

- 1     3:1 sloped extensive vegetated roof
- 2     Extensive vegetated roof
- 3     Bioretention stormwater treatment of rooftops
- 4     Shotcrete water feature with pedestrian bridge
- 5     Rooftop urban farm garden
- 6     Step bridges to ground-level units
- 7     Shotcrete surround of topography, sandstone
- 8     Swale in right-of-way

Site Plan



3:1 sloped extensive vegetated roof



Extensive  
vegetated  
roof

Valdes  
sandstone  
blocks

Large woody  
debris

Shotcrete water  
feature with  
pedestrian bridge

Native plant  
species

Shotcrete surround of  
topography, sandstone

Geofoam for topographic  
relief and loading





Weathering steel bio-retention planters planted with **Seep Monkey Flower**, **Umbrella Plant**, **Slender Rush**, and **Scouring Rush** provide seasonal interest, food for pollinators, and evergreen stems for structure and shelter.





Driftwood and cedar benches evocative of canoes are paired with locally quarried Valdes sandstone. The sandstone defines spaces, circulation, and doubles as seat walls. Native **Madrone** and **Vine Maple** provide foreground interest and shade for the seating area.





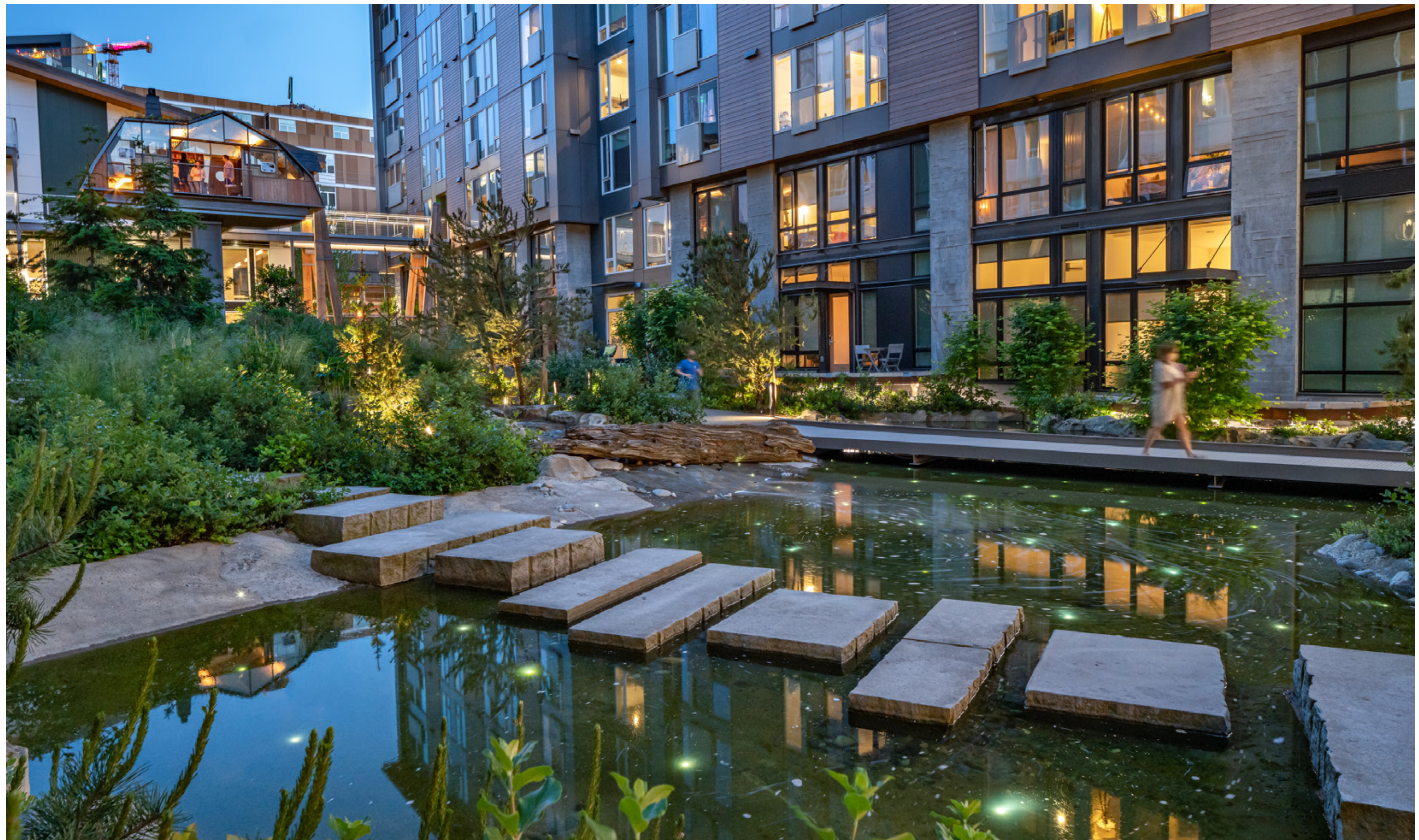
Driftwood and fog, characteristic of the San Juan Islands, evoke a sense of place. Salvaged driftwood, a perch for birds and people, hosts mosses and lichens. The bridge and shallow shoreline provide an immersive experience with the water.





A carved concrete wall shaped and colored to mimic eroded sandstone cliffs creates an elevated land form planted with a meadow of many species including **Romer's Fescue**, **Kinninick**, and **Beach Strawberry**, pictured here.





Fiber-optic lights embedded in the shotcrete mimic the reflection of stars in the still water. Sandstone slabs suggest a trail through the meadow to the treehouse retreat tucked amongst **Douglas Fir** and **Sitka Spruce**.





Courtyard walkways and connections between the buildings encourage people to get out and walk while fostering contact between neighbors. Portals enhance daylight and open to views of the neighborhood and Cascade Park.





The water feature and stream provide ambient noise in the courtyard and are focal points at the ground level and for the units above. Dynamic pathway and portal lighting add interest and highlight circulation routes at night.





Weathering steel planters provide space on the roof deck for urban farming. Managed by a local group of urban farmers, the garden provides fresh herbs and vegetables for the residents. Cooking classes are held in the nearby community amenity space.





The courtyard offers places to sit and circulate, allowing residents to connect with their neighbors. Texturally rich but simple and visibly crafted materials provide interest, depth, and create sense of being in nature, not an urban courtyard.





Corner retail plazas and generous streetscapes provide space for gathering and outdoor dining, adding to the neighborhood and community fabric. The sloping green roof opens up the southern façade for daylight to the courtyard, reducing the mass of the architecture.





Weathering steel steps to front porches create personal space for residents and a threshold to the public realm. The adjacent “Swale on Yale” stormwater facility provides a visible connection to an important piece of green stormwater infrastructure for the city.





Lush native plantings provide important urban habitat and help improve biodiversity within the city and a connection to nature for the residents and neighborhood.



# Plant List

## General Site and Streetscape

Acer circinatum / Vine Maple  
Acer glabrum var. douglasii / Rocky Mountain Maple  
Achillea x ‘moonshine’ / Moonshine Yarrow  
Achlys triphylla / Vanilla Leaf  
Akebia quinata / Chocolate Vine  
Arbutus menziesii / Pacific Madrone  
Arctostaphylos columbiana / Manzanita  
Arctostaphylos hookerii ‘Monterey Carpet’/Manzanita  
Arctostaphylos hookerii ‘Wayside’/Manzanita  
Arctostaphylos uva-ursi / Kinnikinnick  
Asarum caudatum / Wild Ginger  
Athyrium felix-femina / Lady Fern  
Calamagrostis x acutiflora ‘Karl Forester’  
Carpinus japonica / Japanese Hornbeam  
Chamamelium nobile ‘Treneague’/Chamaomile  
Chrsyolepis chrysophylla/Giant Chinquapin  
Cornus sericea ‘Farrow’ / Arctic Fire Red Twig Dogwood  
Deschampsia cespitosa/Pacific Hair Grass  
Garrya elliptica / Coastal Silktassel  
Gaultheria shallon / Salal  
Lavandula angustifolia ‘Hidcote’ / Common Lavender  
Liriope muscari ‘Majestic’/ Big Blue Lilyturf  
Mahonia nervosa / Oregon Grape  
Mahonia repens / Creeping Oregon Grape  
Nepeta x faassenii ‘Walker’s Low’ / Cat Mint  
Parrotia persica / Persian Ironwood  
Pennisetum alopecuroides/ Fountain Grass  
Picea sitchensis / Sitka Spruce  
Pinus contorta var. contorta / Shore Pine  
Polystichum munitum / Sword Fern  
Pseudotsuga menziesii / Douglas Fir  
Punica granatum / Pomegranate  
Quercus garryana / Garry Oak (Oregon White Oak)  
Ribes sanguineum / Flowering Currant  
Sedum angelina / Stonecrop  
Sedum purple emperor / Stonecrop  
Stipa tenuissima / Mexican Feather Grass  
Vaccinium ovatum / Evergreen Huckleberry  
Vancouveria hexandra / White Inside-Out Flower  
Woodwardia fimbriata / Giant Chain Fern

## Meadow

Achillea millefolium / Yarrow  
Camassia quamash / Common Camas  
Deschampsia cespitosa / Tufted Hairgrass  
Festuca occidentalis / Western Fescue  
Festuca romeri / Roemer’s Fescue  
Fragaria chiloensis / Coastal Strawberry  
Lupinus polyphyllus / Bigleaf Lupine

## Bioretention Planting Mix

Carex deweyana/ Dewey’s Sedge  
Darmara peltata/Umbrella Plant  
Equisetum hyemale/Scouring rush  
Juncus tenuis/Slender Rush  
Erythranthe guttata/Seep Monkey Flower

## Extensive Green Roof

Sedum album ‘Coral Carpet’ /Coral Carpet Stonecrop  
Sedum kamtschaticum/Orange Stonecrop  
Sedum k. ‘Weihenstephaner Gold’/ Stonecrop  
Sedum sexangulare/Tasteless Stonecrop  
Sedum spurium ‘Album Superbum’ /Caucasian Stonecrop  
Sedum spurium ‘Fuldaglut’ /Two Row Stonecrop  
Sedum spurium ‘Summer Glory’/Two Row Stonecrop  
Sedum takesimense ‘Gold Carpet’/Stonecrop