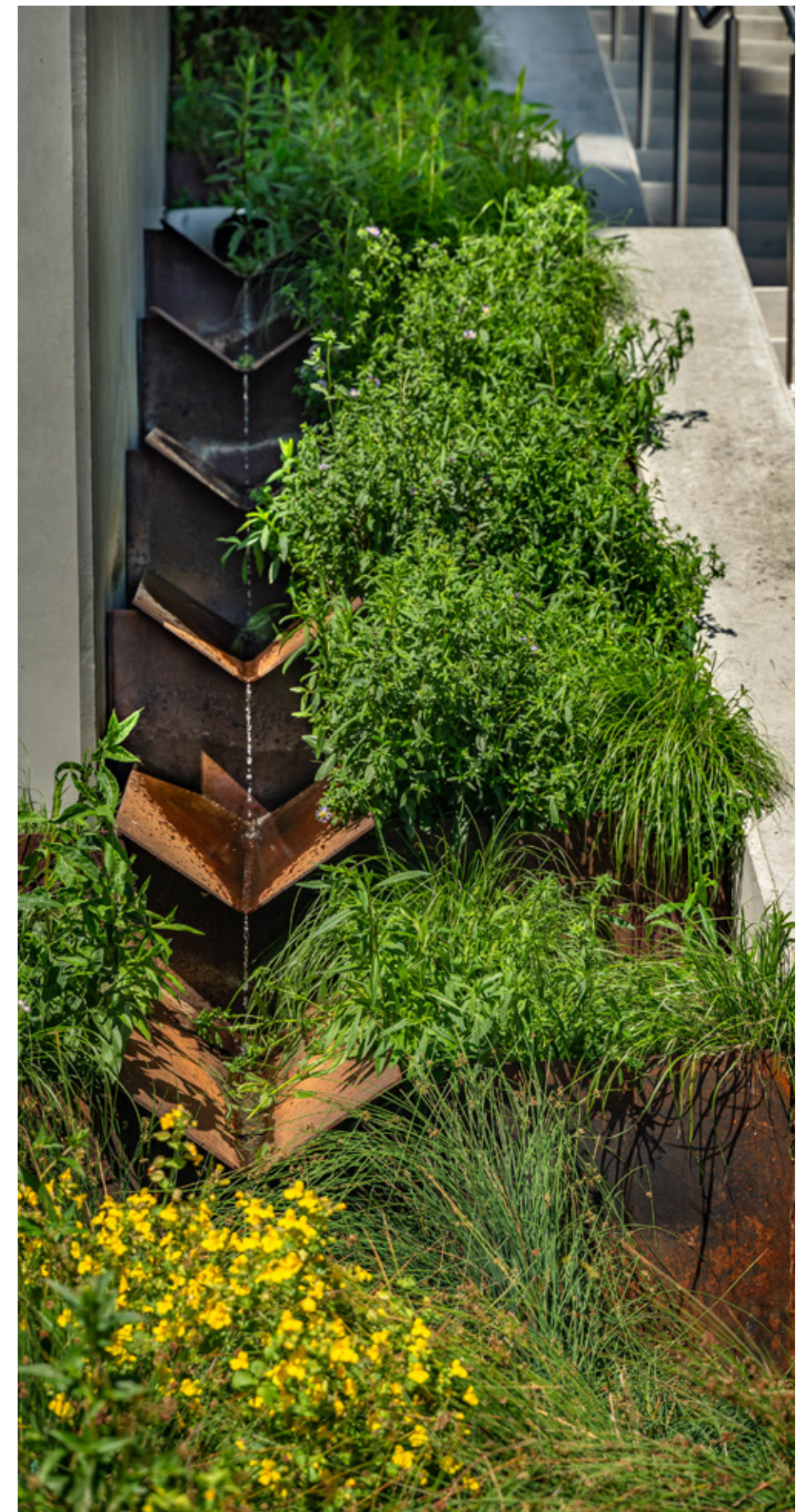


1. Plaza and through-block
2. Community play area
3. Bioretention planter/feature
4. Crimean Lindens preserved
5. Garry Oak street trees with native understory
6. Seat steps
7. Bench
8. Childcare center
9. Childcare play area
10. Ground floor retail
11. Roof deck and green roof above
12. Bioretention and green roof above
13. Overlook porch
14. Roosevelt Light Rail Station

Site Plan: An early concept carried throughout the project was how the through-block and stormwater flow north to south through the site. This concept informed building massing and floor layouts. The resulting space created was essential to the success of the project.



The through-block crossing invites community to pass through the space and linger along the seat steps and benches, inviting the residents and the neighborhood to interact.



A weathering steel water feature shows stormwater traveling from the building to the bio-retention planter. Seep Monkey Flower/*Erythranthe guttata*, an important pollinator and wetland species, thrives in this artificial wetland.



The through-block plaza breaks down the scale of the development and lets sunlight into the courtyard space. Raised planters offer create seating and help protect plant material including Western Red Cedar/*Thuja plicata*, the project's namesake.



The community play area is an eddy off the main plaza and represents another opportunity for the residents and neighbors to mingle and socialize. The synthetic turf was chosen for durability as a softer lower maintenance resilient safety surfacing, and the climber was carefully selected to appeal to a wide age range.



Native Vine Maple/*Acer circinatum*, Western Red Cedar/*Thuja plicata*, and Western Dogwood/*Cornus nuttallii* frame the courtyard and have a significant amount of soil volume and depth created by the angled seat wall. This urban forest in miniature provides important urban habitat to a variety of species and represents a real connection for the residents to nature.



The courtyard play area and plantings viewed from above reveal the simple angled geometry and material palette. The angles create depth throughout the courtyard, making it appear more spacious and creating a series of outdoor rooms. The catenary lighting takes advantage of the structure and provides a more residential scale to the space.



Ample height in the portal is key to making the through-block inviting. Close collaboration with the team made the portal work well with the architecture and the volume of space. The structural columns are important wayfinding markers and foils for signage and graphics, as well as conveyance for stormwater into the central planter.



The project preserved existing Crimean Linden/*Tilia euchlora* trees, increased root volume, and replaced adjacent sidewalks to eliminate sidewalk heaving issues without damaging the roots. Robust understory planting and paved pass-throughs for on-street parking discourage foot traffic in the planting beds. Raised planters adjacent to buildings protect plants from canine residents.



Native Douglas Aster/*Symphotrichum subspicatum* is the last native pollinator species to bloom in fall. This important species is mostly absent from the urban realm. Here it thrives along the south-facing streetscape along with native Garry Oak, which is rare as a street tree in Seattle. Generous voluntary building setbacks allow for retail spill out, signage, and informal gathering.



Stepped bioretention planters overflow with native Douglas iris/*Iris douglasiana*, Red Twig Dogwood/*Cornus sericea*, and Tapertip Rush/*Juncus acuminatus* while signage and lighting invite people into the central through-block.



The rooftop deck offers space for reflection and gathering. Weathering steel planters with significant soil volume for successful plantings serve as guardrails defining the space. The beautiful summer flowers of native Broadleaf Lupine/*Lupinus latifolius* attract pollinators. Native Strawberry/*Fragaria chiloensis* spills out while Vine Maple/*Acer circinatum* enhances mountain views.

Plant List

Shrubs

Achillea Millefolium / Yarrow
Aquilegia Formosa / Western Columbine
Arctostaphylos X Media / Hybrid Manzanita
Asarum Caudatum / Wild Ginger
Aster Subspicatus / Douglas Aster
Blechnum Penna Marina / Alpine Water Fern
Blechnum Spicant / Deer Fern
Camas Cusickii / Cusick's Sedge
Carex Deweyana / Dewey's Sedge
Ceanothus Gloriosus Point Reyes / Ceanothus
Cornus Sangenium 'Midwinter Fire' / Midwinter Fire Dogwood
Darmera Peltata / Umbrella Plant
Deschampsia Cespitosa / Tufted Hairgrass
Epimedium X Youngianum 'White Cloud' / White Cloud
Barrenwort
Fragaria Chiloensis / Coastal Strawberry
Gaultheria Shallon / Salal
Iris Douglasiana / Douglas Iris
Juncus Acuminatus / Tapertip Rush
Juncus Effusus Pacificus Ssp. / Soft Pacific Rush
Juncus Patens Blue Elk / California Rush
Lupinus Latifolius / Lupine
Mahonia Aquifolium / Tall Oregon Grape
Mahonia Nervosa / Dwarf Oregon Grape
Mahonia Repens / Creeping Mahonia
Mimulus Guttatus / Monkey Flower
Pachystima Myrsinites / Oregon Boxwood
Pennisetum Alopecuroides 'Hameln' / Fountain Grass
Polystichum Munitum / Sword Fern
Ribes Sanguineum / Red-Flowering Currant
Rosa Nutkana / Nootka Rose
Symphoricarpus / Albus Snowberry

Trees

Acer Circinatum / Vine Maple
Amelanchier Alnifolia / Serviceberry
Cornus Venus / Hybrid Dogwood
Quercus Garryana / Garry Oak
Stewartia Pseudocamellia / Japanese Stewartia
Styrax Obassia Fragrant Snowbell
Thuja Plicata 'Excelsa' / Excelsa Cedar
Tilia Codata 'Greenspire'
Ulmus propinqua 'FJS Bieberich'
Ulmus X Emerald Sunshine / Emerald Sunshine Elm

Plug + Bulb Mixes

Aquilegia Columbiana / Columbine
Asarum Caudatum / Wild Ginger
Camassia Cusickii / Cussick's Camas
Camassia Leichtlinii / Great Camas
Camassia Quamash / Common Camas
Castilleja Hispida / Harsh Paintbrush
Clarkia Amoena / Farewell to Spring
Erythronium Lanatum / Oregon Sunshine
Lupinus Latifolius / Lupine
Trillium Ovatum / Coast Trillium