

PIONEER SQUARE  
EAST-WEST PEDESTRIAN IMPROVEMENTS  
CERTIFICATE OF APPROVAL UPDATE

PIONEER SQUARE PRESERVATION BOARD  
UPDATE APRIL 2024



**MIG** | PERTEET | STUDIO MATTHEWS |  
HEFFRON TRANSPORTATION | CONCORD |  
HWA | WHPACIFIC | CHUDGAR



# S WASHINGTON STREET EXISTING



Revised 4/25/24: Existing street trees on Washington between 1st and Alaskan Way had poor root structure and were removed per direction of SDOT UF. They will be replaced by 2 to 3 inch caliper replacement trees. Location of replacement trees to be similar to the removed trees.

APRIL 2024 REVISION

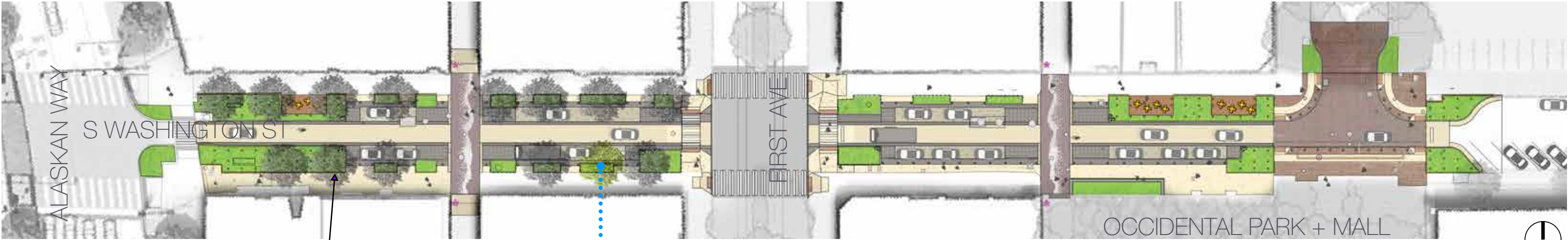




Existing Linden street trees on Washington between 1st and Alaskan Way had poor root structure and were removed per direction of SDOT UF.



# S. WASHINGTON STREET TREES



Existing Trees  
to Remain



'GREENSPIRE' LITTLELEAF LINDEN  
TILIA CORDATA 'GREENSPIRE'

ORIGINAL  
DESIGN

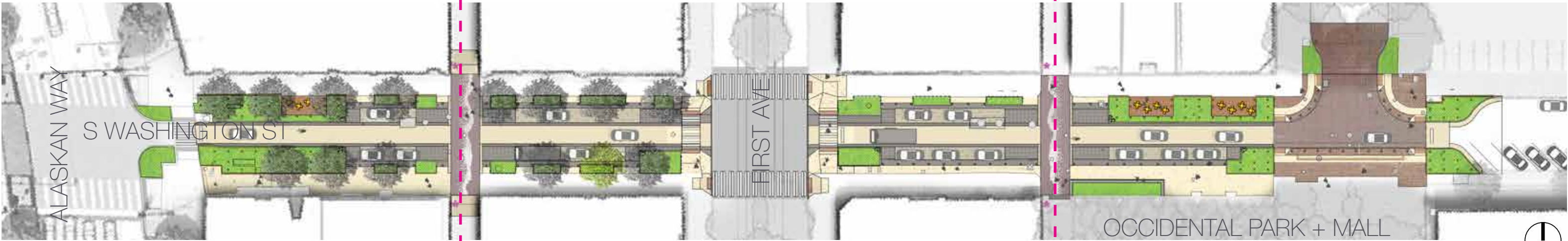


# S. WASHINGTON STREET UNDERSTORY PLANT COMMUNITIES

## SHORELINE SHADE

## UPLAND SHADE

## SHORELINE SUN



Not pictured: Henderson's Checker Mallow, *Sidalcea hendersonii*; White Spirea, *Spirea betulifolia* var. *lucida*

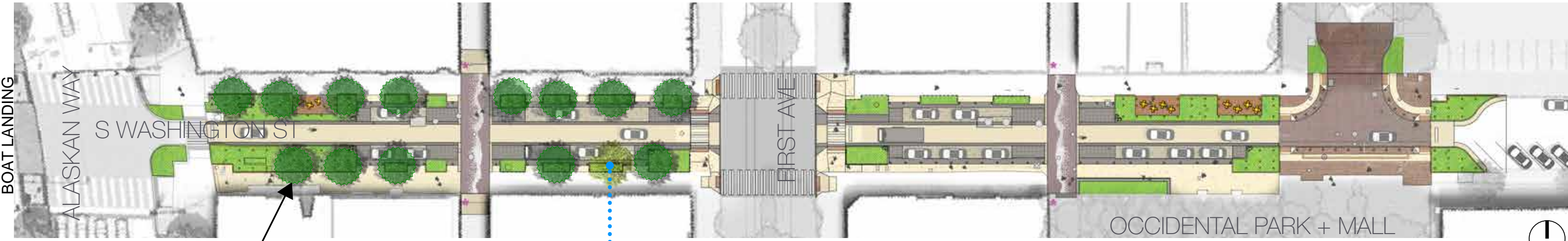


Not pictured: White Spirea, *Spirea betulifolia* var. *lucida*

ORIGINAL DESIGN



# S. WASHINGTON STREET TREES *-REPLACEMENT OPTION 1*

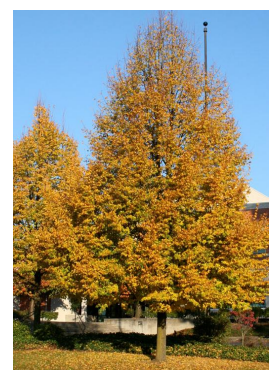


**OPTION 1:**  
 REPLACE REMOVED LINDEN TREES  
 WITH NEW 3" CALIPER 'GREENSPIRE'  
 LINDEN TREES.

14 NEW TREES WILL BE PLANTED IN  
 LOCATIONS CLOSE TO WHERE THE  
 EXISTING TREES WERE REMOVED.



SUMMER COLOR



FALL COLOR

TILIA CORDATA 'GREENSPIRE'  
 GREENSPIRE LINDEN

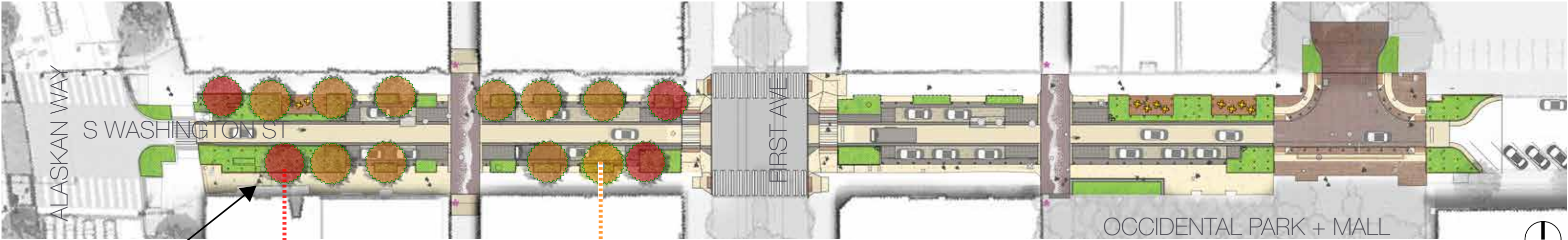
HEIGHT : 40'  
 WIDTH: 30'

RECOMMENDED STREET TREE REPLACEMENTS COORDINATED WITH OWCP AND SDOT UF.

APRIL 2024 REVISION



# S. WASHINGTON STREET TREES -REPLACEMENT OPTION 2



**OPTION 2:**  
 FOR INCREASED RESILIENCY OF THE URBAN TREE CANOPY, 2 DIFFERENT SPECIES OF TREES ARE PROPOSED. BOTH SPECIES WILL HAVE A NARROWER MATURE CANOPY THAN THE REMOVED LINDEN TREES TO MAINTAIN VIEWS OF WASHINGTON STREET BOAT LANDING FROM THE EAST.

14 NEW TREES WILL BE PLANTED IN LOCATIONS CLOSE TO WHERE THE EXISTING LINDEN TREES WERE REMOVED.



SUMMER COLOR

ACER NIGRUM 'GREENCOLUMN'  
 GREENCOLUMN MAPLE

HEIGHT : 50'  
 WIDTH: 20'



FALL COLOR



SUMMER COLOR

LIRIODENDRON TULIPIFERA 'JFS-OZ'  
 EMERALD CITY® TULIP TREE

HEIGHT : 55'  
 WIDTH: 25'



FALL COLOR

THIS VARIETY OF TULIP TREE IS PLANTED ALONG THE CENTRAL WATERFRONT

RECOMMENDED STREET TREE REPLACEMENTS COORDINATED WITH OWCP AND SDOT UF.

APRIL 2024 REVISION

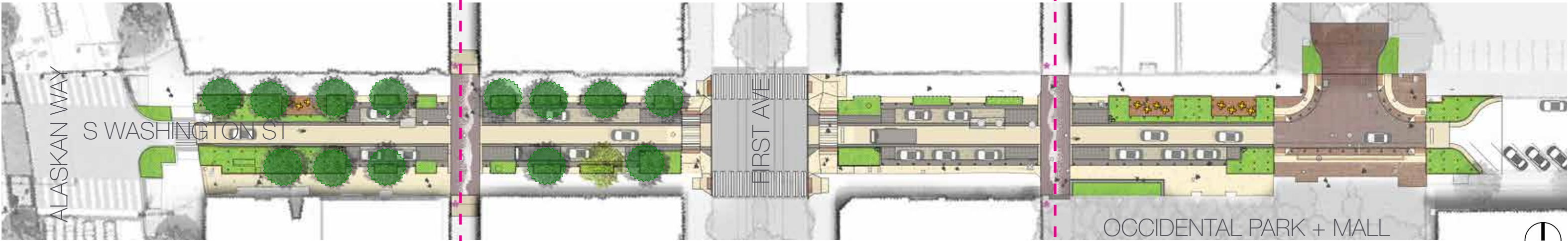


# S. WASHINGTON STREET UNDERSTORY PLANT COMMUNITIES

## SHORELINE SHADE

## UPLAND SHADE

## SHORELINE SUN



Not pictured: Henderson's Checker Mallow, *Sidalcea hendersonii*; White Spirea, *Spirea betulifolia* var. *lucida*



Not pictured: White Spirea, *Spirea betulifolia* var. *lucida*

APRIL 2024 REVISION

**Update 04/25/2024:**  
During site preparation, 13 Seattle Street Trees were identified by SDOT UF to have poor root structure. As a result, the existing trees will be removed and replaced with new street trees per SDOT UF. Understory plantings will adjust slightly around the areas for the replaced trees. No changes to the palettes shown with the original design.