

#3034542-LU
5231 Rainier Avenue S
Recommendation Meeting
04-03-2020
Isola Homes

SHW

ADDRESS

5231 Rainier Avenue S
SDCI# 3034542-LU

PROJECT TEAM

Owner	Isola Homes
Architect	SHW
Landscape	Root Of Design
Surveyor	Chadwick & Winters
Arborist	Layton Tree Consulting

PROJECT INFO

Zoning	LR2(M) & NC2-55(M)
Overlays	Columbia City RUV
	Parking Flexibility
	SE Seattle Reinvestment Area
	Design Review Equity Area
Lot Area	20,976 SF
	9,144 SF NC2-55(M) + 11,832 SF LR2(M)
Proposed Units	120
Vehicle Parking	None
Bicycle Parking	110

PROJECT BRIEF

The proposed project consists of two multi-family structures on one development site containing 120 SEDUs. No parking or commercial use is proposed.

PRIORITY GUIDELINES

CS2.A Architectural Presence
The proposed project contributes to a strong street edge and establishes a significant presence on a high-profile street.

CS2.B Connection to the Street
The proposed massing works with the unique lot and draws a strong connection to Rainier Avenue S

CS2.C.2 Mid-Block Sites
The site is between a proposed 6 story development and a underdeveloped lot.

CS2.D Zone Transitions/Massing Choices
The proposed project steps down its massing to the adjacent single family zone and provides a relief in its massing along both streets.

PL2.B.1 Pedestrian Infrastructure
The proposed project has connections to multiple streets as well as internal courtyards area.

PL3.A.1.D Residential Entries
Individual entries to ground-related housing are proposed on Rainier Avenue S.

PL3.B Residential Edges
Both frontages provide landscaped transition zones between ROW and building.

DC2.B.1 Façade Composition
There are multiple facades that respond to different conditions.

DC3.B.4 Multifamily Open Space
The proposed project has open space at grade that functions as building amenity and other areas that function as buffers. A common roof deck is also proposed on the building facing Rainier Avenue S.

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PERSPECTIVE - EAST



Looking southwest from Rainier Avenue S



Looking southeast from 39st Avenue S

ZONING SUMMARY

LR2 (M)

23.45.510	FAR	1.2+
23.45.510	FAR bonus	to 1.6, Common Amenity area 20' min width 35% of lot area
23.45.514	Height	40' above Avg Grade
23.45.518.A	Setbacks	5' Min Front, 7' Avg. 5' Min Side, Rear not applicable
23.45.518.A.2	Upper level setback	12' setback above 44' AND 12' setback above 34' where abutting a Single Family zone
23.45.518.F	Separation	10' min between structures
23.45.522.A	Amenity area	25% Lot Area, 50% Common Amenity at grade
23.45.527	Façade length	65% of Lot Depth

NC2-55(M)

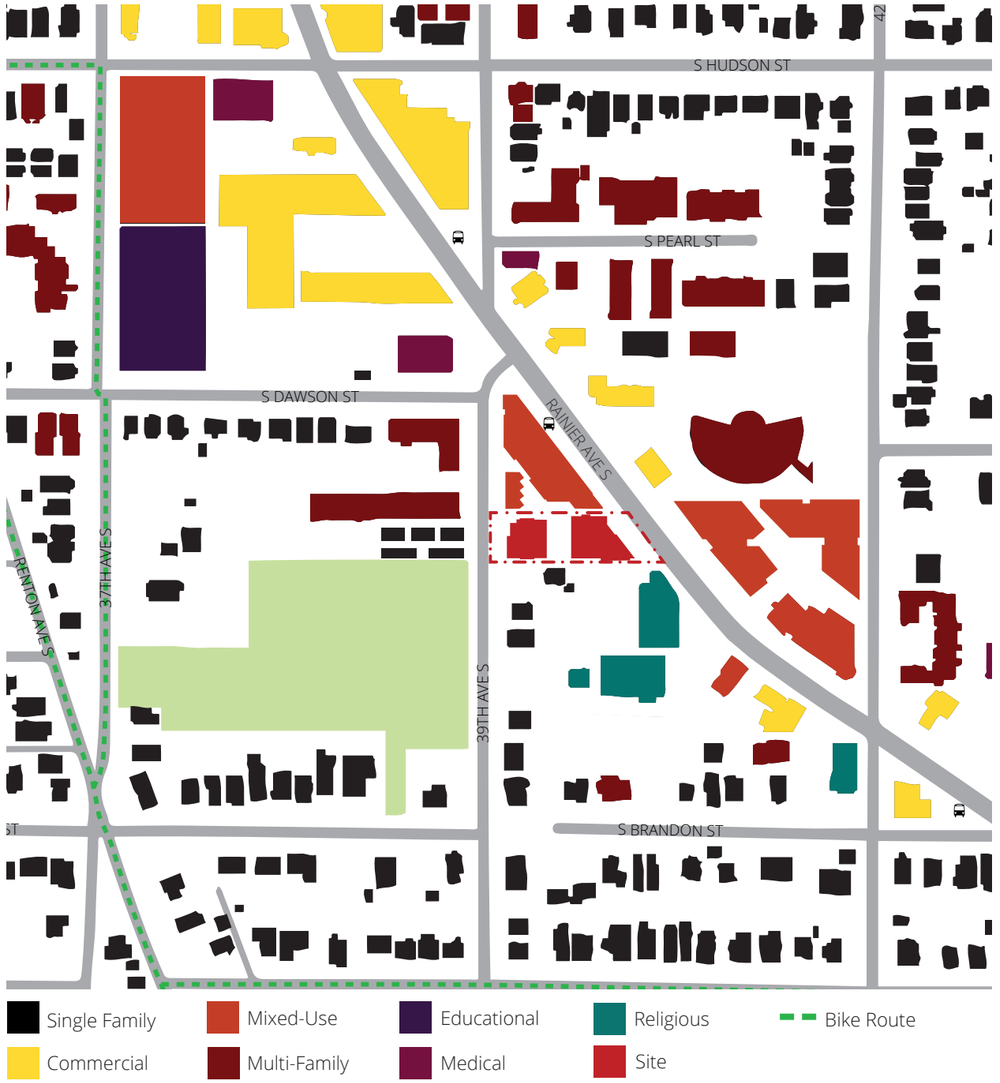
23.47A.008.A.2	Blank façade	blank wall max = 20' segments, 40% of façade between 2' to 8'
23.47A.008D	Res. Use at grade	10' setback
23.47A.012.A	Height calculations	55' + 4' Height Bonus for 13' F-F at L1
23.47A.012.C.4	Rooftop coverage	Max 20% of roof
23.47A.013.A	FAR	3.75 FAR, Bike Parking Exempt
23.47A.024.A	Amenity area	5% of Area in Res. Use



Figure - Ground

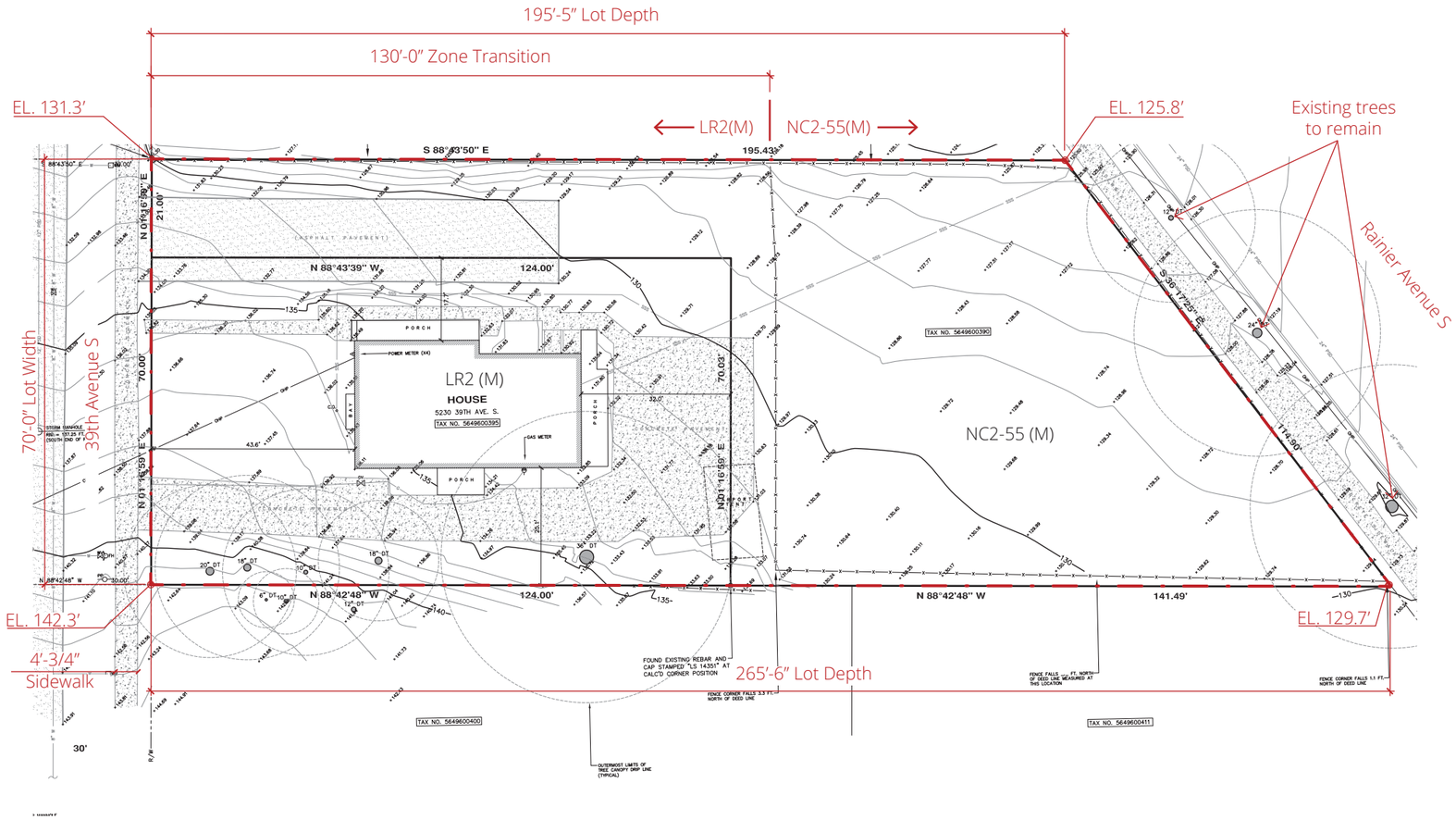


Zoning
The site is split zoned between NC2-55(M) & LR2(M). The site contains 9,144 sf of NC2-55(M) and 11,832 sf of LR2(M). Measured from 39th Avenue S, the LR2 portion extends 130' to the east measured from the property line. Adjacent zoned properties includes NC3-65(M1) to the north and a portion of the property adjacent to the south property line is zoned SF5000.



Adjacencies & Circulation
Rainier Avenue S is a principal arterial with heavy traffic. Principal commercial uses are located to the north in downtown Columbia City. The immediate vicinity is largely underdeveloped.

EXISTING CONDITIONS - SURVEY



Tax Parcel No. 5649600395
Tax Parcel No. 5649600390

Legal Description

Parcel A:
The south 91.43 feet of tract 32, Morningside Acre tracts, according to the plat thereof recorded in Volume 9 of Plats, page 64, records of King County, WA;

Except the south 70 feet of the west 124 feet thereof.

Parcel B:
The south 70 feet of the west 124 feet of lot 32, Morningside Acre tracts, according to the plat thereof recorded in Volume 9 of Plats, page 64, records of King County, WA.

Surveyor: Chadwick & Winters
Date: 03/22/16

No exceptional trees found on site. Arborist report prepared by Layton Tree Consulting to provided at MUP.

— · — · Property Line

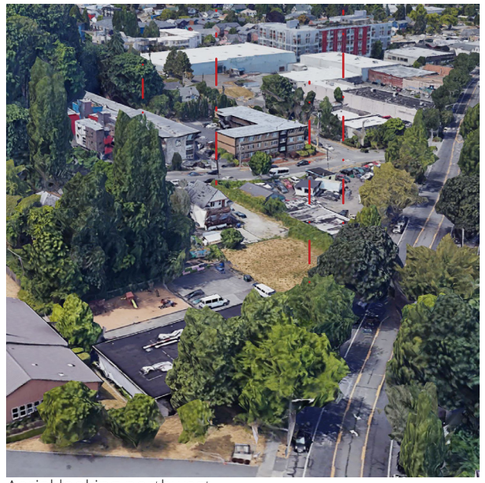

39th looking south


39th looking east


39th looking west


Rainier looking southwest


Aerial


Aerial looking northwest


Aerial looking southwest


Aerial looking southeast

EDG SCHEME SUMMARY

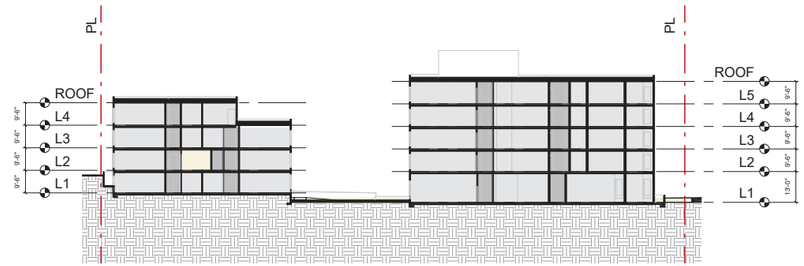
Scheme A



Scheme A - Looking northwest from Rainier Avenue S



Scheme A - Plan

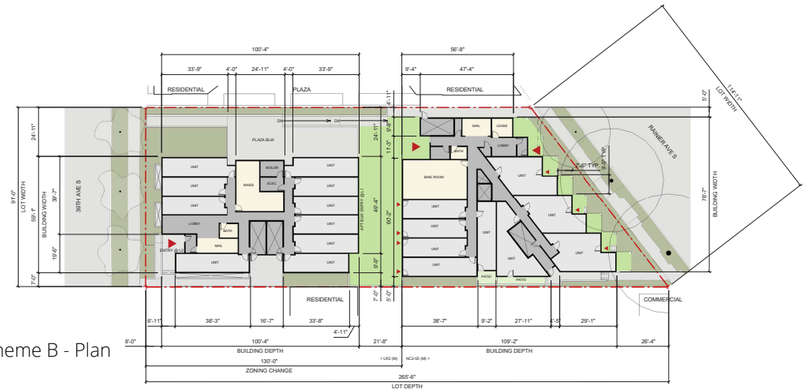


Scheme A - Section

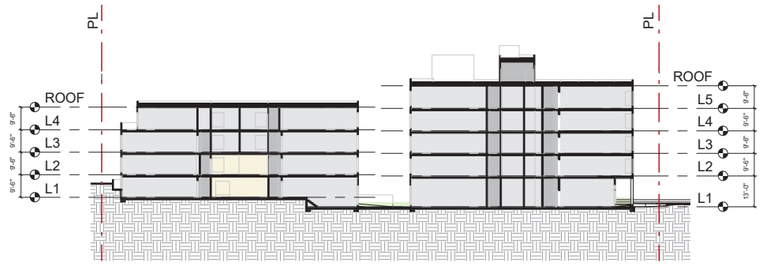
Scheme B



Scheme B - Looking northwest from Rainier Avenue S



Scheme B - Plan

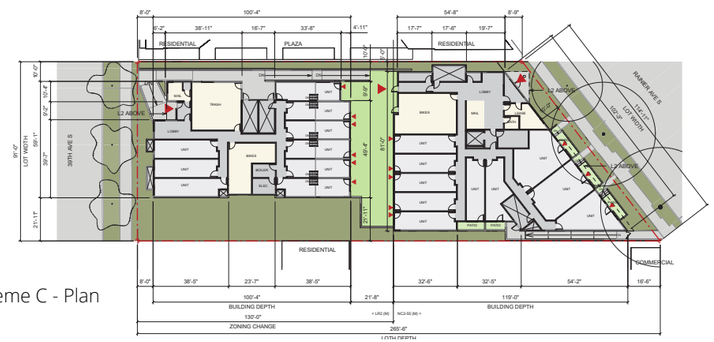


Scheme B - Section

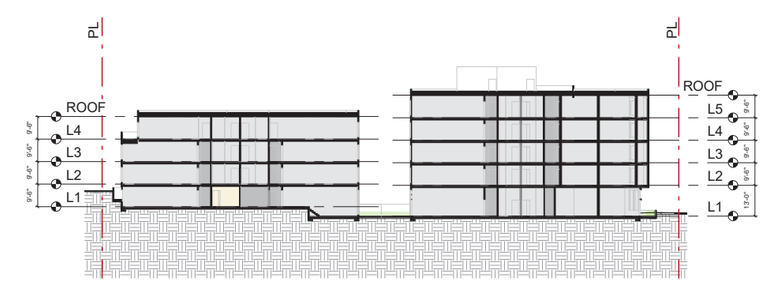
Scheme C



Scheme C - Looking northwest from Rainier Avenue S



Scheme C - Plan



Scheme C - Section



Looking northwest from Rainier Avenue S



Looking southwest from Rainier Avenue S



Aerial



Looking northeast on 39th Avenue S

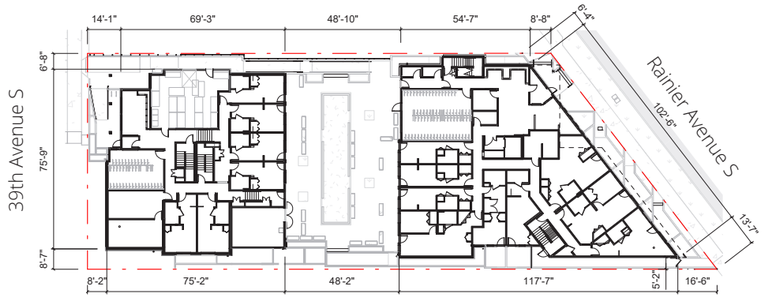


Looking southeast from 39th Avenue S

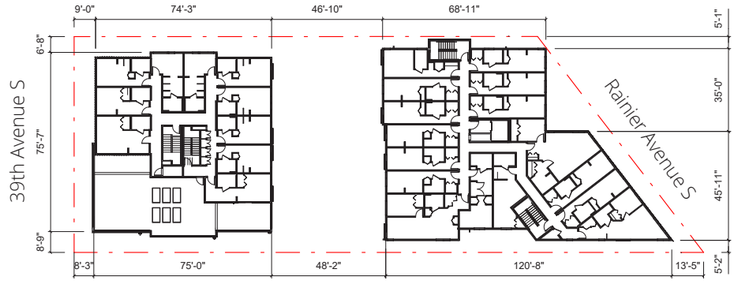
SITE PLAN



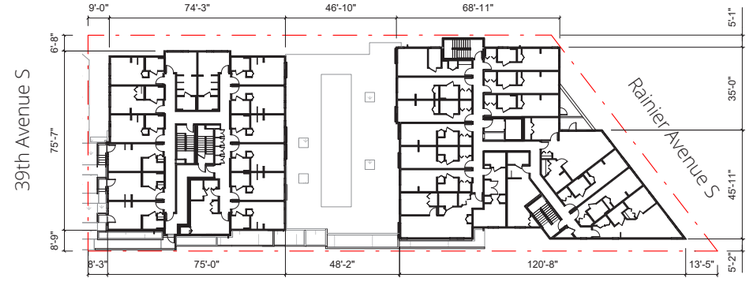
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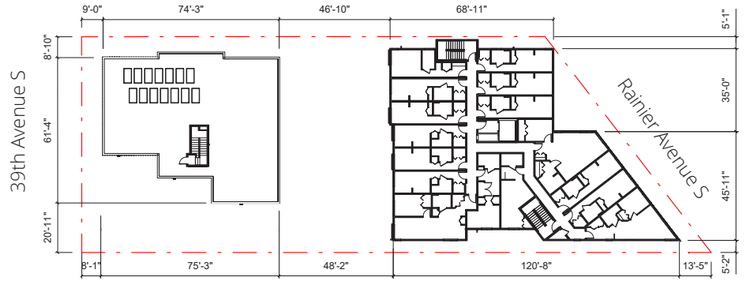
Level 1



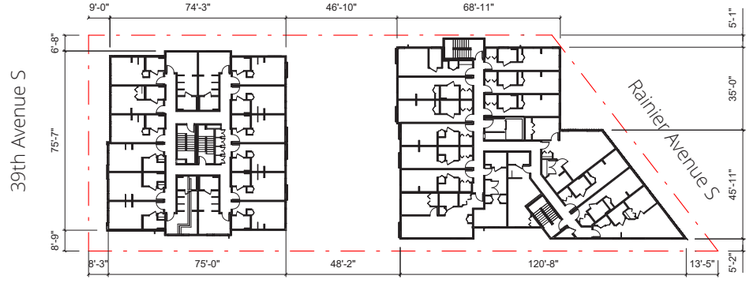
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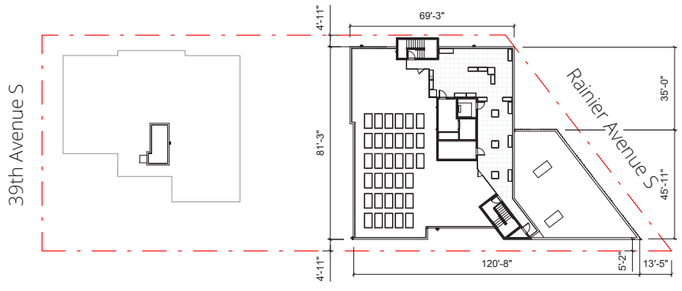
Level 2



Level 5



Level 3



Roof

SCALE: 1/64" = 1'-0"



Looking southwest from Rainier Avenue S

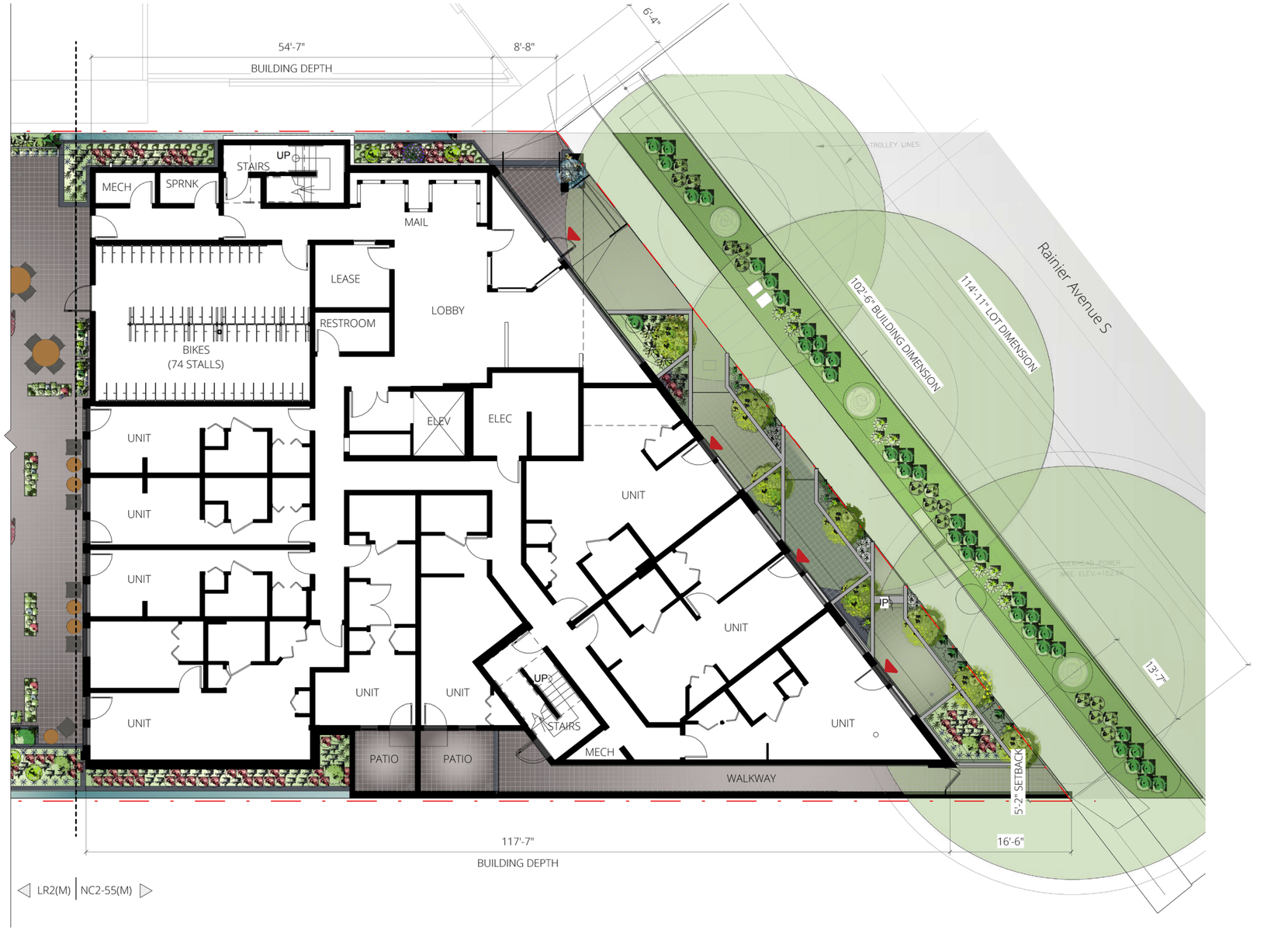
Design Response

① DESIGN GUIDANCE CS2.C + CS2.D
At EDG, staff showed strong support for the “notch or inflection of the vertical plane in the massing of the building along Rainier Avenue” in that it both “creates an interesting focal feature” and “helps to maintain the strong street edge established by the approved building to the north” (EDG report Item 1 sections A and B). This move has been maintained and is integral to the design concept. (CS2.C + CS2.D)

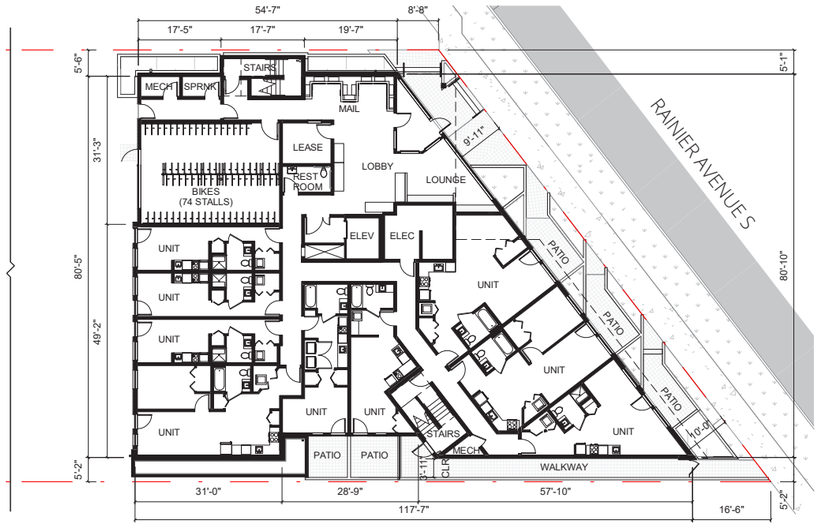
② DESIGN GUIDANCE CS2.B + CS2.C
At EDG, staff requested the façade “include an upper level setback at the fifth floor to align with the building datum line of the adjacent building to the north as well as the upper level setback of the proposed building across Rainier Avenue” (EDG report Item 1 section C). However, such a move would break the strong design concept supported by staff in sections A and B. The datum of the setback to the north would not align with a 5th story setback here, nor would the 6th level setback of the building across the street. Staff suggest the upper level setback “will assist in providing relief of the building mass”, however, this is being achieved with the large relief in the building massing provided by the aforementioned notch and the 10-20’ setback provided across the building frontage, in comparison to the near-zero lot line condition of the building to the north. The proposed setback and strong “notch” move are sufficient in providing relief in the urban fabric. A further setback at the upper level would detract from the street edge at the wide ROW along Rainier Avenue S. (CS2.B + CS2.C)

Design Response

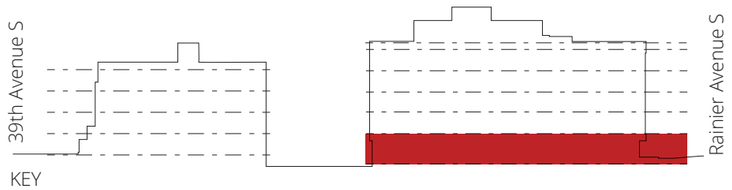
③ DESIGN GUIDANCE PL3.A
At EDG, staff supported “the shared entry ways located along the street for each of the buildings” and supported that the Rainier lobby “includes mail boxes and provides direct access to the bicycle storage for the building” (EDG report item 3, both sections). These design features have been maintained and enhanced with quality materials and pedestrian scale detailing that clearly “signal a break from the public sidewalk” (PL3.A.1.c). Staff requested “pedestrian features such as storefront glazing in case this portion of Rainier becomes more viable for commercial uses”. Storefront glazing is provided at the primary residential entry and the commercial character is further reinforced by the 13’ floor to floor height provided. Pedestrian scale elements such as lighting, signage, and plantings have been provided at each of the individual residential entries along Rainier, contributing to the “Ensemble of Elements” (PL3.A.2). Patios and landscaping have been provided to buffer the residential units while maintaining transparency and a sense of connection (PL3.B). The glazing provided at each of the residential units has been designed to incorporate large openings with few mullions in order to maintain a commercial character established by the property to the north. Overall, the detail, scale, and quality of materials are successful in “encouraging human interaction and activity at the street-level with clear connections to building entries and edges” (PL3.A).



SCALE: 1/16” = 1’-0”



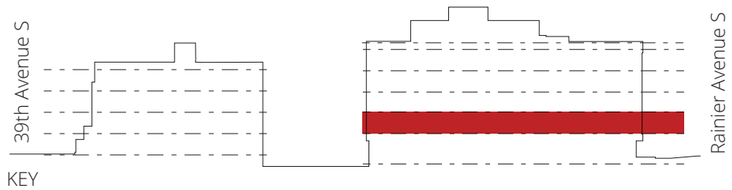
Level 1



KEY

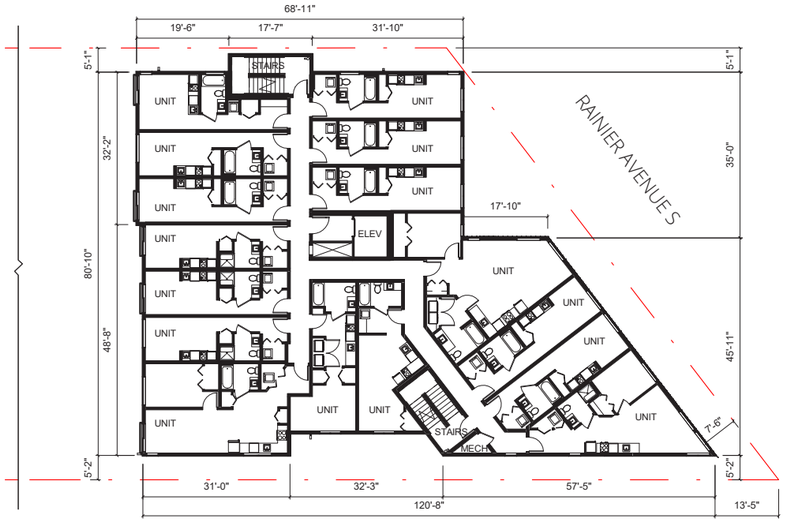


Level 2

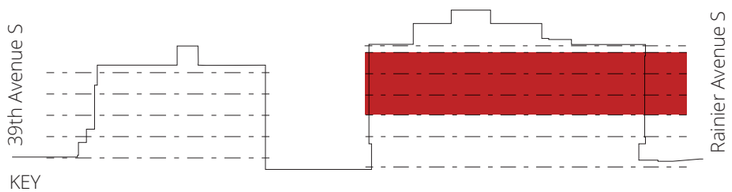


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SCALE: 1/32" = 1'-0"



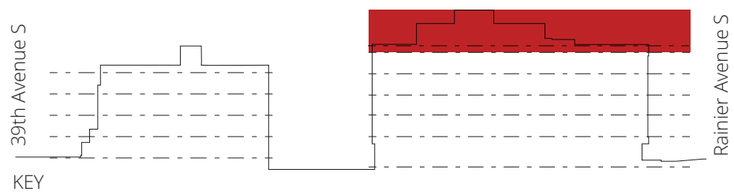
Level 3 - 5



KEY



Roof



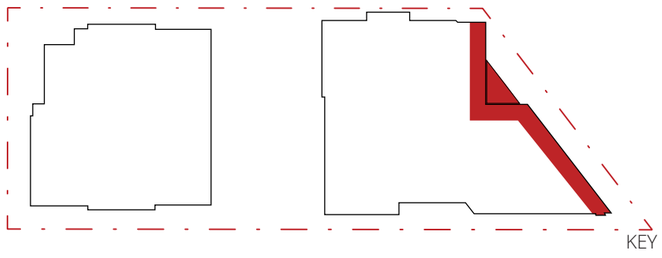
KEY

SCALE: 1/32" = 1'-0"

ELEVATIONS: EAST BUILDING - EAST

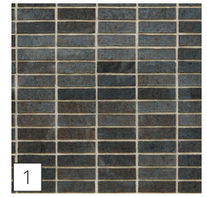


East Building - East

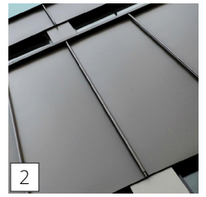


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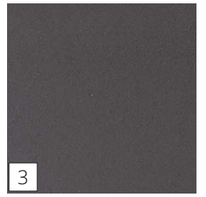
SCALE: 1/16" = 1'-0"



Mutual Materials
"Coal Creek" Standard Brick,
Stack Bond



Standing Seam Metal Siding,
Bryer "Metallic Silver",
14" Reveal



Fiber Cement Panel, Smooth,
Painted Benjamin Moore
"Black Satin"



Fiber Cement Panel, Smooth,
Painted Benjamin Moore
"Distant Gray"



Vinyl Window, Black



Aluminum Storefront
Window + Door, Black



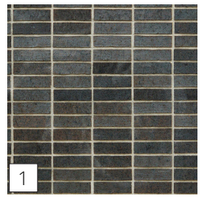
Exterior Security Gate,
Black



Metal Plate Canopy,
Black

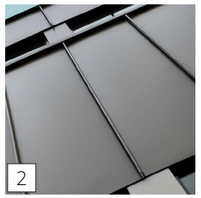


Cast In Place
Concrete Planter



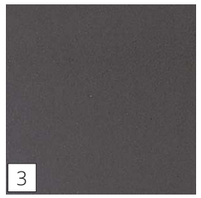
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Mutual Materials
“Coal Creek” Standard Brick,
Stack Bond



2

Standing Seam Metal Siding,
Bryer “Metallic Silver”,
14” Reveal



3

Fiber Cement Panel, Smooth,
Painted Benjamin Moore
“Black Satin”



4

Fiber Cement Panel, Smooth,
Painted Benjamin Moore
“Distant Gray”



5

Fiber Cement Panel, Smooth,
Painted Benjamin Moore
“Coventry Gray”



6

Vinyl Window, Black



7

Vinyl Window, White



8

Aluminum Storefront
Window + Door, Black

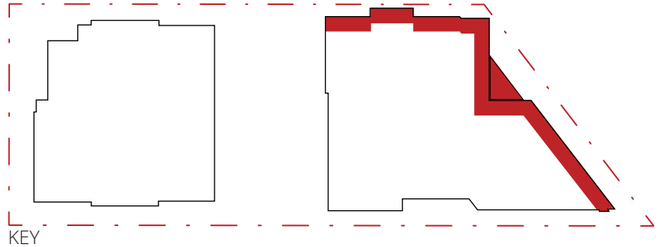


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Cast In Place
Concrete Planter



East Building - North

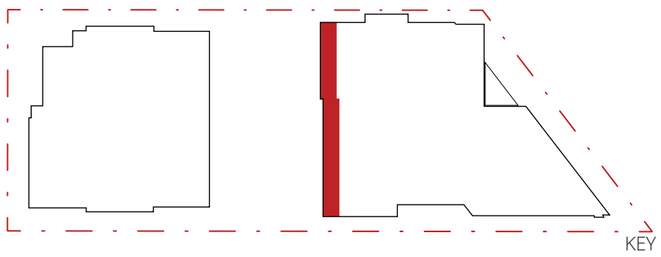


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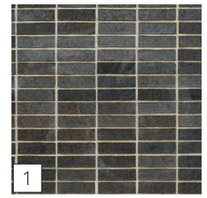
SCALE: 1/16” = 1’-0”

ELEVATIONS: EAST BUILDING - WEST

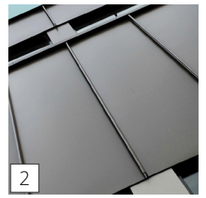




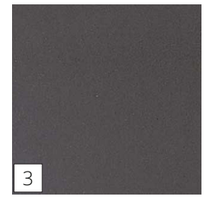
SCALE: 1/16" = 1'-0"



Mutual Materials
"Coal Creek" Standard Brick,
Stack Bond



Standing Seam Metal Siding,
Bryer "Metallic Silver",
14" Reveal



Fiber Cement Panel, Smooth,
Painted Benjamin Moore
"Black Satin"



Fiber Cement Panel, Smooth,
Painted Benjamin Moore
"Distant Gray"



Vinyl Window, Black



Vinyl Window, White



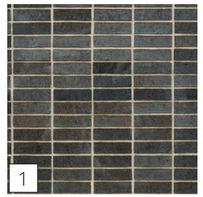
Metal Guardrail,
White



Metal Plate Canopy,
Black

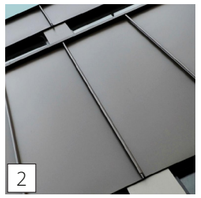


Cast In Place
Concrete Planter



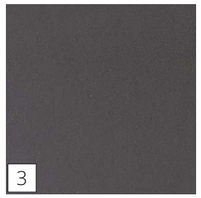
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Mutual Materials
“Coal Creek” Standard Brick,
Stack Bond



2

Standing Seam Metal Siding,
Bryer “Metallic Silver”,
14” Reveal



3

Fiber Cement Panel, Smooth,
Painted Benjamin Moore
“Black Satin”



4

Fiber Cement Panel, Smooth,
Painted Benjamin Moore
“Distant Gray”



5

Vinyl Window, Black



6

Vinyl Window, White



7

Fiber Cement Panel, Smooth,
Painted Benjamin Moore
“Coventry Gray”



8

Metal Plate Canopy,
Black

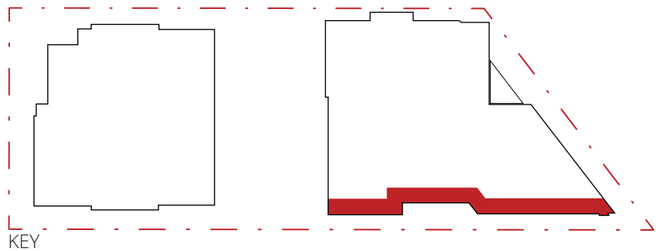


9

Cast In Place
Concrete Planter



East Building - South



KEY

SCALE: 1/16” = 1’-0”

PERSPECTIVE - WEST BUILDING



Looking southeast from 39st Avenue S

Design Response

① DESIGN GUIDELINES CS2.B + CS2.D
At EDG, staff supported the west building's response to the "changes in topography on the site and to the adjacent small lot residential zoning located immediately south of the site" and suggested the massing be "re-oriented" to "maintain the step in massing shown" and "permit a wider open space between the two structures" to create an "increase" in "open space/common amenity" (EDG report Item 1 section A and B for 39th Avenue S). While the building could not simply be re-oriented due to circulation issues as they relate to topography, the building was re-designed with a similar step in massing to both respect the adjacent single-family zone and work with the topography, creating a strong and cohesive design that also manages to provide a large amount of common amenity between the two structures on the site (CS2.B + CS2.D).

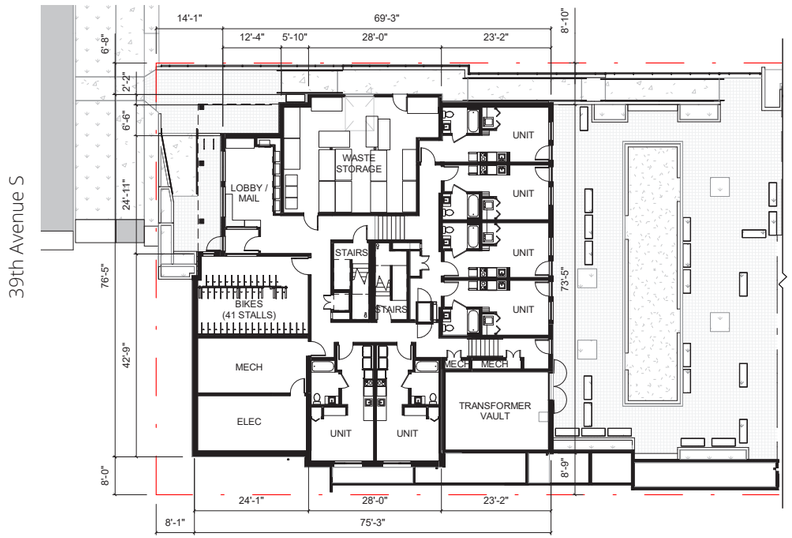
② DESIGN GUIDELINES PL3.A + PL3.B
At EDG, staff requested the west building units "at or near grade should have their own entrances as this would provide a greater visual connection to the homes to the south and reinforce the domestic scale of this residential street" (EDG report Item 3 section A). The west building has been re-designed to add walk-up entries to three of the units at level 2, reinforcing the residential scale of the street and creating a visual connection to the walk-up townhomes proposed to the north on 39th. At EDG, staff requested "replacing the light wells from the 39th Avenue S. elevation with lush landscape would reinforce the residential attributes of 39th and create a visual connection with the park across the street" (EDG Report Item 3 section A). In addition to the 11' of planting being provided in the ROW, the revised design incorporates another 4' of landscaping with the walk-up unit entries and a section of terraced planting at the building entry, both drawing connections to the park across the street and providing a level of privacy and transition space between the ROW and building (PL3.A + PL3.B).

Design Response

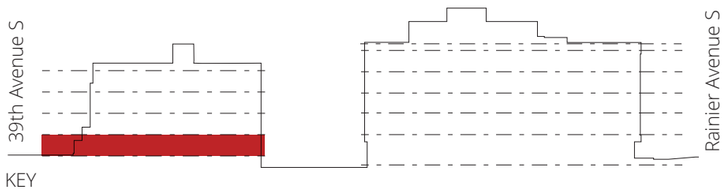
③ DESIGN GUIDELINES CS2.B AND DC3.B
At EDG, staff supported providing a “generous buffer to the adjacent, lower density zoning”, however, staff recommended “the open space/landscape on the south end be significantly reduced and the common amenity area width be increased between the two buildings.” The common amenity space was recommended to be “approximately 50-feet in width…with the landscaping buffer on the south side of the site reduced, between five feet and eight feet to accommodate landscaping” (EDG report Item 2 section A). The west building has been redesigned to accommodate an amenity approximately 50 feet wide with an adequately sized landscape buffer at the south property line. At EDG, staff suggested the narrow nature of the courtyard shown resembled “a private courtyard for those residences living immediately off of it. The larger space with appropriate landscaping and site furniture would foster a greater sense of community” (EDG report Item 2 section B). The larger courtyard has been designed around a bocce court with a variety of seating arrangements and landscaping. The programming of the large amenity space provided successfully encourages “physical activity and social interaction” (CS2.B + DC3.B.4)



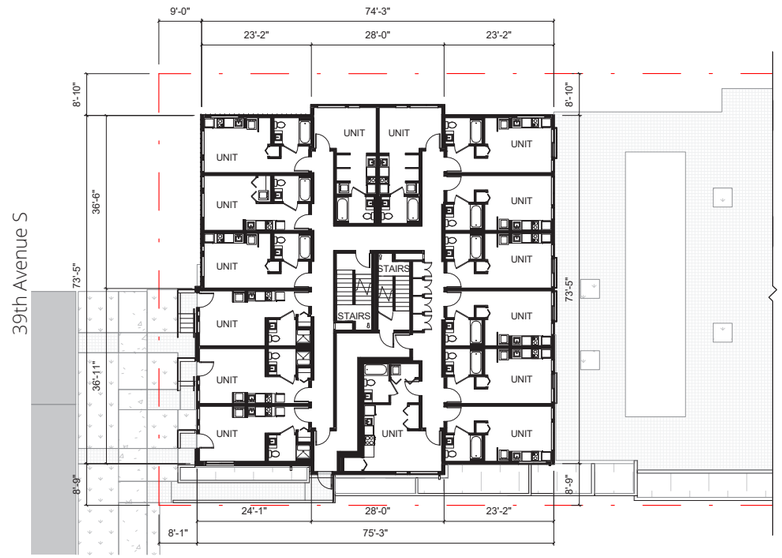
SCALE: 1/16” = 1’-0”



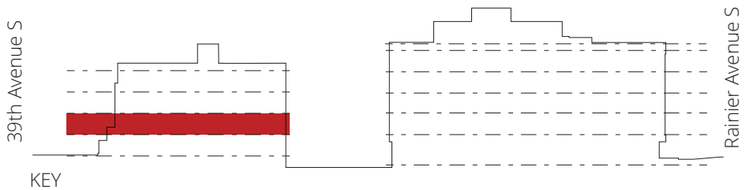
Level 1



KEY

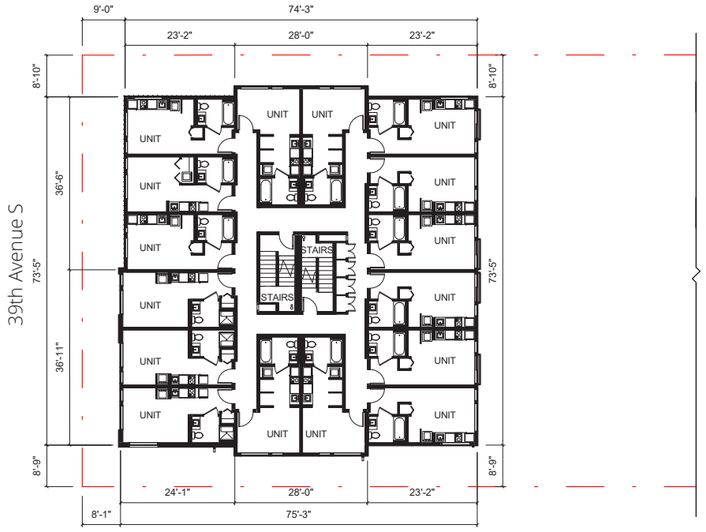


Level 2



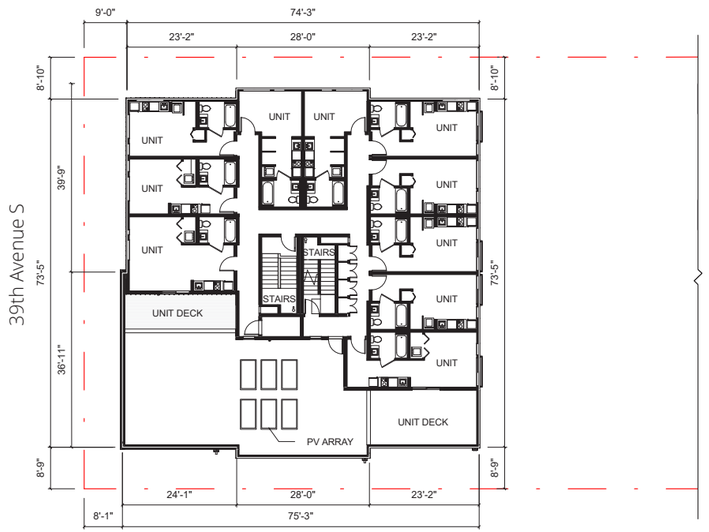
KEY

SCALE: 1/32" = 1'-0"



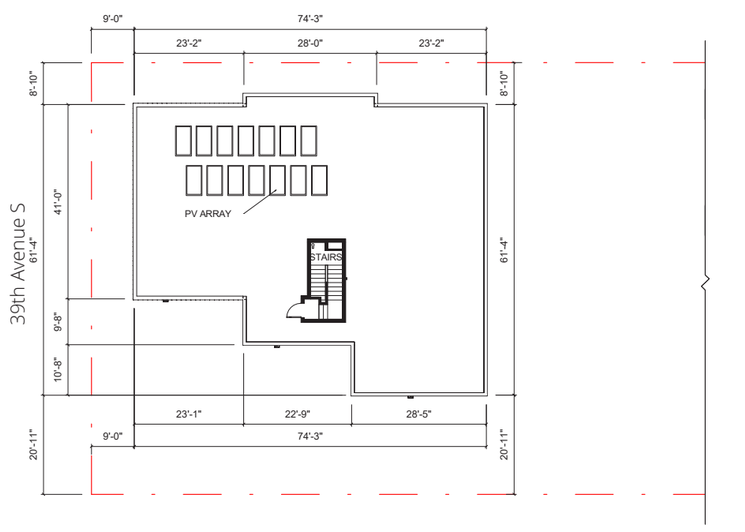
Level 3

KEY

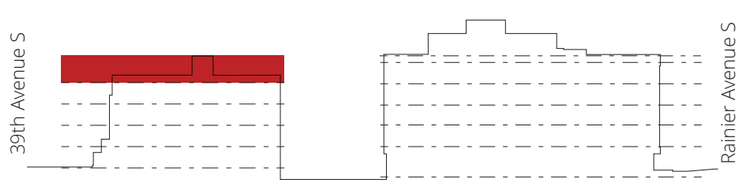


Level 4

KEY



Roof

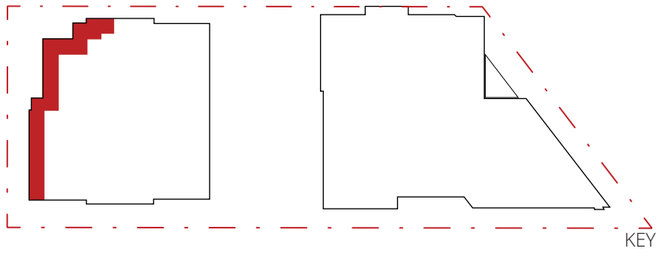


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SCALE: 1/32" = 1'-0"

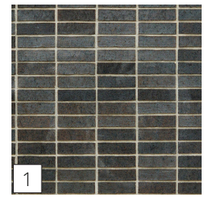


West Building - West

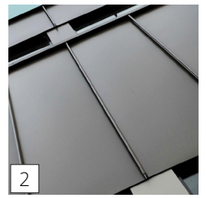


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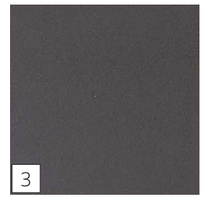
SCALE: 1/16" = 1'-0"



Mutual Materials
"Coal Creek"
Standard Brick, Stack Bond



Standing Seam Metal Siding,
Bryer "Metallic Silver",
14" Reveal



Fiber Cement Panel, Smooth,
Painted Benjamin Moore
"Black Satin"



Mutual Materials
"Aspen"
Standard Brick, Stack Bond



Fiber Cement Panel, Smooth,
Painted Benjamin Moore
"Distant Gray"



Vinyl Window, Black



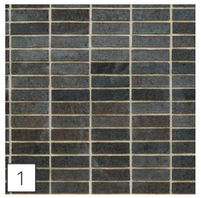
Exterior Security Gate,
Black



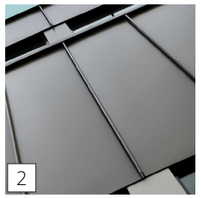
Metal Plate Canopy,
Black



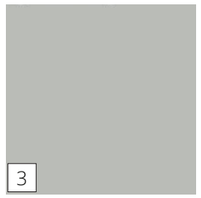
Cast In Place
Concrete Planter



Mutual Materials
“Coal Creek” Standard Brick,
Stack Bond



Standing Seam Metal Siding,
Bryer “Metallic Silver”,
14” Reveal



Fiber Cement Panel, Smooth,
Painted Benjamin Moore
“Coventry Gray”



Fiber Cement Panel, Smooth,
Painted Benjamin Moore “Dis-
tant Gray”



Vinyl Window, Black



Vinyl Window, White



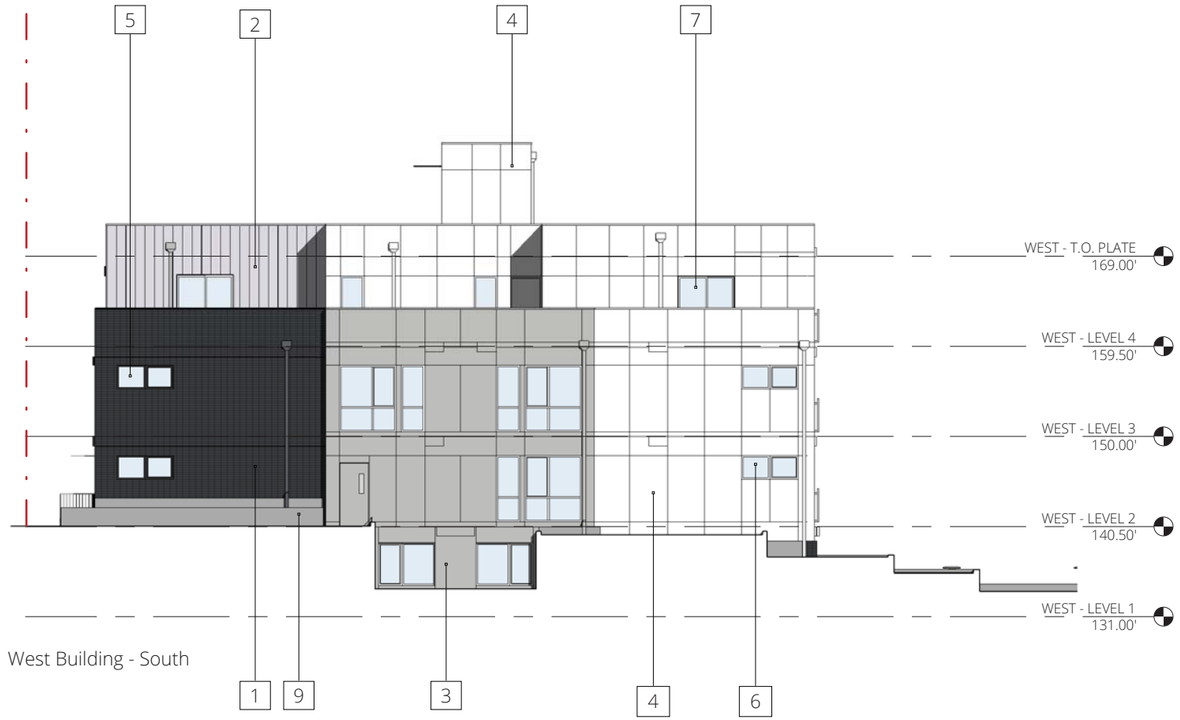
Sliding Door, White



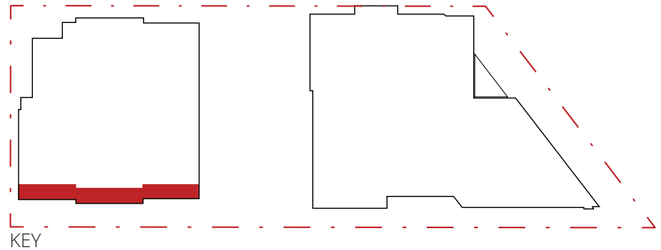
Cast In Place
Concrete Wall



Cast In Place
Concrete Planter



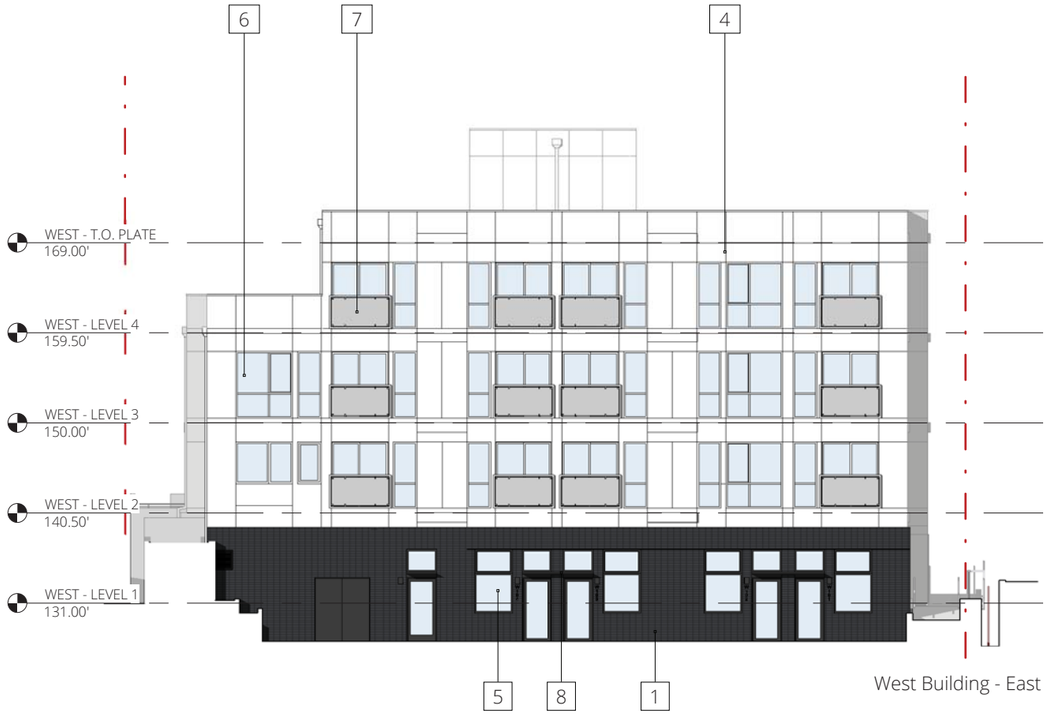
West Building - South



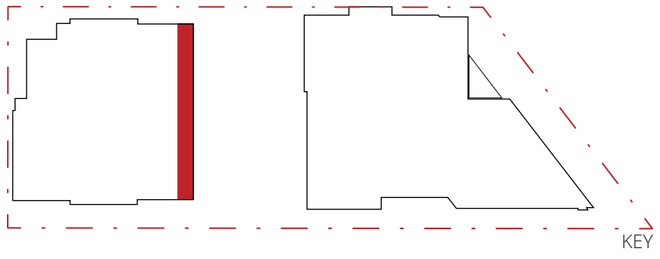
KEY

SCALE: 1/16” = 1’-0”

ELEVATIONS: WEST BUILDING - EAST

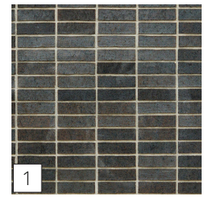


West Building - East

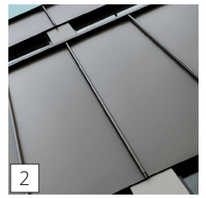


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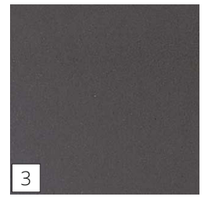
SCALE: 1/16" = 1'-0"



Mutual Materials
"Coal Creek"
Standard Brick, Stack Bond



Standing Seam Metal Siding,
Bryer "Metallic Silver",
14" Reveal



Fiber Cement Panel, Smooth,
Painted Benjamin Moore
"Black Satin"



Fiber Cement Panel, Smooth,
Painted Benjamin Moore
"Distant Gray"



Vinyl Window, Black



Vinyl Window, White



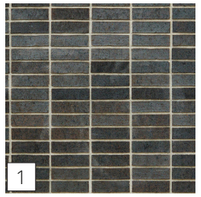
Metal Guardrail,
White

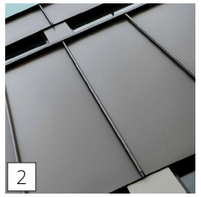


Metal Plate Canopy,
Black



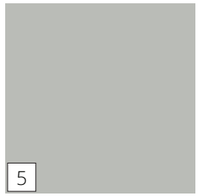
Cast In Place
Concrete Planter


1
Mutual Materials
“Coal Creek”
Standard Brick, Stack Bond


2
Standing Seam Metal Siding,
Bryer “Metallic Silver”,
14” Reveal


3
Mutual Materials
“Aspen”
Standard Brick, Stack Bond


4
Fiber Cement Panel, Smooth,
Painted Benjamin Moore
“Distant Gray”


5
Fiber Cement Panel, Smooth,
Painted Benjamin Moore
“Coventry Gray”


6
Vinyl Window, White

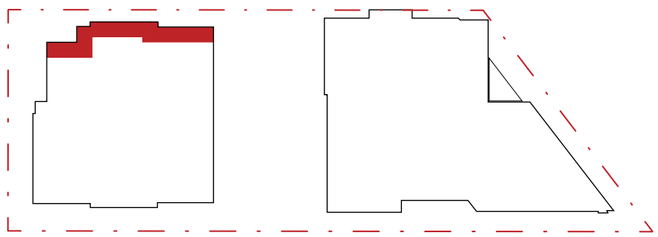

7
Exterior Security Gate,
Black


8
Vinyl Window, Black


9
Cast In Place
Concrete Planter

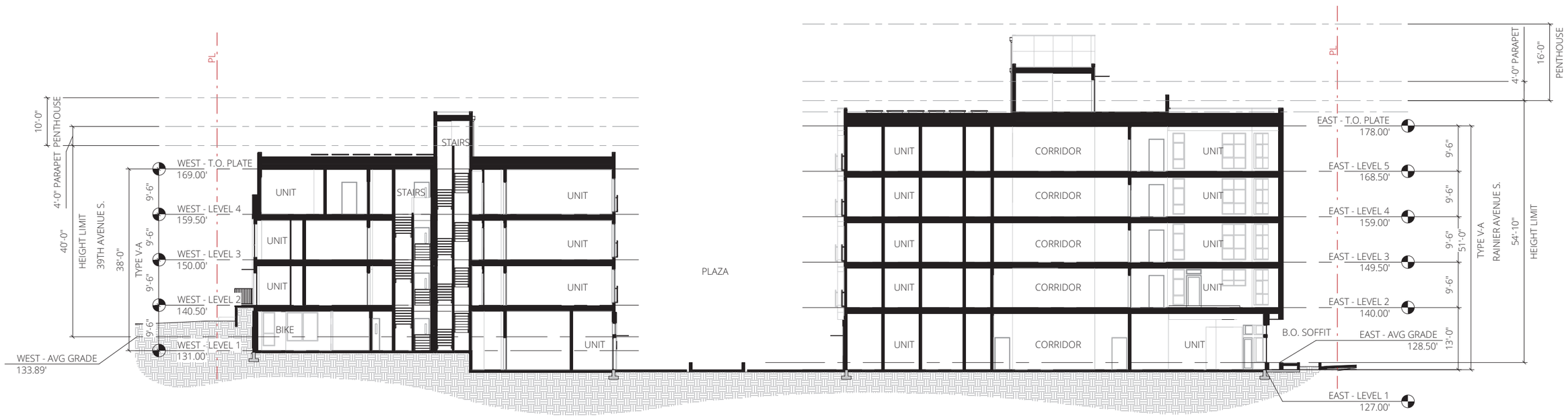


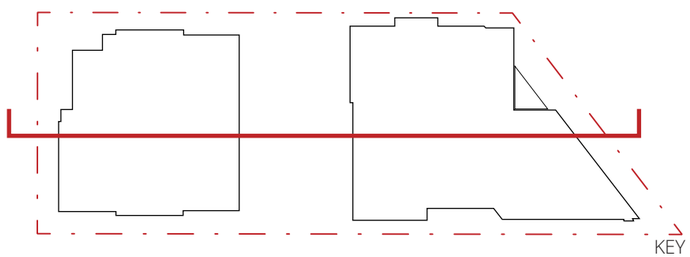
West Building - North


KEY

SCALE: 1/16” = 1’-0”

SITE SECTION





SCALE: 3/64" = 1'-0"



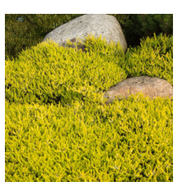
East Building - Plan view



1. Katsura Tree
2. Lime Rickey
3. Purple Bergenia



1. Dawyck Purple Beech
2. Wood Spurge
3. Deer Fern

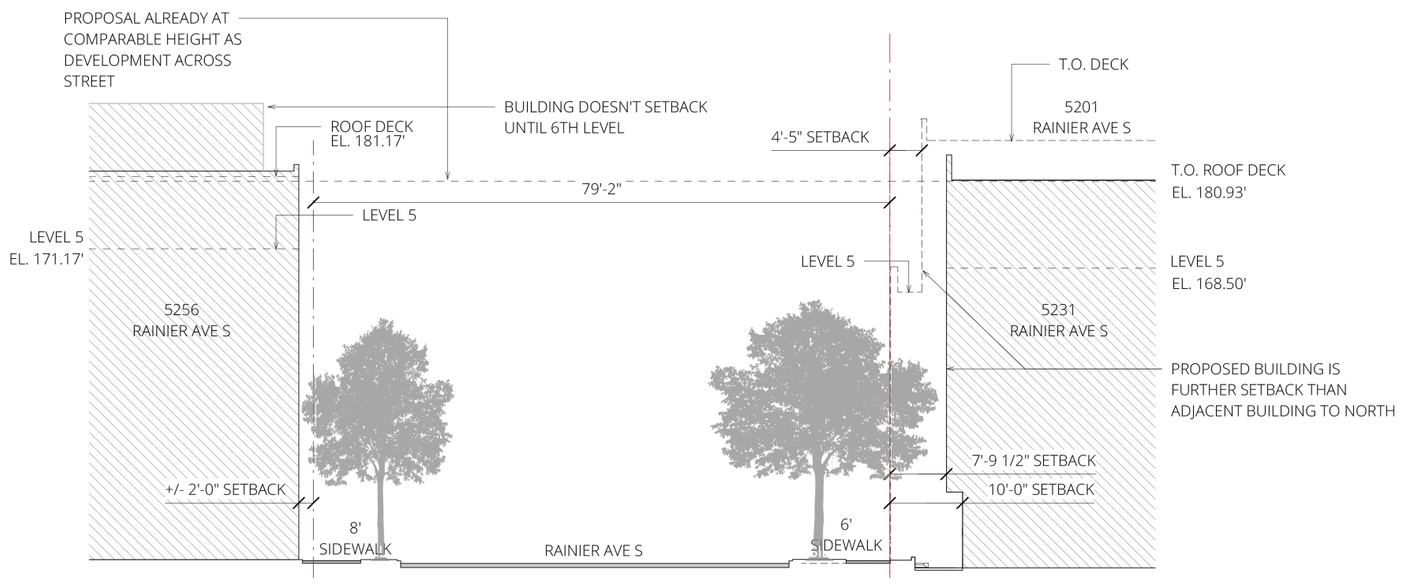


1. Golden Heath
2. Purple Pixie
3. Holly Fern

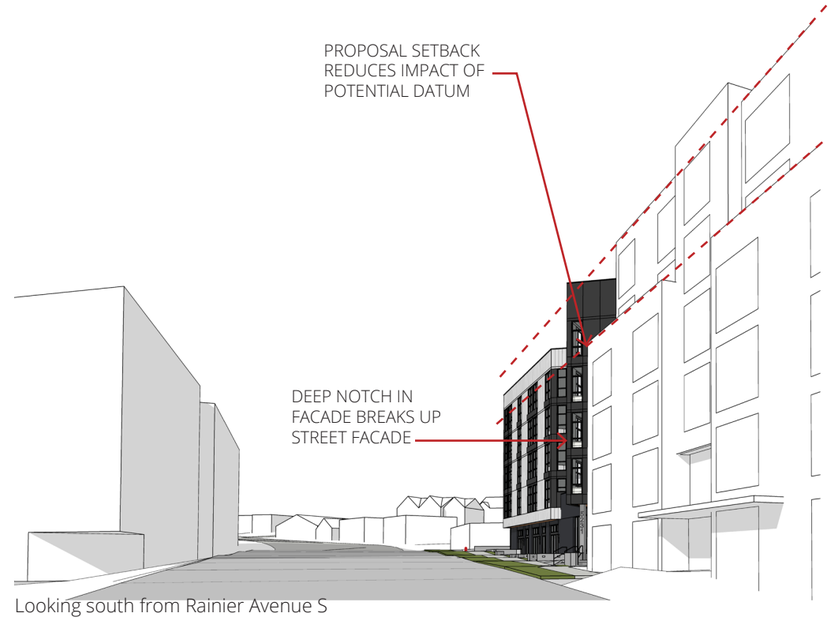


View of Courtyard (DC3.B.4)

CONCEPT DEVELOPMENT - UPPER LEVEL SETBACK - EAST BUILDING



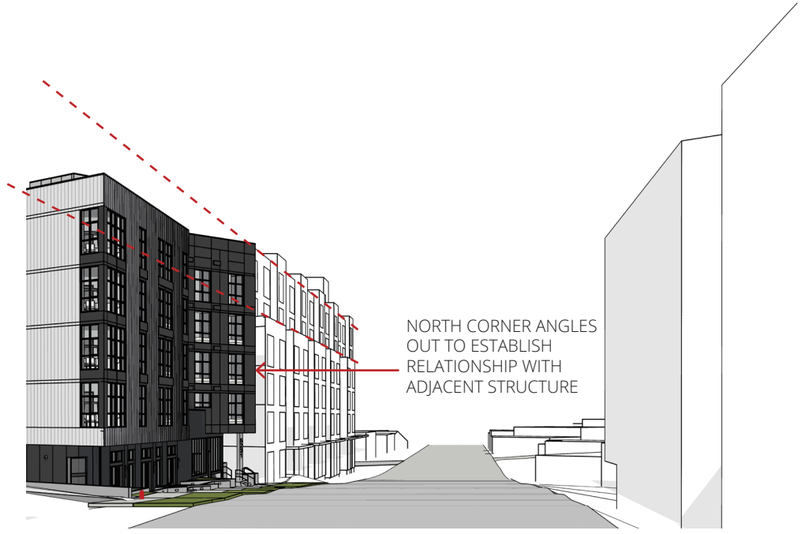
Street Section



Looking south from Rainier Avenue S

CONTEXTUAL RESPONSE

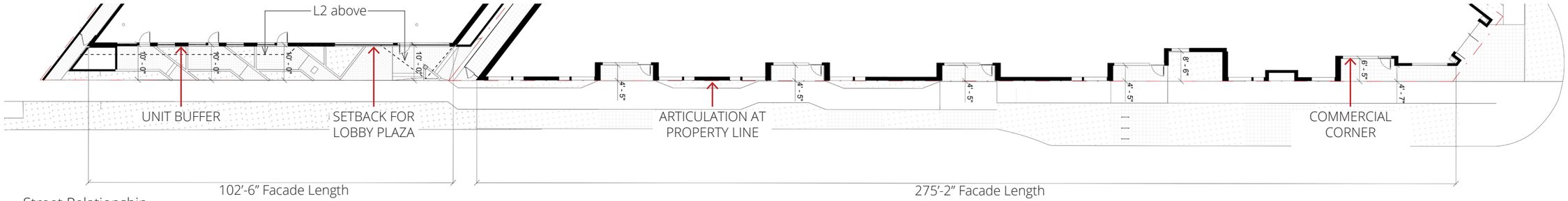
- Rainier Avenue S frontage is varied but a cohesive experience.
- Substantial existing street trees enhance pedestrian experience.
- The façade articulation established by the north development would overwhelm the block face if continued.
- The proposed notch provides significant relief for the urban fabric in a mid-block site.
- The proposed massing relates to the neighbor at the north corner, then sets the massing back to differentiate the street frontage.
- The proposed street-level experience responds to both the existing uses and transparency, and is treated in a way that responds to future development.



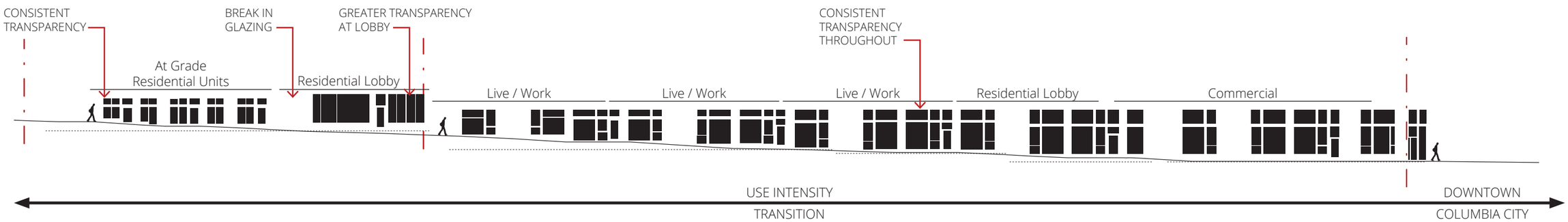
Looking north from Rainier Avenue S



Street Experience



Street Relationship



Street Rhythm + Use



East Building - Unit Entries along Rainier Avenue S (CS2.C, CS2.B, CS2.D, PL3.A)



East Building - Plan view

1. Autumn Moon Maple
2. Orange Rocket Barberry
3. Goshiki Holly



1. Fragrant Sarcococca
2. Heavenly Bamboo
3. Black Mondo Grass



1. Fire Alarm Coral Bells
2. Hakonechloa All Gold
3. Christmas Rose





East Building - Plan view



1. Weeping Blue Atlas Cedar
2. Sunjoy Gold Pillar Barberry
3. Autumn Moon Maple



1. Mount Vernon Laurel
2. Kelseyi Dogwood
3. Lime Rickey Coral Bells



1. Deer Fern
2. Dwarf Sweetbox
3. Fragrant Sarcococca



East Building - Main Entry + Lobby (CS2.C, CS2.B, CS2.D, PL3.A)



West Building - Unit Entries + Lobby along 39th Avenue S (CS2.B, CS2.D, PL3.B, DC3.B)



East Building - Plan view

1. American Elm
2. Dawyck Purple Beech
3. Heavenly Bamboo

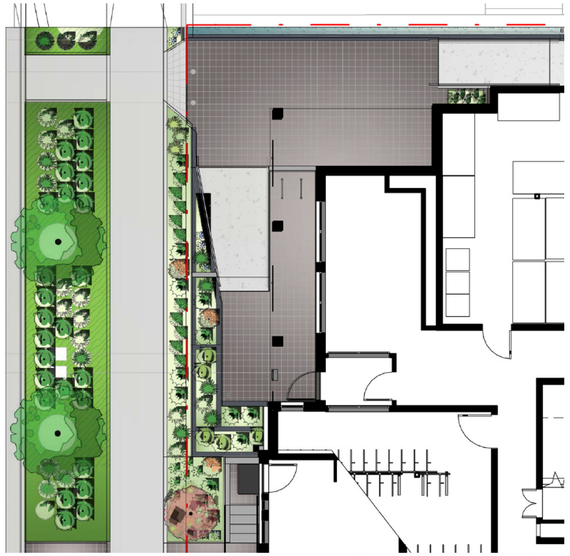


1. Fire Alarm Coral Bells
2. Black Mondo Grass
3. Orange Rocket Barberry



1. Little Bunny Fountain Grass
2. Dwarf Fountain Grass
3. Creeping Raspberry





East Building - Plan view





1. Dwarf Fountain Grass
2. Orange Rocket Barberry
3. Little Bunny Fountain Grass





1. Heavenly Bamboo
2. Feather Reed Grass
3. American Elm





1. Moss Green Honeysuckle
2. Black Mondo Grass
3. Mount Vernon Laurel



West Building - Main Entry + Lobby (CS2.B, CS2.D, PL3.B, DC3.B)


TROLLEY LINES
OVERHEAD POWER
WIRE ELEV.=152.00'

PLANT SCHEDULE LEVEL 1 - DOES NOT INCLUDE PLANTERS

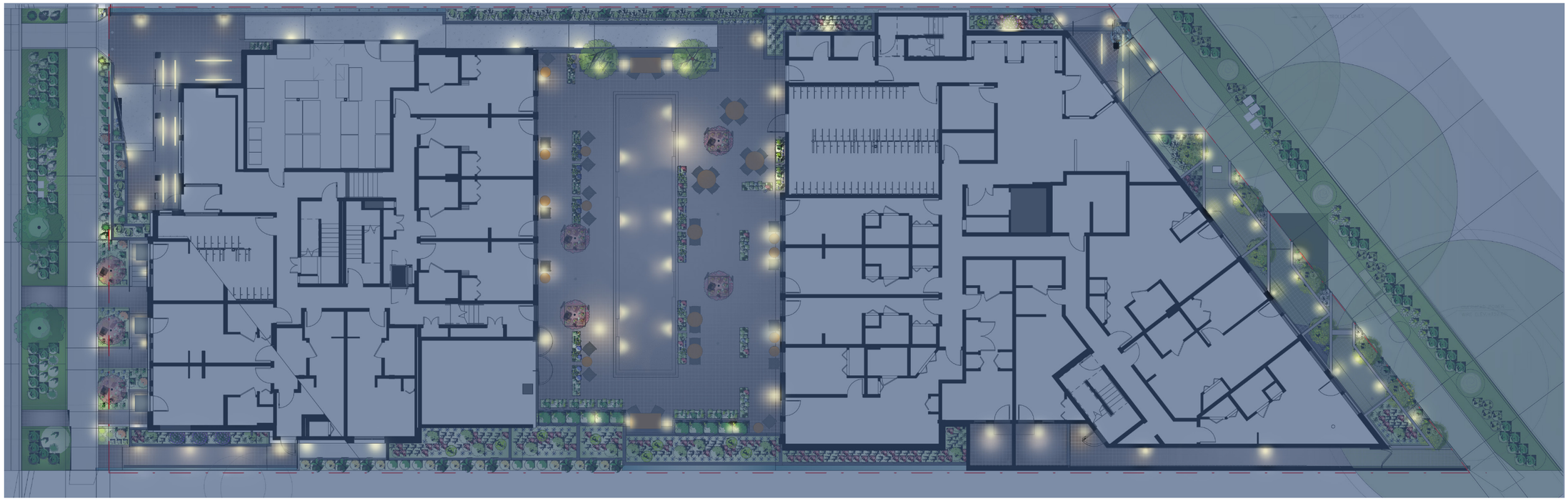
TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple	1.5" Cal	No	No	8
	Cedrus atlantica 'Glauca Pendula' / Weeping Blue Atlas Cedar Upright Form	6' Ht min.	Yes	No	1
	Cercidiphyllum japonicum / Katsura Tree Street Tree	2"- 2.5" Cal	No	No	2
	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple Beech	1.5" Cal	No	No	7
	Ulmus americana 'Princeton' / American Elm Street Tree	2"- 2.5" Cal	No	No	3
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**DROUGHT TOLERANT**	**NATIVE**	**QTY**
	Berberis thunbergii 'Maria' TM / Sunjoy Gold Pillar Barberry	3 gal	Yes	No	11
	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry	2 gal	Yes	No	6
	Blechnum spicant / Deer Fern	1 gal	Yes	Yes	7
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Yes	No	10
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	32
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	20" Ht min	Yes	No	6
	Hakonechloa macra 'All Gold' / Japanese Forest Grass	1 gal	Yes	No	34
	Helleborus niger 'HGC Jacob' / Christmas Rose	1 gal	Yes	No	15
	Heuchera x 'Fire Alarm' / Fire Alarm Coral Bells	1 gal	Yes	No	27
	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells	1 gal	Yes	No	11
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal	Yes	No	19
	Mahonia x media 'Charity' / Mahonia	5 gal	Yes	Yes	16
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	Yes	No	28
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	3 gal	Yes	No	16
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	1 gal	Yes	No	67
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly	2 gal	Yes	No	15
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal	Yes	No	35
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal	Yes	No	16
	Phyllostachys nigra / Black Bamboo	5 gal	Yes	No	11
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal	Yes	No	76
	Sarcococca hookeriana humilis / Dwarf Sweet Box	1 gal	Yes	No	3
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	Yes	No	3
BIORETENTION	**BOTANICAL / COMMON NAME**	**SIZE**	**DROUGHT TOLERANT**	**NATIVE**	**QTY**
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	Yes	No	28
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal	Yes	No	10
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	3 gal	Yes	Yes	117
	Juncus effusus spiralis / Corkscrew Rush	1 gal	Yes	No	32
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal	Yes	No	110
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal	Yes	No	97
	Polygonatum odoratum / Solomon's Seal	1 gal	Yes	Yes	18
	Salix purpurea 'Nana' / Dwarf Arctic Willow	5 gal	Yes	Yes	15
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal	Yes	No	4
GROUND COVERS	**BOTANICAL / COMMON NAME**	**SIZE**	**DROUGHT TOLERANT**	**NATIVE**	**SPACING**	**QTY**
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick	1 gal	Yes	Yes	24" o.c.	236
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4"pot	Yes	No	24" o.c.	130
SITE	**BOTANICAL / COMMON NAME**	**SIZE**	**DROUGHT TOLERANT**	**NATIVE**	**SPACING**	**QTY**
	7/8" Drain Rock	N/A				256 sf

PLANT SCHEDULE LEVEL 1 PLANTERS

PLANTERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
4	Bergenia purpurascens / Purple Bergenia	4" pot	Yes	No	18
5	Blechnum spicant / Deer Fern	1 gal	Yes	Yes	56
8	Cyrtomium fortunei / Japanese Holly Fern	1 gal	Yes	No	16
10	Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass	1 gal	Yes	No	8
12	Erica carnea 'Golden Starlet' / Golden Heath	1 gal	Yes	No	4
13	Euphorbia amygdaloides rubra / Wood Spurge	1 gal	Yes	No	12
14	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal	Yes	No	10
16	Hebe x 'Red Edge' / Hebe	1 gal	Yes	No	4
17	Helleborus niger 'HGC Jacob' / Christmas Rose	1 gal	Yes	No	6
18	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells	4" pot	Yes	No	28
26	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	1 gal	Yes	No	14
29	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny	4"pot	Yes	No	18
28	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	1 gal	Yes	No	2
30	Nassella tenuissima / Mexican Feather Grass	1 gal	Yes	No	12
32	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	4" pot	Yes	No	22
31	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal	Yes	No	15
34	Phormium tenax 'Tiny Tiger' / Dwarf Flax	2 gal	Yes	No	14
38	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	Yes	No	3

PLANT SCHEDULE ROOF PLANTERS

TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1.5" Cal	No	No	3
PLANTERS	**BOTANICAL / COMMON NAME**	**SIZE**	**DROUGHT TOLERANT**	**NATIVE**	**QTY**
1A	Acanthus mollis / Bear's Breech	1 gal	Yes	No	7
4	Bergenia purpurascens / Purple Bergenia	4" pot	Yes	No	21
5	Blechnum spicant / Deer Fern	1 gal	Yes	Yes	7
6	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	4" pot	Yes	No	12
8	Cyrtomium fortunei / Japanese Holly Fern	1 gal	Yes	No	7
10	Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass	1 gal	Yes	No	9
11	Epimedium x rubrum / Red Barrenwort	1 gal	Yes	No	7
14	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal	Yes	No	5
16	Hebe x 'Red Edge' / Hebe	1 gal	Yes	No	10
19	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells	4" pot	Yes	No	4
19	Heuchera x 'Peach Crisp' / Peach Crisp Coral Bells	4"pot	Yes	No	24
20	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	Yes	No	6
26	Loropetalum chinense 'Purple Pixie' / Purple Pixie Loropetalum	1 gal	Yes	No	3
29	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny	4"pot	Yes	No	4
29	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	2 gal	Yes	No	6
32	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	4" pot	Yes	No	21
31	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal	Yes	No	27
35	Phormium tenax 'Amazing Red' / 'Amazing Red' New Zealand Flax	2 gal	Yes	No	2
34	Phormium tenax 'Tiny Tiger' / Dwarf Flax	2 gal	Yes	No	14
38	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	Yes	No	7





Wall Sconce



Wall Sconce



Recessed Soffit Lights



Step Light



Landscape Lighting



Pathway Lighting

BLANK



4710 20th Avenue NE



5902 22nd Avenue NW



5201 Rainier Avenue S



600 E Howell Street (Under Construction)



1806 23rd Avenue



116 13th Avenue E


800 5th Avenue N (Under Construction)


1728 12th Avenue E


2418 NW 58th Street


6301 15th Avenue NW


1715 12th Avenue E


1404 Boylston Avenue