Existing Site Development
Proposed Site Development
Existing Site Development
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)
Proposed Site Landscaping - Master Plan A
North City Water District New Maintenance Facility: Preliminary Landscape Treatments - April 2017

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
Existing NE 158th St. & 15th Ave NE

Proposed NE 158th St. Improvements

Deviation from Engineering Standards
Proposed Site Development

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