

EARLY DESIGN GUIDANCE



UW 19th Ave, LLC
 4726 + 4730 19th Avenue NE Seattle, WA

EARLY DESIGN GUIDANCE
 SEPTEMBER 24, 2018
 PROJECT #3031329

DEVELOPMENT OBJECTIVES

PROJECT DESCRIPTION

Located on a block between 19th Ave NE & 20th Ave NE, the project will build upon existing urban fabric in the University District Northwest. 14 units of 3-story Townhomes will include basements and outdoor amenities. The project proposes to meet the Green Building Standard for sustainability and better building performance. The development objectives for this project are as follows (all values are approximate):

Number of Townhomes: 14 Townhomes
 Number of Rooms: 94
 Number of Parking Stalls: 0

PROJECT INFORMATION

Zoning / Lot Size: LR3 /
 4,632 SF (4726) + 6,930 SF (4730) =
 11,562 SF
 Overlay: University District Northwest (Urban
 Center Village)
 Pedestrian Zone: No
 Parking Flexibility
 Area: Yes
 Infiltration Evaluation
 not Req'd: Yes
 Major Pedestrian St: 19th Avenue NE
 Codes: Seattle Land Use Code (current
 edition)

PROJECT TEAM

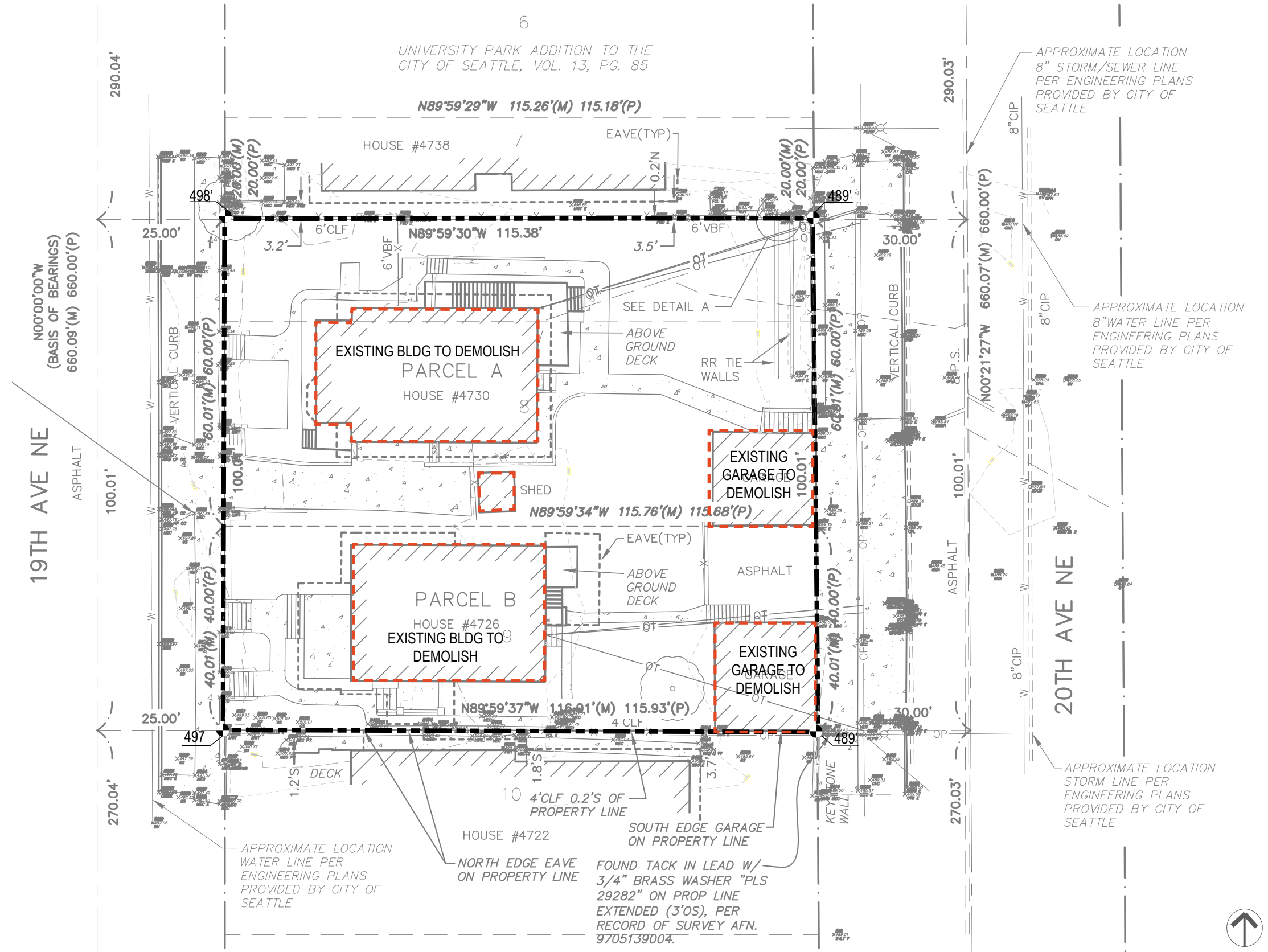
Applicant: UW 19th Ave, LLC
 9675 SE 36th St, Ste 105
 Mercer Island WA 98040

Architect: GROUPARCHITECT
 1735 Westlake Ave. N.
 Suite 200
 Seattle, WA. 98109

Landscape Architect: TBD

LEGAL DESCRIPTION

UNIVERSITY PARK ADD (4726)
 UNIVERSITY PARK ADD S 1/2 OF 7 & ALL 8 (4730)



UNIVERSITY DISTRICT CONTEXT

The site is located within the University District Northwest Area of the Urban Center Overlay District. University District is changing with new developments and the Brooklyn light rail station planned for NE 43rd and Brooklyn Ave NE. The site is within a 10 minute walk area from the Brooklyn light rail station, and a predominantly area is in congregate housing, primarily catering to students.

IMMEDIATE NEIGHBORHOOD CONTEXT

The predominate architecture of the neighborhood is 1-2 story single family housings and rooming homes that create fully residential streets. The Northeastern part of the University District Northwest Urban Village is creating a home of fraternity and sorority houses.

ADJACENT AND NEARBY STREETS

The site fronts on 19th Avenue NE and the back of the site is facing 20th Avenue NE. 19th Avenue NE is one-way road towards North, and 20th Avenue NE is two-way road with bike lanes. Bike lanes on 20th Avenue continues to University of Washington campus on South, and to Ravenna Park on North. A shared bike lane is marked in both directions. The major intersections of NE 45th Street and 20th Avenue NE is located approximately one and a half block to the South. Continuous sidewalks are present along both 19th Avenue NE & 20th Avenue NE.

VIEWS AND AMENITIES

Anticipated views will mostly be territorial to the North over a mature treed neighborhood with the possibility of views toward the Cascades on the uppermost residential levels. The University Village is located within 10 min walk distance, and Brooklyn Station is within half-mile distance as a major public transportation.

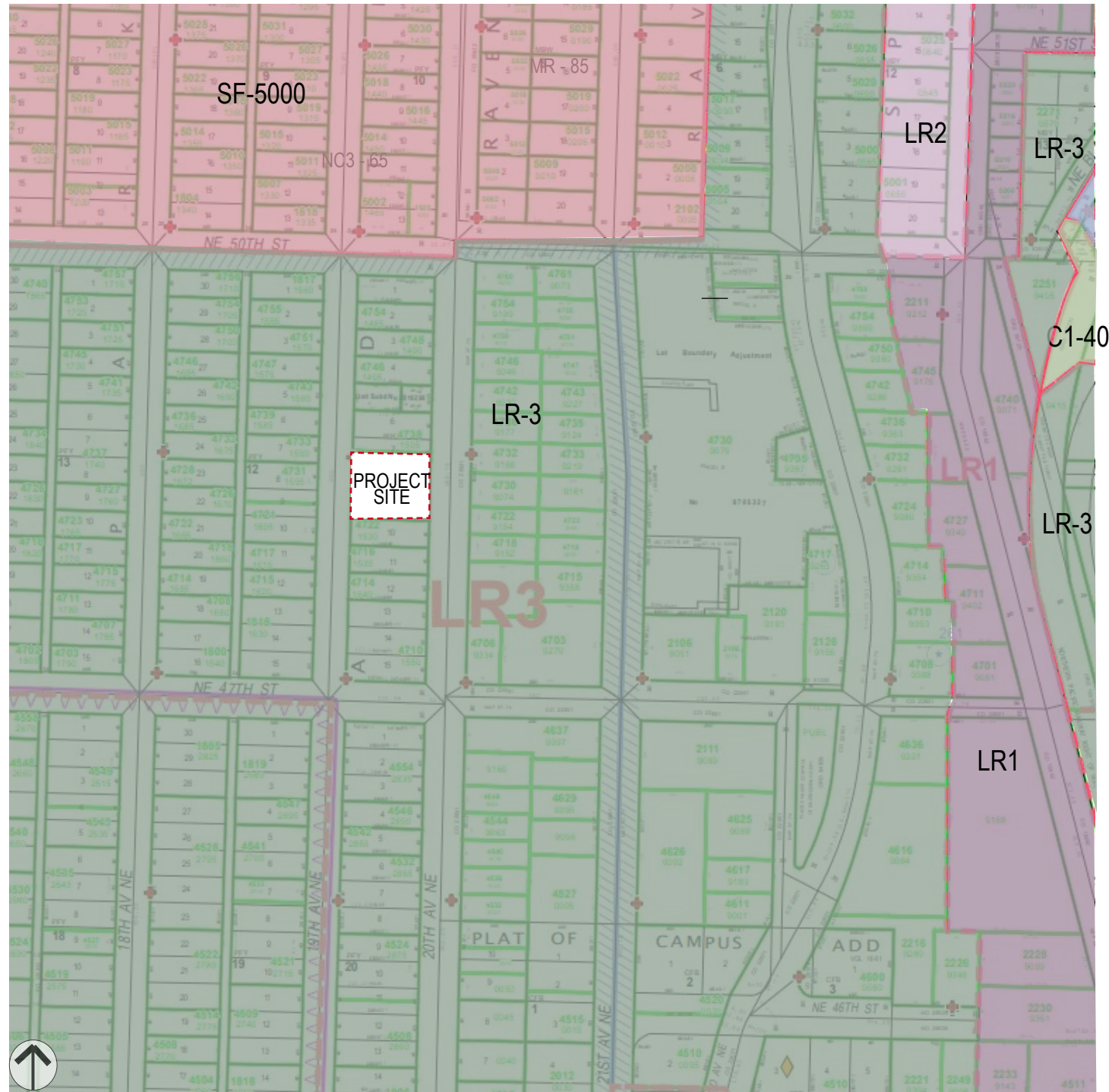
FUTURE PROJECTS

According to city records, the parcel to the Southeast of the site (4710 20th Avenue NE) is currently under construction with a multi-family structure containing 52 dwelling units. Many of the surrounding parcels are under developed by current land use code. The density in the neighborhood will increase as these parcels are developed.

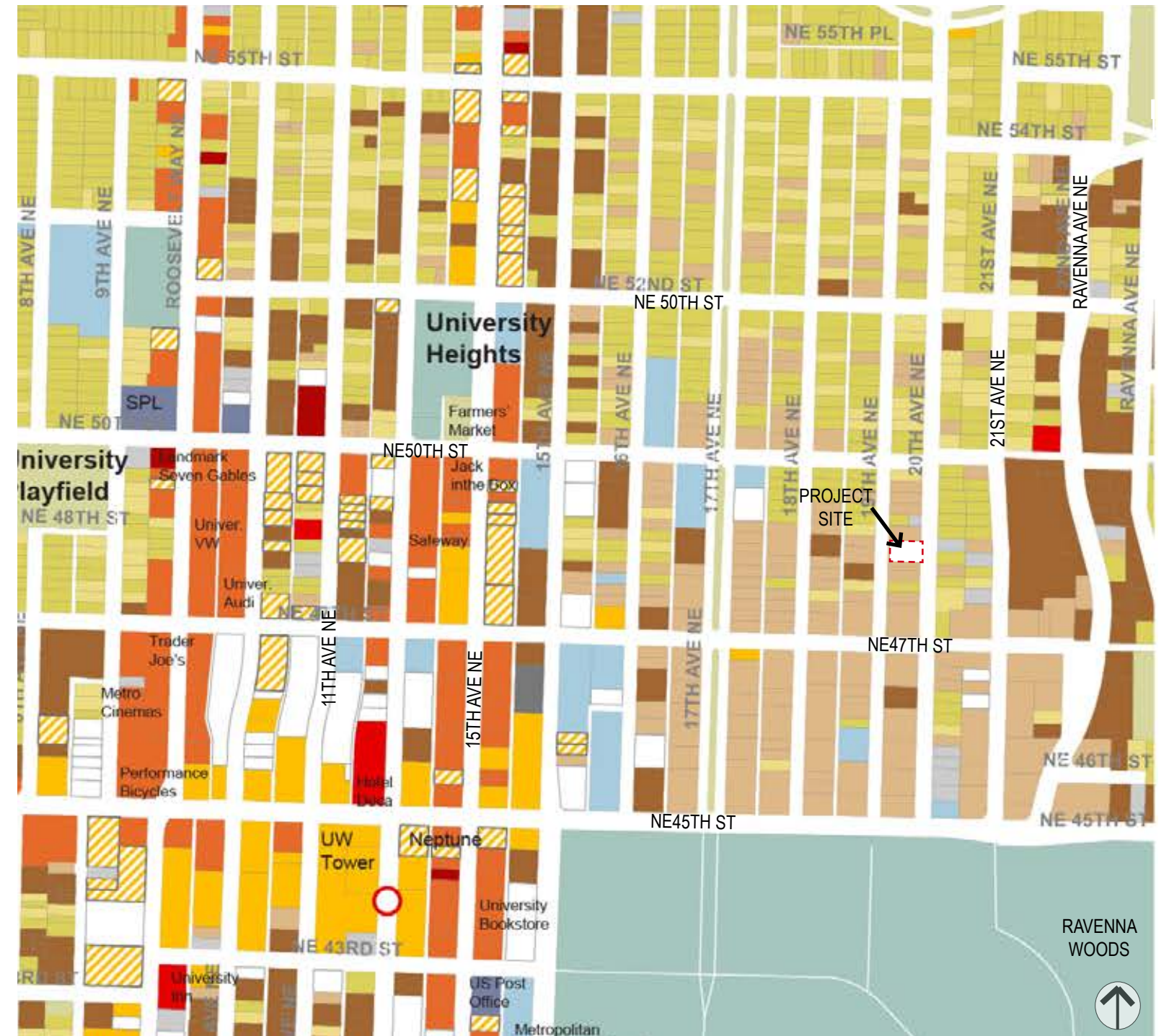
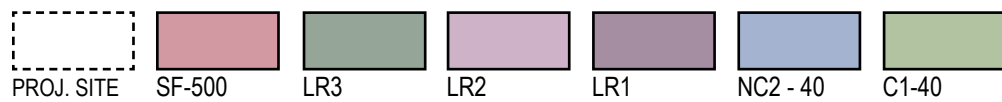


UNIVERSITY DISTRICT NORTHWEST NEIGHBOR-

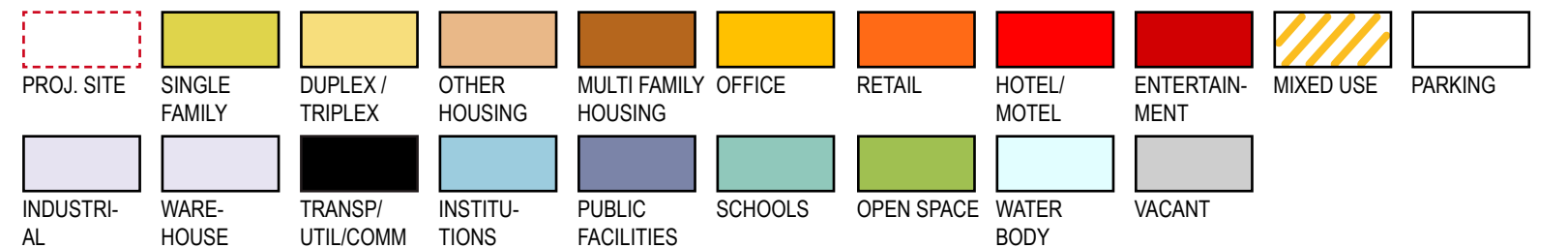
URBAN DESIGN ANALYSIS: ZONING & SURROUNDING USES



ZONING MAP

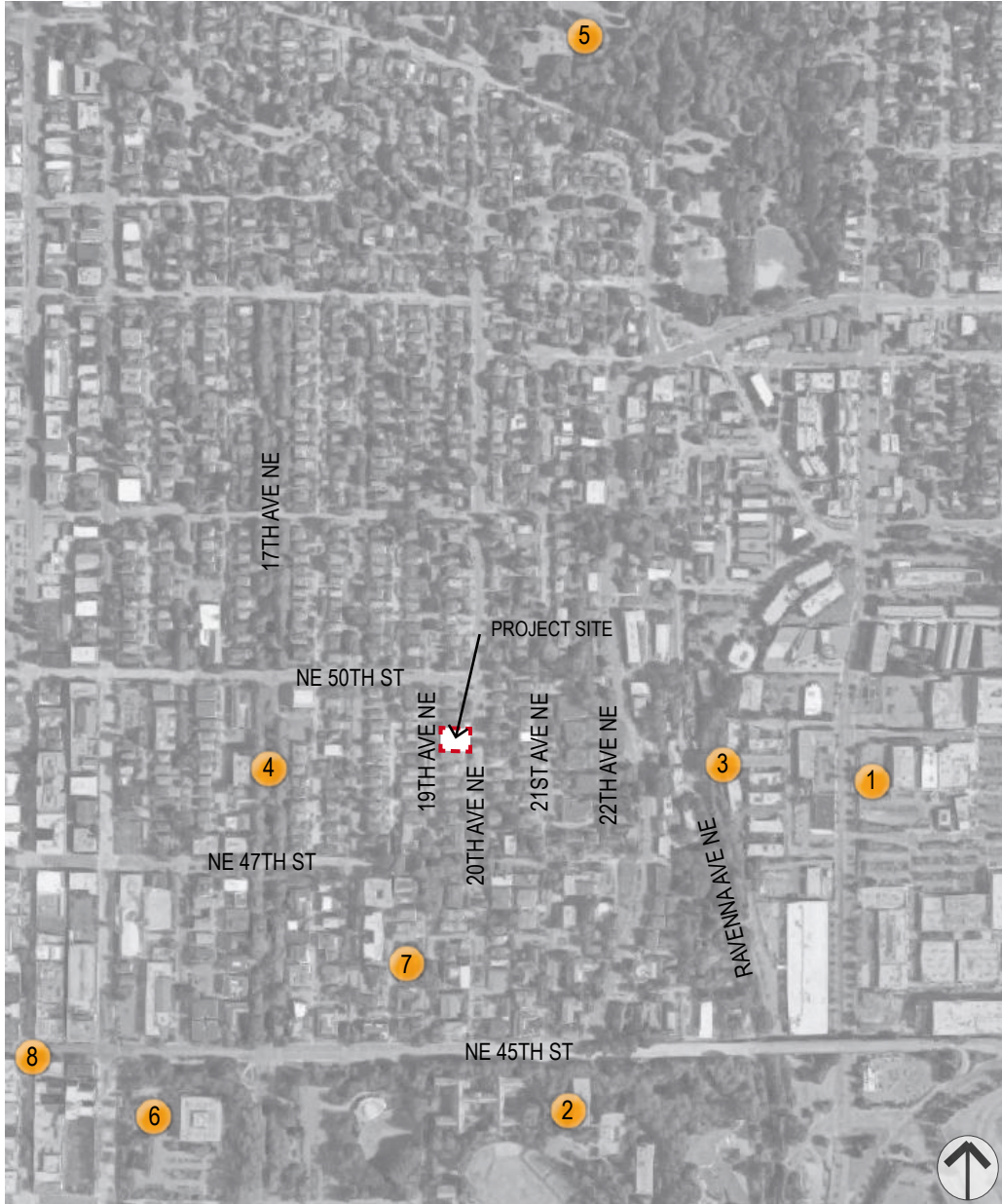


ADJACENT USE DISTRIBUTION



LAND USE MAP FROM DEPARTMENT OF PANNING AND DEPARTMENT EXISTING CONDITIONS REPORT

CONTEXT ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST



POINTS OF INTEREST

- 1. University Village
- 2. University of Washington
- 3. Burke Gilman Trail
- 4. 17th Ave NE Centerstrip
- 5. Ravenna Park
- 6. Burke Museum
- 7. UW Greek Row
- 8. University way (The Ave)

URBAN DESIGN ANALYSIS: EXISTING NOTABLE ARCHITECTURAL & ENTRY PATTERNS

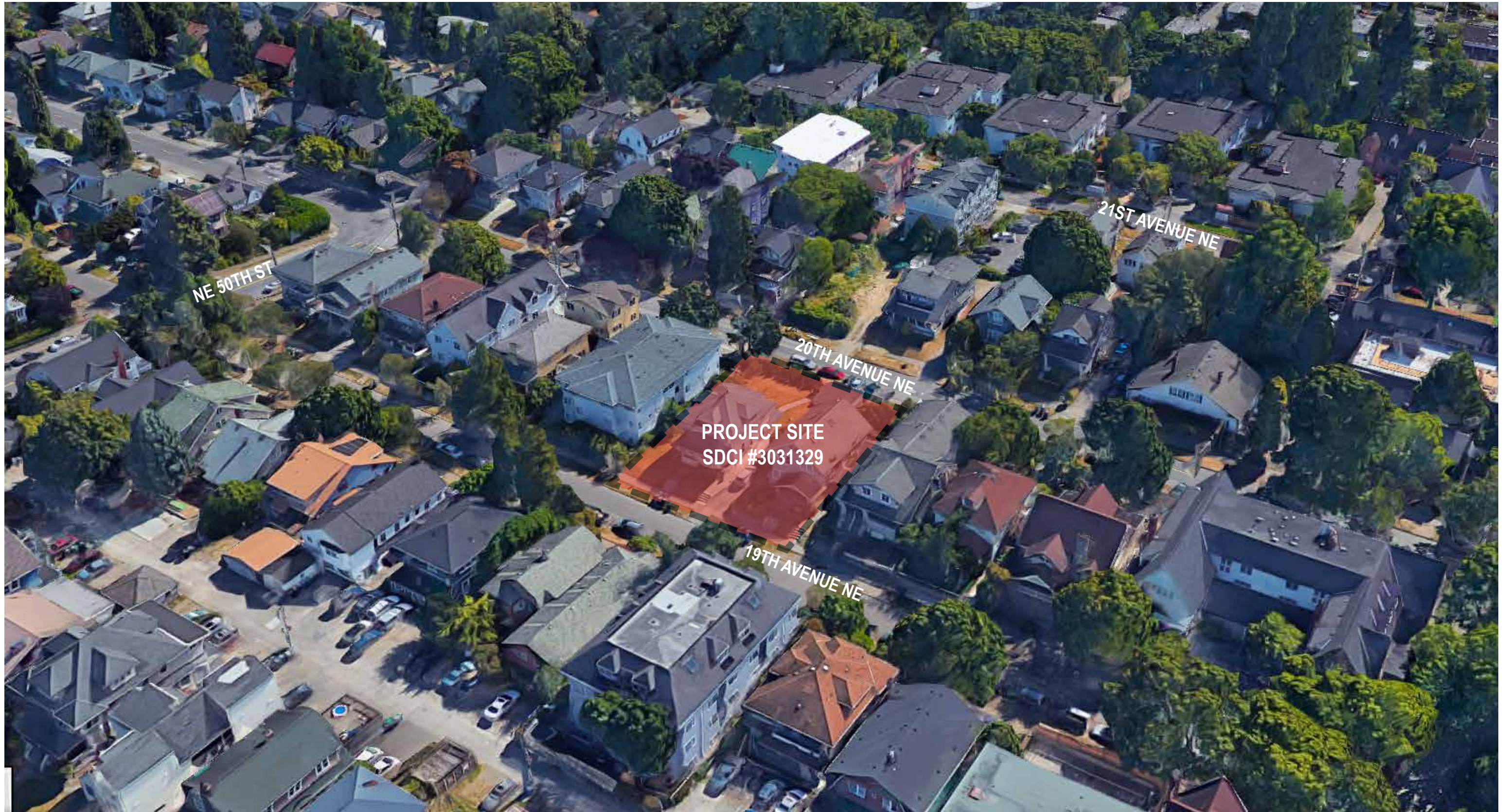


EXISTING PATTERN LOCATIONS

1. 4743 & 4735 21st Ave NE - Mid rise residential streetscape
2. 4740 20th Ave NE - Mid rise residential streetscape
3. 4730 21th Ave NE - Mid rise residential streetscape
4. 4754 18th Avenue NE - Mid rise residential entry / accessible way
5. 4731 18th Ave NE - Student housing entry / accessible way
6. 4721 19th Ave NE - Leasing office entry along access road
7. 4537 NE 47th St - Flat roof with Roof deck
8. 4738 19th Ave NE - Stepped Platers with grade change

DESIGN CUES

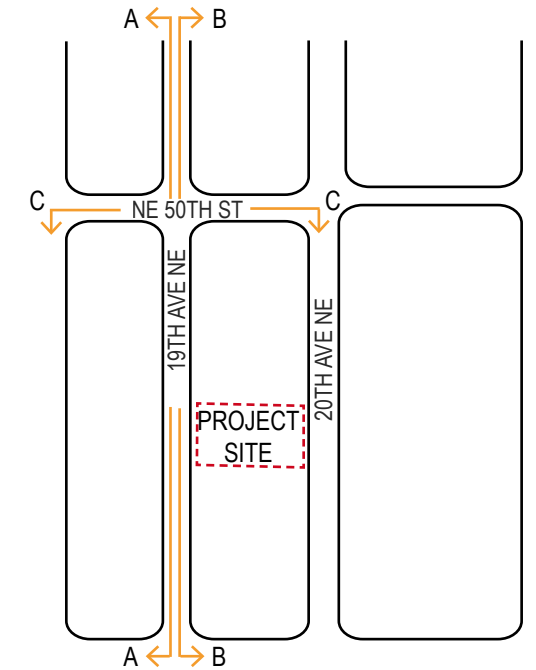
- Residential scale emphasized with street setbacks
- Human scale residential covered entries
- Open plaza areas at street intersections
- Stairs / ramps for grading changes at entry



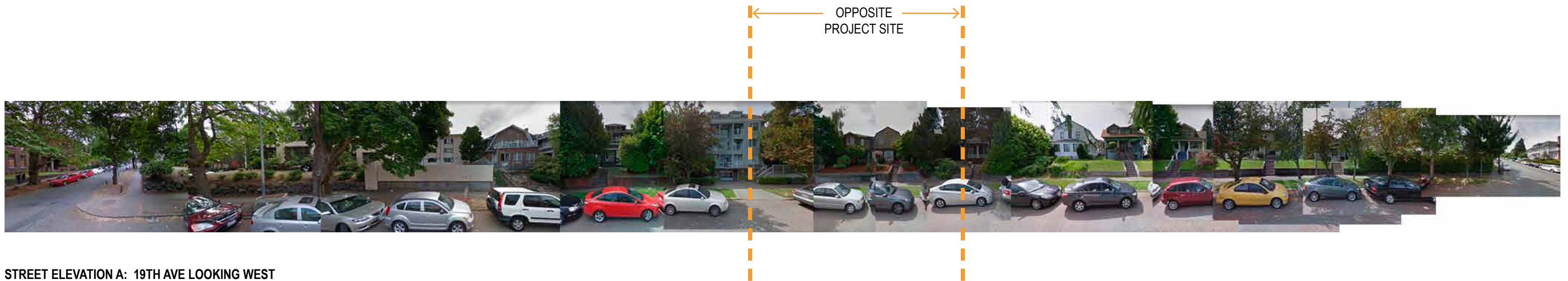
URBAN DESIGN ANALYSIS: STREET ELEVATIONS



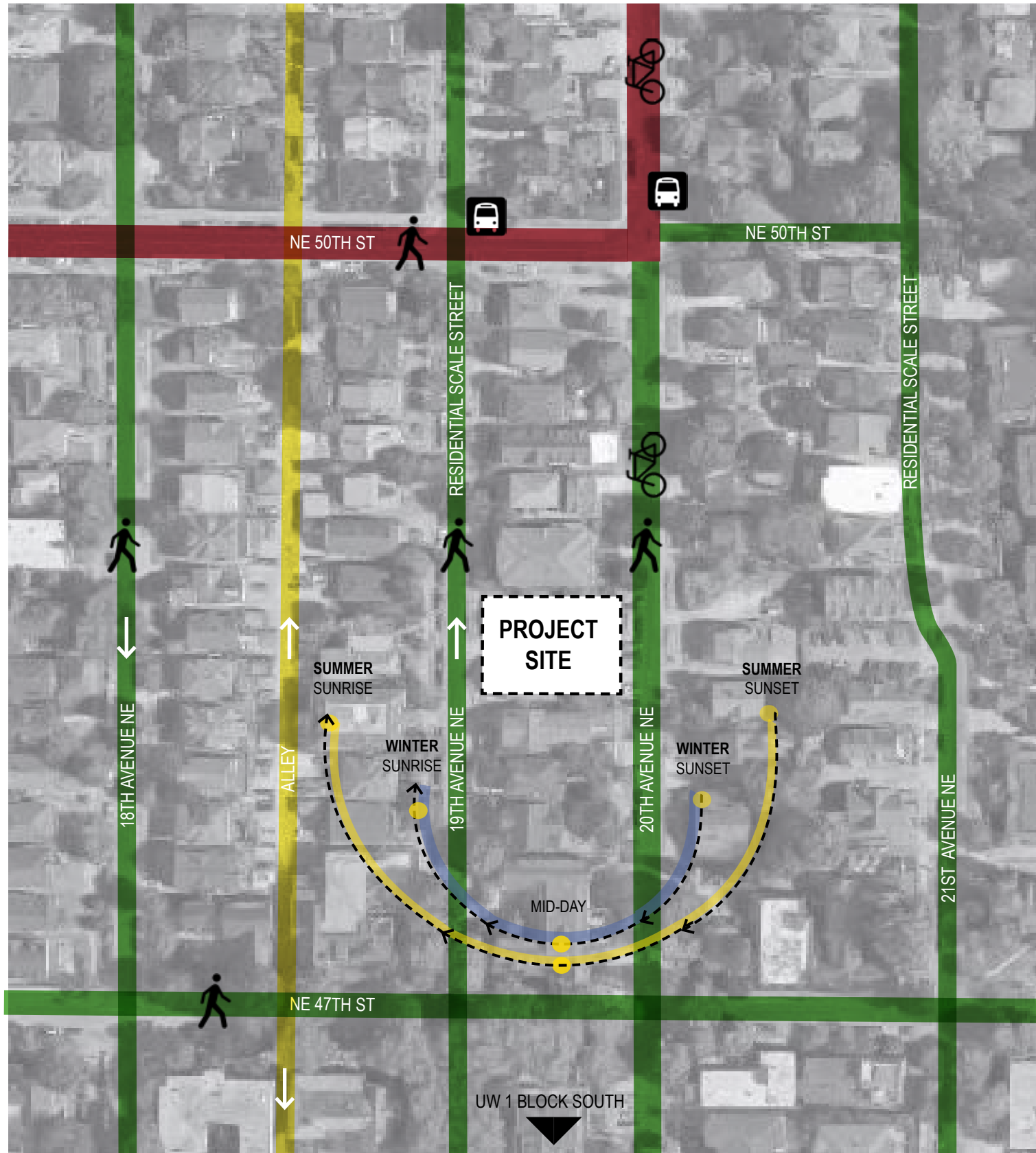
STREET ELEVATION C: 50TH STREET LOOKING SOUTH



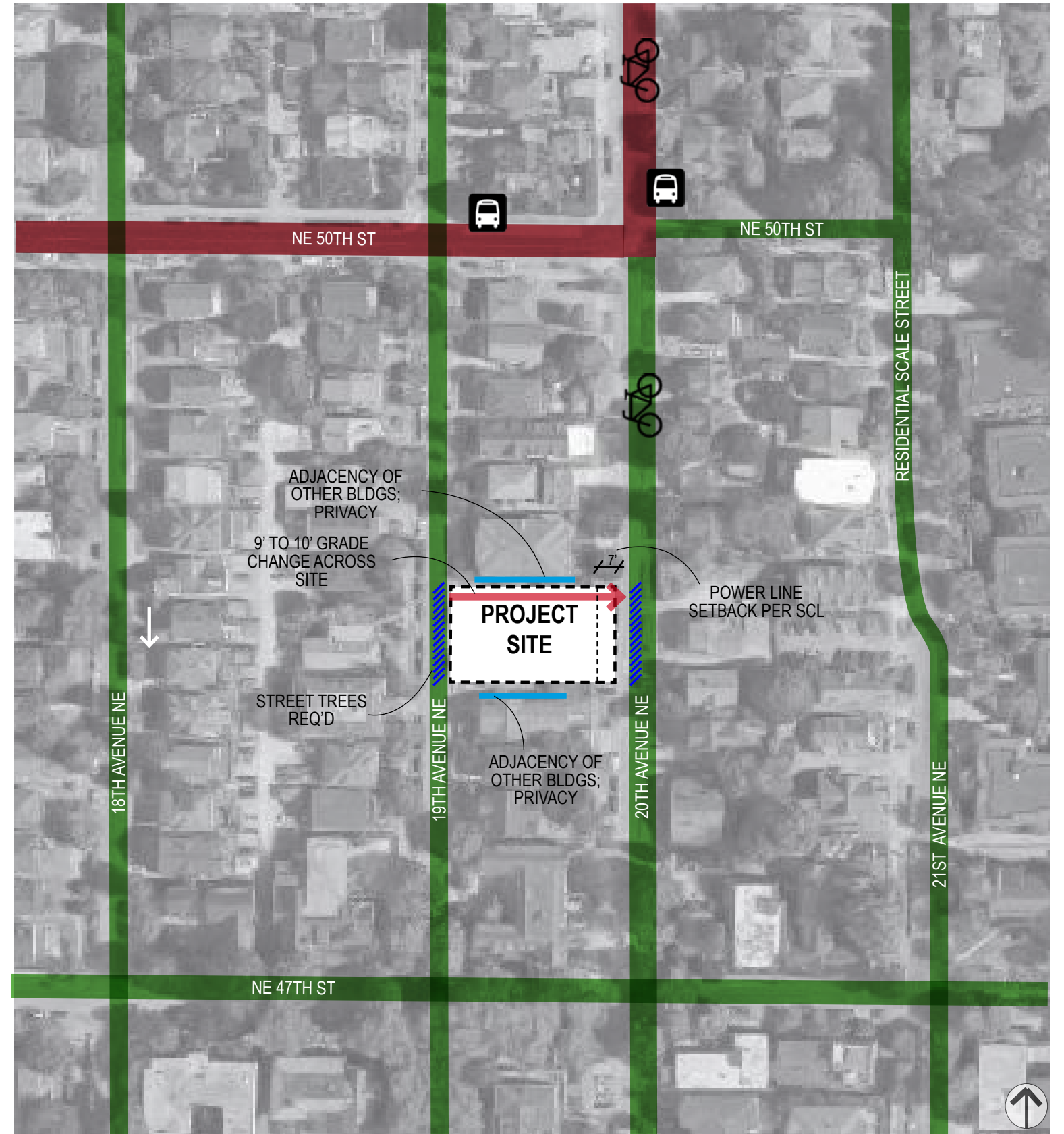
STREET ELEVATION B: 19TH AVE LOOKING EAST



STREET ELEVATION A: 19TH AVE LOOKING WEST



OPPORTUNITIES



CONSTRAINTS

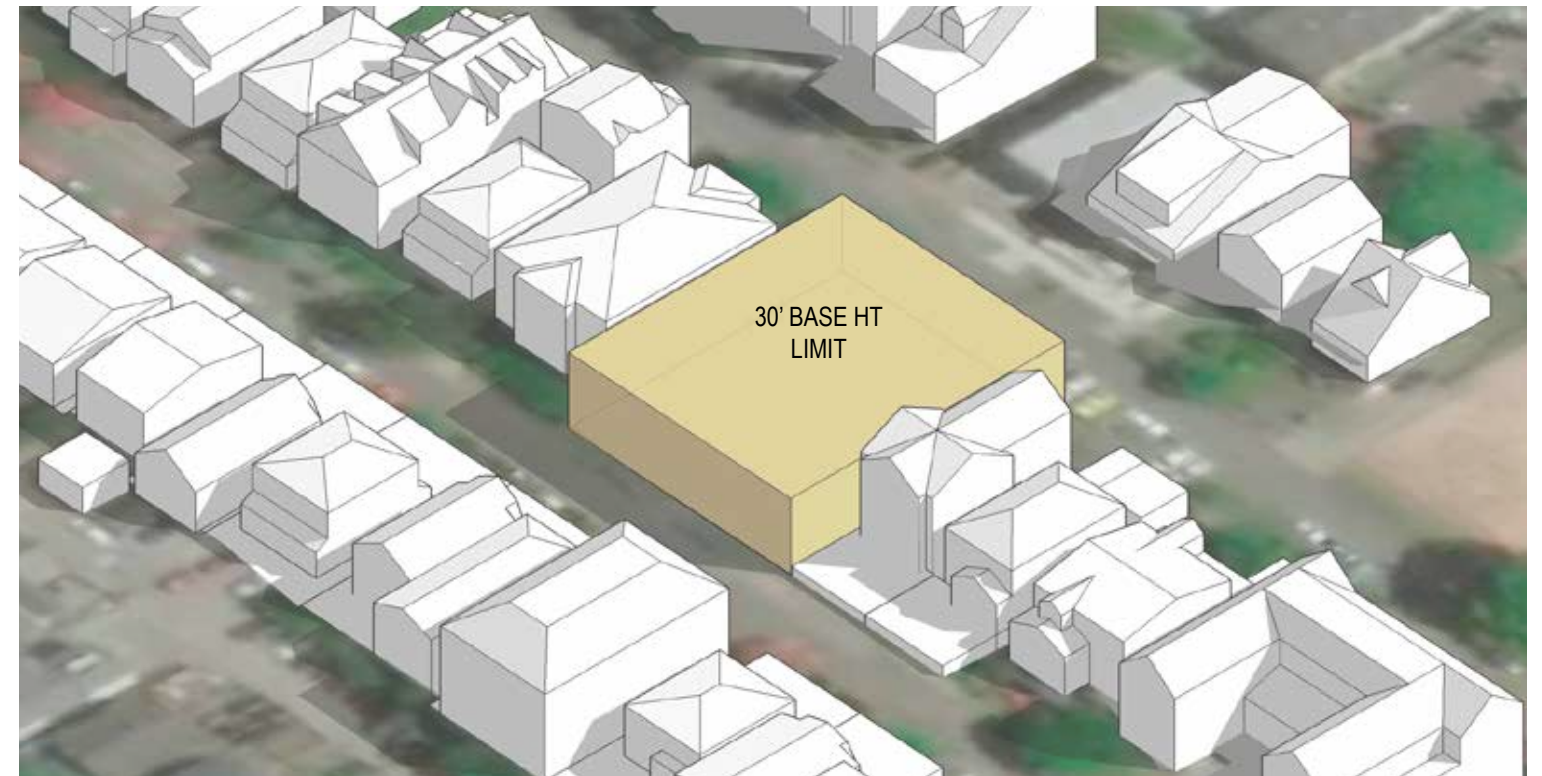
ZONING ANALYSIS: SEATTLE MULTIFAMILY (23.45) - LR3 ZONING

- 23.45.504 Uses Allowed - Residential Uses Allowed (Congregate residence prohibited, 9 bedrooms or more per structure)
- 23.45.510 FAR Limits - Townhomes, LR3 Zoning: 1.4 FAR Max**
- 23.45.510E Portions of Townhomes below grade or meeting exceptions are exempt from FAR calculations
- 23.45.512 Density - No limit for Townhomes in LR3 Zoning**
- 23.45.514 Structure Height - 40' Max (Inside urban center / Village) + allowable height exceptions under 23.45.514
- 23.45.517 Multifamily Zones With Mandatory Housing Affordability Suffix

** Max density requires both use of Green Building provisions under 23.45.510C and mandatory housing participation

Setbacks: Front - 5 ft min
Side - 5 ft min / 7 ft avg

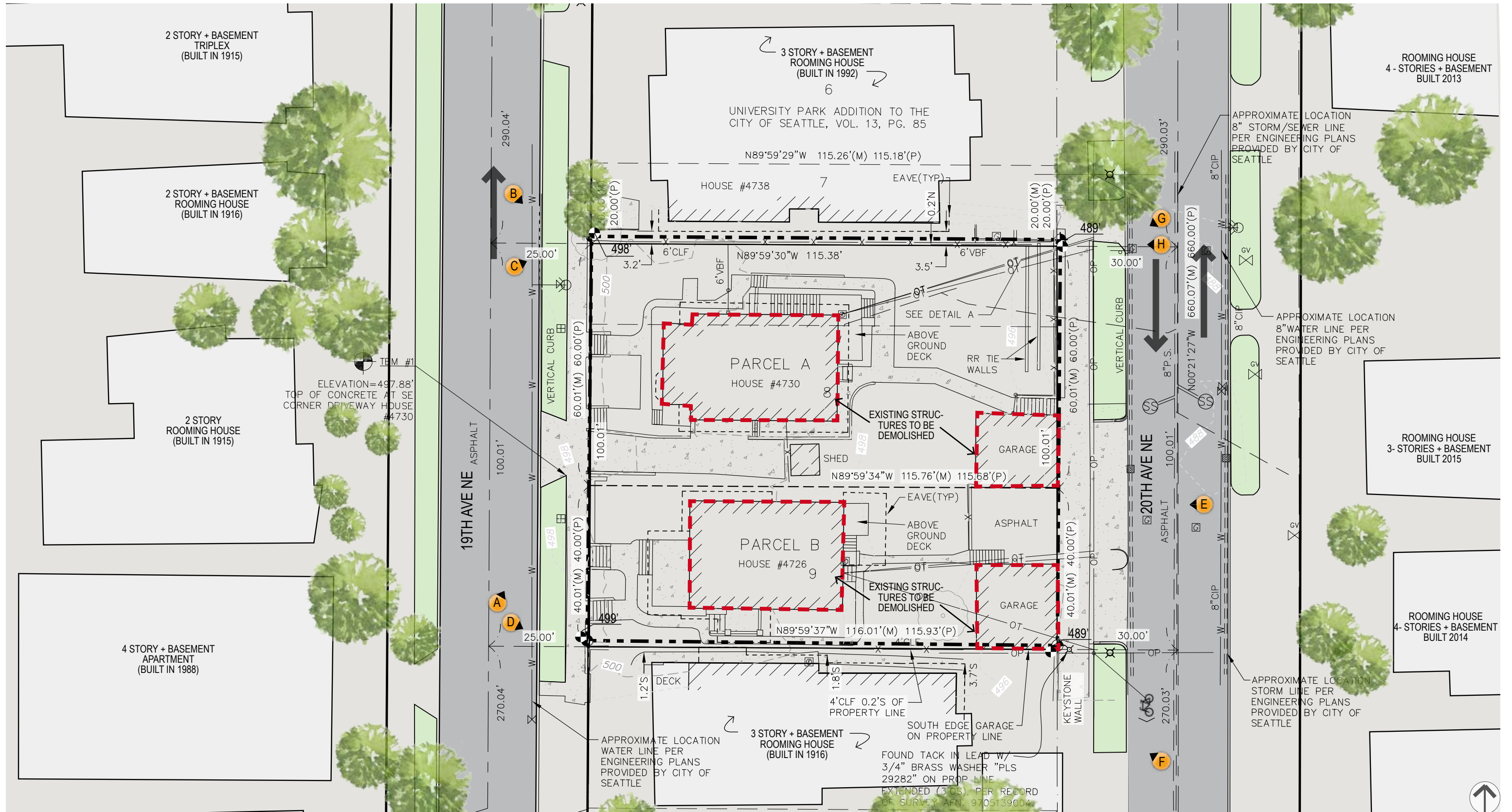
Amenity Area: 11,562 X 25% = 2,890 sf min req'd (Min 50% at grade; 1445 sf)
747 sf - West (at grade), 400 sf - Central Courtyard (at grade), 830 sf - East (at grade), 2290 sf - Roof decks (14 @ 165 sf Ea.)
= 4,267 sf Amenity area proposed, 1977 sf provided at grade



ZONING ENVELOPE

DEPARTURE REQUESTS ANTICIPATED

LAND USE CODE	CODE ITEM	DEPARTURE DESCRIPTION	OPTIONS	DESIGN RATIONALE
23.45.522.A.2	Min. 50% of Amenity area at grade required	Less than 50% of Amenity area at grade proposed	A & B	Interior of project site used for building / walk-up access, site configuration as a result restricts ability to provide continuous open space in larger dimensions. Units to be provided with private roof decks in lieu of at-grade locations.
23.45.527.B.1	Max. combined Facades within 15ft of a lot line shall not exceed 65% of the length of lot line	Combined length of facade within 15ft of a lot line exceeds 65% of the length of lot line	A & B	Site configurations in both options maximize walk-up building entries and open space between buildings. Strict conformance with facade length under 65% of lot depth otherwise significantly reduces development of site in both proposed options.



A 19TH AVE FRONTAGE FROM SOUTH

Site frontage long 19th Avenue NE has buildings with recessed entry porches, walk up stoops and raised front yards adjacent to sidewalks.

B 19TH AVE FRONTAGE FROM NORTH

C NORTH PROPERTY & NEIGHBOR BUILDING ON NORTH

North property line is just south of adjacent apartment building with limited windows and blank wall areas facing project site. Ground level landscaping provides pedestrian-level privacy.

D SOUTH PROPERTY & NEIGHBOR BUILDING ON SOUTH

South property line is just north of adjacent boarding house in old SFR. Adjacency buildings on sites in prior SF zoning. No security fencing or ground level landscaping present to provide privacy between both properties.

E LOOKING WEST FROM 20TH AVE NE

Street frontage along 20th Avenue NE is predominantly terrace garages and recessed driveways with elevated buildings and rear yards as well as refuse/recycling storage. Parking is provided in many locations both in garage as well as surface stalls. Mature trees in east yard of project site currently provides for property to south.

F NEIGHBOR BUILDING ON SOUTH FROM 20TH AVE

G ADJACENT PROPERTY FROM 20TH AVE NE

H NORTH PROPERTY LINE FROM 20TH AVE NE



A 19TH AVE FRONTAGE FROM SOUTH



B 19TH AVE FRONTAGE FROM NORTH



C NORTH PROPERTY & NEIGHBOR BUILDING ON NORTH



D SOUTH PROPERTY LINE & NEIGHBOR BUILDING ON SOUTH



E LOOKING WEST FROM 20TH AVE NE



F NEIGHBOR BUILDING ON SOUTH FROM 20TH AVE NE



G ADJACENT PROPERTY FROM 20TH AVE NE



H NORTH PROPERTY LINE FROM 20TH AVE NE

CONTEXT AND SITE

1 CS1.C2: *Elevation Changes* - Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

2 CS2.C2: *Mid-Block Sites* - Look to the uses and scales of adjacent buildings for clues about how to design a mid-blocking building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

3 CS2.B2: *Adjacencies, Connection to the street* - Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) - in siting and designing the building.

PUBLIC LIFE

4 PL3.B1: *Residential Edges, Security and Privacy* - Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the neighboring streets / buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

5 PL3.B2: *Ground-level Residential* - Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:

- vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
- pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
- a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

6 PL4.B2: *Bike Facilities* - Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PROJECT RESPONSE: Project proposes stepping structures to accommodate elevation change between 19th Ave. and 20th Ave.

PROJECT RESPONSE: Existing pattern of streetscape is landscaped planting strips and sidewalks with residential entries typically facing the street but recessed typically 10ft to 20ft in a front porch. 19th Ave is predominantly a quieter, typical residential Ravenna street character while 20th Avenue is slightly wider with bike lanes and wider frontage and setbacks from curb to property line. Both streets have strong patterns of residential entries and building frontage.

PROJECT RESPONSE: Existing pattern of residential security / privacy is providing entries with yards as buffers between sidewalk and building entry. Project options use similar yard separation to proposed building entry locations to maintain resident safety and provide private realm transition typical to neighborhood.

PROJECT RESPONSE: Project proposes entry porches recessed from main building massing with changes in exterior cladding materials at ground level to further articulate building entries from adjacent massing. Entry locations further delineated in some proposed design options by addition of entry trellis / decorative fencing at entry to private yards at individual and shared entry points.

PROJECT RESPONSE: Project proposes placement of bike storage in common location central to project residents for each option. Locations proposed allows access to both street frontages as well as convenient access for residents.

DESIGN RESPONSE TO CONTEXT AND SITE GUIDELINES

Project proposes building entries with recessed entry porches set back from the street frontage with landscaped front yards as typical for the neighborhood. Also, project reinforces street edge with raised planters or entry stoop stairs at back of sidewalk.



STREETSCAPE PRECEDENCE ON 19TH AVE



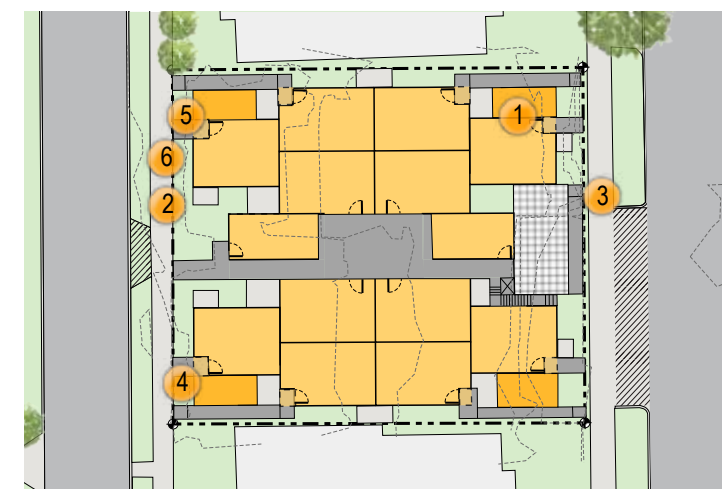
STREETSCAPE PRECEDENCE ON 20TH AVE

DESIGN RESPONSE TO PUBLIC LIFE GUIDELINES

Project proposes distinct human scale entries, articulated with material use, modulation, awnings, and located along the pedestrian pathways to provide distinct way finding for tenants and the public.



RESIDENTIAL PATIO / TRASH ENCLOSURE PRECEDENCE



PLAN DIAGRAM - CONCEPT SKETCH RESPONSE TO GUIDELINES

SEATTLE GUIDELINES

- CS1.C2 Elevation Changes
- CS2.C2 Mid-Block Sites
- CS2.B2 Adjacencies, Connection to the street
- PL3.B1 Residential Edges, Security and Privacy
- PL3.B2 Ground-level Residential
- PL4.B2 Bike Facilities

DESIGN CONCEPT

1 DC1.B1: *Vehicular Access and Circulation, Access Location and Design* - Choose locations for vehicular access, service uses and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

2 DC2.A2: *Massing, Reducing Perceived Mass* - Use secondary architectural elements to reduce perceived mass. Consider recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

3 DC2.C1: *Secondary Architectural Features, Visual Depth and Interest* - Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping. Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

4 DC3.B4: *Open Spaces, Multifamily Open Space* - Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

5 DC4.A1: *Building Materials, 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.

6 DC4.C: *Lighting* - Use lighting to both increase site safety in all locations used by pedestrians and to highlight architectural and landscape details while avoiding off-site night glare and light pollution.

UNIVERSITY NEIGHBORHOOD DESIGN GUIDELINES

7 PL2.iii: *Entrances Visible from the Street* - In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances. At least one building entrance, preferably the main one, should be prominently visible from the street. To increase security, it is desirable that other entries also be visible from the street; however, the configuration of existing buildings may preclude this.

8 PL2.iii. When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street. Units facing the courtyard should have a porch, stoop, deck or seating area associated with the dwelling unit.

9 PL2.iv. In residential projects, front yard fences over 4 feet in height that reduce visual access and security should be avoided.

PROJECT RESPONSE: 19th Ave is predominantly pedestrian character with mostly residential entries along street frontage. 20th Ave frontage has a number of curb-cuts for parking garage access and surface parking as well as access to dedicated bike lanes in 20th Ave. Project proposes no on-site vehicle parking and proposes placing refuse / recycling storage and access off 19th Ave per specific request from SPU to reduce bike lane / pedestrian conflict. Bike parking will be provided on site and be accessible from both street frontages.

PROJECT RESPONSE: Project will be restricted to three-story townhomes to keep scale similar to adjacent buildings. Entries will be recessed with porch features to further relate to neighborhood context.

PROJECT RESPONSE: Recessed entries and projecting canopies with accent materials and/or ornamental features will be utilized as much as possible to reinforce visual interest and street level character.

PROJECT RESPONSE: Common roof decks are provided for each townhome as well as exterior courts for resident congregation and social interaction. Unit entries will be gathered together off common access pathways to further socialize residents with one another.

PROJECT RESPONSE: Exterior materials will likely include stained wood siding as well as ornamental accents such as wooden entry trellis structures at courts and individual unit entries.

PROJECT RESPONSE: Common pathways combined where possible to increase resident safety and highlight entries.

PROJECT RESPONSE: Entries located facing the street with walk-up porches for all units where possible. Entry trellises or other ornamental features reinforcing place of site entry to be provided at both street frontages.

PROJECT RESPONSE: Any fence provided in front yards along streets to be 3' high or less to avoid reducing resident security. Only exception is refuse/recycle enclosure screening, where height limit is determined by SPU minimums.

DESIGN RESPONSE TO DESIGN CONCEPT GUIDELINES

Project proposes the use of modulation to address the overall building massing and bulk, height, and scale. Particular attention will be paid to exterior amenity spaces, their relationship to the interior spaces, as well as their connection to the public open spaces.



MODULATION PRECEDENCE



INTERIOR COURTS



LIGHTING AT STREETSCAPE

DESIGN RESPONSE UNIVERSITY NEIGHBORHOOD DESIGN GUIDELINES

Project proposes to fit in with the surrounding neighborhood through design elements, such as planters, fences, entry porch & canopies on the site to provide cohesive and safe environment.



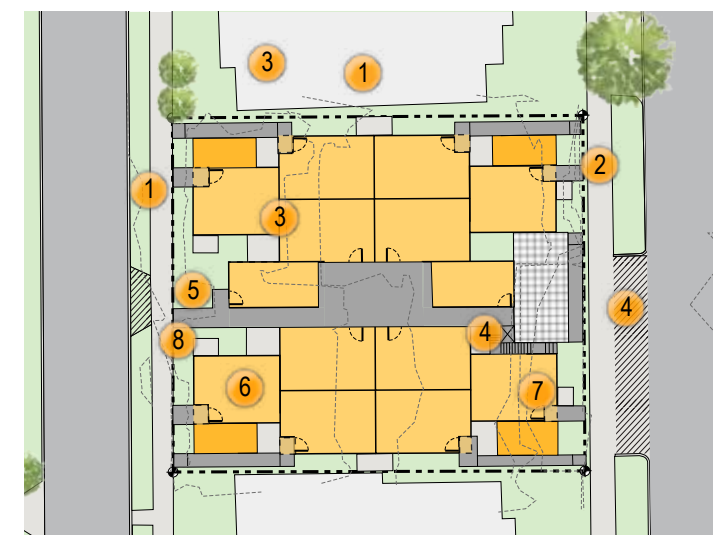
ENTRY AWNING PRECEDENCE



FRONT YARD FENCE WITH PLANTER



MAIN ENTRY FROM STREET



PLAN DIAGRAM - CONCEPT SKETCH RESPONSE TO GUIDELINES

SEATTLE GUIDELINES

- 1** DC1.B1 Vehicular Access and Circulation
- 2** DC2.A2 Massing, Reducing Perceived Mass
- 3** DC2.C1 Secondary Architectural Features, Visual Depth
- 4** DC3.B4 Open Spaces, Multifamily Open Space
- 5** DC4.A1 Building Materials, Exterior Finish Materials
- 6** DC4.C Lighting

UNIVERSITY NEIGHBORHOOD GUIDELINES

- 7** PL2.ii Entrance Visibility from the street
- 8** PL2.iii Residential Courtyard
- 9** PL2.iv Privacy & security screen



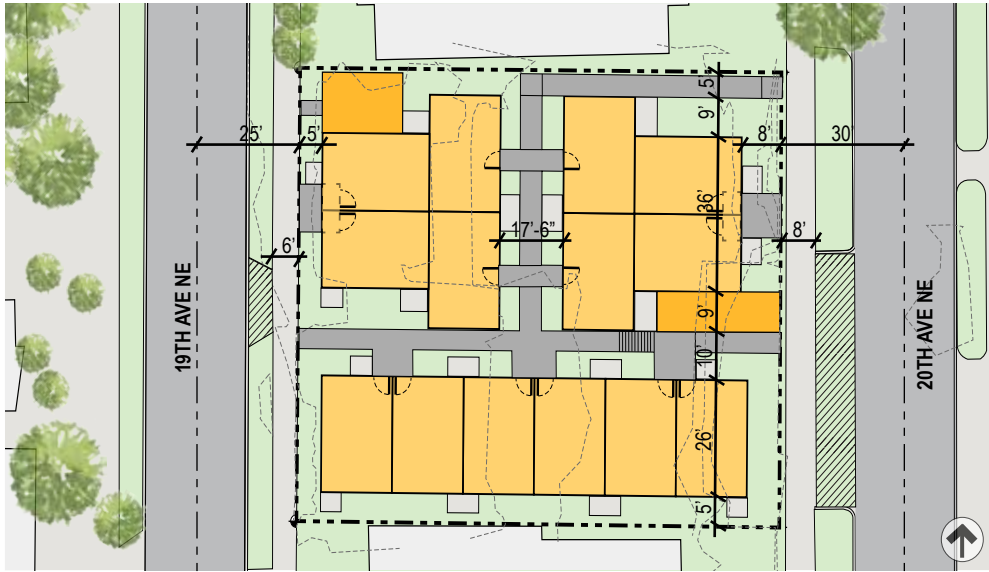
OPTION A: NARROW ALLEY CONCEPT

- PROS:
- Siting allows for possibility of pedestrian connection to inner courtyard for unit entries
 - Open courtyard to allow light in
 - North property line modulation varies, maximizes daylight to neighbor
 - Interior circulation path allows unit access from site interior for majority of units
 - Roof deck open space provided for all units

- CONS:
- Some units have minimum separation between windows due to building placement
 - Massing orientation maximizes bulk / massing along both ROW frontages
 - South building's south facade unmodulated, increasing apparent bulk / massing and further requires departure as shown
 - Site configuration places bike storage and refuse/recycle at site interior adjacent to units, diminishing common open space and landscaping

DEVELOPMENT OBJECTIVES:

Number of residential units -	14 units
Total number of rooms -	94 rooms



OPTION A - L1 PLAN



OPTION B: WIDE ALLEY CONCEPT

- PROS:
- North-south central courtyard balances daylight with internal circulation space, mid-building massing
 - Roof deck open space provided for all units

- CONS:
- Some internal courtyard units have reduced density due to lack of ability to provide windows
 - Long facade creates unmodulated east ROW massing
 - Substantial amount of massing at north & south setbacks (similar to Option A)
 - No opportunity to place refuse/recycle storage along 20th Ave ROW frontage
 - Site configuration requires use of north & south setbacks for individual unit entries
 - Bulky massing / lack of street modulation
 - Least similar option to existing building pattern on 19th

DEVELOPMENT OBJECTIVES:

Number of residential units -	14 units
Total number of rooms -	90 rooms



OPTION B - L1 PLAN



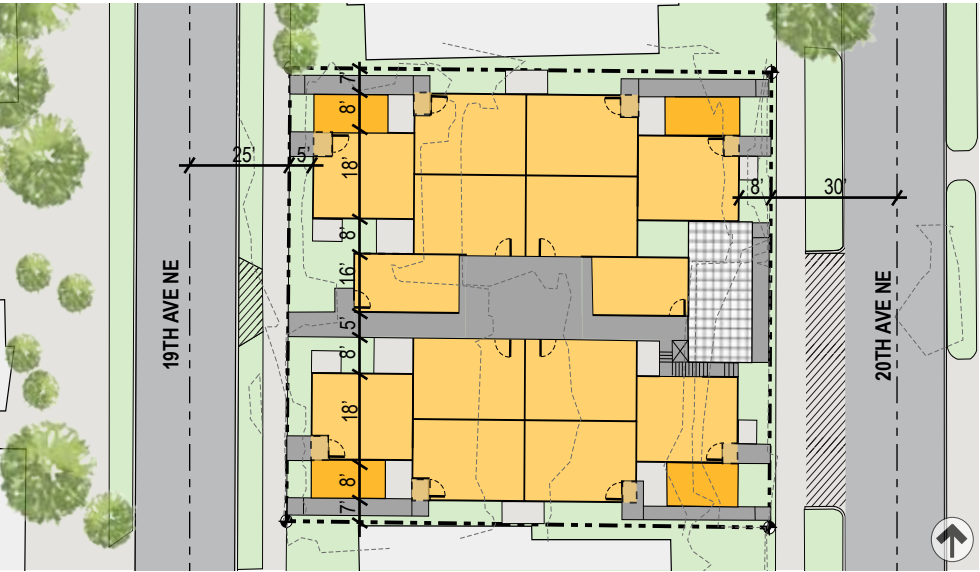
OPTION C: COURTYARD CONCEPT (PREFERRED/CODE COMPLIANT)

- PROS:
- Maximum building modulation along ROW frontage to reduce bulk/scale
 - North and south building modulation varies, pulling back at corners to reduce hard edges
 - Modulation along 20th Ave allows for optimum placement of bicycle parking and refuse/recycle
 - Roof deck open space provided for all units
 - Most similar massing / street modulation to existing building pattern on 19th
 - Open Patio along 20th Ave as an amenity space for tenants

- CONS:
- Site configuration requires use of north & south setbacks for individual unit entries

DEVELOPMENT OBJECTIVES:

Number of residential units -	14 units
Total number of rooms -	94 rooms



OPTION C - L1 PLAN

OPTION A

PROS:

- Siting allows for possibility of pedestrian connection to inner courtyard for unit entries
- Open courtyard to allow light in
- North property line modulation varies, maximizes daylight to neighbor
- Interior circulation path allows unit access from site interior for majority of units
- Roof deck open space provided for all units

CONS:

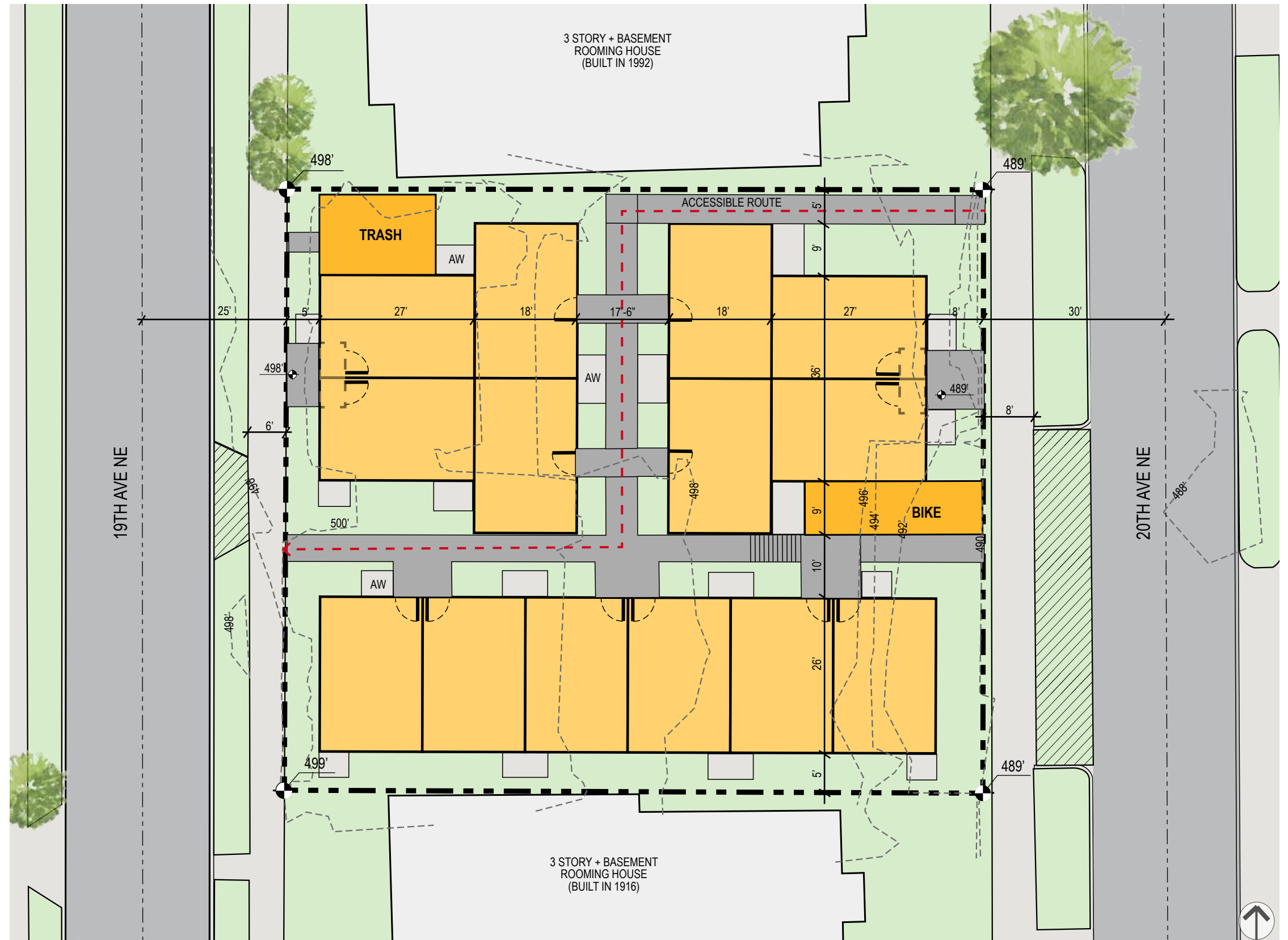
- Some units have minimum separation between windows due to building placement
- Massing orientation maximizes bulk / massing along both ROW frontages
- South building's south facade unmodulated, increasing apparent bulk / massing and further requires departure as shown
- Site configuration places bike storage and refuse/recycle at site interior adjacent to units, diminishing common open space and landscaping

DEVELOPMENT OBJECTIVES (DPD# 3031329)

Number of residential units: 14 Units
 Total number of rooms - 94 rooms

POTENTIAL DEPARTURES

- Lack of bldg modulation / structure depth > 65% along south property line / side setback
- 50% of amenity area at grade



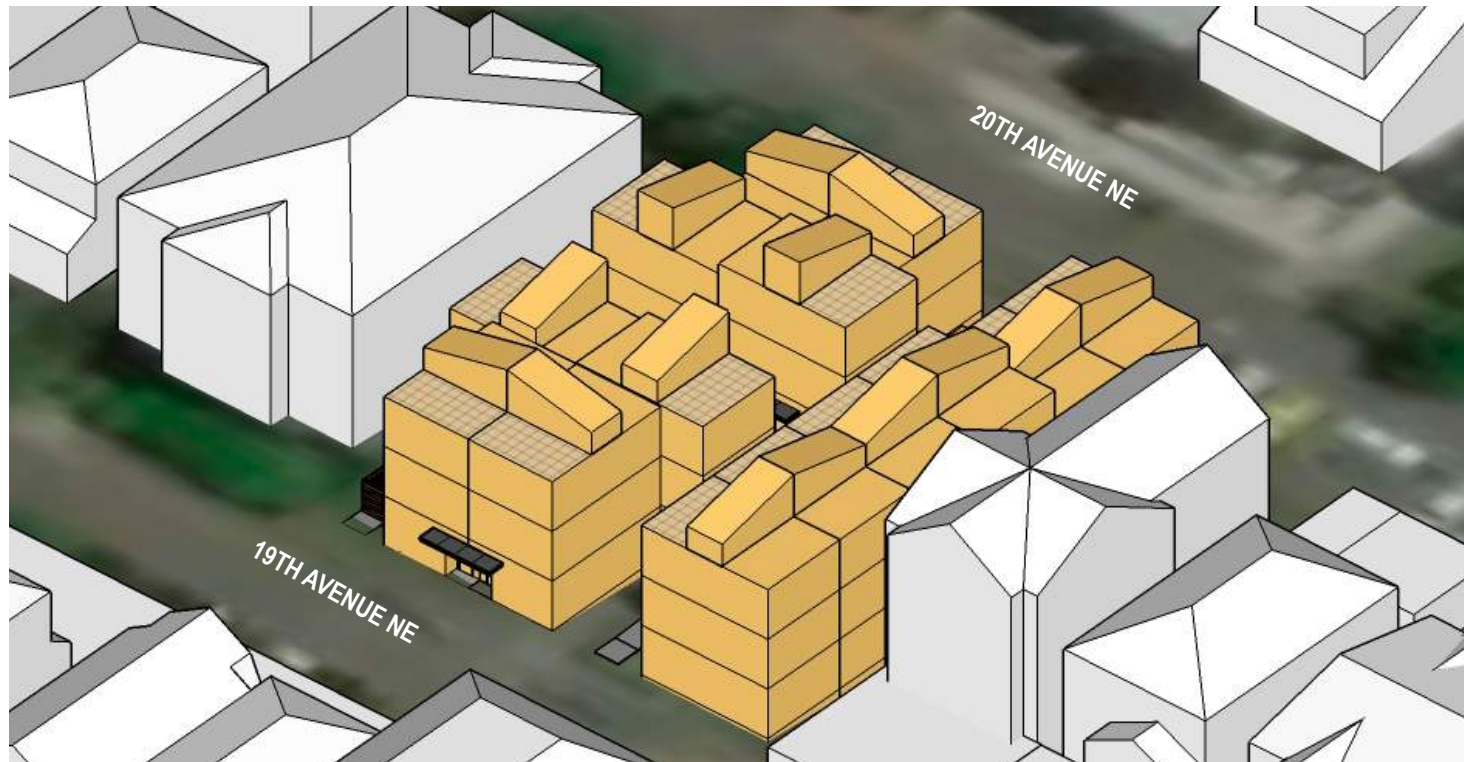
TYPICAL RESIDENTIAL LEVEL



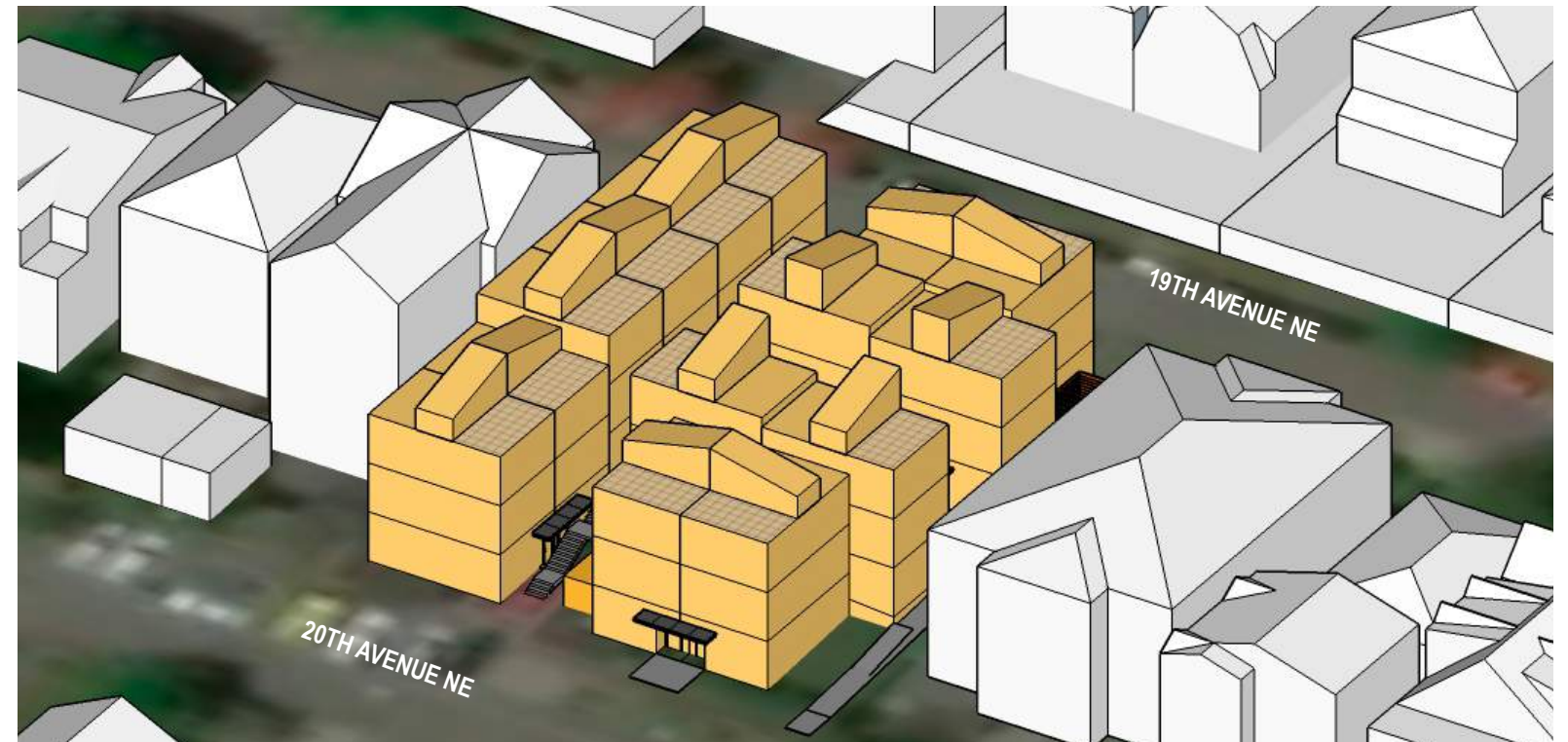
VIEW FROM 19TH AVENUE NE - VIEW FROM NORTH LOOKING EAST



VIEW FROM 20TH AVENUE NE - VIEW FROM SOUTH LOOKING WEST



VIEW LOOKING SOUTHWEST



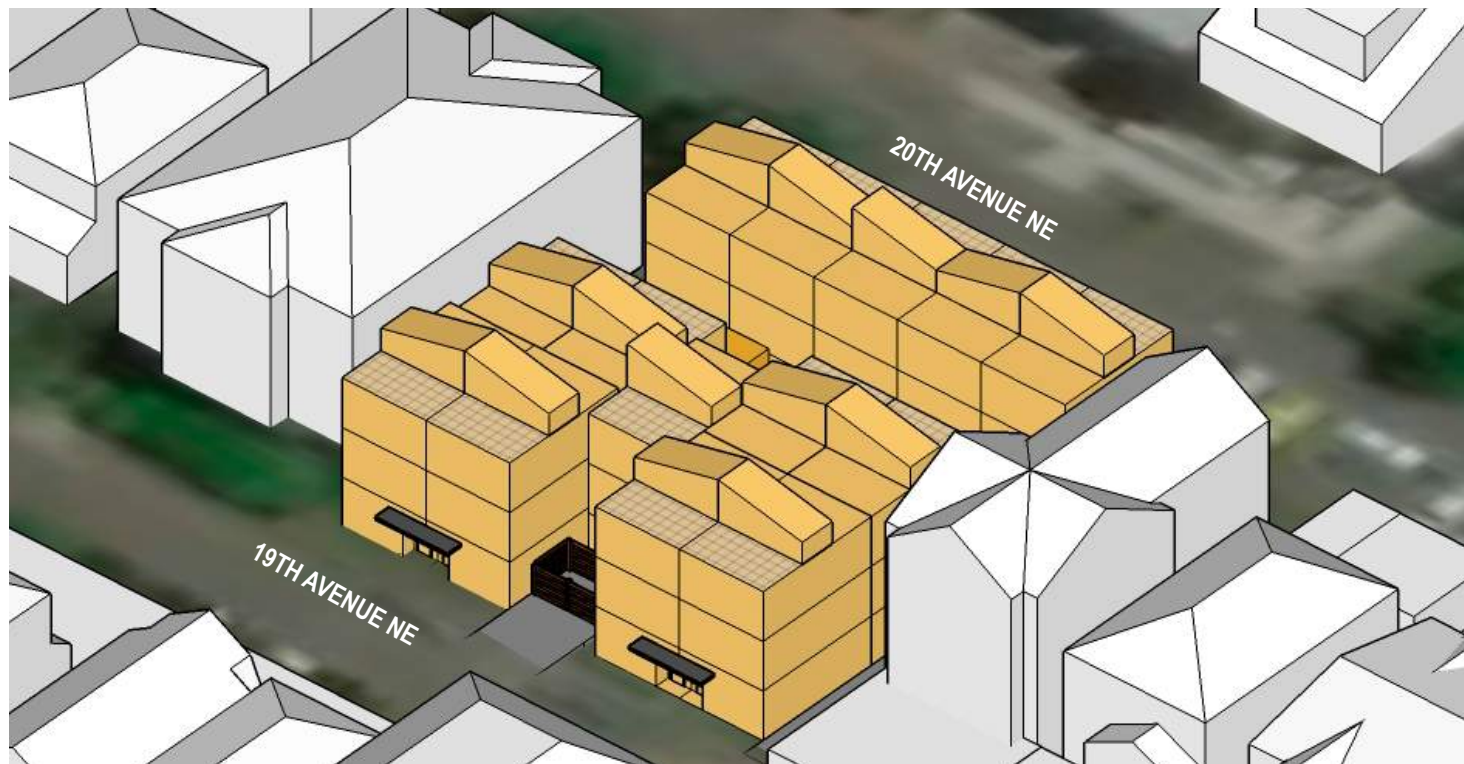
VIEW LOOKING NORTHEAST



VIEW FROM 19TH AVENUE NE - VIEW FROM NORTH LOOKING EAST



VIEW FROM 20TH AVENUE NE - VIEW FROM SOUTH LOOKING WEST



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHEAST

ARCHITECTURAL CONCEPTS: OPTION C (PREFERRED / CODE COMPLIANT)

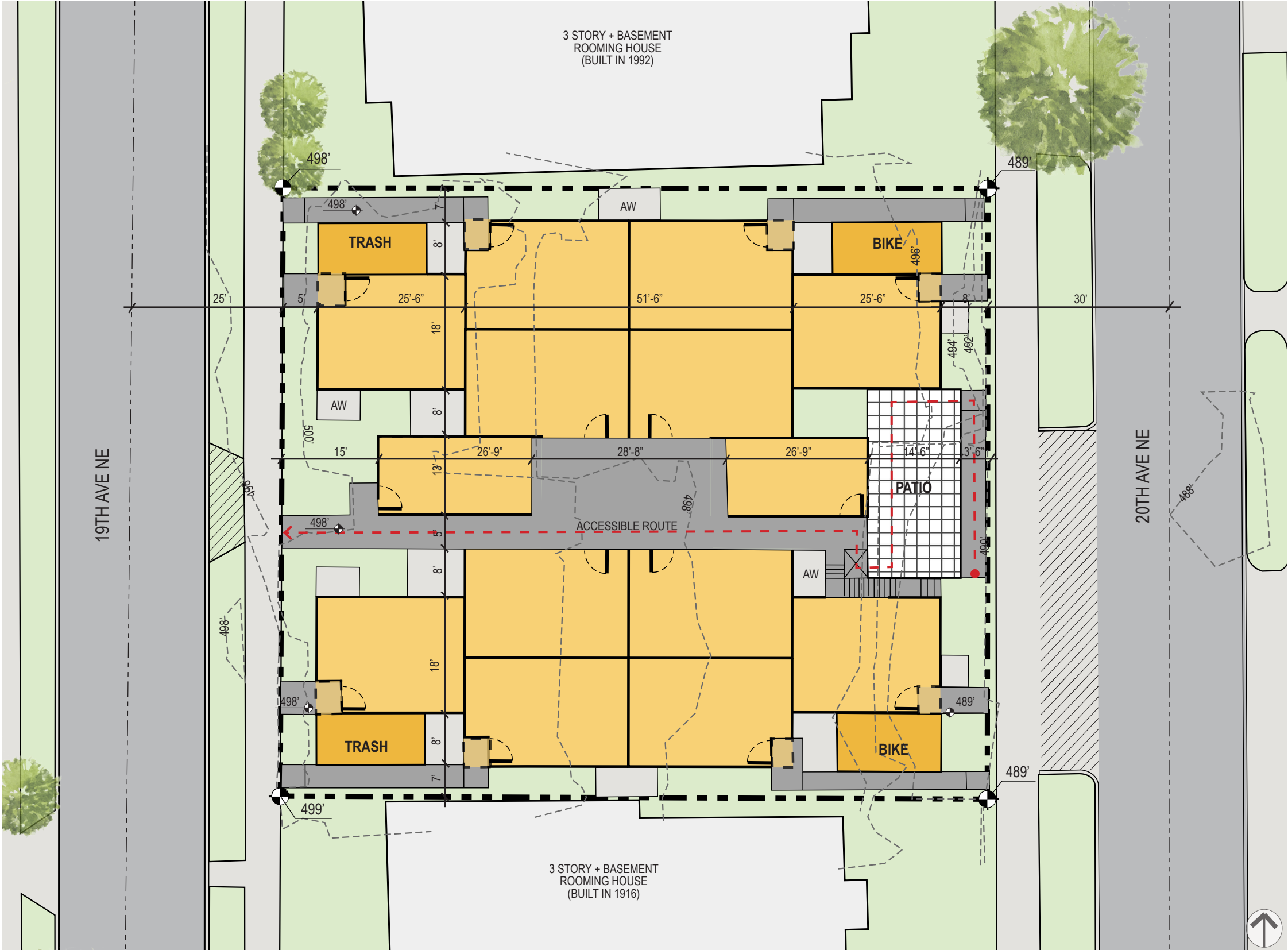
OPTION C (PREFERRED / CODE COMPLIANT)

- PROS:**
- Maximum building modulation along ROW frontage to reduce bulk/scale
 - North and south building modulation varies, pulling back at corners to reduce hard edges
 - Modulation along 20th Ave allows for optimum placement of bicycle parking
 - Roof deck open space provided for all units
 - Open Patio along 20th Ave as an amenity space for tenants

- CONS:**
- Site configuration requires use of north & south setbacks for individual unit entries

DEVELOPMENT OBJECTIVES (DPD# 3031329)
 Number of residential units: 14 Units
 Total number of rooms - 94 rooms

POTENTIAL DEPARTURES
 None proposed



TYPICAL RESIDENTIAL LEVEL

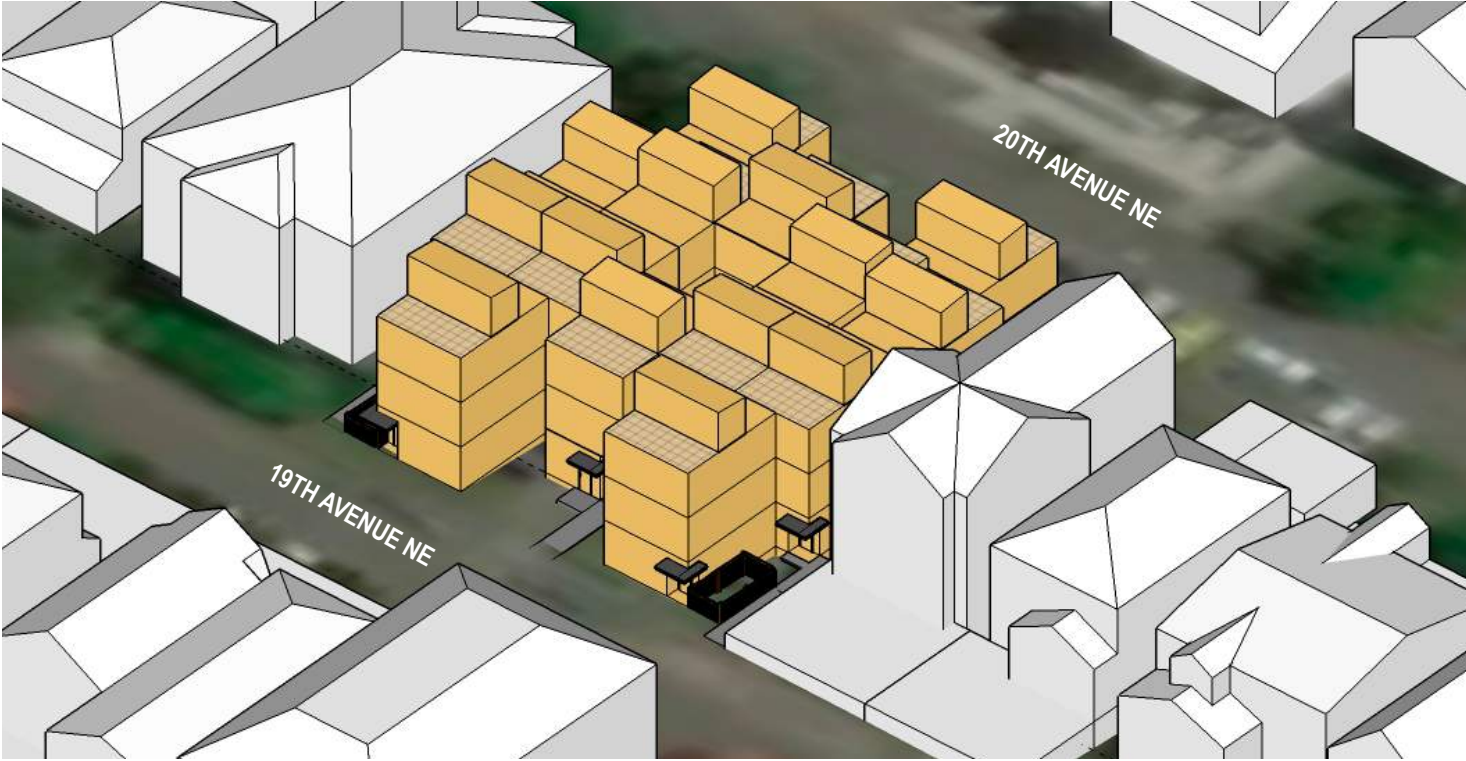
ARCHITECTURAL CONCEPTS: OPTION C (PREFERRED / CODE COMPLIANT)



VIEW FROM 19TH AVENUE NE - VIEW FROM NORTH LOOKING EAST



VIEW FROM 20TH AVENUE NE - VIEW FROM SOUTH LOOKING WEST



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHEAST

ARCHITECTURAL CONCEPTS: OPTION C (PREFERRED / CODE COMPLIANT) PRIVACY STUDY



ADJACENT PROPERTY TO THE NORTH



NORTH ELEVATION: WINDOW LOCATION OVERLAY WITH ADJACENT STRUCTURE

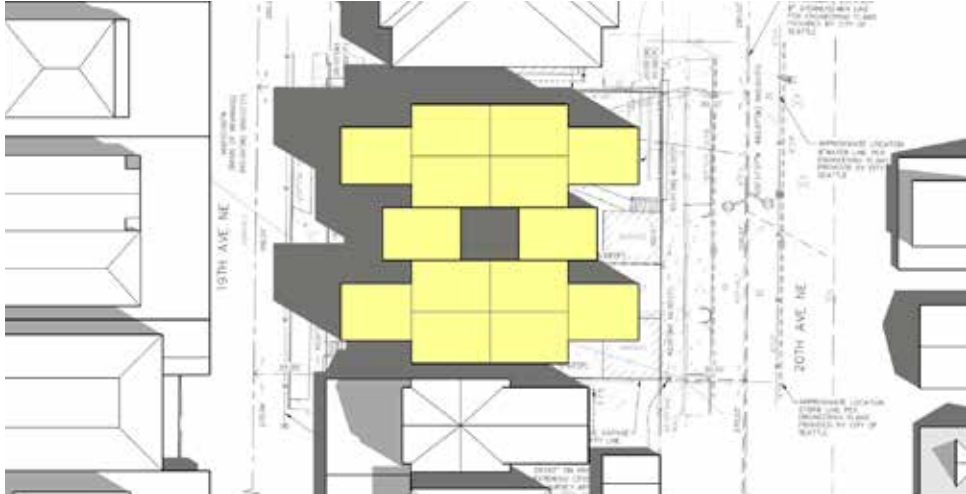


ADJACENT PROPERTY TO THE SOUTH

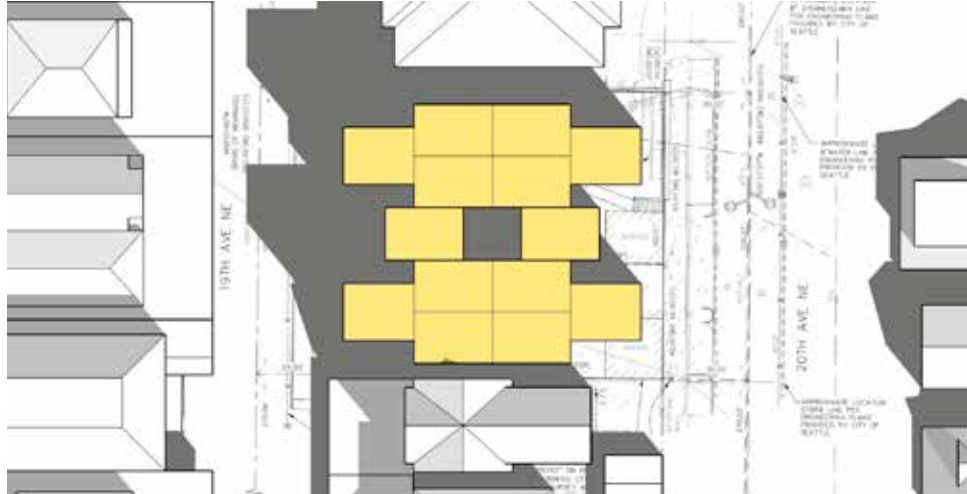


SOUTH ELEVATION: WINDOW LOCATION OVERLAY WITH ADJACENT STRUCTURE

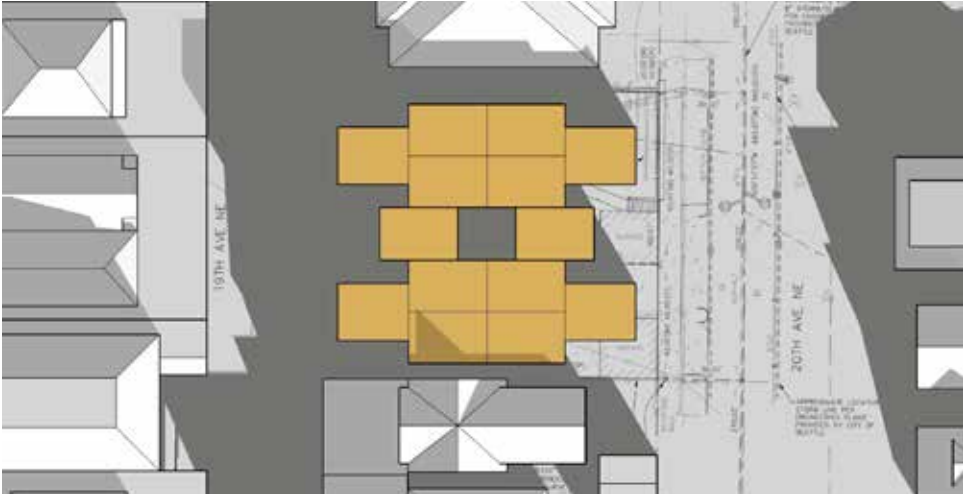
STUDY: SUN & SHADOWS FOR OPTION C (PREFERRED)



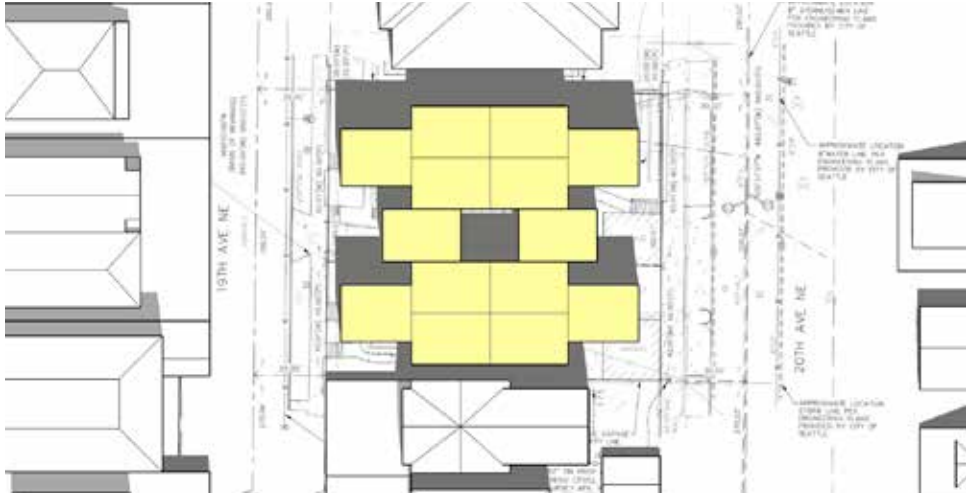
10AM - SUMMER SOLSTICE



10AM - EQUINOX



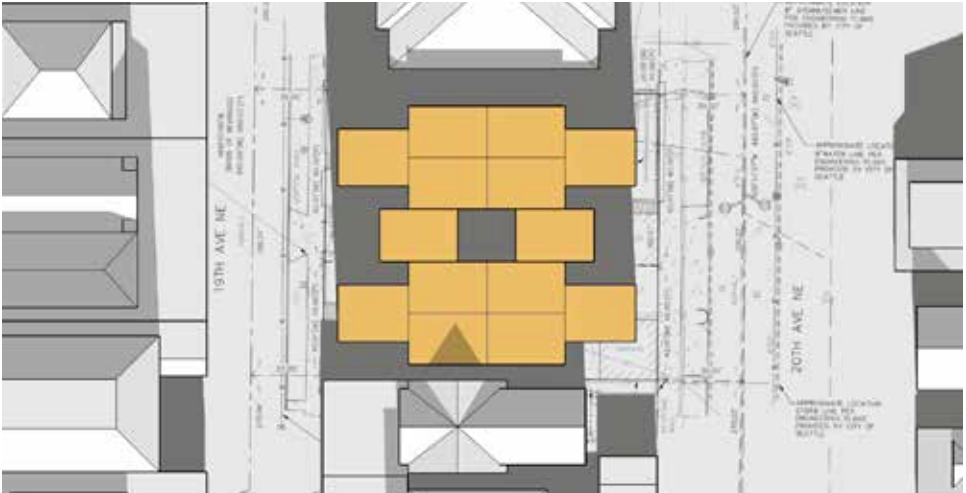
10AM - WINTER SOLSTICE



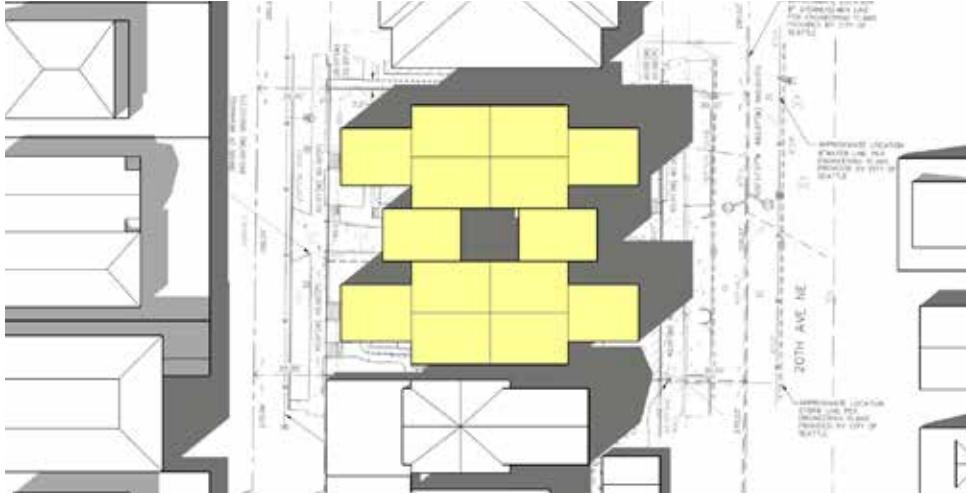
NOON - SUMMER SOLSTICE



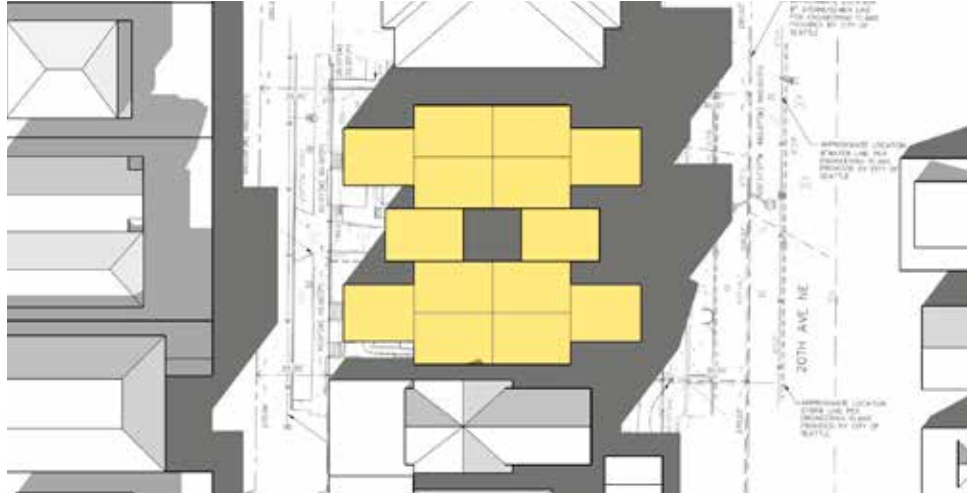
NOON - EQUINOX



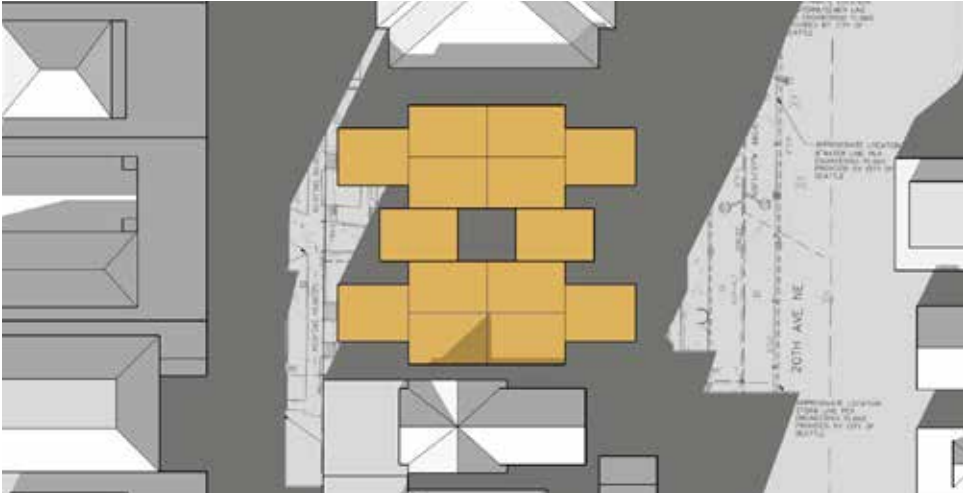
NOON - WINTER SOLSTICE



2PM - SUMMER SOLSTICE

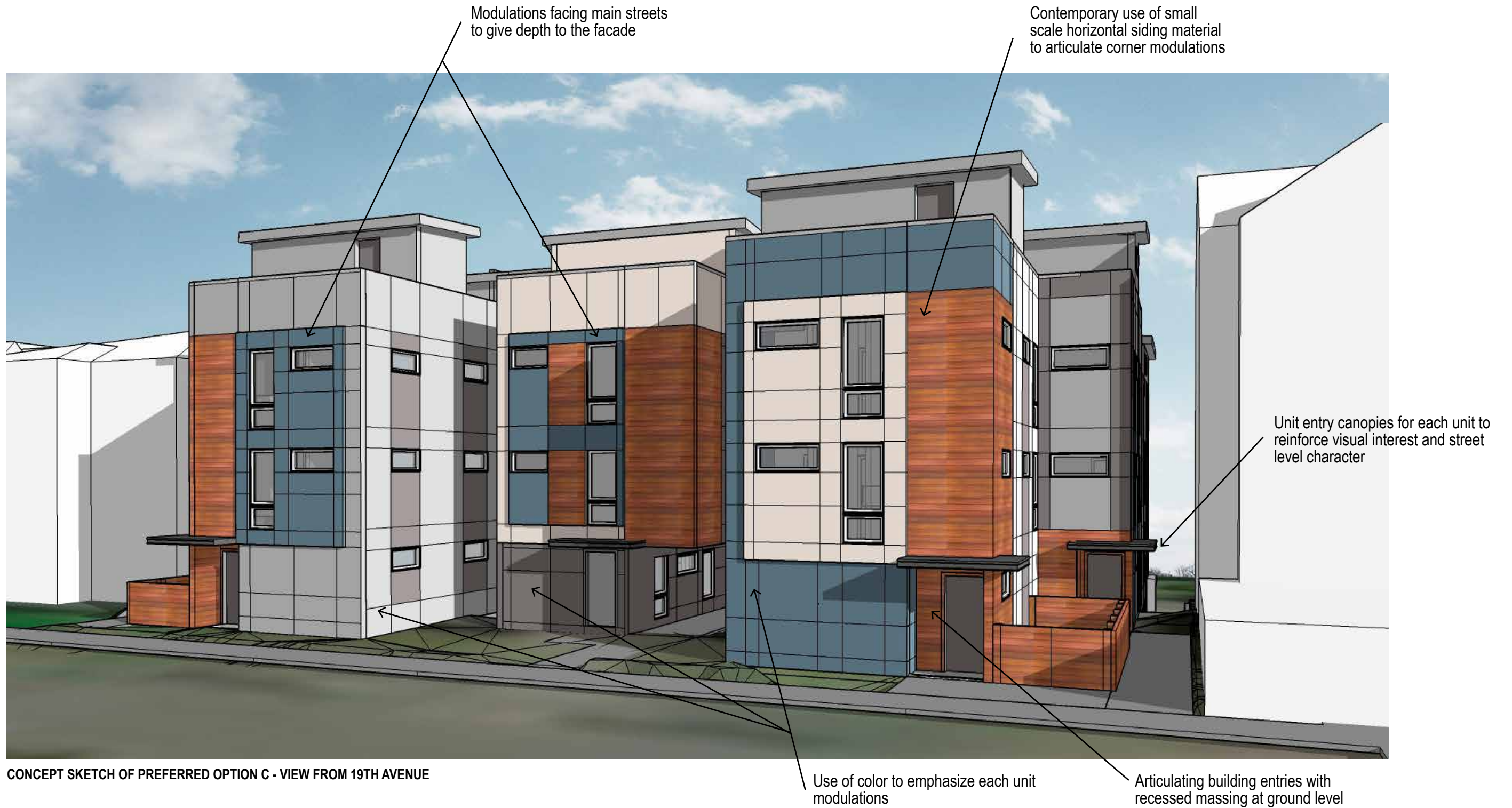


2PM - EQUINOX









2PM - WINTER SOLSTICE

DESIGN DEVELOPMENT CONCEPT : OPTION C (PREFERRED)



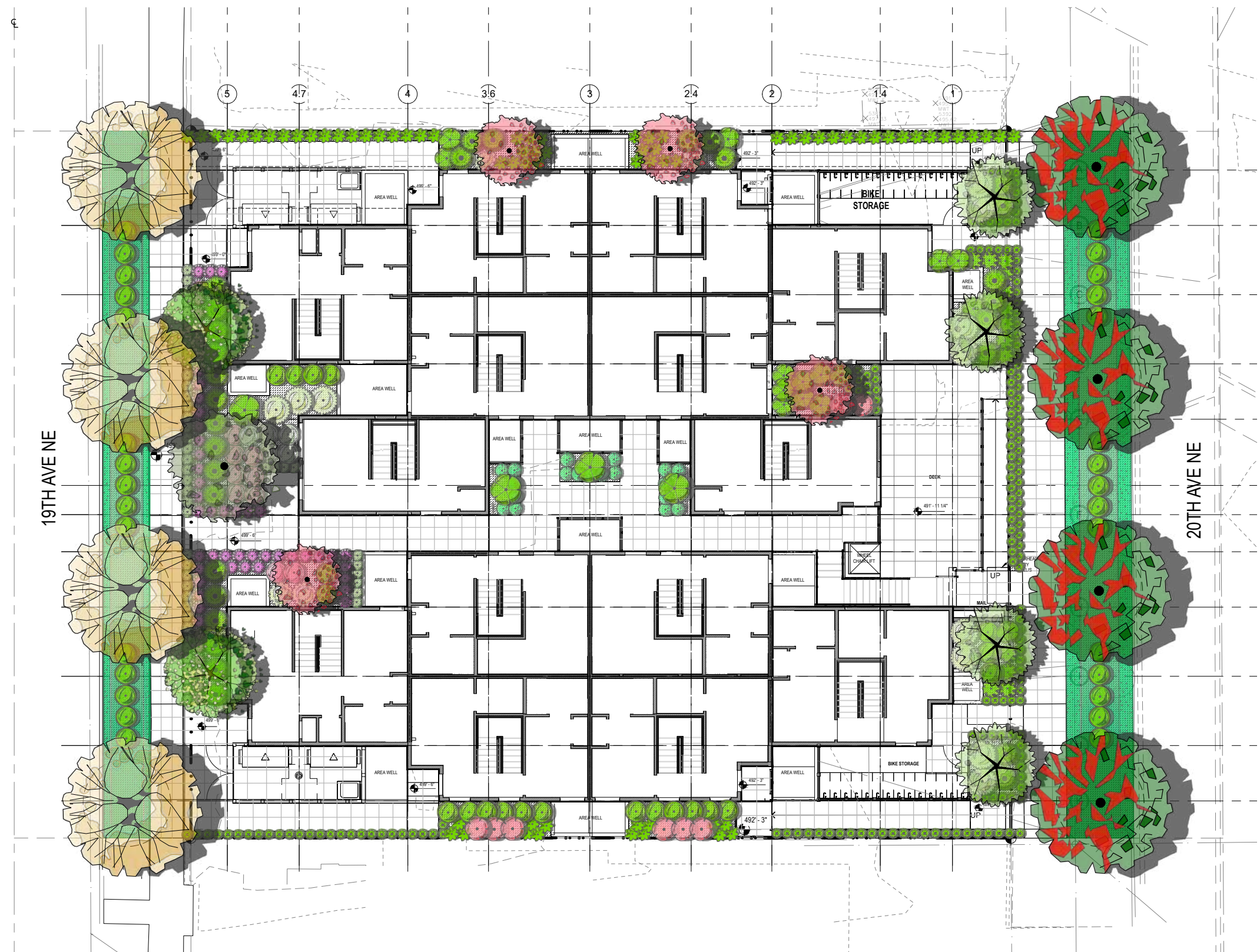
PLANT SCHEDULE

TREES

-  ACER CIRCINATUM
VINE MAPLE
-  ACER GRISEUM
PAPERBARK MAPLE
APPROVED BY
LANDSCAPE ARCHITECT
-  GLEDITSIA TRIACANTHOS 'DRAVES'
HONEY LOCUST
-  GYMNOCLADUS DIOICA
KENTUCKY COFFEE TREE
-  KOELREUTERIA PANICULATA 'JFS-SUNLEAF'
SUMMERBURST GOLDENRAIN TREE
-  NYSSA SYLVATICA 'BLACK TUPELO'
SOUR GUM

SHRUBS

-  BOTANICAL NAME
AZALEA KURUME HYBRID 'CORAL BELLS'
KURUME AZALEA
-  AZALEA X 'EVEREST'
EVEREST AZALEA
-  CLEMATIS ARMANDII
EVERGREEN CLEMATIS
-  FRAGARIA CHILOENSIS
COAST STRAWBERRY
-  HELICTOTRICHON SEMPERVIRENS
BLUE OAT GRASS
-  HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'
SNOW QUEEN OAKLEAF HYDRANGEA
-  LAVANDULA STOECHAS
SPANISH LAVENDER
-  LIRIOPE SPICATA 'BIG BLUE'
CREEPING LILY TURF
-  LONICERA JAPONICA 'HALL'S PROLIFIC'
HALL'S PROLIFIC HONEYSUCKLE
-  NANDINA DOMESTICA
HEAVENLY BAMBOO
-  POLYSTICHUM MUNITUM
WESTERN SWORD FERN
-  RIBES SANGUINEUM
RED FLOWERING CURRANT
-  SKIMMIA JAPONICA
SKIMMIA
-  SPIRAEA JAPONICA 'MAGIC CARPET'
MAGIC CARPET SPIREA
-  TAXUS X MEDIA 'DENSIFORMIS'
DENSE YEWE
-  VIBURNUM DAVIDII
DAVID VIBURNUM
-  VIBURNUM Plicatum tomentosum
DOUBLEFILE VIBURNUM



PLANT & AMENITY CHARACTER IMAGES



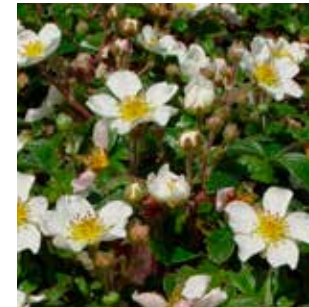
KURUME AZALEA



EVEREST AZALEA



EVERGREEN CLEMATIS



COAST STRAWBERRY



DOUBLEFILE VIBURNUM



VINE MAPLE



PAPERBARK MAPLE



HONEY LOCUST



KENTUCKY COFFEE TREE



SUMMERBURST GOLDENRAIN TREE



BLACK TUPELO



BLUE OAT GRASS



SNOW QUEEN OAKLEAF HYDRANGEA



SPANISH LAVENDER



SPANISH LAVENDER



DAVID VIBURNUM



HALL'S PROLIFIC HONEY-SUCKLE



HEAVENLY BAMBOO



WESTERN SWORD FERN



RED FLOWERING CURRANT



MAGIC CARPET SPIREA



SKIMMIA

