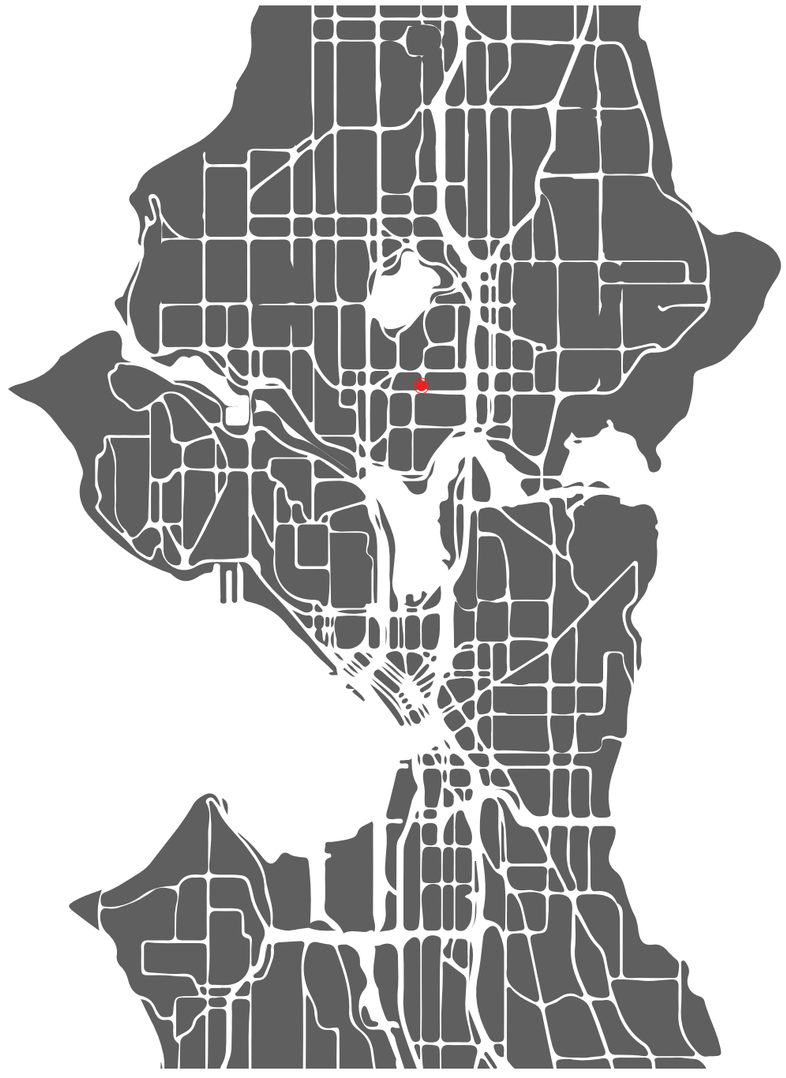


christopher jones
ARCHITECTS
WWW.STUDIOCJA.COM

STREAMLINED DESIGN REVIEW
1730 N 41ST ST. ROWHOUSES | PROJECT #3037502-EG

April 26, 2021



PROJECT INFORMATION

PROJECT NUMBER:	#3037502-EG
LOT AREA:	4,560 SF
PROJECT ADDRESS:	1730 N 41ST ST. SEATTLE, WA 98103
LEGAL DESCRIPTION:	THE SOUTH 40 FEET OF LOT 6 IN BLOCK 18 OF LAKE UNION ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 238, RECORDS OF KING COUNTY AUDITOR

DEVELOPER

IS PROPERTY INVESTMENTS LLC
411 1ST AVENUE S. SUITE 650
SEATTLE, WA 98104

ARCHITECT

CHRISTOPHER JONES ARCHITECTS
509 OLIVE WAY, SUITE 1416
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LANCE OYLER
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LANDSCAPE ARCHITECT

BIO DESIGN STUDIO
KRISTI PARK
KPARK@BIODESIGNSTUDIO.COM

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PROJECT INTRODUCTION

CONTEXT

This site is located in the Wallingford Neighborhood, an established residential area with mostly single family residences, townhouses, and small apartment buildings. There is an eclectic mix of architectural styles and building materials in the area, with a healthy balance of contemporary and historic developments.

Wallingford Playfield and Hamilton International Middle School are located within a 5 minute walk. There are several restaurants, cafes and markets located nearby on North 45th and along Stone Way North. I-5 serves as a eastern boundary to the neighborhood while Aurora Ave North serves as the western boundary. Directly to the south is Lake Union, and to the north is Green Lake. This project's site is bordered mostly by single family homes, while new townhouse developments begin to mix themselves into the architectural fabric of the neighborhood.

VISION

To provide six owner occupied rowhouses designed for an urban lifestyle and to complement their surroundings. These homes will contribute to the growing density and varied architectural language of the surrounding neighborhood, with frequent transit nearby. They feature high-quality building finishes, richly landscaped outdoor spaces, and will be Built Green 4-Star certified.

PROJECT DETAILS

New units:	Six, 3-story rowhouses w/roof decks
Existing to Demolish:	Single family residence
Total gross floor area:	6,356 sq. ft
Parking spaces:	No parking required or provided.

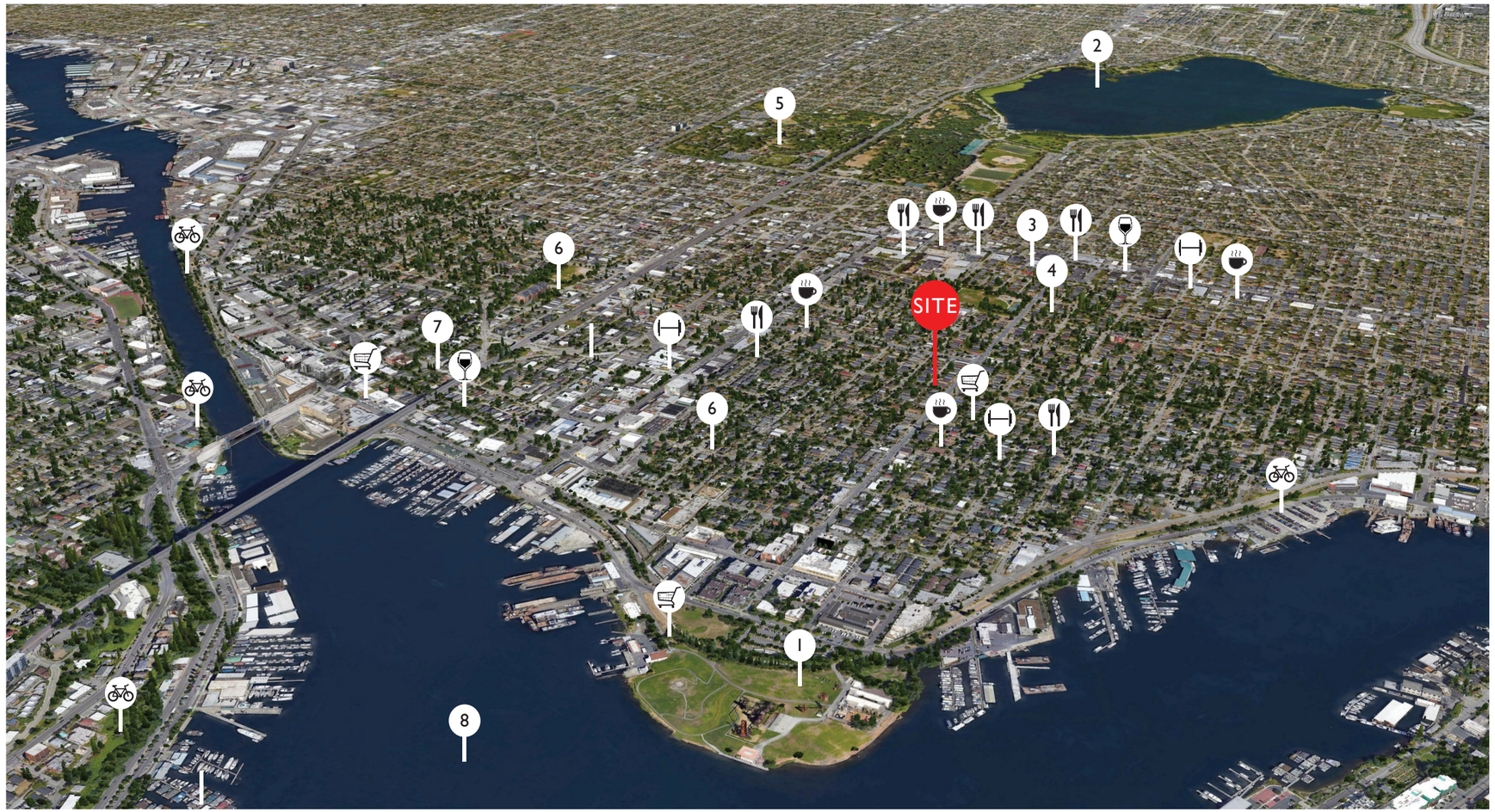
EXISTING USES AND STRUCTURE

The existing site currently houses a 1 story single- family home that is approximately 1,000 sf. There is a rockery that separates the building pad from the sidewalk on both Wallingford Ave N and 41st.

PHYSICAL SITE FEATURES

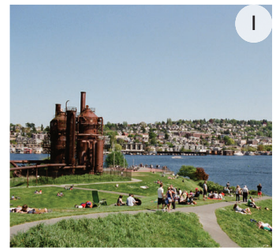
The existing site is rectangular in shape and measures approximately 114 feet wide by 40 feet deep. The lot is on the corner of Wallingford Ave north and N 41st street providing a view corridor towards the downtown skyline. There is a series of large trees on the western portion of the lot that are to remain.





NOTABLE LOCAL LANDMARKS

1.Gas Works Park
2. Green Lake
3. Wallingford Sign
4. Wallingford Center
5. Woodland Park Zoo
6. BF Day Playground
7. Fremont Troll
8. Lake Union









NEARBY RESTAURANTS, BARS & CAFES



FUEL COFFEE



MOLLY MOONS



LITTLE BIG BURGER



OLYMPIA PIZZA



GRAND CENTRAL BAKERY

NEARBY FITNESS & RECREATION



EMERALD CITY ATHLETICS



ASPIRE ATHLETICS SEATTLE



ORANGE THEORY



COMPFIT

SONIC ATHLETICS YOUTH

CONTEXT ANALYSIS : LAND USE AND TRANSPORTATION

OVERVIEW

The site is located on North 41st St. directly north of Gas Works Park and south of the Wallingford Playfield providing acess to nature and plenty of walking/biking trails. The Burke-Gilman Trail leads you from the University District, through Wallingford, and all the way to Ballard. Crossing the Fremont Bridge allows you to connect to Lake Union Loop, which takes you around the lake and reconnects to the U-District. Surrounding the site is mainly single-family homes while some newer townhouse projects are starting to take shape. With much of this stretch of Wallingford Ave N. now zoned for mulitifamily, this site sits between commercial uses at N 45th St. and N. 40th St., and serves to anchor the growth of denser developments between these nodes.

Frequent transit is available connecting Wallingford to the University District, Fremont, Ballard, and Queen Anne. The corner of Wallingford Ave North & 40th street contains a metro transit stop for the 26, 31, 32 bus routes.

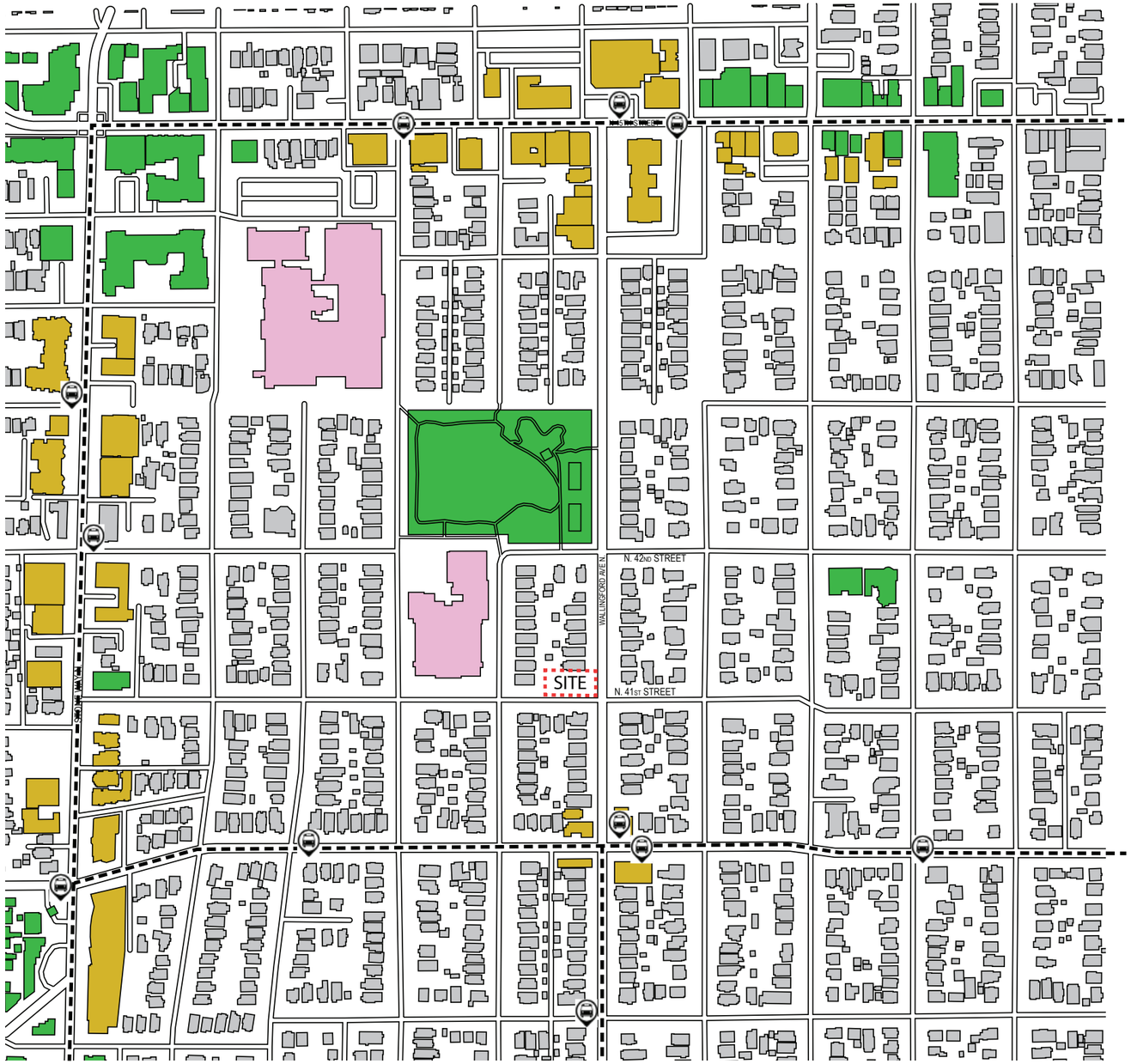
Nearby schools include Hamilton International Middle School which is one block directly west of the site, and Lincoln High School which is a 10 minute walk northwest of the site.

KEY: URBAN CONTEXT

- COMMERCIAL/SERVICES
- MIXED USE/RESIDENTIAL
- SINGLE FAMILY RESIDENCE
- MULTI-FAMILY
- SCHOOLS

KEY: SDOT CLASSIFICATION

- METRO BUS STOP
- METRO BUS ROUTE
- BICYCLE ROUTE
- PROJECT SITE



LAND USE / TRANSPORTATION MAP

ZONING SUMMARY

Parcel #:	4083301555
Lot Area:	4,560 SF
Zoning:	LR2 (M1)
Overlay:	Wallingford(Residential Urban Village)
Street Classification:	MINOR ARTERIAL
Frequent Transit:	YES

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

Allowable FAR LR2: 1.4, assuming sustainable design

23.45.514 STRUCTURE HEIGHT

Base height limit: 40'-0"

Additional height allowances

Parapet enclosing roof: +4'-0"

Stairs & mechanical: +10'-0"

Stair penthouse may cover 15% of roof area, or 20% if also screening mechanical equipment.



MAX STRUCTURAL HEIGHT DIAGRAM

Allowable height shown as the shaded mass with dashed outlines and white dimensions, while proposed massing is shown below.

23.45.518 SETBACK REQUIREMENTS

Front: 5' minimum

Side (façade >40'): 3.5'

Side (façade <40'): 3.5'

Rear: 7' average, 5' minimum

Additional setbacks:

Between structures: 10' min

Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

Upper Level Setback: 12' setback from front lot line is required for all portions of a structure above the following height:

* 44' for zones with a height limit of 40'
* 54' for zones with a height limit of 50'

23.45.522 AMENITY AREA

Required: 25% of lot area

General requirements:

All units must have access to a common or private amenity area

- No minimum area for private amenity areas, except 10' horizontal minimum at non-street side lot lines.
- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
- Minimum 50% of common amenity area at ground level shall be landscaped
- Elements such as seating, lighting, outdoor protection, art, common amenity areas, etc shall be provided.

Requirements for rowhouse developments in LR zones:

- A minimum of 50% of required amenity area shall be provided at ground level, except roof top amenity area meeting subsection 23.45.510.E.5 may be counted as ground level amenity area: roof amenity area must meet ground level amenity area standards in 23.45.522, and at least 25% of the perimeter of the roof amenity area must not be enclosed by the walls of the structure.
- Ground level amenity area may be either private or common space
- An amenity area shall not be enclosed within a structure in LR zones

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.6 required

Vegetated walls may not count towards more than 25% of Green Factor

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

Structure Width: No limit for Rowhouses

Facade Length: The maximum combined length of all portions of facades within 15' of a lot line that is neither a rear, alley, or street lot line shall not exceed 65% of the length of that lot line

23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential development with a single entity for utility billing may provide each dwelling unit with their own 2' x 6' storage area, or 150 SF of shared storage space for 9-15 units.

23.54.015 REQUIRED PARKING

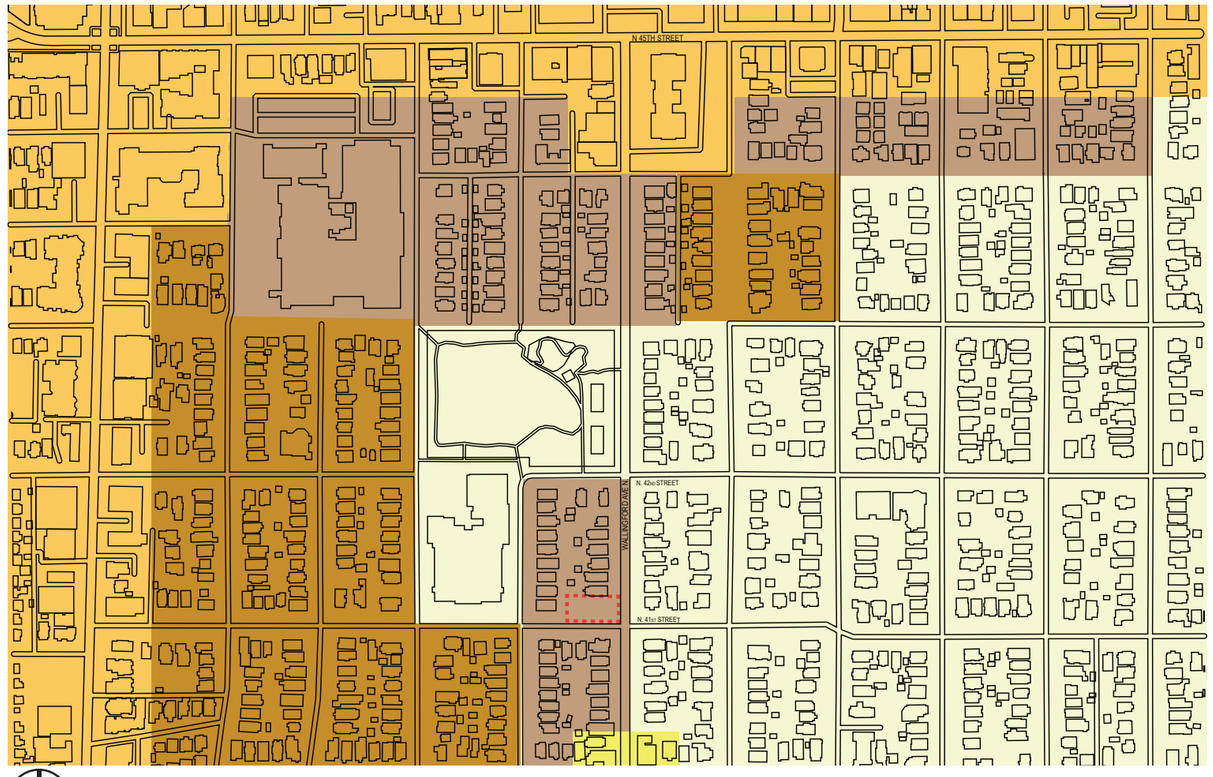
While one stall per unit is normally required, the project sites location in an urban village removes the parking requirement.

Bicycle long-term parking: 1 per unit

Bicycle short-term parking: 1 per 20 units, round to the nearest even number

ZONING MAP KEY

- PROJECT SITE
- LR1 (MULTI-FAMILY)
- LR2 (MULTI-FAMILY)
- NC1-40 (MULTI-FAMILY)
- NC2P-55 (MIXED USE)
- SF 5000 (SINGLE FAMILY)



ZONING MAP

CONTEXT ANALYSIS: VICINITY

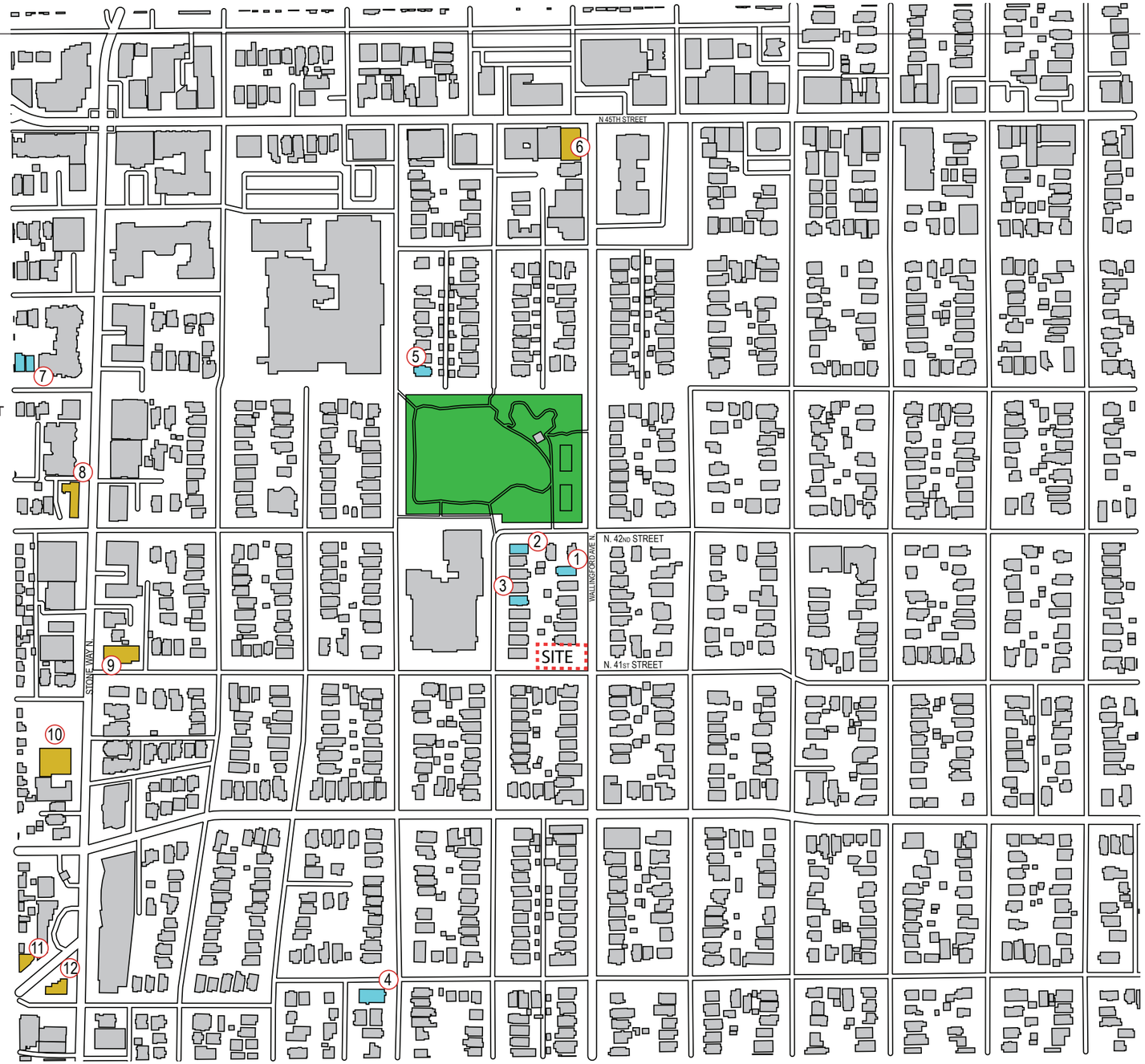
RECENT DEVELOPMENTS

There are a number of new, recent, and proposed developments in the Wallingford Neighborhood. Projects surrounding the site on all sides within a few blocks include single family residences, duplexes, townhouses and multi-family apartments.

1. 4121 Wallingford Ave North
2. 1701 North 42nd Street
3. 4118 Densmore Ave North
4. 3849 Woodlawn Ave North
5. 4303 Woodlawn Ave North
6. 4417 Wallingford Ave North
7. 4315 Woodland Park Avenue
8. 4201 Stone Way North
9. 4106 Stone Way North
10. 4035 Stone Way North
11. 3845 Bridge Way North
12. 3860 Bridge Way North

KEY

- PROJECT SITE
- RECENT / PENDING DEVELOPMENT
- COMMERCIAL/SERVICES
- MIXED USE/RESIDENTIAL
- MULTI-FAMILY



NEIGHBORHOOD DEVELOPMENT MAP



1.
4121 WALLINGFORD AVE N
3 stories
2 Duplex units



2.
1701 N 42ND ST
3 Lot subdivision
3 SFR's



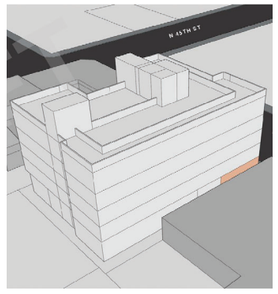
3 .
4118 DENSMORE AVE N
4 story apartment
19 units
No Parking



4.
3849 WOODLAWN AVE N
3 Stories
9 Rowhouse units
7 Parking stalls



5.
4303 WOODLAWN AVE N.
3 stories
5 Townhome units
4 Parking Stalls



6 .
4417 WALLINGFORD AVE N
5 stories
78 units, 1,500 sf commercial



7.
4315 WOODLAND PARK AVE.
3 stories
9 townhouse units



8.
4201 STONE WAY N.
4 stories
50 unit apartment



9.
4106 STONE WAY N.
4 stories
118 units & retail



10.
4035 STONE WAY N.
4 stories
49 apartment units
2,400 sf retail
33 parking stalls



10.
3845 BRIDGE WAY N.
4 stories
19 apartment units
Street level retail
No parking



10.
3860 BRIDGE WAY
5 stories
19 apartment units
Street level retail

PUBLIC OUTREACH: FLIER LOCATIONS

























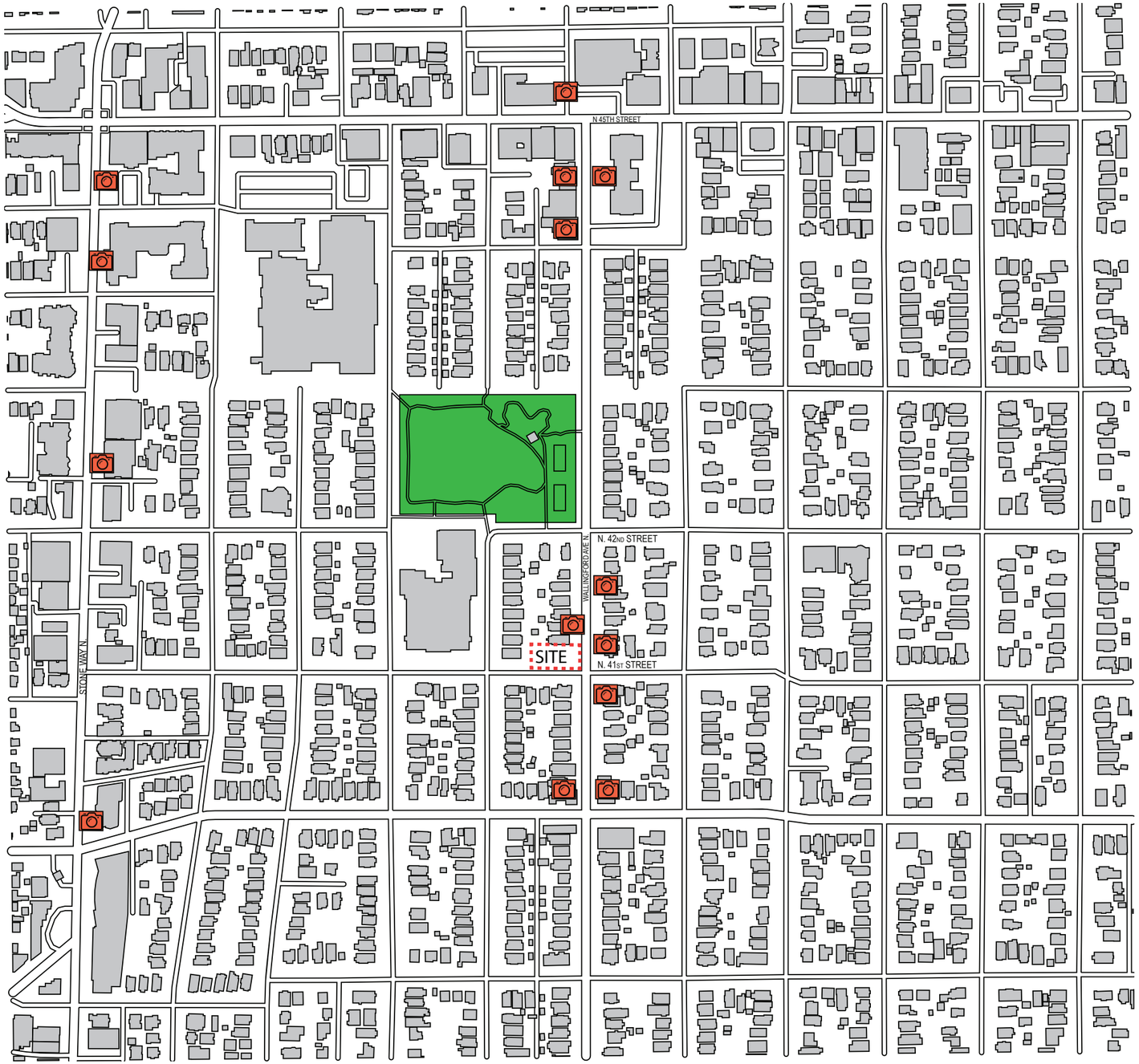




KEY

PROJECT SITE

PHOTO LOCATIONS



PUBLIC OUTREACH MAP

SUMMARY OF OUTREACH PLAN

Our public outreach on this project consisted of one high impact printed outreach method, and two high impact digital outreach methods (in lieu of a high impact in person method due to covid-19). Our high impact printed outreach method was method 1.b from directors rule 4-2018, posters hung in a minimum of 10 local businesses or community centers and was conducted on February 10, 2021. Our high impact digital methods consisted of 2.b project hotline and 2.c interactive project website. The fliers and digital methods were available to the public from February 10, 2021 through March 4, 2021.

Ryan McGowen

From: DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>
Sent: Thursday, April 15, 2021 2:41 PM
To: Ryan McGowen
Cc: Lance Oyler; Van Bronkhorst, Tom; DON_DREarlyOutreach
Subject: Re: #3037502-EG 1730 N 41st St Community Outreach

Hello Ryan,

Your updated project address information has been posted on the Early Outreach for Design Review Projects Blog.

Your documentation is approved, and your Early Outreach requirements are complete.

Please take a few minutes to fill out this evaluation survey to let us know how the process went for you.

Thank you,

Dominique Williams
Administrative Staff Assistant
External Relations Division
Office: 206.256.6188
Fax: 206.233.5142
seattle.gov/neighborhoods
Blog | **Facebook** | **Twitter** | **Instagram**

SUMMARY OF PUBLIC COMMENT

The public outreach period brought up a few main topics of concern from the neighborhood, and those concerns are summarized into the following categories: Parking, Tree protection, Neighborhood Aesthetic, Design, and Solar Access. See the summary for each category below.

PARKING

Many people commented that it was inappropriate to design a building in this neighborhood that does not provide parking. Parking is not required for this zone in this location, and is also outside the scope of Design Review

TREE PROTECTION

The public outreach period brought up concerns regarding the protection of a grove of significant trees to the west of the project site. We are committed to protecting this grove and will work with our certified arborist to ensure the long term health of these trees.

NEIGHBORHOOD AESTHETIC

Concerns were raised about the style of the building. Specifically the neighbors felt like it ‘stuck out too much’ and didn’t align with the crafstman style of the single family residences in the neighborhood. The use of brick on the ground level and lap siding above incorporates the materiality seen in the current housing stock while also providing a bridge to the more contemporary housing forms currently being built in the area. The front door color is a nod to the historical Wallingford center building.

DESIGN

The public felt like the design was a little stark by way of the color scheme, and raised concerns about the Wallingford Ave. N. facade. We took these concerns into account, and improved the Wallingford facade by way of adding a metal trellis, stepped landscape planters, additional windows, building modulation, and more brick wrapping the corner.

SOLAR ACCESS

A few of the neighbors raised concerns regarding the solar panels of the building to the north. Although solar access is not a requirement under the land use code, we have maintained the height of theese buildings a full 10’ lower than is allowed by code.



PROJECT SITE



WALLINGFORD AVE N.
PANORAMIC VIEW LOOKING WEST









WALLINGFORD AVE N.
PANORAMIC VIEW LOOKING EAST



VIEW ACROSS FROM PROJECT SITE



SITE ANALYSIS: NEIGHBORS

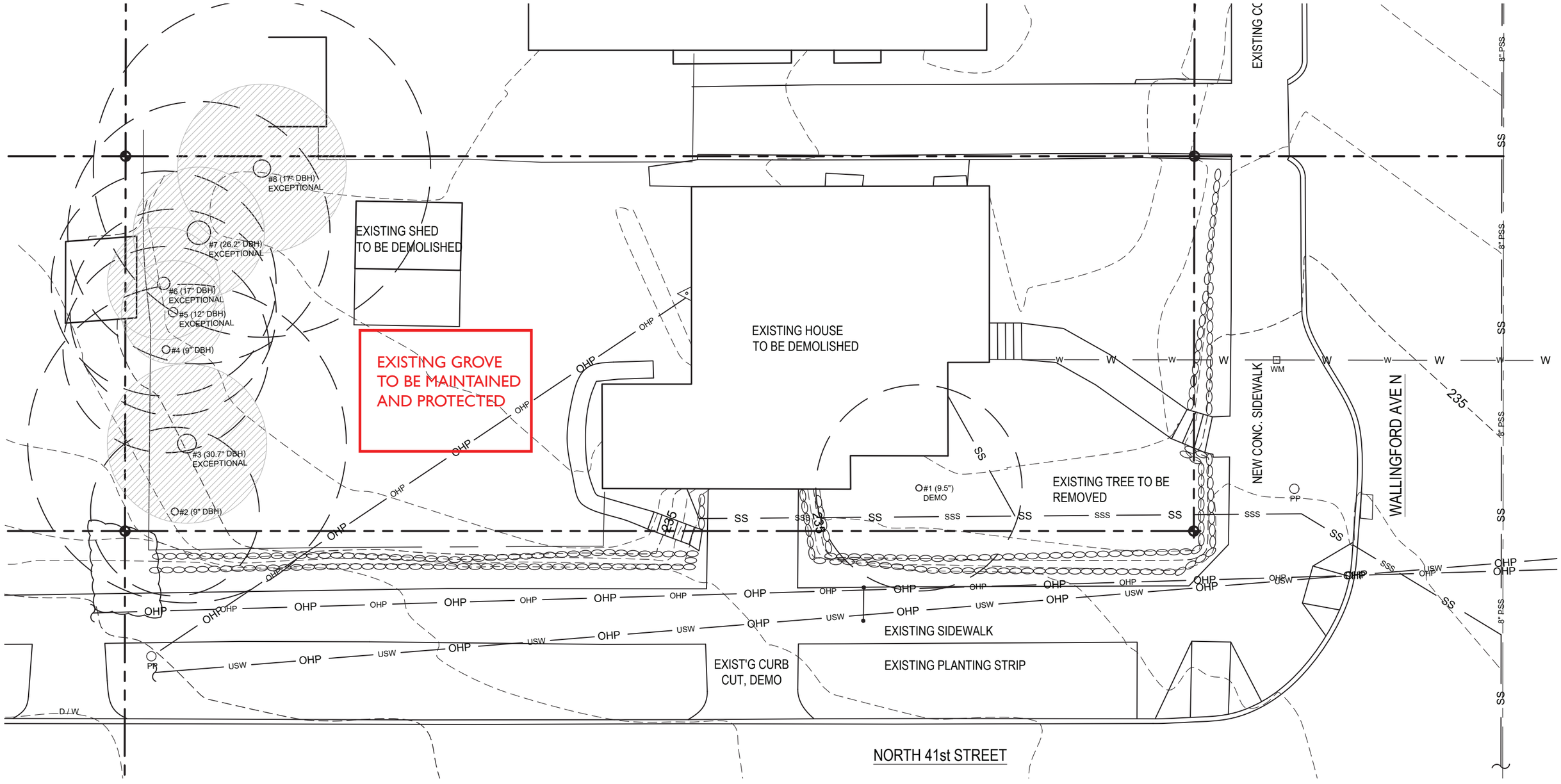






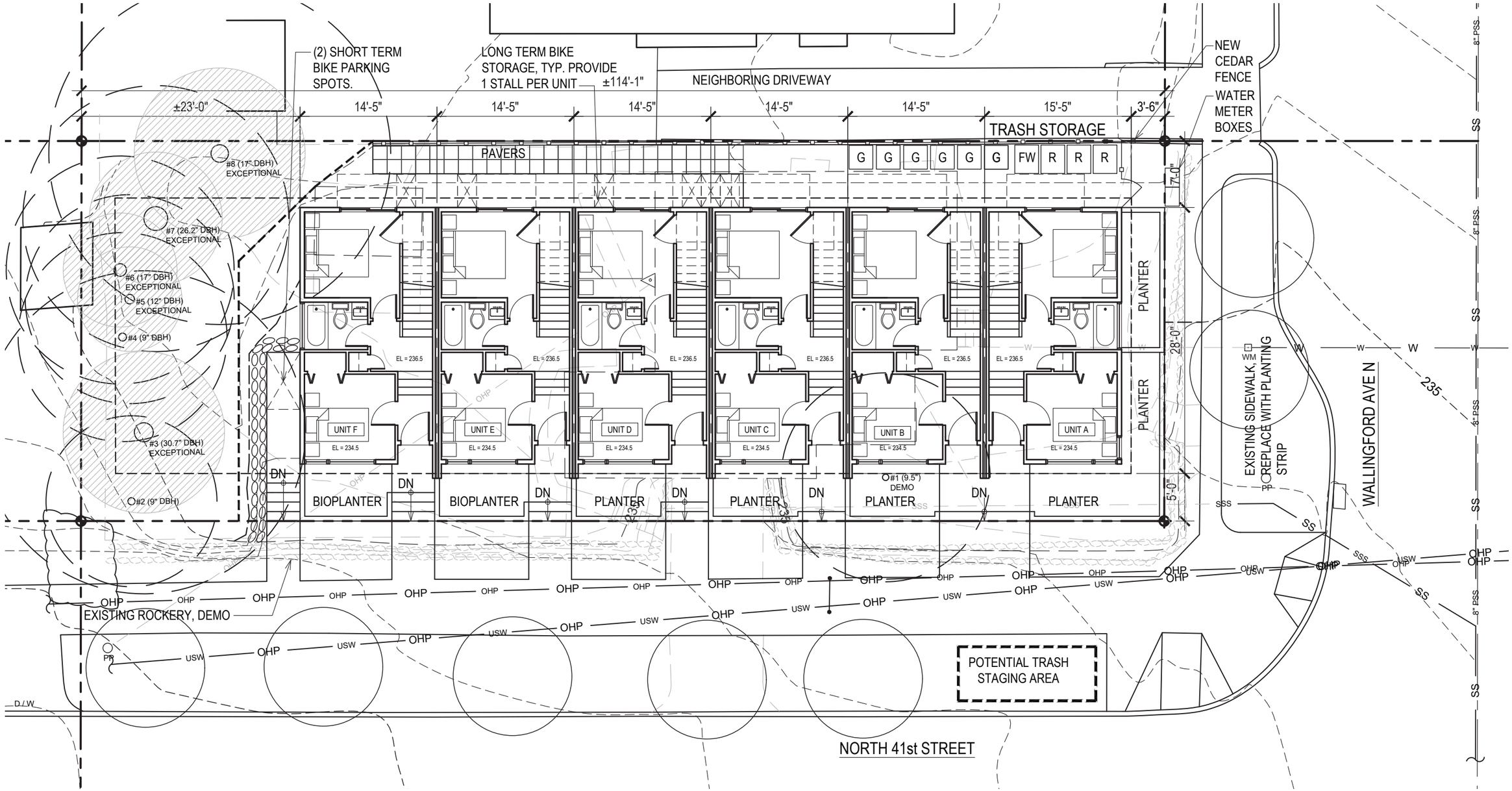


SITE ANALYSIS: SURVEY



SITE SURVEY
SCALE: NTS

SITE ANALYSIS: SITE PLAN



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



CS1 - NATURAL SYSTEMS AND FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

B. SUNLIGHT AND NATURAL VENTILATION:

Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible. Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

PROJECT RESPONSE:

The project takes advantage of its southern solar exposure by use of extensive southern glazing, maximizing natural light to the interior spaces. Street trees are provided to the south of the facade and will reduce glare and solar heat gain. Our project minimizes shading on the northern property by avoiding building to the maximum building height as allowed by zoning code, and utilizing a rear setback that is larger than required. High window placement at roof penthouse provides additional natural ventilation, allowing heat to escape naturally.

C. TOPOGRAPHY

Use the natural topography and/or other desirable land forms or features to inform project design.

PROJECT RESPONSE:

The development takes advantage of the natural topography by creating raised entries to each unit, providing recessed and protected front doors that optimizes the relationship between privacy for the occupants engagement with the street and providing opportunities for interactions with neighbors and passerby. We are also protecting the grove of trees on the west of the site by placing the building towards the eastern property line and avoiding grading near the critical root zone.

D. PLANTS AND HABITAT:

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas and boulevards.

PROJECT RESPONSE:

The grove of significant trees on the west side of the property is to be retained and enhanced. Landscaping design will create an amenity area in front of the grove to allow the residents to enjoy their natural beauty. The entry to each unit will also have a planting area, allowing the residents to personalize their own home. Street trees will be provided in order to provide shading to the southern facade, enhance the relationship to the sidewalk, and protect the units from the street. Along Wallingford Ave N. stepped planters, a vertical trellis and an additional street tree are provided to add lush greenery and create an interesting facade where fenestration is limited on the first level due to privacy concerns.

CS2 - URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

PROJECT RESPONSE:

The project site sits between two light commercial areas along Wallingford to the north and south, within the overall residential Wallingford neighborhood. Our proposal serves as a bridge between the commercial and residential in an area zoned for further multifamily development. The building materials, reduced building height, and horizontal modulation speak to the residential scale of its neighbors. Private entries, and a third story setback further develop the residential character of our design. Adjacent zoning allows up to 40' of height and the stepped design of this building will provide a transition to the potentially taller buildings and a layered texture.

C. RELATIONSHIP TO THE BLOCK:

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

PROJECT RESPONSE:

The project is sited on a corner lot that will be a visual key for people travelling to Hamilton Middle School one block to the west. Our proposal uses a double cantilever to create a floating element wrapping the corner, creating a focal point for the intersection and setting a datum that bridges the scales of existing single-family homes and the larger scale projects nearby and to come. High quality materials and expansive glass on the first level maintain the elvated level of design in the Wallingford neighbordhood, while the reduced building height and pleasing residential elements such as stepped landscape planters, metal railings, and a planted vertical trellis connect to the residential character of the neighborhood and provide an appropriately scaled, layered experience at the pedestrian level.

D. HEIGHT, BULK, AND SCALE:

Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

PROJECT RESPONSE:

The site is surrounded by multifamily zoning to the north, west, and south, and while the building's size, vertical fins identifying individual rowhouses, and rooftop amenity decks reflect the scale of those projects to come, the horizontality of the design steps down the scale of the building to ease the transition into the single-family zoning remaining to the east across Wallingford Ave N. Preservation of the tree grove creates a softer transition to the existing single-family home to the west and provides greater privacy for the rear yard of the home to the north.

DC2 - ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

B. ARCHITECTURAL AND FACADE COMPOSITION:

Design all building facades considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials. Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

PROJECT RESPONSE:

The composition of this rowhouse development is balanced both in its massing and material choices. The more private areas are recessed on the first level and stepped back on the third level, providing visual protection and giving prominence to the living areas on the second floor. The private and living spaces are delineated by color choice, the darker materials representing the more personal spaces while the main living areas are light and airy. Fenestration on Wallingford Ave North is balanced with privacy for bedrooms, utilizing narrow or high windows for screening, while providing visual interest with a brick-wrapped corner, stepped planters featuring a variety of plantings, and trellis.

E. FORM AND FUNCTION:

Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

PROJECT RESPONSE:

Our design creates clarity regarding the building functions by taking advantage of strategies in massing and material choice. Entries are clearly defined due to their recession into the building, unique door coloring (taking a cue from the Wallingford Center building) and entry facade material. Each unit is separated by large vertical fins, creating both privacy and a unique identity for each unit. The living dining and kitchen level is represented with its own unique material, using a cantilever to display its prominence on the building. This building is designed with flexibility in mind, and could be used for a variety of uses at ground level. Bedrooms are easily converted to first floor office space, providing an opportunity for an impressive work from home scenario in an increasingly digital age, or similarly could provide a semi-separate living area for multi-generational families.

DC3 - OPEN SPACE CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

B. OPEN SPACE USES AND ACTIVITIES:

Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

PROJECT RESPONSE:

The building modulation has been structured to recess the rowhouse entries, allowing for a sense of individual ownership of the small sheltered stoop in front of the doors, while numerous planters surround these spaces to keep them lush and colorful.

The common greenspaces at ground-level serve primarily as circulation elements, but will feature ample landscaping to soften the walkways. Raised bioplanters moderate the impact of storm runoff while simultaneously elevating the plantings, providing an enjoyable interaction between people and flora.

Each home is capped by a private roof deck, giving residents space to spend time outside enjoying one of the site's best amenities...the beautiful views of Lake Union and the downtown skyline. Each resident will also have a small outdoor patio at the rear of the home and the grove of trees will provide additional open space and shade to be enjoyed by the residents.

DC4 - EXTERIOR ELEMENTS/MATERIALS

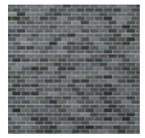
Use appropriate and high quality elements and finishes for the building and its open spaces.

A. EXTERIOR ELEMENTS AND FINISHES:

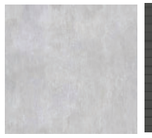
Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

PROJECT RESPONSE:

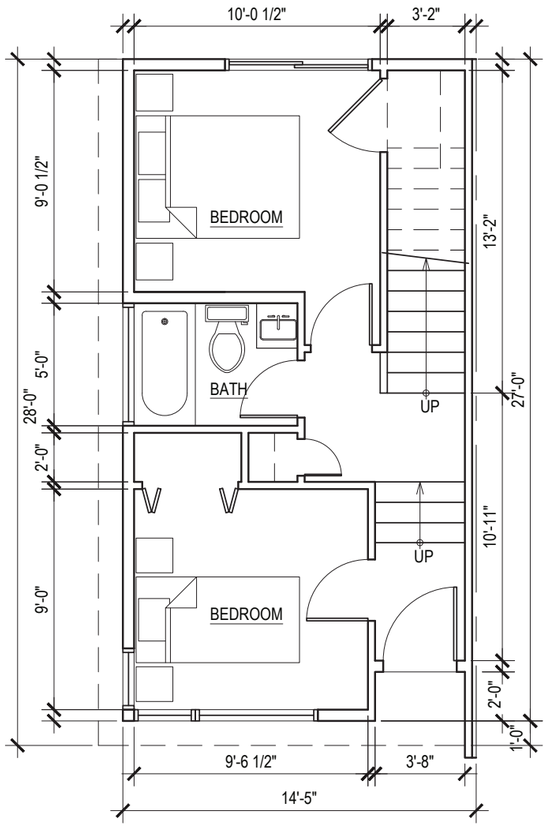
The core of the building is clad with durable, low-maintenance, fiber-cement lap siding in a dark grey color, providing for more textured surfaces where people interact with the walls at grade and the upper level decks. Brick is used at the entrances as a touch point and tie-in to traditional craftsman materials in the area, while also anchoring the base of the building and the corner.. As a counterpoint to the darker tone and smaller scale texture of the these materials, we have chosen white fiber cement panels to lighten the cantilever and help it appear to float within the building.

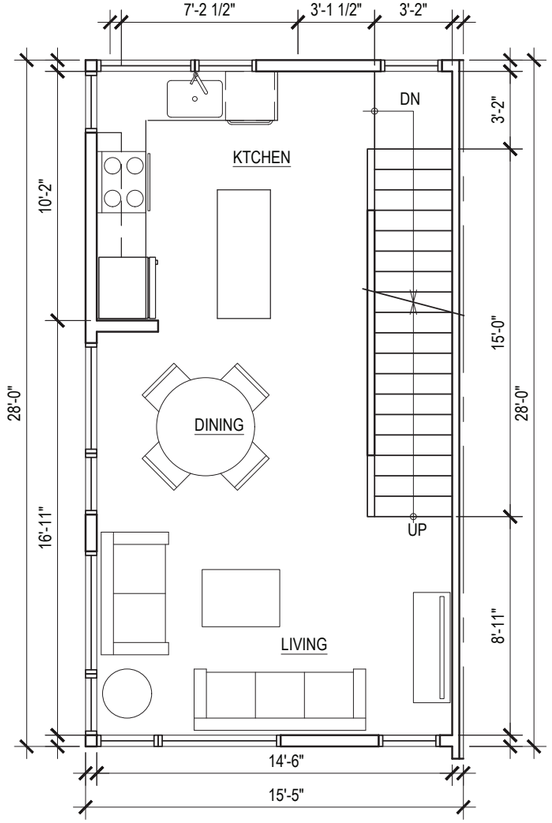

DARK BRICK

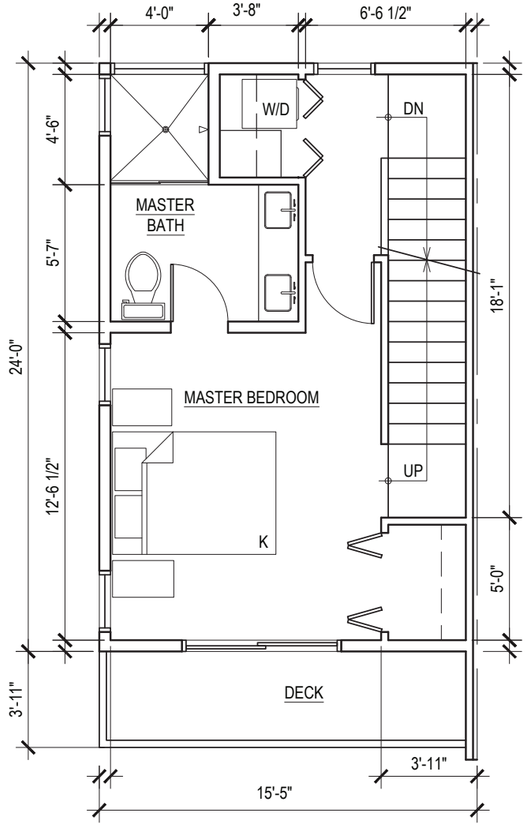

HARDIE PANEL SIDING

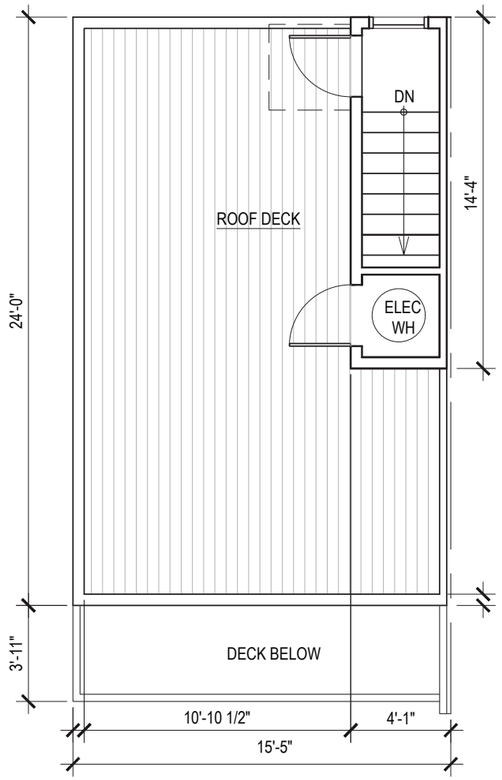

CONCRETE


DARK GREY FIBER CEMENT LAP SIDING

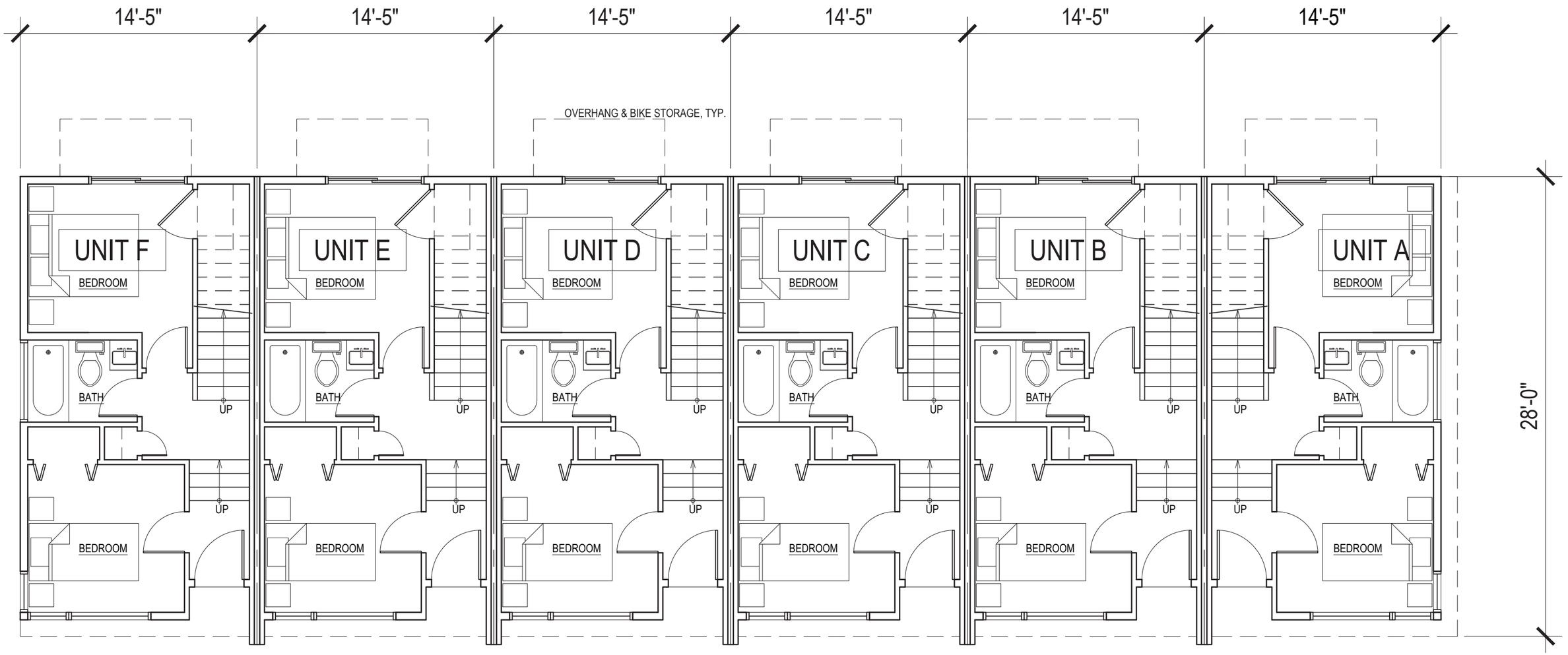




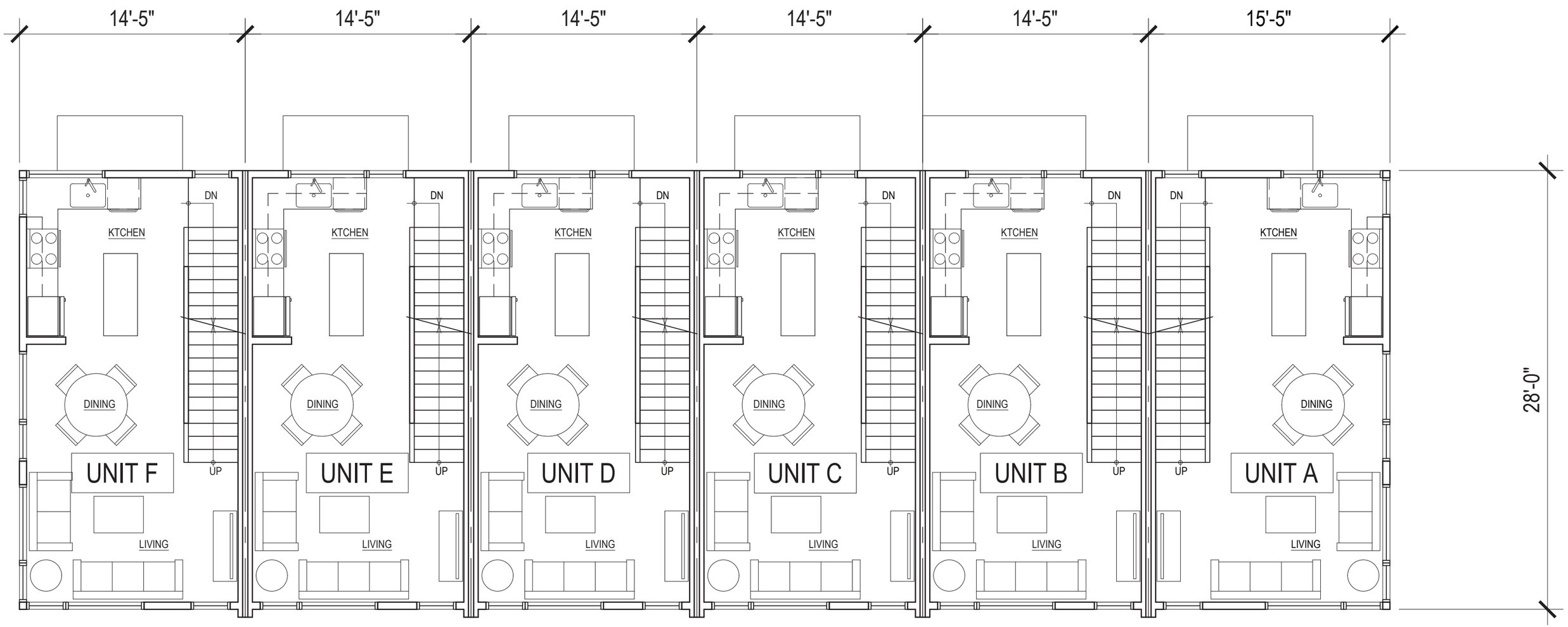




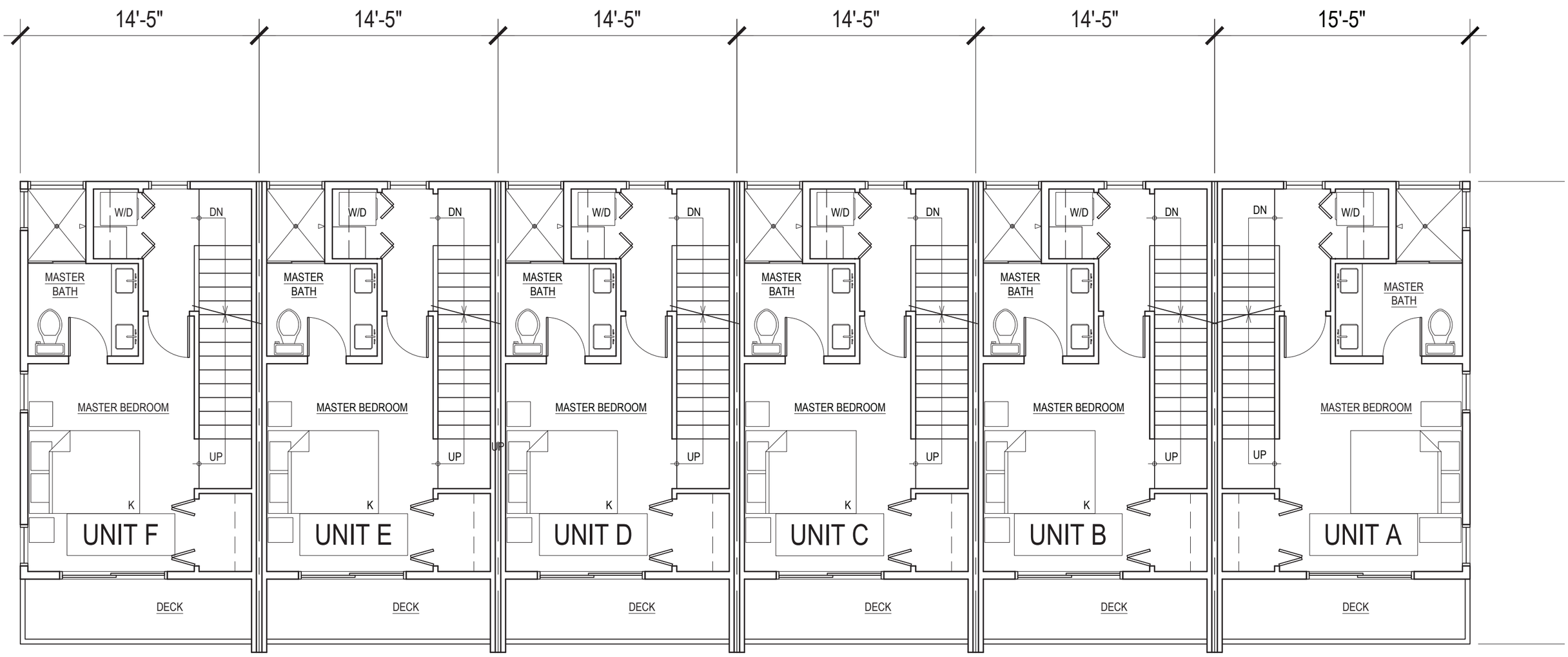
TYPICAL UNIT PLANS
SCALE: NTS



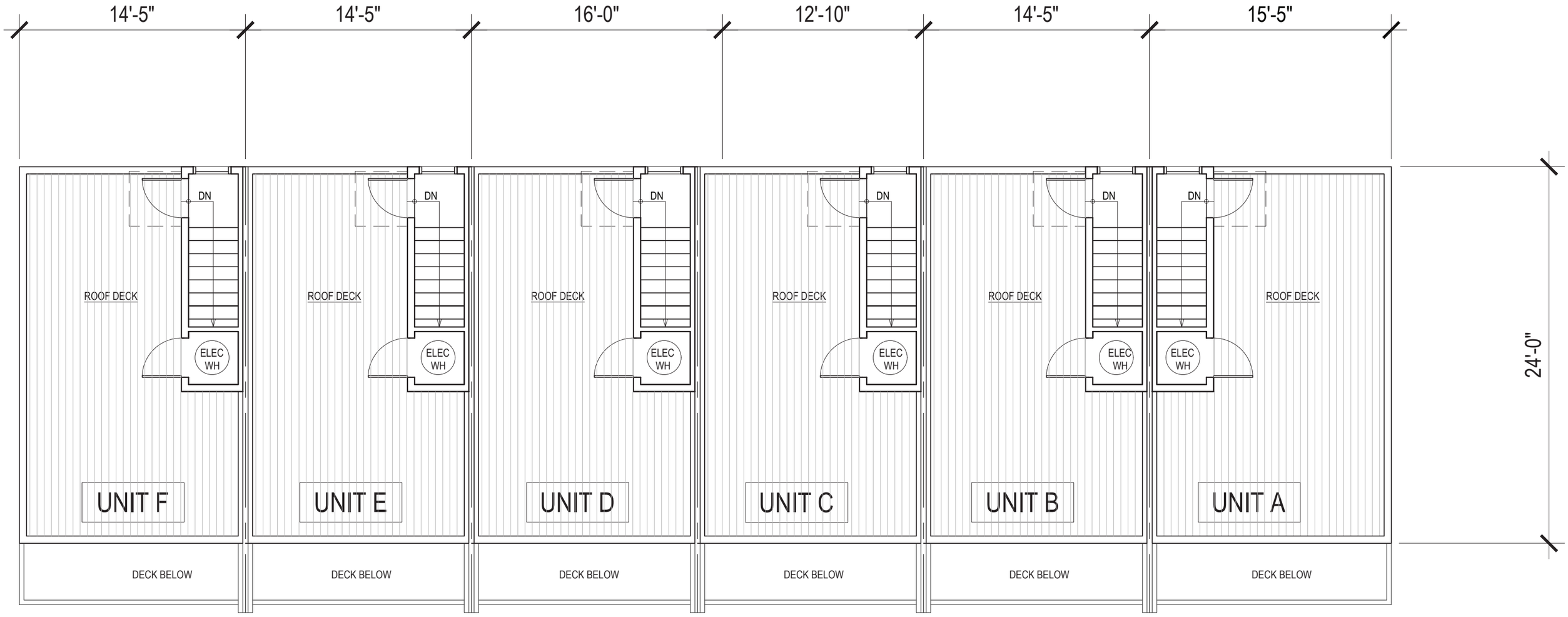
LEVEL 1 PLAN
SCALE: NTS



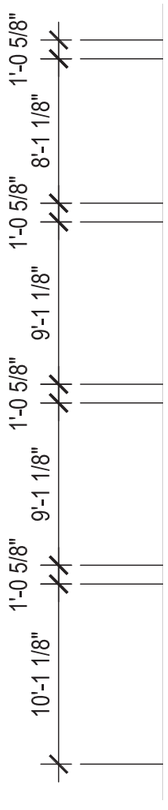
LEVEL 2 FLOOR PLAN
SCALE: NTS



LEVEL 3 FLOOR PLAN
SCALE: NTS



ROOF PLAN
SCALE: NTS





SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"

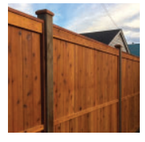

DARK GREY
FIBER CEMENT LAP
SIDING


DARK BRICK


CONCRETE


FIBER CEMENT
PANEL SIDING


METAL RAILING


CEDAR FENCE



WEST ELEVATION
SCALE: 1/8" = 1' - 0"



EAST ELEVATION
SCALE: 1/8" = 1' - 0"


DARK GREY
FIBER CEMENT LAP
SIDING


DARK BRICK


CONCRETE


FIBER CEMENT
PANEL SIDING


METAL RAILING


CEDAR FENCE



NORTH ELEVATION
SCALE: 1/8" = 1' - 0"


DARK GREY
FIBER CEMENT LAP
SIDING


DARK BRICK


CONCRETE


FIBER CEMENT
PANEL SIDING


METAL RAILING


CEDAR FENCE



AERIAL PERSPECTIVE



SOUTH PERSPECTIVE



NE REAR PERSPECTIVE

existing grove of trees to remain

wood fence

metal trellis

low retaining wall

private planting bed, typical

low metal railing

bioplanter

#8 (17" DBH) EXCEPTIONAL

#7 (26.2" DBH) EXCEPTIONAL

#6 (17" DBH) EXCEPTIONAL

#5 (12" DBH) EXCEPTIONAL

#4 (9" DBH)

#3 (30.7" DBH) EXCEPTIONAL

#2 (9" DBH)

#1 (9.5") DEMO

OHP

SSS

USW

D / W

N 41ST STREET

RENDERED LANDSCAPE PLAN

PLANT SCHEDULE

LARGE	BOTANICAL NAME	COMMON NAME
	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY MAIDENHAIR TREE
SMALL DECIDUOUS TREE	**BOTANICAL NAME**	**COMMON NAME**
	ACER PALMATUM `BIHOU`	BIHOU JAPANESE MAPLE
GRASSES	**BOTANICAL NAME**	**COMMON NAME**
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS
LARGE DECIDUOUS SHRUB	**BOTANICAL NAME**	**COMMON NAME**
	RIBES SANGUINEUM	RED FLOWERING CURRANT
SMALL - MED. DECIDUOUS	**BOTANICAL NAME**	**COMMON NAME**
	CORNUS STOLONIFERA `KELSEY`S DWARF`	DOGWOOD
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER
	NANDINA DOMESTICA TUSCAN FLAME	TUSCAN FLAME HEAVENLY BAMBOO
SMALL - MED. EVERGREEN SHRUB	**BOTANICAL NAME**	**COMMON NAME**
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	ROSMARINUS OFFICINALIS `COLLINGWOOD INGRAM`	ROSEMARY
BIO-PLANTER		
	STORMWATER PLANTER, PLANTING MIX	
EVERGREEN GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**
	SARCOCOCCA HOOKERIANA HUMILIS	SWEET BOX
GRASSES/PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
	LUPINUS ALBICAULIS	WHITE LUPINE
	SEDUM OREGANUM	OREGON SEDUM

ARBORIST REPORT - TREE INVENTORY

IS Property Investments, LLC/Dan Swallow
4101 Wallingford Ave. N., Seattle – 4083301555
December 9, 2020
Page 5 of 12

Tree #	Species	DBH	Drip Line	IRZ	Max. ORZ Disturbance	ISA	Health	Structure	Category	NOTES
1	*Betula papyrifera* Paper birch	9.5″	11′	NA	NA		1	1	Significant	
2	*Chamaecyparis lawsoniana* Lawson cypress	9″	9′	NA	NA		1	2	Significant	Lean to SE. Not on survey
3	*Chamaecyparis lawsoniana* Lawson cypress	30.7″	17′	8.5′	226.87 sf	10′	1	1	Exceptional	Four stems: 26, 11, 10, 7 inches. Difficult to measure at base. Three leaders. Strong attachment. Dead wood in shaded center of all cypress.
4	*Chamaecyparis lawsoniana* Lawson cypress	9"	11'	NA	NA		1	2	Significant	Suppressed.
5	*Chamaecyparis lawsoniana* Lawson cypress	12"	11'	5.5′	95 sf		1	2	Exceptional – Grove	Suppressed.
6	*Chamaecyparis lawsoniana* Lawson cypress	17″	12′	6′	113 sf		1	1	Exceptional – Grove	
7	*Chamaecyparis lawsoniana* Lawson cypress	26.2"	14'	7′	153.86 sf	9′	1	1	Exceptional – Grove	Three stems: 22.5, 9, 10 inches. Difficult to measure at base.
8	*Robinia pseudoacacia* Black locust	17″	19′	9.5′	283.39 sf		1	2	Exceptional – Grove	Asymmetrical canopy. Located on the north property line.

Health and Structure ratings – '1' indicates none to minor visible health-related problems or structural defects, '2' indicates moderate to major problems or defects that may require attention if the tree is retained, and '3' indicates significant visible problems or defects and tree removal is recommended.

Corinne Hollister Earth Dance Design 117 E. Louisa St. #128 Seattle, WA 98102

Note: Tree #1 - is the only tree to be removed, the remainder of the trees will be preserved.

TREES


Ginkgo biloba 'Princeton Sentry'


Acer palmatum 'Bihou'


Acer circinatum

GROUNDCOVERS


Sarcococca hookeriana humilis


Deschampsia cespitosa


Sedum oreganum

SHRUBS


Calamagrostis x acutiflora 'Karl Foerster'


Ribes sanguineum


Mahonia aquifolium


Lavandula angustifolia


Cornus stolonifera `Kelsey`s Dwarf`

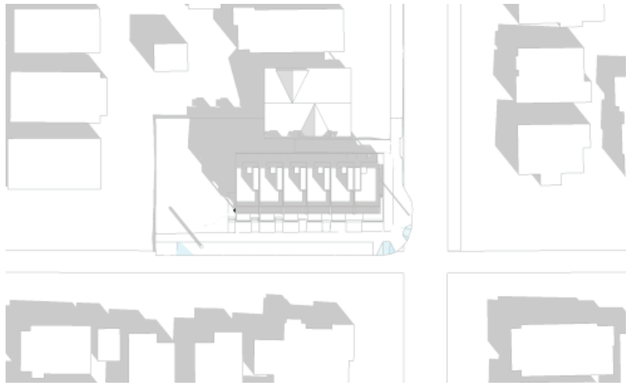

Polystichum munitum


Rosmarinus officinalis 'Collingwood Ingram'

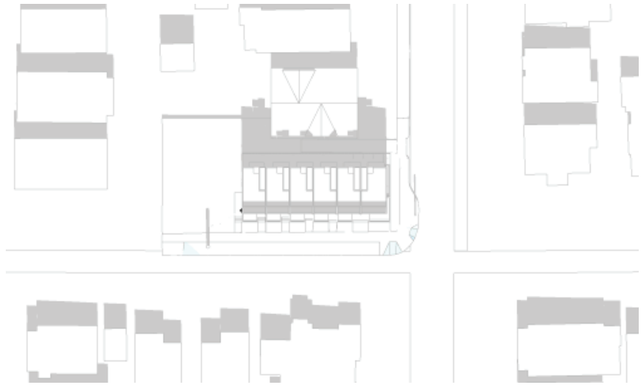

Nandina domestica Tuscan Flame



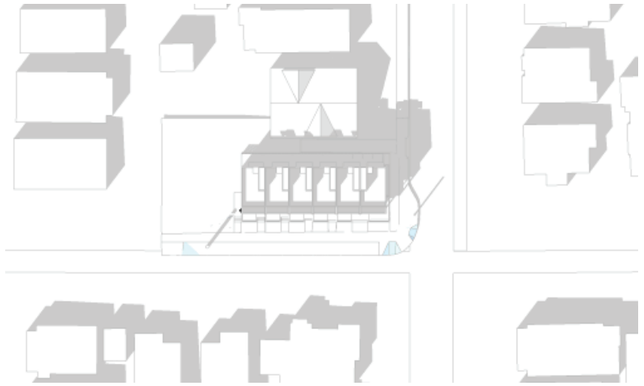
Lupinus albicaulis



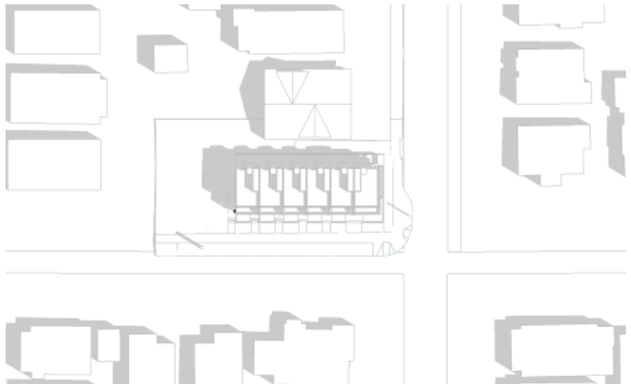
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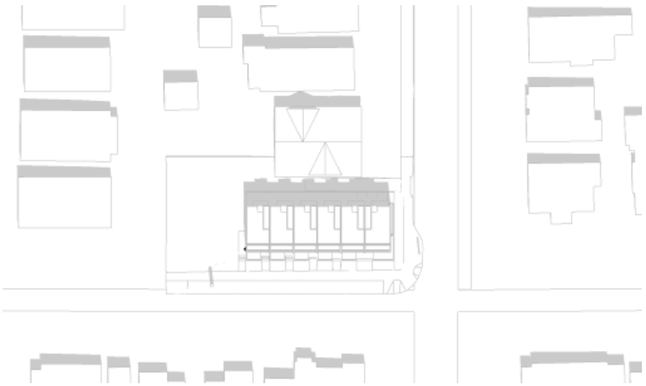
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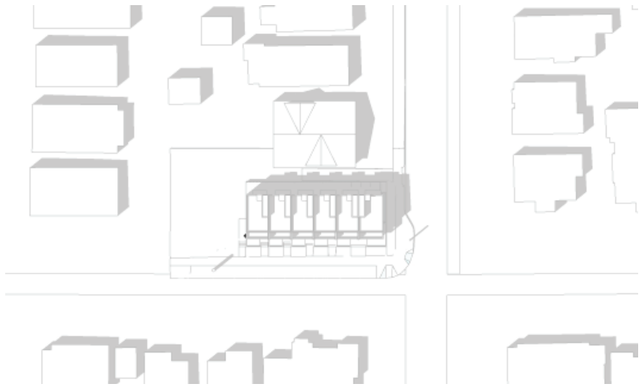
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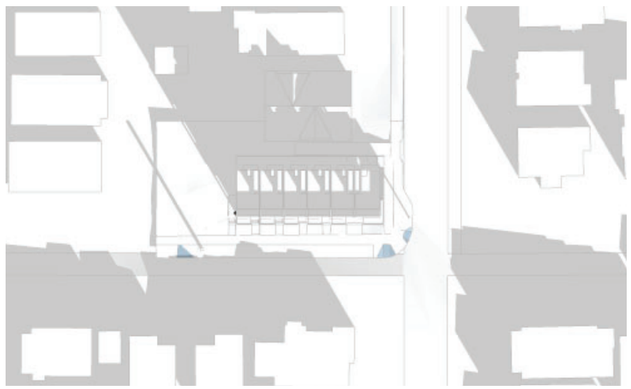
JUNE 21st - 10 AM



JUNE 21st - 12 PM



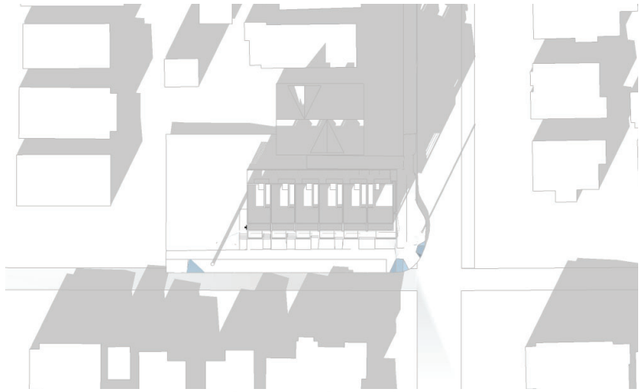
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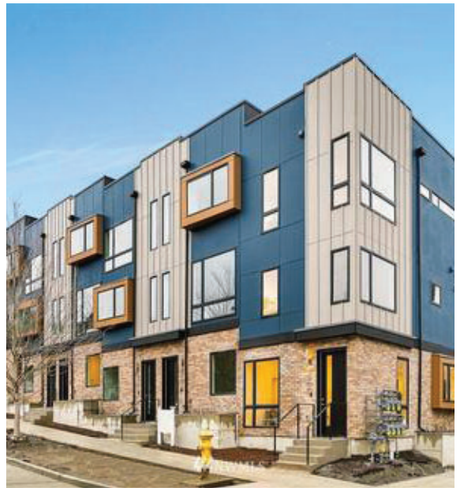
DECEMBER 21st - 10 AM



DECEMBER 21st - 12 PM



DECEMBER 21st - 2 PM






design is
everything





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