

Streamlined Design Review (SDR)

1020 E JOHN STREET

Project #: #3037831-EG

Applicant Team: Blackwood Builders Group
Developer

b9 architects
Architect

Root of Design
Landscape Architect

June 25, 2021

b9 architects

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OBJECTIVES

Construct (1) six-unit, four-story townhouse structure and (1) four-story, single-family structure for a total of (7) units. Seven surface parking stalls will be provided on-site with the majority of stalls covered by structures above. All parking will be accessed from 11th Avenue E. Existing structure to be demolished.

Gross Floor Area	11,370 sf
Number of Units	7
Number of Parking Spaces	7
Number of Long-term Bike Parking Spaces	7
Number of Short-term Bike Parking Spaces	2

Sustainability

Design and construct new structure to achieve a 4-Star Built Green certification.

EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 1020 E John Street, b9 architects conducted and completed the Early Community Outreach requirements. Outreach includes numerous posters placed throughout the neighborhood and on utility poles, creating an interactive project website and facilitating an interactive online survey.

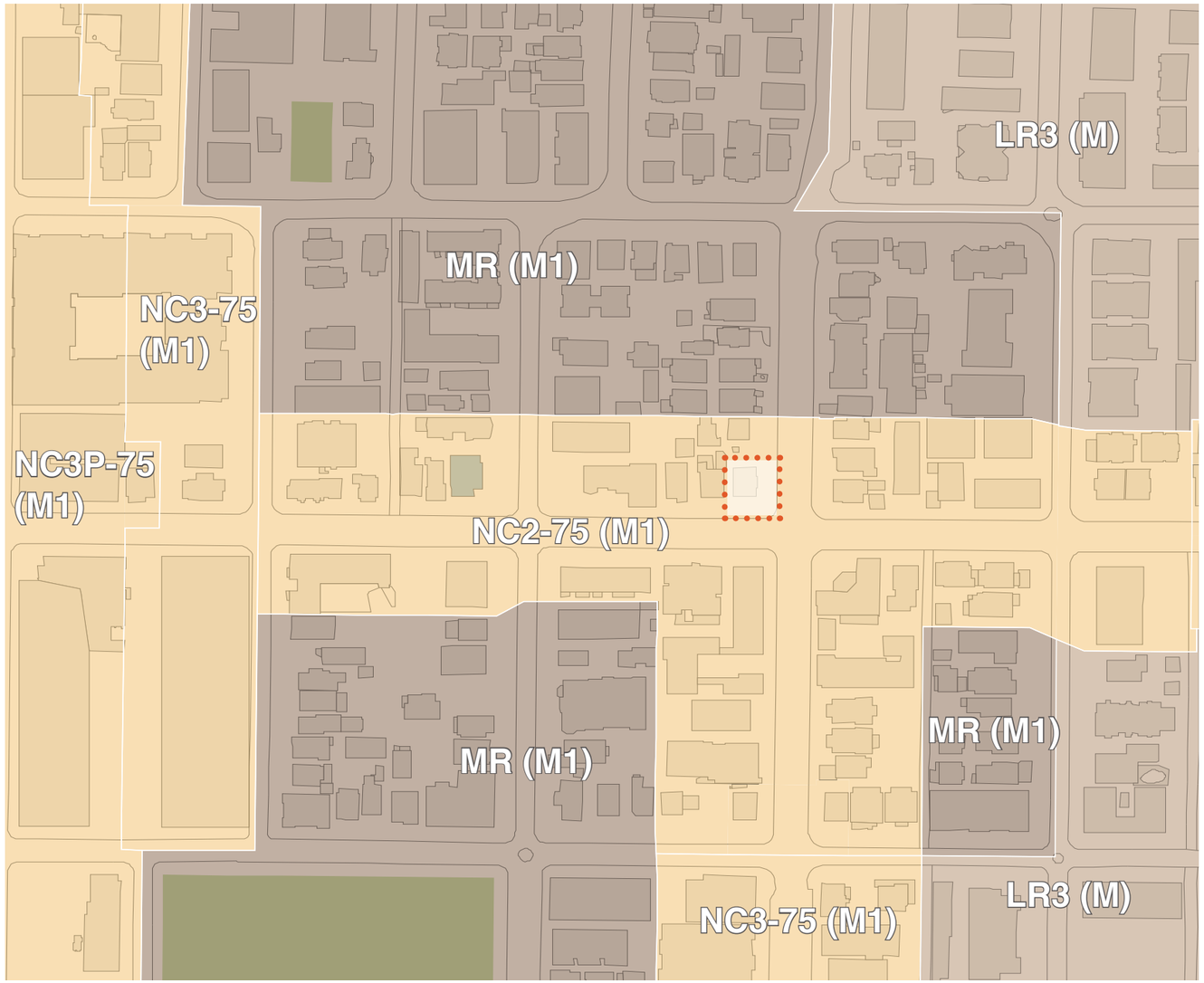
Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018
VI.E.- Documentation: Early Design Guidance

> *Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.*

	OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
1	Printed Outreach 10 posters placed in neighborhood landmarks, businesses, and utility poles	4/30/2021	• No comments received
2	Digital Outreach Interactive project webpage with public commenting function	4/26/2021	• No comments received
3	Digital Outreach Internet Survey	4/26/2021	• No comments received

ZONING ANALYSIS

This site is located in an NC2-75 (M1) and does not directly abut any other zones.



ZONING SUMMARY

The proposed development is located on a single infill lot zoned NC-75. The site has no alley access and is within the First Hill / Capitol Hill Urban Center.

23.47A.004 PERMITTED USES:

- Residential use permitted outright

23.47A.013 FLOOR AREA RATIO:

- 5.5, for zones with a height limit of 75’

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS:

- Where residential uses are located along a street-level, street-facing facade, the following requirements apply unless exempted by subsection 23.47A.008.G:
- 1.At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- 2.The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. An exception to the standards of this subsection 23.47A.008.D.2 may be granted as a Type I decision if the following criteria are met:
- An accessible route to the unit is not achievable if the standard is applied or existing site conditions such as topography make access impractical if the standard is applied; b.The floor is at least 18 inches above average sidewalk grade or 4 feet below sidewalk grade, or is set back at least 10 feet from the sidewalk; andc.The visually prominent pedestrian entry is maintained.

23.47A.012 STRUCTURE HEIGHT:

- 75’-0” Height Limit

23.47A.024 AMENITY AREA:

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process
- Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

23.47A.016 LANDSCAPING STANDARDS:

- A Green Factor Score of 0.3 or greater is required for lots with development containing more than four new dwelling units or a congregate residence
- Street trees are required if any type of development is proposed
- Screening shall consist of fences, walls, or landscaped areas, including bioretention facilities or landscaped berms.

23.47A.022 LIGHT AND GLARE STANDARDS:

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.
- To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two (2) vehicles shall be screened from adjacent properties by a fence or wall between five (5) feet and six (6) feet in height, or solid evergreen hedge or landscaped berm at least five (5) feet in height.

23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 1-8 units = minimum area for shared storage space of 84 square feet

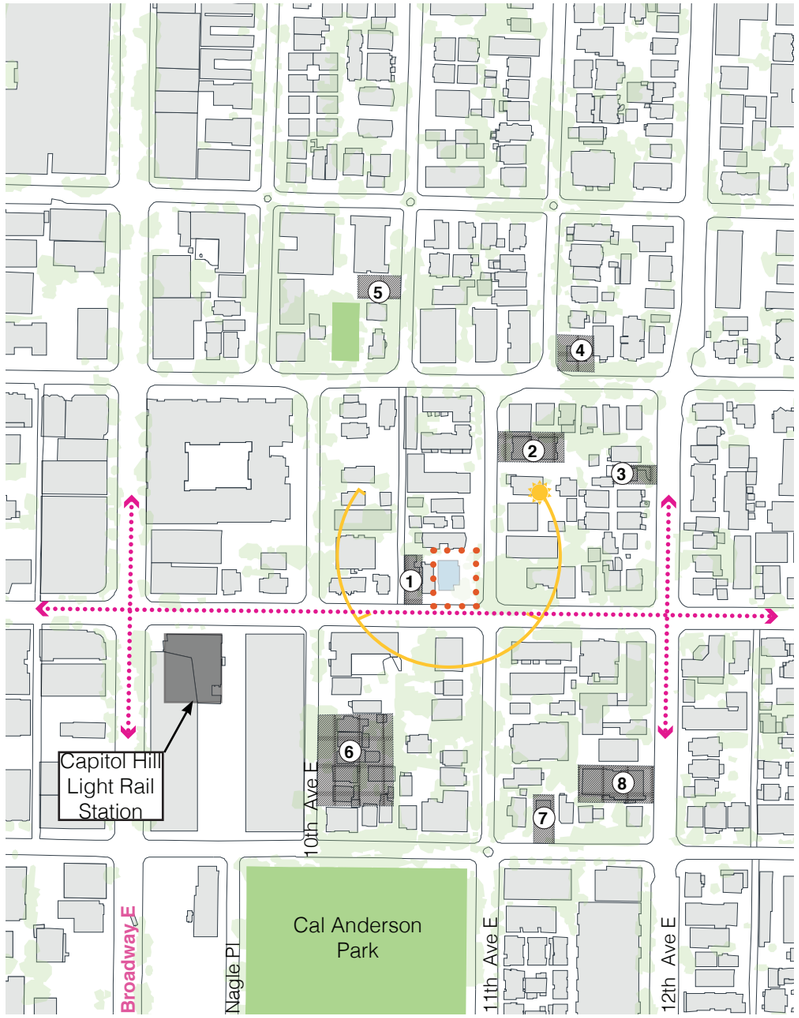
23.54.015 VEHICLE PARKING:

- No minimum requirement for all residential uses in commercial, RSL, and multifamily zones within urban villages that are not within the urban center of the Station Overlay District, if the residential use is located within a frequent transit service area.

23.54.015.K BICYCLE PARKING:

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.

SITE OPPORTUNITIES & CONSTRAINTS



Proposed Developments in Proximity to the Site

	Address	Proposal		Address	Proposal
1	1014 E John Street	7-story Apartment Building	5	315 Federal Avenue E	4-Story Apartment Building
2	228 11th Ave E	7-story Apartment Building	6	112 10th Ave E	7-Story Apartment Building
3	223 12th Ave E	4-story Apartment Building	7	1106 E Denny Way	5-Story Apartment Building
4	300 11th Ave E	30-unit Apartment Building	8	109 12th Ave E	4-Story Apartment Building

ADJACENT USES

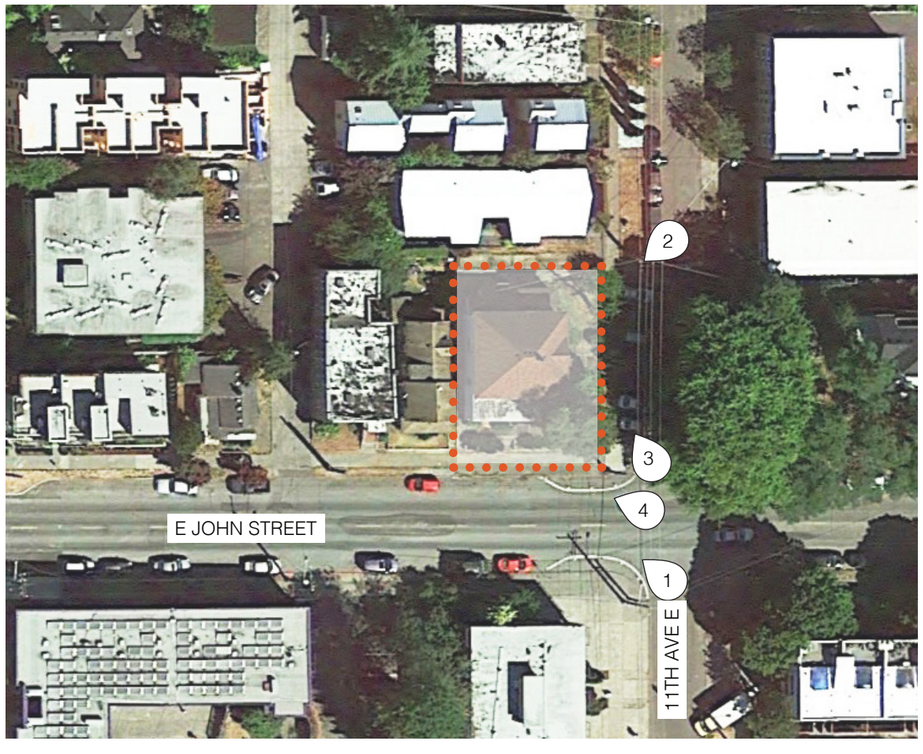


EXISTING CONDITIONS

- 1020 E John Street is a 4,799 square foot rectangular lot with approximate dimensions of 80 feet north-south and 60 feet east-west. The lot currently contains an existing two-story office structure. The immediate surroundings are a mix of single-family, duplex, congregate housing, condominium and apartment structures.

- The site slopes down from north to south to the sidewalk along E John Street by about two feet. An existing retaining wall system is located along John Street and 11th Avenue E to mitigate this slope, with the site otherwise mostly flat., An existing concrete driveway is located at the north end of the site, connecting to 11th Avenue E with a back-in parking area along the 11th Avenue E frontage.

- A dead flowering cherry tree, noted by the arborist report provided in this packet, is situated in the northeast corner of the existing site and will be removed.





1 View facing Southwest looking at existing driveway and building



2 View facing North looking at site stairs with neighbor stairs at property line



3 View facing West looking at existing site walls and stairs



4 View facing Northwest looking at existing walls and building

NEIGHBORHOOD ANALYSIS

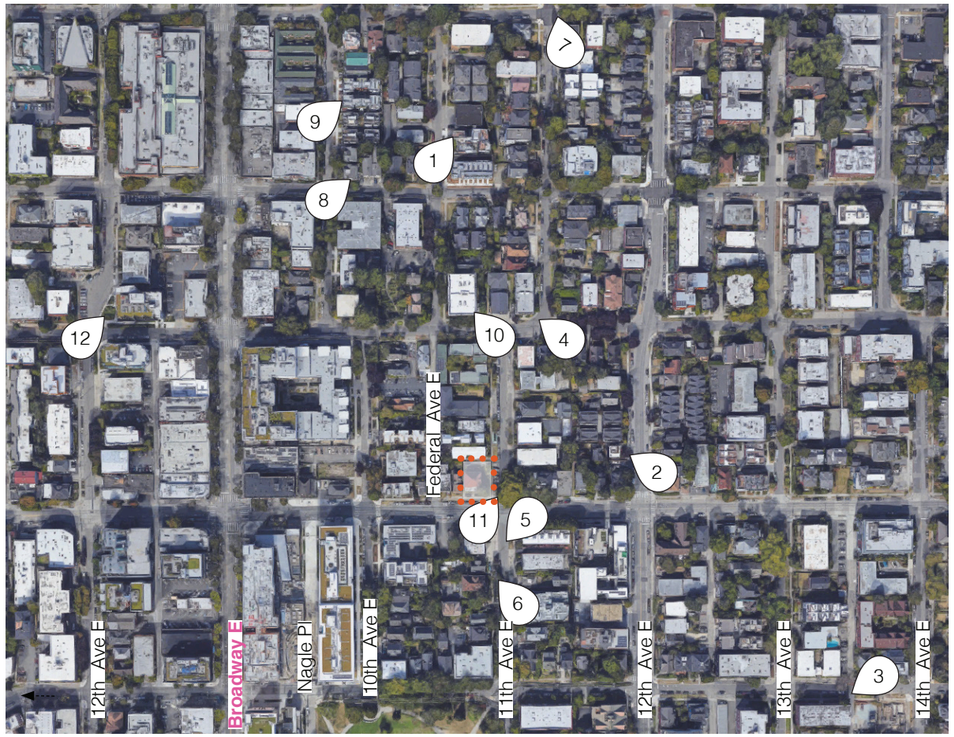
- The parcel is located on the northwest corner at the intersection of 11th Avenue E and E John Street.

- Following the recent upzone through the city's Mandatory Housing Affordability [MHA] legislation, the site's zoning designation was changed from LR3 to NC2-75 (M1). The immediate site to the west is single-family residential, and across the street to the east is a multi-family apartment structure. The block along 11th Avenue E consists mainly of apartments, condominiums, and duplexes. These typologies define the street and the neighborhood overall. There is significant contemporary mixed-use development in the neighborhood, both recently finished and in process, including large-scale apartment buildings near the light rail station and along E John Street; and the development of smaller apartments and townhouse developments at a similar scale to the existing fabric.

- This site is well served by several bus lines, including the #8, 10, and 43, facilitating travel to many Seattle neighborhoods, including Downtown, Capitol Hill, University District, Mt Baker, Central District, and Montlake. The Capitol Hill Station is located two blocks west of the site and provides access to the LINK Light Rail with the First Hill Streetcar a block further south on Broadway. Both are within easy walking distance of the site. Bicycle routes connect the site to South Lake Union, Downtown, and the University District. The Burke Gilman Trail is also approximately two miles north of the site.

- There is a concentration of commercial and office spaces located to the West of the site along Broadway and Broadway E. Structures typically include small retail uses, cafes, bars, as well as restaurants. One such structure is the Broadway Market building at 401 Broadway E housing QFC, Pacific Northwest Fitness, and BECU.

- Cal Anderson Park, nearly 7.5 acres, is located a block to the south. It includes the Reflecting Pool, green space, a play field and play courts and playground and spans south from E Denny Way to E Pine Street.



E Harrison Street

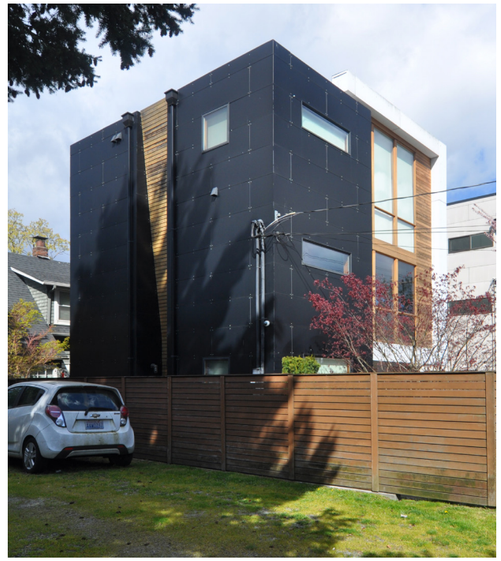
E Thomas Street

E John Street

E Denny Way



1 Townhouses on Federal Ave E



2 Single Family Home on E John St



3 Apartments on E Denny Way



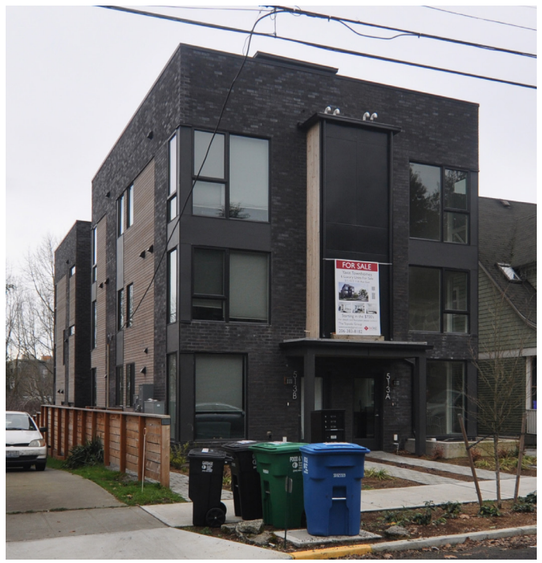
4 Apartments at corner of E Thomas St and 11th Ave E



5 Apartments at 12th and John Intersection, South of Project Site



6 410 - 416 12th Avenue East Townhouses



7 Townhouses on 11th Ave E



8 Single Family Home at intersection of E Harrison St and 10th Ave E



9 Townhouses on 10th Ave E



10 Apartments on E Thomas St



11 Housing at 12th and John St, East of Project Site



12 Vertex Apartments at 802 East Thomas St

SITE SURVEY

ADDRESS

1020 E John St

PARCEL #

600350-1470

LEGAL DESCRIPTION

The east 60 feet of the south 20 feet of lot 11; and the east 60 feet of lot 12, Block 52, John H. Nagle's second addition to the City of Seattle, according to the plat thereof recorded in Volume 5, Page 67, Records of King County, Washington.

LOT SIZE

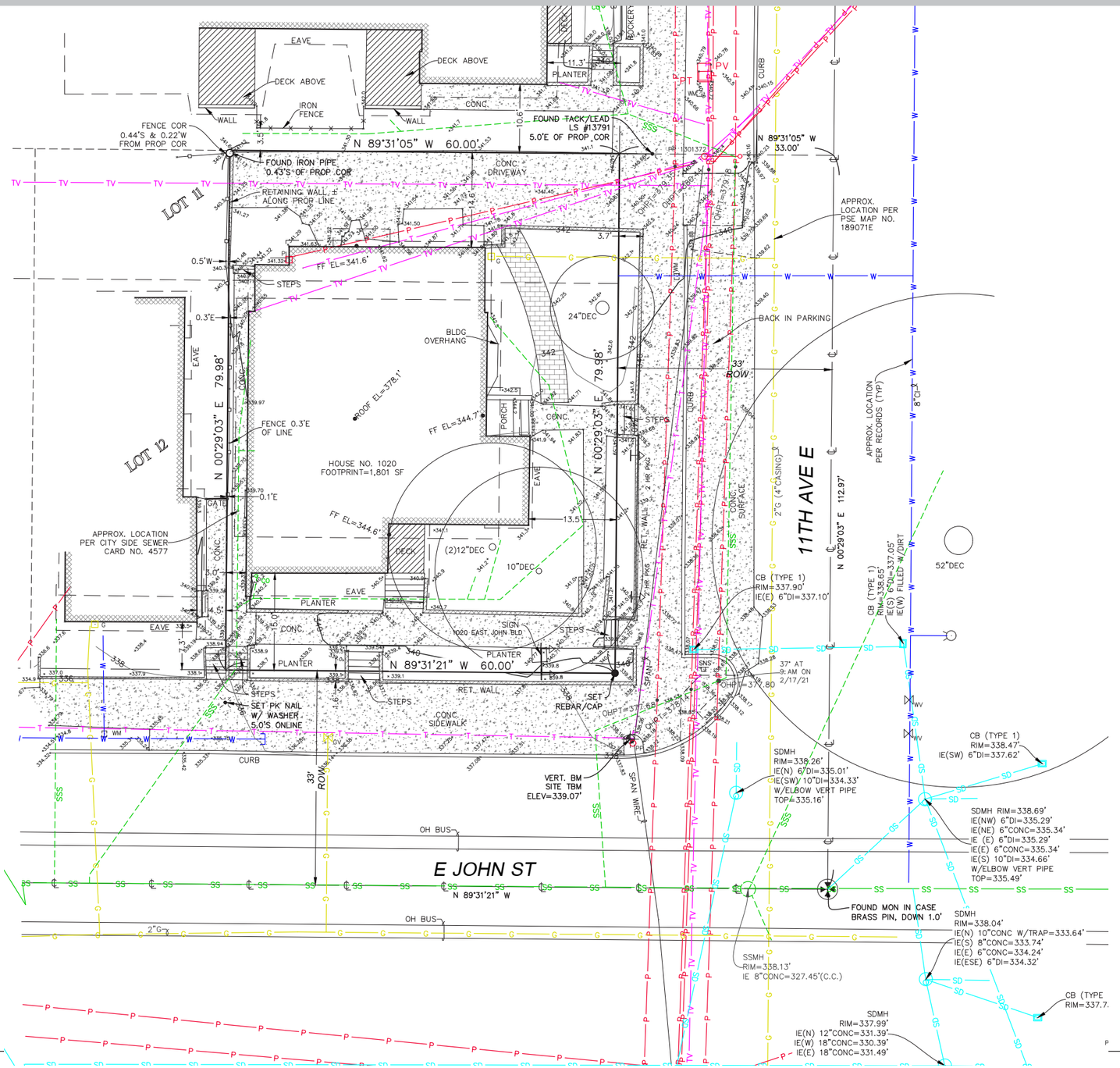
4,799 SF

ZONE

NC2-75 (M1)

URBAN VILLAGE OVERLAY

First Hill/Capitol Hill Urban Center



SHOFFNER CONSULTING
14515 North Creek Drive A209 Mill Creek, WA 98012 Mobile:(206)755-9407 tony@tonyshoffner.com

December 21, 2020

Chris Gurdjian
Legacy Group Capital
400 112th Ave. NE
Bellevue, WA
98004

RE: Tree Inventory - 1020 E. John St. Seattle, WA.

Chris:

This report is provided to address the recent inventory I conducted of the trees on the property at the address of 1020 E. John St. in the City of Seattle, WA, as well as those just off-site with drip lines that cross onto the property. Please see the accompanying Tree Inventory Map for the approximate locations of the inventoried trees.

The City of Seattle's regulations of trees on private property are provided in DPD Director's Rule 16-2008 and were referenced for preparation of this report.

1.0 Professional Experience and Credentials
Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natrual/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

2.0 Site Conditions and Proposed Development
The property is located in the Capitol Hill neighborhood. It is developed with a large house in a neighborhood developed with single and multi family residences, as well as businesses and retail. The landscape is comprised of three trees, shrubs and turfgrass.

3.0 Tree Inventory - Methods and Results
I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I oberserved trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Seattle tree regulations for trees on private properties are specified in Director's Rule 16-2008 and are used to determine which trees meet the minimum criteria to be classified as exceptional and how exceptional trees are required to be protected through development.

There are three trees on the property and none just off-site with drip lines that extend onto the property. The column CSD is crown spread diameter. Following is the information on these trees.

#	Species	Dbh	CSD	Condition and Status
1	European birch (Betula pendula)	14"	32'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
2	European birch (Betula pendula)	10"	28'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
3	Flowering cherry (Prunus serrulata)	22"	0'	Dead tree. See photo below.

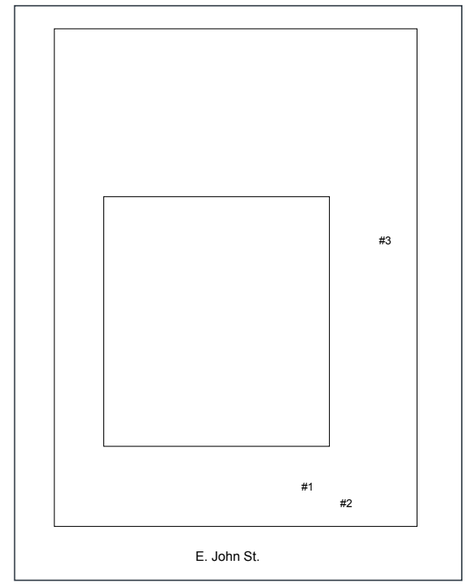


3.0 Tree Retention and Protecton Required
The City of Seattle's exceptional tree designation specifications and protection measures are provided in the Director's Rule 16-2008. There are no trees on the property that meet the threshold diameter to be classified as exceptional therefore no tree retention or protection is required.

4.0 Use of This Report and Limitations
This report is provided to Legacy Group Capital to address the City of Seattle's requirements for tree inventorys for developing lots. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,

Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ



DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1.2: Sunlight, Shade and Natural Ventilation (Capitol Hill Design Guidelines)
CS1.B: Sunlight and Natural Ventilation
The project will maximize glazing to the adjacent streets to the south and east as well as the central court, providing glazing along opposite walls for 6 of the 7 units, with operable windows at each wall for the potential of cross ventilation. The single family unit will have windows along the adjacent east and south sides, allowing for a diagonal path across the unit and access to daylight throughout the day.

CS2 URBAN PATTERN & FORM

CS2.1.d: E John Street/E Olive Way Corridor (Capitol Hill Design Guidelines)
CS2.B: Adjacent Sites, Streets, and Open Spaces
The site is located at the northwest corner of the intersection of 11th Avenue E and E John Street, close to the core of the Capitol Hill neighborhood and the Capitol Hill Station. The proposed design features stoops and recessed entries for all homes, raised up above the sidewalk along both street frontages, as a way to engage the street while providing privacy for the units. The landscape design wraps the corner and establishes a planting strip along 11th Avenue E where there is currently back in parking. The design proposal acknowledges its prominent location along E John Street and features brick on the street-facing facades for the first two stories, with a recess and contrasting material above. An internal court connects from 11th Avenue E, for a more contained internal shared pedestrian and vehicular open space.

PUBLIC LIFE

PL2 WALKABILITY

PL2.1: Universal Access and PL2.3: Weather Protection (Capitol Hill Design Guidelines)
PL2.C: Weather Protection

Each unit entrance will be recessed and further protected from weather with an overhang. This will also contribute to wayfinding. In addition, the entrance to the central shared court is covered from the street and along the edges of the units.

PL3 STREET LEVEL INTERACTION

PL3.1: Entries (Capitol Hill Design Guidelines)
PL3.A: Entries
Each unit entrance is highlighted by an individual canopy along the street that is elevated above street level to provide a separation from the adjacent sidewalk and street. Landscaping elements and stoops further identify each entry, distinguishing the units among the unified design concept. Each entry is recessed within the masonry base, further emphasizing the hierarchy of the project elements.

DESIGN CONCEPT

DC2 ARCHITECTURAL CONCEPT

DC2.1: Facades at Setbacks and Corners (Capitol Hill Design Guidelines)
DC2.A: Massing

The project's massing naturally steps along the site at different depths due to unit layouts and site constraints, which helped lead to a derived concept featuring 7 units of different composition; to unify these separate units, an elegant material scheme has been applied to further accentuate the massing between units and to elevate the setbacks at the upper units. These upper level setbacks, carved around site constraints or to provide natural relief to unit spaces, help to provide a scale and pedestrian experience along both 11th ave e and e john st. Roof decks will be provided at each unit, along with balconies along 11th ave e and a balcony at the single family unit. These will accomplish further sight interaction and building character within the neighborhood context. The massing at each entry (previously iterated in PL3.A) will add another layer of depth to the project and a relief from the stronger rectilinear aspects of the overall concept.

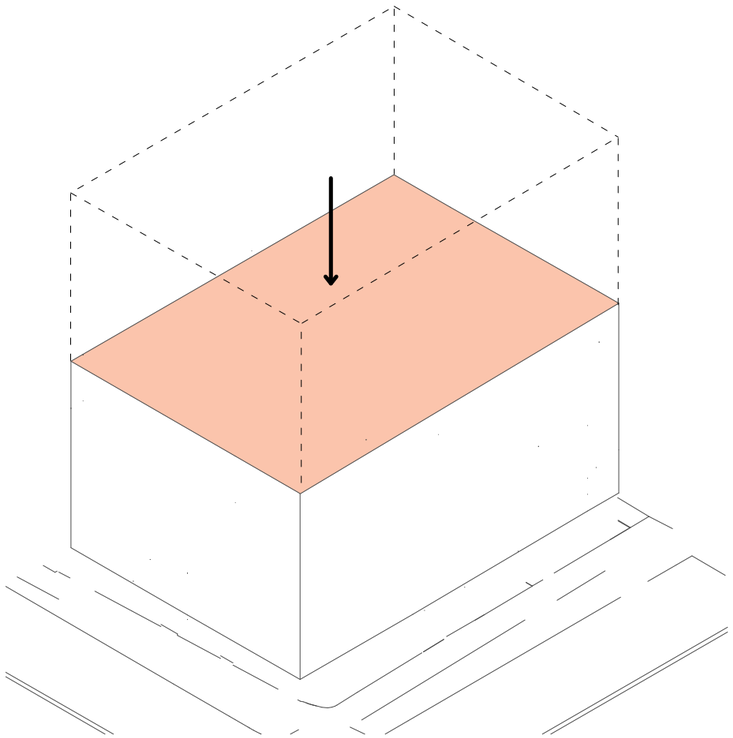
DC4 EXTERIOR ELEMENTS AND MATERIALS

DC4.1: Exterior Finish Materials (Capitol Hill Design Guidelines)
DC4.A: Exterior Elements and Finishes

The proposal features high-quality materials along the street-facing facades, with the brick as the primary material. At the third floor and above, a contrasting small scale vertical paneling system provides additional visual interest with all materials relating to human scale. The material scheme, delineated mainly between two story volumes and an upper setback area, provides a unique architectural statement at a busy street corner while fitting in with the existing context which features a number of classic brick apartment buildings. These textures are intentionally simplified at the interior central court, and will be complementary at all facades. Smaller features, such as parapet caps and concrete window sills within the brick facade, combined with metal canopies and flashing elements will provide additional texture and accents.

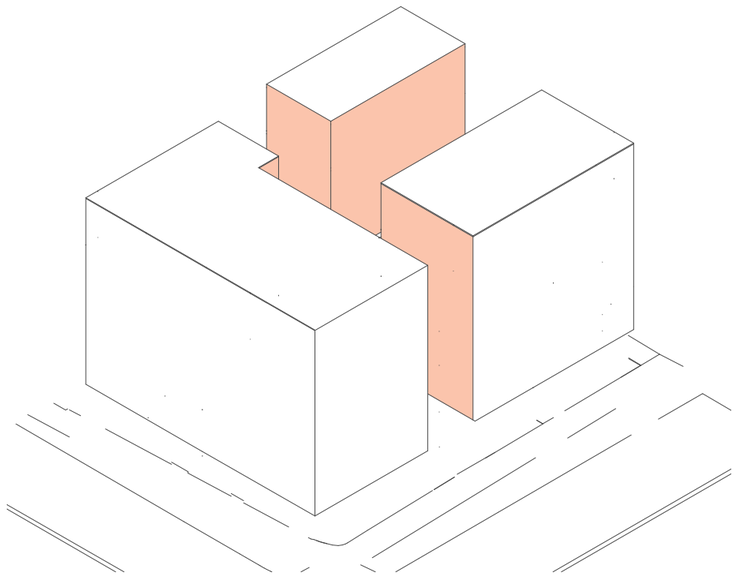
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MASSING DEVELOPMENT



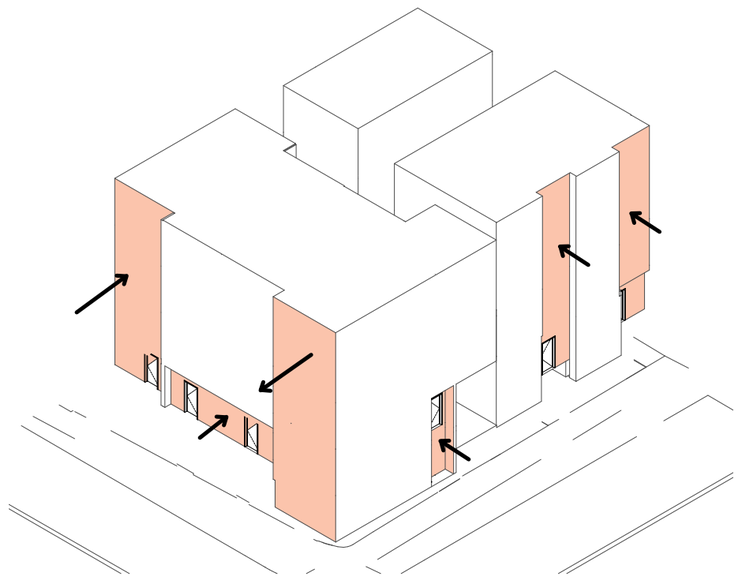
1. SOLID MASSING WITH REDUCED HEIGHT

Massing envelope per Zoning code, with reduced height for proposal.



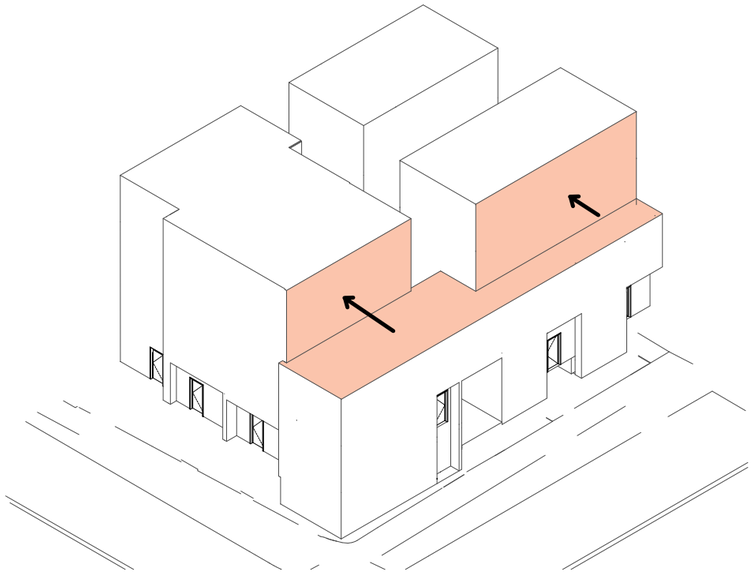
2. SOLID MASSING WITH CIRCULATION SPACE REMOVED

Massing is carved at the center of the site to create a shared pedestrian / vehicular court.



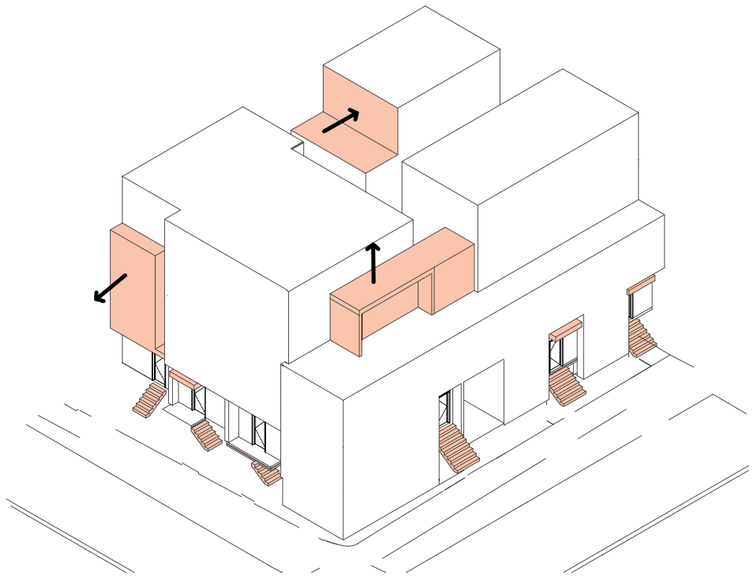
3. ARTICULATION OF RECESSED UNIT ENTRIES

Recessed unit entries combined with stoops provide clear wayfinding and rhythm at the street.



4. SETBACK ALONG 11TH AVENUE E

Upper stories are set back along 11th Avenue E, creating strong horizontal datum to reference existing neighborhood context.

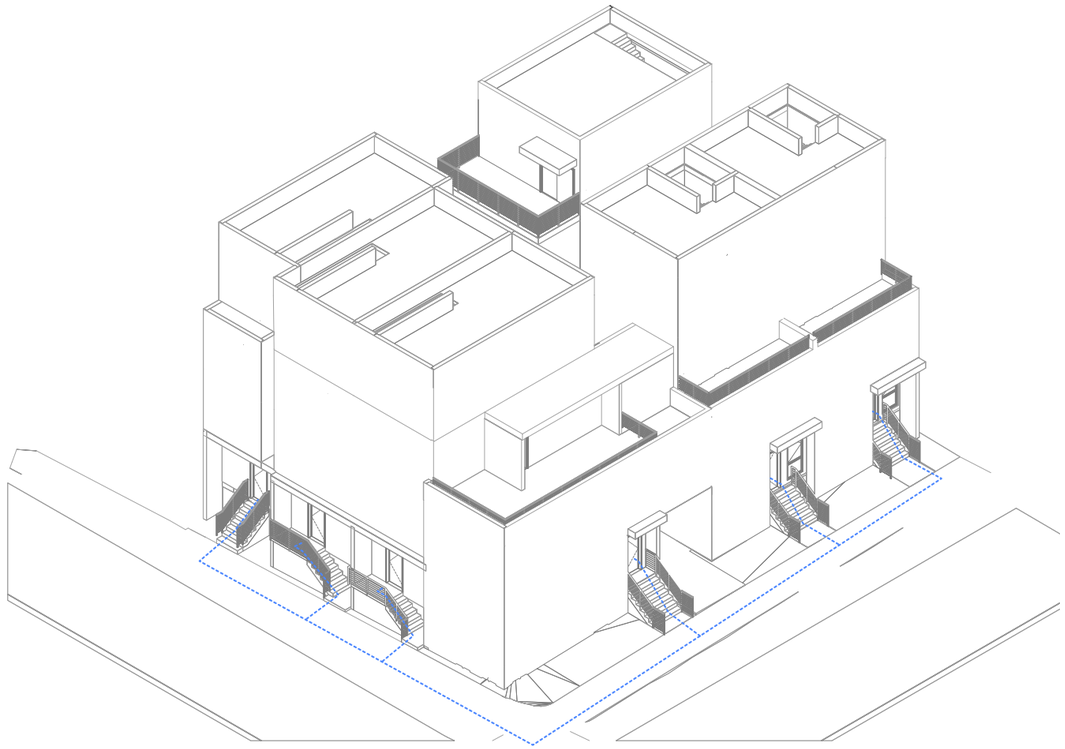


5. MASSING ARTICULATIONS AT UNITS

CONCEPT DEVELOPMENT

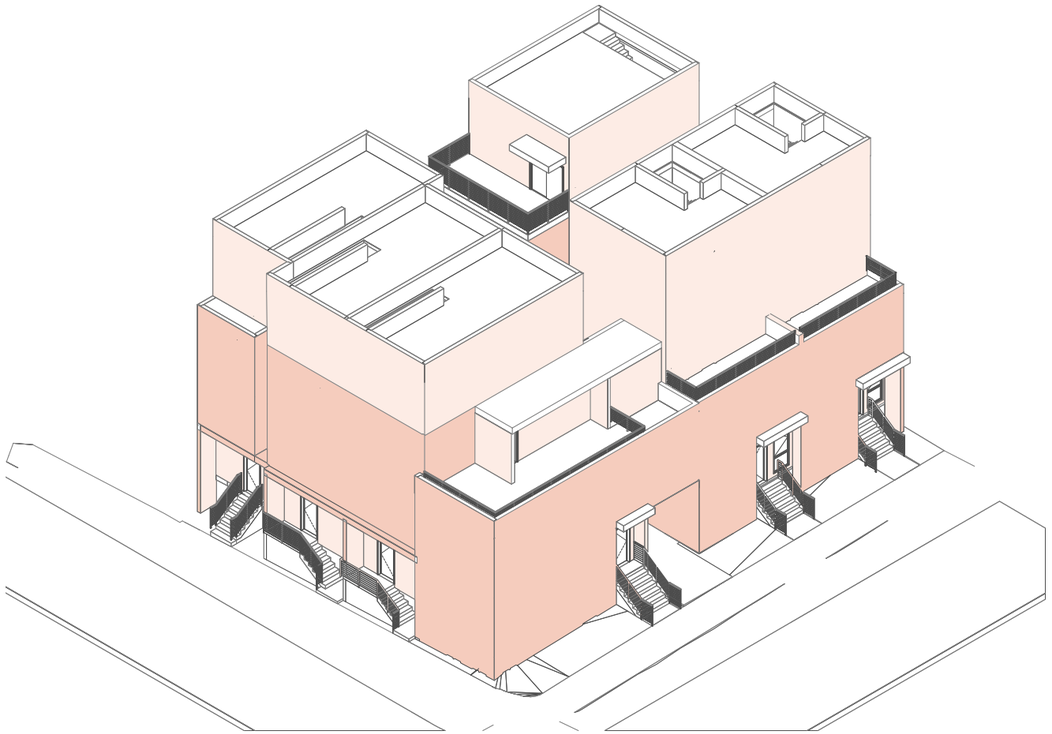
Design Statement:

This project, consisting of seven townhouses in two structures, is located at the intersection of E John Street and 11th Avenue E. The proposal creates an elegant design approach featuring a unified concept along the street facades with subtle yet clear distinctions within the massing and entries to emphasize the different units. The massing is derived from the unit articulation and in response to the changing scales and different elements along the streetface. The massing breaks the facade into a primary linear mass along E John Street and 11th Avenue E, forming two story volumes that delineate a primary grounded material (brick) from a recessed upper level massing element that lightens the project at the top. This contrast creates a strong motif at an urban street corner that will create a unique project for the neighborhood while maintaining the appearance of a scale that is both residential but strongly urban. The windows are placed in organized patterns to provide the most light at the front of units while creating a consistent, organized facade at the street. Accent vertical materials and a black overhang at unit entries provides obvious yet refined entrance transitions. Beyond the street-facing facade, the project opens into a shared pedestrian and vehicle court that provides relief from the intersection with a simplified material palette and a simple but sophisticated massing at the back unit, Unit 5. This court transitions from the public realm to private through an accented overhang space; emphasizing privacy and providing a designed threshold for residents.



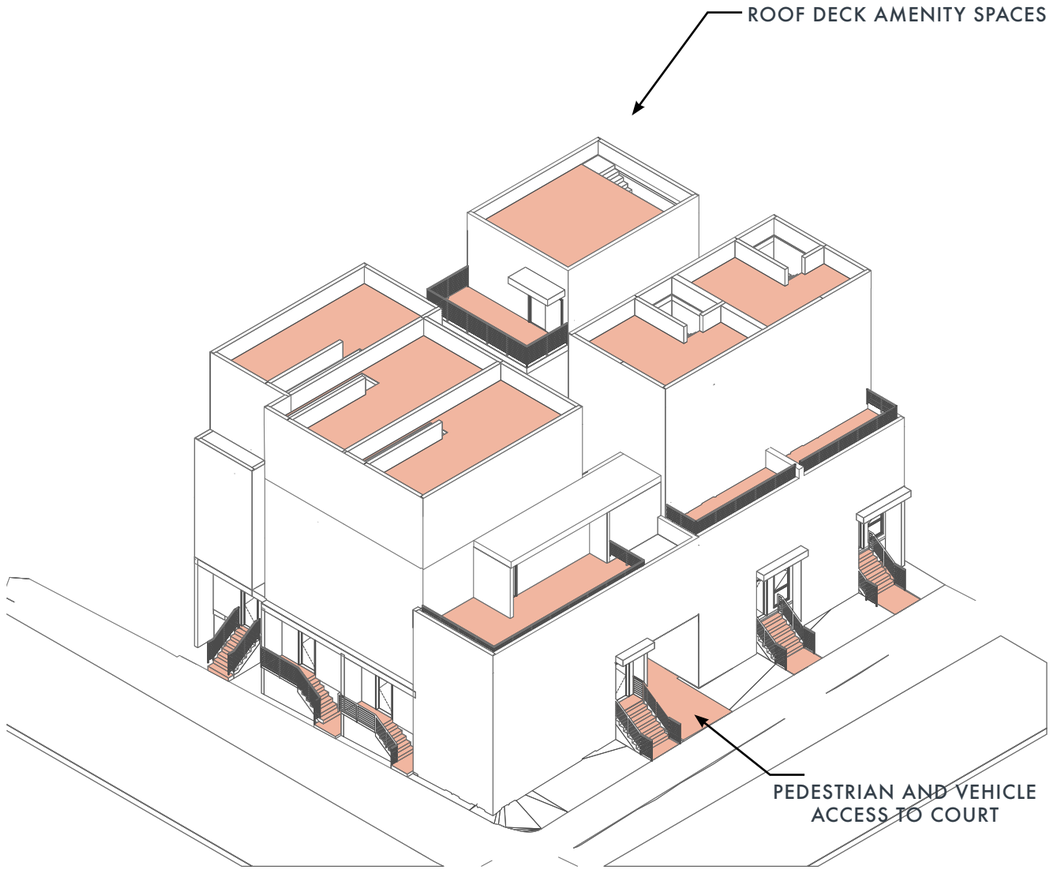
CIRCULATION DIAGRAM

Primary pedestrian circulation provides direct connection from the sidewalk to the partially above grade unit entries.



MATERIAL SCHEME STRATEGY

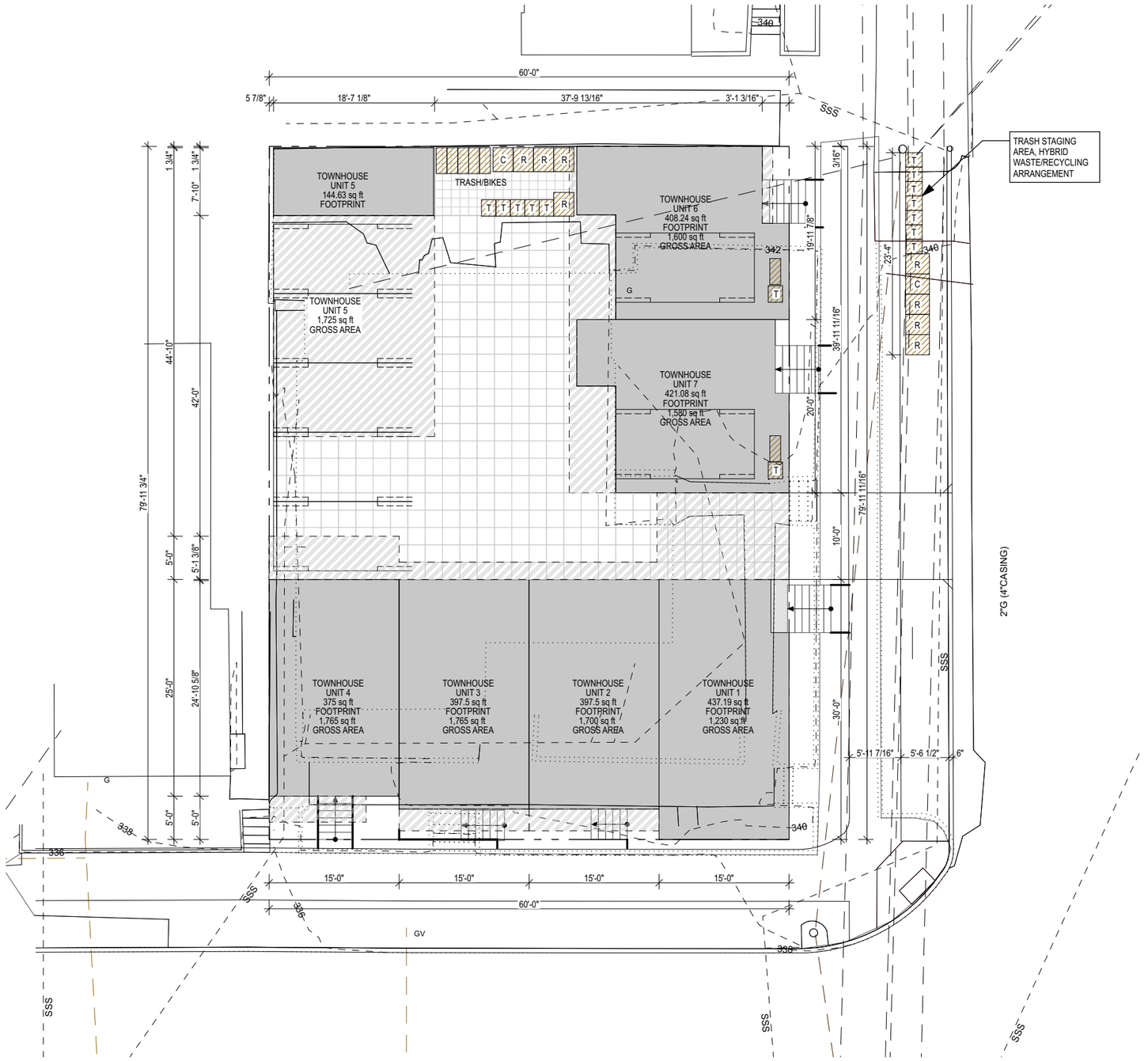
A clear material concept distinguishes a strong masonry base from the upper levels, through setbacks and articulation



ARTICULATION OF AMENITY AREA

Select amenity areas are prioritized, including at grade stoops, private decks and upper roof decks

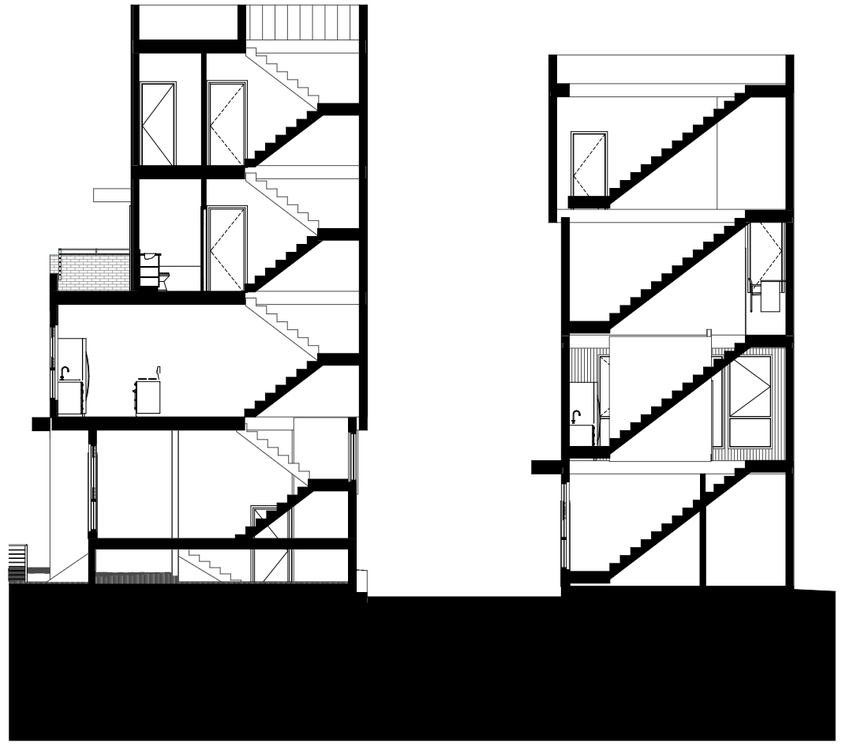
SITE PLANS AND SECTION



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

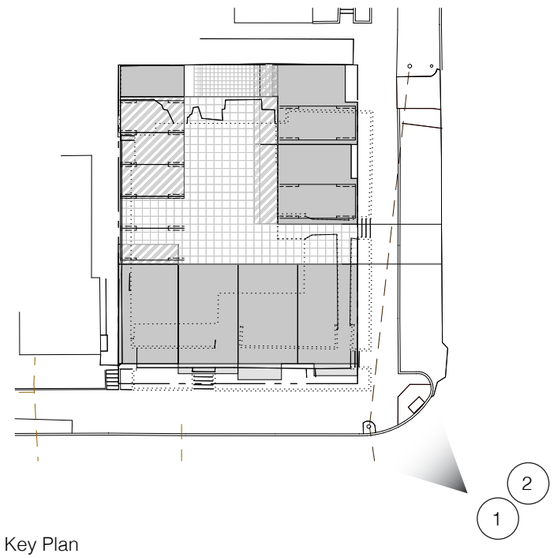


2 SECTION 2
SCALE: 1/4" = 1'-0"



1 SECTION 1
SCALE: 1/4" = 1'-0"

RENDERINGS



Key Plan

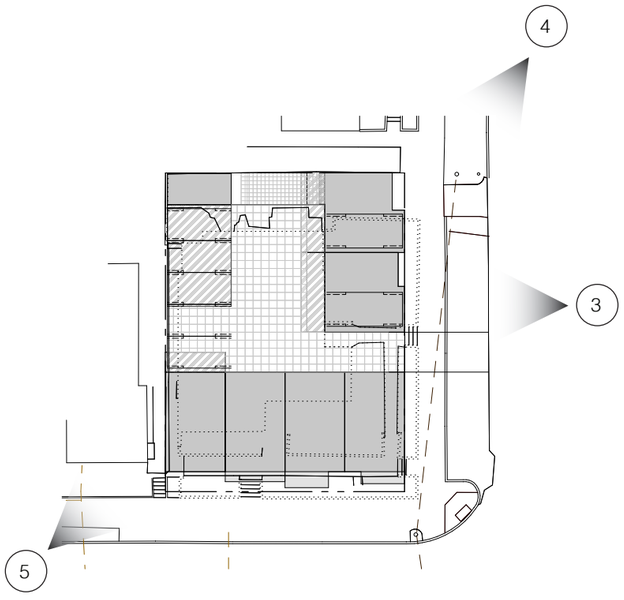


1. Street View looking Northwest



2. Axonometric View Looking Northwest

RENDERINGS



Key Plan



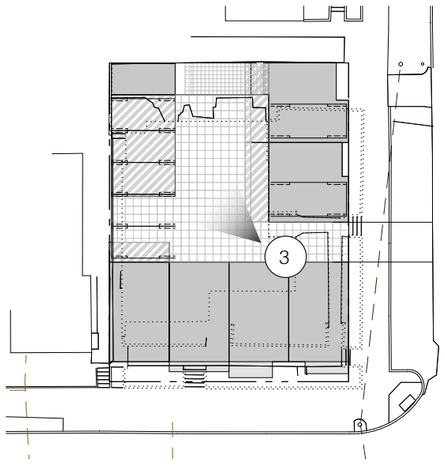
3. View of facade looking west



4. View looking Southwest



5. View looking Northeast



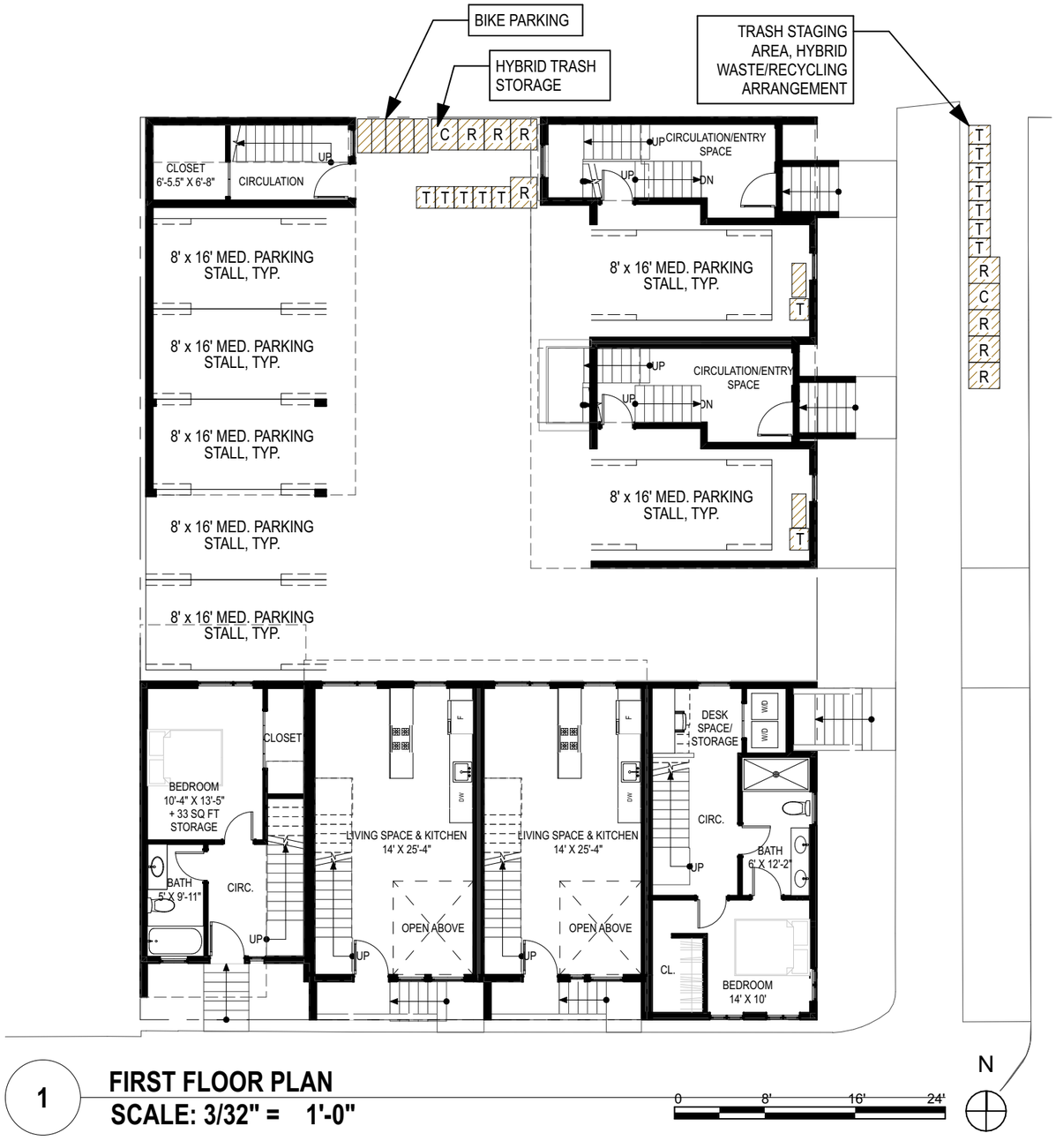
Key Plan



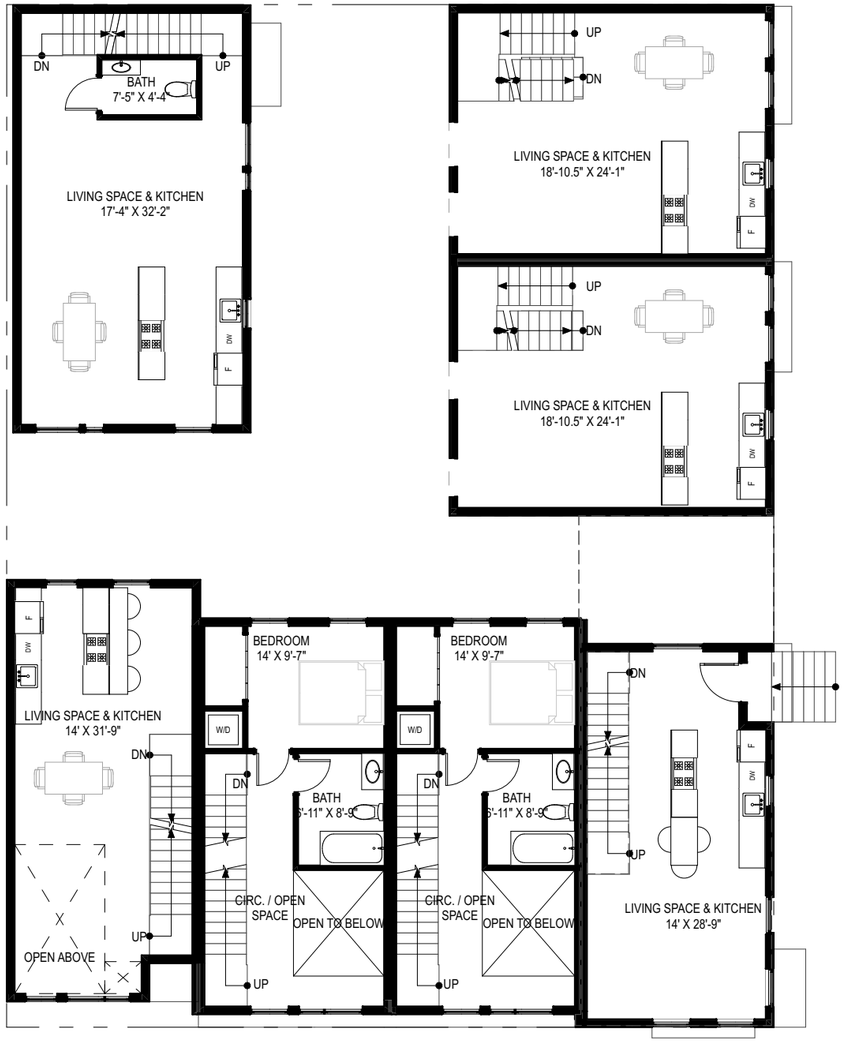
6. View looking Northwest (Single Family Unit

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FLOOR PLANS



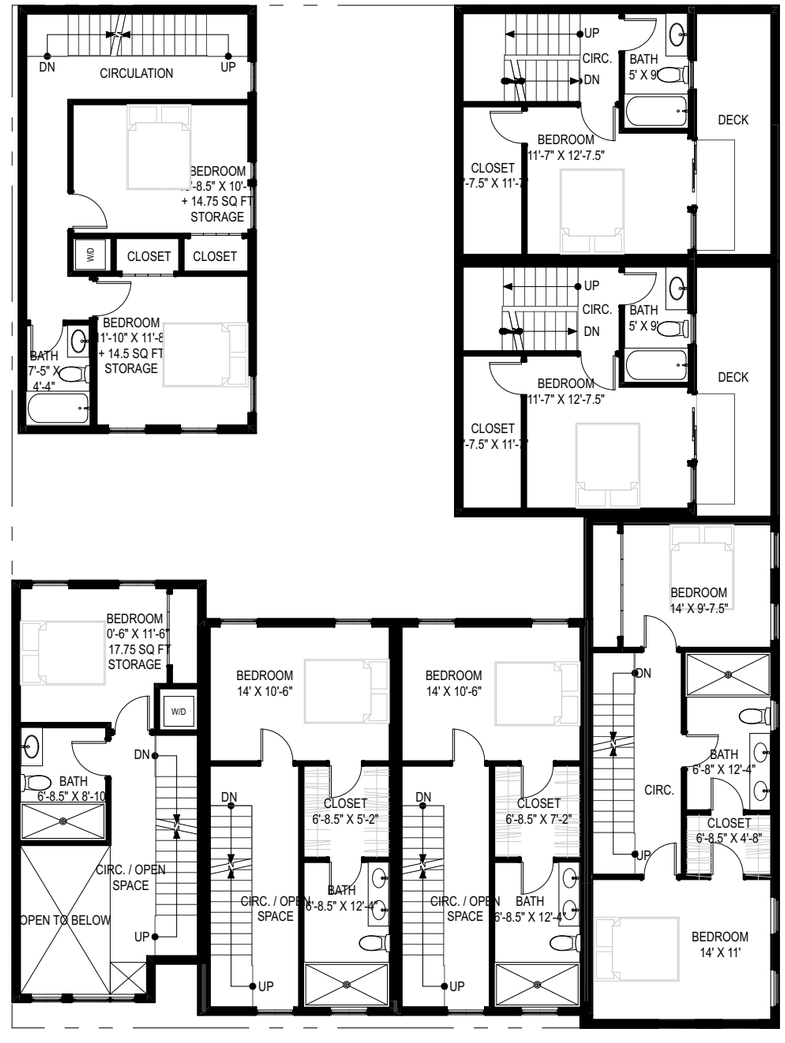
1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



1 **SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"

N

0 8' 16' 24'



2 **THIRD FLOOR PLAN**
SCALE: 3/32" = 1'-0"

N

0 8' 16' 24'

FLOOR PLANS



1 **FOURTH FLOOR PLAN**
SCALE: 3/32" = 1'-0"

N
0 8' 16' 24'



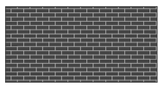
2 **UPPER ROOF PLAN**
SCALE: 3/32" = 1'-0"

N
0 8' 16' 24'

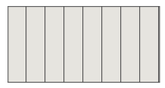
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ELEVATIONS

1. GRAY BRICK



2. EIDER WHITE PANELING WITH VERTICAL TEXTURE DETAIL (FIBER CEMENT)



3. STANDING SEAM METAL



4. DARK GRAY VERTICAL PANELING (FIBER CEMENT)



5. ACCENT WOOD/COMPOSITE



6. BLACK FIBER CEMENT



7. BLACK METAL DETAILING

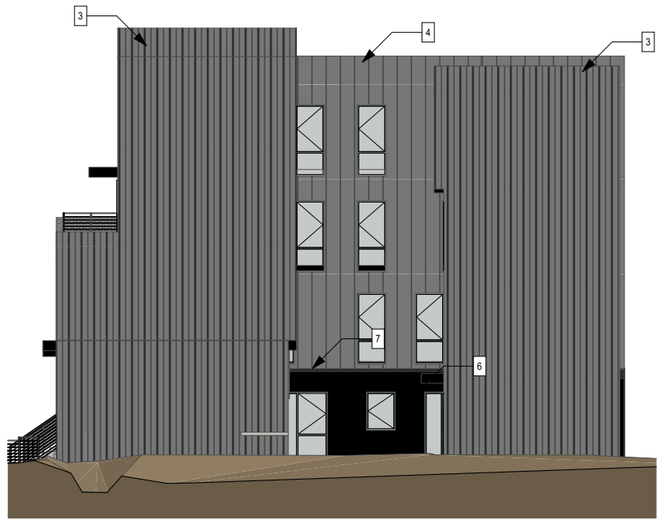


8. VINYL - WHITE WINDOWS



9. VINYL - BLACK WINDOWS





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

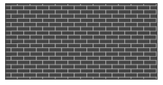


3 EAST RENDERED ELEVATION
SCALE: 1/8" = 1'-0"



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

1. GRAY BRICK



2. EIDER WHITE PANELING WITH VERTICAL TEXTURE DETAIL (FIBER CEMENT)



3. STANDING SEAM METAL



4. DARK GRAY VERTICAL PANELING (FIBER CEMENT)



5. ACCENT WOOD/COMPOSITE



6. BLACK FIBER CEMENT



7. BLACK METAL DETAILING

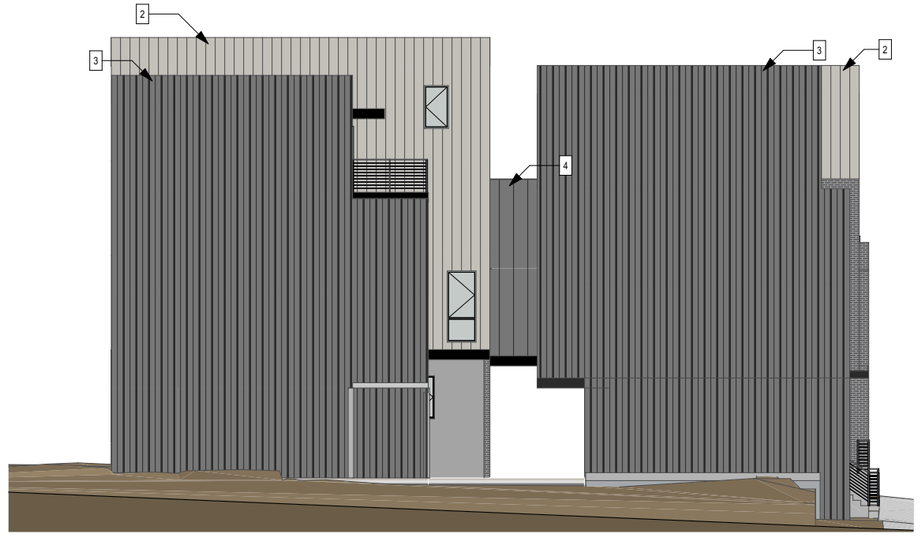


8. VINYL - WHITE WINDOWS

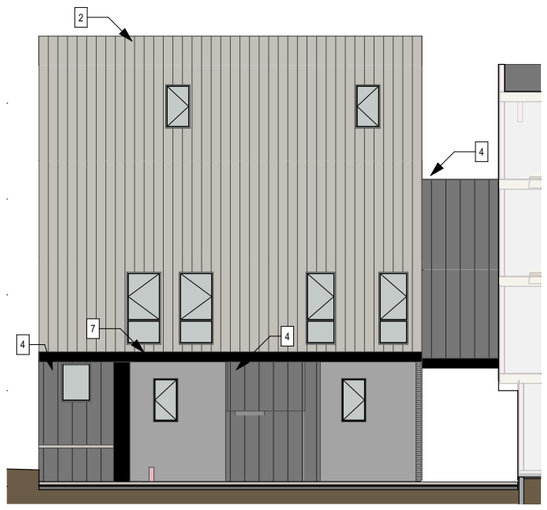


9. VINYL - BLACK WINDOWS

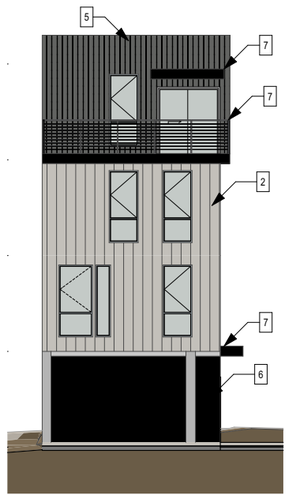




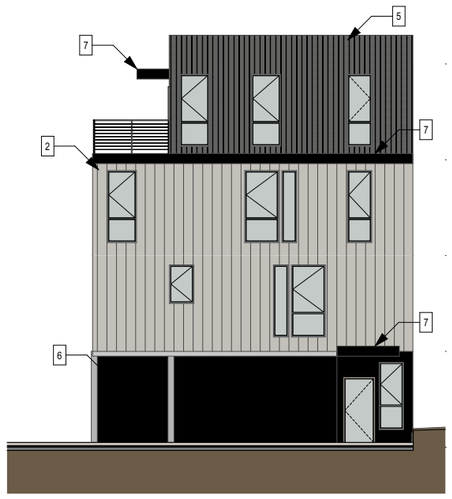
4 WEST RENDERED ELEVATION
SCALE: 1/8" = 1'-0"



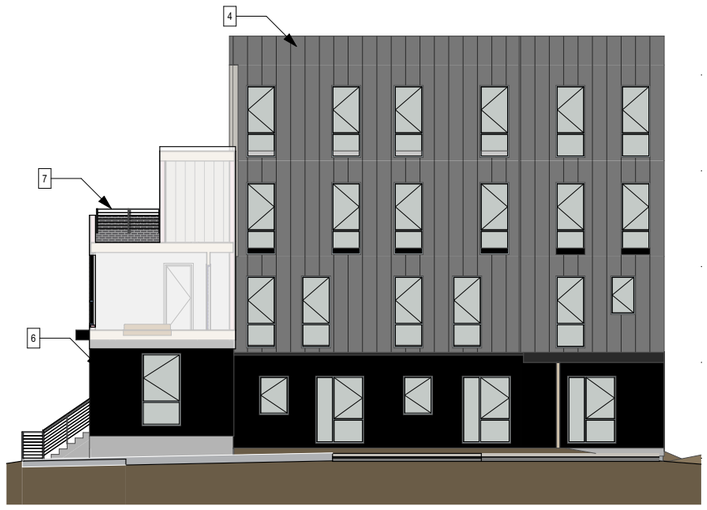
1 COURTYARD RENDERED ELEVATION E/W
SCALE: 1/8" = 1'-0"



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

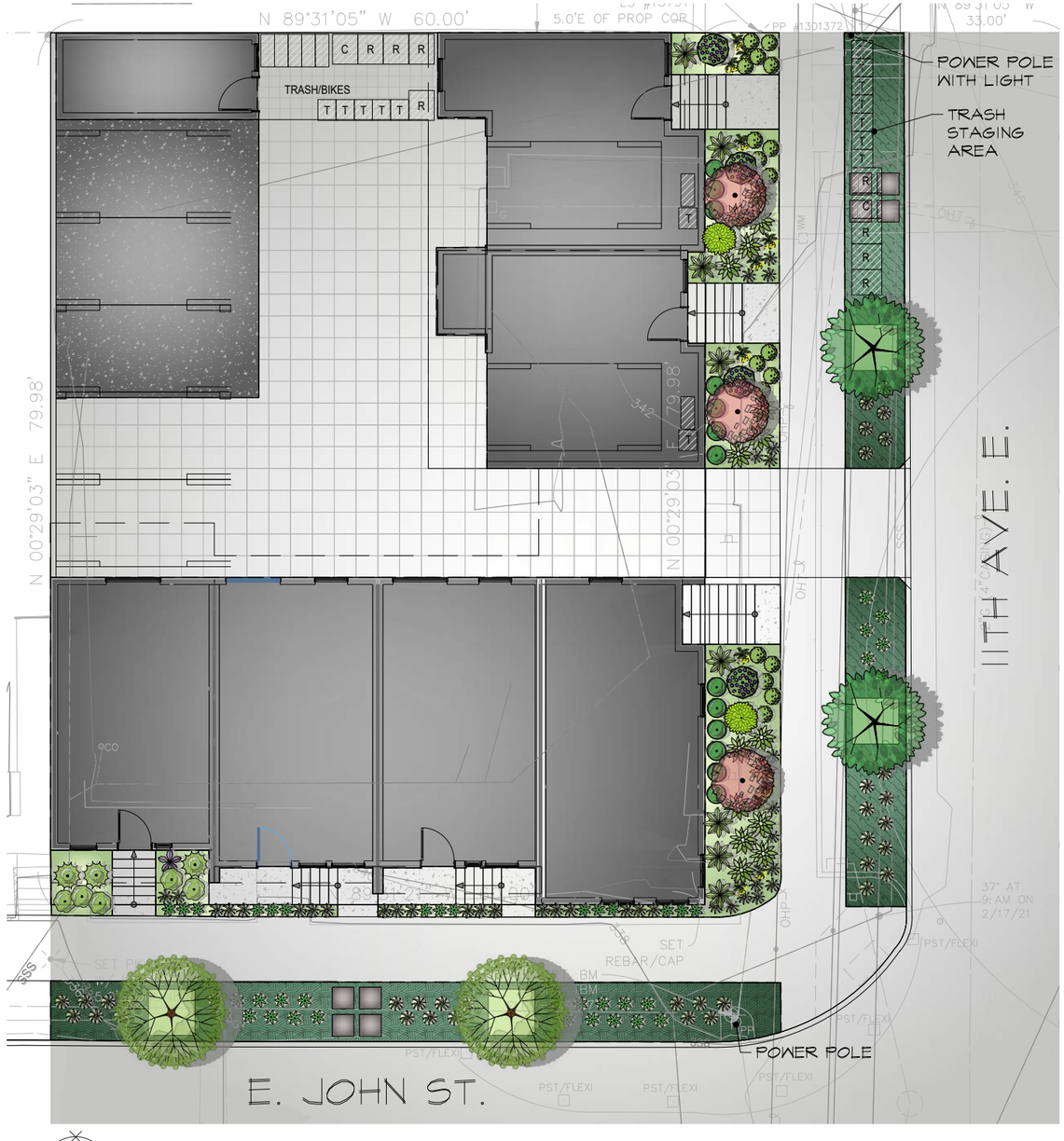


4 SF EAST RENDERED ELEVATION
SCALE: 1/8" = 1'-0"



2 COURTYARD RENDERED ELEVATION 2
SCALE: 1/8" = 1'-0"

DESIGN GUIDELINES



NORTH

RENDERED LANDSCAPE PLAN
NTS

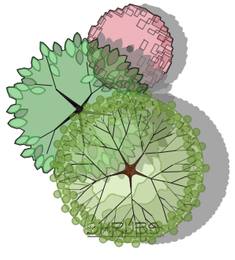









PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple Beech	1.5" Cal
	Koelreuteria paniculata / Goldenrain Tree Street Tree	2"-2.5" Cal B&B
	Stewartia pseudocamellia / Japanese Stewartia Street Tree	2"-2.5" Cal B&B

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal
	Carex oshimensis 'Eversheen' TM / EverColor Eversheen Japanese Sedge	1 gal
	Epimedium x rubrum / Red Barrenwort	1 gal
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	5 gal
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal
	Phormium tenax / New Zealand Flax	2 gal
	Pieris japonica 'Cavatine' / Lily of the Valley Bush	3 gal
	Polystichum polyblepharum / Japanese Tassel Fern	1 gal
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING
	Ajuga reptans / Bugleweed	4"pot	24" o.c.
	Fragaria chiloensis / Beach Strawberry	1 gal.	18" o.c.

COMPLETED WORK b9 ARCHITECTS





Corson Rowhouses in Georgetown by b9 architects



Mercer-Malden Rowhouses in Capitol Hill by b9 architects



Eastlake Rowhouses in Eastlake by b9 architects



Madison Townhomes in Capitol Hill by b9 architects

