



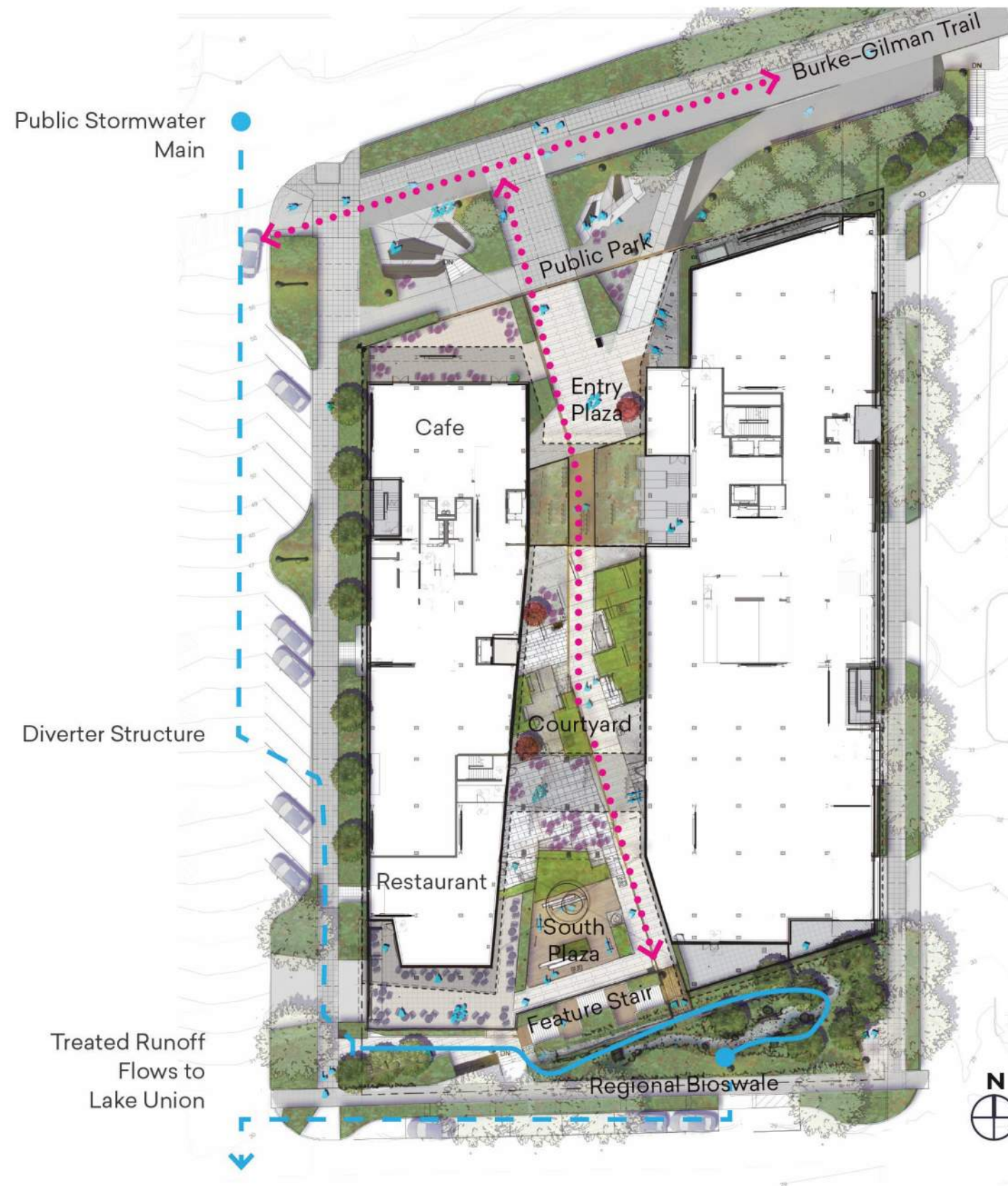
NORTHLAKE COMMONS

Neighborhood-scale Stormwater, Connections, and Ecology

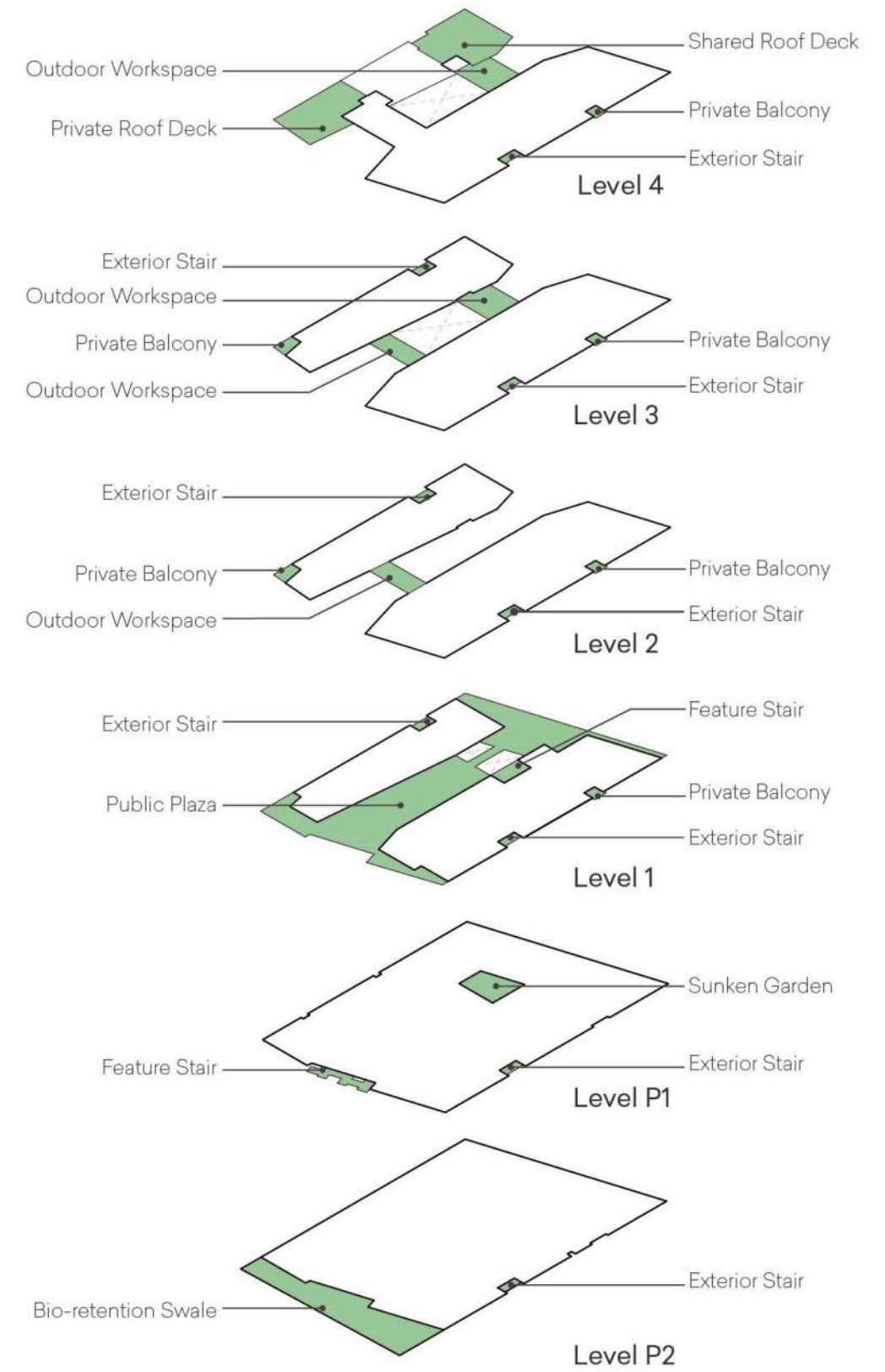


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Northlake Commons blends an ambitious program of lumber warehousing, retail, restaurants, lab and office use, a public park, a regional stormwater treatment system, and 64,500 SF of multi-level outdoor space.



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Site plan with pedestrian through-block connection and route for stormwater treatment.



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The new public park that connects to the Burke-Gilman Trail serves as a midway respite between Fremont and the University of Washington.



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With tiered seating and a cafe, the park provides a place to stop, have a cup of coffee, and connect with the community.



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Swaths of grasses and perennials surround outdoor cafe spaces. A transition of grade from the street edge helps shelter people from the roadway experience while angled concrete forms keep the space feeling connected to the building geometry.



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Embodying the experience of being deep within a Pacific Northwest Forest, the landscape design expresses the distinct layers of a forest floor and understory, full of *Gaultheria procumbens*, *Heuchera micrantha* 'Purple Palace' and *Astilbe chinensis* 'Amber Moon'.



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A sunken garden welcomes visitors as they traverse the bridge into the public plaza.



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The landscape design weaves educational signage with a diverse planting palette featuring *Spiraea betifolia* var. *Lucinda* and *Armeria maritima* that support pollinators.

TREES

- Acer circinatum (Vine Maple)
- Amelanchier grandiflora ‘Autumn Brilliance’ (Serviceberry)
- Chamaecyparis nootkatensis ‘Glauca Pendula’ (Weeping Blue Alaskan Cedar)
- Chamaecyparis obtuse ‘Gracilis’ (Slender Hinoki False Cypress)
- Cornus nuttalli ‘Eddie’s White Wonder’ (Flowering Dogwood)
- Fagus sylvatica ‘Dawycki’ (Dawyck Beech)
- Garrya elliptica (Wavyleaf Silktassel)
- Metasequoia glyptostroboides ‘Jade Green’ (Jade Prince Dawn Redwood)
- Pinus contorta var. contorta (Shore Pine)
- Tsuga heterophylla ‘Iron Springs’ (Western Hemlock)
- Ulmus propinqua ‘JFS Biebrich’ (Emerald Sunshine Elm)
- Zelkova serrata ‘Village Green’ (Village Green Zelkova)

SHRUBS

- Cornus sanguinea ‘Artic Sun’ (Dwarf Blood Twig Dogwood)
- Escallonia ‘Terri’ (Escallonia)
- Hebe ‘Red Edge’ (Red Edge Hebe)
- Myrica californica (Pacific Wax Myrtle)
- Philadelphus x virginalis ‘Miniature Snowflake’ (Dwarf Mock Orange)
- Pinus mugo var. ‘Pumillo’ (Dwarf Mugo Pine)
- Rosa nutkana (Nootka Rose)
- Rosa x ‘Carpet Amber’ (Flower Carpet Amber Rose)
- Sarcococca hookeriana ‘Humilis’ (Himalayan Sweet Box)
- Spiraea betulifolia var lucida (Shiny-leaf Spirea)
- Spiraea densiflora (Subalpine Spirea)
- Vaccinum ovatum (Evergreen Huckleberry)

PERENNIALS & GRASSES

- Acanthus mollis (Bear’s Breeches)
- Agapanthus africanus (Lily of the Nile)
- Anaphalis margaritacea (Pearly Everlasting)
- Andromeda polifolia (Bog Rosemary)
- Armeria maritima (Sea Thrift)
- Aruncus dioicus (Goat’s Beard)
- Astilbe chinensis ‘Amber Moon’ (Golden Astilbe)
- Blechnum spicant (Deer Fern)
- Calamagrostis x acutiflora ‘Karl Foerster’ (Feather Reed Grass)
- Camassia quamash (Common Camas)
- Carex pachystachya (Chamisso Sedge)
- Carex testacea (Orange Sedge)
- Crocosmia sp. (Montbretia)
- Festuca glauca ‘Elijah Blue’ (Blue Fescue)
- Fragaria chiloensis (Beach Strawberry)
- Gaultheria procumbens (American Wintergreen)
- Gaura lindheimeri (White Gaura)
- Geum ‘Totally Tangerine’ (Avens)
- Helleborus ‘HGC Cinnamon Snow’ (Lenten Rose)
- Heuchera ‘Green Spice’ (Coral Bells)
- Heuchera micrantha ‘Palace Purple’ (Coral Bells)
- Iris siberica (Siberian Iris)
- Juncus ensifolius (Dagger-leaf Rush)
- Lavandula angustifolia ‘Hidcote’ (English Lavander)
- Libertia peregrinans (Orange New Zealand Iris)
- Lupinus latifolius (Broadleaf Lupine)
- Maianthemum dilatatum (False Lily Of The Valley)
- Nepeta x fassenii ‘Walkers’ Low’ (Catmint)
- Parthenocissus tricuspidata (Boston Ivy)
- Penstemon heterophyllus ‘Electric Blue’ (Beardtongue)

- Penstemon pinifolius (Pineleaf Beardtongue)
- Penstemon digitalis ‘Pocahontas’ (Pocahontas Beardtongue)
- Perovskia atriplicifolia (Russian Sage)
- Perovskia atriplicifolia ‘Little Spire’ (Russian Sage)
- Polemonium carneum (Royal Jacob’s Ladder)
- Polystichum setiferum (Soft Shield Fern)
- Rudbeckia fulgida sullivantii ‘Goldsturm’ (Goldsturm Black Eyed Susan)
- Salvia greggii ‘Amethyst Kiss’ (Autumn Sage)
- Thymus citriodorus ‘Archer’s Gold’ (Creeping Thyme)
- Vancouveria hexandra (Inside Out Flower)
- Veronica peduncularis ‘Georgia Blue’ (Speedwell)
- Yucca filamentosa ‘Color Guard’ (Color Guard Yucca)



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Plant palette



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The stormwater culminates in a vegetated swale surrounded by a naturalized area of perennials for pollinators.

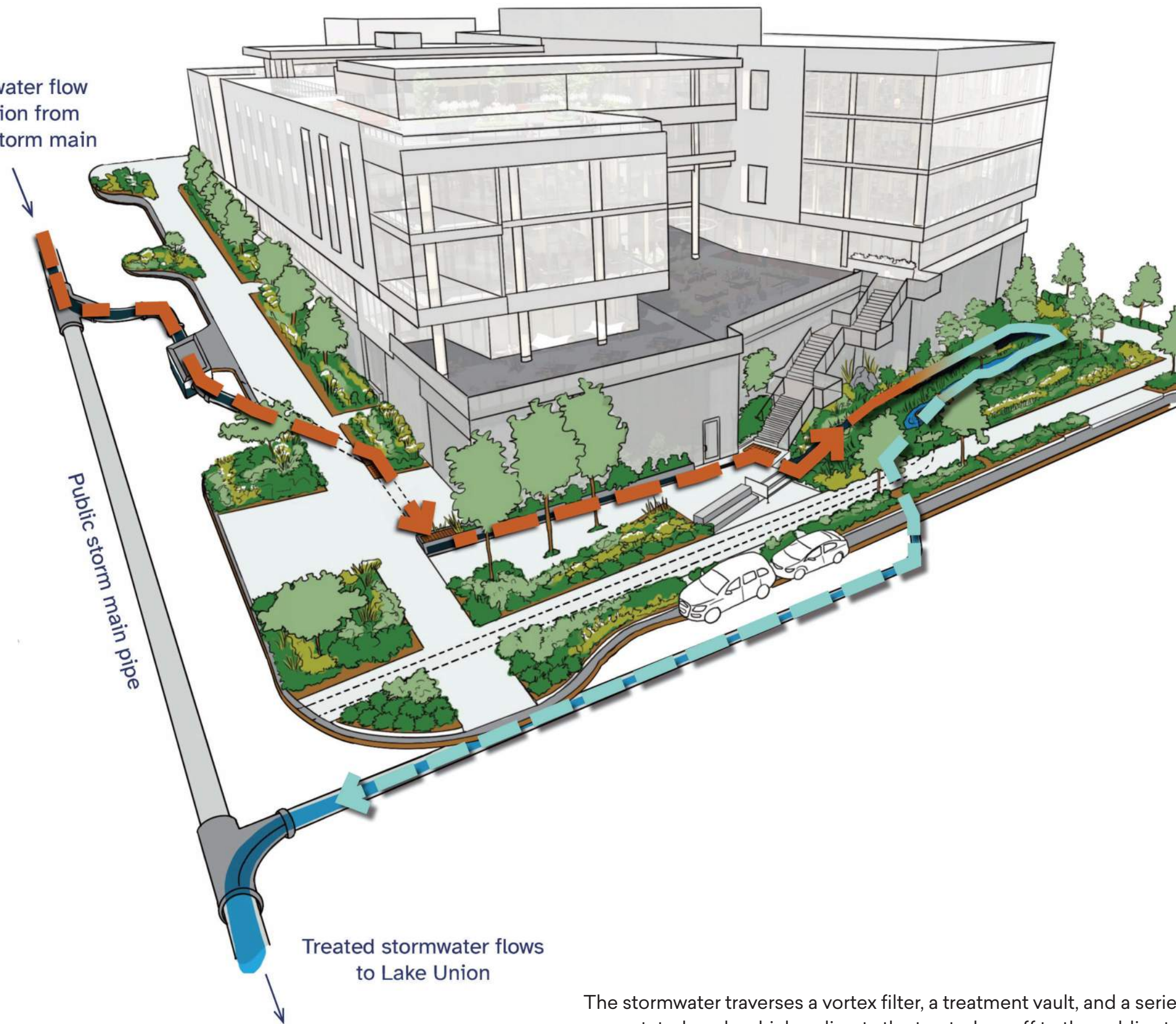
Stormwater flow
diversion from
public storm main

Public storm main pipe

Treated stormwater flows
to Lake Union

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The stormwater traverses a vortex filter, a treatment vault, and a series of open runnels that feed into a vegetated swale which redirects the treated runoff to the public storm main pipe.





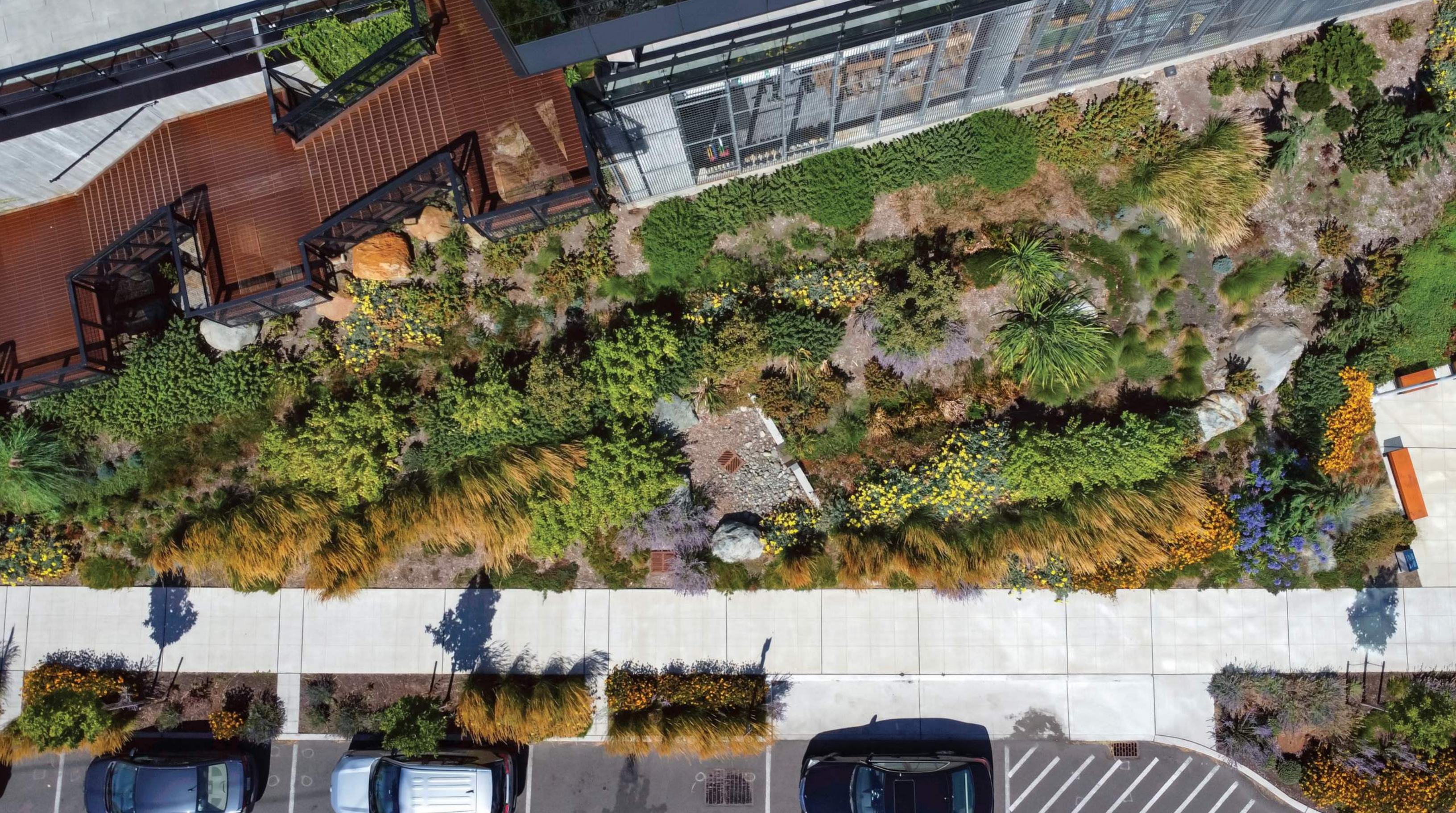
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The lush plantings add moments of beauty to the pedestrian experience.



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The feature stair overlooks and leads to a regional swale that cleans 2.6 million gallons of stormwater annually, exceeding the site’s onsite stormwater mitigation code requirements.



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Mimicking the ecological function of a forest, the regional bioretention system slows and filters stormwater runoff, scrubbing toxins as the runoff seeps through the swale's soil and plantings.