

DPD Project # 3014209
85th and First
 MIXED-USE
 101 NW 85TH STREET, SEATTLE 98117

Development Objectives

The development objective is to develop the maximum amount of housing possible on the site and the right type and amount of neighborhood oriented retail .

Preliminary Project Program and Area:

Residential units: 105 units
 Vehicle Parking stalls: 86 vehicle stalls

Areas (SF)

Residential Use: approx. 89,885
 Parking Use: approx. 34,838
 Retail Use: approx. 9,108
 Total: approx. 133,831

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Aerial View of 9 Block area: Looking North



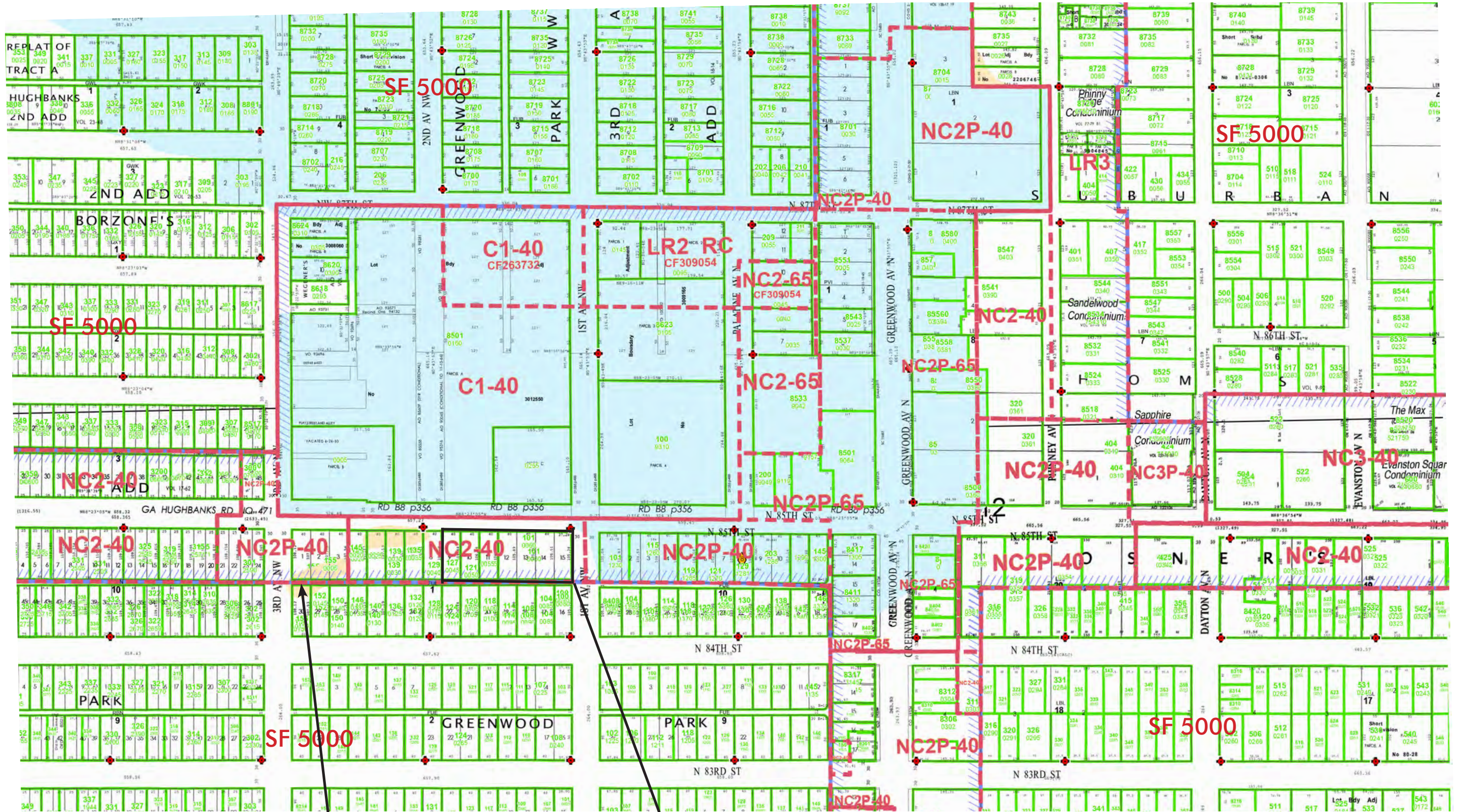
Site Location

Existing Site

The site is at the Southwest corner of NW 85th Street and 1st Ave NW, stretching 277.36' along NW 85th Street and 105.39' along 1st Avenue NW, and contains an existing commercial structure at the NE corner and two vacant single family homes to the west. A 12' alley to the south separates the site from single-family houses on the south side of the alley. The site is zoned NC2-40 and is within the Greenwood-Phinney Ridge Urban Village. The site slopes down from SW to NE at about 18'.

Address: 101 NW 85th Street, Seattle 98117
DPD project #: 3014209
Owner: Security Properties Inc
Applicant: Bumgardner Architects

Neighborhood Zoning



Boundary:
Greenwood/Phinney
Ridge Urban Village

SITE

Zoning: NC2-40
Overlay: Greenwood Phinney Ridge Urban Village
Lot size: 29,412 SF

23.47.004 Uses:

All proposed uses (residential, retail, restaurant, accessory parking) are permitted outright.

23.47A.008B2a Transparency:

Non-residential façade to be 60% transparent between 2' and 8' above sidewalk.

Preliminary Transparency Calculation

Frontage	Façade	Min. Req'd	Provided	
NW 85th Street	273.5	158	268.5	98%
1st Ave NW	80	48	79	98%
Total	353.5	206	347.5	

23.47A.012 Height:

Base allowed height is 40' above average grade with 4' increase for 13' floor to floor, 5' for clearstory exception. (see sections for detailed analysis)

23.47A.013A3 Floor Area Ratio

FAR allowed	Max FAR	Lot size	Max area
	4	29,412 SF	117,648'

FAR Proposed

Level 1	24,201
Level 2	20,936
Level 3	21,061
Level 4	21,038
Level 5	21,023
Total	108,259
Lot Area	29,412
Actual FAR	3.68

23.47A.014B2 Setbacks

10' Rear setback required from centerline of alley for any elements above 13' in height.

15' Rear setback required from centerline of alley for residential elements above 13' in height to 40', then 2' for every 10' above 40.'

23.47A.024A Amenity Area:

5% of the gross residential floor area is to be unenclosed amenity = 4,203 SF

Required: 4,203 SF

Provided (approx):

Level 1	433
Level 2	5,627
Level 3	784
Level 4	784
Level 5	784
Total	8,412

23.47A.032A.2.a Parking Access

Access must be from the alley if improved to the standards of 23.53.030C, which would require a 2' wide dedication from properties on both sides of the alley, to increase the current 11' wide paved alley in 12' alley R.O.W to a 16' wide paved alley.

However with single family homes and garages on the south side of the alley, it is unlikely the alley will ever be fully improved. If access is not from the alley it is to be provided from the street that impacts pedestrian movement the least.

The preferred alternative most closely meets the code by enlarging only the curb cut at the alley to 24' and only providing access to the retail parking stalls. The bulk of the parking (residential) is accessed from NW 85th Street at the middle of the block, far from the intersection, where, due to the nature of 85th, pedestrian movements are less than on First Avenue Northwest, which is designated a bicycle and pedestrian Greenway.

23.53.015A.6 NW 85th Street ROW Setback

Per the Arterial Street Map, Section 11.18.010, NW 85th Street is to be a 66' ROW, instead of the existing 60'. This would require a 3' setback from the existing ROW.

The project proposed includes a three (3) feet ROW setback.

23.54.015 Required Parking:

Non-residential Use

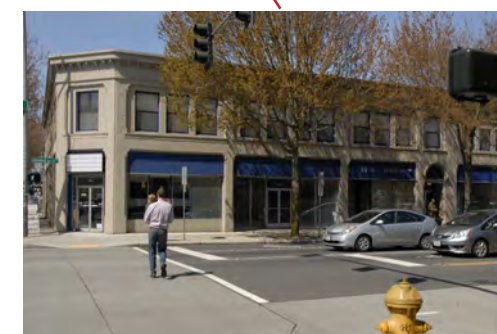
Use	Ratio	Area	Waiver	Factor	Req'd	Provided
Sales/Service	1/500 sf	9,083 sf	1,500 sf	500	15	19
Eating/Drinking	1/250 sf		1,500 sf	250	0	

Residential Use

No minimum within an Urban Village and within 1320' of Frequent Transit,

Provided: Approximately 66

Existing nearby structures



Photographs of Alley



Alley west of 1st Avenue NW ←

→ Alley east of 1st Avenue NW

Block Front: Panoramas



View from N 85th street looking at the site



View from N 85th street looking North



View from 1st AVE NW street looking East

Block Front: Panoramas



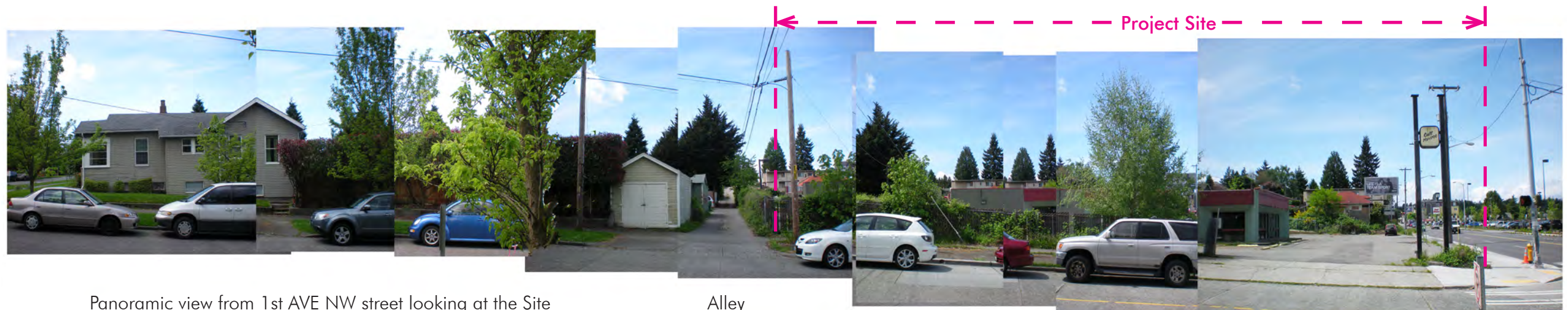
South side of NW 85th street West of site

2nd Ave NW



North side of NW 85th Street

1st Ave NW

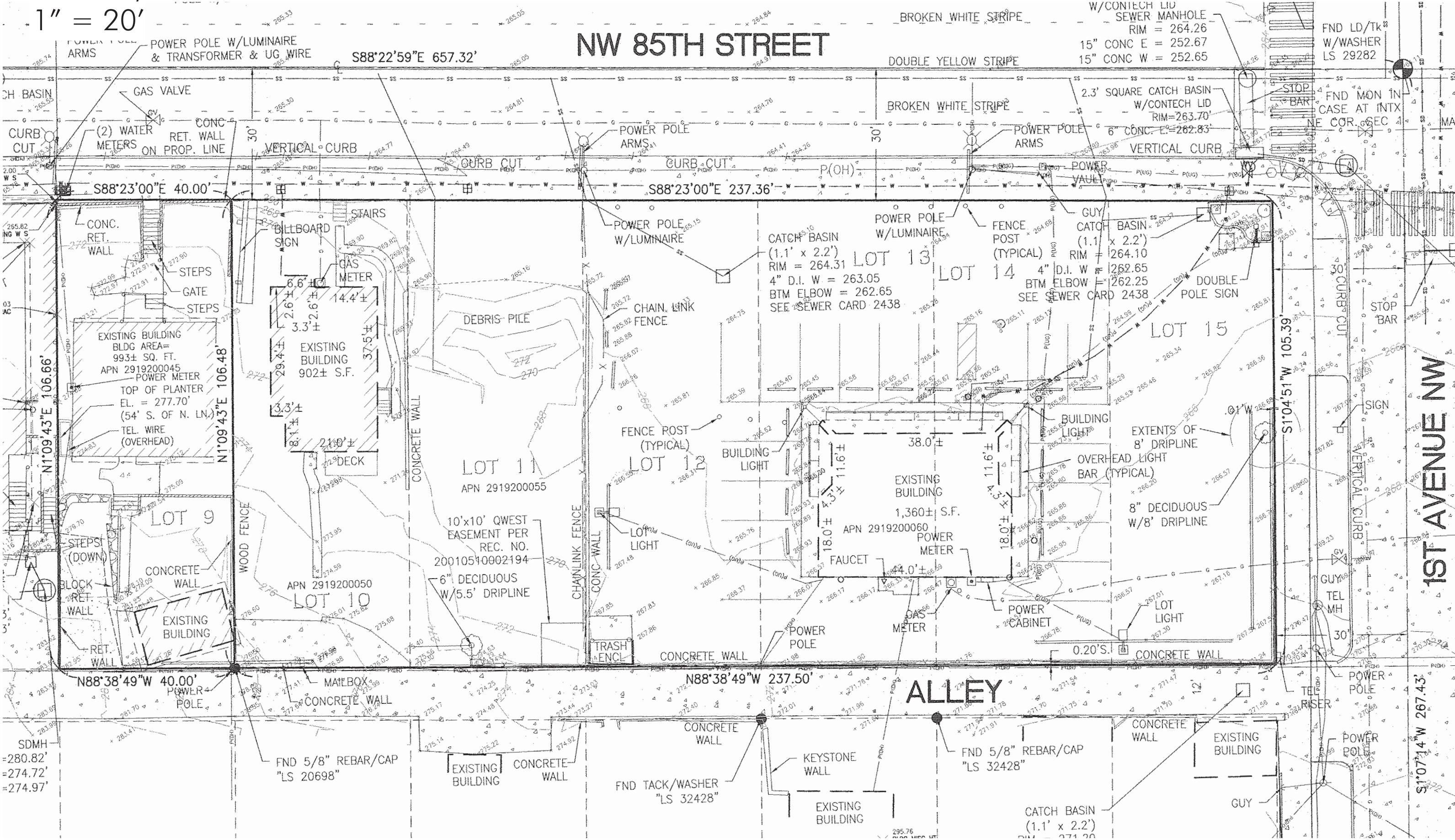


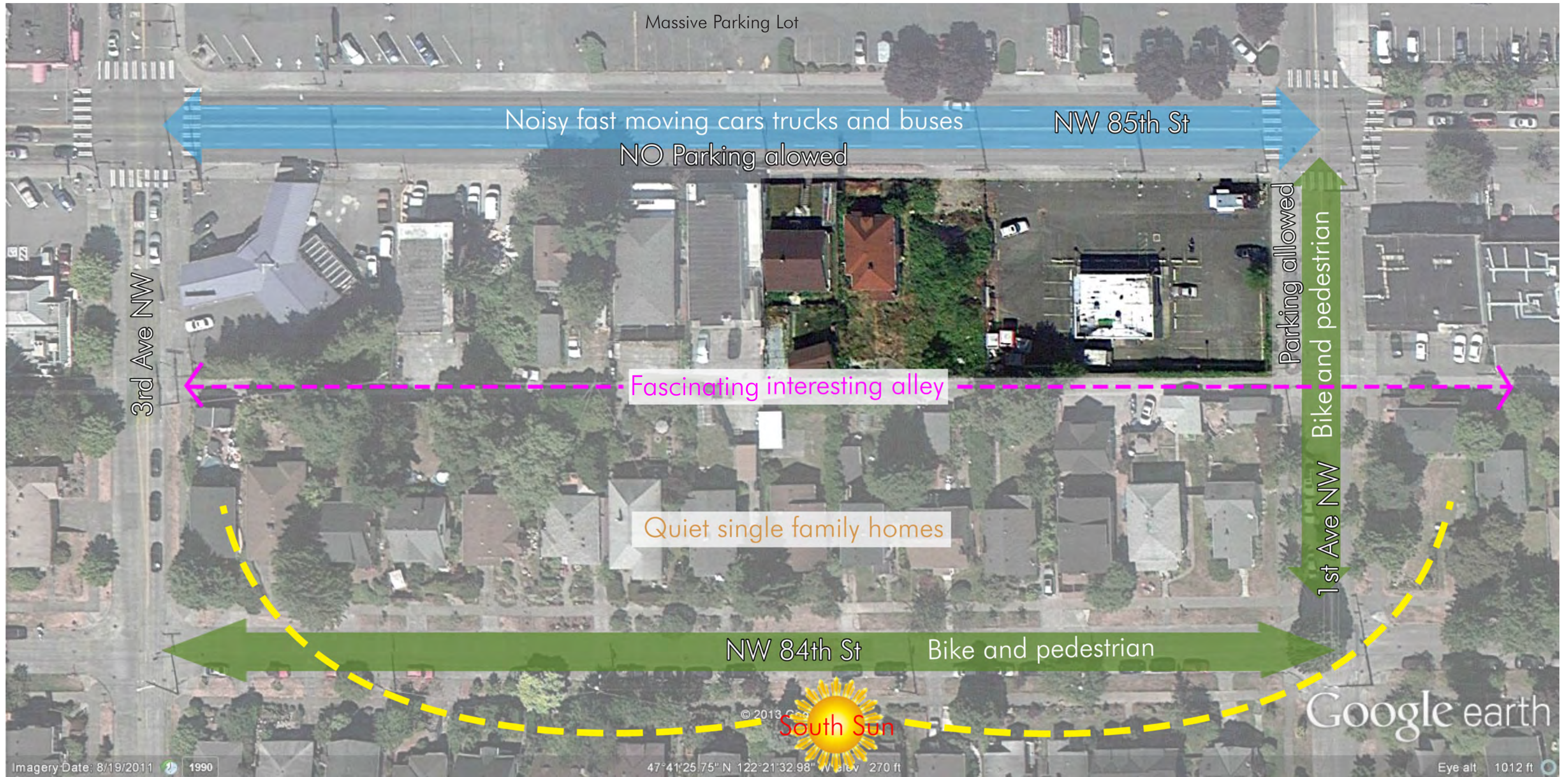
Panoramic view from 1st AVE NW street looking at the Site

Alley

Survey

1" = 20'





Applicable Design Guidelines

Selected Applicable Design Guidelines

Guidelines that are starred * were indicated as priority Guidelines in the EDG.

A. Site Planning

A-2 Streetscape Compatibility. **The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.**

Our proposal reinforces the existing character of the Greenwood-Phinney neighborhood with a one-story retail component built up to the street property line. The first floor of residential is elevated above the street for privacy and a sense of transition.

Along NW 85th St, our proposal is set back three feet to provide more generous street right of way development, a minimum of twelve feet from building to curb, including an eight foot sidewalk, with street trees and other plantings.

A-3 Entrances Visible from the Street. **Entries should be clearly identifiable and visible from the street.**

The project proposal features retail and residential entries that are clearly identifiable and visible from the street. On the corner of NW 85th St and First Avenue NW is a pedestrian oriented recessed open space with a retail entrance that will have weather protection from a canopy extending the building cantilever. Other retail entries are intended to be spaced along the NW 85th St. frontage, subject to retail tenant requirements.

The residential lobby features a very visible glazed storefront with interior seating, and recessed door entries under a welcoming awning. Project signage will reinforce the visibility of the residential lobby entry.

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.**

Proposal includes departure requests to locate residential parking access on NW 85th at Northwest corner of site (midblock), away from the primary pedestrian corner on First avenue NW.

An additional departure requests a separate retail parking access at an 11' widening of the alley curbcut on First Avenue NW.

These requested access points are in response to physical shortcomings of the alley and the requests of neighbors in the adjacent single family zone to minimize project traffic in the alley. Placing the parking access away from the primary pedestrian corner, at an existing alley curb cut will minimize traffic impacts on the retail frontage. Locating the residential parking access 240 feet from the corner, midblock, will minimize the impact of residential parking traffic on pedestrian traffic to the retail frontage, residential lobby, and adjacent mixed use properties.

A-10* Corner Lots. **Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.**

The proposed design is oriented to the corner in its massing, materials, detail and access configuration. The massing features an articulated corner element, set off by material, pattern and color changes reinforcing this massing. The corner retail entry will create a modestly scaled covered outdoor space open to the public, highlighting the corner retail entry point.

Architectural Elements and Materials

C-3* Human Scale. **The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.**

'Buildings in the Greenwood-Phinney- NW 85th St corridors are characterized by their utilitarian, nonflamboyant styles'. Proposed human scale elements will include a one story retail base, a continuous canopy at street level, and small-scaled recesses and bays in the residential floors above. Details including awnings, deck railings, artistic screens at street and alley level, and building overhangs will further reinforce the human scale of the building. Architectural steel canopies are proposed to provide weather protection and a consistent location for fascia and blade retail signage.

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.**

The residential parking entrance on NW 85th is located at the west end of the 270' site, as far away from the corner as possible on this site frontage. This element will be a minor presence adjacent to the glass-fronted, canopied residential lobby with identifying signage.

The retail parking entrance is located away from NW 85th, adjacent the alley entrance from First avenue NW. It will be bracketed by landscape planters, right of way landscaping, and artistic screens at a garage access point and parking garage openings, softening building entrances and walls.

Pedestrian Environment

D-8 Treatment of Alleys. **The design of alley entrances should enhance the pedestrian street front**

We have combined the retail parking access with the existing alley curb cut to minimize the conflict of pedestrians and automobiles by locating crossing traffic in one location, orienting the garage entrance to optimize visibility of alley traffic from the sidewalk. Further, the alley entrance will be complemented by an attractive, transparent building façade, with pedestrian scale streetscape including landscaping, seating, and lighting.

D-9 Commercial Signage. Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

Commercial signage for proposed retail uses will be located on the marquee fascia, with guidelines preferring freestanding letters, and as modestly scaled blade signs hanging under the sidewalk canopy. Building 'name' signage will be mounted on building elements (bay or end wall) above the canopy. At the residential lobby, a canopy mounted fascia sign and blade sign will announce the building name at the residential entry.

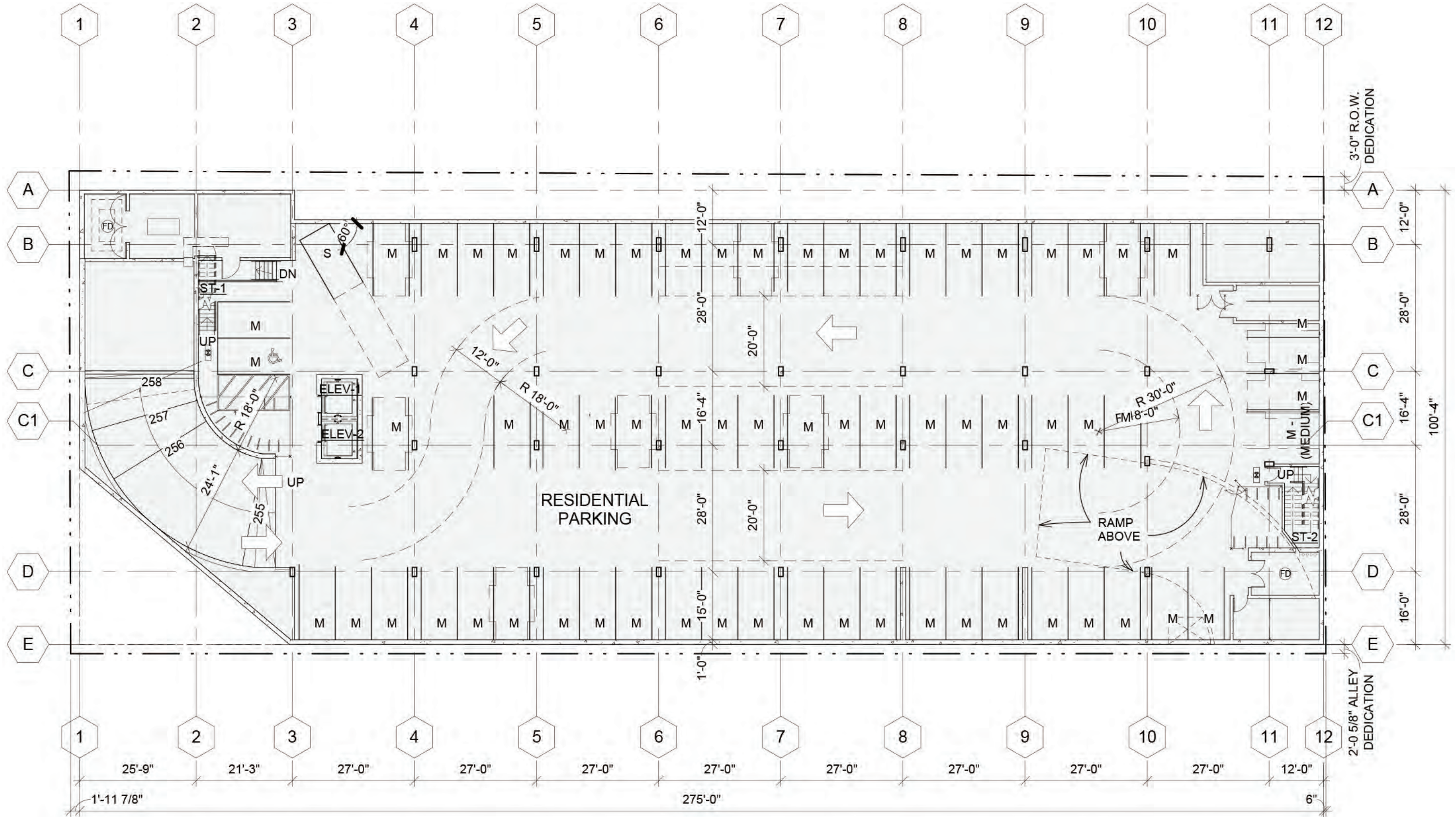
D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

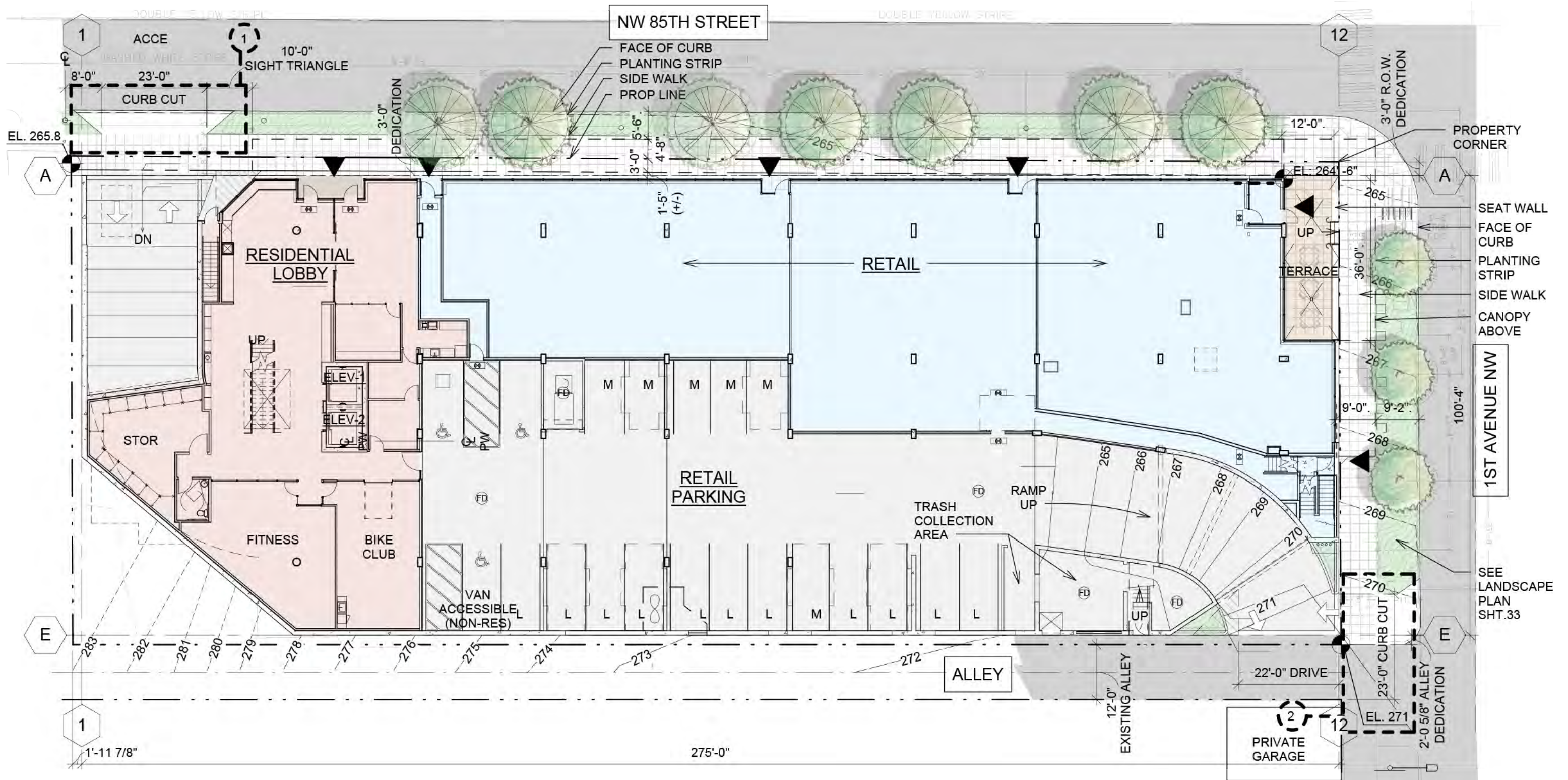
The site on 85th already features generous street lighting from existing cobra head fixtures and pedestrian lighting mounted above the sidewalk. The underside of the continuous canopy on both frontage streets will feature down lights which will provide indirect lighting on the sidewalk and building face under the canopy. The canopy lighting, in combination with lit display storefront and signage will promote visual interest and provide a sense of security during evening hours.

D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

The project's commercial storefronts will provide a high degree of transparency, allowing a direct visual connection between pedestrians, on the sidewalk and the activities within the building. Blank walls have been minimized.

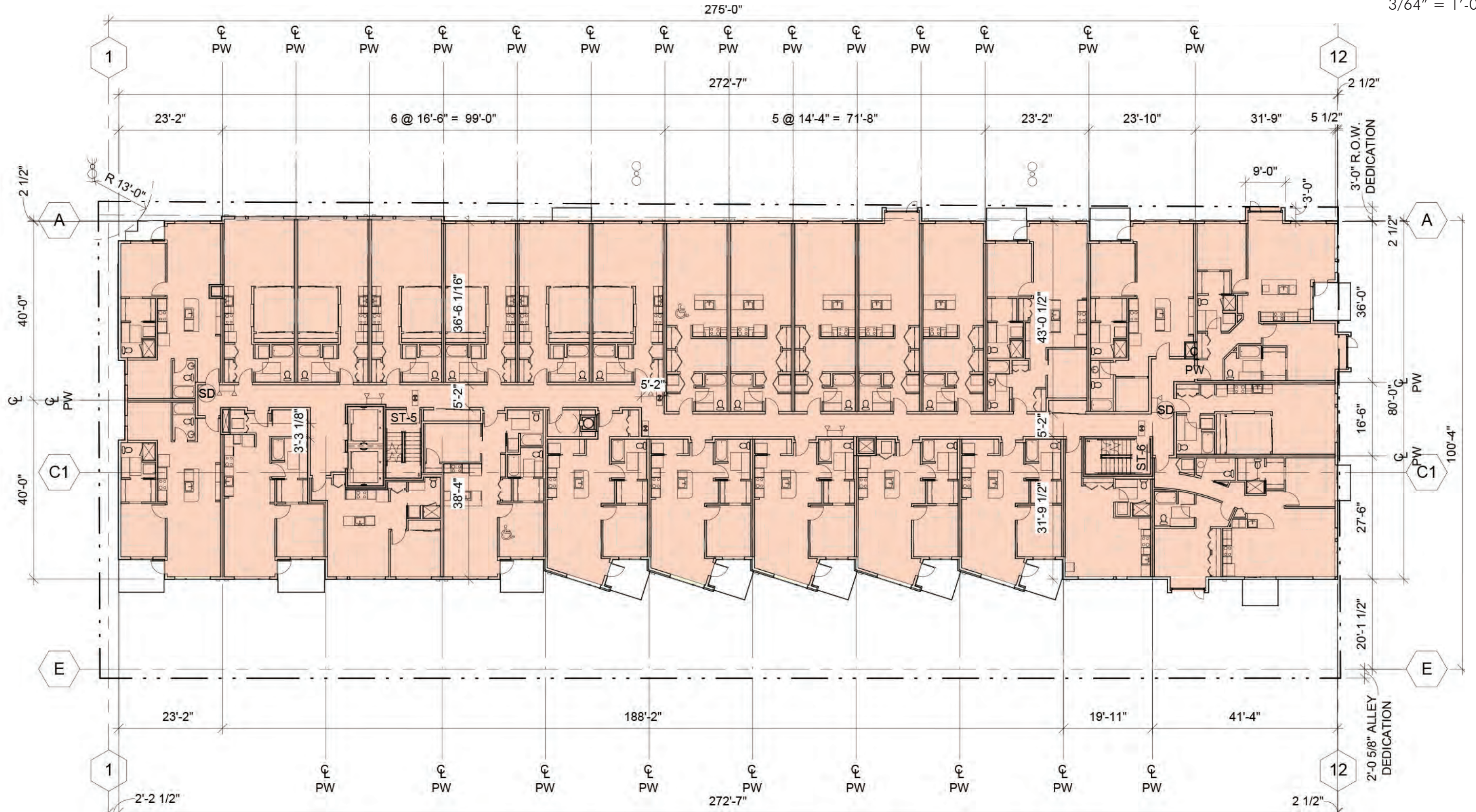
Level P1
 3/64" = 1'-0"





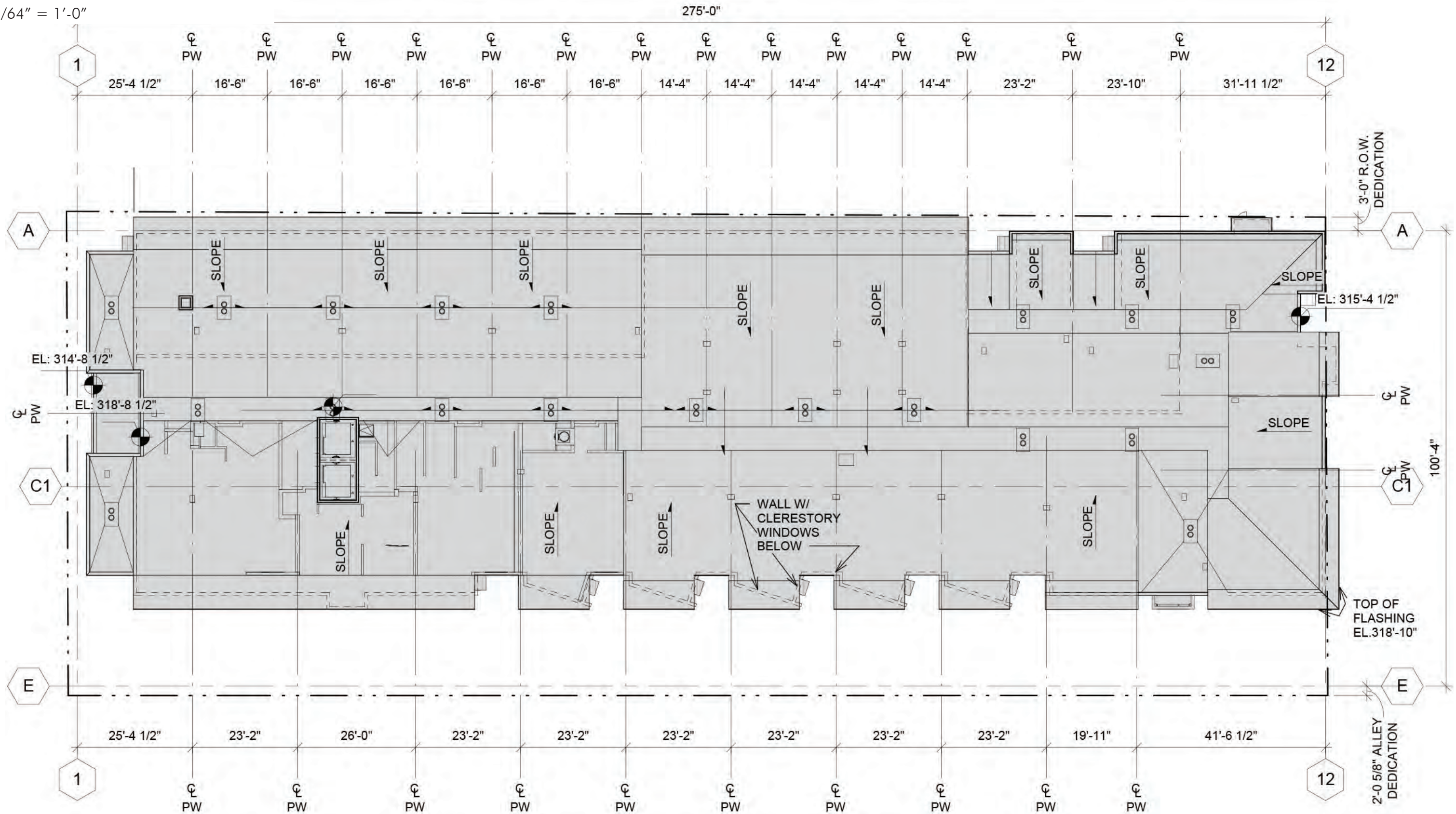
Level 2
 3/64" = 1'-0"





Roof

3/64" = 1'-0"



Departures

DEPARTURES					
	Requested	Code Reference	Required	Proposed	Reason
1.	Residential Parking Access: NW 85th	23.47A.032.A.1	a. Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section <u>23.53.030.C</u> , or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. c. If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection <u>23.47A.032.C</u> , and curb cuts are permitted pursuant to subsection <u>23.54.030.F.2.a.1</u> .	Access to the 65 residential parking stalls is proposed to be located at about midblock on N 85 th Street, about 240' west of the intersection of 1 st Avenue NW	<p>Proposed departure responds to <i>Design Guideline 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.</i></p> <p>The existing 12' alley bordering the site has only 10' of paving and abuts only single family zoned homes on the south. Many single family garages directly front and abut the alley. It is highly unlikely the alley will be widened and fully improved to the standards of 23.53.030C, due to the existing single family homes and garages.</p> <p>The west end of the alley is very difficult to access by vehicles on NW 3rd Avenue, as it is very steep and has a power pole adjacent to the curb cut.</p> <p>Due to the heavy vehicle traffic on NW 85th street, is much it is much more pleasant to walk in this alley and on to the next when heading to shops on Greenwood than to walk along NW 85th, and many children, bicycles and pets do. Introducing more cars to this narrow difficult to access alley will create problems for the pedestrian environment, the adjacent single family properties, and pedestrian safety.</p> <p>NW 85th, on the other hand is has a huge Fred Meyer Parking lot as the adjacent property and very few pedestrians. Access to the Fred Meyer parking lot is by two, recently improved, two-way curb cuts off of N 85th.</p> <p>Neighbors in community meetings support the proposed access off NW 85th Street based on this guideline for minimizing the impact on adjacent properties and pedestrian safety.</p>
2.	Retail Parking Access First Ave NW	23.47A.032.A.1	Access must be from Alley if improved...	Access to the 18 retail parking spaces and two residential spaces on this level is from the alley. The proposal is to widen the 10' alley curb cut on NW 1 st Avenue by an additional 12'	<p>Proposed departure responds to <i>Design Guideline 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.</i></p> <p>A single family garage on 1st Avenue NW immediately abuts the alley on the south, which make turning motions into the alley and proposed parking garage difficult. The minor widening of the alley curb cut makes the motion much easier and safer. Keeping the proposed garage entrance as close as possible to 1st Avenue NW minimizes the impact of vehicles on resident vehicle and foot traffic in the narrow single family alley.</p> <p>The project Transportation Impact Analysis by the Transpo Group supports the proposed departures (p.16)</p>

Recently permitted
2way parking
access/curbcuts on
85th(2)





View from NE

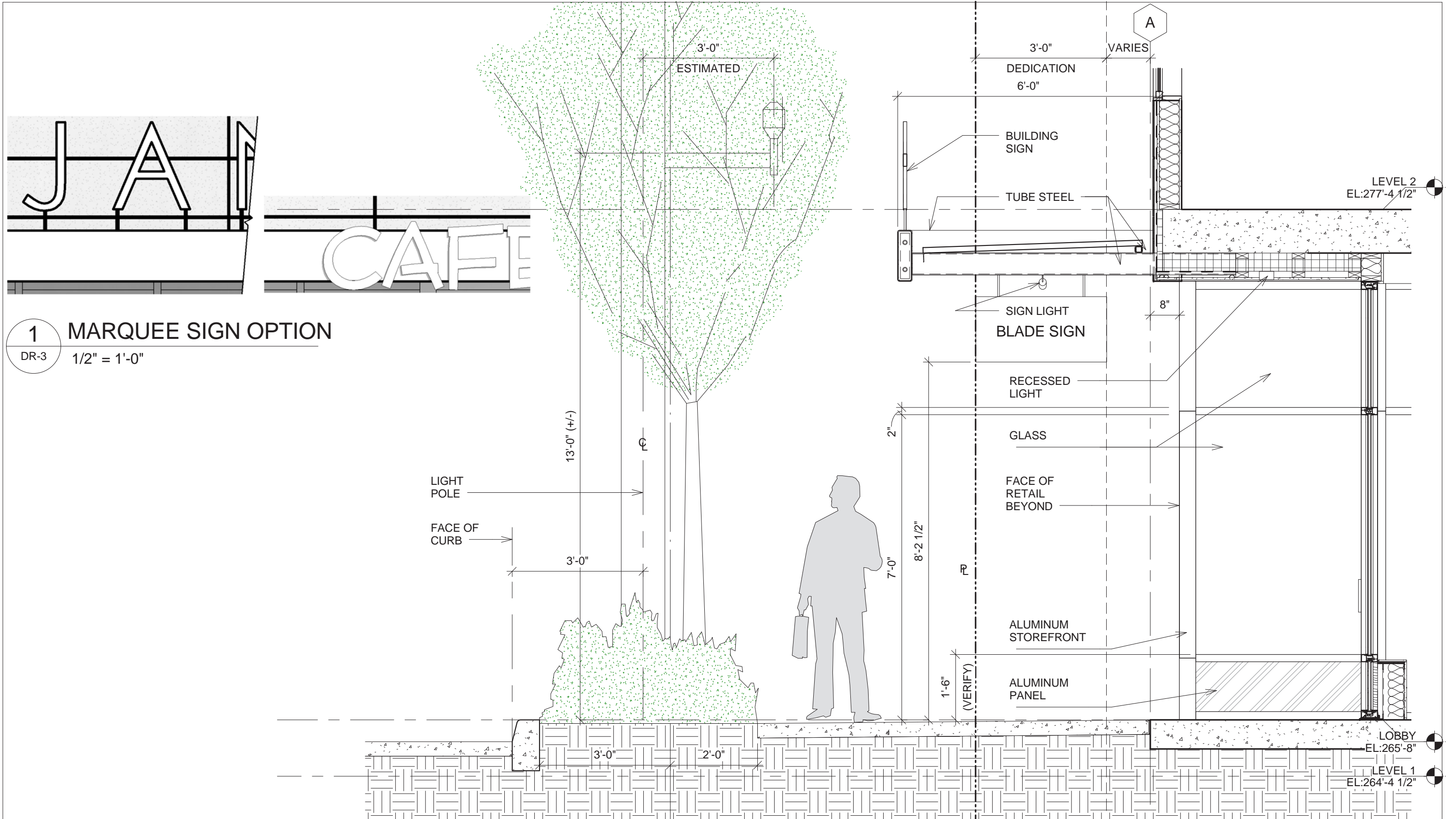


View: NW 85th Looking East



View: Residential Lobby/ Parking Entry on NW 85th

Building Canopy at Entry (Typ)



1 MARQUEE SIGN OPTION
 DR-3 1/2" = 1'-0"



View from SW (On Alley)



View from SE (On Alley)



View from SE (at Alley Entrance)



View from SE (at Alley Entrance)

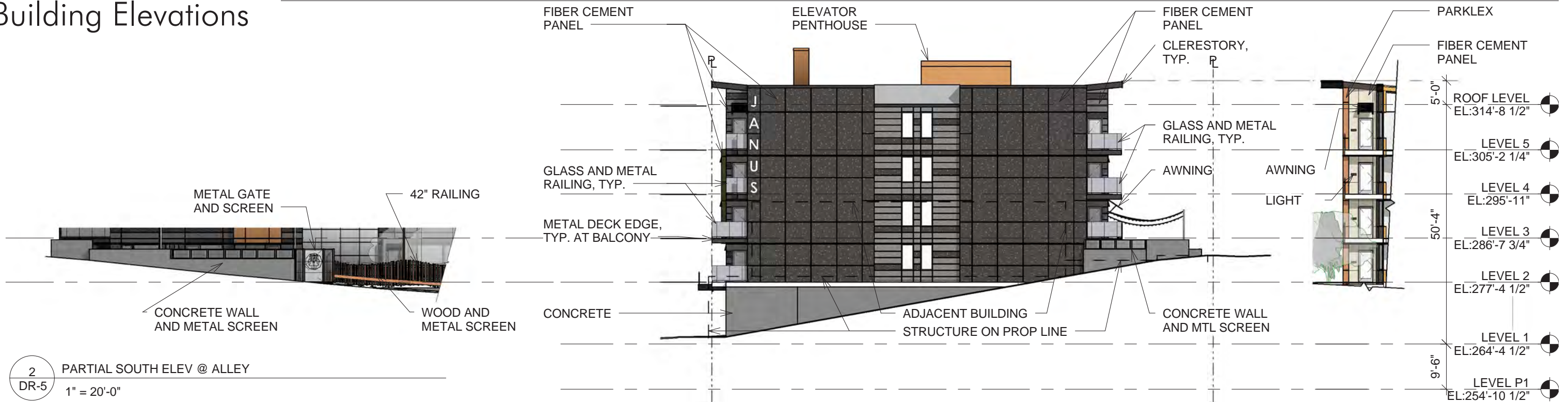


Looking South on 1st ave outside seating area

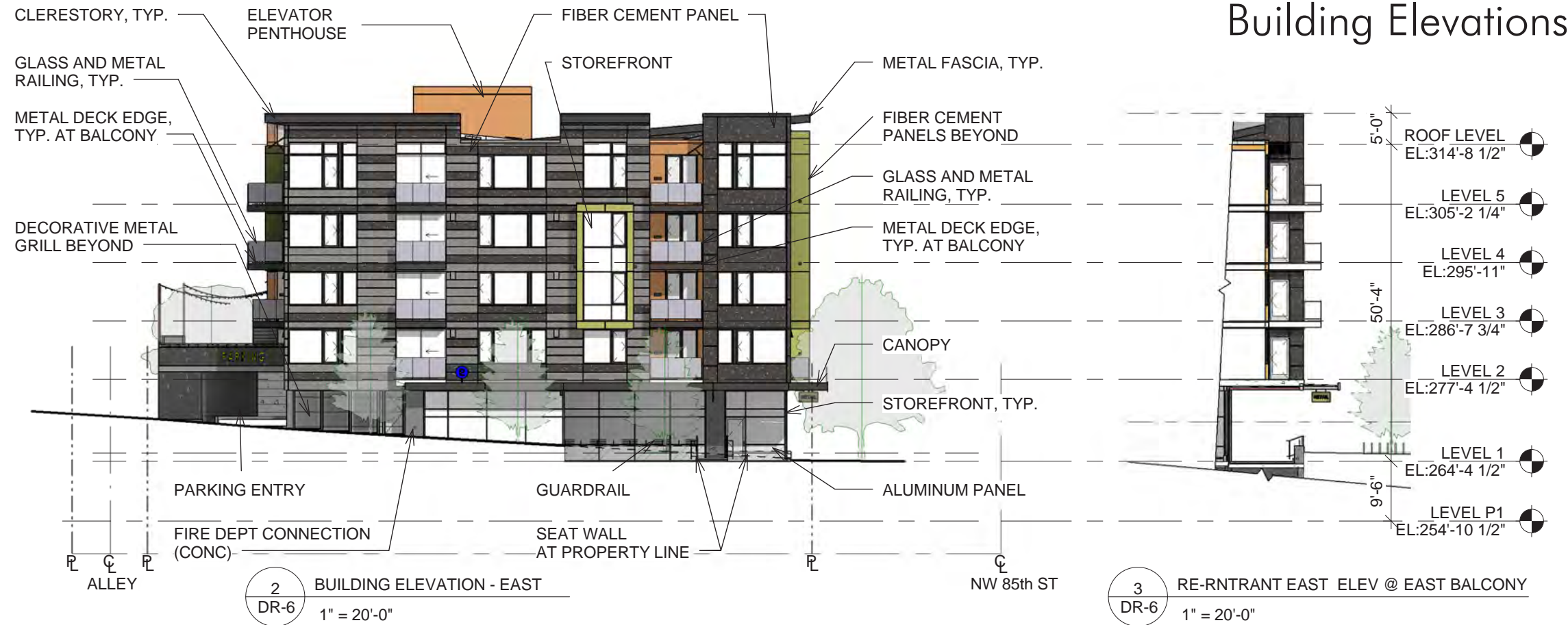


Looking South on 1st ave outside seating area

Building Elevations



Building Elevations



Materials Palette



Color A
ICI 789
Golden Crown



Color b
SW 6650
Marquis Orange



Color C
Glidden # A1832
Mansard Stone



Color D
SW 7069
Iron Ore



Architecture Concrete
Seattle Gray



Metal siding
Color 2
To match
Fabral Charcoal #S01



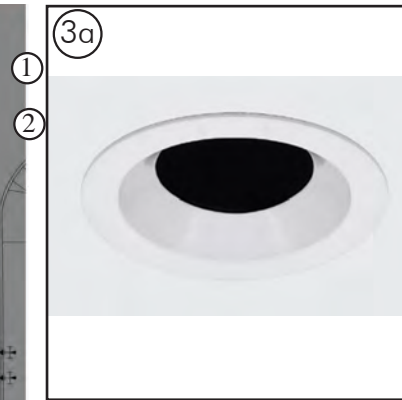
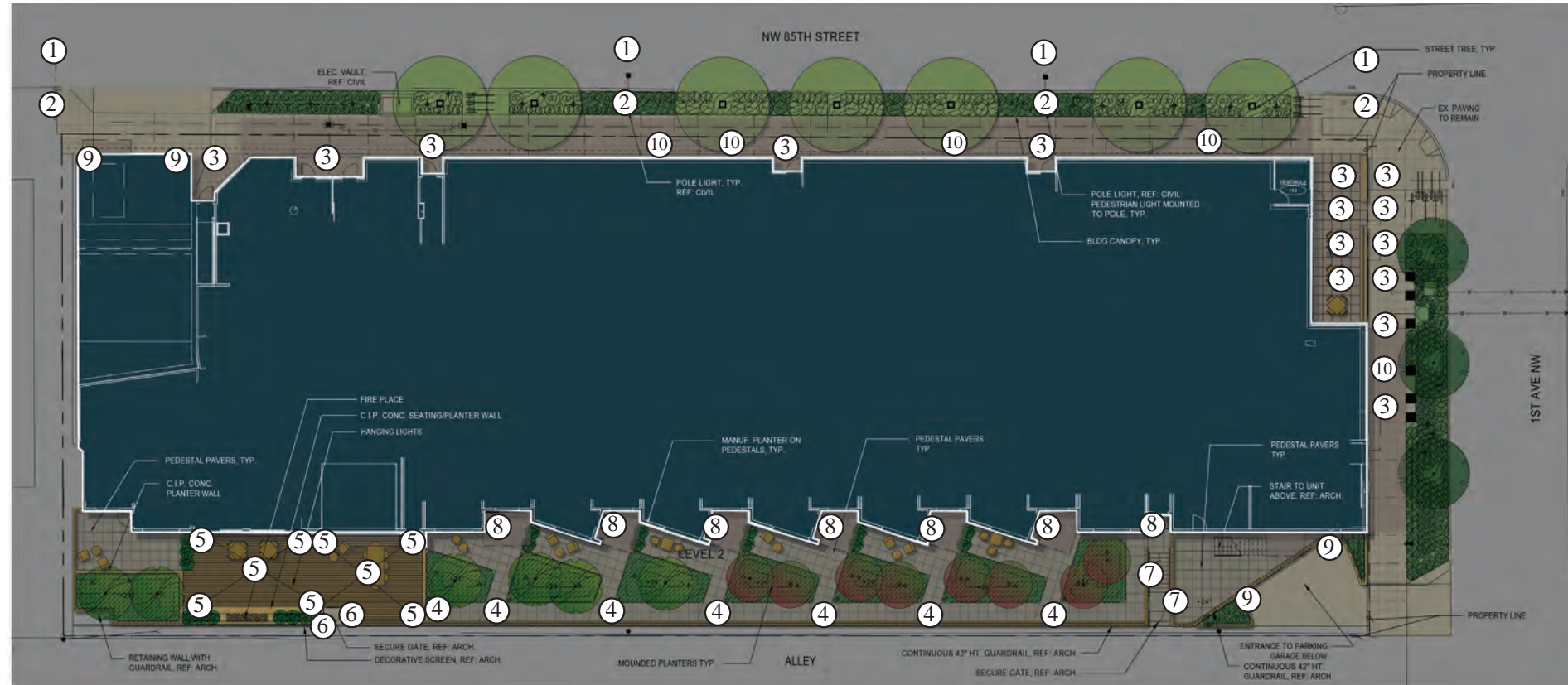
Storefront
& Canopy:
Black



Parklex Panel:
Closest to
Wilsonart 7929-38
Huntington Maple

Lighting Plan

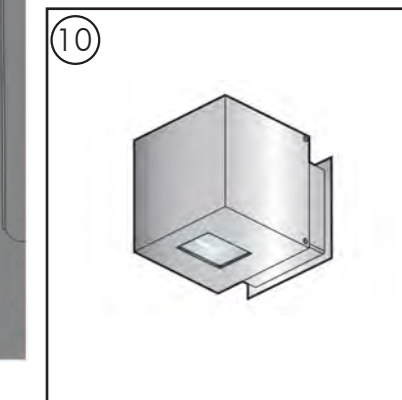
- ① Cobra
- ② Pedestrian Light
- ③ Canopy Light
- ④ Walkway
- ⑤ Patio Overhead
- ⑥ Gate Light
- ⑦ Step Light
- ⑧ Wall mount
- ⑨ Garage
- ⑩ Outdoor Wall Light



4" Downlight Soffit



Canopy Spot



Outdoor Wall Light



Wall Mount (Residences)

85th and First: Exterior Lighting Schedule (Preliminary)

Area Elevation/	Existing /Street	Landscape	Building	Remarks
85 th St NW: North	Cobra head streetlights		Canopy down lights. Signage lights on marquee face and blade signs	Pursue shielding of cobra heads and pedestrian street lighting with SDOT
First Ave NW: East	Cobra head street lights on 2 south corners of NW 85th	Add ped light at pole near alley?	Canopy down lights Retail entry soffit lights.	"
Alley: South	None	See Terrace below	Garage entry Entry gates (2), Step lights at stair	Interior garage lights need to be shielded at ramps
Amenity Terrace		Tree uplights, Walkway path lights Overheads at amenity terrace Accents at BBQ, firepit	Private terrace wall fixtures	
West			Possible signage lighting on building.	

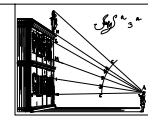
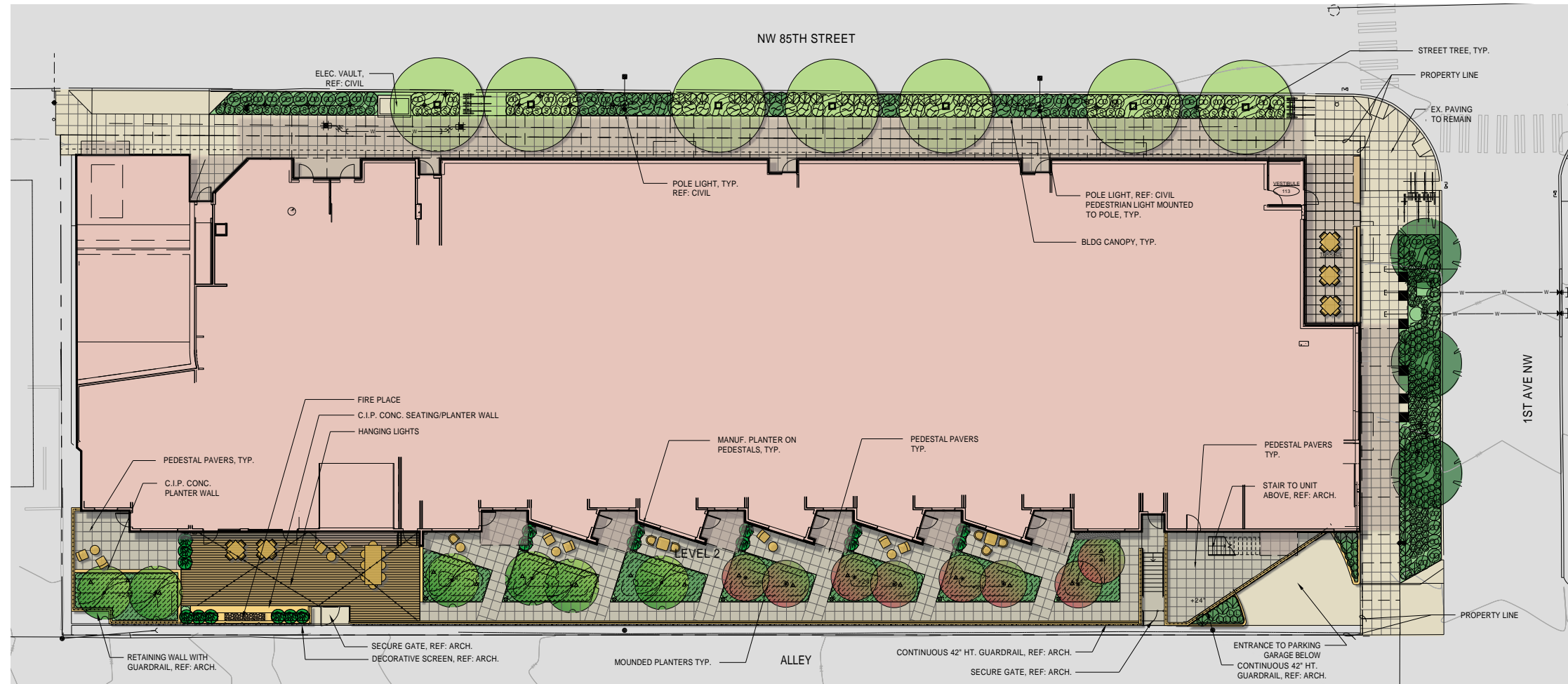
Notes:

-Need to assess existing street lighting, neighbors at alley.

8 Light and Glare. If the project is proposing exterior lighting please indicate within plan set, and state exterior lighting will be shielded and directed away from adjacent residential uses, per SMC 23.47A.022.

Please address these Design Guidelines in the Recommendation packet and plan set when relevant.

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. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage. **At the Recommendation meeting provide an example of proposed commercial lighting.**



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STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT
KAREN S. KEST
LICENSE NO. 859
EXPIRES ON 12/10/2015

85TH AND FIRST
101 NW 85th Street, Seattle WA

MATERIALS AND FINISHES

SYMBOL	DESCRIPTION
	TYPE A: PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: -SAND-COATED EXP. JOINTS, -SCORING PER PLAN
	THROUGH JOINT
	BIKE RACK - SDOT STANDARD, CORA
	SEAT ELEMENT
	PAVERS ON PEDESTAL (2X2)
	DECKING
	FALL PROTECTION RAILING, 42" HT MIN., REF: ARCH.
	2'X6'X24" HT RECTANGULAR FIBERGLASS PLANTER
	SITE FURNITURE, TBD
	TREE UPLIGHT (PRODUCT AND SUPPLIER, TBD)
	BOLLARD LIGHT (PRODUCT AND SUPPLIER, TBD)
	PEDESTRIAN LIGHT: TO BE MOUNTED TO POLE LIGHT (PRODUCT AND SUPPLIER, TBD)

PLANTING

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE/CONDITION/SPACING
PROPOSED STREET TREES:		
	1ST AVE NW: PINUS NIGRA/ BLACK PINE	8-10' HT/ B&B/PER PLAN
	PER BILL AMES, SIP DESIGN GUIDANCE MEETING MINUTES, ITEM #4, JULY 11, 2013. ALTERNATE SPECIES: CLADRASTIS KENTUCKEA / YELLOWWOOD	2" CAL. / B&B/PER PLAN
	NW 85TH ST: ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM' / NORWEGIAN SUNSET MAPLE PER EMAIL FROM BILL AMES, OCTOBER 17, 2013	2" CAL./B&B/PER PLAN
ON-SITE TREES:		
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'/ SERVICEBERRY	1.5" CAL., 6' HT./B&B/ PER PLAN
	CERCIDIPHYLLUM JAPONICUM / KATSURA	1.5" CAL., 8' HT./B&B/ PER PLAN

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE/CONDITION/SPACING
SHRUBS & GROUND COVER		
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL. / CONT. / 24" O.C.
	VIBURNUM DAVIDI / DAVID'S VIBURNUM	1 GAL. / CONT. / 36" O.C.
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE	1 GAL. / CONT. / 30" O.C.
	SESLERIA AUTUMNALIS/ AUTUMN MOOR GRASS	1 GAL. / CONT. / 24" O.C.
	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL. / CONT. / 18" O.C.
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'/ LITTLE BUNNY DWARF FOUNTAIN GRASS	1 GAL. / CONT. / 36" O.C.
	PHYLLOSTACHYS AUREA / GOLDEN BAMBOO	5 GAL. / CONT/ AS SHOWN
WITH GROUND COVER:		
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS' / BLACK MONDO GRASS	1 GAL. / CONT. / 24" O.C.
	ASTILBE X ARENDII 'DEUTSCHLAND' / DEUTSCHLAND ASTILBE	1 GAL. / CONT. / 24" O.C.
	ASTER X FRIKARTII 'MONCH' / FRIKART'S ASTER	1 GAL. / CONT. / 24" O.C.
	ANEMONE NEMOROSA / WOOD ANEMONE	1 GAL. / CONT. / 24" O.C.
	HELLEBORUS ORIENTALIS / HELLEBORE (WHITE AND PINK)	1 GAL. / CONT. / 24" O.C.
	PACHYSANDRA TERMINALIS / SPURGE (50%)	1 GAL. / CONT. / 18" O.C.
	HELLEBORUS ORIENTALIS / HELLEBORE (WHITE AND PINK)(25%)	1 GAL. / CONT. / 24" O.C.
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN (25%)	1 GAL. / CONT. / 24" O.C.

NOTES

- ALL NEW PLANTING TO INCLUDE IN-GROUND AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANTING AREAS TO RECEIVE 2" OF MULCH.
- AT GRADE LANDSCAPING AREAS SHALL CONTAIN AT LEAST EIGHT INCHES OF TOPSOIL AT FINISH GRADE. PLANTING SOIL TO BE AMENDED PER COS 2011 STANDARD PLAN #142
- SHRUBS WITHIN ROW SHALL BE 30" HT. MAX, 24" MAX HT WITHIN 30' FROM INTERSECTION
- PLANTING AREAS WITH TREES TO RECEIVE 24" DEPTH OF LIGHTWEIGHT ROOFTOP PLANTING SOIL. ALL OTHER PLANTING AREAS ON LEVEL 2 TO RECEIVE 8" DEPTH OF LIGHTWEIGHT ROOFTOP PLANTING SOIL. AVAILABLE FROM CEDAR GROVE. (62 LBS/CUFT).
- FIBERGLASS PLANTERS TO RECEIVE 24" DEPTH OF LIGHTWEIGHT ROOFTOP PLANTING SOIL. AVAILABLE FROM CEDAR GROVE (62 LBS/CUFT).
- ALL EXTERIOR LIGHTING WILL BE SHIELDED WAND DIRECTED AWAY FROM ADJACENT RESIDENTIAL USES PER SMC 23.47A.022

DRAWING ISSUE LOG

No.	Description	Date

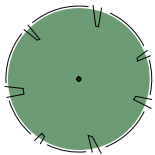
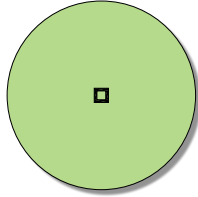


















PROJECT NUMBER 1823

Key Plan

Landscape Plan Color

L1-0a

PLANTING

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE/CONDITION/SPACING	SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE/CONDITION/SPACING
PROPOSED STREET TREES:					
	1ST AVE NW: PINUS NIGRA/ BLACK PINE	8-10' HT/ B&B/PER PLAN			
	PER BILL AMES, SIP DESIGN GUIDANCE MEETING MINUTES, ITEM #4, JULY 11, 2013.				
	ALTERNATE SPECIES: CLADRASTIS KENTUKEA / YELLOWWOOD	2" CAL./ B&B/PER PLAN			
	NW 85TH ST: ACER TRUNCATUM X A. PLATANOIDES 'KEITHSFORM' / NORWEGIAN SUNSET MAPLE	2" CAL./B&B/PER PLAN			
	PER EMAIL FROM BILL AMES, OCTOBER 17, 2013				
ON-SITE TREES:					
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY	1.5" CAL., 6' HT./B&B/ PER PLAN			
	CERCIDIPHYLLUM JAPONICUM / KATSURA	1.5" CAL., 8' HT./B&B/ PER PLAN			
SHRUBS & GROUNDCOVER					
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN	1 GAL./ CONT./ 24" O.C.			
	VIBURNUM DAVIDII / DAVID'S VIBURNUM	1 GAL./ CONT./ 36" O.C.			
	LONICERA PILEATA / BOXLEAF HONEYSUCKLE	1 GAL./ CONT./ 30" O.C.			
	SESLERIA AUTUMNALIS/ AUTUMN MOOR GRASS	1 GAL./ CONT./ 24" O.C.			
	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL./ CONT./ 18" O.C.			
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'/ LITTLE BUNNY DWARF FOUNTAIN GRASS	1 GAL./ CONT./ 36" O.C.			
	PHYLLOSTACHYS AUREA / GOLDEN BAMBOO	5 GAL./ CONT/ AS SHOWN			
	WITH GROUNDCOVER:				
	OPHIPOGON PLANISCAPUS 'NIGRESCENS' / BLACK MONDO GRASS	1 GAL./ CONT./ 24" O.C.			
	ASTILBE X ARENSII 'DEUTSCHLAND' / DEUTSHLAND ASTILBE	1 GAL./ CONT./ 24" O.C.			
	ASTER X FRIKARTII 'MONCH' / FRIKART'S ASTER	1 GAL./ CONT./ 24" O.C.			
	ANEMONE NEMOROSA / WOOD ANEMONE	1 GAL./ CONT./ 24" O.C.			
	HELLEBORUS ORIENTALIS / HELLEBORE (WHITE AND PINK)	1 GAL./ CONT./ 24" O.C.			
	PACHYSANDRA TERMINALIS / SPURGE (50%)	1 GAL./ CONT./ 18" O.C.			
	HELLEBORUS ORIENTALIS / HELLEBORE (WHITE AND PINK)(25%)	1 GAL./ CONT./ 24" O.C.			
	DRYOPTERIS ERYTHROSORA / AUTUMN FERN (25%)	1 GAL./ CONT./ 24" O.C.			

r.o.w. shrubs/grasses



Little Bunny Fountain Grass
Pennisetum alopecuroides 'Little Bunny'



Lilyturf
Liriope spicata



Autumn Moor Grass
Sesleria autumnalis



Autumn Fern
Dryopteris erythrosora



David's Viburnum
Viburnum Davidii



Boxleaf Honeysuckle
Lonicera pileata

street trees



Norwegian Sunset Maple
A. truncatum x A. Platanoides



Austrian Pine
Pinus nigra

alley side trees



Amelanchier
A. 'Autumn Brilliance'



Katsura
Cercidiphyllum japonicum

Landscape

nw 85th street

continuous planter



first ave nw

cafe seating



seat elements



alley

overhead lights



sloped planter with seatwall - 24"



private patio planters



concrete seat/fire

