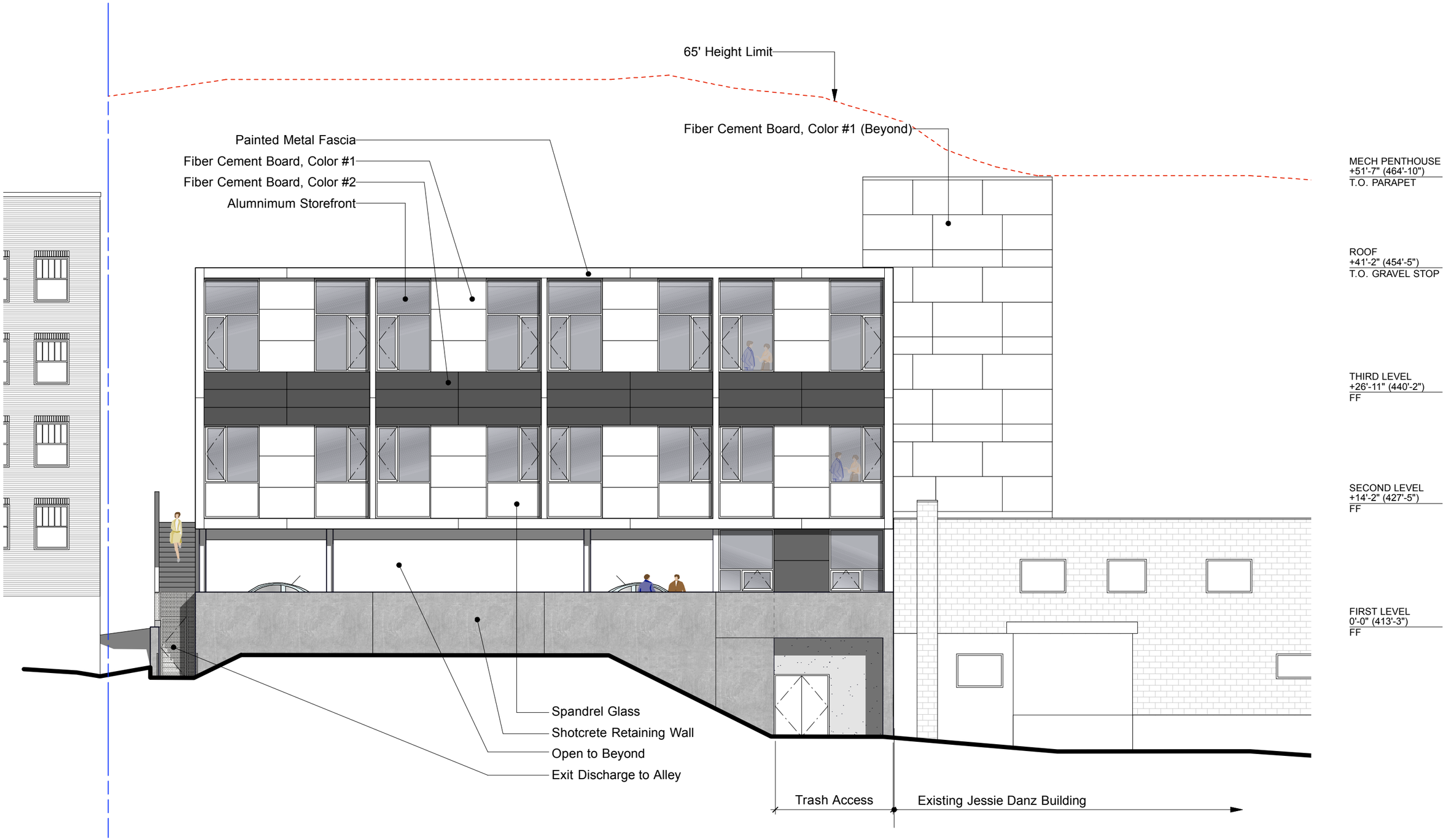
Design Proposal: East Elevation, Alternative B-1

Design Proposal: East Elevation, Alternative B-2

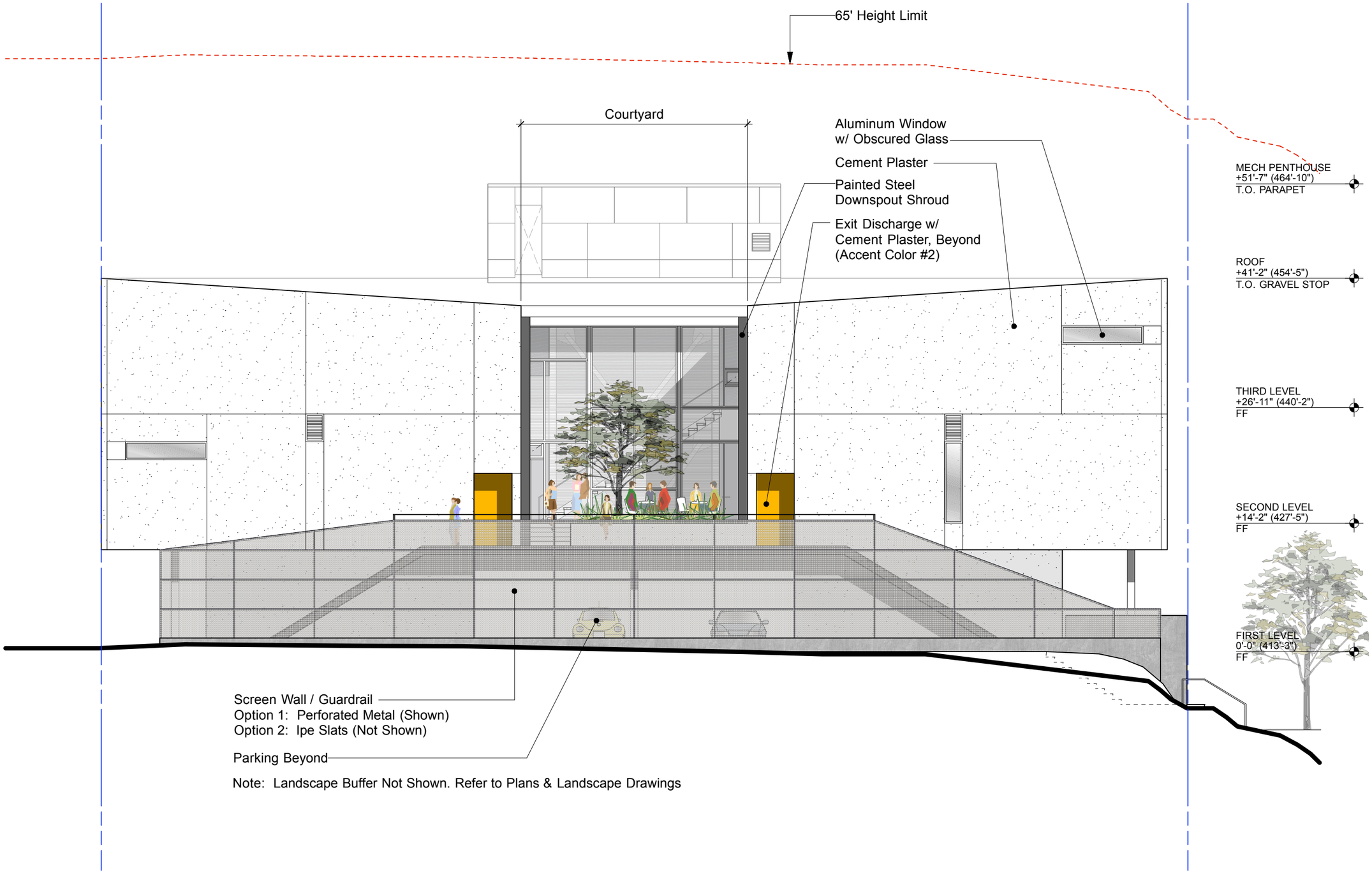
Design Proposal: South Elevation

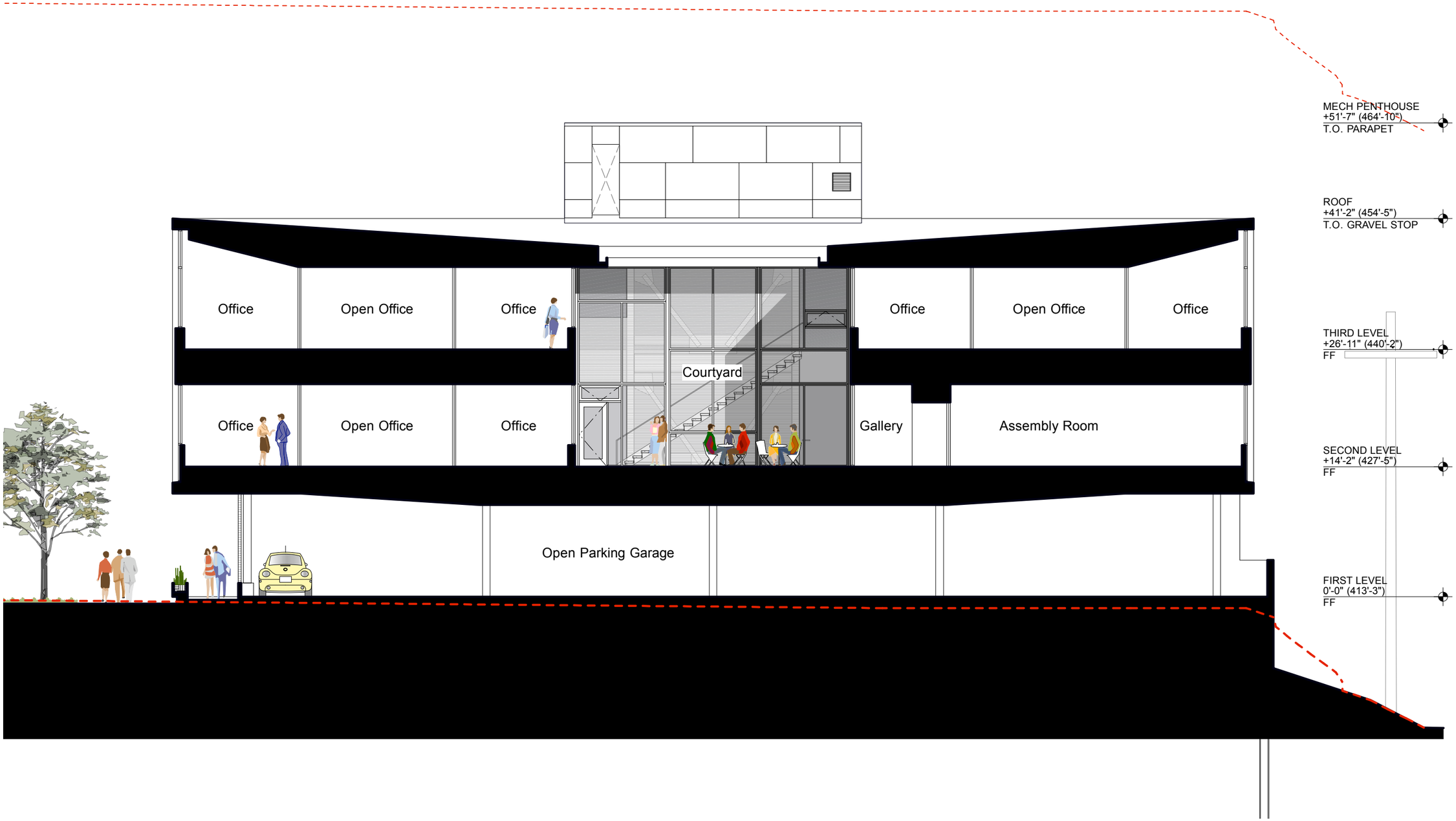


Design Proposal: West Elevation



Design Proposal: North Elevation



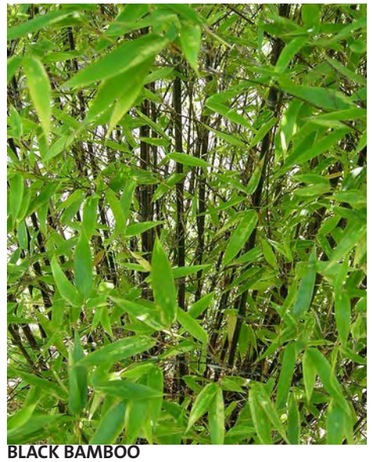

MECH PENTHOUSE
+51'-7" (464'-10")
T.O. PARAPET
ROOF
+41'-2" (454'-5")
T.O. GRAVEL STOP
THIRD LEVEL
+26'-11" (440'-2")
FF
SECOND LEVEL
+14'-2" (427'-5")
FF
FIRST LEVEL
0'-0" (413'-3")
FF
Office
Open Office
Office
Office
Open Office
Office
Courtyard
Office
Open Office
Office
Gallery
Assembly Room
Open Parking Garage

Design Proposal: 16th Avenue, Aerial VIew


YULAN MAGNOLIA


JAPANESE MAPLE


VINE MAPLE


BLACK BAMBOO


SHIBATAEA BAMBOO


JAPANESE BOXWOOD

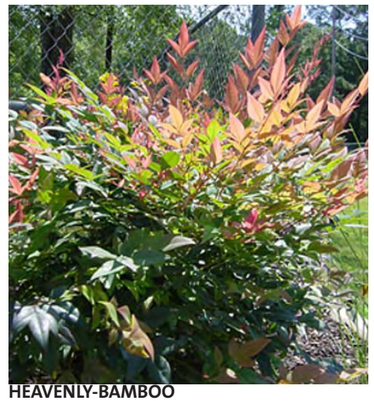

YULAN MAGNOLIA - FLOWER


JAPANESE MAPLE - FOLIAGE


VINE MAPLE - FOLIAGE


GLOSSY ABELIA


MEXICAN MOCK ORANGE


HEAVENLY-BAMBOO


BOSTON IVY


SWORD FERN

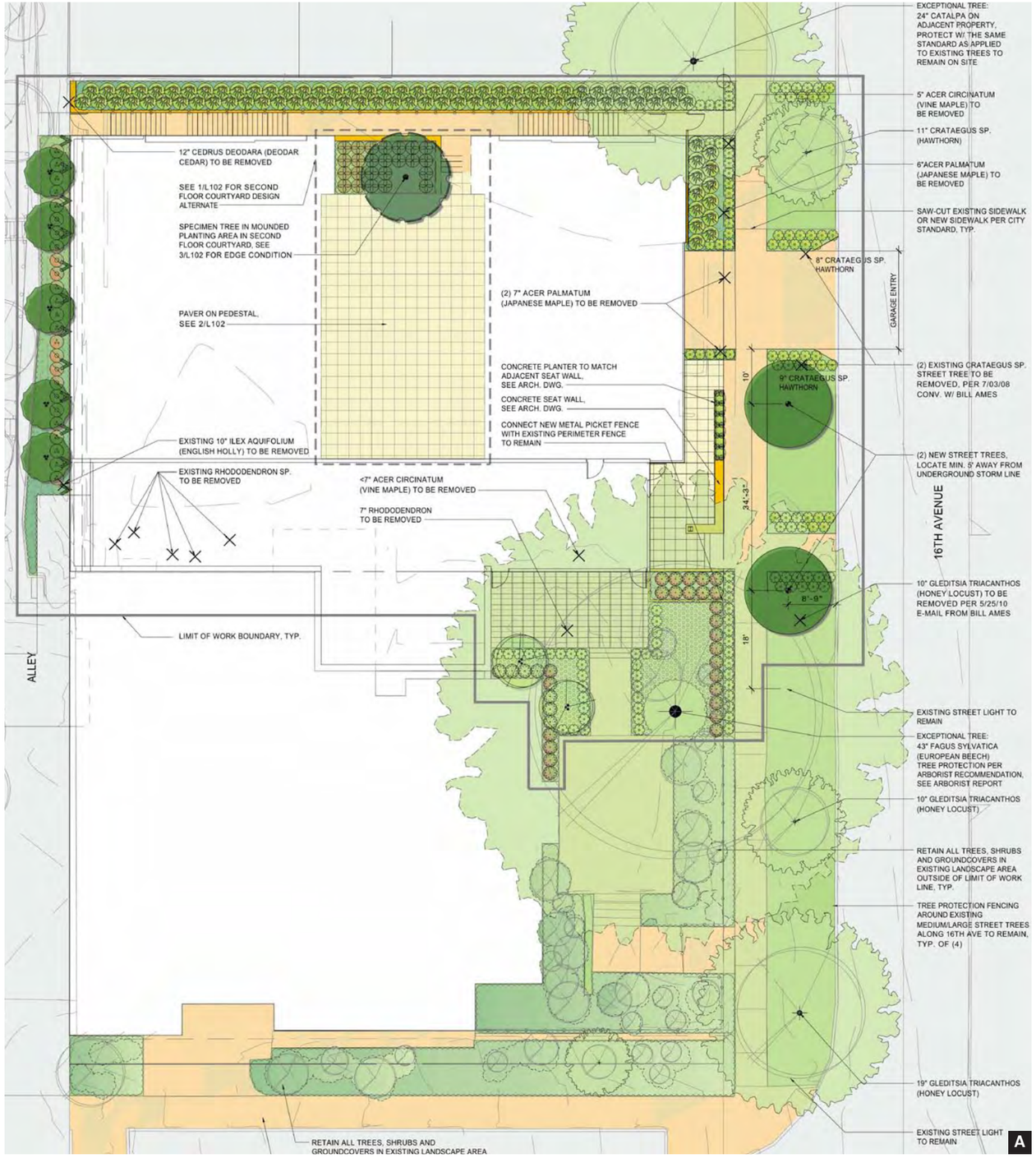

JAPANESE BLOOD GRASS

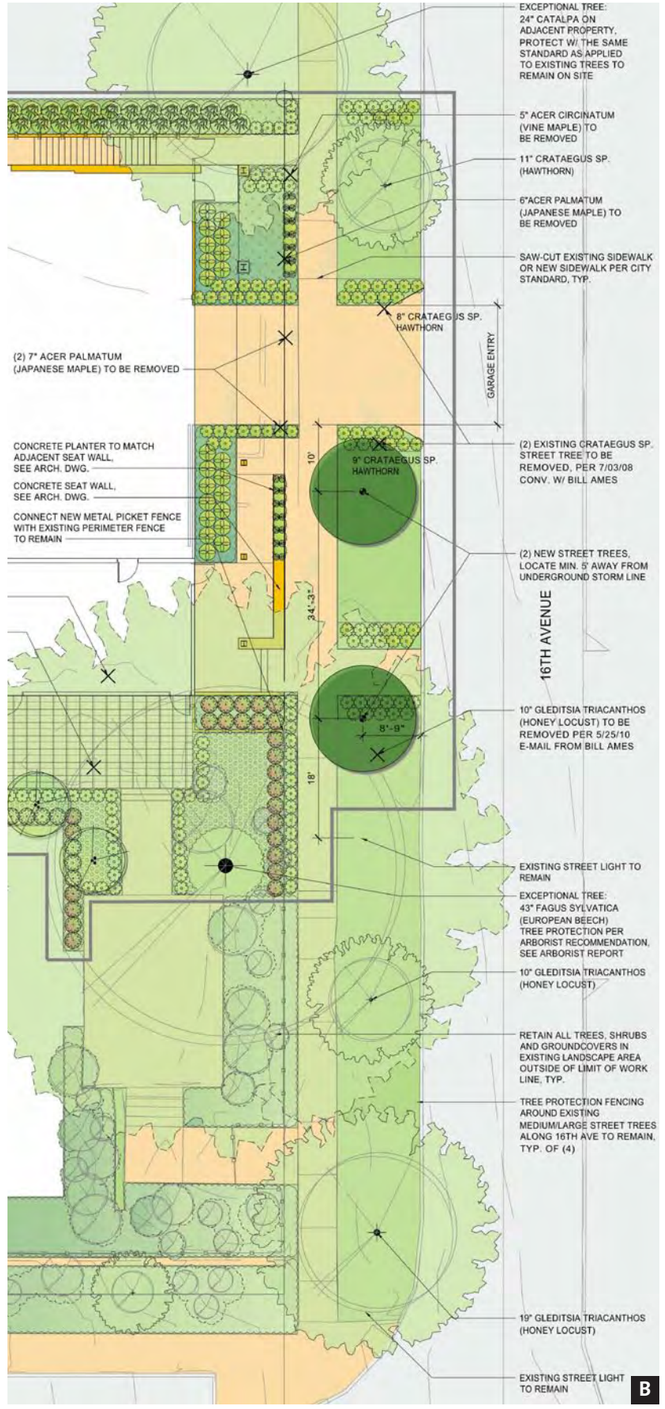

BLACK MONDO GRASS


CREEPING LILYTURF


BRAMBLE

Landscape Design: Plan Alternatives

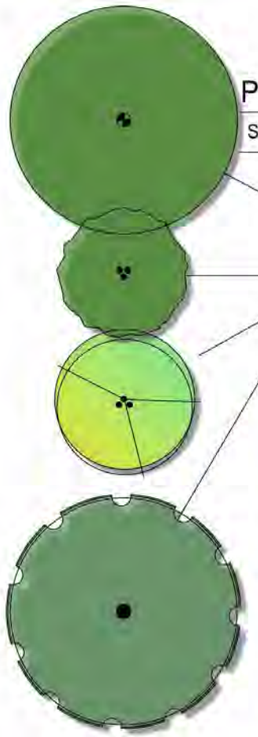




LEGEND

- EXISTING TREE TO REMAIN, PROTECT PER SDOT STANDARD PLANS 132-134
  INDICATED WITH APPROXIMATE DRIPLINE EXTENT PER SURVEY
- EXISTING MIX OF TREES AND SHRUBS TO REMAIN
- EXISTING TREE TO BE REMOVED
- LIMIT OF WORK
  PLANTING AREAS OUTSIDE OF THIS BOUNDARY SHALL BE PROTECTED AND RETAINED

A Landscape Plan, showing preferred streetfront scheme "A"
B Partial Landscape Plan, showing alternate streetfront scheme "B"



PLANT LIST (* INDICATES DROUGHT TOLERANT PLANT)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
	STREET TREE (COORDINATED W/ SDOT ARBORIST, BILL AMES IN MAY 2010)				
	MAGNOLIA DENUDATA	YULAN MAGNOLIA	2" CAL.	B&B	PER PLAN
	TREES				
	ACER CIRCINATUM*	VINE MAPLE	6'-8' HT.	B&B, MULTI.	PER PLAN
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	8'-10' HT.	B&B, MULTI.	PER PLAN
	SPECIMEN TREE (TO BE SELECTED)	-	12' HT. MIN.	B&B, MULTI.	PER PLAN
	HEIGHT <2' SHRUBS				
	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'*	'GREEN BEAUTY' JAPANESE BOXWOOD	2 GAL.	CONT.	24" O.C.
	IMPERATA CYLINDRICA 'RUBRA'	'RUBRA' JAPANESE BLOOD GRASS	2 GAL.	CONT.	24" O.C.
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1 GAL.	CONT.	18" O.C.
	HEIGHT >2' SHRUBS				
	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'*	'EDWARD GOUCHER' GLOSSY ABELIA	5 GAL.	CONT.	30" O.C.
	CHOISYA TERNATA*	MEXICAN MOCK ORANGE	5 GAL.	CONT.	30" O.C.
	NANDINA DOMESTICA 'GULF STREAM'*	'GULF STREAM' HEAVENLY-BAMBOO	2 GAL.	CONT.	24" O.C.
	PARTHENOCISSUS TRICUSPIDATA*	BOSTON IVY	1 GAL.	CONT.	PER PLAN
	PHYTOSTACHYS NIGRA*	BLACK BAMBOO	5 GAL.	CONT.	PER PLAN
	SHIBATAEA KUMASACA*	SHIBATAEA BAMBOO	5 GAL.	CONT.	30" O.C.
	GROUNDCOVER MIXES				
	25% POLYSTICHUM MUNITUM* 75% RUBUS CALYCINOIDES*	25% SWORD 75% BRAMBLE	1 GAL. 4" POT	CONT. CONT.	18" O.C. 18" O.C.
	50% OPHIOPOGON PLANISCAPUS 'NIGRESCENS' 50% LIRIOPE SPICATA	50% BLACK MONDO GRASS 50% CREEPING LILYTURF	1 GAL. 1 GAL.	CONT. CONT.	18" O.C. 18" O.C.
	LAWN				