

AKA Investors

9021 17th Avenue SW, Seattle, WA. 98116



Early Design Guidance Package

DPD# 3020808

September 8, 2015



EDG Meeting Date: 10.15.2015
8:15 pm
EDG Location: West Seattle
Senior Center, Hatten Hall
(4217 SW Oregon Street)

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Project Introduction



Address: 9015-9021 17th Avenue SW
 DPD Project #: 3020808
 Owner: AKA Investors
 516 N 77th Street
 Seattle, WA 98103

Applicant Contact: Blue Architecture
 Matt King
 PO Box 1203
 Bremerton, WA. 98337

Development Objectives:

The project is a four story apartment building over a partially below grade parking level with approximately 31 one and two bedroom dwelling units. 31 parking stalls are provided, with 20 stalls in the garage below the building, and 11 covered spaces on grade. All parking is accessed from the alley. The project anticipates BuiltGreen certification for an FAR increase and allowable height increase.

Zoning Summary:

Zone: LR-3 – Apartment Use
Overlay – Urban Village (inside Growth Area)
Lot Area: 15,819.3 SF
 Allowable FAR 1.5 = 23,728.95 SF Base
Allowable FAR 2.0 = 31,638.6 SF (using Built Green or LEED Silver increase)
 Proposed Building Area: 28,191 SF (5,612 SF below grade parking exempt per 23.45.510.E)
Allowable Unit Density:
 1/800 SF Base (19 units)
 No Limit (using Built Green or LEED Silver increase)
 Proposed Unit Count: 31
Allowable Height:
 40' Base Height for Apartment Use in Urban Village
 Height increase of 4' allowed for partially below grade floor
 Height increase of 4' allowed for specific roof features.
 Total Proposed Height: 44' (+4' max for roof features) Building is 4 stories above grade, plus a partially below grade parking level.
 Garage or carport within setback maximum height is 12'
Setbacks:
 Front: 5' minimum (cornices or eave may extend up to 4' from the building, to within 3' of property line at front and side)
 Side: 5' if building less than 40' long, or 7' average with 5' minimum
 Rear: 10' minimum with alley
Maximum Building Width: 150' inside of growth areas
 Maximum Façade Length: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line.

Required Parking:

Base requirement: 1 parking space per unit
 No parking required in Urban Villages for lots within ¼ mile of frequent transit service.
 Parking provided: 1 space per unit
Access: Access from the alley is required if an alley is present.
Building Separation: 10' (exceptions apply)
Trash Enclosure: 350 SF required and provided
Amenity Area: 25% of lot area required to be amenity area, with 50% of that area provided at ground level minimum.

Lot Area: 15,819.3 SF
 Required Amenity Area: 3,955 SF
 Common Amenity Area Provided: 3,500 SF at Ground Level
 Private Amenity Area Provided: 600 SF at Ground Level

Existing Site:

The existing site is composed of two lots, with two derelict single family residences. It is intended that the existing houses will be demolished prior to the design review process. The existing site grades are approximately 4 feet higher than the 17th Avenue Right of Way, sloping down to be nearly flush with the alley at the proposed garage entry.

The neighborhood is composed of structures of varying scales, with a mix of single family and multifamily housing.

Conceptual Response to Design Guidelines

The project responds to the design guidelines in two key ways. The first is to take full advantage of the walkable nature of the community by increasing the density adjacent to the multiple transit options available. The project massing and siting reflect several approaches to managing light and shadow, while meeting the requirements for one parking stall per unit. Secondly, the design itself is intended to reduce the apparent bulk of the building by articulating the massing to create both visual interest and small side courtyards for resident use. Through the use of varied planes, as required in the design guidelines, and several materials and colors, the building is visually broken down into smaller elements, allowing it to better relate to the remaining single family homes, while joining several other larger developments in the neighborhood.



Priority Guidelines

Citywide Guidelines

CS1: NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION

The proposed structure is oriented such that groupings of units face the street, the small courtyard spaces to the north and south, and to the rear of the site. The preferred scheme is set toward the south side of the site to minimize the shading impact on the adjacent structure to the north.

CS2: URBAN PATTERN AND FORM

A.2. ARCHITECTURAL PRESENCE:

The area surrounding the site has a variety of architectural styles and differing scales, ranging from single family to four story multifamily, similar to the proposed structure. The neighborhood is currently well under its zoning potential in terms of density.

C.2. MID-BLOCK SITES:

The proposed structure will have a comparable frontage to the larger projects on the block.

D.5. RESPECT FOR ADJACENT SITES:

By siting the structure to avoid shading the neighboring properties, providing a main entrance that addresses the street, and a transparent façade with abundant landscaping on the street façade the proposal demonstrates respect for the adjacent sites.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

A.4. EVOLVING NEIGHBORHOODS:

Architectural Context: The area surrounding the site has a variety of architectural styles and scales. Extensive development has occurred in recent years, and the proposed structure builds on the more contemporary designs of other recent projects.

PL1: CONNECTIVITY

B.1. PEDESTRIAN INFRASTRUCTURE:

The building has been designed with its primary entrance specifically geared toward pedestrian use, with a wide stoop and steps from the sidewalk to facilitate an active street presence.

PL2: WALKABILITY

A.1. ACCESS FOR ALL:

Entrances will be accessible for pedestrians from the street, alley and garage, with short, direct access to transit.

B.1. EYES ON THE STREET:

Eight units have their primary views onto the street and the main entrance, and additional units have views over the north and south yards, as well as the alley.

B.3. STREET LEVEL TRANSPARENCY:

The primary street entrance and lobby utilize transparent materials, and are open to view for approaching residents.

C.1. WEATHER PROTECTION:

Overhead weather protection is integrated into the design at primary entrances.

PL3: STREET LEVEL INTERACTION

A.1. DESIGN OBJECTIVES:

Common entry is celebrated as a part of the façade, and is emphasized through the use of a wide approach, steps, and a recessed, covered entrance.

A.2. ENSEMBLE OF ELEMENTS:

Seat walls, landscaping, lighting and a strong transitional space from the sidewalk is employed.

B.1. RESIDENTIAL EDGES:

The low wall at the sidewalk establishes the semi-private space leading to the main entry. Fencing at the building and property lines provide security for ground level units and amenity spaces away from the street. Units fronting semi-private space have entries within the building for security.

PL4: ACTIVE TRANSPORTATION

A.1. ENTRY LOCATIONS AND RELATIONSHIPS:

Main entry serves multiple modes of travel, with pedestrian access to transit, elevator access to the parking garage, and corridor access to bicycle storage.

DC1: PROJECT USES AND ACTIVITIES

A.2. ARRANGEMENT OF INTERIOR USES:

While the site is tight on space, access to outdoor private and semi-private amenity spaces, views and physical connections are maximized by creating multiple entries, and recessing the building sides to maximize usable outdoor space.

B.1. VEHICULAR ACCESS AND CIRCULATION:

All vehicular access and service is located off of the alley, allowing a clean and safe pedestrian entry at the street.

C.2. VISUAL IMPACTS:

Parking is located either below the building or in screened enclosures on the surface. Service and trash access is fully screened, and located on the alley.

DC2: ARCHITECTURAL CONCEPT

A.1. MASSING:

Below building parking is completely below grade on the street side due to existing site grades, reducing the visible mass of the building. Secondary architectural elements, including color and material changes, varying façade planes, and bay window elements with shed roofs reduce the apparent mass of the building as well.

B.1. ARCHITECTURAL AND FAÇADE COMPOSITION:

As the building is visible from all sides, facades are composed on all four sides, with blank walls minimized visually through the use of aligned, small windows.

C.3. FIT WITH NEIGHBORING BUILDINGS:

Although some neighboring buildings are flat roofed, pitched roof elements are incorporated into the preferred option to better relate to the residential character of the neighborhood. Landscaping and trees will be used to relate to the mature trees elsewhere on the street.

DC3: OPEN SPACE CONCEPT

B.4. MULTIFAMILY OPEN SPACE:

The building massing supports private open space through recessed areas of the façade to the north and south, as well as by providing semi-private open space along the sidewalk.

DC4: EXTERIOR FINISHES AND ELEMENTS

A.1. EXTERIOR FINISH MATERIALS:

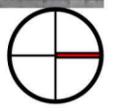
A variety of appropriate exterior finishes are proposed, with variations in color and texture that relate to the secondary architectural features integrated into the design.

D.1. TREES, LANDSCAPE AND HARDSCAPE MATERIALS:

The landscaping is selected to provide rich texture and low maintenance to enhance the streetscape. Hardscape materials and walls are selected for a clean appearance, and easy maintenance and graffiti removal.

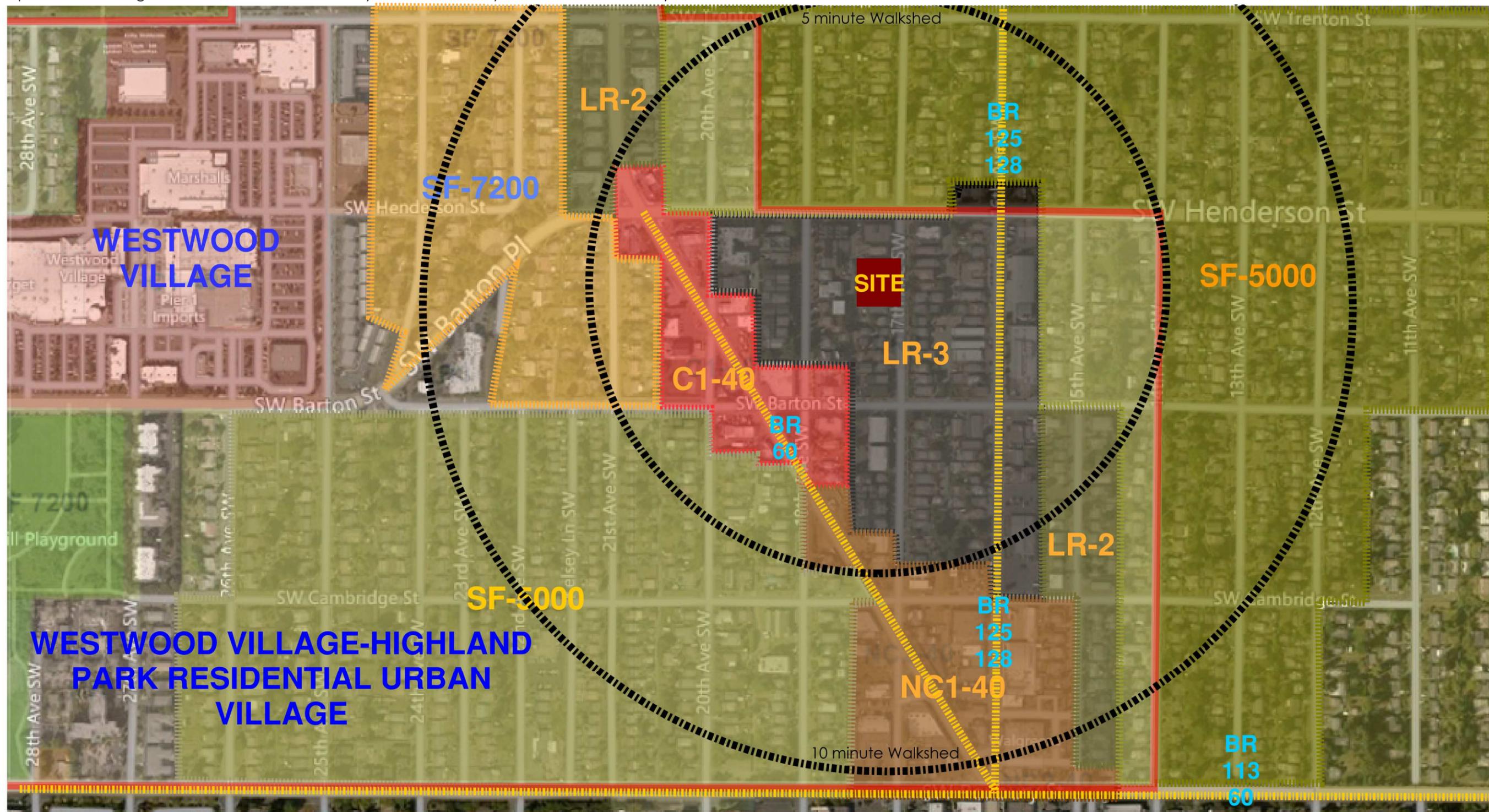
Nine Block Grid

The current nine block grid is a microcosm of the White Center community at large. This nine block grid contains four different building and permitting zones SF-5000, LR-3, C1-40 and NC1-40 with all of the nine block grid being part of the Westwood Village-Highland Park Residential Urban Village. The subject Property is located at 9021 17th Ave SW in the Low Rise 3 zone. Just as the zoning would lead one to believe the population and commercial density increases traveling from North to South and two blocks to the South one enters unincorporated White Center. The three blocks to the South are almost exclusively single family residential. The three blocks that include the subject property have a solid mix of single family residential with a lean toward multifamily. The scope of the proposed project fits naturally into the surrounding three block area. Moving into the three blocks to the south of the project the neighborhood becomes a bit busier and features more businesses and higher traffic trip counts. We feel the propose project will be an asset to the immediate community and will materially improve many neighborhood concerns.



Vicinity Map - Zoning

The zoning and vicinity map illustrates the dynamic and varied nature of the neighborhood. Directly adjacent to and including the block the subject property is on there are six separate zoning types that that make for a lively and varied area of the City of Seattle. The area includes zones LR-2, LR-3, SF-7200, SF-5000, C1-40, and NC1-40. Most of the neighborhood including the site of this new, proposed project is overlaid by the Westwood Village-Highland Park Residential Urban Village. The community is well served currently by the King County Transit and service is expected to be increased in the near future. The site for the proposed project is within a 10 minute walk of a Frequent Transit Center. The project as currently proposing two more parking stalls than number of units. The surrounding neighborhood features many thriving businesses, churches and a large Salvation Army Community Center. Based on the City's current zoning and the current nature and expected growth and revitalization of the neighborhood. We imagine that this proposed multifamily apartment building will be a asset both functionally and aesthetically to the local community.



-  Bus Route
-  Urban Village Border
-  Walkshed



Axonometric - Three Dimensional Photograph

This image illustrates the general scale of the buildings in the neighborhood. The the proposed development project will not only fit nicely into the scale of the surrounding buildings but, in style and character augment the general neighborhood aesthetic and provide a safe and welcoming property for current and future residents. The image also shows the future proposed development for the neighborhood and the Salvation Army Community Center for context.





Site Images

The current site is a combination of two existing site that will be combined into one with the address 9021 17th Ave SW. The house that was was one the old address 9015 17th Ave SW has been demolished and the existing house on 9021 17th Ave SW will be demolished in the coming days/weeks. The houses as they sat were attracting people into the houses were the existing properties were being vandalized and materially damaged. Trash was being thrown or left on the site. It is the owner's intent to enclose the entire lot with a tall fence after the second house is demolished until construction can begin on the new proposed multifamily building.

The owner preformed an arborist's study on the site that is included with this submittal. The study, that has been reviewed by DPD confirms that there are no exceptional trees on the lot. These pictures of the lot illustrate the unkept blighted conditions that exist on the lot. Conditions that we hope to greatly improve with the development of this new project.



● Viewpoint

Streetscape Montage

These images provide a fair and current depiction of the streetscapes on both sides of the 900 block of 17th Ave SW. The street is made up mostly of 1970s era single family houses and apartment buildings, condos and townhouses. The notable exceptions are two very nice new projects on the far South end of the block that are not depicted very well in these streetscape images but are shown in other images in this submittal.



East Side of 17th Ave SW Adjacent to the subject property on the West side of 17th



East Side of 17th Ave SW

AKA Investors | 9021 17th Avenue SW | Seattle, WA 98116



Church 16th Ave SW



Salvation Army Community Center



Condominiums South End of Block



Condominiums South End of Block



God's Body Shop: Thrift & Gifts



Grocery Store & Fried Chicken



Mount of Transfiguration Church



Westwood Christian Community Church

Neighborhood

These pictures represent the neighborhood around the AKA Investors building site. There are four zoning areas within this area: Single Family 5,000, LR3, Commercial 140 and NC 140. The entirety of the area is within the Westwood Village - Highland Park Residential Urban Village and includes a patchwork of architecture styles as diverse as the community this Urban Village serves.



Townhomes on 18th Ave SW



Townhomes on 18th Ave SW



Apartments



Apartments



Condominiums South End of Block



Apartments



Apartments



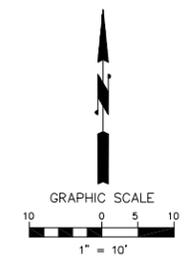
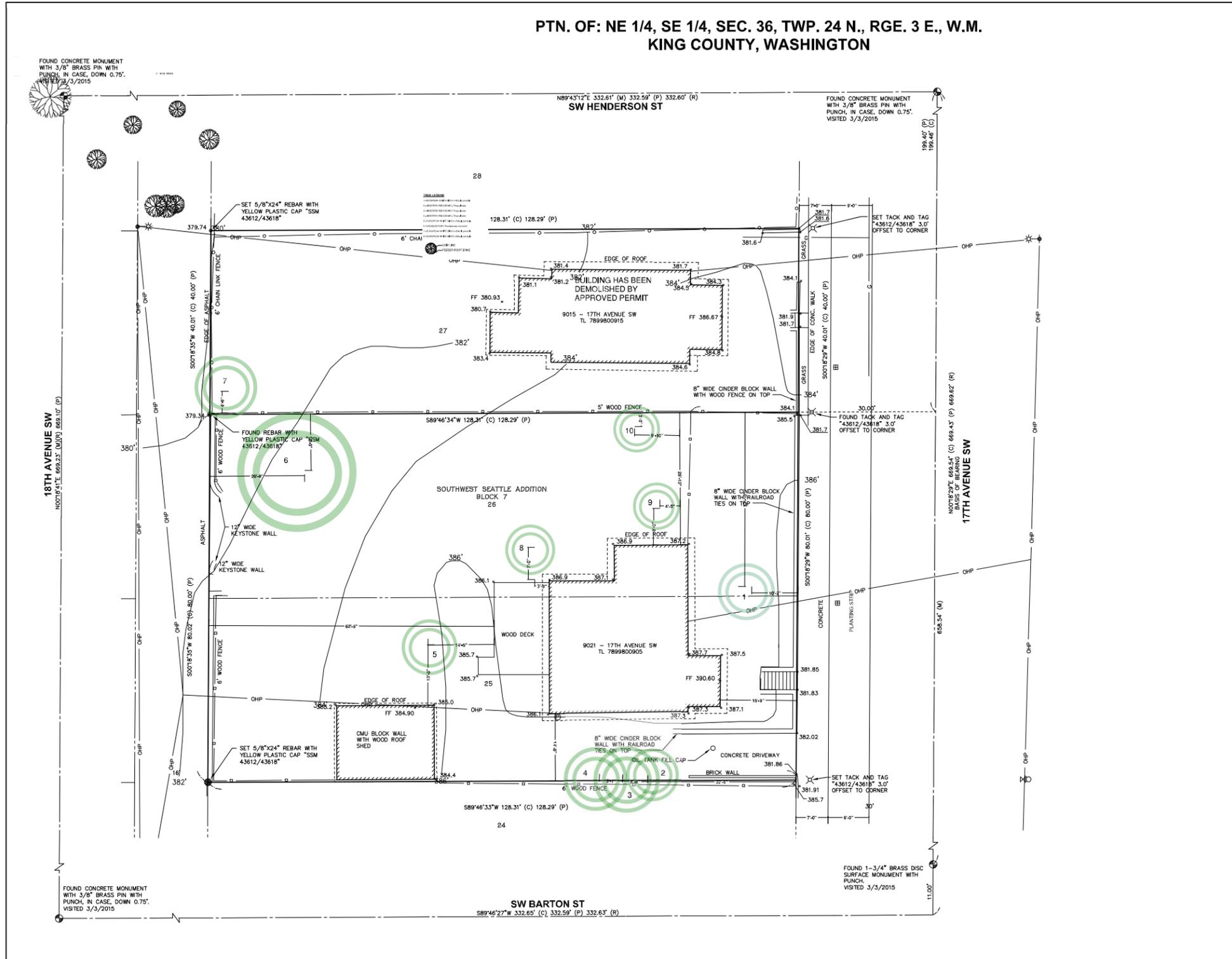
Townhomes on 18th Ave SW

Neighborhood

The neighborhood context does not yield any specific design cues based on history, or a unique local style. The buildings have appeared and been remodeled over a number of years, and are very eclectic stylistically. Rather than try to match the existing context, our goal was to upgrade the neighborhood in a manner consistent with the goals of the current zoning. As the LR-3 zone seeks to add greater density, we did so by maximizing the available zoning envelope, but with a high quality project that replaces two blighted single family residences with a quality affordable multi-family building that will take advantage of the nearby mass transit options. By making use of pitched roofs on key elements (in the preferred option) the project responds to the single family homes on the street, while relating strongly to other multi-family projects in the larger neighborhood.



PTN. OF: NE 1/4, SE 1/4, SEC. 36, TWP. 24 N., RGE. 3 E., W.M.
KING COUNTY, WASHINGTON



- LEGEND**
- MONUMENT FOUND AS NOTED
 - (M) SIGNATURE SURVEYING & MAPPING PLLC MEASURED DISTANCE
 - (C) SIGNATURE SURVEYING & MAPPING PLLC CALCULATED DISTANCE
 - (P) PLAT DISTANCE
 - (R) RECORDED SURVEY DISTANCE
 - FF FINISHED FLOOR ELEVATION
 - 0.00 SPOT ELEVATION
 - ⊠ WATER METER
 - ⊕ UTILITY POLE WITH LIGHT
 - ⊙ POWER METER
 - OHP — OVERHEAD UTILITY LINE
 - G — UNDERGROUND GAS LINE
 - ⊠ WATER VALVE
 - ⊕ FIRE HYDRANT

SURVEYOR'S NOTES:

1—BASIS OF BEARING FOR THIS SURVEY IS THE MONUMENTED CENTERLINE OF 17TH AVENUE SW FROM THE FOUND MONUMENTS AT THE INTERSECTION OF SW BARTON STREET AND SW HENDERSON STREET BEING NORTH 01°18'29" EAST, ACCORDING TO THE PLAT OF SOUTHWEST SEATTLE ADDITION, RECORDED IN VOLUME 20 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

2—EQUIPMENT:
LEICA TORP1203, 3" INSTRUMENT WAS USED IN OBTAINING ANGLE AND DISTANCE MEASUREMENTS FOR THIS SURVEY. ALL MEASURING INSTRUMENTS AND EQUIPMENT SHALL BE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

3—PROCEDURES:
FIELD TRAVERSE METHOD MEETS OR EXCEEDS MINIMUM REQUIREMENTS IN ACCORDANCE WITH WAC 532-130-090.

4—VERTICAL DATUM: NAVD88 ELEV. = 380.27'
WIS SURVEY DATA WAREHOUSE POINT DESIGNATION 3832-3003, 2 INCH BRASS CAP STAMPED CITY OF SEATTLE SURVEY 3832 3003 SET AT NE CORNER OF 18TH AVENUE SW AND SW BARTON STREET AT BACK OF CONCRETE WALK, MID-POINT OF DIAGONAL SECTION BETWEEN BACK OF CONCRETE WALKS.

LEGAL DESCRIPTION:

LOT 25, 26, AND 27 BLOCK 7, SOUTHWEST SEATTLE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 20 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.

REFERENCES:

PLAT OF SOUTHWEST SEATTLE ADDITION, VOL. 20, P. 93
SURVEY, AFN 20101117900006
SURVEY, AFN 20150330900003

- TREE LEGEND**
- 1- BIRCH
 - 2- CONIFER
 - 3- CONIFER
 - 4- CONIFER
 - 5- BIRCH
 - 6- CONIFER
 - 7- BIRCH
 - 8- BIRCH
 - 9- HOLLY/LAUREL
 - 10- HOLLY/LAUREL
- DRIP LINE
○ FEEDER ROOT ZONE

NO.	DATE	REVISION	BY

BOUNDARY & LIMITED TOPO SURVEY
FOR
ALICIA ARSENE
9021 - 17TH AVENUE SW
SEATTLE, WASHINGTON

Signature
Surveying & Mapping, PLLC

P.O. Box 55487
Shoreline, WA 98155
Tel. (206) 947-4976
Fax (206) 364-3032



DRAWN BY:	DPH	JOB NUMBER	15015
CHECKED BY:	PLS	PAGE	1 OF 1
SCALE:	1" = 10'	DATE:	5/7/15
FIELD BOOK:	57 & 60		



Design Options

Option 1 – Preferred Option

Distinguishing Factors:

This option is code compliant, and features clerestory shed roof elements that are intended to bring additional light into the upper floor units, while having a more residential character than the parapet only option presented. Due to the eave overhangs of the roof elements, the building is pulled away from the property lines, creating additional amenity space on the south side.

The parking is located both partially below grade under the building, and is supplemented by covered parking on grade. The below grade parking is less than 48" above the finished grade, allowing for a height increase as shown in the design guidelines. The on-grade parking is located on the north side of the building to leave the south side available for amenity space, and to limit the shadow impact on the apartment building to the north of the site.

Unit Count: 31 Units
Parking Provided: 31 Spaces

Pros:

- Code Compliant
- More interesting façade due to roof features
- Articulated façade, and differentiated materials reduce the visual scale of the building.
- Side setbacks increased over minimum

Cons:

- Increased side setback reduces parking aisle to north, limiting or eliminating planting at property line

Potential Departures:

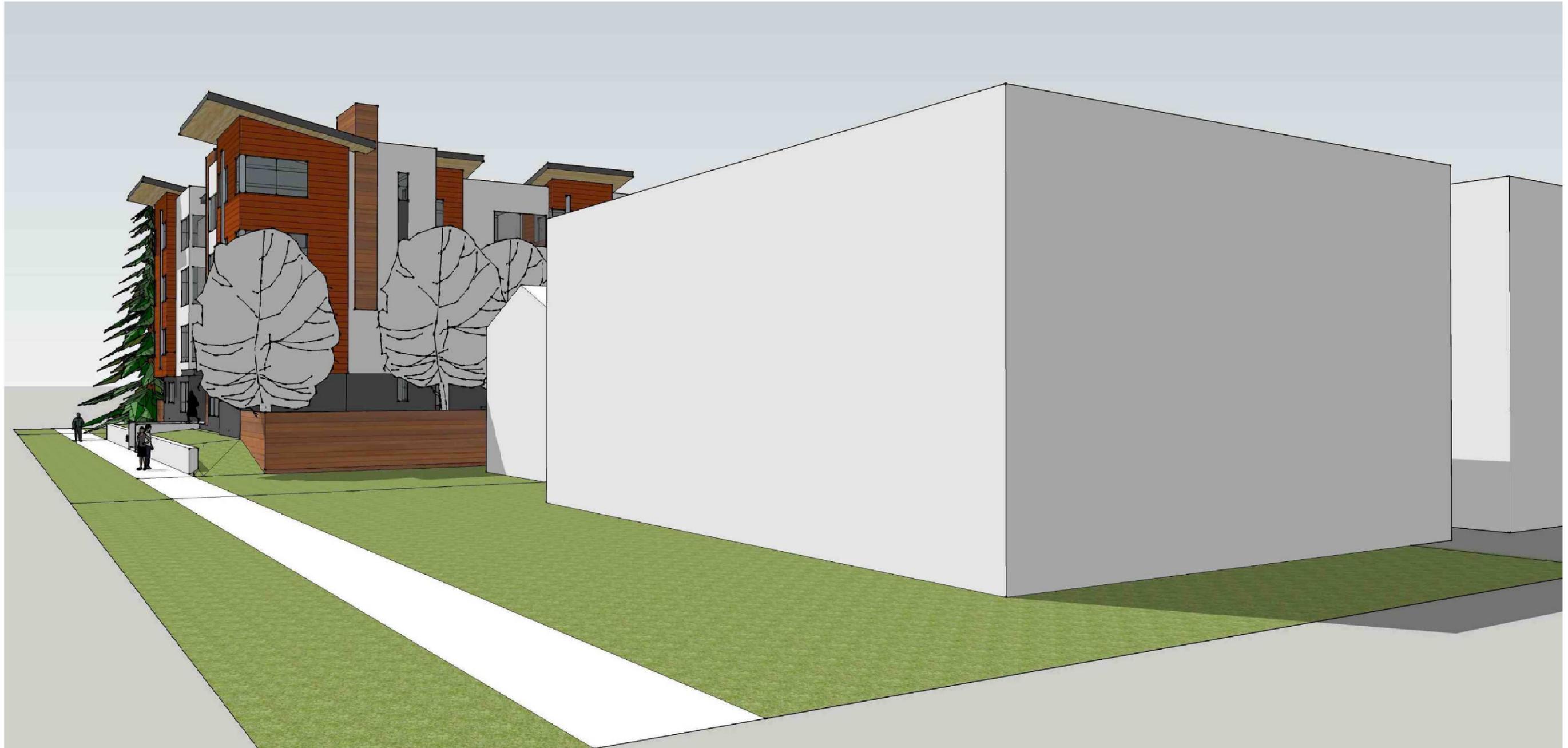
- None proposed











Option 1 – Preferred Option



June 21 – 10 AM



June 21 – 12 PM



June 21 – 2 PM



Vernal Equinox – 10 AM



Vernal Equinox – 12 PM



Vernal Equinox – 2 PM



December 21 – 10 AM



December 21 – 12 PM



December 21 – 2 PM

Design Options

Option 2

Distinguishing Factors:

This option is code compliant, and eliminates the clerestory elements in order to provide additional flexibility in siting the building on the lot. The parapet only design relates more strongly to the adjacent commercial and multifamily buildings in the neighborhood, while the shading devices and material variations add visual interest.

The parking is located both partially below grade under the building, and is supplemented by covered parking on grade. The below grade parking is less than 48" above the finished grade, allowing for a height increase as shown in the design guidelines. The on-grade parking is located on the north side of the building to leave the south side available for amenity space, and to limit the shadow impact on the apartment building to the north of the site.

Unit Count: 31 Units
Parking Provided: 31 Spaces

Pros:

- Code Compliant
- Building can be located closer to the side property lines due to removal of overhangs
- Stronger relationship to the newer projects in the neighborhood.
- Additional space for parking aisle on north side

Cons:

- Less interesting façade due to removal of roof elements
- Greater impact on neighbors to south due to reduced setback

Potential Departures:

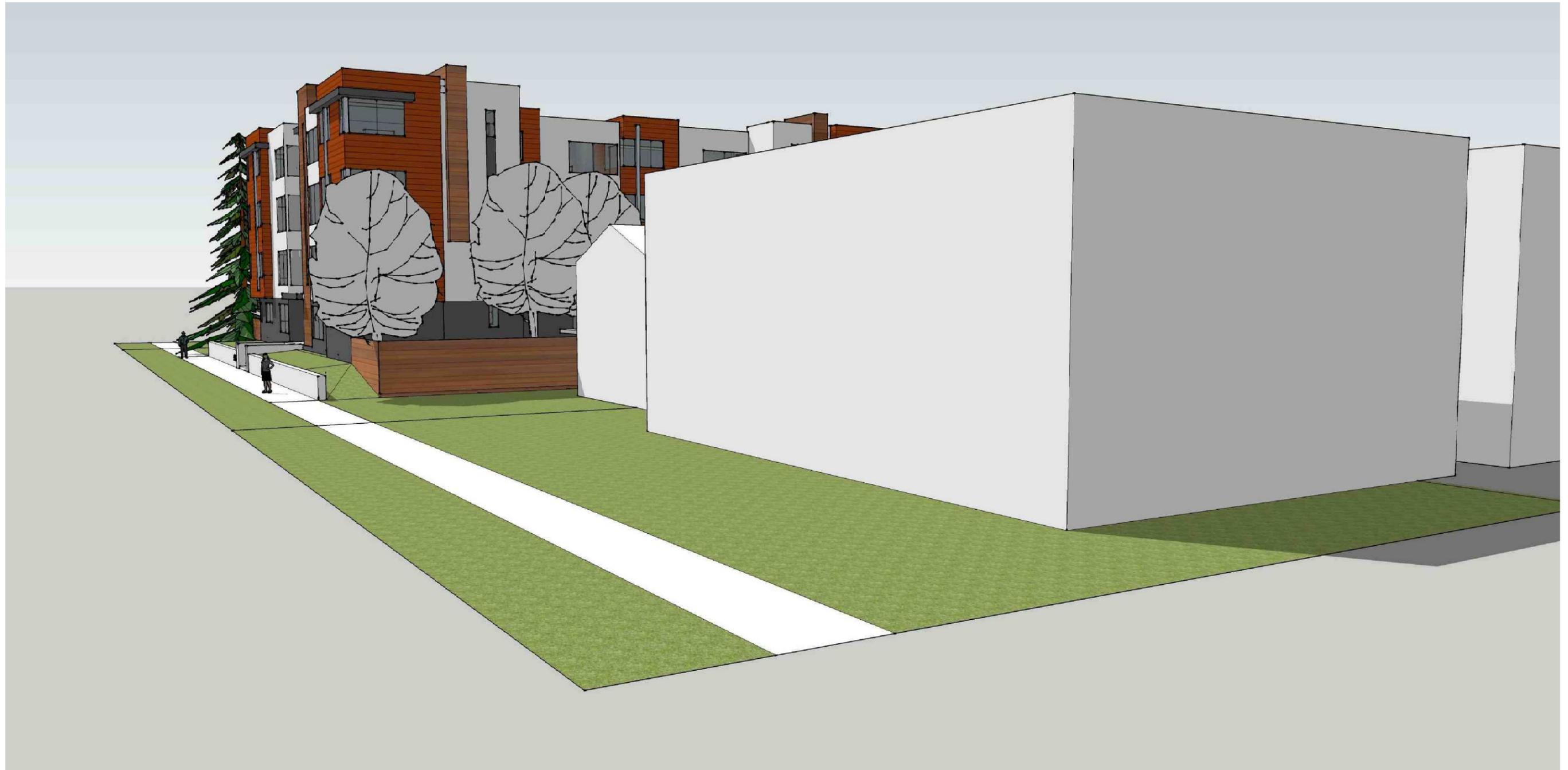
- None proposed











Option 2



June 21 - 10 AM



June 21 - 12 PM



June 21 - 2 PM



Vernal Equinox - 10 AM



Vernal Equinox - 12 PM



Vernal Equinox - 2 PM



December 21 - 10 AM



December 21 - 12 PM



December 21 - 2 PM

Design Options

Option 3

Distinguishing Factors:

This option is code compliant, and similar to Option 2, but locates the parking on the south side of the lot rather than the north side.

As in the other options, the parking is located both partially below grade under the building, and is supplemented by covered parking on grade. The on-grade parking is located on the south side of the property, which moves the building away from several large trees on the parcel to the south. This option utilizes the shed roofed features in the preferred option in order to break up the long façade, and to relate more strongly to the neighboring buildings' pitched roofs.

Unit Count: 31 Units
 Parking Provided: 31 Spaces

Pros:

- Code Compliant
- Larger yard on south side allows for more space on the sunny side of the property.
- Additional space for parking aisle on south side
- Additional clearance from neighboring trees to the south

Cons:

- A large amount of the available amenity space to the south is used for parking.
- Greater shadow impact on neighboring property to the north due to shifting the building close to property line.
- More challenging to locate the parking to the south due to higher grades relative to the alley.

Potential Departures:

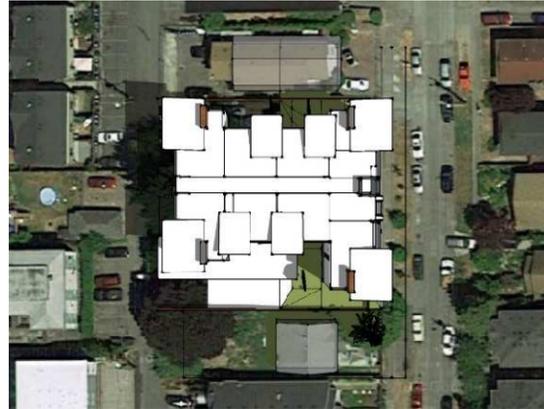
- None proposed



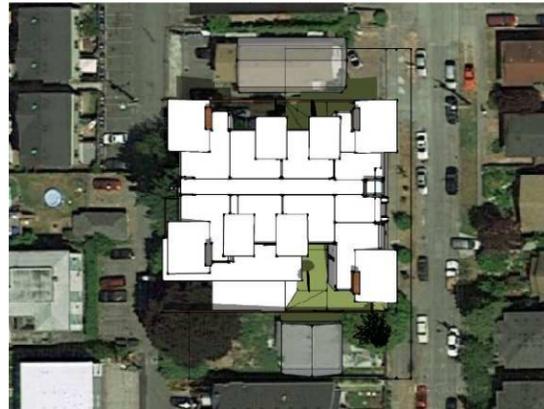


Shadow Studies

Option 3



June 21 – 10 AM



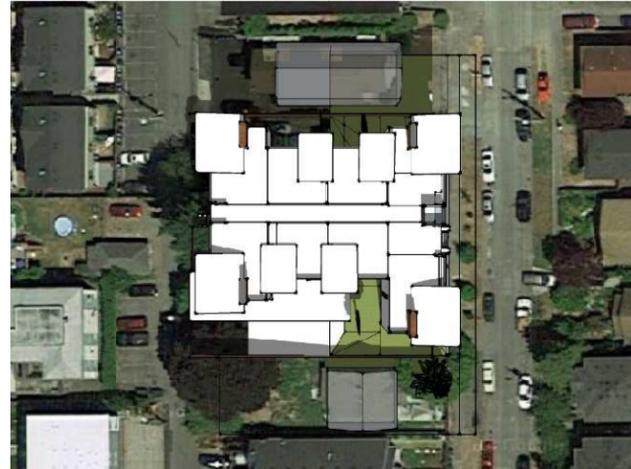
June 21 – 12 PM



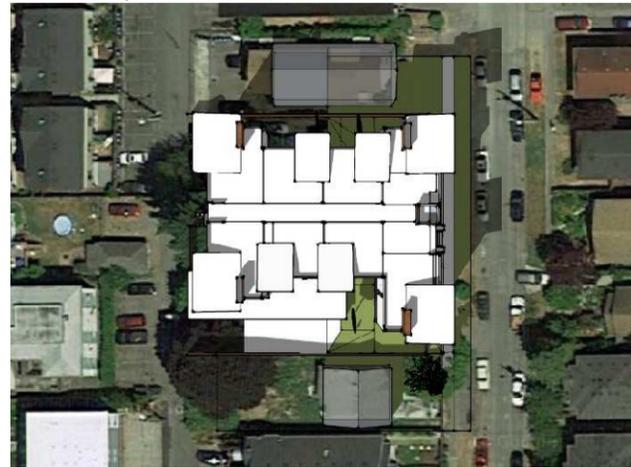
June 21 – 2 PM



Vernal Equinox – 10 AM



Vernal Equinox – 12 PM



Vernal Equinox – 2 PM



December 21 – 10 AM

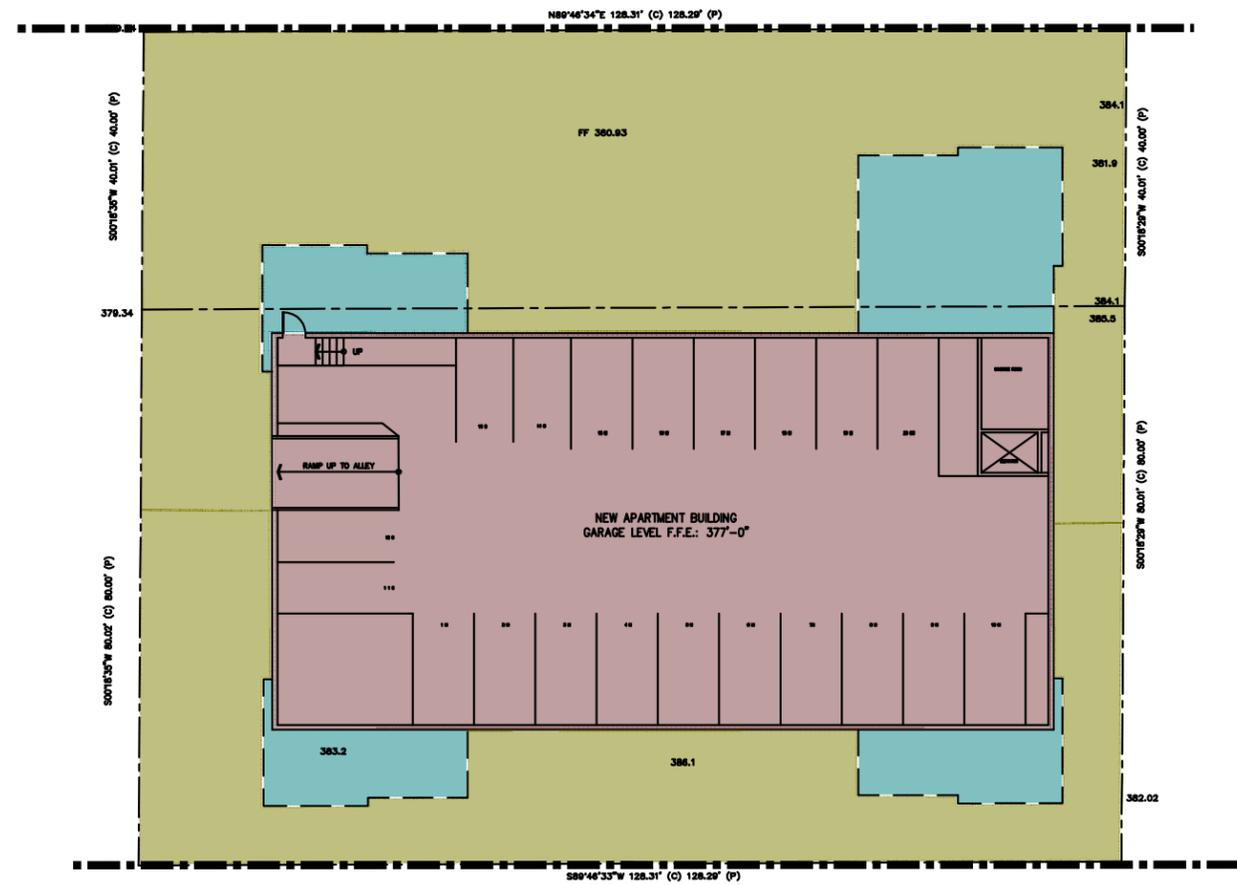


December 21 – 12 PM

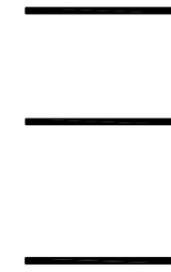


December 21 – 2 PM





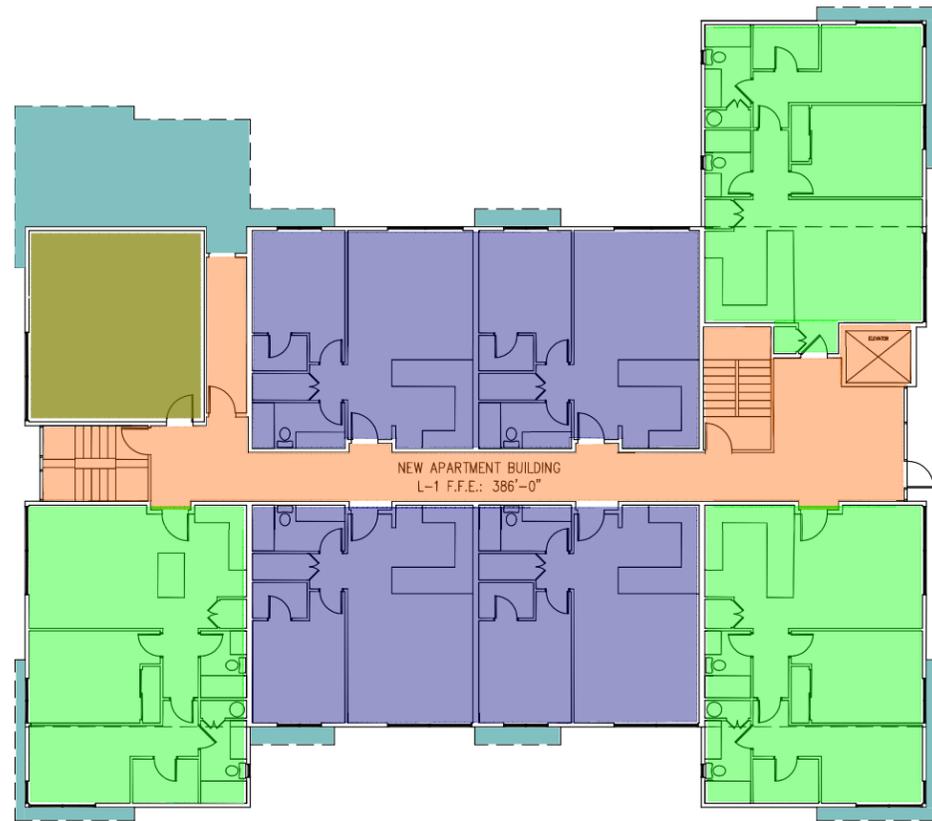
- Site Plan Above
- Building Footprint Above
- Garage Level



9021 17TH AVENUE SW
 ■ ■ ■
 Seattle
 Washington

PROJECT #:	
ISSUED:	
REVISIONS:	
FLOOR PLANS	
SHEET:	
A2	

(A) FLOOR PLAN -- GARAGE LEVEL OPTION 1 & 2
 SCALE 1/8" = 1'-0"

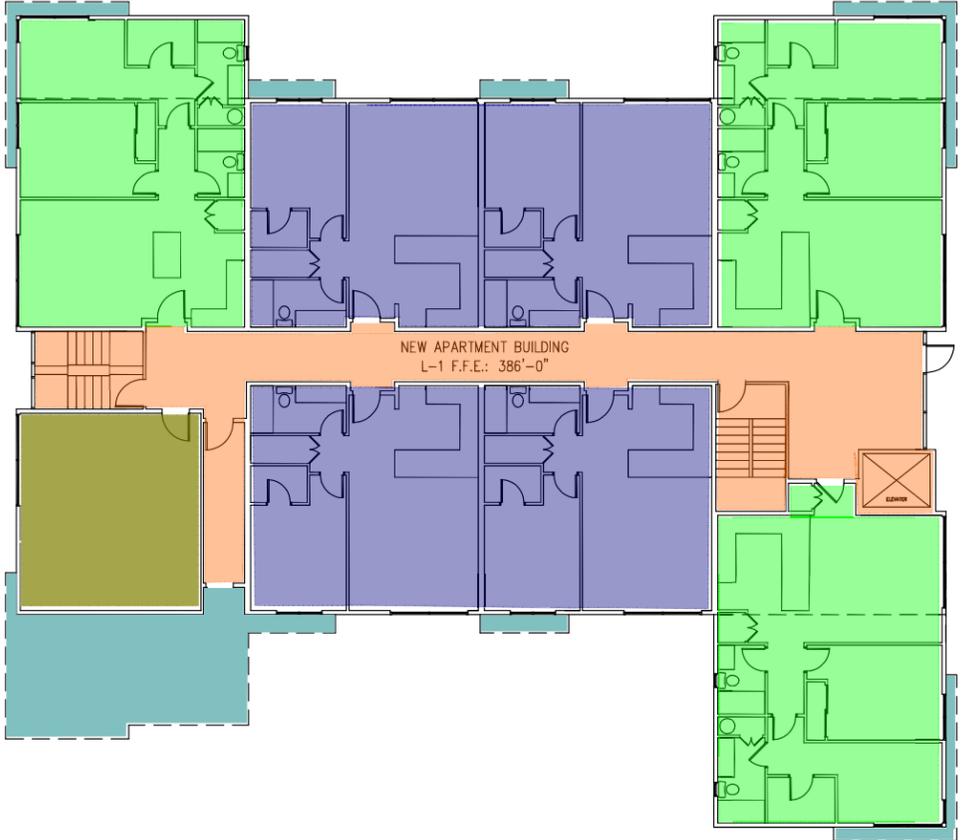


- Common Area
- Building Above
- Support Space
- One Bedroom
- Two Bedroom

A FLOOR PLAN - LEVEL 1
 SCALE: 1/8" = 1'-0" NORTH



PROJECT #	
ISSUED:	
REVISIONS:	
SITE PLAN	
SHEET:	A2



- Common Area
- Building Above
- Support Space
- One Bedroom
- Two Bedroom

9021 17TH AVENUE SW
 ■ ■ ■
 Seattle
 Washington

(A) FLOOR PLAN - LEVEL 1
 SCALE: 1/8" = 1'-0" NORTH

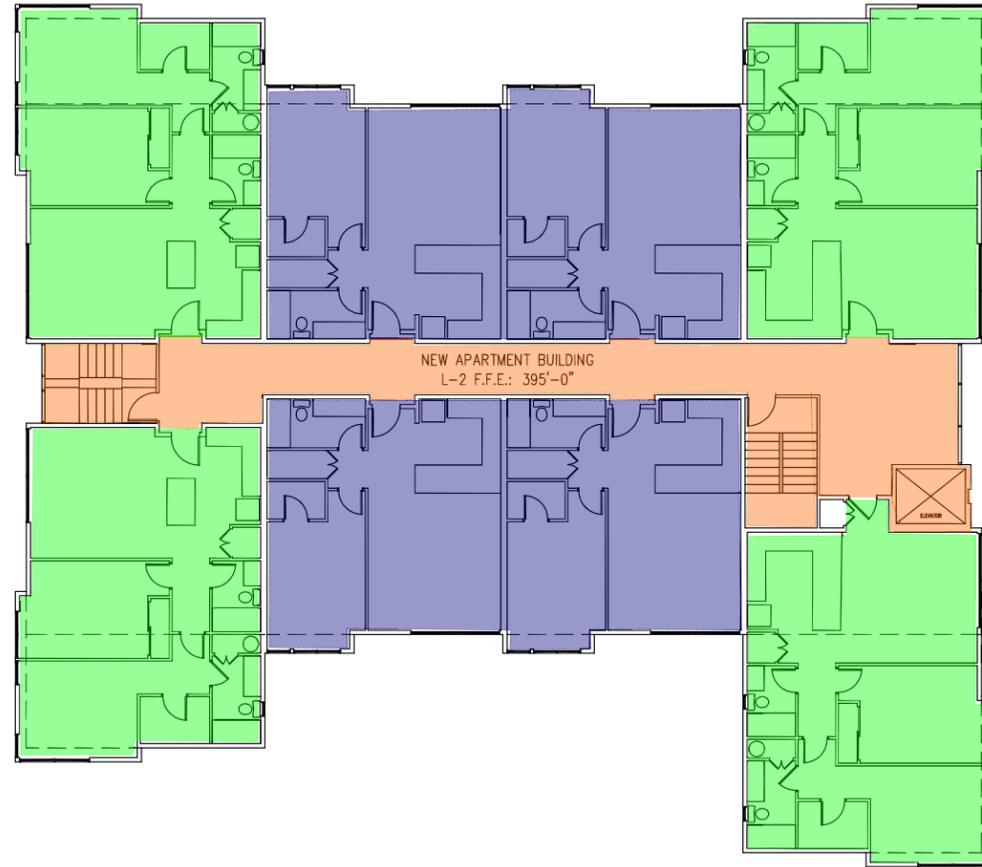
PROJECT #:

 ISSUED:

 REVISIONS:

 SHEET:
 A2





- Common Area
- One Bedroom
- Two Bedroom

(A) FLOOR PLAN - LEVEL 2,3,4
 SCALE: 1/8" = 1'-0" NORTH



9021 17TH AVENUE SW
 ■ ■ ■ Seattle
 ■ ■ ■ Washington

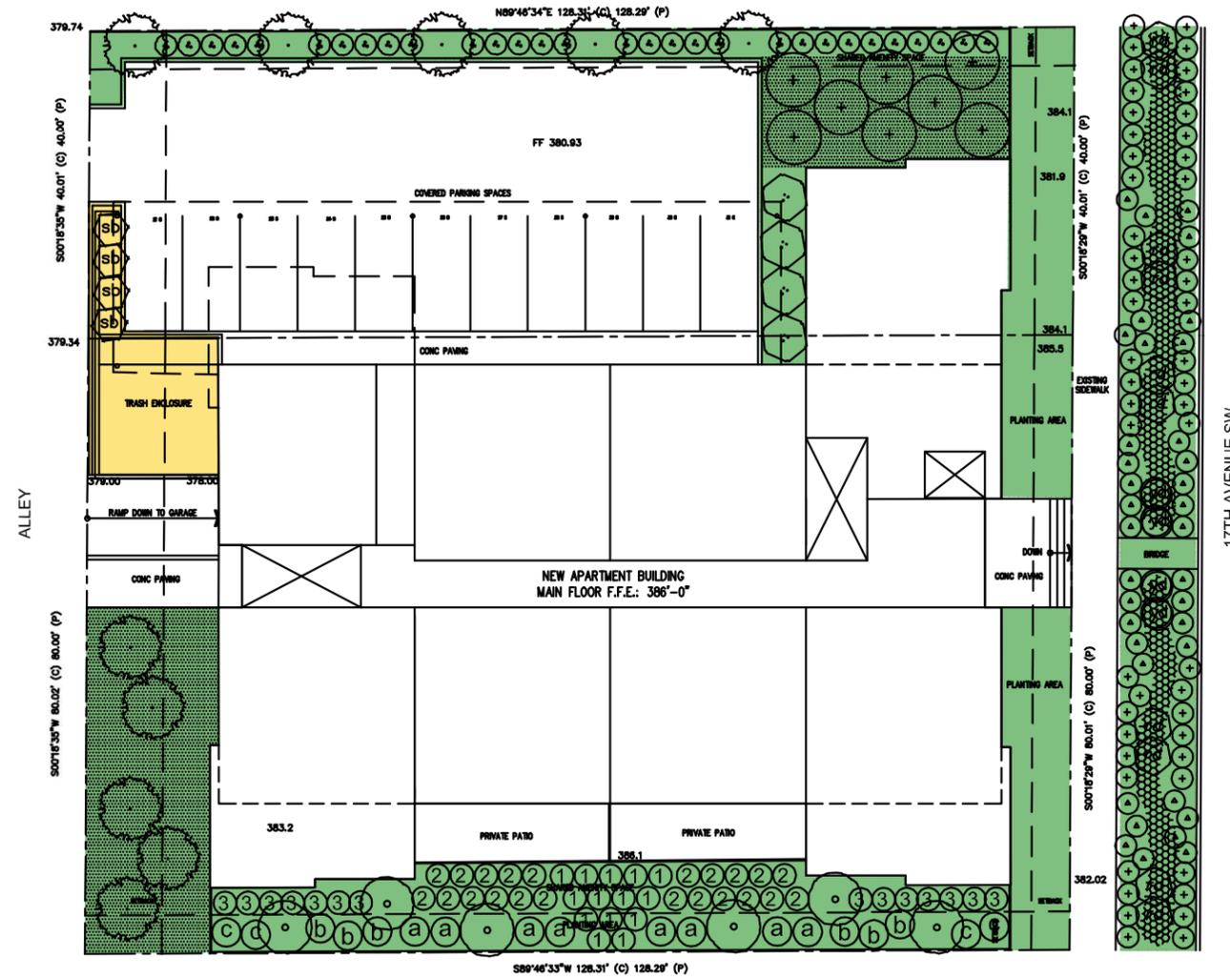
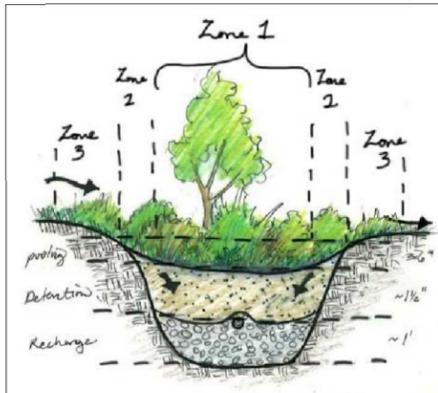
PROJECT #:
 ISSUED:
 REVISIONS:

SITE PLAN

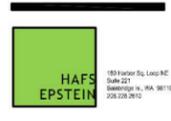
SHEET:
 A3

Green Factor Elements

1. Planted areas with a soil depth of less than 24 inches
2. Planted areas with a soil depth of 24 inches or more
3. Bioretention facilities
4. Mulch, ground covers or other plants less than 2 feet tall at maturity
5. Large shrubs or other perennials at least 2 feet tall at maturity
6. Small trees
7. Small/medium trees
8. Medium/large trees
9. Large trees
10. Landscaping that consists entirely of drought-tolerant or native plant species
11. Landscaping visible from adjacent rights-of-way or public open space



(A) SITE PLAN
SCALE: 1/8" = 1'-0"



9021 17TH AVENUE SW
Seattle
Washington

PROJECT #:	
ISSUED:	
REVISIONS:	
SHEET:	L1





Vine Maple



Chinese Red Birch



Blue Mist



Snowberry



Paperbark Maple



Coastal Strawberry



Golden Raintree



English Lavender

PLANT SCHEDULE

Botanical Name	Common Name	Qty	Spacing	Size	Note
TREES					
Acer circinatum	Vine Maple	000	as shown	8' height	Multi (3+) stems, 0.35" caliper
Acer griseum	Paperbark Maple	000	as shown	2" B&B	
Betula albosinensis var. septentrionalis	Chinese Red Birch	000	as shown	2" B&B	
Koelreuteria paniculata	Golden Raintree	000	as shown	2" B&B	
Salix scouleriana	Scouler Willow	000	as shown	5 gal.	
SHRUBS and GROUND COVERS					
Caryopteris clandonensis 'Dark Knight'	Blue Mist	000	3' o.c.	1 gal.	
Fragaria chiloensis	Coastal Strawberry	000	2' o.c.	1 gal.	
Symphoricarpos albus	Snowberry	000	4' o.c.	1 gal.	
Symphyotrichum chilense	Pacific Aster	000	3' o.c.	4" pot	
Lavendula angustifolium	English Lavender	000	3' o.c.	1 gal.	
Iris tenax	Oregon Iris	000	2' o.c.	4" pot	
Eriophyllum lanatum	Common Woolly Sunflower	000	2' o.c.	1 gal.	
Festuca glauca 'Elijah Blue'	Blue Sheep fescue	000	3' o.c.	1 gal.	
Lupinus polyphyllus	Large-leaved Lupine	000	2' o.c.	1 gal.	
Sedum oregonum	Oregon Stonecrop	000	3' o.c.	1 gal.	
Vaccinium ovatum	Evergreen Huckleberry	000	4' o.c.	1 gal.	
Lawn					
RAIN GARDEN PLANTS					
Cornus sericea 'Kelsey'	Dwarf Red-twig Dogwood	000	5' o.c.	24" height	
Cornus sericea 'Flaviramera'	Yellow-twig Dogwood	000	5' o.c.	24" height	
Molinia caerulea 'Variegata'	Moor Grass (variegated)	000	2' o.c.	4" pot	
Symphyotrichum subspicatum	Douglas Aster	000	2' o.c.	4" pot	



9021 17TH AVENUE SW
 Seattle
 Washington

PROJECT #
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 L2