

# North City

**New Maintenance Facilities**  
15555 15th Avenue NE

**WATER DISTRICT**



**WAGNER**  
ARCHITECTS  
PLANNERS

**LPD**  
engineering pllc

**russell+**  
lambert  
LANDSCAPE  
ARCHITECTURE

TRES WEST ENGINEERS, INC.



transpogroup 

**EDCI**  
ENGINEERS

  
THE  
ROBINSON  
COMPANY

**LA** LANDAU  
ASSOCIATES



**Existing Site Development**



**Proposed Site Development**



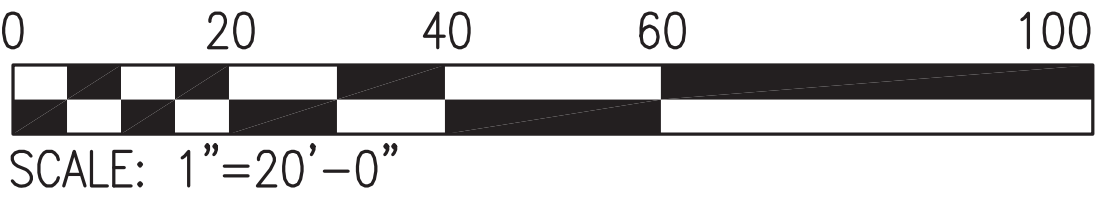
**Existing Site Development**

15TH AVE N.E.

N.E. 158TH ST.



14TH AVE N.E.

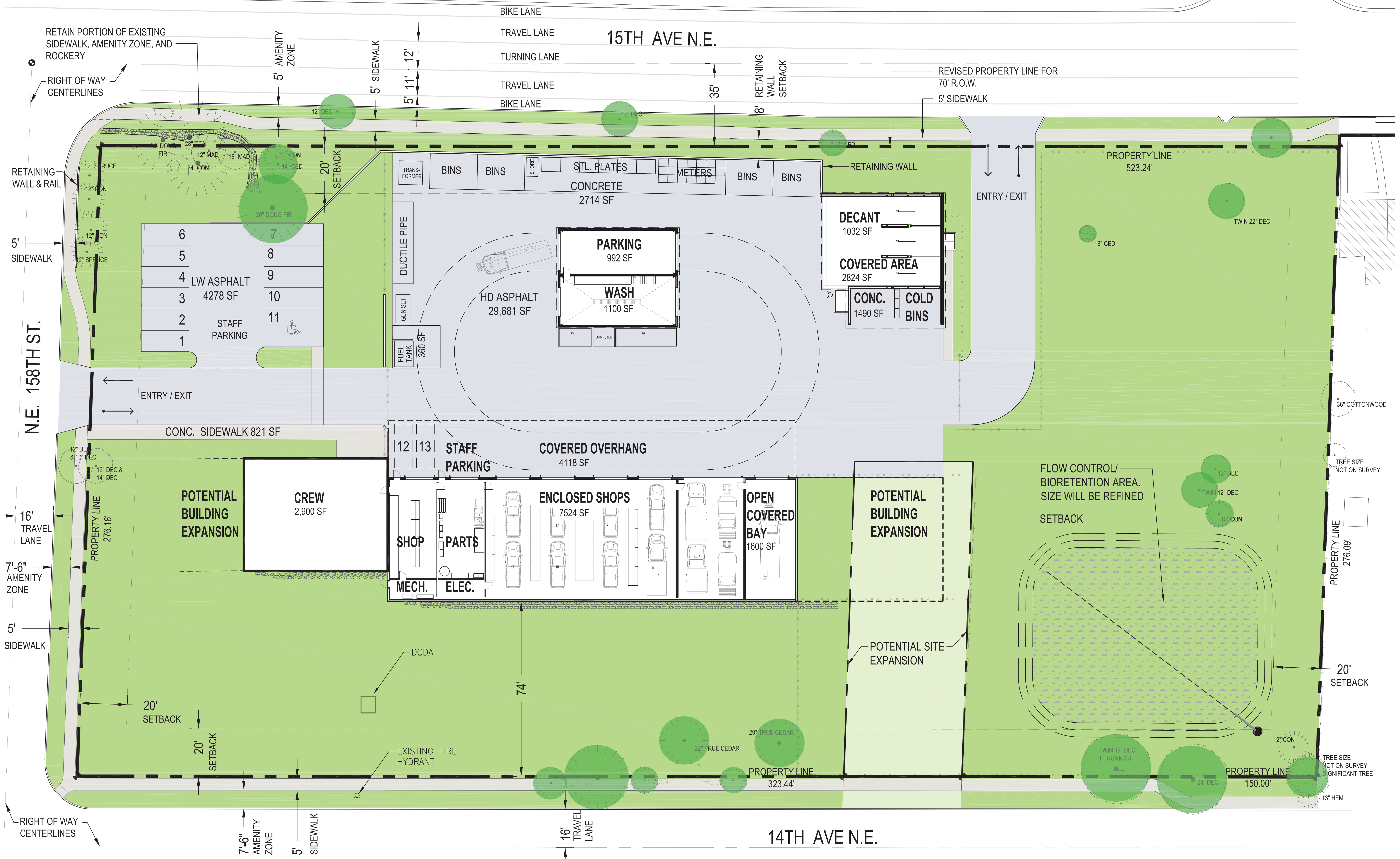


Existing Site Development

Existing Hardscape: 77,424 SF (56% Coverage)



**Proposed Site Development**

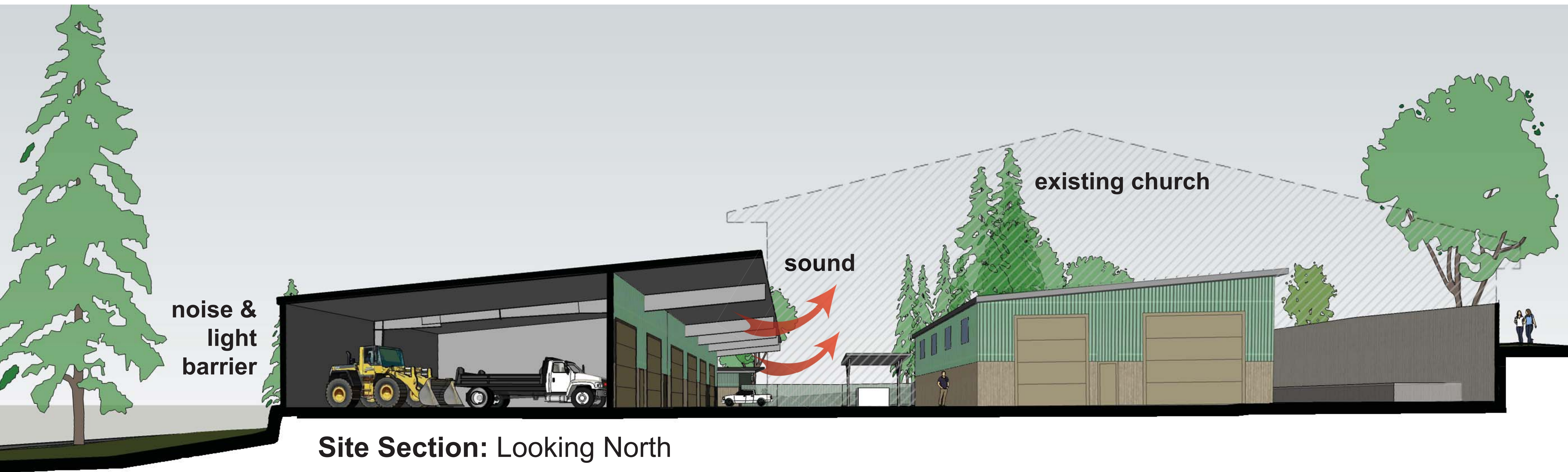


# Proposed Site Development

Minimum Hardscape: 54,343 SF (39.2% Coverage); Hardscape w/ Potential Expansion: 60,862 SF(42.9% Coverage)



Site Section: Looking South



Site Section: Looking North



**Proposed Site Landscaping - Master Plan A**



Proposed Site Landscaping - Master Plan B



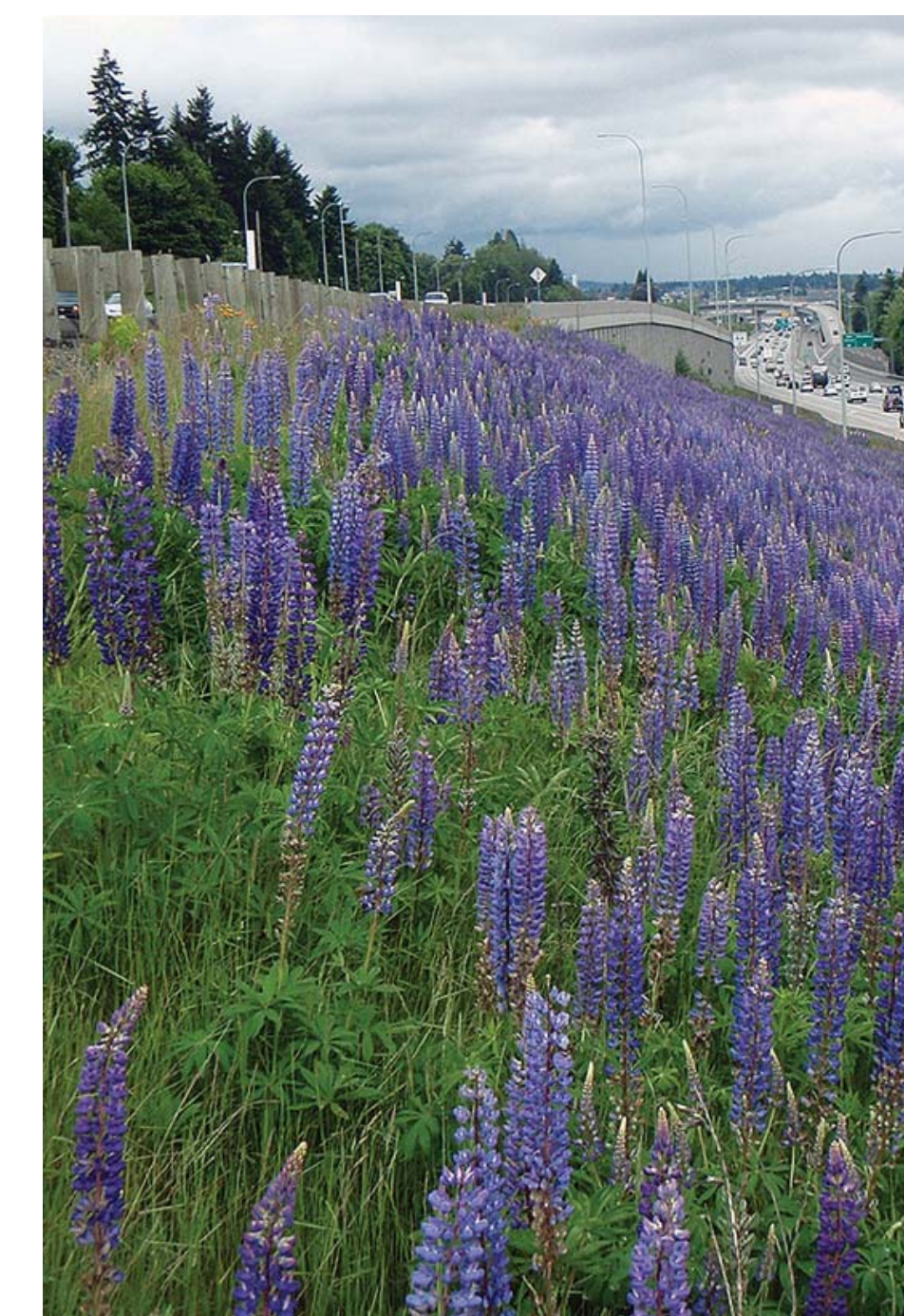
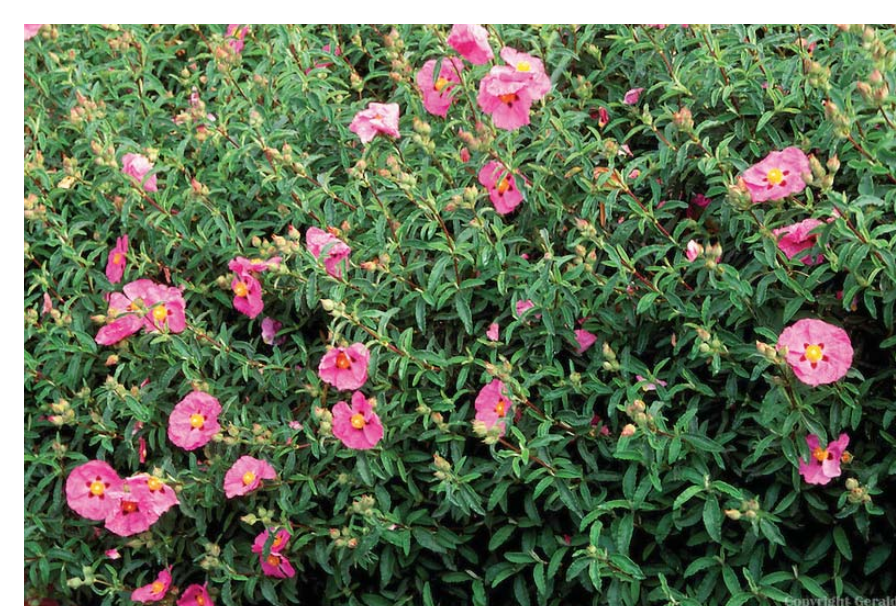
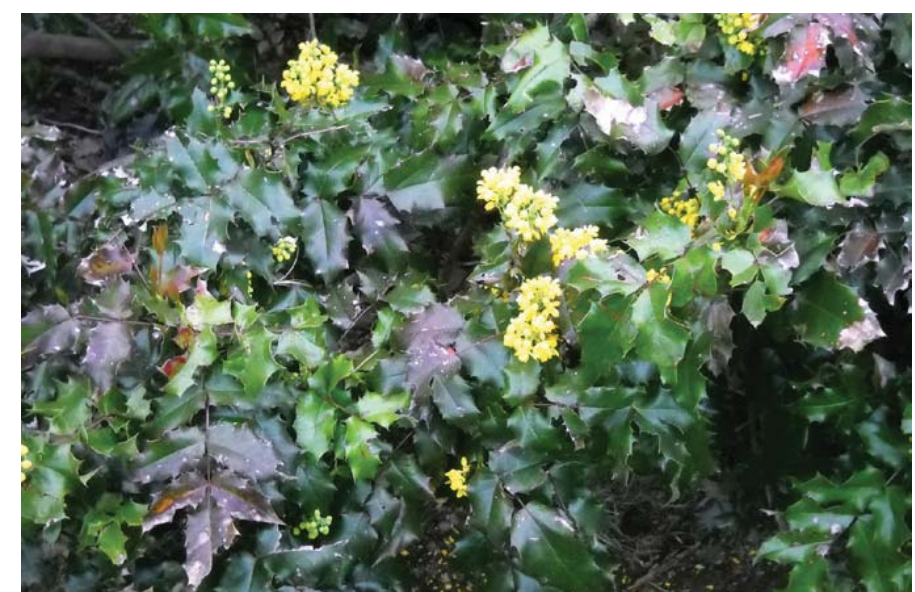
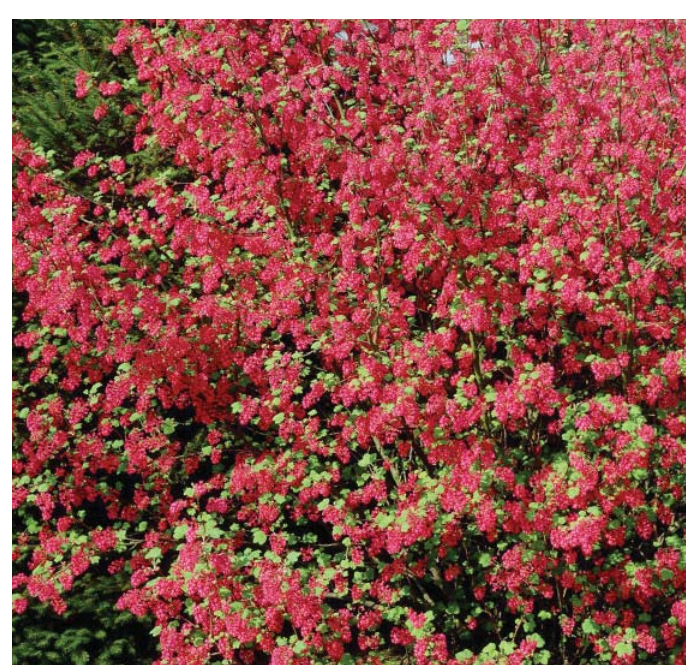
15th Ave NE Frontage -  
Maples to match existing



Grass lawn in non-landscape areas  
Can be allowed to go dormant in summer



Wall screening - Boston Ivy  
Summer, autumn, and winter condition



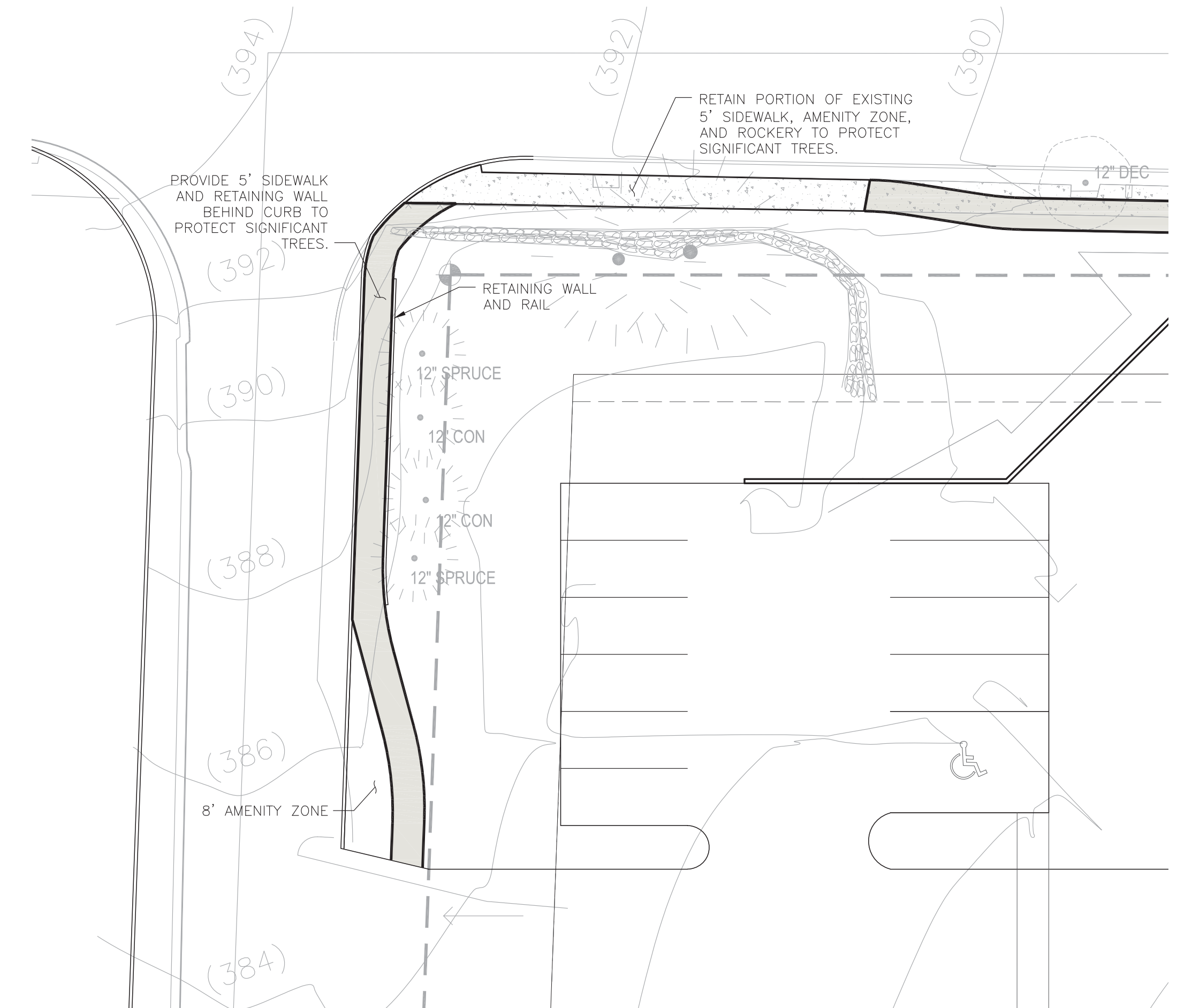
Landscape Buffer Plantings - NW native plants

Streetscape & Parking Areas - Low maintenance, drought tolerant ornamentals

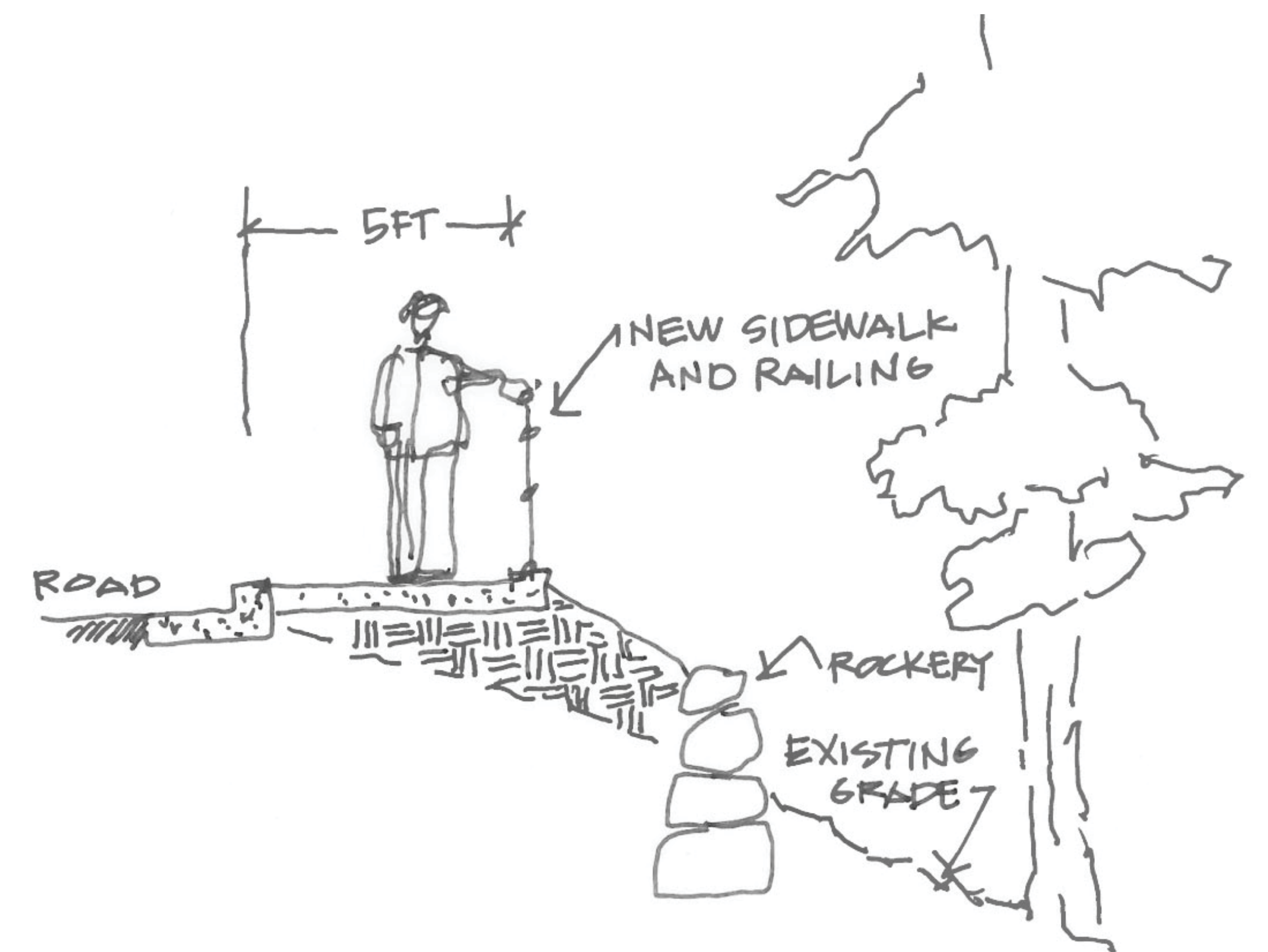
North City Water District New Maintenance Facility:  
*Preliminary Landscape Treatments - April 2017*



**Existing NE 158th St. & 15th Ave NE**



**Deviation from Engineering Standards**



**Proposed NE 158th St. Improvements**





**Proposed Site Development**