

Summit Apartments

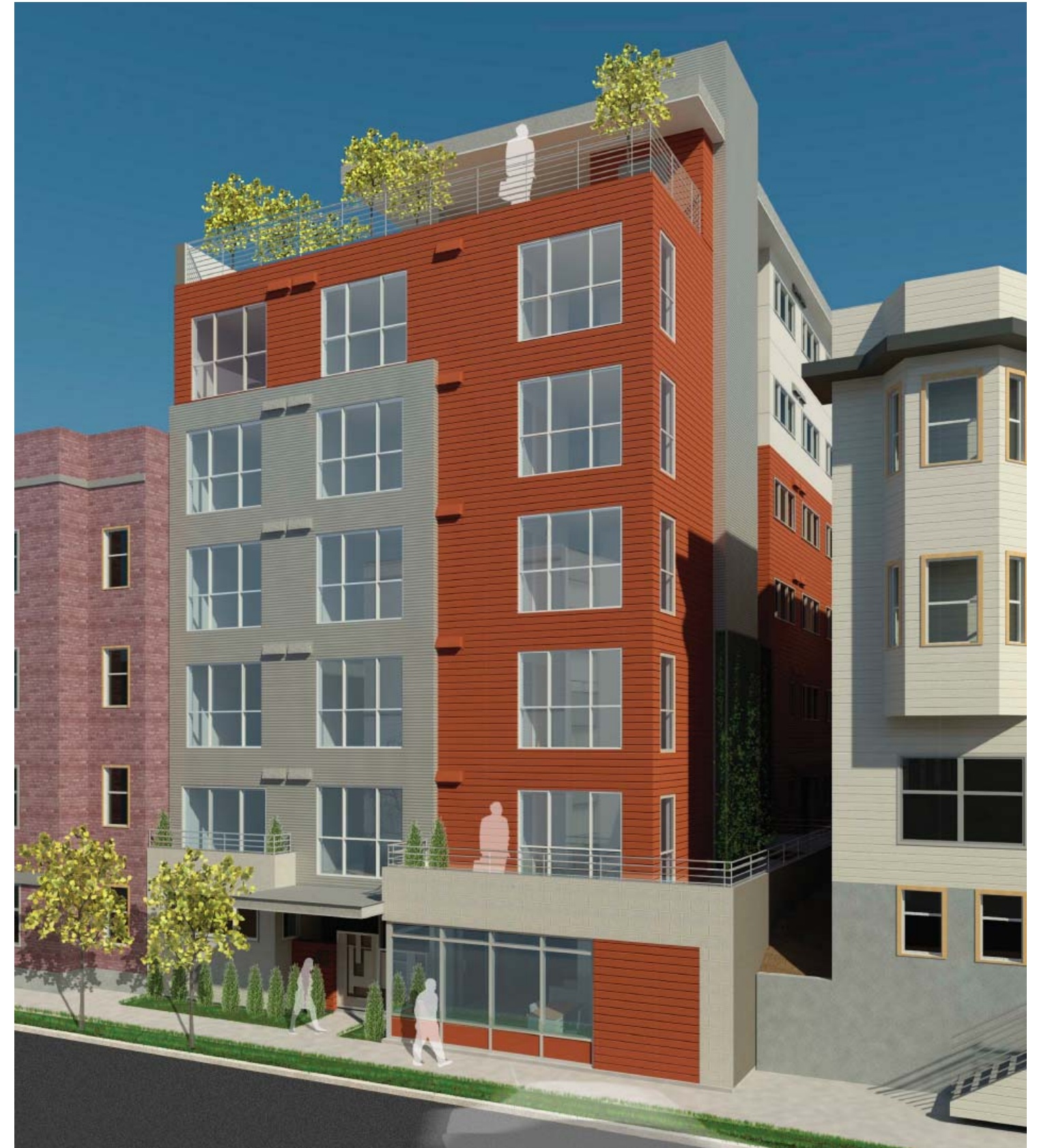
1728 Summit Avenue

DESIGN REVIEW RECOMMENDATION

JANUARY 9, 2013

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PROJECT OVERVIEW

PROJECT DESCRIPTION

The proposed project is a multi-story, residential apartment building containing residential apartment units in the upper levels with bike parking at grade. The height of the building is anticipated to reach the maximum limit of 60 feet. Refuse / recycling is proposed in the south setback. No vehicular access is proposed due to the small site, lack of an alley and the proximity to transit. To meet development objectives and to meet the need of affordable housing smaller more dense 'economy' style units are proposed. Amenities include a large roof deck open space and supplementary tenant storage lockers. Strong building presence at the street is anticipated to limit access to the site and provide extra security to tenants who access units via exterior corridors.

BUILDING COMPOSITION AND MASSING

The building massing is largely driven by the tight site constraints of a small lot without an alley. Along the north property line, the proposed project abuts two existing blank walls masking them from public view. There is also a small courtyard on the south side of the north building which the proposed recesses away from in order to create greater building separation. Along the East, South, and West facades setbacks which are equal to or greater than those found elsewhere in the neighborhood are used. Due to density and placement of adjacent buildings, window design and layout was adjusted to accommodate privacy of both the subject lot, and neighboring parcels. At the upper levels building massing is reduced with large open roof decks to reduce the massing at street level.

SITE ACCESS & UTILITIES

There is no requirement for vehicular parking, and none is provided. Per DPD requirements the existing curb cut is to be removed. No alleys abut this site. All site access and utilities are provided via Summit Avenue on the west side of the site. Existing overhead power is located along Summit Avenue running north south on the east side of the street. The required clearance of these lines will impact the front setback of the proposed project at the upper levels.

RESIDENTIAL USES AND AMENITIES

The residential lobby is located at ground level and accessed via Summit Avenue through a small secure courtyard. Bike parking and tenant storage lockers are located at this level and accessed off either the entry court or the residential lobby. One ground level unit is also located adjacent to and accessed from the entry courtyard. At level two a small centrally located residential courtyard/amenity space is provided adjacent to a similar setback by the northern property. All indoor spaces at this level and those up to level six are residential units. Level seven has two separate outdoor amenity spaces. On the west side of the site is a large open roof deck. On the east side, a smaller planted roof deck is provided.

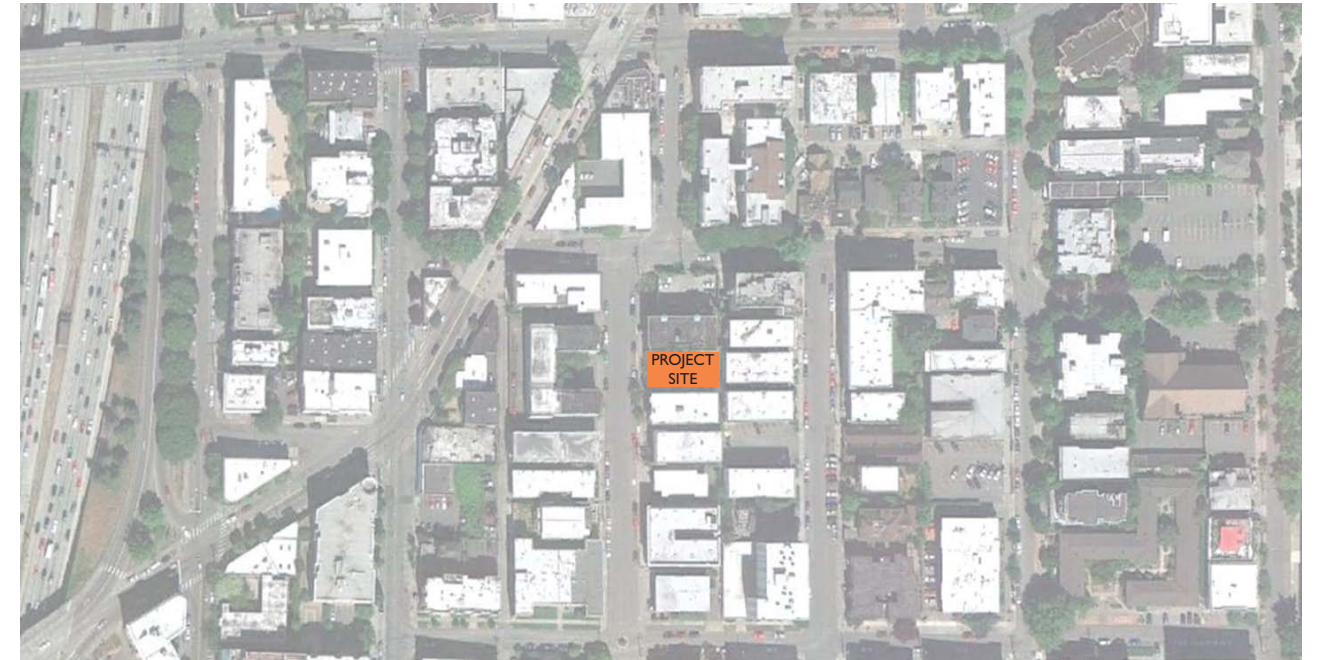
DEVELOPMENT SUMMARY

Number of residential units:	49 Units
Number of parking stalls:	None
Number of bicycle parking stalls:	29 spaces
Area of residential levels:	13,998 sf (F.A.R. 3.0)

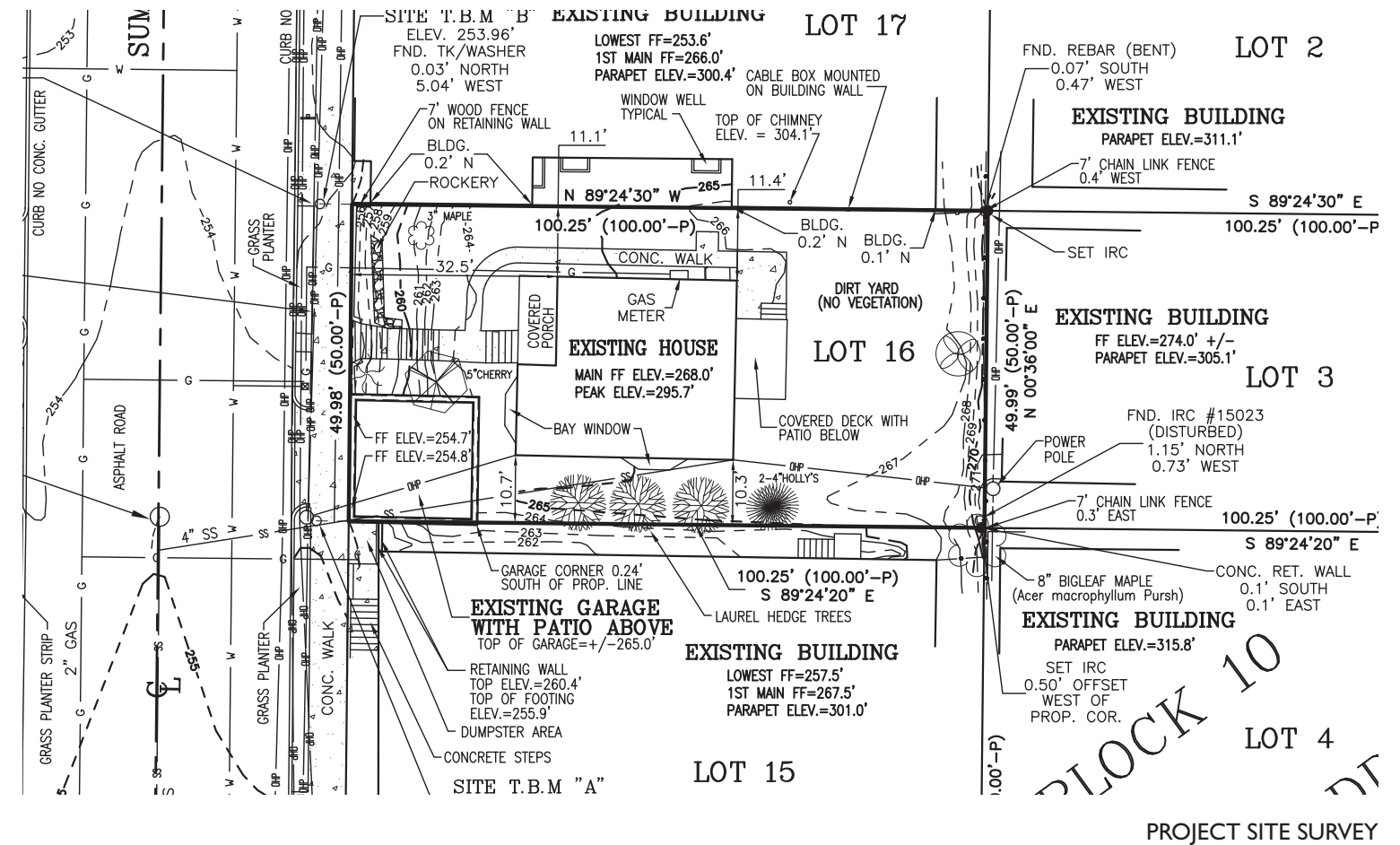
PROJECT INFORMATION

Address:	1728 Summit Avenue, Seattle WA
DPD Permit:	# 3013254 - MUP
Project Team:	Owner / Developer: Triad Captial Partners c/o Brett Allen - Senior Vice President brett@triadcappartners.com
Architect / Applicant:	Brian Palidar AIA / grouparchitect www.grouparch.com
Landscape Architect:	Thomas Rengstorf ASLA / Thomas Rengstorf and Associates www.thomasrengstorfassociates.com

PROJECT OVERVIEW / DEVELOPMENT SUMMARY



AERIAL PHOTOGRAPH / PROJECT VICINITY



PROJECT SITE SURVEY



ADJACENT BUILDINGS

- | | |
|--|--|
| 1. 1736 Summit Ave - Summit Vista Apartments | 7. 1727 Summit Ave - Multi-Family Housing |
| 2. 1726 Summit Ave - Multi-Family Housing | 8. 612 E Howell St - Single Family Residence |
| 3. 1733 Belmont Ave - Pioneer Human Services | 9. 506 E Howell St - Multi-Family Housing |
| 4. 1743 Summit Ave - Parking Lot | 10. 1712 Belmont Ave - Multi-Family Housing |
| 5. 1743 Summit Ave - The Morris Apartments | 11. 1712 Summit Ave - Angletree Apartments |
| 6. 1723 Summit Ave - Multi-Family Housing | |



SITE CONSTRAINTS

- MULTI-FAMILY
 - SINGLE FAMILY
 - COMMERCIAL
 - PARKING



ADJACENT USE DISTRIBUTION



SITE OPPORTUNITIES

GENERAL ZONING / BUILDING INFORMATION

Parcel Number: 8804900735
 Zoning: MR
 Lot Size: 5,000 s.f.
 Overlay: Capital Hill (Urban Center Village)
 Mapped ECA: None
 Streets: Summit Ave & E. Howell St
 Codes: Seattle Land Use Code (current edition), 2009 Seattle Building Code (SBC)

ZONING ANALYSIS (SEATTLE LAND USE CODE)

SEATTLE MIXED ZONING (23.45)

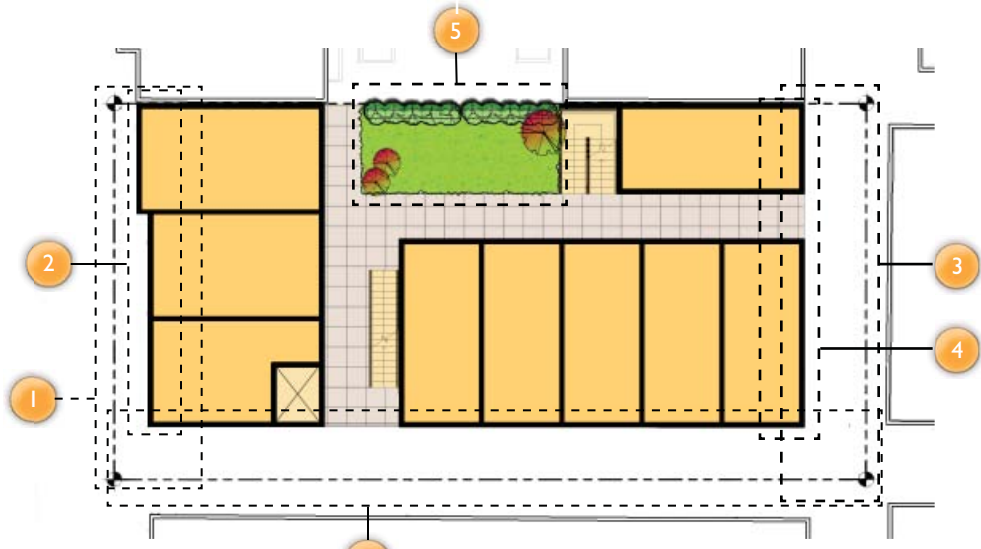
- 23.45.510.D FAR limited to 3.2 for MR Structures
- 23.45.510.E4c Portions of a story that extend no more than 4 feet above existing or finished grade are exempt from FAR limits
- 23.45.514B 60' height limit
- 23.45.514G1 The base height limit is increased by 5 feet if the number of stories in the structure that are more than 4 feet above existing or finished grade, whichever is lower, does not exceed six, and the FAR exemption provided in Section 23.45.510.E.4 is used
- 23.45.518 Setbacks:
 - Front & Side setback from street lot lines: 7 foot average setback; 5 foot minimum setback
 - Rear: 15 feet from a rear lot line that does not abut an alley
 - Side setback from interior lot line: 7 foot average setback; 5 foot minimum setback below 42 feet in height; 10 foot average setback; 5 foot minimum setback above 42 feet in height
- 23.45.522C The required amenity area is equal to 5 percent of the total gross floor area
- 23.45.522D1 All units shall have access to a common or private amenity area
- 23.45.522D2b No more than 50% of the amenity area shall be enclosed and shall be provided as common amenity area
- 23.45.524A2b Landscaping shall meet a Green Factor score of 0.5 or greater.
- 23.45.529.B Project is subject to Design Review and not subject to the provisions of the Design Standards

PARKING (23.54)

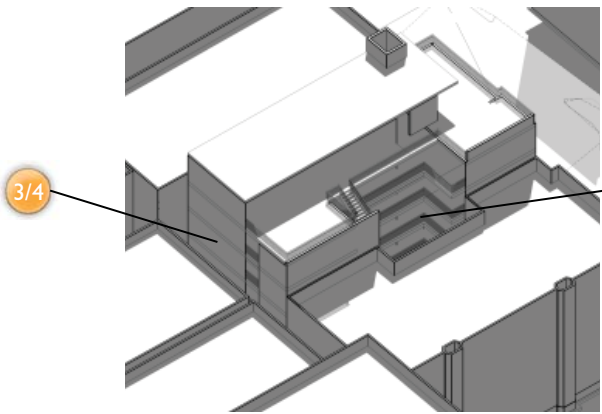
- 23.54.015 No required parking for Residential uses in multifamily zones within urban centers (Table B/L)
- Chart E (D) Bicycle parking required: 1 stall / 4 units for Residential uses



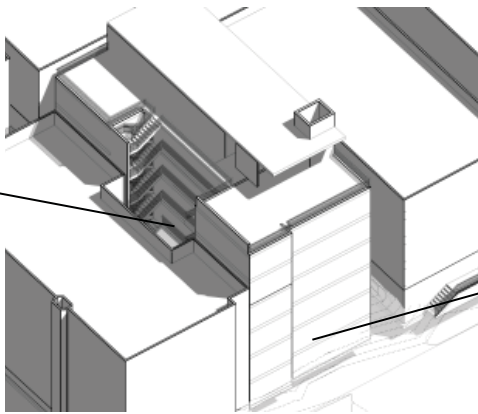
EDG - OPTION C "PREFERRED SCHEME"



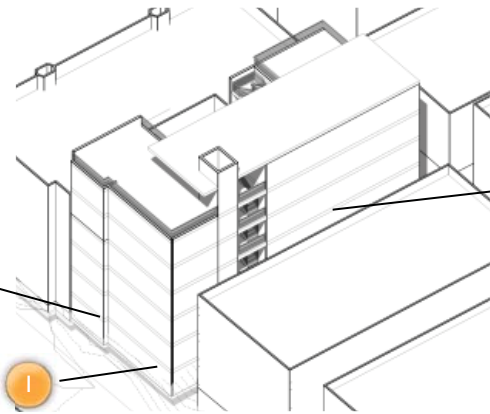
CURRENT PROPOSAL
TYPICAL FLOOR (Courtyard Level 2 Only)



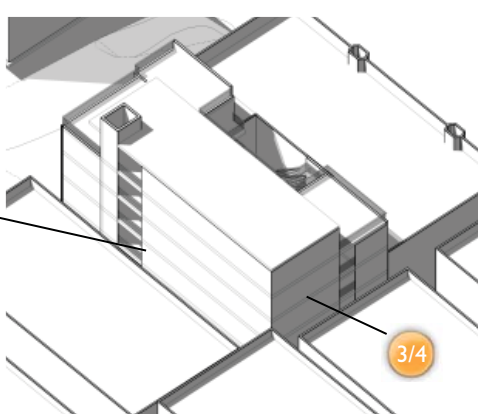
NORTHEAST CORNER



NORTHWEST CORNER



SOUTHWEST CORNER



SOUTHEAST CORNER

EARLY DESIGN GUIDANCE

At EDG the Board noted that the "preferred" Option C visually reduced the massing from a street perspective while also locating circulation interior to the development. The design responded well to the adjacent north structure's blank walls. Public comments noted similar concern for the design of the central courtyard, use of materials, maximizing bicycle parking, design of landscaping areas, and minimizing blank wall conditions / exposure of existing blank walls to north of project site. There was some verbal discussion of the proposed rear setback departure requests which largely focused on the value of providing ground-level landscaping in such a narrow, urban environment. The Board requested continued refinement of the overall massing, noting specific Design Review Guidelines in addition to noting concern for the privacy of the adjacent parcels to the south and east, as well as the Summit Avenue facade composition and material compatibility. The Board also requested intensive documentation at the proposed rear setback condition in order to best evaluate the proposal in full.

PRIORITY BOARD COMMENTS

- 1 GROUND LEVEL STREETScape - Provide clarification on location of pedestrian entry, solid waste storage and bike storage on street facing facade (A-3, D-1, and D-6). Celebrate pedestrian entry, all other points of access to be perceived as secondary (A-3). Detail treatment solid waste and recycling street access door. Minimize appearance on the street facade by creative use of art or material. (D-6). Utilize area provided by departure requested for SW corner side setback to maximize internal bike storage (A-2). Use landscaping in reduced front setback to create a semi-private buffer for street level residential units (A-6).
- 2 STREETScape FACADE COMPATIBILITY - Adjacent structures along Summit Avenue have a four story street facing facade. The Board directed the applicant to develop a street facade incorporating the existing datum line at the fourth level. Use material or wall plane change to echo the existing street massing context (A-2). Select durable materials that complement the existing neighborhood material context (C1, C-4). Reference the adjacent structures' uniform use of material by utilizing a single material from street level to fourth floor (C-1, C-4).
- 3 PRIVACY ADJACENCIES - Design east facade to maximize privacy for existing residents by providing sufficient setback and locating windows to minimize direct line of site between existing and proposed residential units (A-5). Use materials and fenestration to minimize blank walls facing adjacent residential units (A-5).
- 4 REAR SETBACK & DETAILING - Provide more detail on location and design of adjacent residential structure to the east (A-5). At the recommendation meeting present a landscape plan locating all proposed landscaping in setbacks and courtyard (D-1, E-2). Design rear setback to address safety and security concerns at grade (D-7). Document how requested departure for reduced rear setback better meets the intent of the design guidelines (A-5).
- 5 INTERIOR COURTYARD - Design courtyard space to address privacy issues for existing and proposed residential units while reinforcing opportunities for light, air and ventilation (A-5, A-7). Explore opportunities to provide landscaping amenity for residents in the vertical circulation areas and courtyard (A-7, E-2).

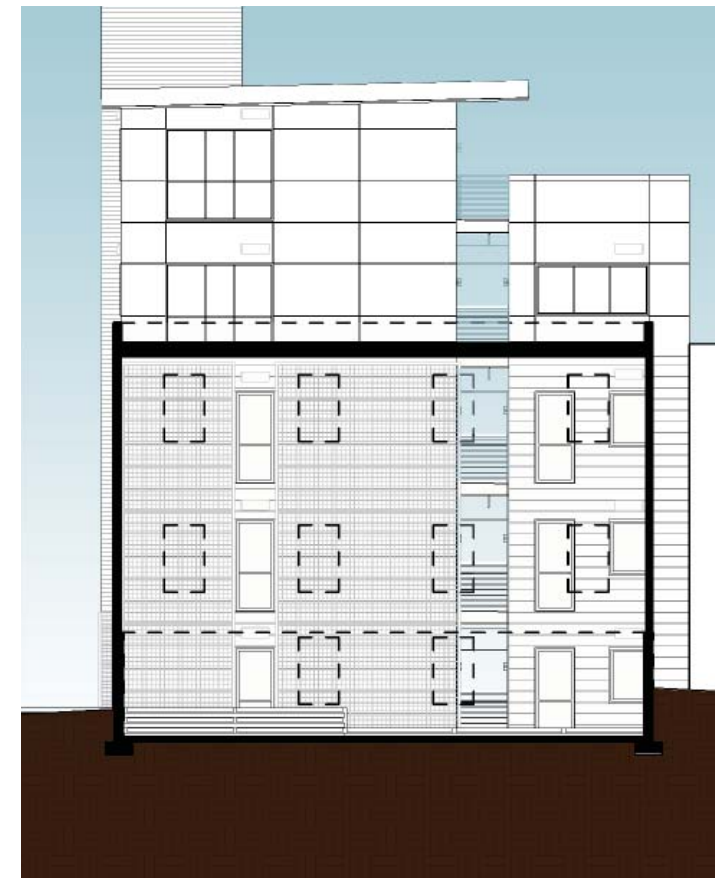
DESIGN RESPONSE STUDY: PRIVACY STUDIES

DESIGN RATIONALE

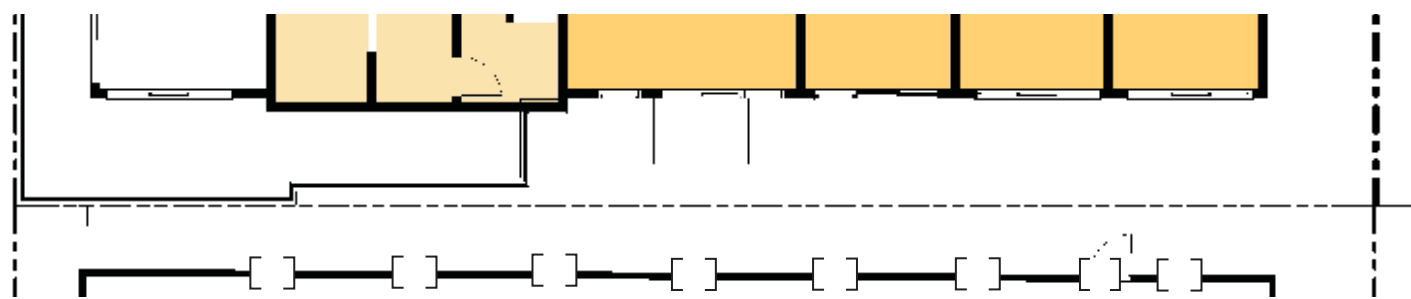
To mitigate the impact that proposed development and the adjacent buildings have on one another we conducted privacy studies. Microfilm research for existing building information as well as site photos were used to approximate the location of windows in the adjacent buildings. These drawings were used to coordinate the location of windows within our project to best align with the privacy of both buildings. Windows were oriented vertically or horizontally depending on which condition would result in maximum privacy without compromising glazing area.



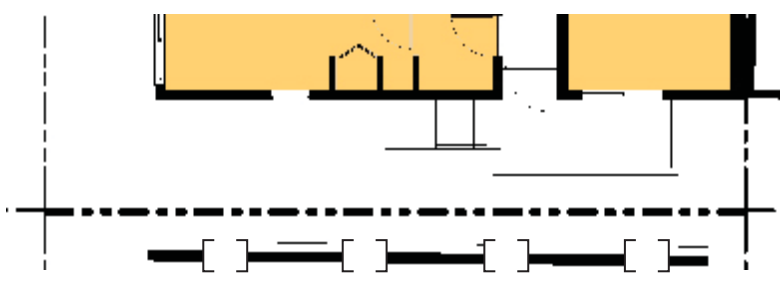
ELEVATION - SOUTH



ELEVATION - EAST



PLAN - SOUTH PROPERTY LINE



PLAN - EAST PROPERTY LINE

DESIGN RESPONSE STUDY: FACADE COMPOSITION



NEIGHBORHOOD GREEN SCREENS



SECURE PEDESTRIAN ENTRY w/ LANDSCAPING



SUMMIT STREETScape

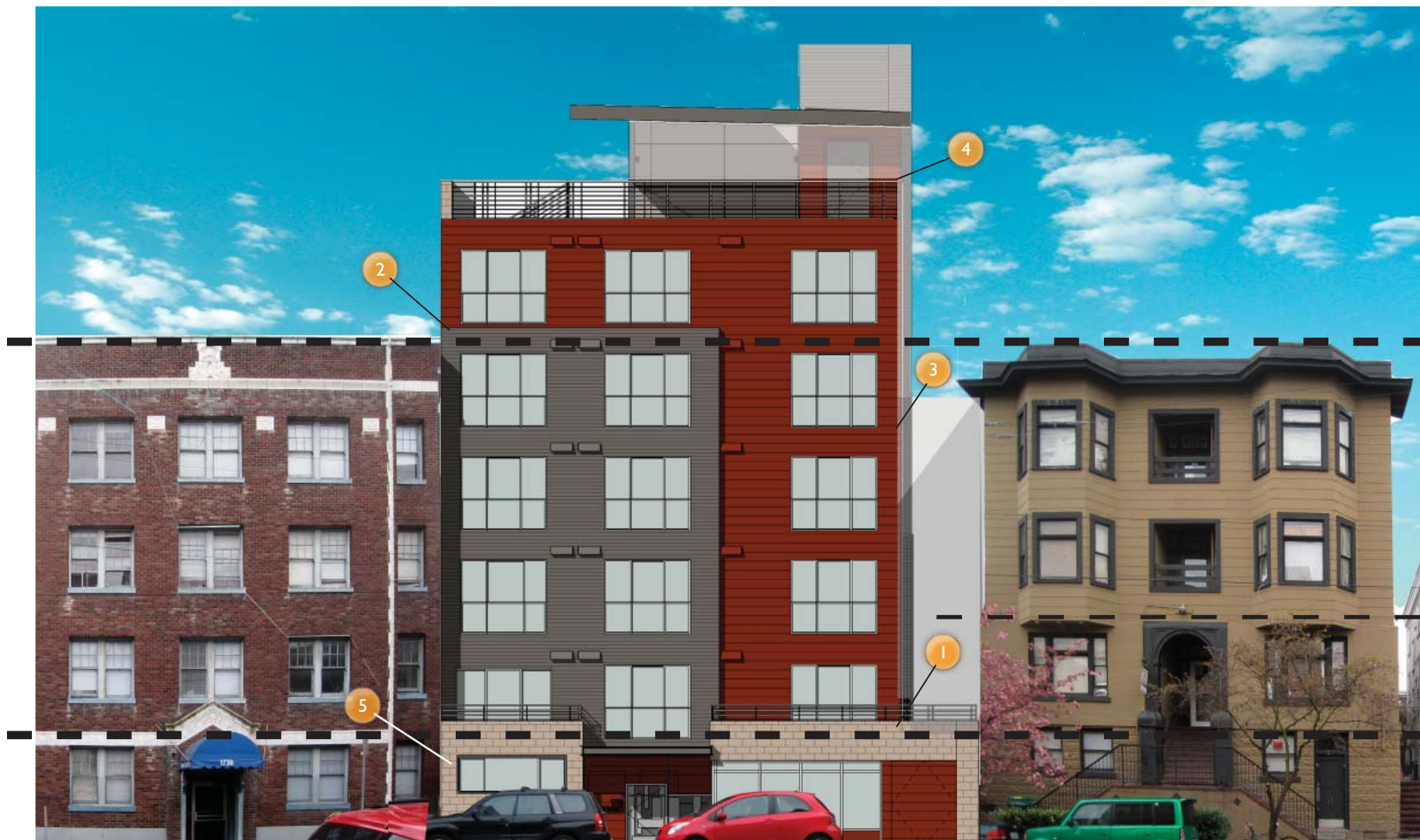
ARCHITECTURAL CONTEXT

The architectural context of the neighborhood is very eclectic. The street frontage varies in scale from a flat parking lot, to small scale 3 story developments to larger multi story apartment complexes. The materials of the neighborhood consist of brick, manufactured masonry units, wood lap siding, & metals on newer developments.

1728 is trying to accommodate the architectural styles of the neighborhood while maintaining a cohesive design that relates well to the moolithic facades without imposing unnecessary bulk and scale at the street frontage.

SUMMARY OF CHANGES

- 1 "Cast-Fit" stone base to match the masonry siding of brick to the north & manufactured masonry units to the south.
- 2 Material change at cornice line of adjacent buildings
- 3 Material transition to step down apparent building massing at street and side facades
- 4 Open railings at roof deck to reduce street facade massing impacts & provide common amenity w/ maximized solar access.
- 5 Street level green screens to provide much needed ground level landscaping and mimic the green screens on the corner lot located to the north.



NORTHERN LOT

SUBJECT PARCEL

SOUTHERN LOT

TOP OF ADJACENT BUILDINGS

BRICK/LAP SIDING TRANSITION

BOTTOM OF BAY WINDOWS

STONE/BRICK SIDING TRANSITION

BELLY BAND NORTHERN BUILDING

DESIGN EVOLUTION

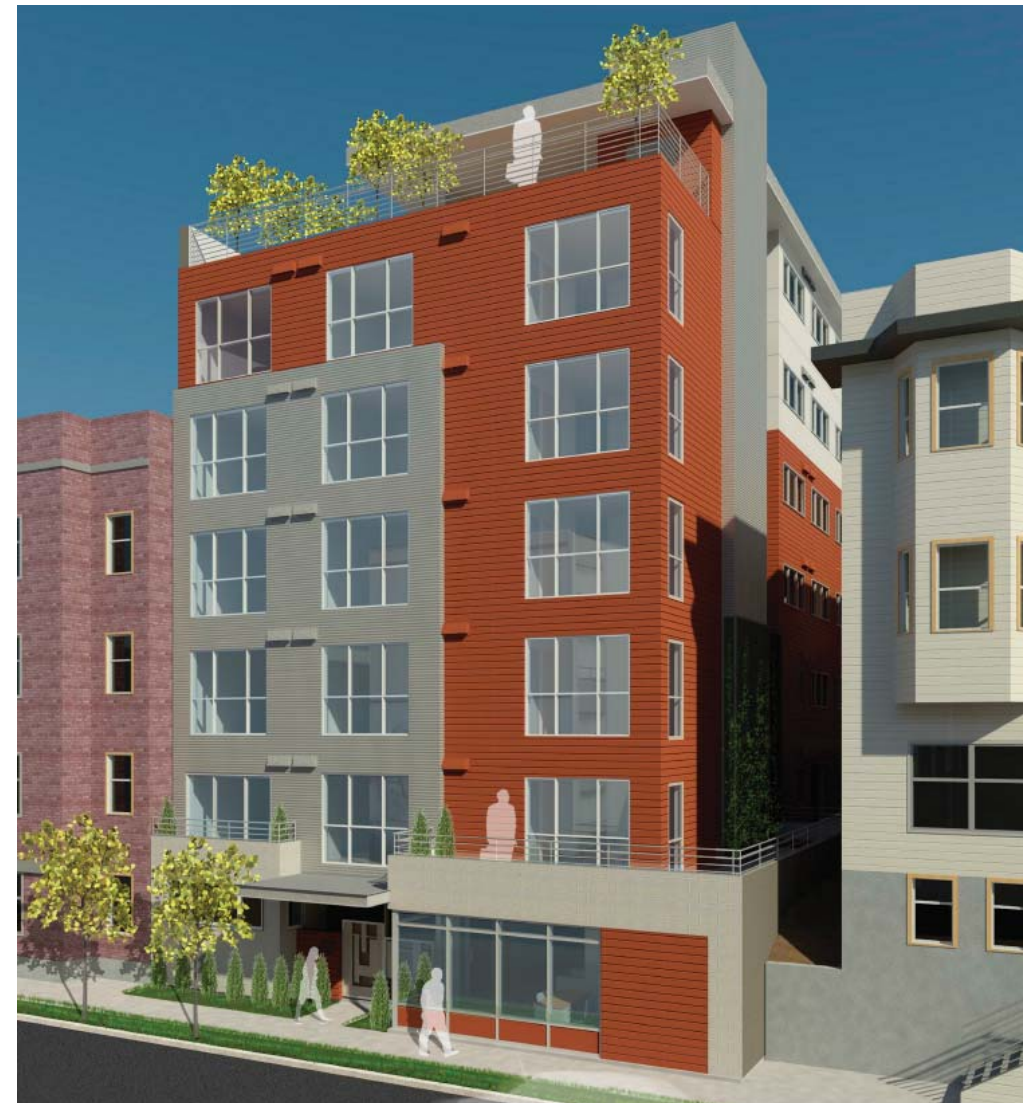
After EDG the project proposal was reexamined for the Board's primary concerns - streetscape compatibility, facade design, and privacy; coupled with the client's objectives - security, elegant massing, and tenant usability. The revised design reflects a stronger presence at the ground level street frontage massing similar to adjacent developments. Additionally, to address client and public concerns regarding safety a secure, recessed entry court is provided for an added layer of security.

The streetscape facade design along Summit was revised to incorporate fewer material changes, an adjusted upper floor parapet to reduce building massing at the street, and a small facade depth change was added to further emphasize material changes and extend the building height datums of the adjacent structures.

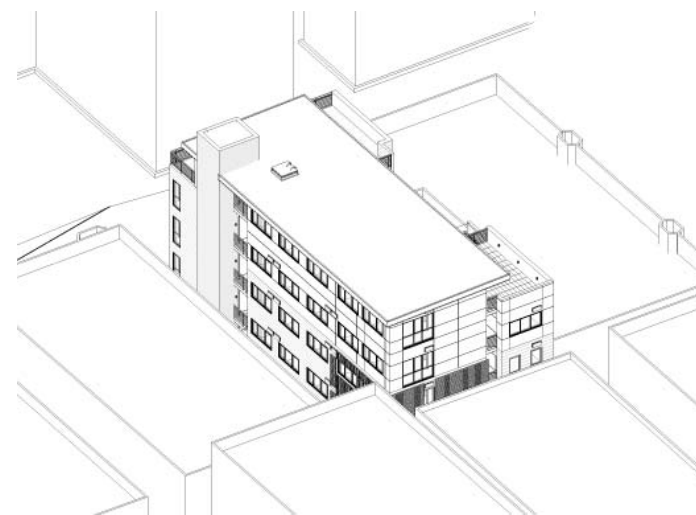
The rear and south side setback departures are mitigated by the extensive use of greens screens which extend the natural landscape up the building facades. Window orientation and locations were adjusted for greater privacy to the neighboring lots as requested.

SUMMARY OF CHANGES

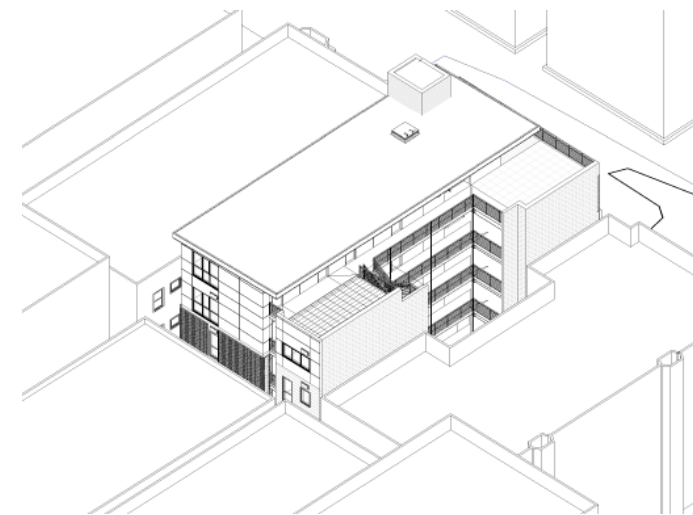
- 1 Stronger building presence at ground level
- 2 Adjusted parapet to reduce building mass at the street.
- 3 Modulation / material changes reflecting contextual datums.
- 4 Window sizes and locations to mitigate privacy impacts



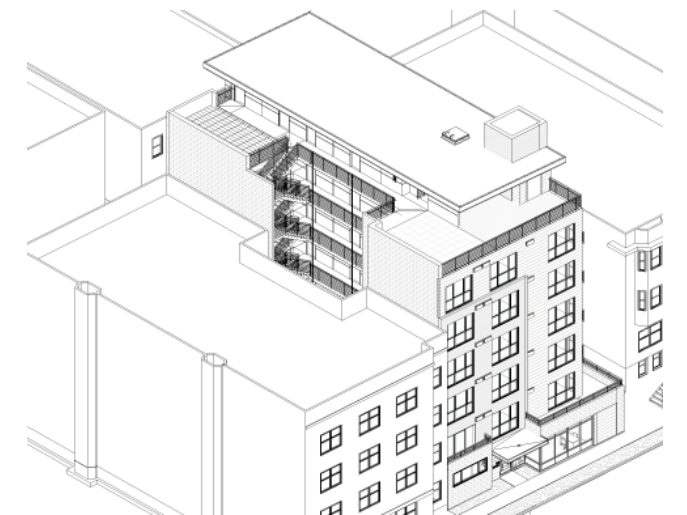
SOUTHWEST CORNER



SOUTHEAST CORNER



NORTHEAST CORNER



NORTHWEST CORNER

R1: Site Characteristics (A-1, D-2) - The proposed building is sited to maximize preservation of natural light and air opportunities for adjacent buildings and minimizing blank wall exposures while achieving the development objectives for a multifamily apartment building. The site itself is unique due to existing conditions such as nonconforming setbacks of adjacent buildings, requiring a highly site-specific design response in order to balance considerations for all parties. The extensive blank walls of the building to the north are mitigated by placing the proposed building in front of the walls, masking them from view for all neighbors and residents alike.

R2: Streetscape Facade Compatibility and Residential Entry (A-2, A-3, A-4, C-1, C-3, D-1, D-7, D-12) - The existing architectural siting patterns of buildings placed at the sidewalk are reinforced by this project and the pedestrian level experience is enhanced by providing a highly visible, recessed residential entry as typical on Summit Avenue. The residential lobby itself is primarily storefront for easy visibility, and the entry court awning was extended over the R.O.W. to reinforce the entry point from the street. The pedestrian scale of the streetscape is both defined and reinforced by the detailing of the courtyard and the entry lobby through glazing patterns, entry gate detailing, and landscape elements. The use of an exterior entry gate provides an additional layer of resident security, and the project property lines will be fenced to ensure site security is preserved.

R3: Adjacent Buildings and Privacy (A-5) - A number of privacy and adjacency studies were conducted as the basis for these adjustments which are included in this packet for reference. On the south and east facades window locations and sizes were modified to provide additional privacy to adjacent neighbors. The courtyard to the north was designed to include privacy fencing, and taller plantings to mitigate adjacency impacts and maximize privacy.

R4: Transition From Street (A-6) - The project provides a graceful transition from the urban sidewalk into a calm, secure entry courtyard along Summit Avenue. Landscape plantings along Summit as well as the interior courtyard provide additional transition and privacy elements where needed.

R5: Residential Open Space (A-7) - Significant landscaping was provided on the exterior of the building via at-grade terraces, a central amenity courtyard, and multiple amenity roof decks. As additional consideration for the requested departures at the rear and side setbacks, the current design provides Green Factor landscaping at 0.942, far exceeding the required level of 0.60.

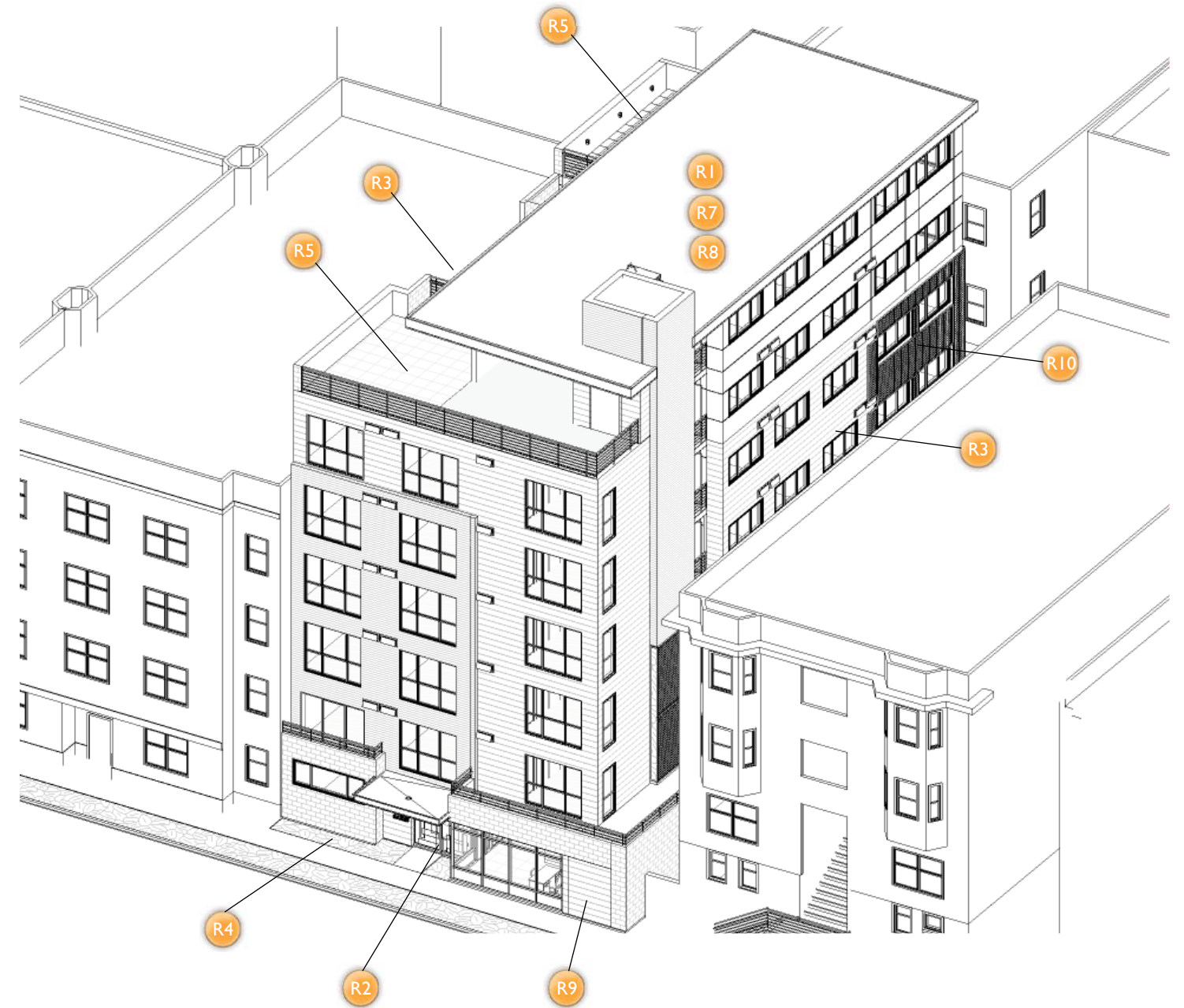
R6: Bicycle Parking Access (A-8) - Bicycle parking is contained entirely within the building, with the entry concealed within the pedestrian entry courtyard off Summit Avenue.

R7: Massing Compatibility (B-1) - The project massing is within the allowable height limits and compensates for discrepancies between adjacent building scales by modulating materials at the streetscape and interior facades to break down scales where needed. At the Board's request, a facade composition study was developed and included in this packet for consideration.

R8: Architectural Concept & Materials (C-2, C-4) - The exterior design of the proposed project reflect the eclectic nature of Summit Avenue and surrounding Capital Hill. The massing is solid as exhibited by nearby buildings, with a recessed entry and canopy, and an interior landscaped courtyard. The materials further reinforce the existing neighborhood, using a simplified palette of colors and durable materials to blend into the existing architectural context.

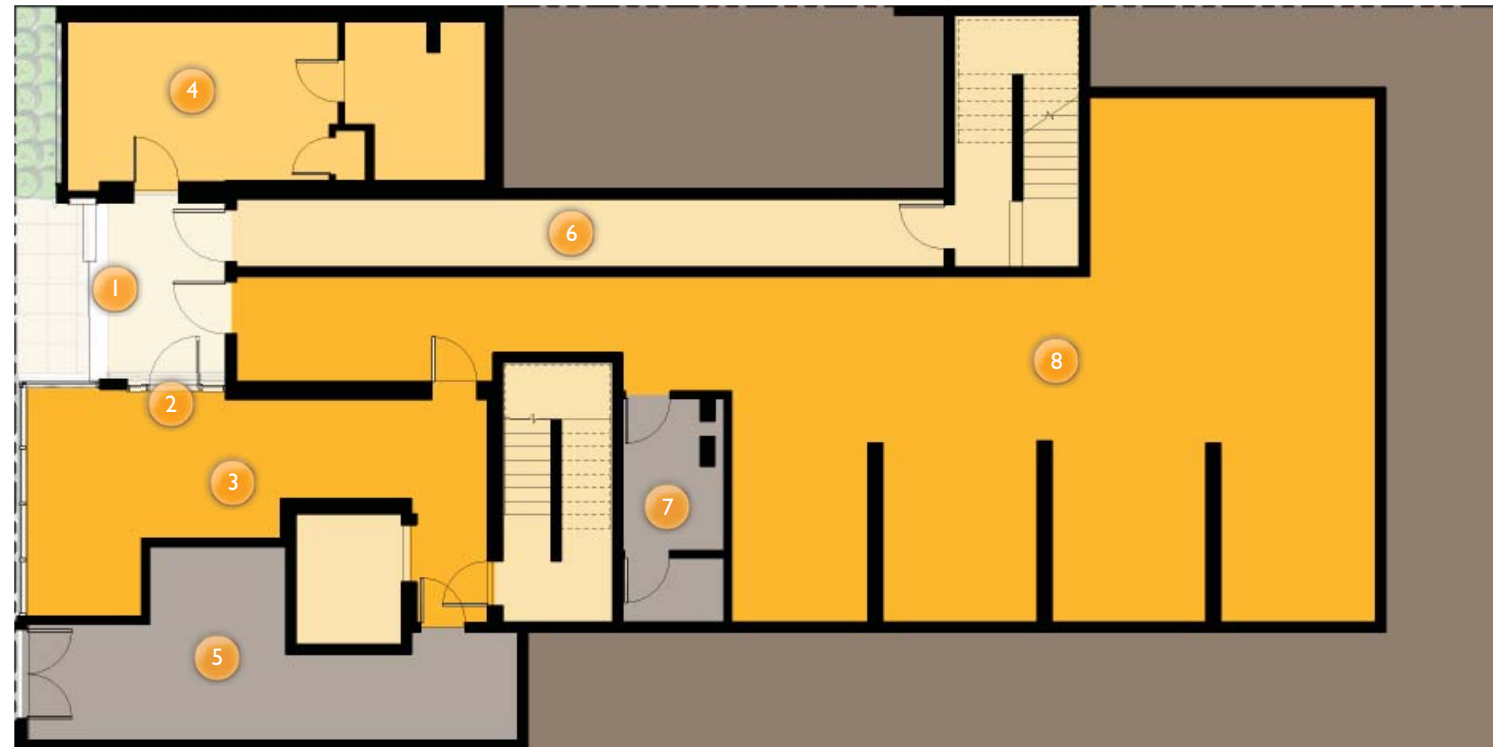
R9: Screening of Dumpsters (D-6) - Due to the single point of access (Summit Avenue) and the limited width of the site, SPU requirements effectively required placing the refuse/recycle storage room at the SW corner of the site. The Board had requested that any use of this area within the required setback to be for benefit of increased bicycle parking, so a number of efforts were made to reconcile these factors. Additional bicycle parking was indeed provided within the building at the ground level as requested, along with fully integrating the refuse room doors into the facade siding to conceal their presence. Additionally, mechanical ventilation and venting to negatively pressurize the room and control odors were added. Lastly, the storage of the containers themselves were pushed as far away from the street / sidewalk as possible to further reduce odor emission.

R10: Landscaping to Enhance Site (E-2, E-3) - The urban nature of the site required a multidimensional design approach. The entry courtyard, level 2 terraces and north courtyard were all developed as on-grade landscaping opportunities in addition to the required setback landscaping. Additional landscaping via the facade greenscreens was provided to mitigate impacts on neighbors by extending the landscape literally up the building where trees / canopy would not typically grow, thereby softening the building and its visual impacts.





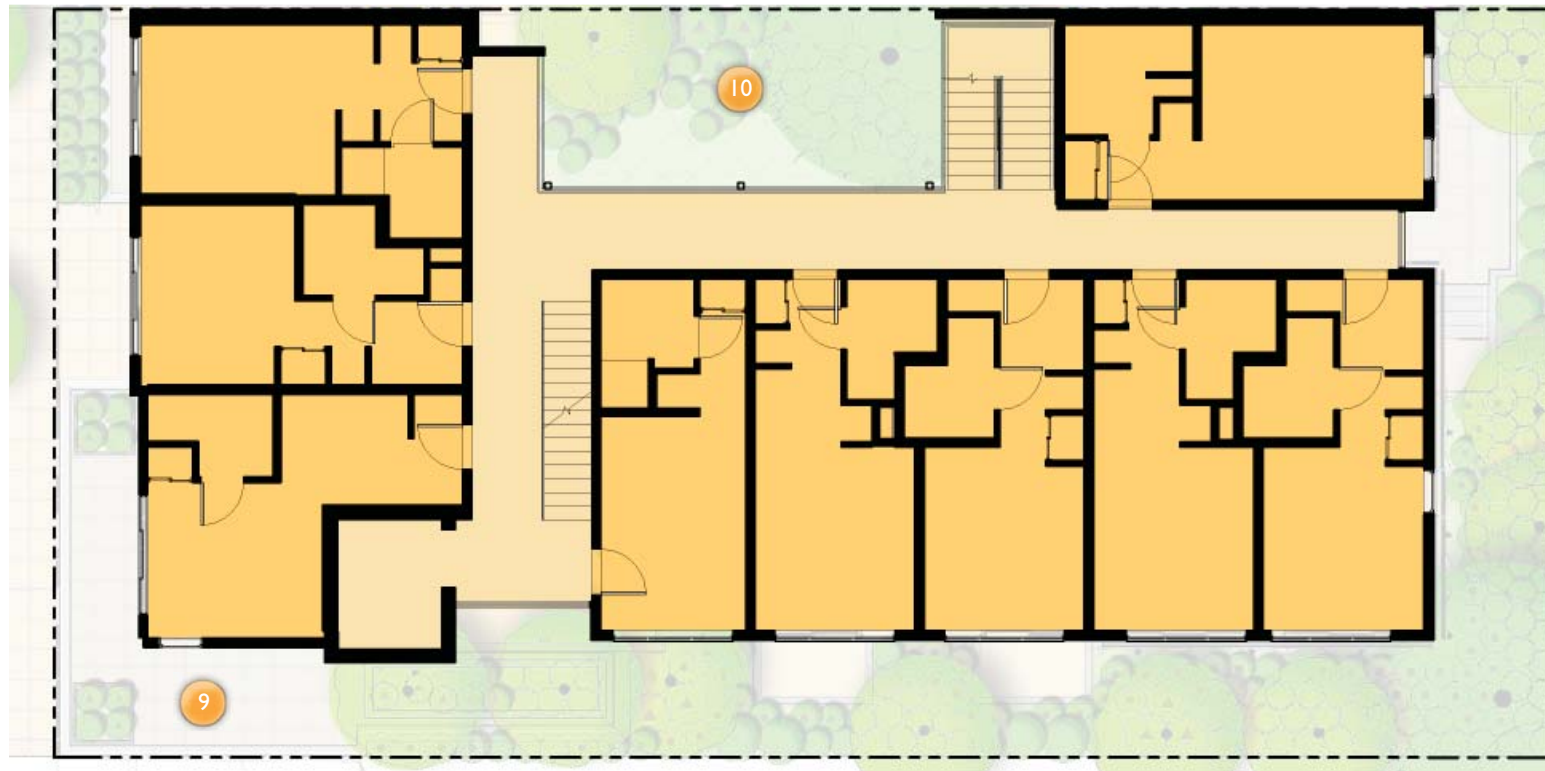
STREET LEVEL | LEVEL 2



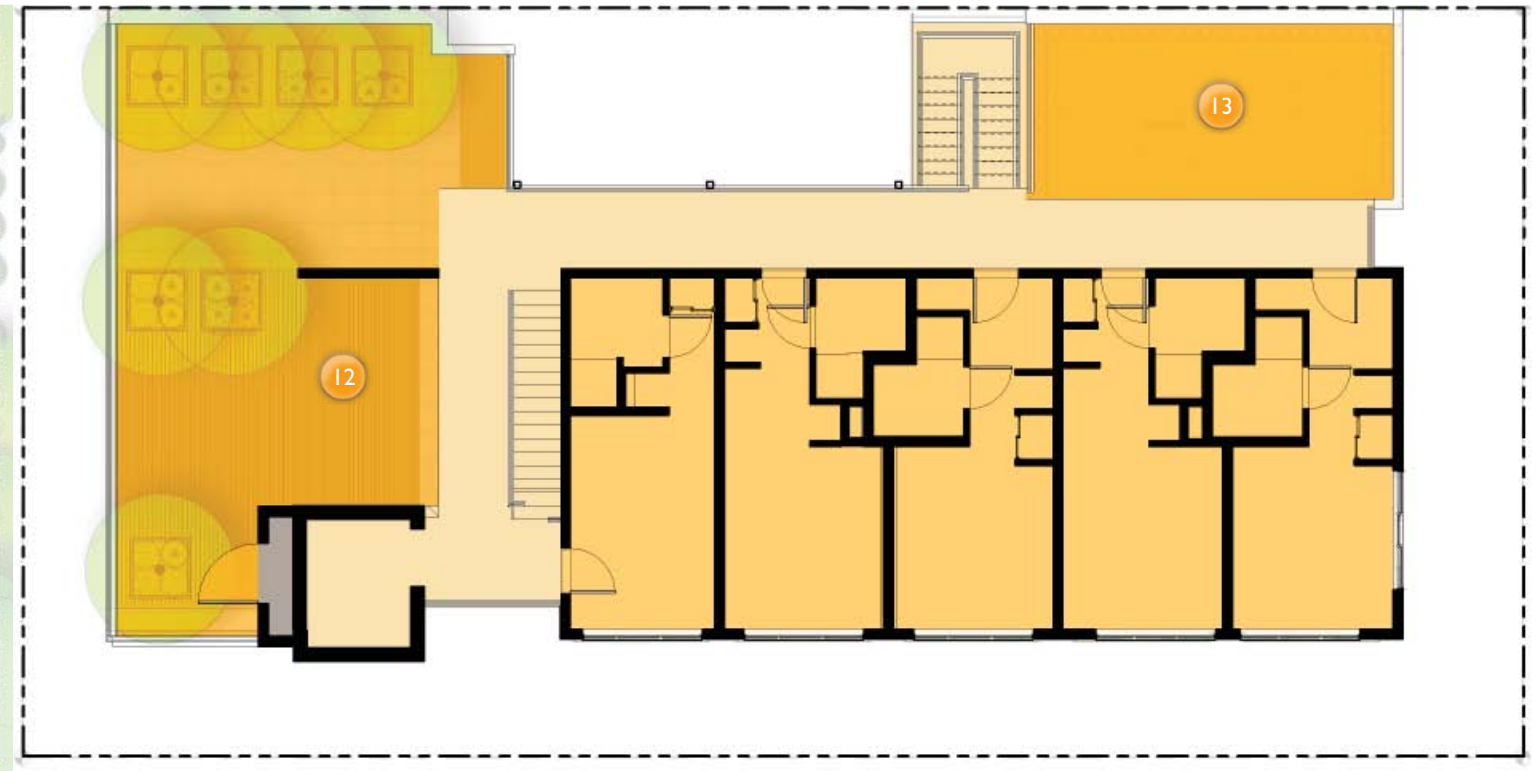
LEVEL 1

PLAN LEGEND

- 1 ENTRY COURT (SECURE)
- 2 MAIN PEDESTRIAN ACCESSIBLE ENTRY (SECURE)
- 3 RESIDENTIAL LOBBY
- 4 RESIDENTIAL UNIT
- 5 SOLID WASTE STORAGE
- 6 EGRESS
- 7 MECHANICAL
- 8 TENANT STORAGE / BIKE PARKING
- 9 UNIT TERRACES (LEVEL 2 ONLY)
- 10 COMMON COURTYARD FOR RESIDENTS (LEVEL 2 ONLY)
- 11 EXTERIOR EGRESS BALCONIES
- 12 COMMON ROOF DECK AMENITY
- 13 GREEN ROOF



TYPICAL FLOOR



LEVEL 7



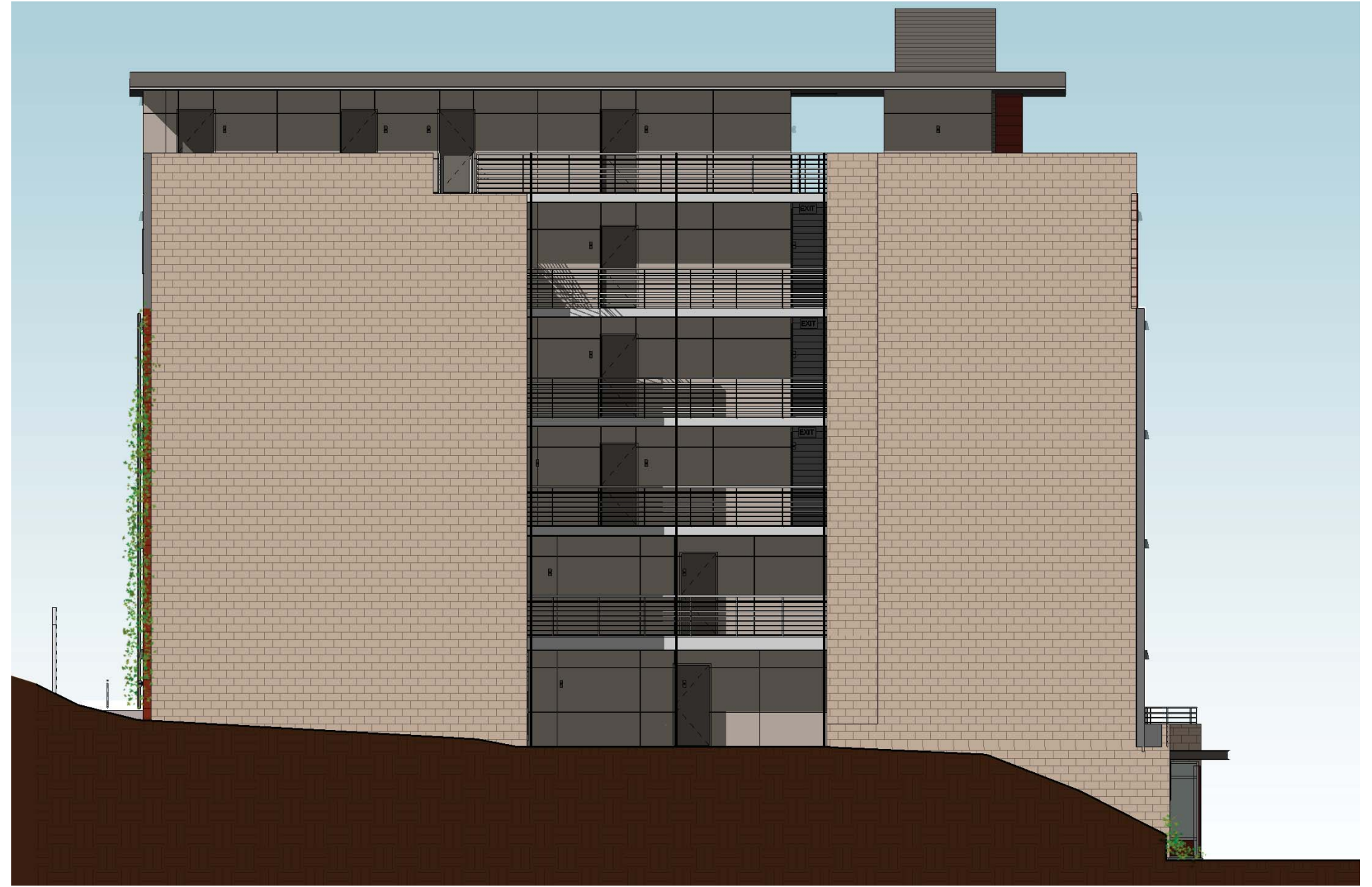
WEST ELEVATION (SUMMIT AVENUE)



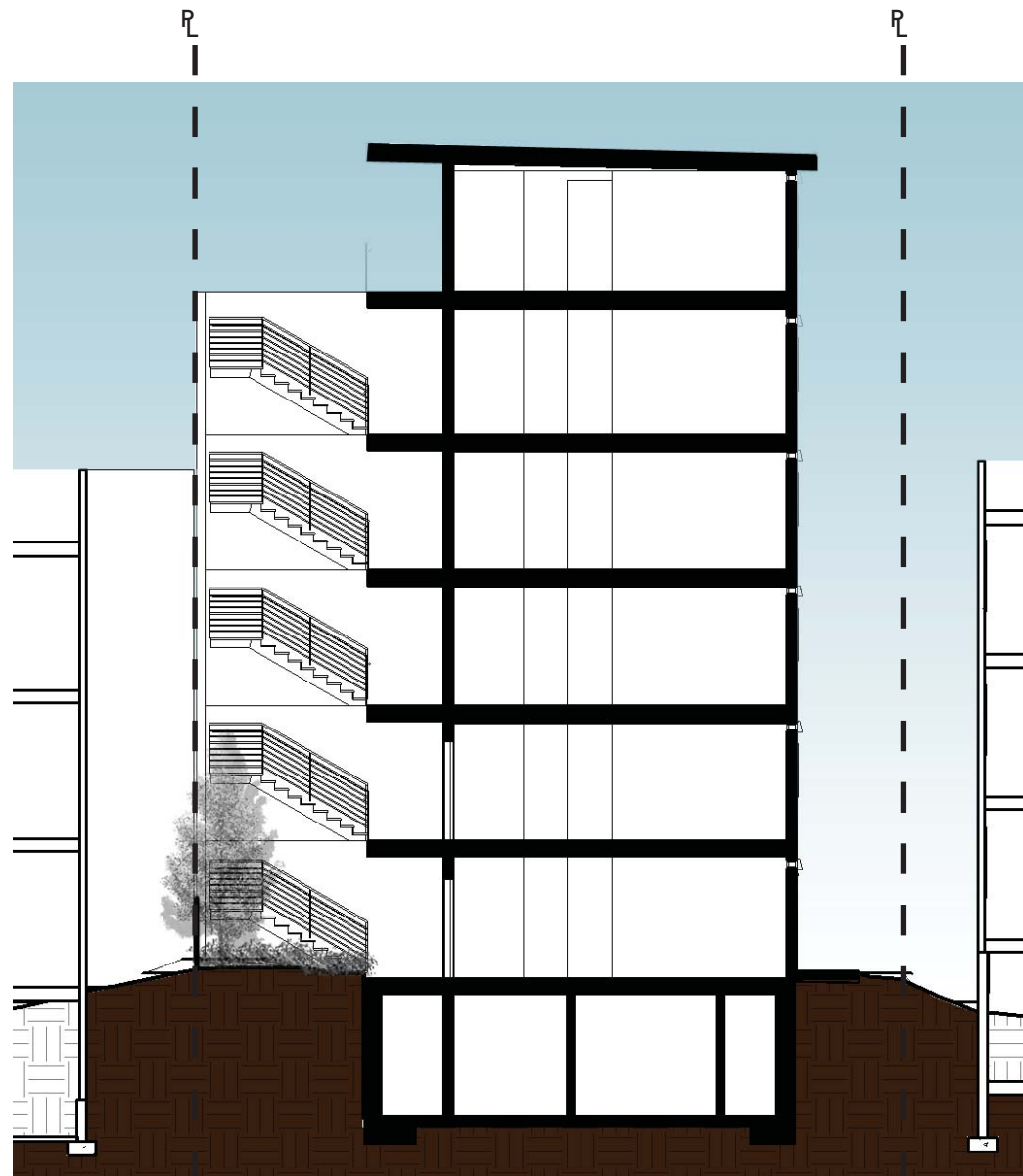
SOUTH ELEVATION



EAST ELEVATION



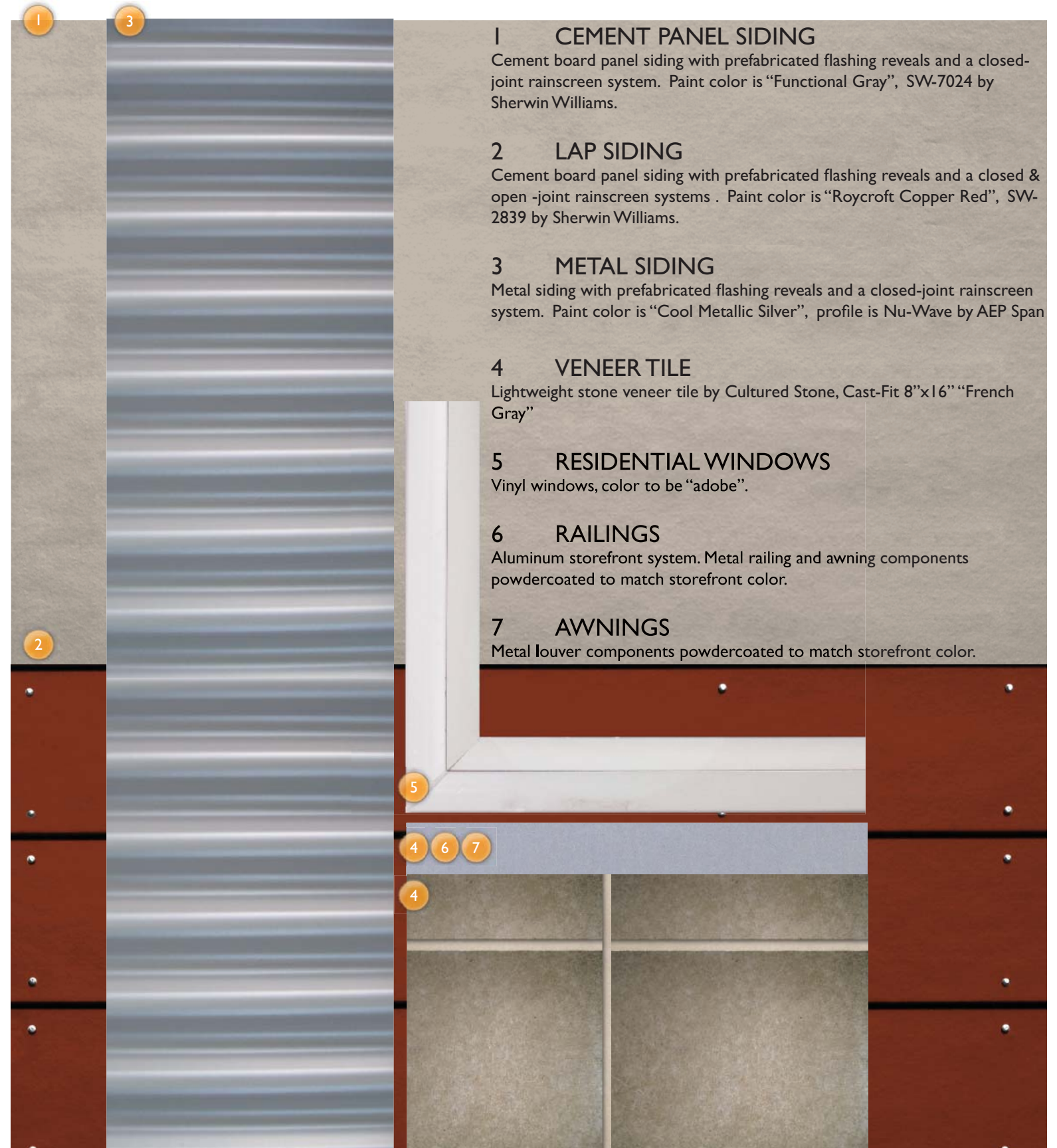
NORTH ELEVATION



SITE SECTION - LOOKING EAST



SITE SECTION - LOOKING NORTH



1 CEMENT PANEL SIDING

Cement board panel siding with prefabricated flashing reveals and a closed-joint rainscreen system. Paint color is "Functional Gray", SW-7024 by Sherwin Williams.

2 LAP SIDING

Cement board panel siding with prefabricated flashing reveals and a closed & open -joint rainscreen systems . Paint color is "Roycroft Copper Red", SW-2839 by Sherwin Williams.

3 METAL SIDING

Metal siding with prefabricated flashing reveals and a closed-joint rainscreen system. Paint color is "Cool Metallic Silver", profile is Nu-Wave by AEP Span

4 VENEER TILE

Lightweight stone veneer tile by Cultured Stone, Cast-Fit 8"x16" "French Gray"

5 RESIDENTIAL WINDOWS

Vinyl windows, color to be "adobe".

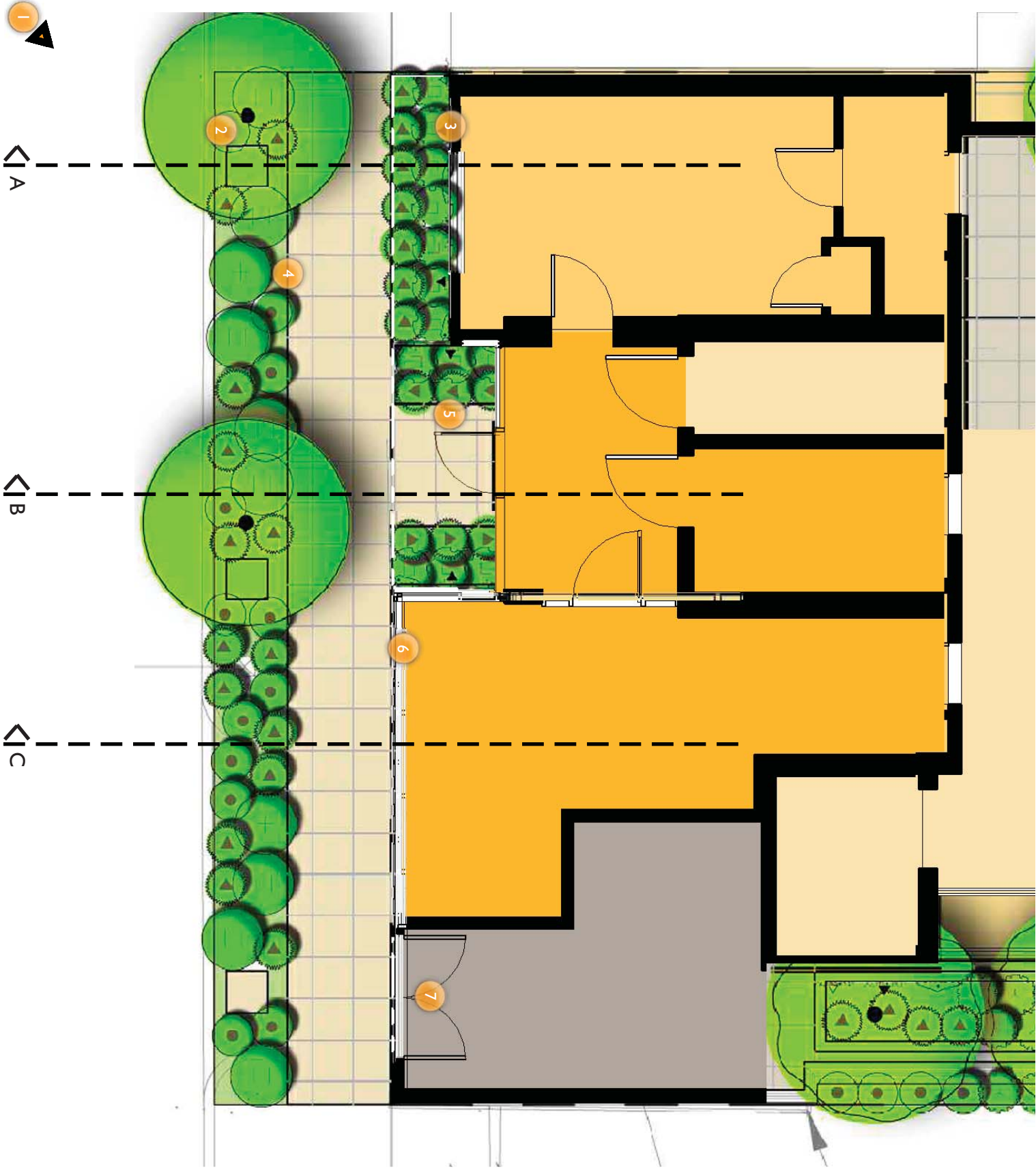
6 RAILINGS

Aluminum storefront system. Metal railing and awning components powdercoated to match storefront color.

7 AWNINGS

Metal louver components powdercoated to match storefront color.

SUMMIT AVENUE: STREETSCAPE



- PLAN LEGEND**
- 1 PERSPECTIVE STATION POINT
 - 2 STREET TREES / R.O.W. LANDSCAPING
 - 3 GROUND LEVEL UNIT
 - 4 GROUND LEVEL LANDSCAPING / RESIDENTIAL BUFFER
 - 5 SECURE RESIDENTIAL ENTRY
 - 6 RESIDENTIAL LOBBY
 - 7 REFUSE / RECYCLE STORAGE

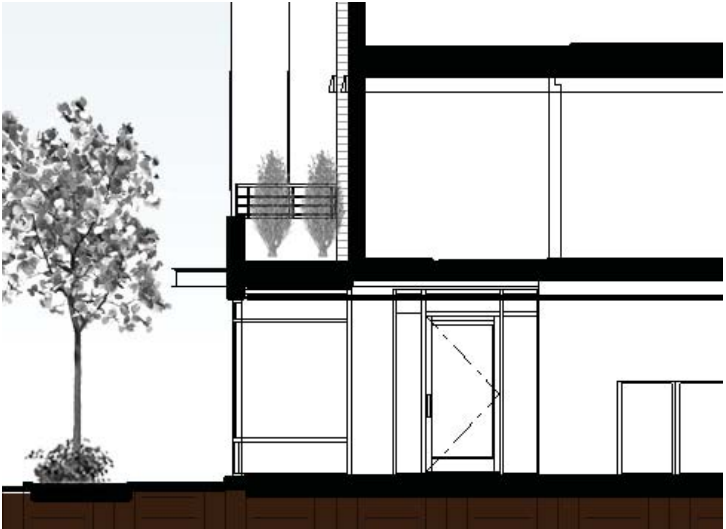
NORTH PLAN - STREET FRONTAGE



SECTION A: @ GROUND LEVEL



SECTION B: @ SECURE ENTRY



SECTION C: @ RESIDENTIAL LOBBY



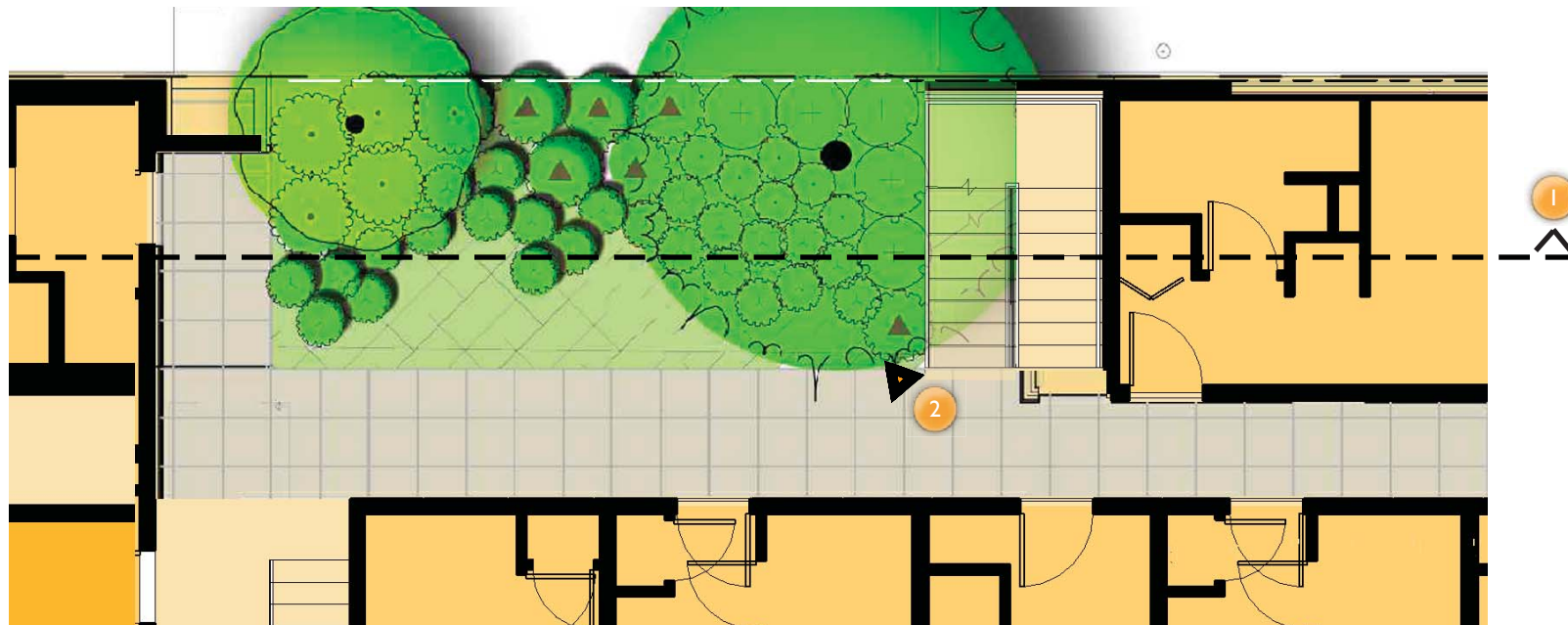
PERSPECTIVE - BUILDING ENTRY ALONG SUMMIT AVENUE



PERSPECTIVE - BUILDING ENTRY ALONG SUMMIT AVENUE



1 INTERIOR COURTYARD SECTION

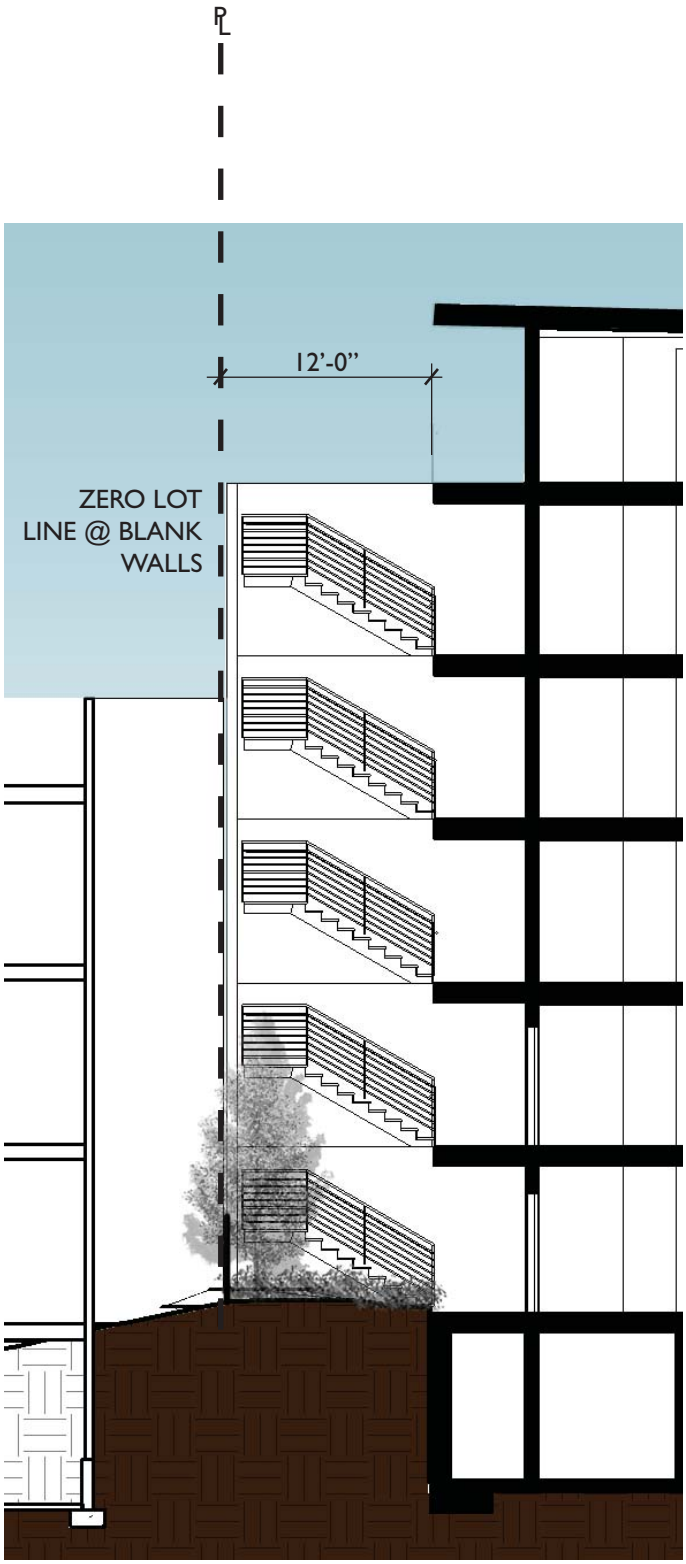


PLAN - INTERIOR COURTYARD



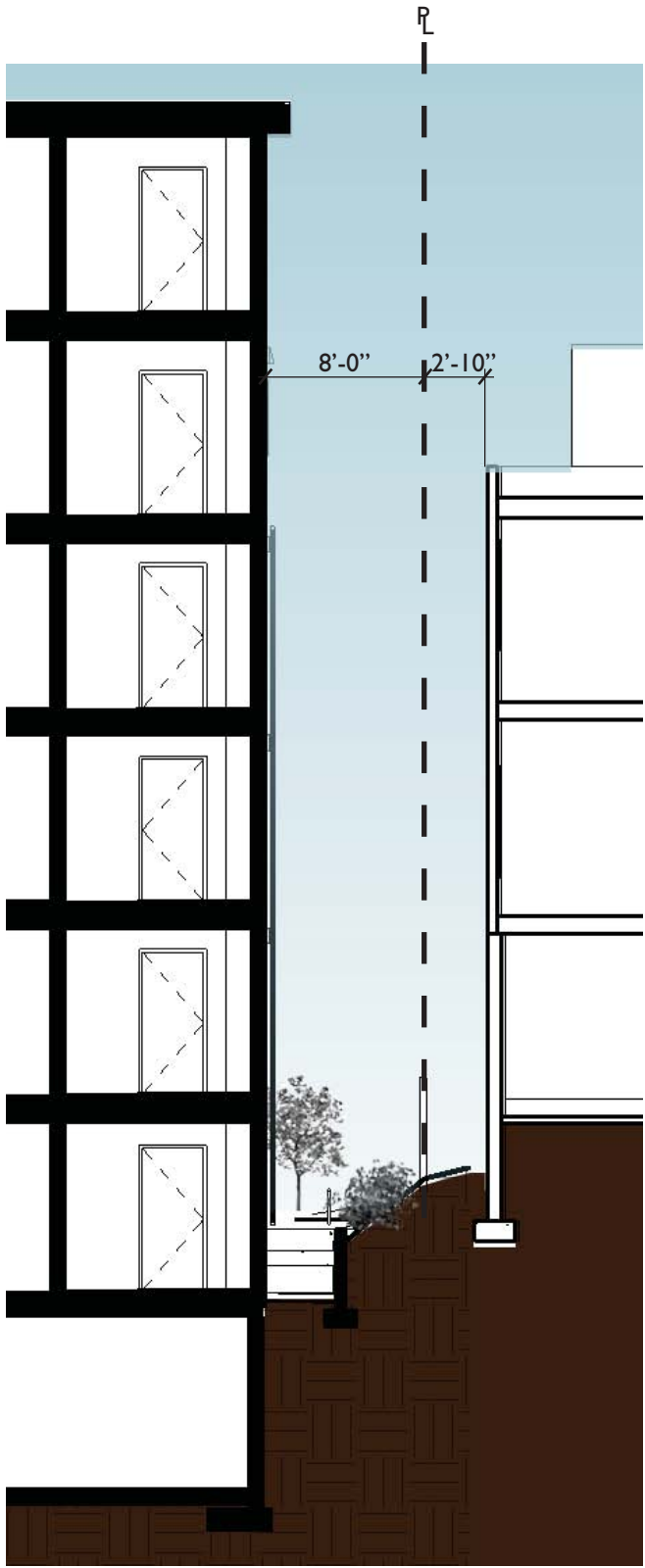
2 INTERIOR COURTYARD - LOOKING NORTHWEST

INTERIOR COURTYARD:ADJACENCIES



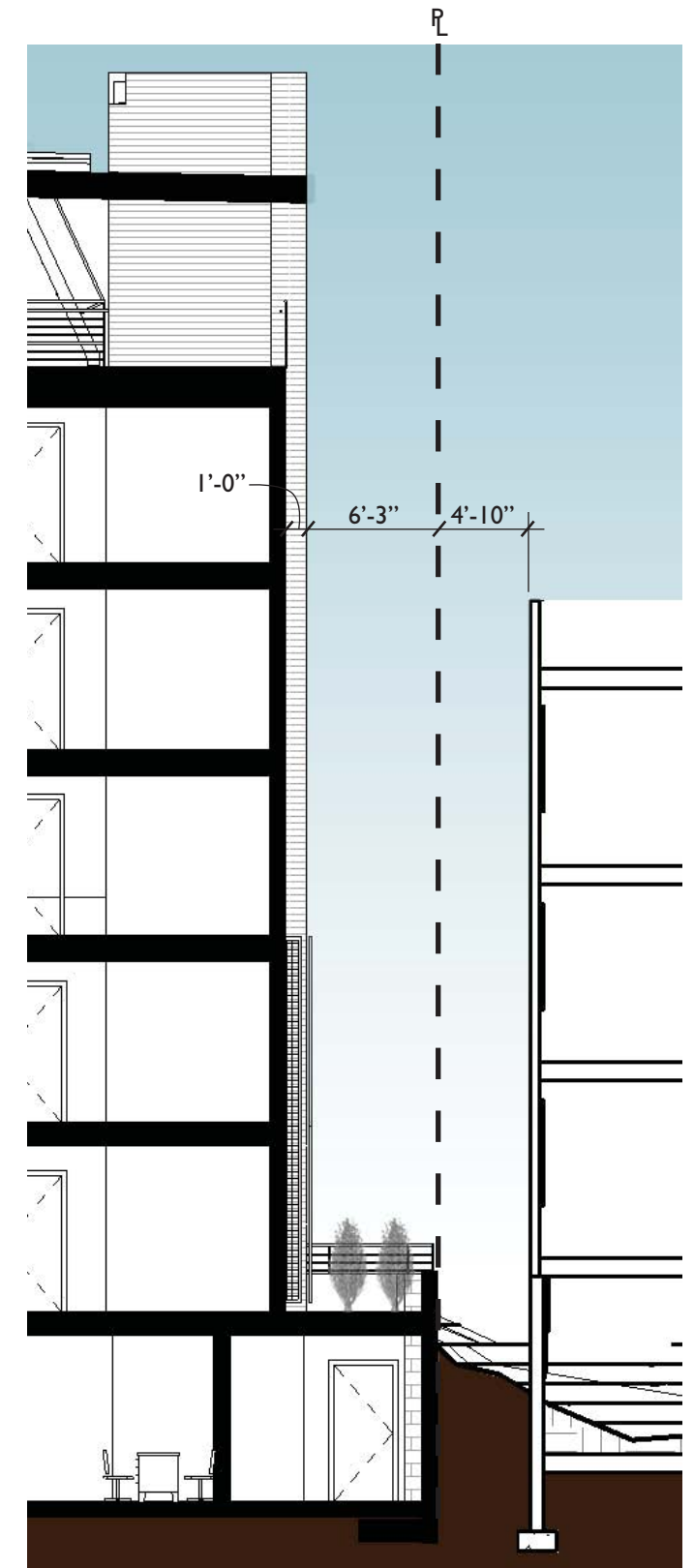
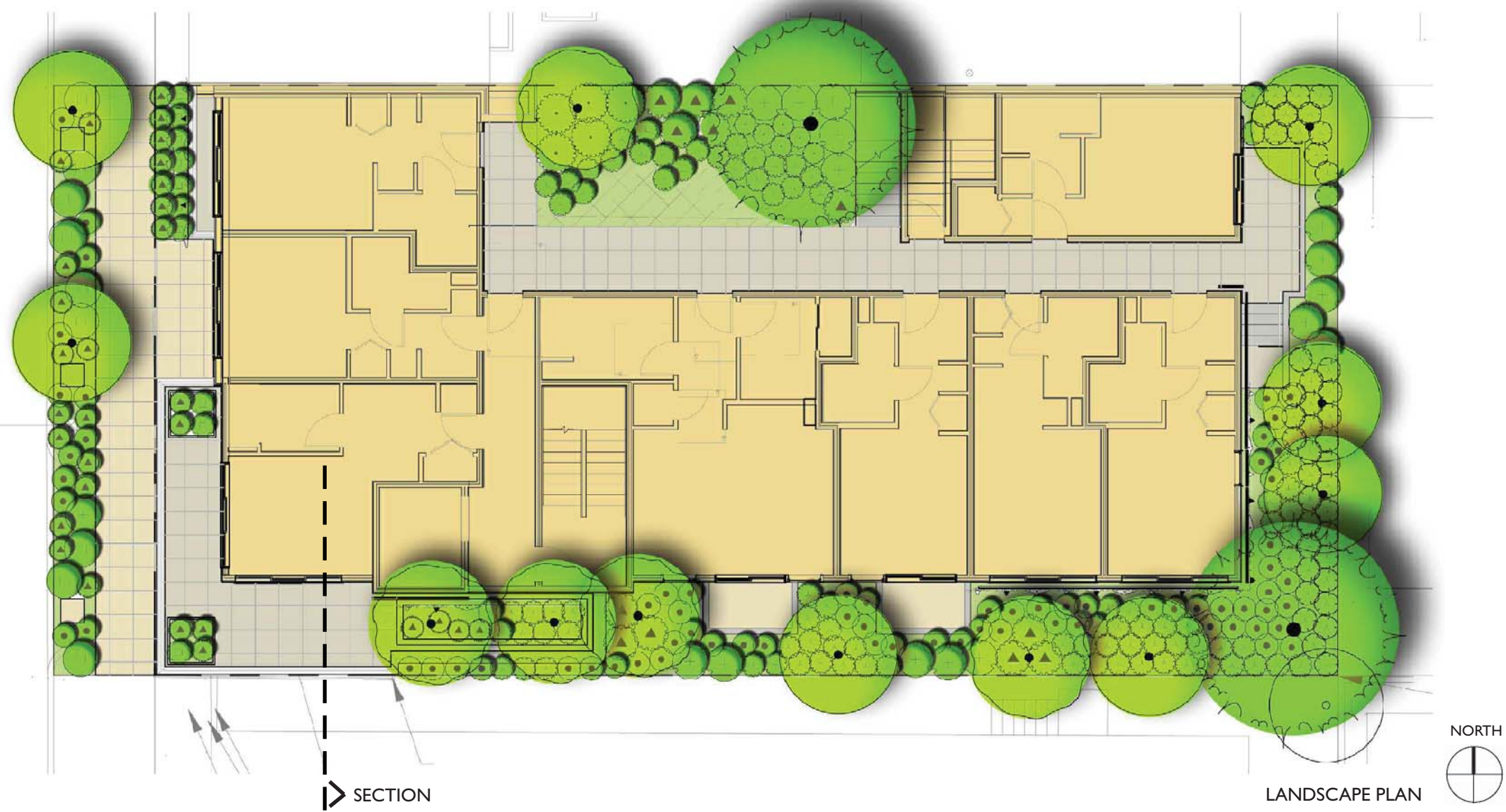


REAR SETBACK: ADJACENCIES



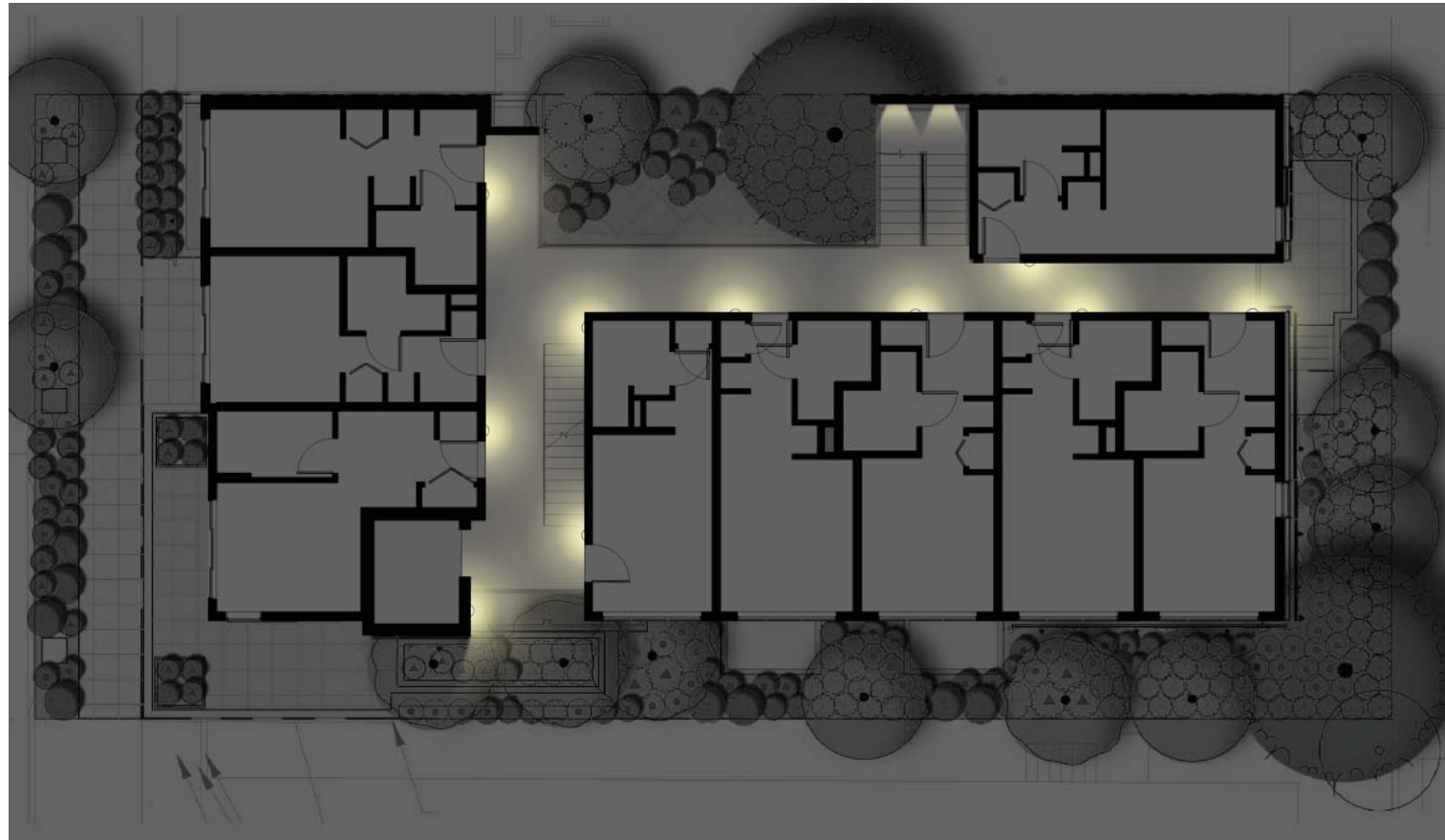
SECTION - EAST PROPERTY LINE

SOUTH SETBACK:ADJACENCIES

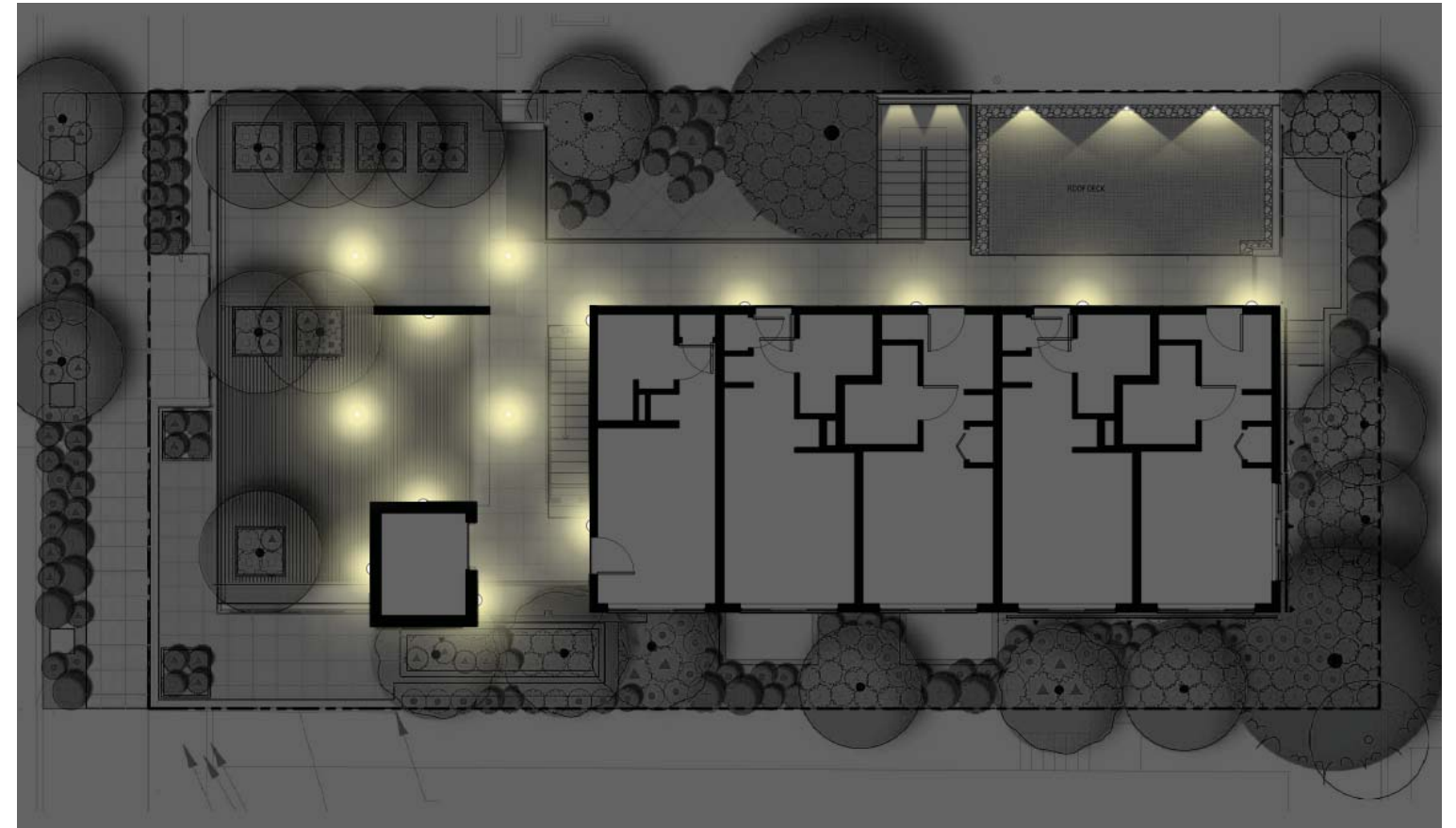




NORTH



LIGHTING PLAN - TYPICAL FLOOR



LIGHTING PLAN - ROOF DECK

DEPARTURE REQUESTS: MATRIX

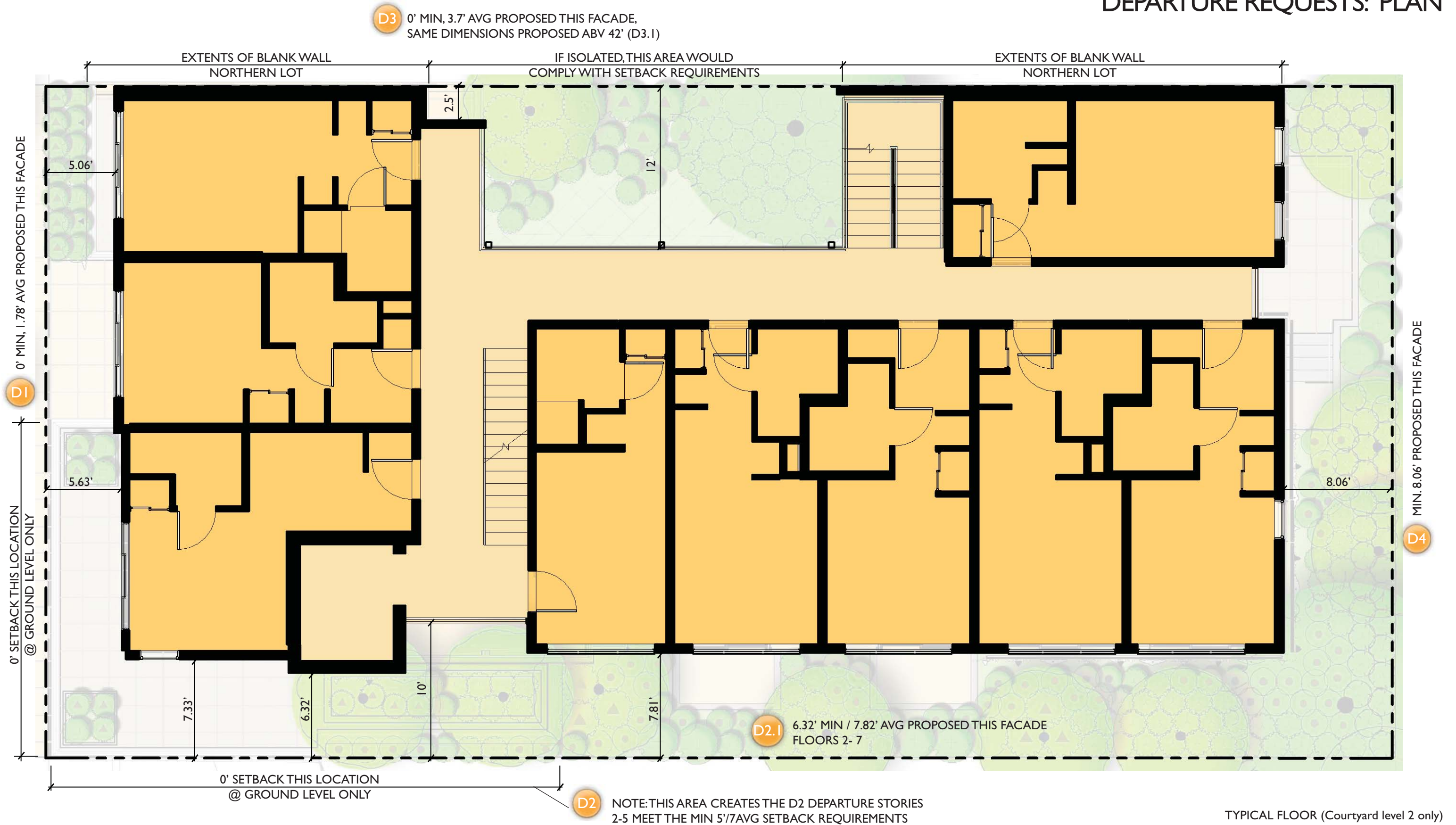
DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	DESIGN RATIONALE
1	SMC 23.45.518	FRONT SETBACK	7' Average setback required with minimum. 5'	Reduce required setback to: Minimum = 0' Min (At southwest corner) Average = 1.78'	At EDG the applicant proposed various front setbacks through design options. The Board and public responded favorably to reduced front setbacks which match the neighborhood, and provided greater building presence and maximized security. The applicant agreed this was the preferable design and additional massing at ground level is proposed resulting in the reduced front setback
2	SMC 23.45.518	SIDE SETBACK - S. BLW 42'	7' Average setback required with a min. of 5' from +0' to +42' above grade.	Project proposes: Minimum = 0' (At ground level only) Average = 4.89'	At ground level the project proposes zero lot line condition at the southwest corner to provide stronger street presence as noted in D1. Above this level the building steps back to provide building separation to the southern neighbor. If the ground level portion, which is primarily below grade, were excluded from the calculation no departure would be necessary for this zone. Setbacks above ground level are 6.32'min / 7.82' avg.
3	SMC 23.45.518	SIDE SETBACK - S. ABV 42'	10' Average setback required with a min. of 5' from +42' to height limit above grade.	Project proposes: Minimum = 6.32' Average = 7.82'	Due to the nature of a small site, additional building setback at the upper levels would make units unusable. At the upper most floor a building (level 7) massing is removed for roof decks and open space. The removal of building massing at this level diminishes the impact of the reduced setback to the public and provides a similar effect as a upper story setback.
4	SMC 23.45.518	SIDE SETBACK - N. BLW 42'	7' Average setback required with a min. of 5' from +0' to +42' above grade.	Project proposes: Minimum = 0' (At blank walls) Average = 3.70'	The project proposes masking the blank wall facades along the north property, and mimicing its courtyard space. This will provide the most natural light to the neighboring building and remove the blank wall facades from public view. Nearly all building area that is not masking blank walls propose a setback greater than those required (12' proposed).
5	SMC 23.45.518	SIDE SETBACK - N. ABV 42'	10' Average setback required with a min. of 5' from +42' to height limit above grade.	Project proposes: Minimum = 0' (At blank walls) Average = 3.70'	
6	SMC 23.45.518	REAR SETBACK	Minimum 15' setback	Project proposes: 8' Rear setback	Rear setbacks generally abut an alley condition which this lot doesn't have. In response, the building mimics the urban density that is previously established by closely matching the setbacks of the lots to the north and south. The setback greatly exceeds the lots to the northeast, east, and south east. Any further reduction of building mass toward the rear creates additional undefensable space and does not provide significant light and air opportunities to the subject lot or those adjacent to it. Due to these factors the project proposes a reduced rear setback.

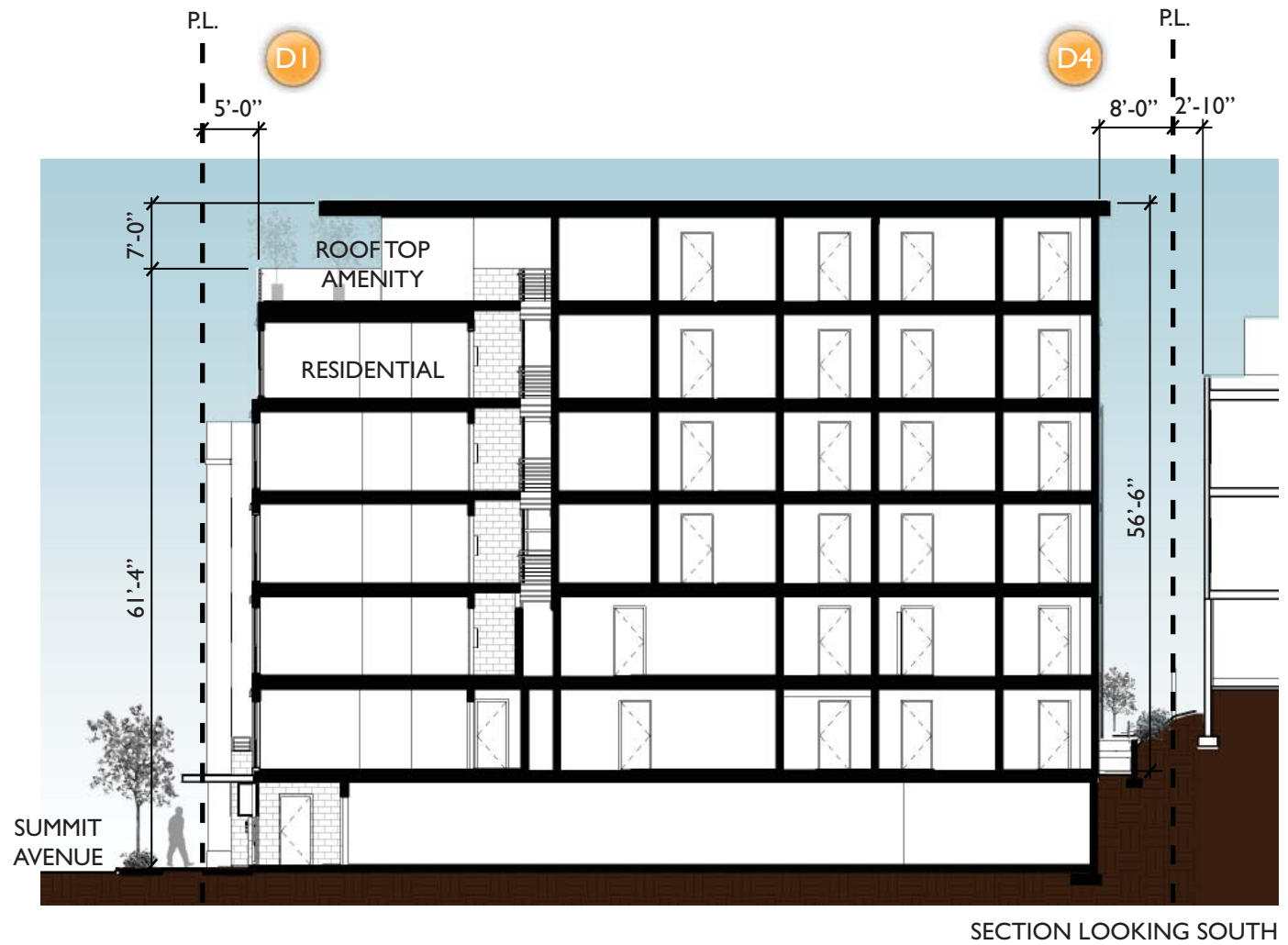
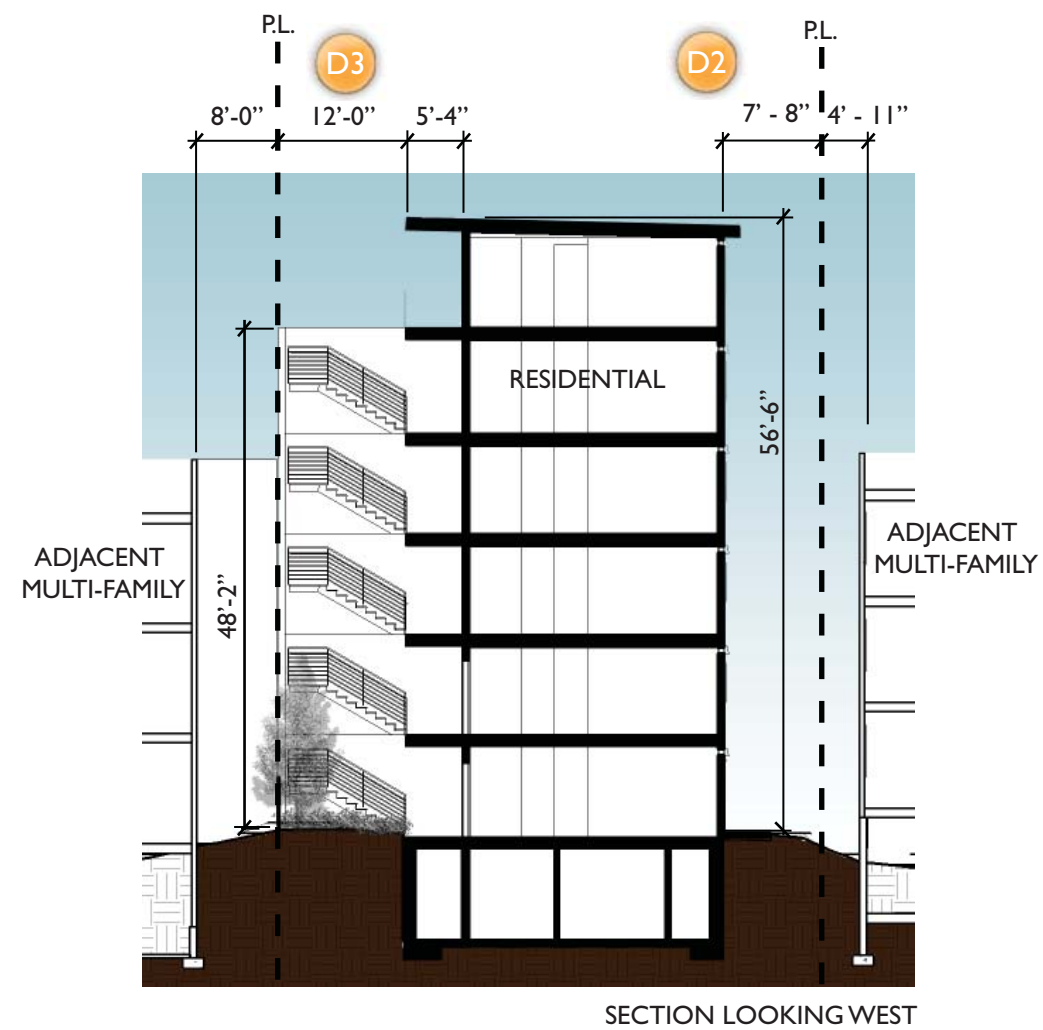


STREET LEVEL | LEVEL 2

GROUND LEVEL COMPOSIT PLAN

DEPARTURE REQUESTS: PLAN











VINE MAPLE



SNOWBERRY



SALAL



RED FLOWERING CURRANT



MAGIC CARPET SPIRAEA



SWORD FERN



SERVICEBERRY



REDOSIER DOOGWOOD



ORANGE SEDGE



MAHONIA REPENS



GREENROOF - SEDUM



HEAVENLY BAMBOO



HONEYSUCKLE