

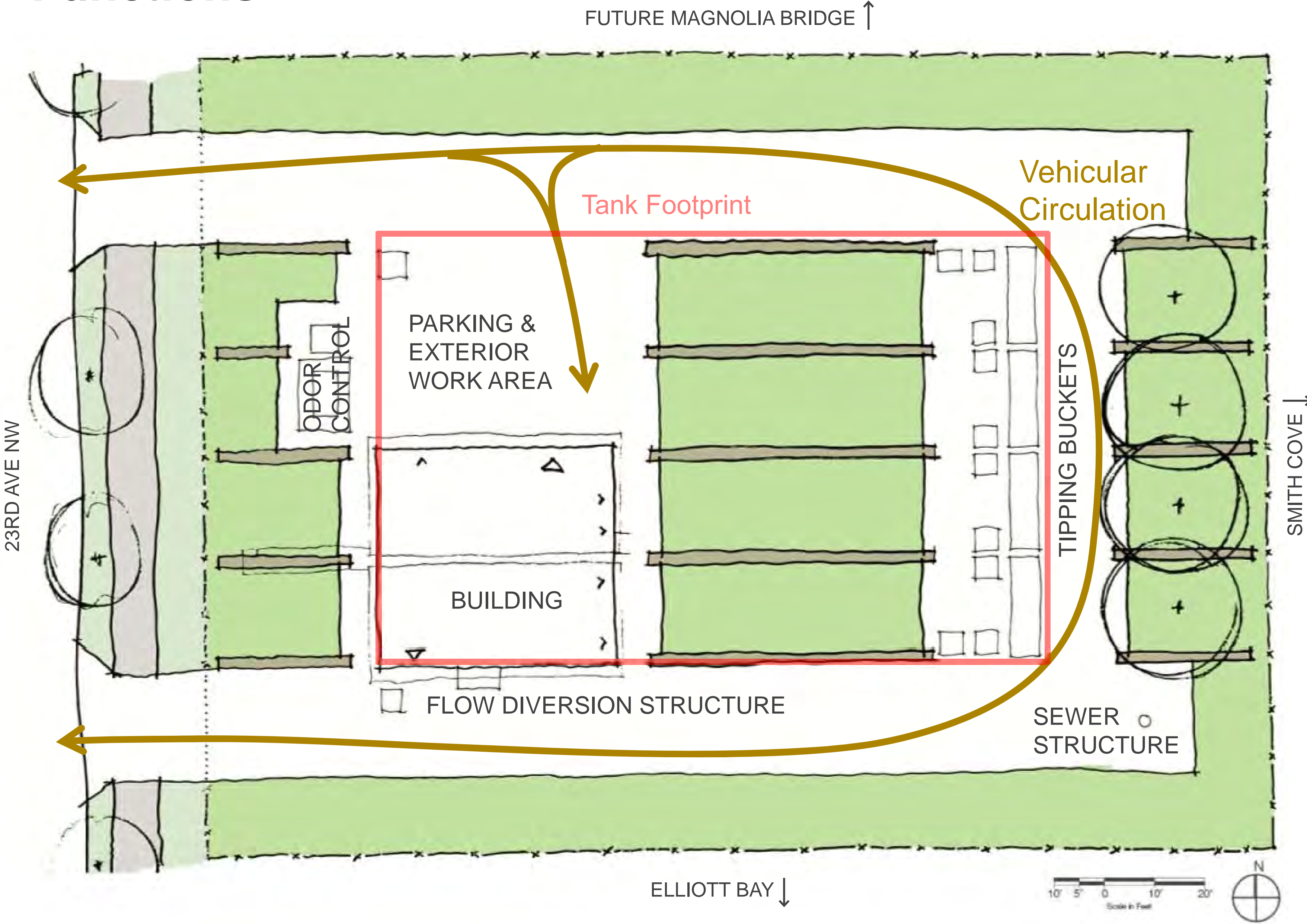
LANDSCAPE CONCEPT

Principles

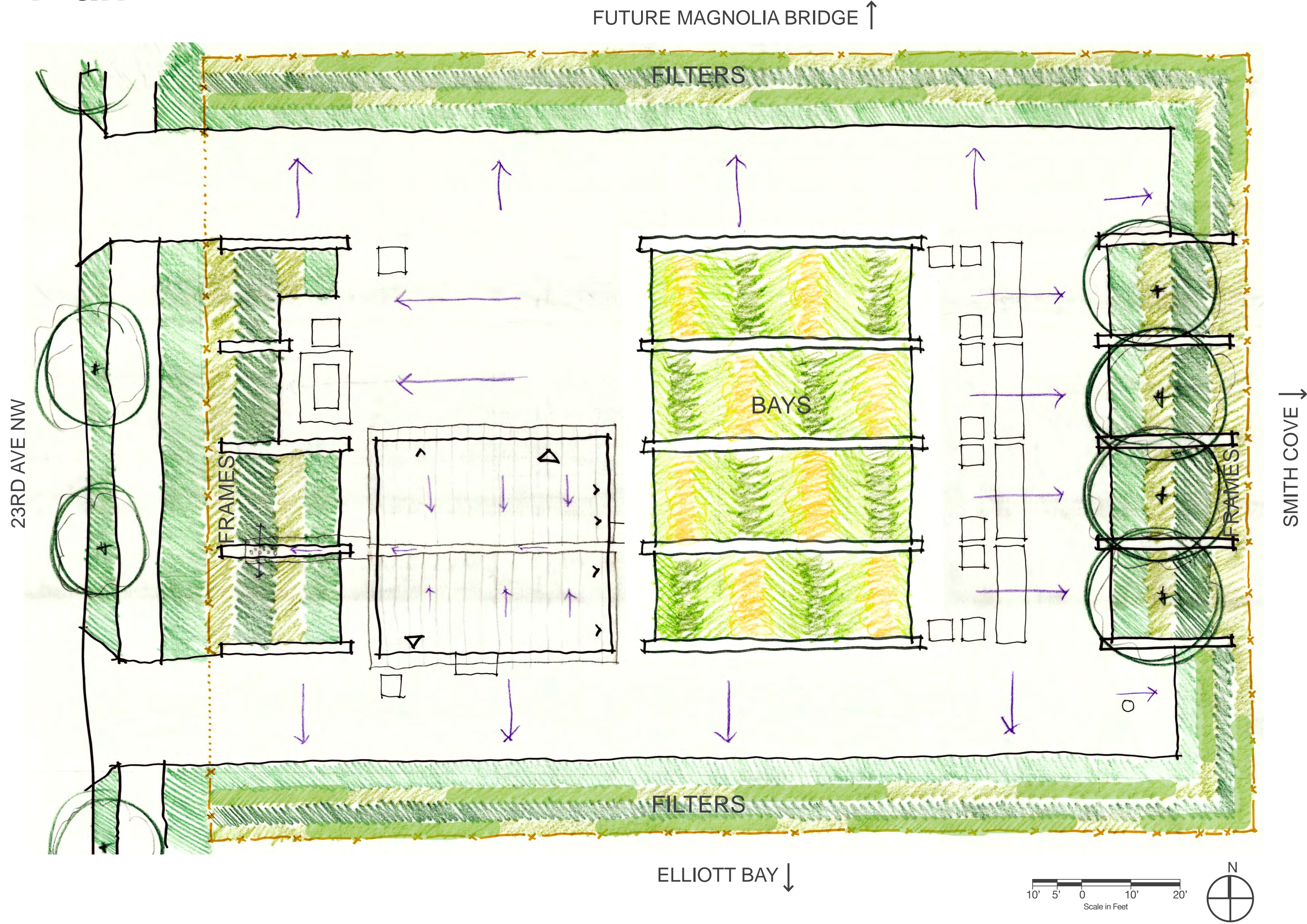
- Consider sightlines and views towards Puget Sound
- Develop an engaging design that is compatible with future adjacent use
- Balance vision with cost-effective solutions for implementation and maintenance
- Incorporate sustainable, wildlife-friendly design

- Meet City green stormwater infrastructure (GSI) requirements
- Meet County and City landscape design guidelines for:
 - low maintenance
 - drought tolerant plantings
 - use of native plants

Functions

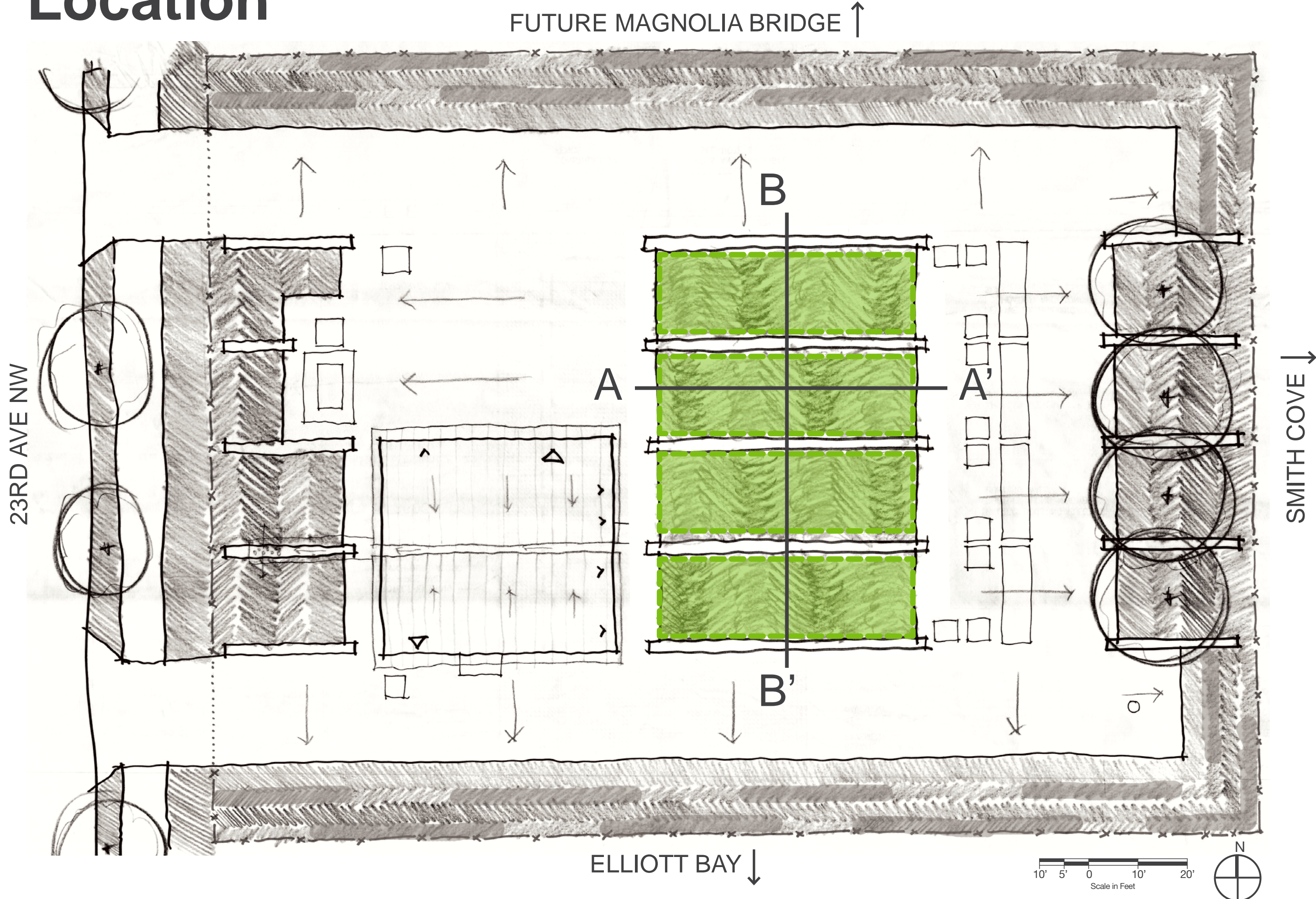


Plan

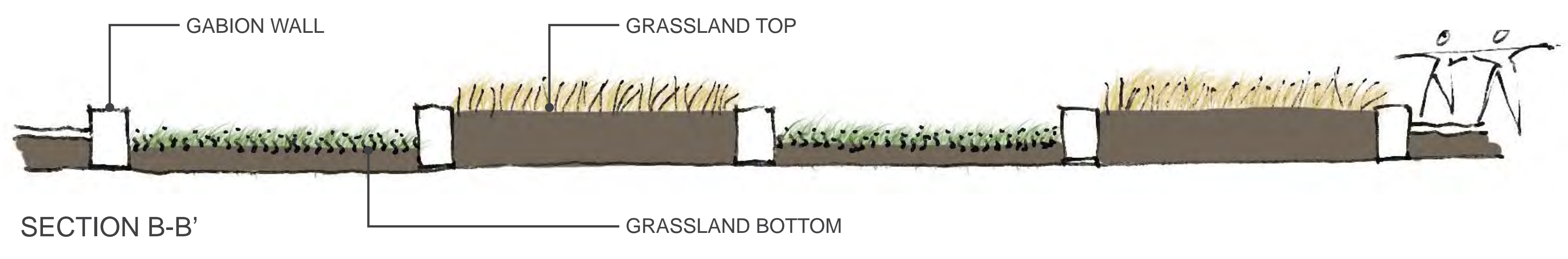
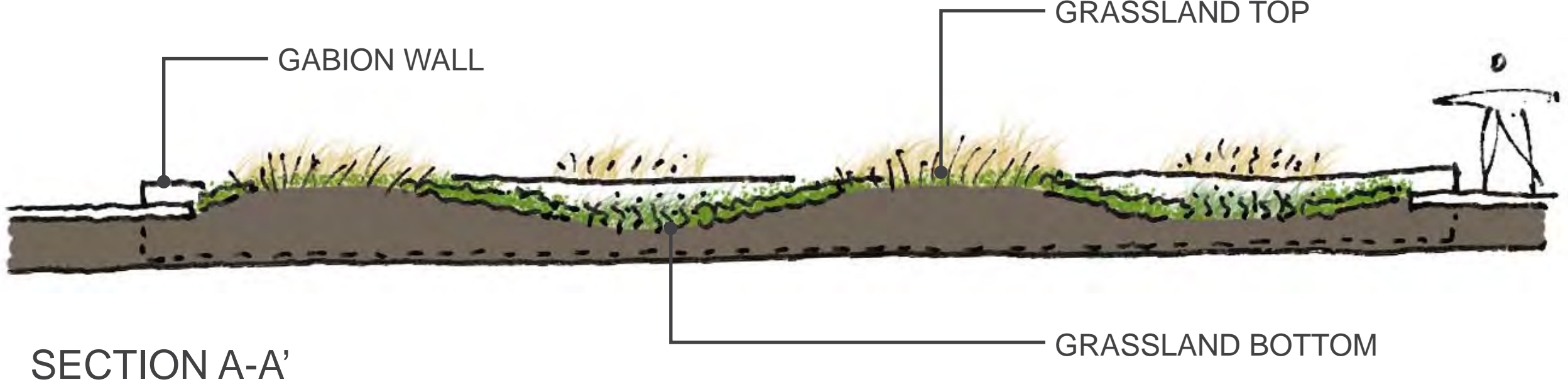


LANDSCAPE CONCEPT: BAYS

Location



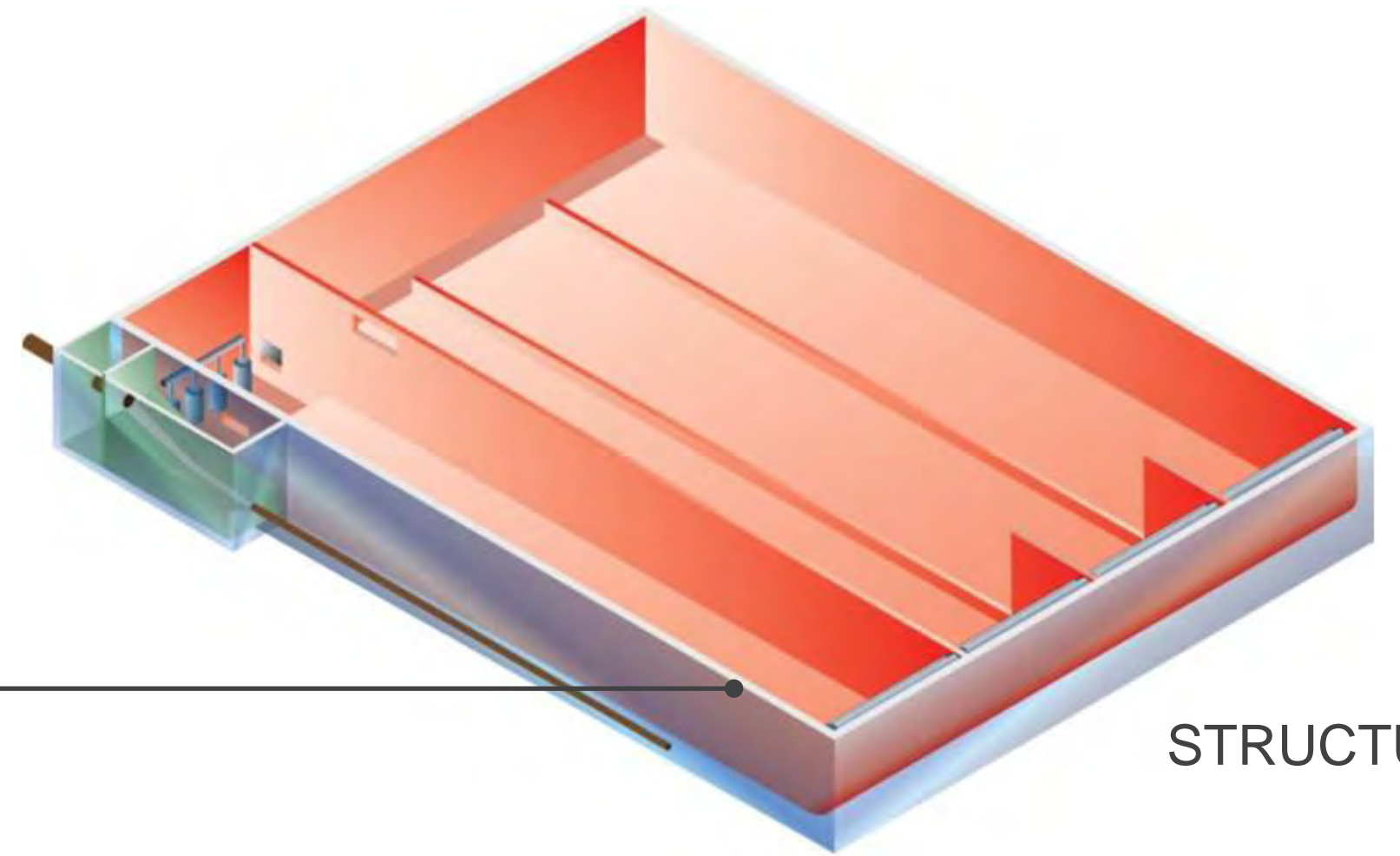
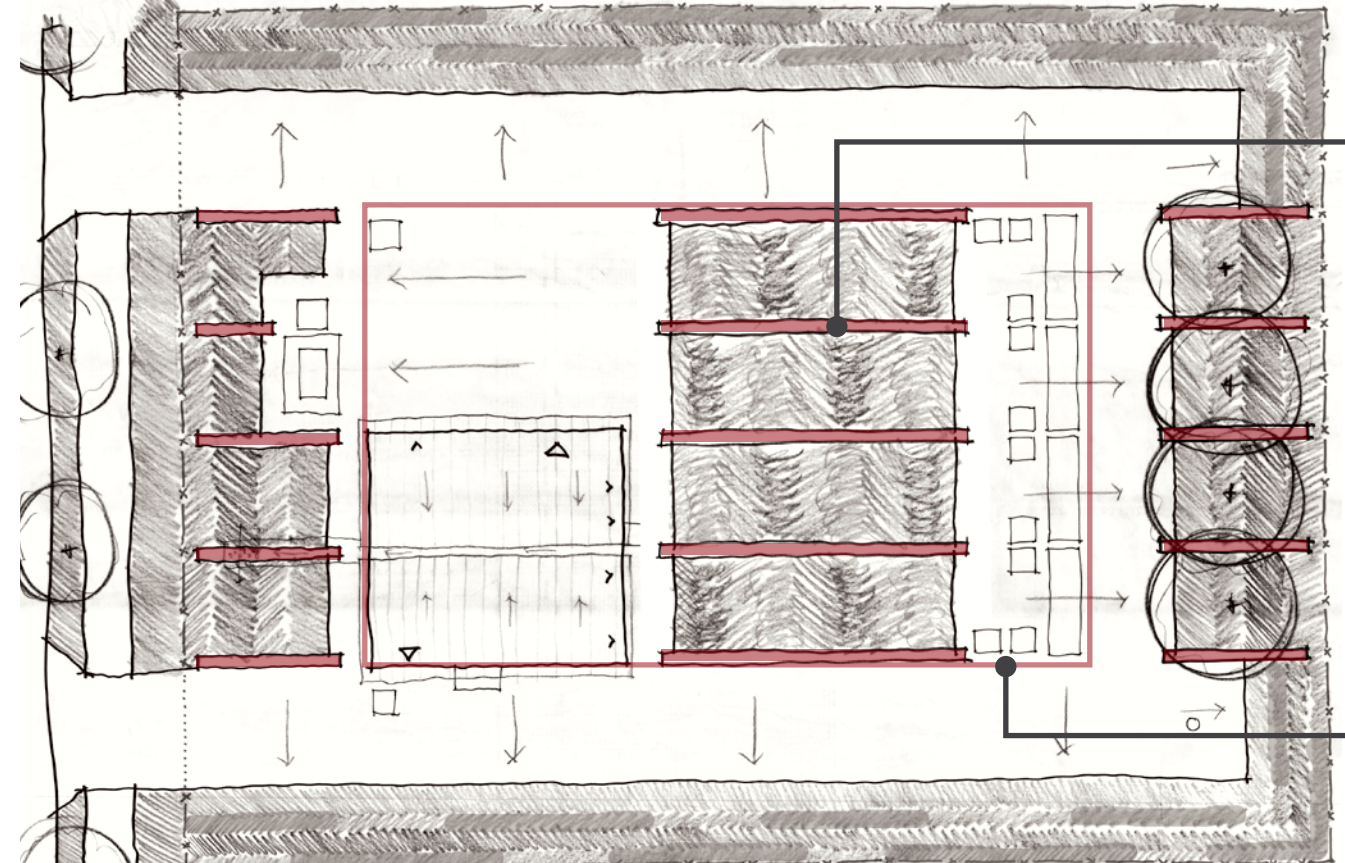
Definition
 low dividing walls and undulating terrain reflect the structure and motion of the unseen infrastructure below



Gabion Walls



sample images of gabion walls as dividers between planting areas in the landscape



STRUCTURE OF UNDERGROUND STORAGE TANK

Plantings

GRASSLAND TOP PLANTS

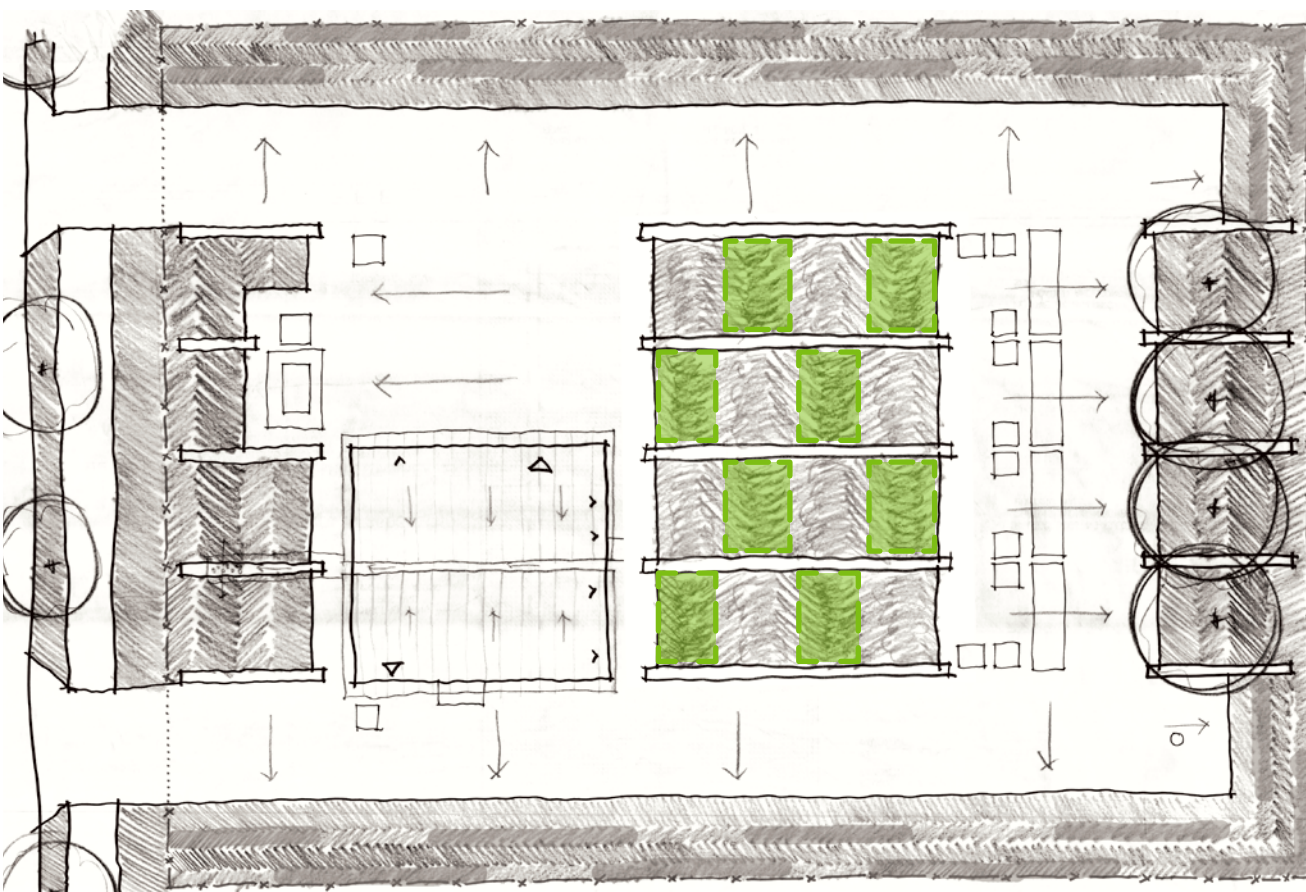
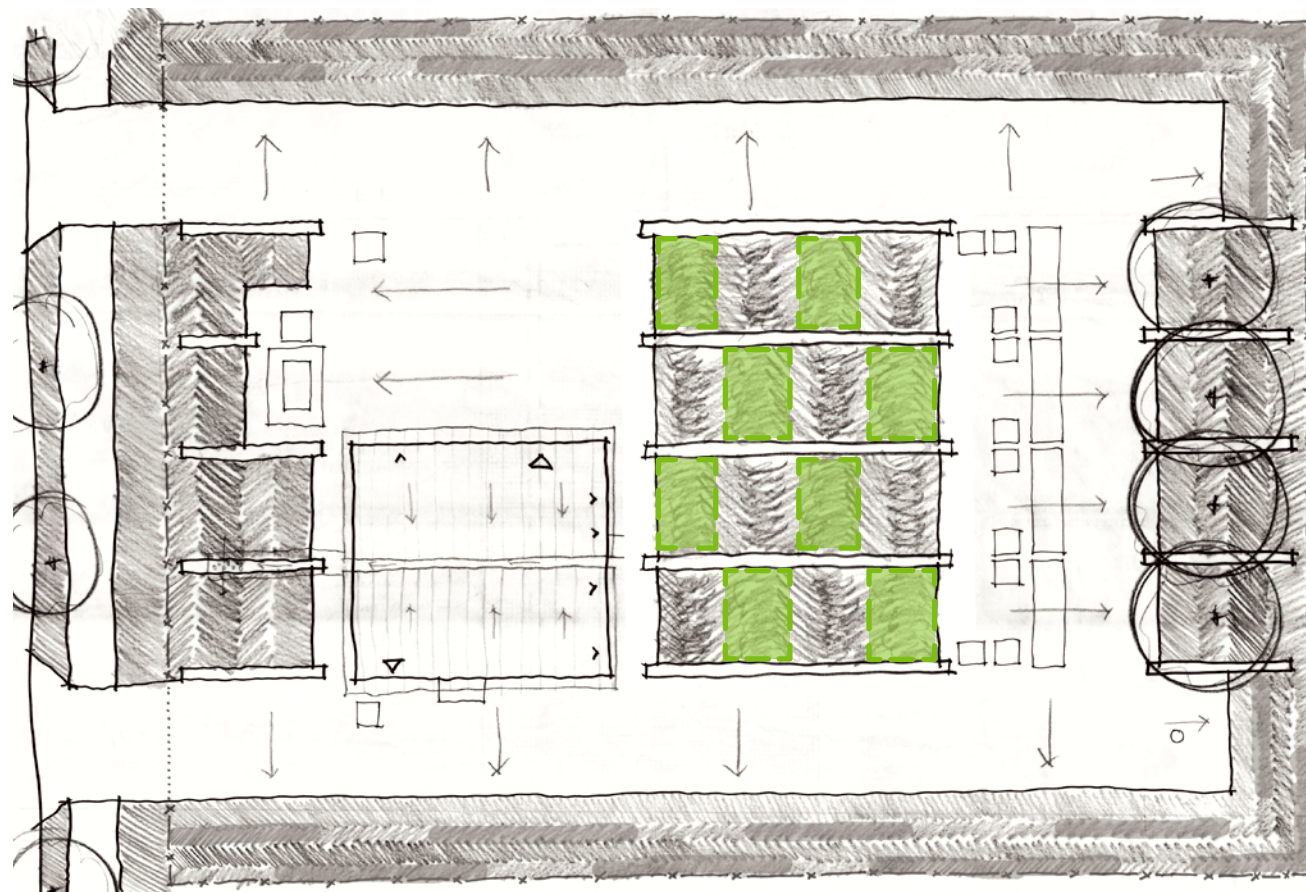


Calamagrostis x acutiflora 'Karl Foerster' feather grass | *Deschampsia caespitosa* tufted hair-grass | *Deschampsia flexuosa* 'Aurea' golden hair-grass | *Pennisetum alopecuroides* 'Hameln' dwarf fountain grass | *Elymus mollis* dune wildrye | *Deschampsia flexuosa* 'Aurea' golden hair-grass

GRASSLAND BOTTOM PLANTS

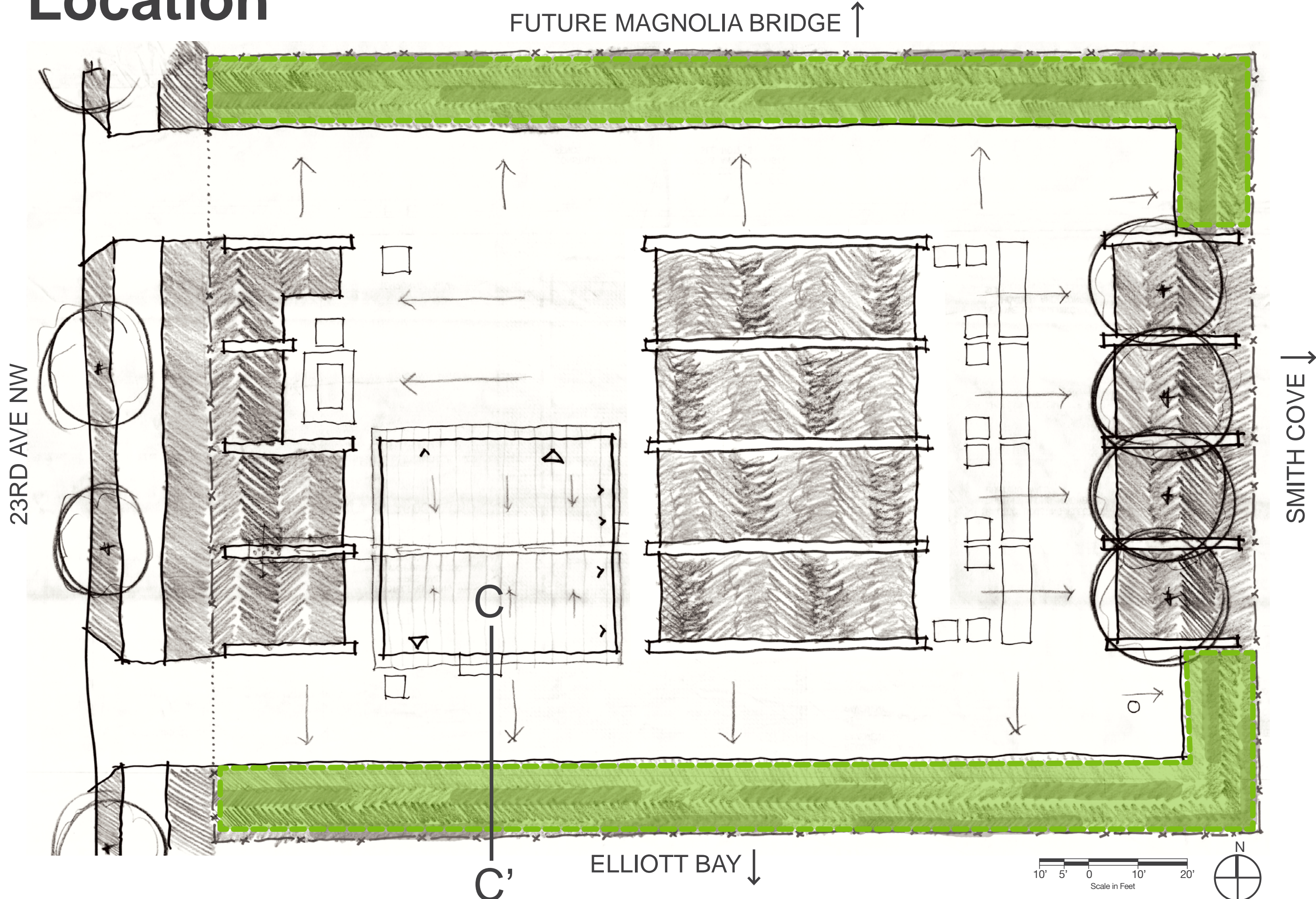


Carex morrowii 'Ice Dance' variegated sedge | *Juncus balticus* Baltic rush | *Festuca idahoensis* 'Siskiyou Blue' Idaho fescue | *Mahonia repens* creeping mahonia | *Iris missouriensis* Rocky Mountain iris | *Liriope muscari* lily turf

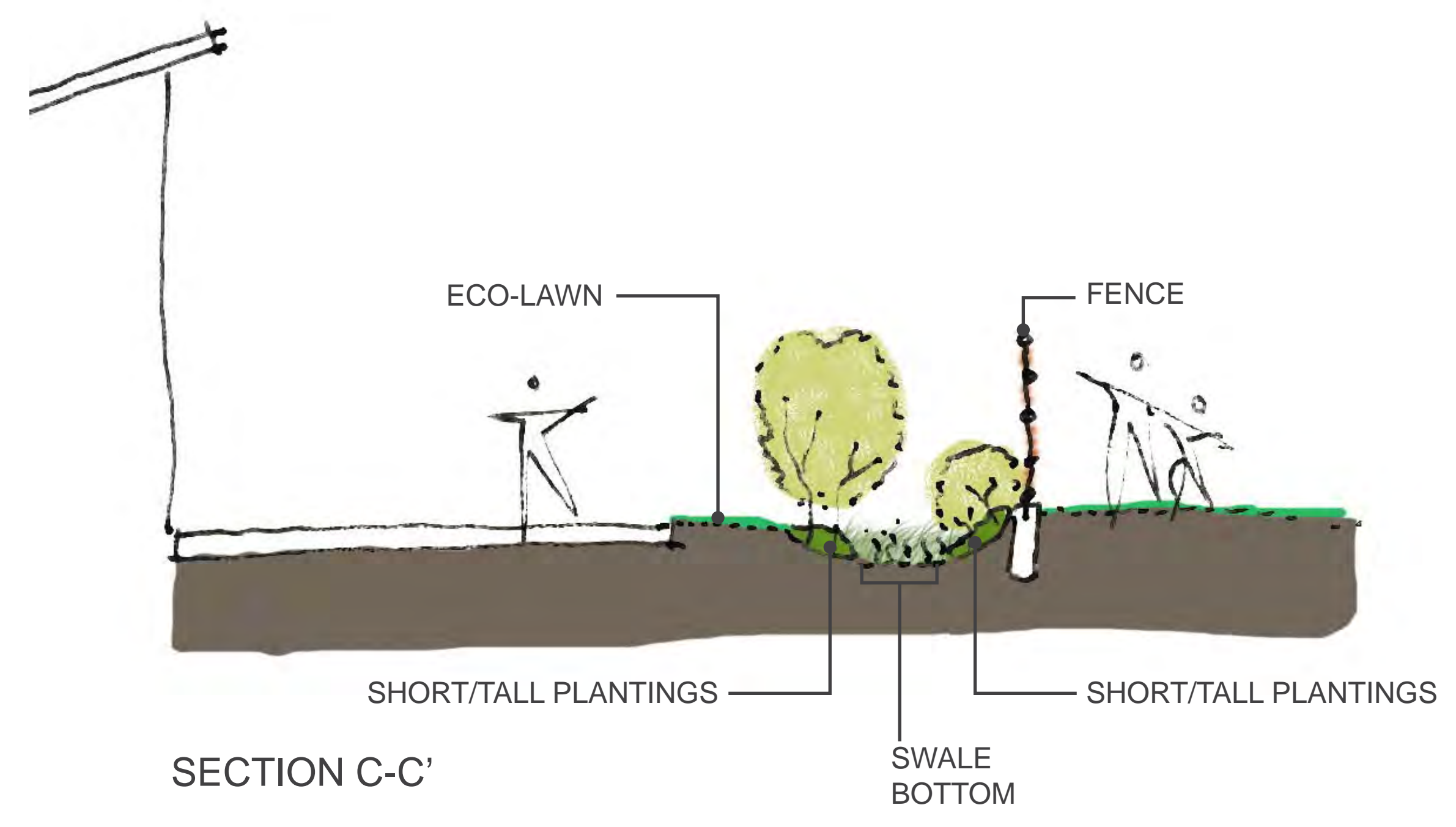


LANDSCAPE CONCEPT: FILTERS

Location



Definition
 north and south edges
 filter site runoff and
 include taller plants to
 filter views into the site
 and provide a green
 backdrop for adjacent
 spaces



Plantings

SWALE BOTTOM PLANTS



Camassia quamash common camas



Carex obnupta slough sedge



Cornus sericea 'kelsey' Kelsey dwarf redtwig dogwood



Juncus balticus Baltic rush



Juncus ensifolius dagger-leaved rush



Cornus sanguinea 'Midwinter Fire' bloodtwig dogwood



SHORT PLANTS



Arctostaphylos uva-ursi kinnikinnick



Potentilla fruticosa 'Sunset' frosty potentilla



Rubus pentalobus creeping raspberry



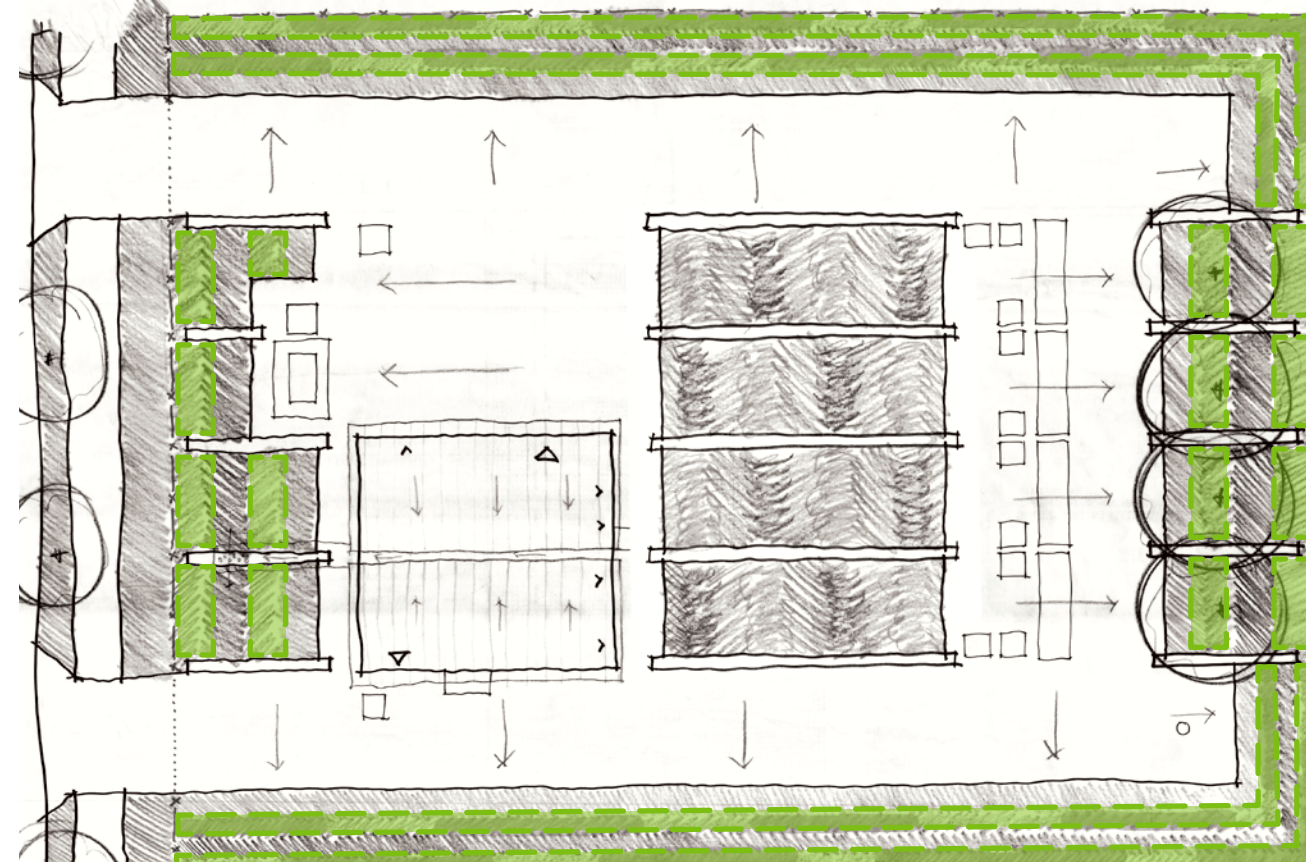
Polystichum munitum sword fern



Cornus sericea 'Isanti' Isanti redtwig dogwood



Prunus laurocerasus 'Mount Vernon' cherry laurel



TALL PLANTS



Amelanchier alnifolia Western serviceberry



Physocarpus opulifolius Pacific ninebark



Rosa nutkana Nutka rose



Lonicera ciliosa Western trumpet honeysuckle



Hydrangea quercifolia oakleaf hydrangea

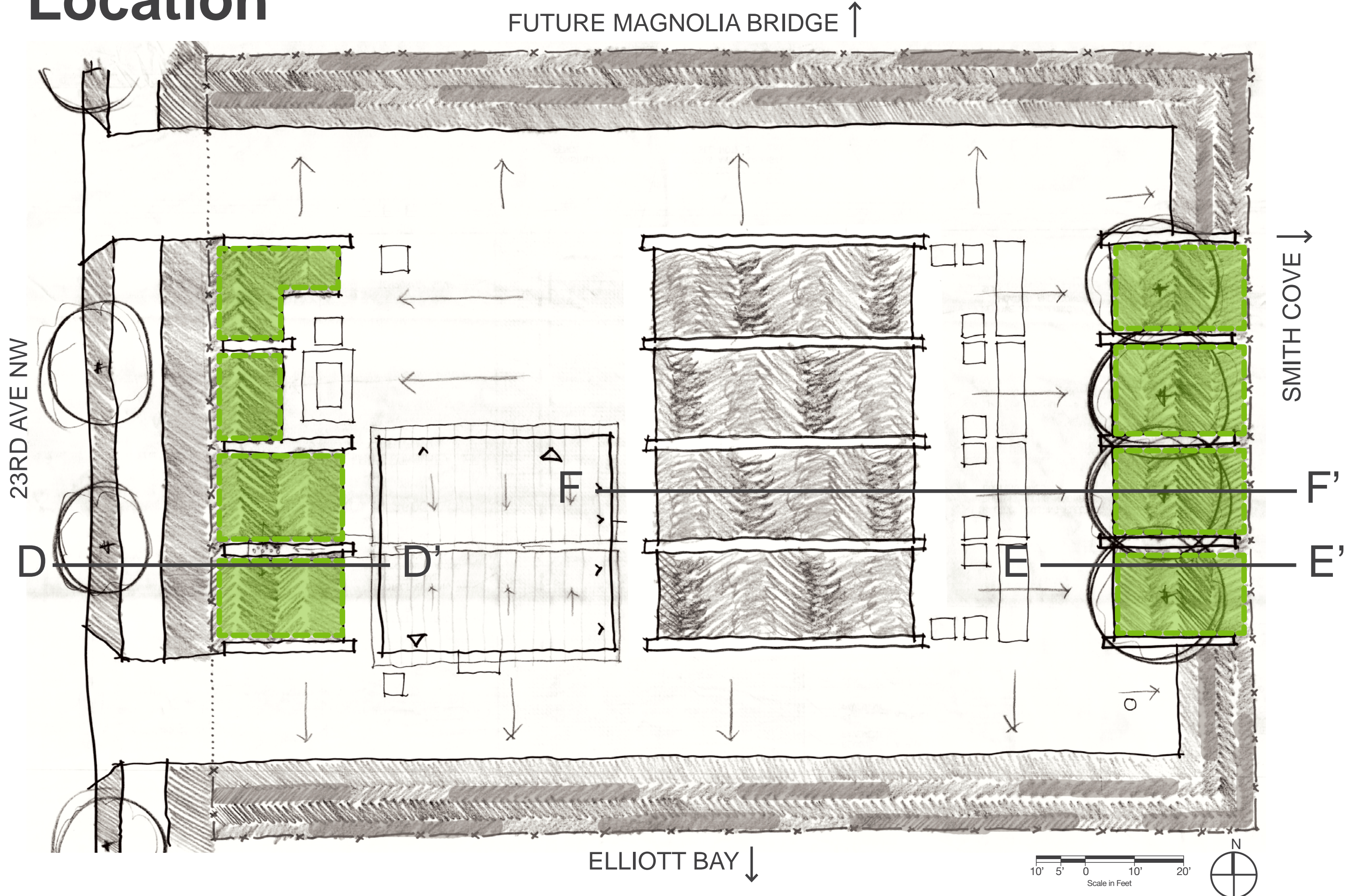


Pinus mugo Mugo pine

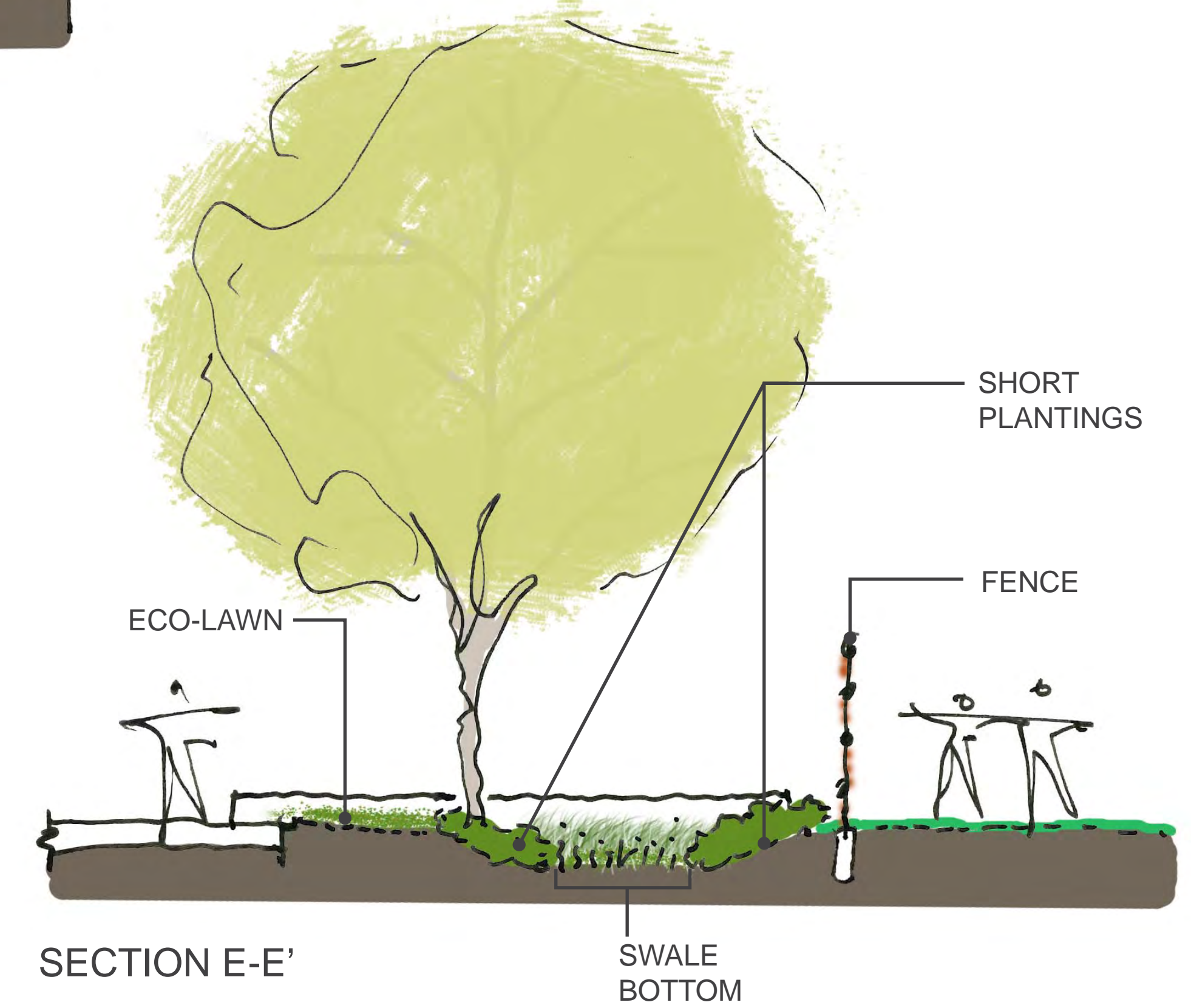
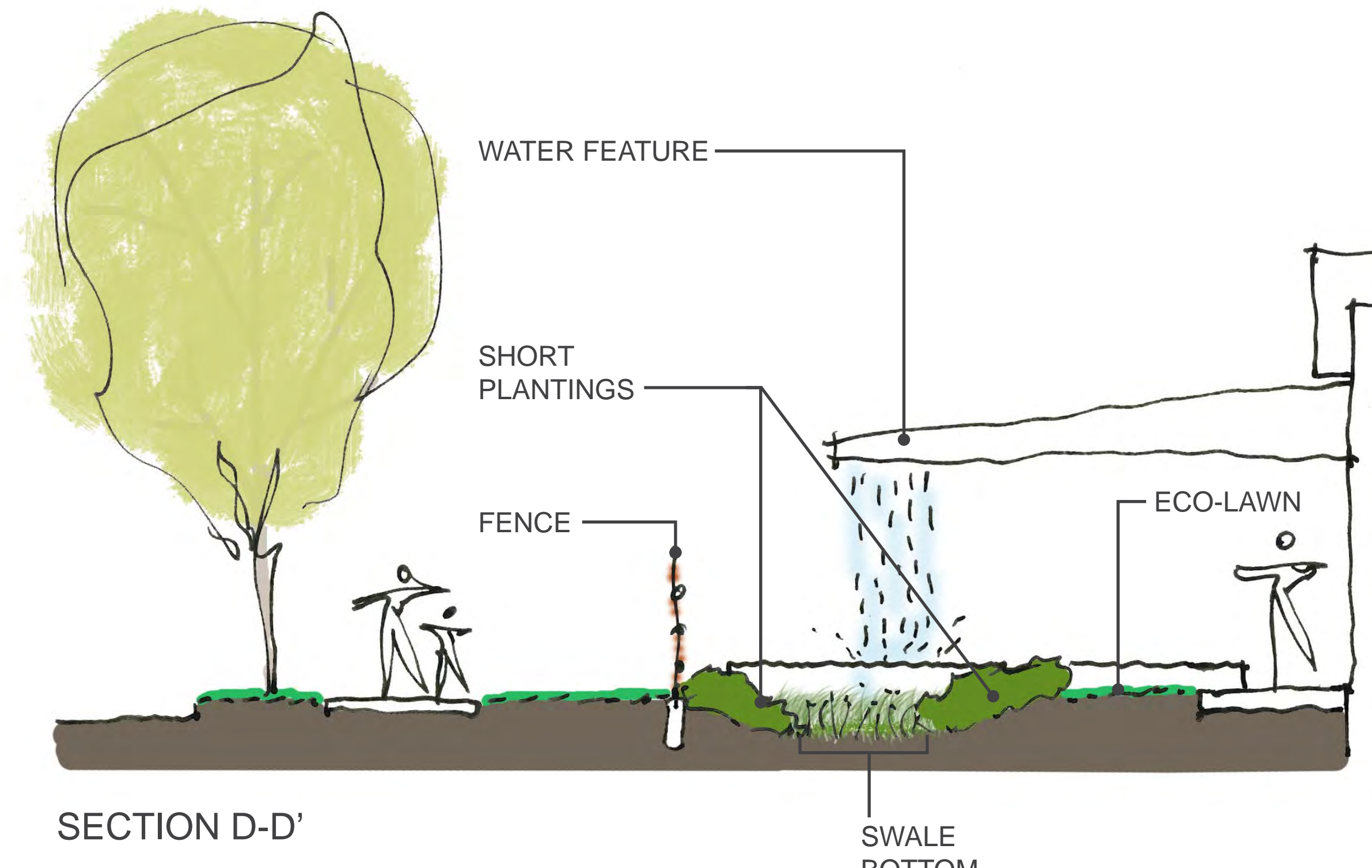


LANDSCAPE CONCEPT: FRAMES

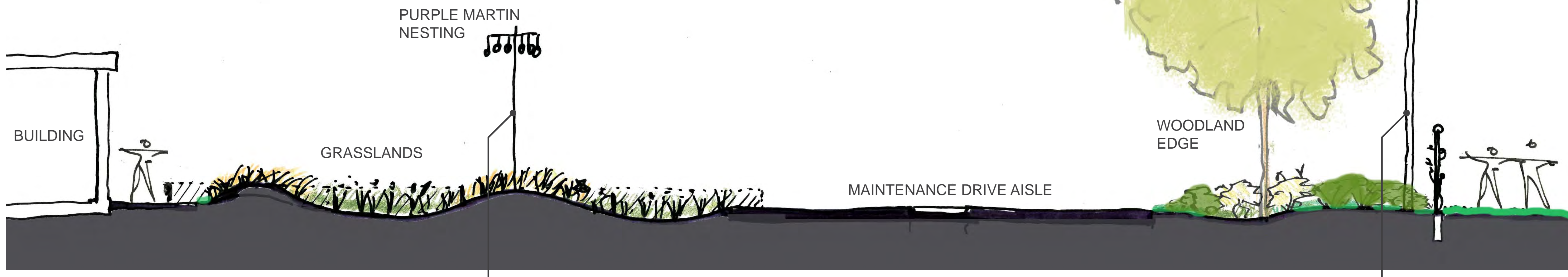
Location



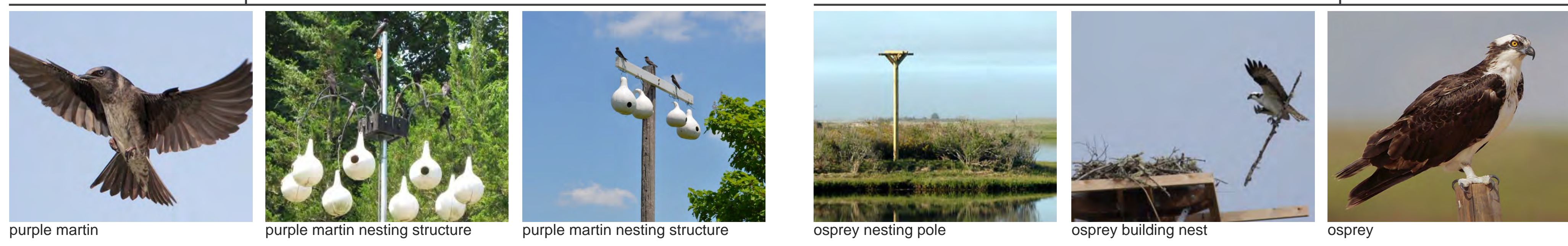
Definition
east and west edges allow strategically chosen views into the site to artful water and habitat features



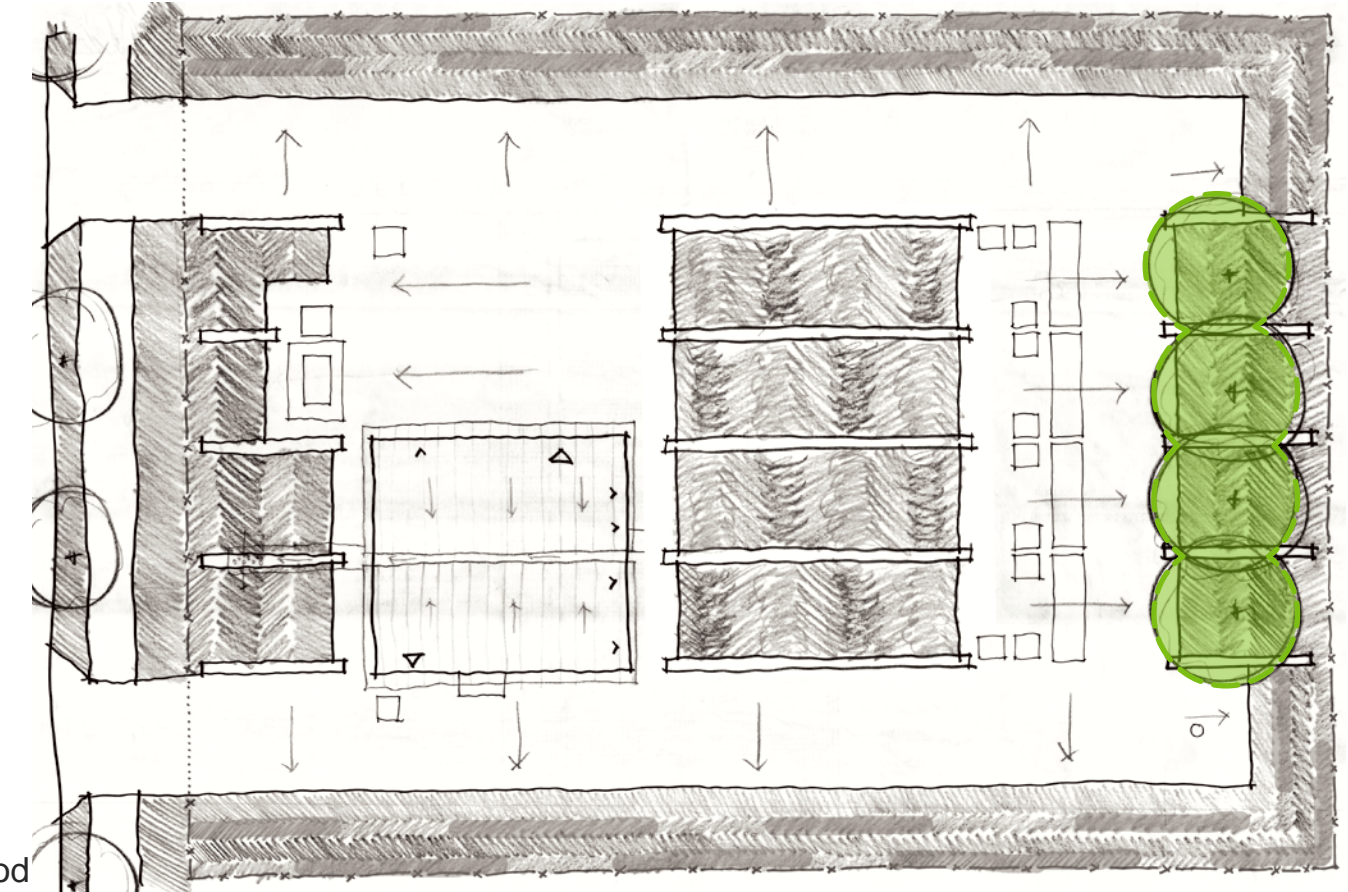
Habitat Structures



SECTION F-F'
The site's unique location and conditions create a number of habitat opportunities, particularly for birds. The project team is considering how to create valuable habitat for various species in the landscape.

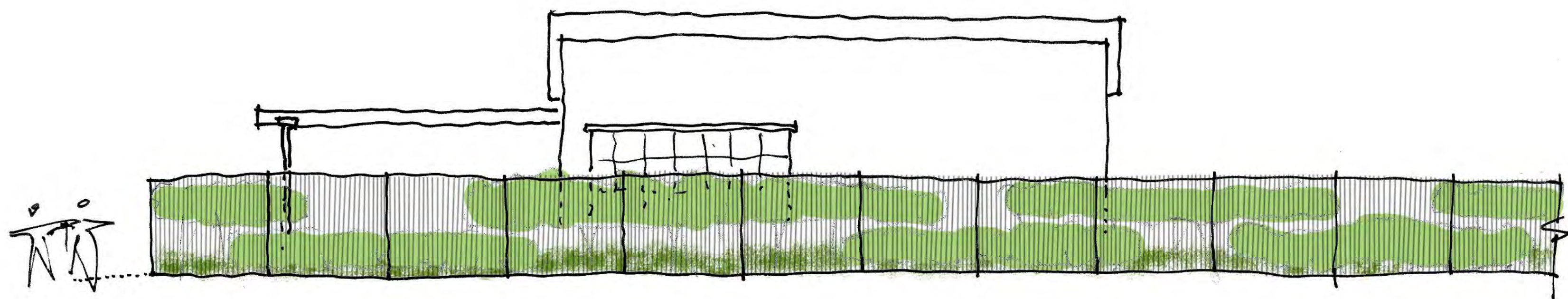


Trees



LANDSCAPE CONCEPT: FENCE

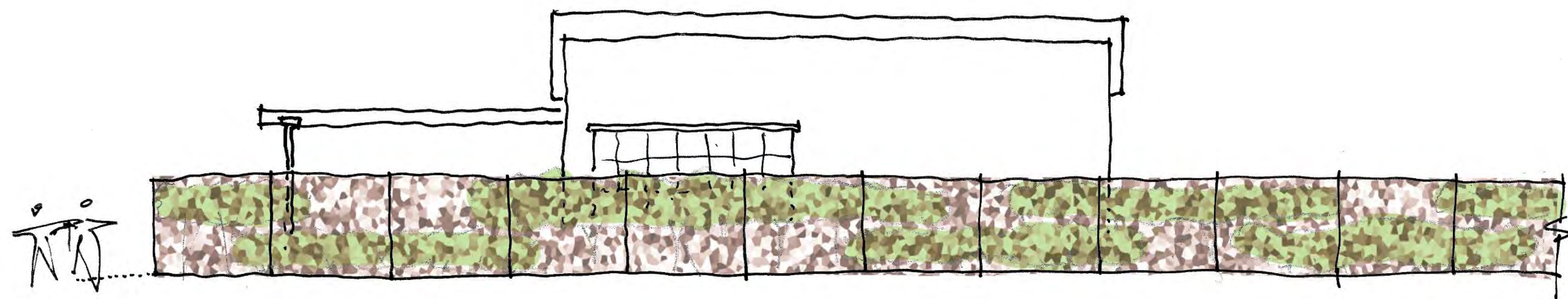
Basic



- Basic fencing that meets criteria for low maintenance and deterrent to climbing



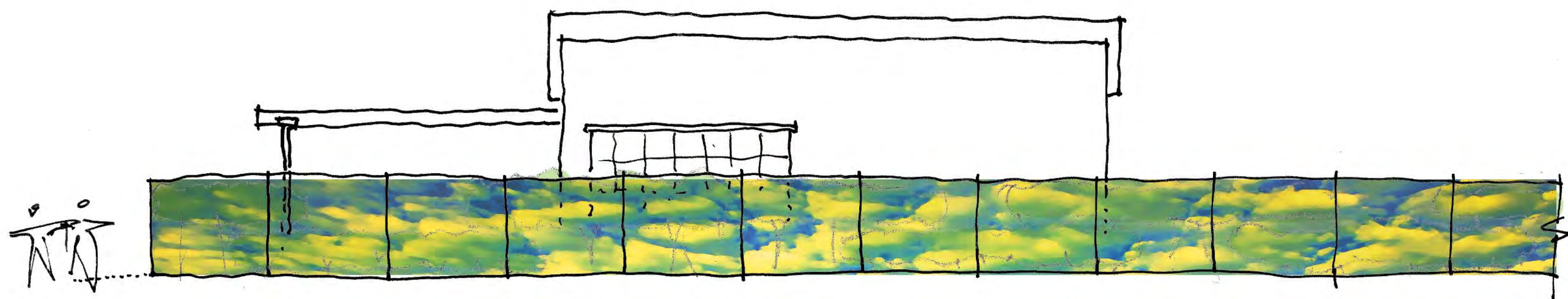
Abstract



- Abstract pattern for visual interest



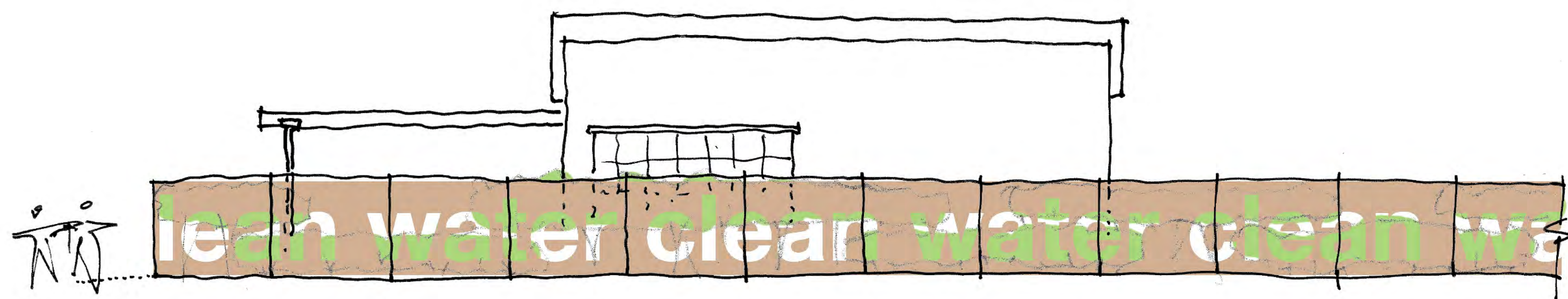
Supergraphic



- Reads as image when viewed from distance, transparent pattern from nearby



Narrative



- Interpretive or inspirational message incorporated into materials

