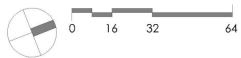


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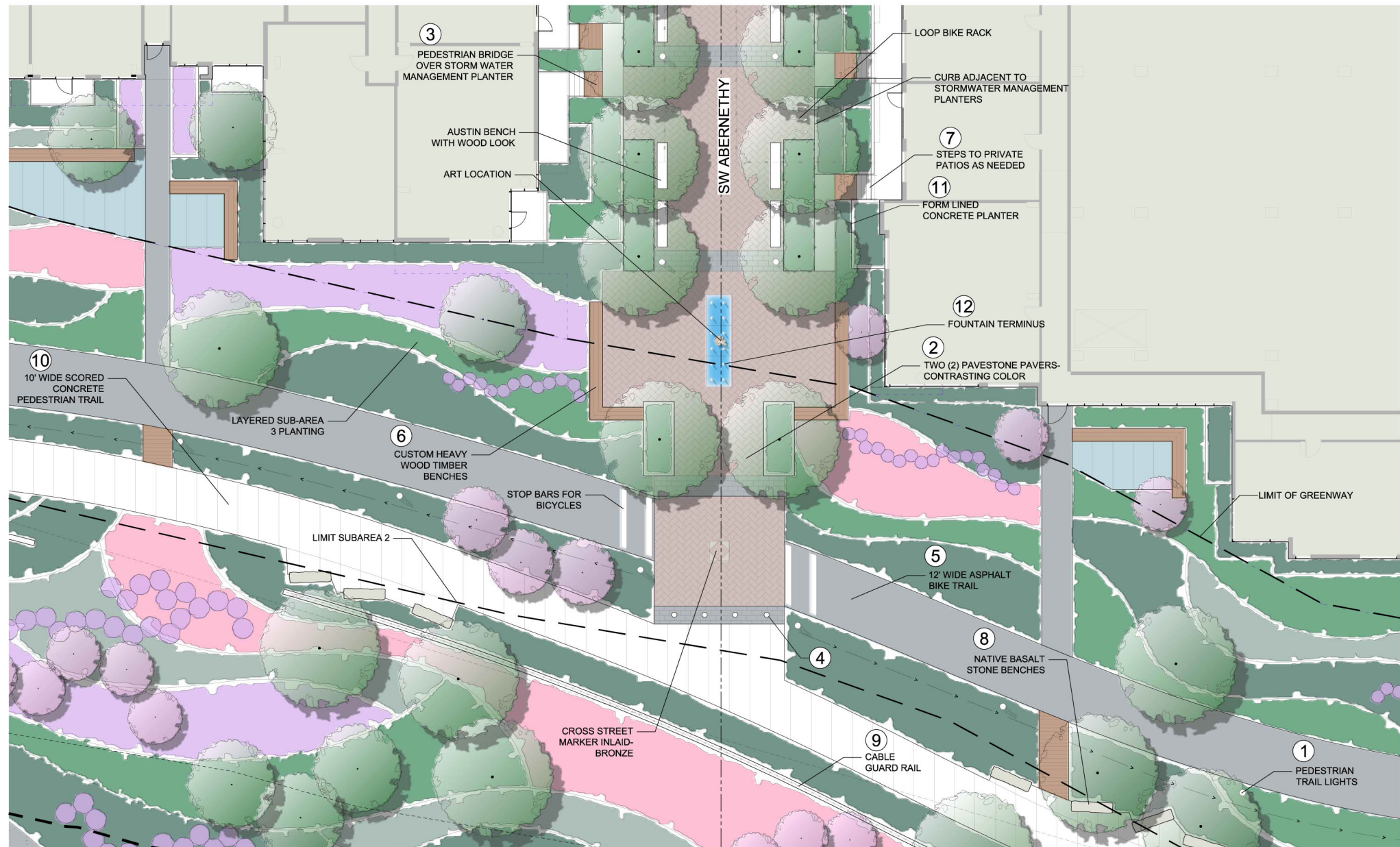


# LANDSCAPE - RIVER BLOCKS - B41 & B44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.103

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0 6 12 24

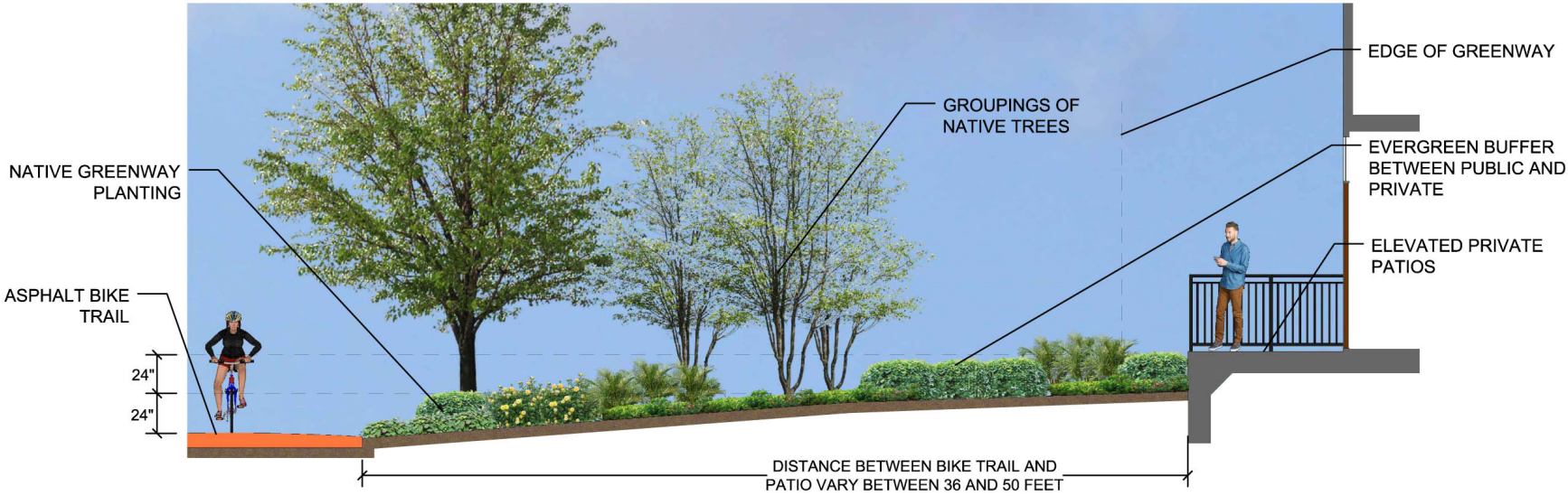


## GREENWAY/ PEDESTRIAN MALL ENLARGEMENT PLAN

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.105

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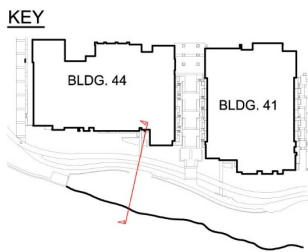
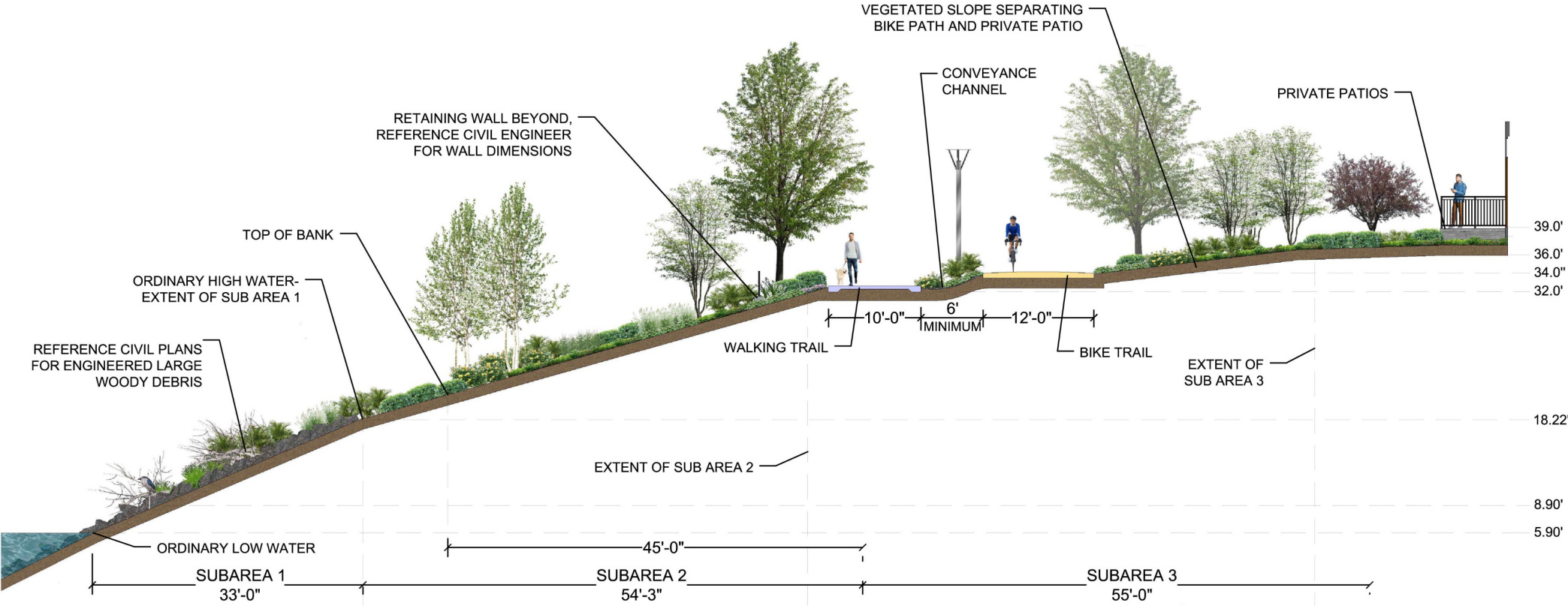


TYPICAL PRIVATE PATIO SECTION AT GREENWAY



© 2019 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

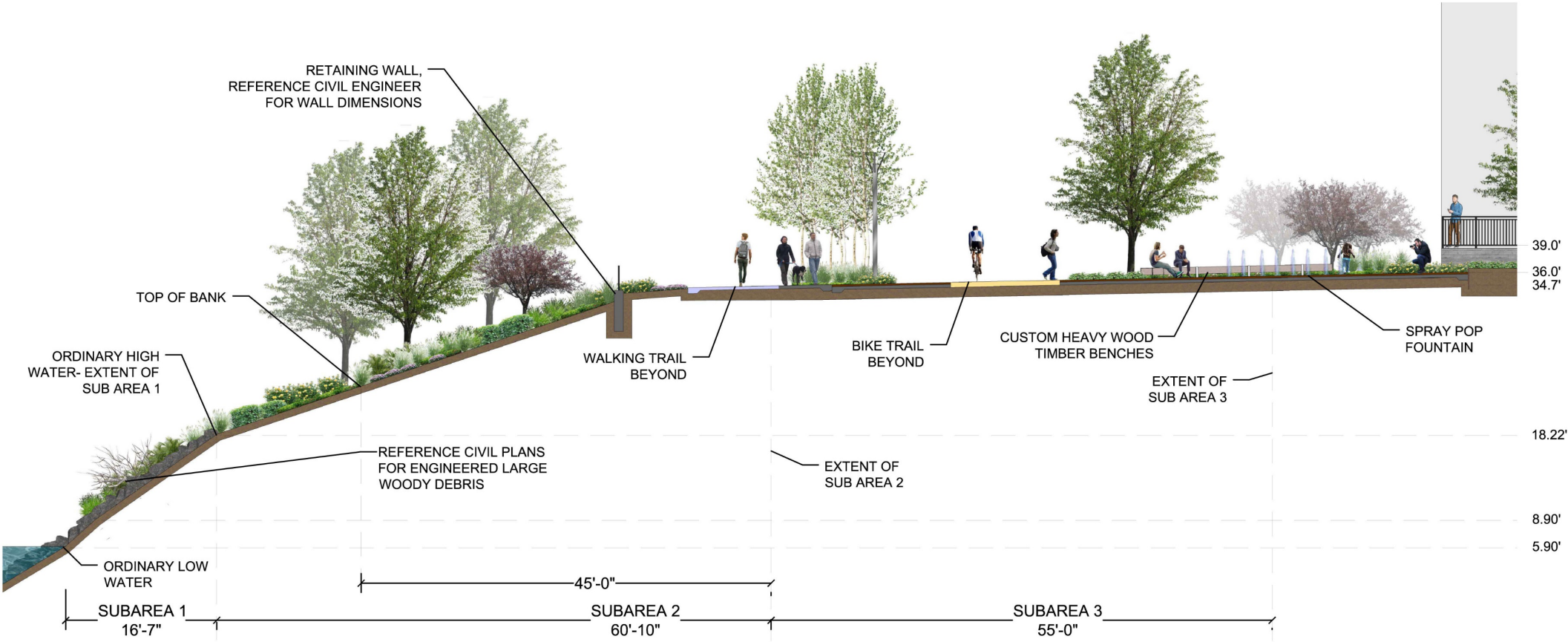
© 2019 HLE ARCHITECTS (INNER BLOCKS 42 & 45)



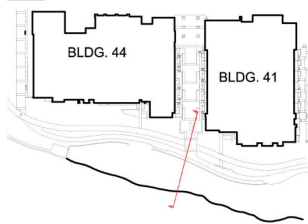
**GREENWAY PROFILE STA. 4+00**  
SEE L.001 FOR SECTION LOCATION

© 2019 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

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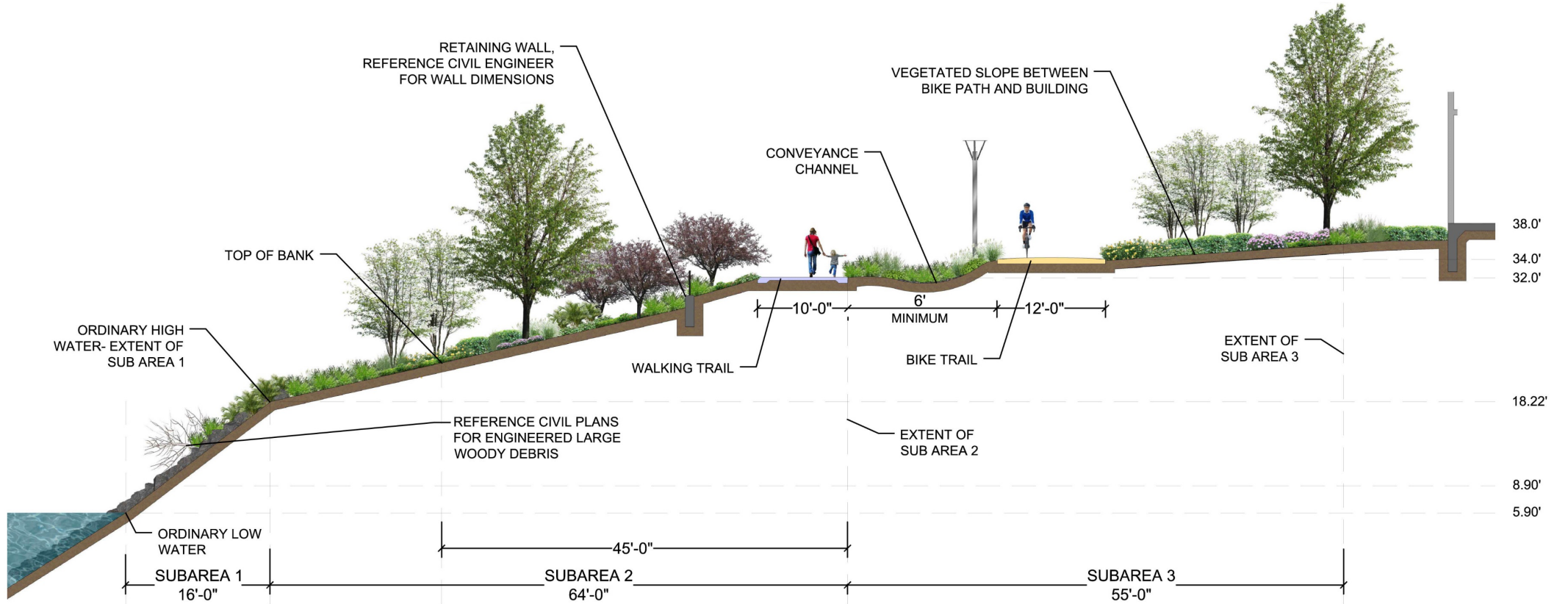
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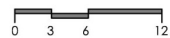
**GREENWAY PROFILE STA. 2+90**  
SEE L.001 FOR SECTION LOCATION

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KEY



GREENWAY PROFILE STA. 1+50

SEE L.001 FOR SECTION  
LOCATION

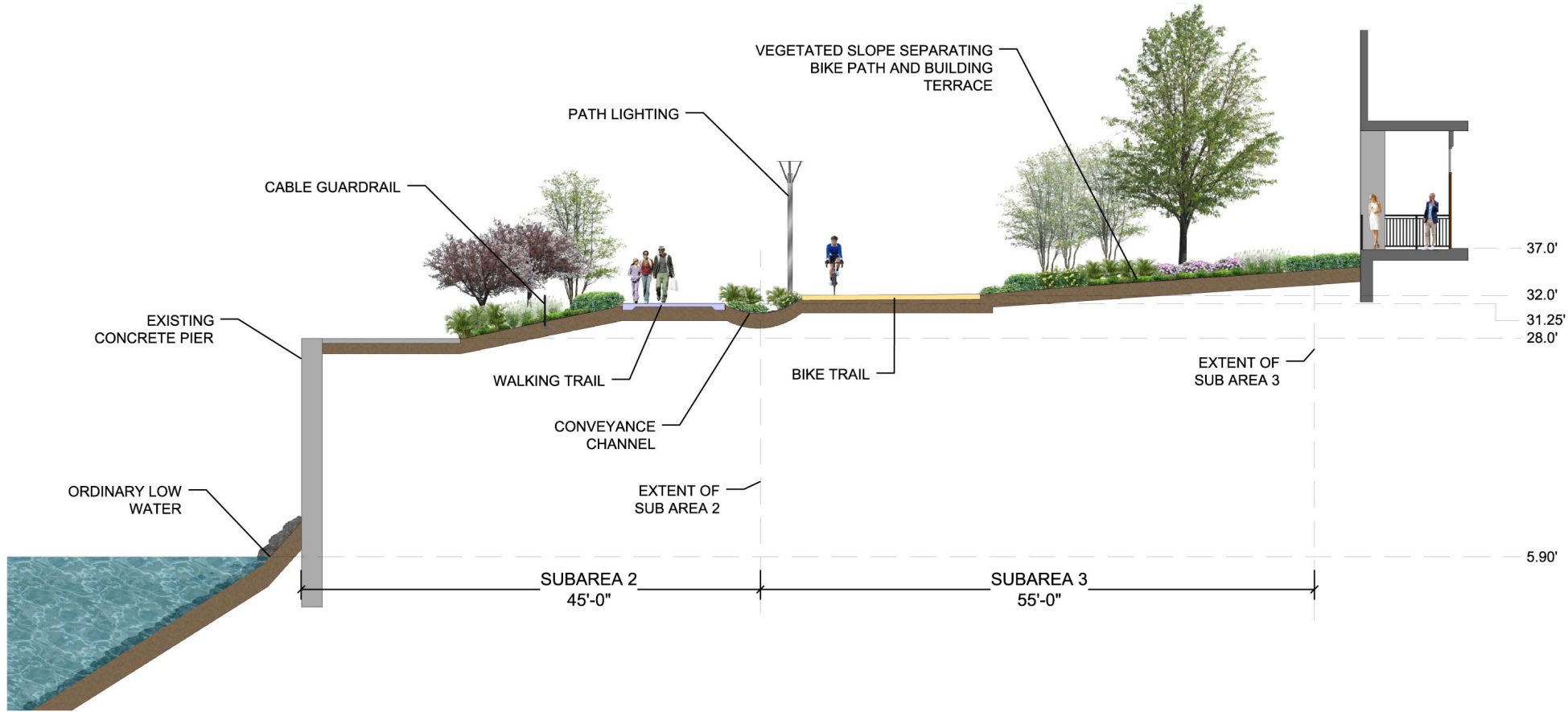
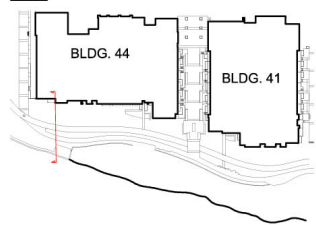
LANDSCAPE - GREENWAY SECTION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.112

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KEY



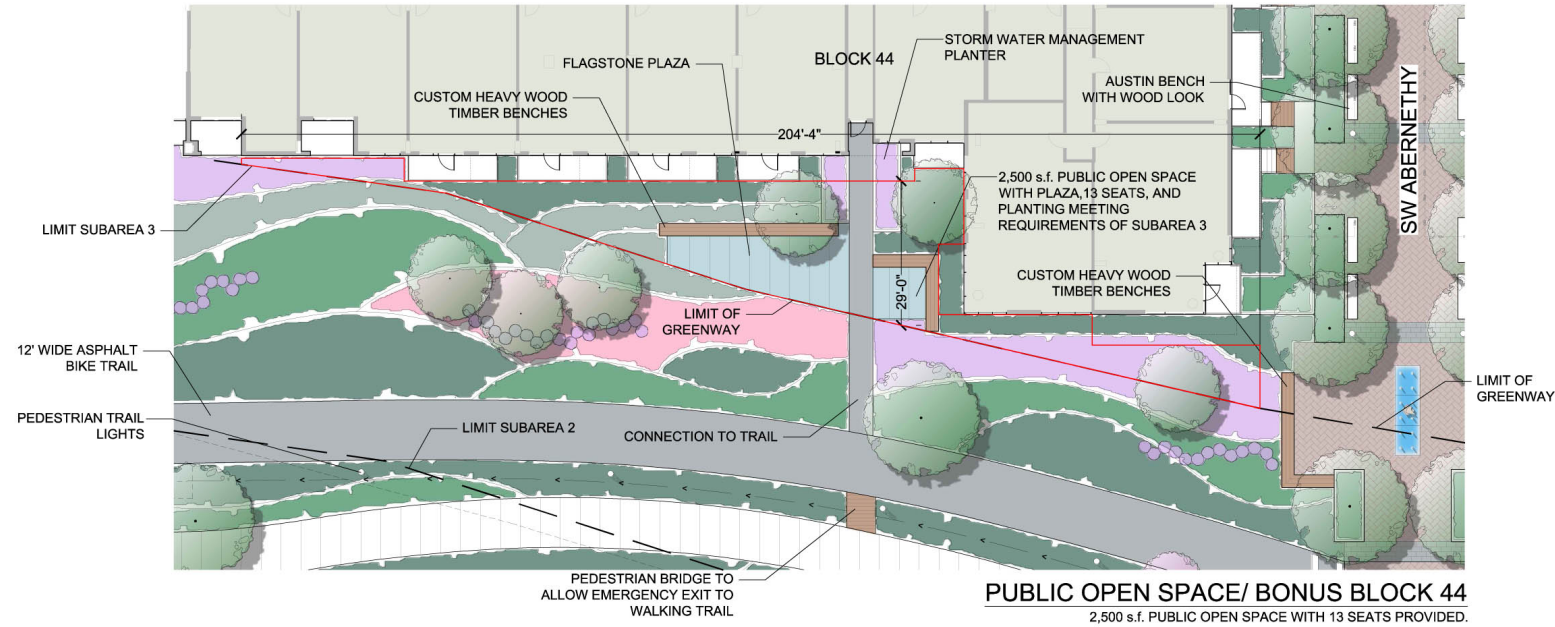
CONCRETE PIER SECTION

SEE L.001 FOR SECTION  
LOCATION

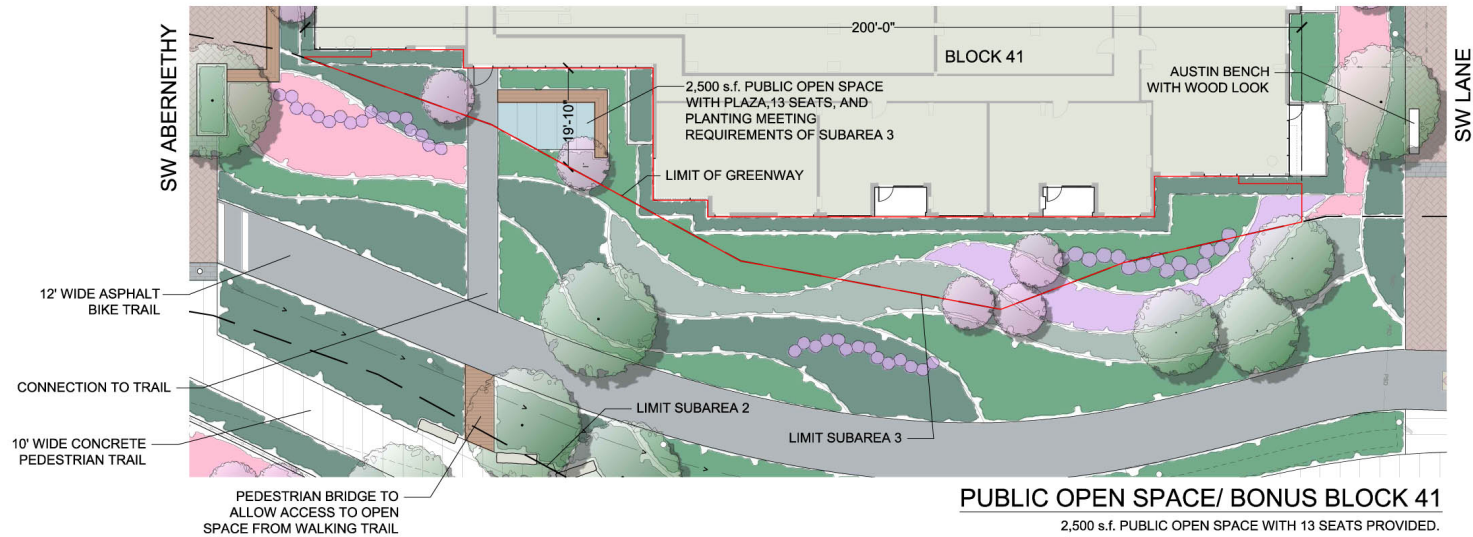
LANDSCAPE - GREENWAY SECTION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.113

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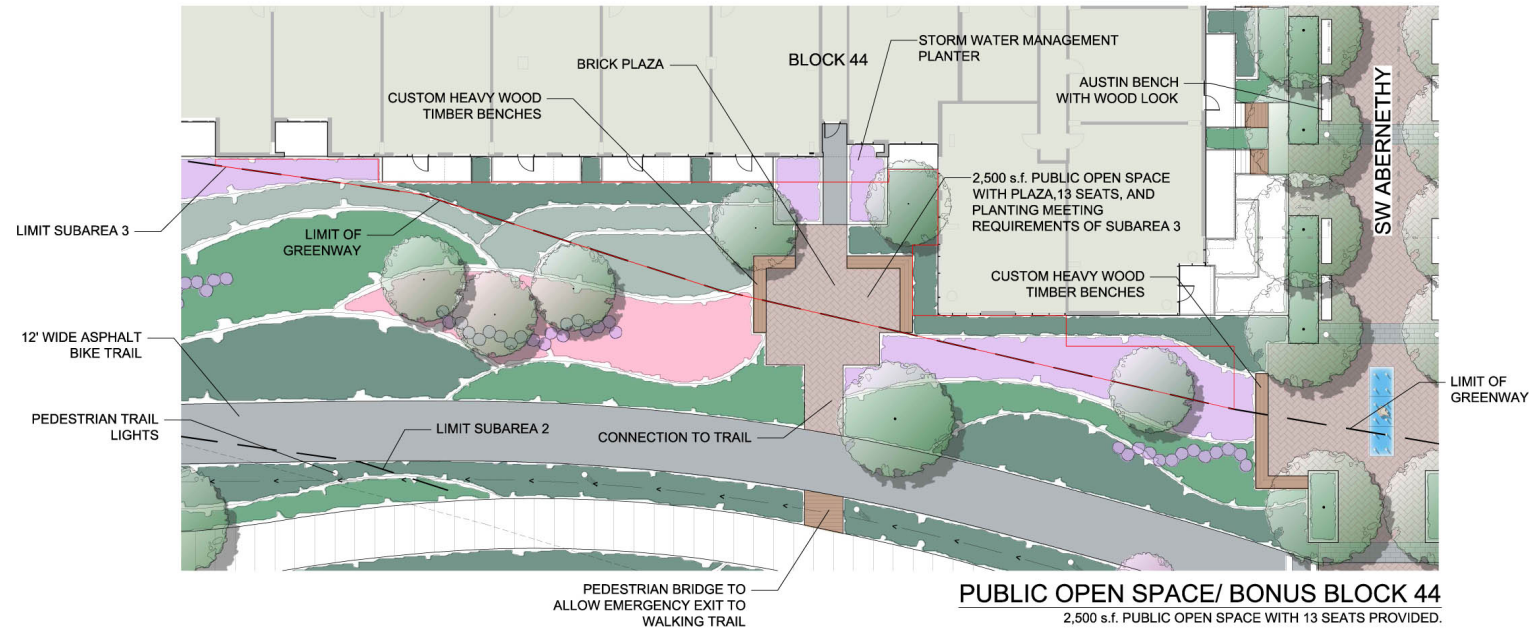
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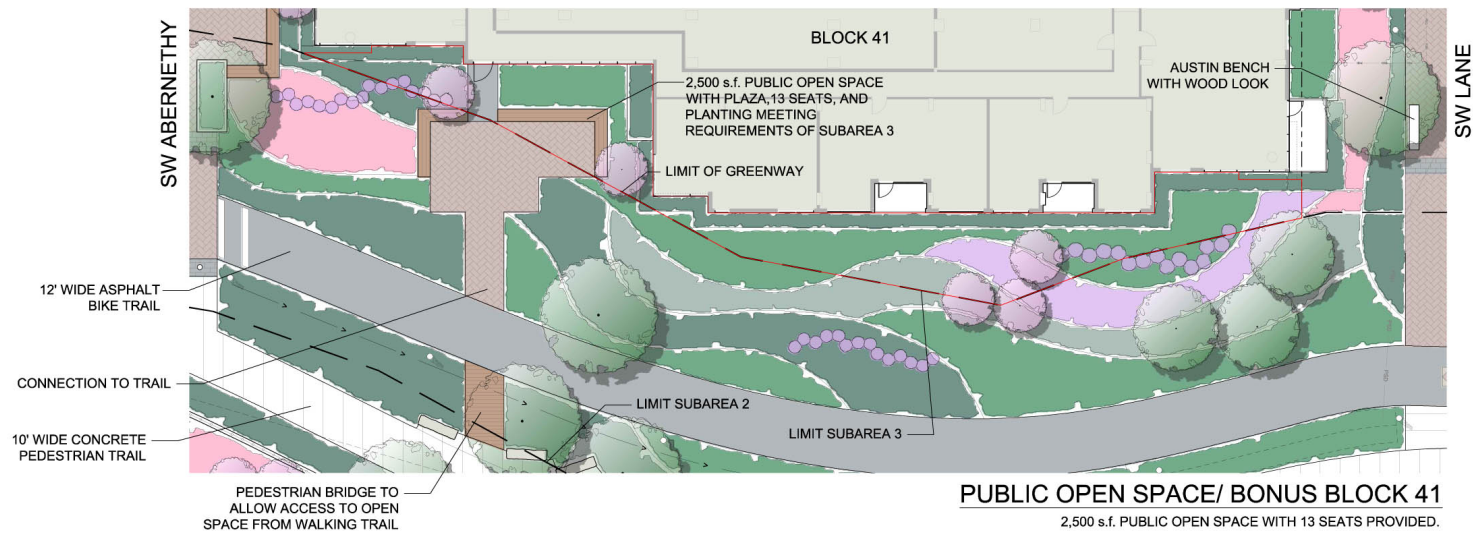
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© 2019 WDG ARCHITECTURE (RIVER BLOCKS 41 & 44)

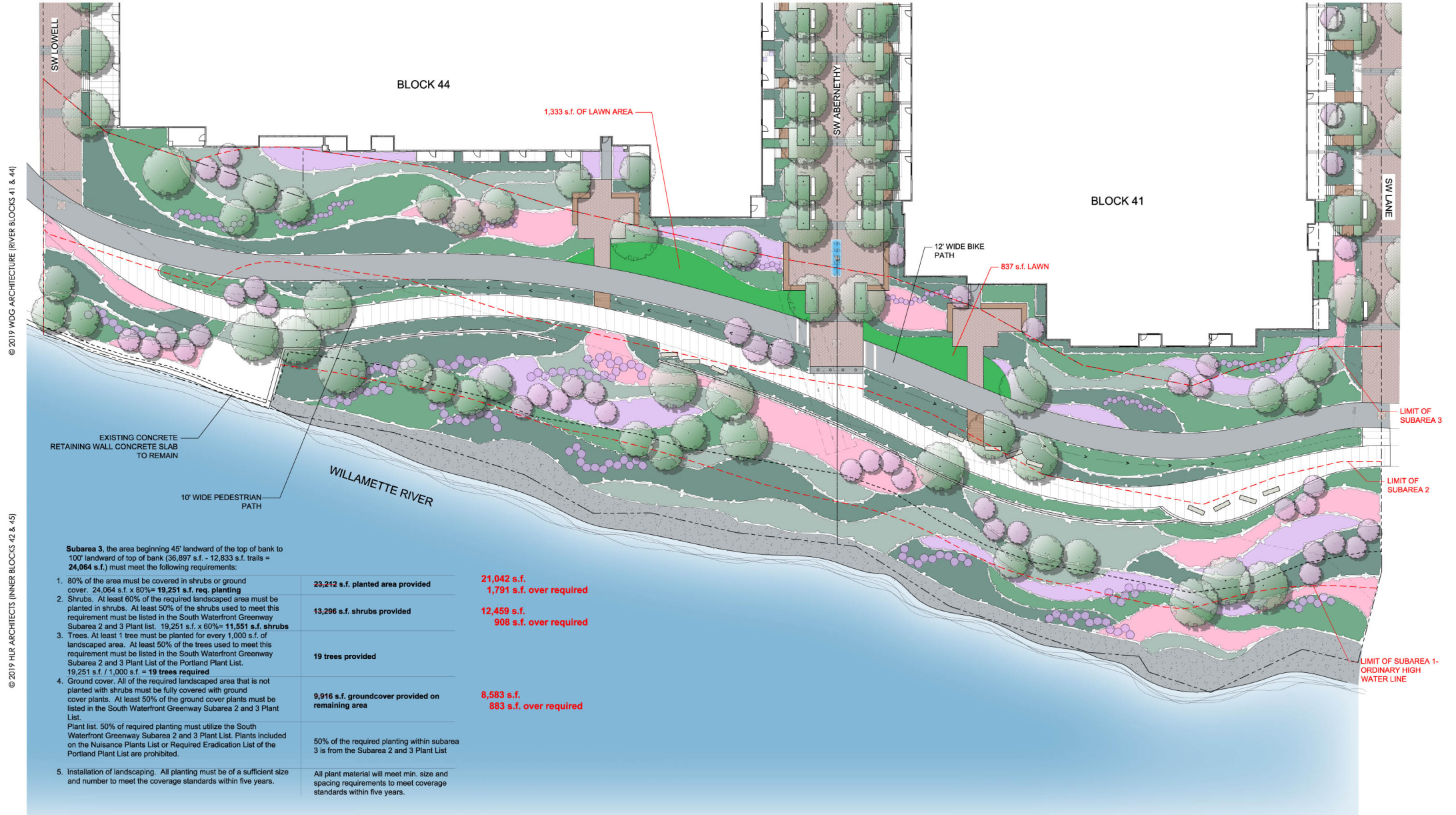


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## PUBLIC OPEN SPACE/ BONUS PLAN - B41 & B44

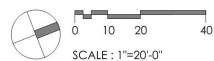
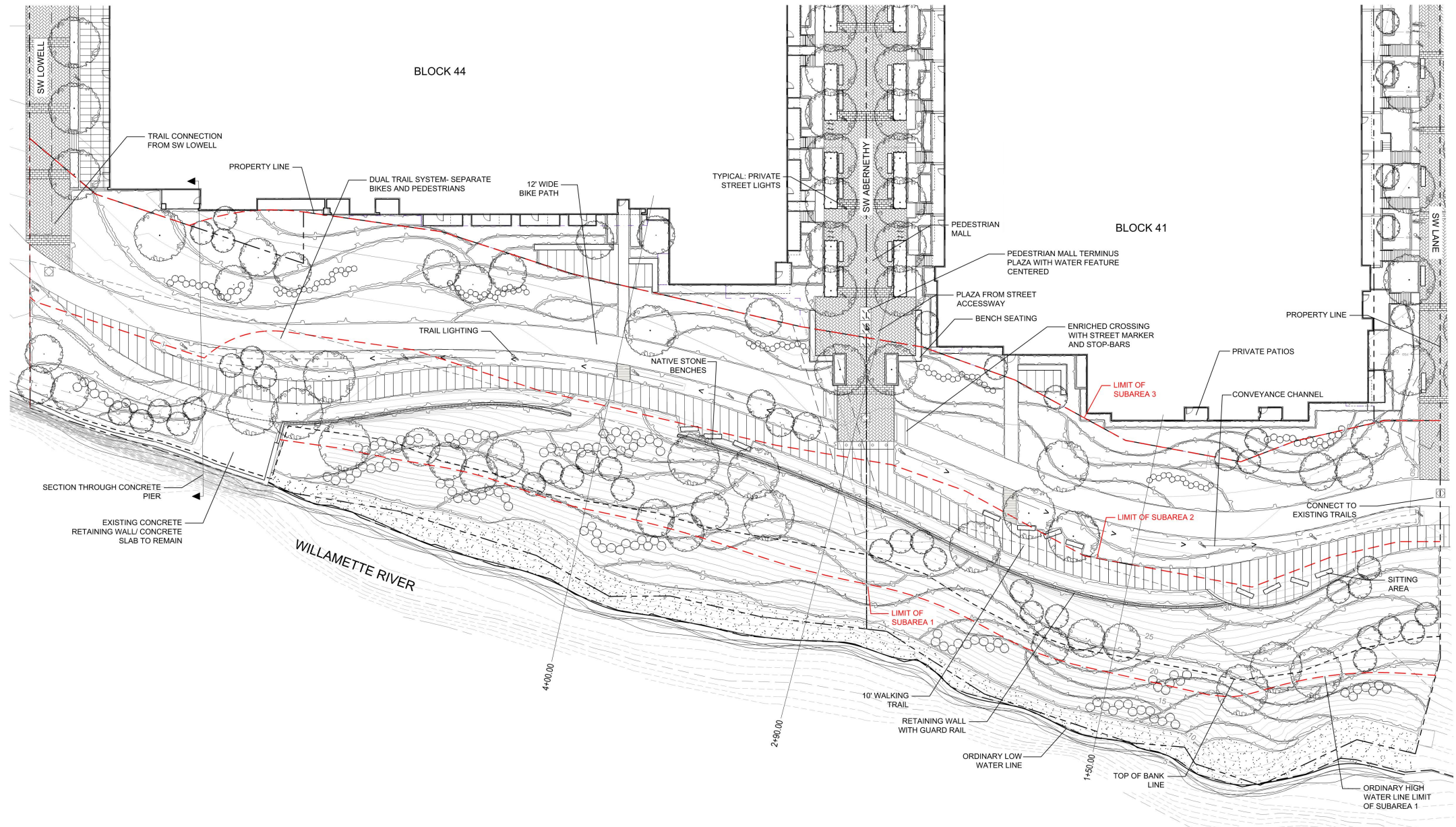
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.116b



## LANDSCAPE - LAWN EXHIBIT - B41 & B44

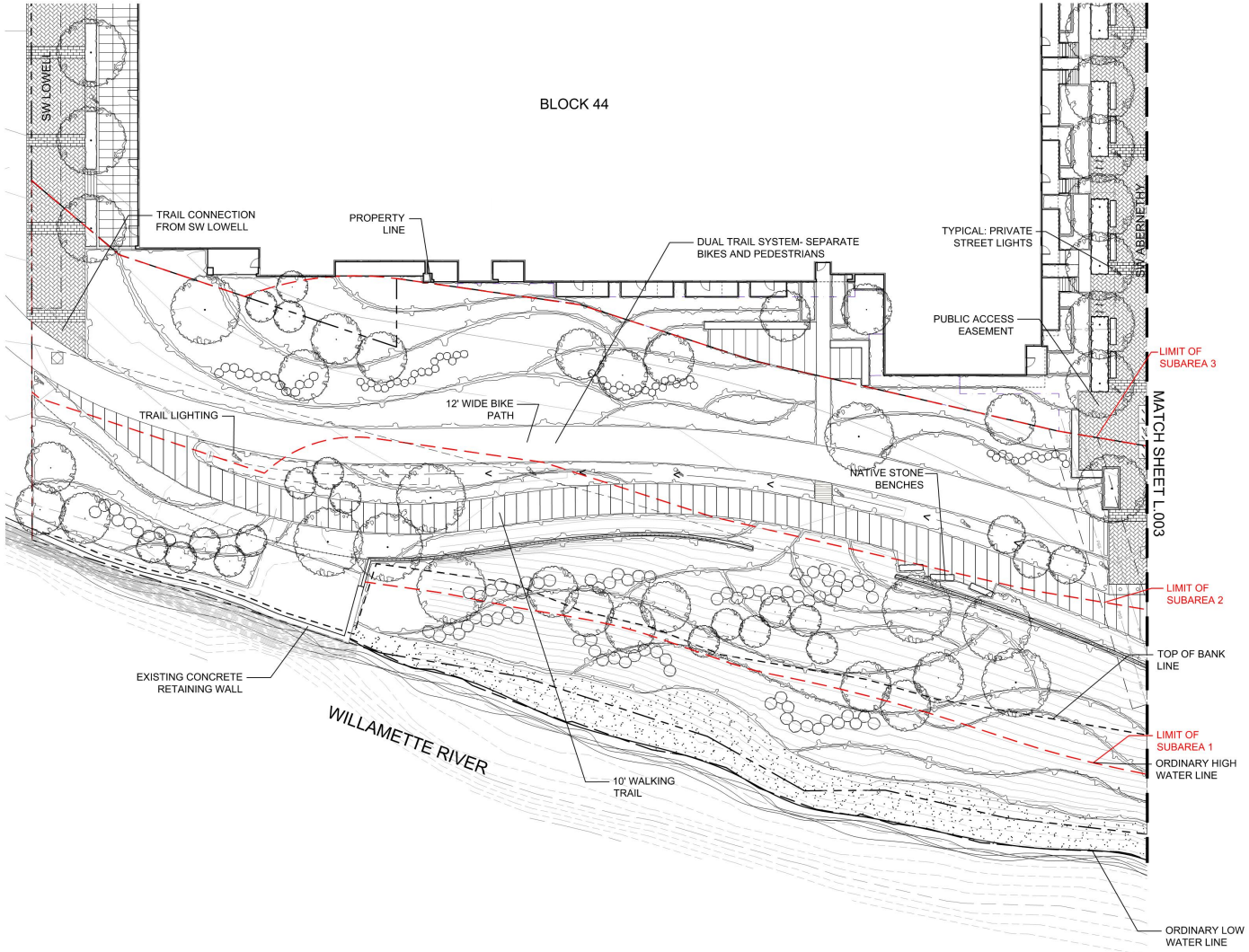
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.117





## LANDSCAPE - GREENWAY DEVELOPMENT PLAN- OVERALL

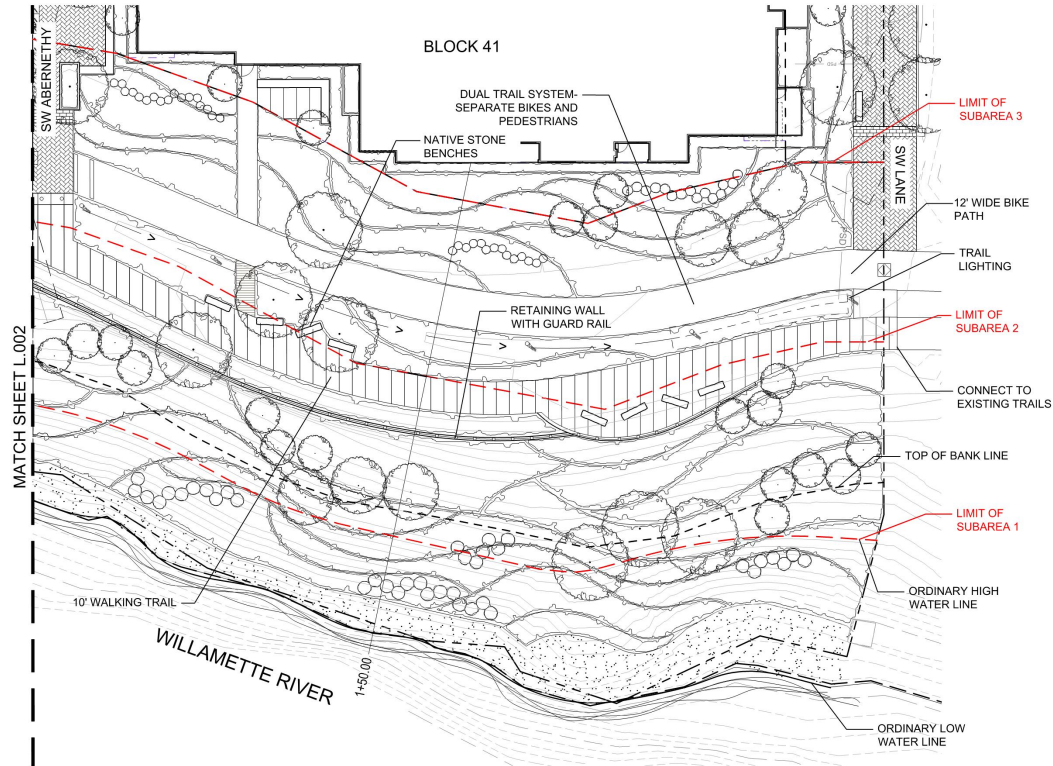
GREENWAY REVIEW # (LU-20-102914 DZM GW) EXHIBIT L.001



PLANTING TABULATIONS PER SECTION 33.510.253 E.5.f LANDSCAPING

Greenway Landscaping- Eighty (80) percent of the area that is not covered by buildings, trails, or other allowed non-landscaped area must be covered by shrubs or ground cover, and all trees required by this paragraph must be installed in the ground and healthy.	
REQUIRED	PROVIDED
<b>Subarea 1</b> , the area beginning 3 feet above the ordinary low water line to the high water line ( <b>12,801 s.f.</b> ) must meet the following requirements:	
1. 80% of the area must be covered in shrubs or ground cover. 12,801 s.f. x 80%= <b>10,241 s.f. req. planting</b>	<b>10,559 s.f. planted area provided</b>
2. Shrubs. At least 80% of the required planting must be planted in shrubs. 10,241 s.f. x 80%= <b>8,193 s.f. req. shrubs</b>	<b>10,076 s.f. shrubs provided</b>
3. Trees. Trees are not required, but are allowed	No trees are planted in subarea 1.
4. Ground cover. All of the required landscaped area that is not planted with shrubs or trees must be fully covered with ground cover plants	<b>483 s.f. ground cover provided on remaining area</b>
5. Plant list. Only plants listed in the South Waterfront Greenway Subarea 1 Plant List may be planted.	All required planting within subarea 1 is from Subarea 1 Plant List.
6. Installation of landscaping. All planting must be of a sufficient size and number to meet the coverage standards within five years. Planting is not allowed during the summer.	All plant material will meet min. size and spacing requirements to meet coverage standards within five years.
<b>Subarea 2</b> , the area beginning at the ordinary high water and measuring 45' landward of the top of bank (31,956 s.f. ) must meet the following requirements:	
1. 80% of the area must be covered in shrubs or ground cover. 31,956 s.f. x 80%= <b>25,565 s.f. req. planting</b>	<b>26,962 s.f. planted area provided</b>
2. Shrubs. At least 80% of the required landscaped area must be planted in shrubs. 25,565 s.f. x 80%= <b>20,452 s.f. req. shrubs</b>	<b>20,452 s.f. shrubs provided</b>
3. Trees. At least one tree must be planted for every 400 square feet of required landscaped area. 25,565 s.f. / 400 s.f. = <b>63 trees.</b>	<b>63 trees provided</b>
4. Ground cover. All of the required landscaped area that is not planted with shrubs must be fully covered with ground cover plants	<b>5,113 s.f. ground cover provided on remaining area.</b>
5. Plant list. Only plants listed in the South Waterfront Greenway Subarea 2 and 3 Plant list of the Portland Plant List may be planted. At least eight different species must be provided.	All planting within subarea 2 is from Subarea 2 and 3 Plant List and eight species are provided
6. Installation of landscaping. All planting must be of a sufficient size and number to meet the coverage standards within five years.	All plant material will meet min. size and spacing requirements to meet coverage standards within five years.
<b>Subarea 3</b> , the area beginning 45' landward of the top of bank to 100' landward of top of bank (36,897 s.f. - 12,833 s.f. trails = <b>24,064 s.f.</b> ) must meet the following requirements:	
1. 80% of the area must be covered in shrubs or ground cover. 24,064 s.f. x 80%= <b>19,251 s.f. req. planting</b>	<b>23,212 s.f. planted area provided</b>
2. Shrubs. At least 60% of the required landscaped area must be planted in shrubs. At least 50% of the shrubs used to meet this requirement must be listed in the South Waterfront Greenway Subarea 2 and 3 Plant list. 19,251 s.f. x 60%= <b>11,551 s.f. shrubs</b>	<b>13,296 s.f. shrubs provided</b>
3. Trees. At least 1 tree must be planted for every 1,000 s.f. of landscaped area. At least 50% of the trees used to meet this requirement must be listed in the South Waterfront Greenway Subarea 2 and 3 Plant List of the Portland Plant List. 19,251 s.f. / 1,000 s.f. = <b>19 trees required</b>	<b>19 trees provided</b>
4. Ground cover. All of the required landscaped area that is not planted with shrubs must be fully covered with ground cover plants. At least 50% of the ground cover plants must be listed in the South Waterfront Greenway Subarea 2 and 3 Plant List.	<b>9,916 s.f. groundcover provided on remaining area</b>
Plant list. 50% of required planting must utilize the South Waterfront Greenway Subarea 2 and 3 Plant List. Plants included on the Nuisance Plants List or Required Eradication List of the Portland Plant List are prohibited.	50% of the required planting within subarea 3 is from the Subarea 2 and 3 Plant List
5. Installation of landscaping. All planting must be of a sufficient size and number to meet the coverage standards within five years.	All plant material will meet min. size and spacing requirements to meet coverage standards within five years.

## GREENWAY/ SUB-AREAS 1, 2, &amp; 3 PLANT LIST IMAGES



## PLANTING TABULATIONS PER SECTION 33.440.230 LANDSCAPING

REQUIRED	PROVIDED
1. A minimum of one tree for every 20 l.f. feet of river frontage. Approximately 650 l.f. / 20' = 33 Trees	72 trees (Subareas 2 and 3)
2. A minimum of one shrub per 25 s.f. of area within and riverward of the greenway setback that is not paved with required pathways. 66,222 s.f. / 25 s.f. = 2,650 shrubs	6,500 shrubs provided.
3. Remaining areas which are not paved with required pathways must have living ground cover.	Area not covered with shrubs or required pathways will be covered with living ground cover.
4. All trees and shrubs are to be planted generally within and riverward of the greenway setback.	All proposed planting to meet this section will be planted riverward of the greenway setback.
5. The standards are for calculation purposes only, and do not require or imply linear planting. Grouping of trees and shrubs is encouraged, particularly on the riverbank.	Planting to meet the requirements of this section have been spaced in groupings to maintain views to the river.
6. All landscaping must comply with the native plant requirements of the Willamette Greenway Plan.	All proposed planting to meet the requirements of this section have been selected from the South Waterfront Greenway Plant List



0 10 20 40  
SCALE : 1"=20'-0"



Acer macrophyllum



Acer palmatum 'Emperor I'



Betula nigra 'Cully'



Crataegus douglasii



Gleditsia triacanthos inermis 'Skycole'



Malus fusca



Parrotia persica



Pseudotsuga menziesii



Tilia cordata 'Greenspire'



Prunus emarginata



Abelia grandiflora 'Edward Goucher'



Amelanchier alnifolia



Buxus sempervirens 'Suffruticosa'



Cistus Species



Fescue glauca 'Elijah Blue'



Gaultheria shallon



Iris sibirica



Mahonia aquifolium



Mahonia repens



Polystichum minitum



Rhododendron 'PJM'



Ribes sanguineum



Salix fluviatilis



Salix lucida



Salix sitchensis



Viburnum davidii



Arctostaphylos uva ursi



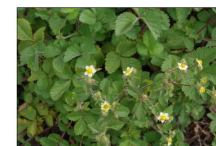
Carex obnupta



Trachelospermum jasminoides



Acer circinatum



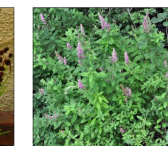
Potentilla glandulosa



Vancouveria hexandra



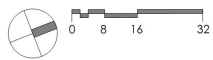
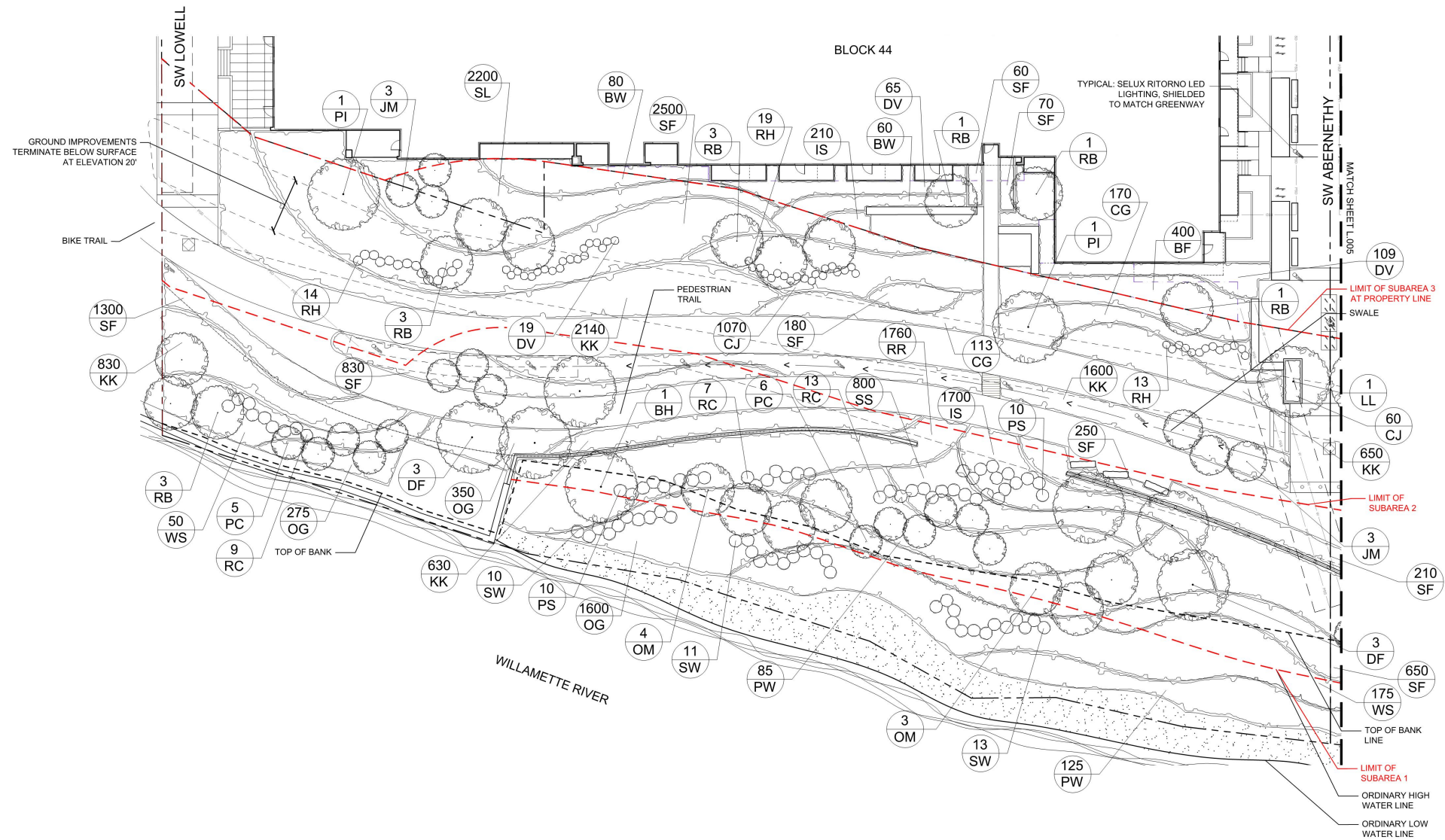
Juncus ensifolius



Spirea douglasii

## LANDSCAPE - GREENWAY DEVELOPMENT PLAN- NORTH

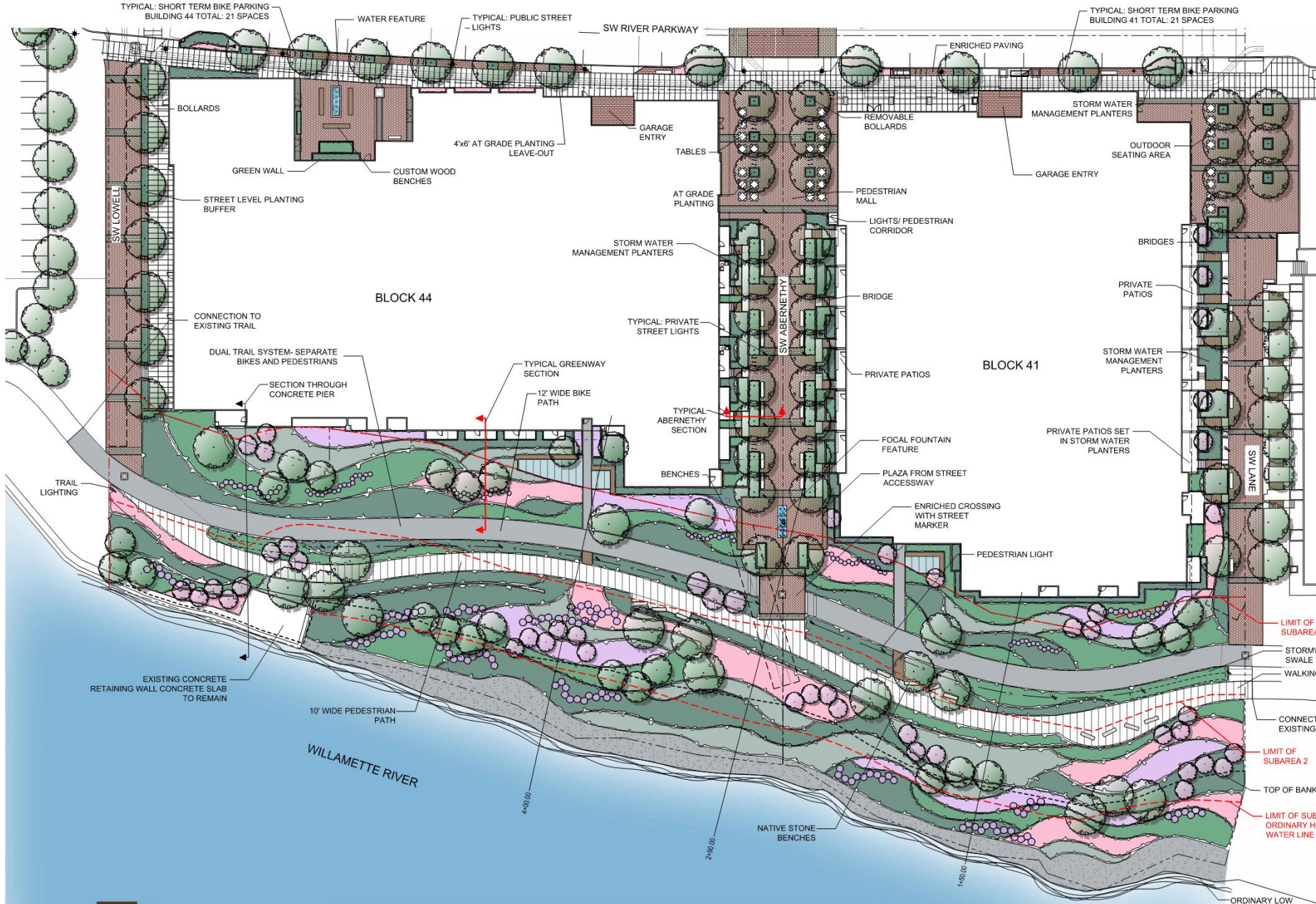
GREENWAY REVIEW # (LU-20-102914 DZM GW) EXHIBIT L.003



LANDSCAPE - GREENWAY PLANTING PLAN- SOUTH

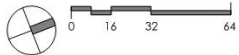
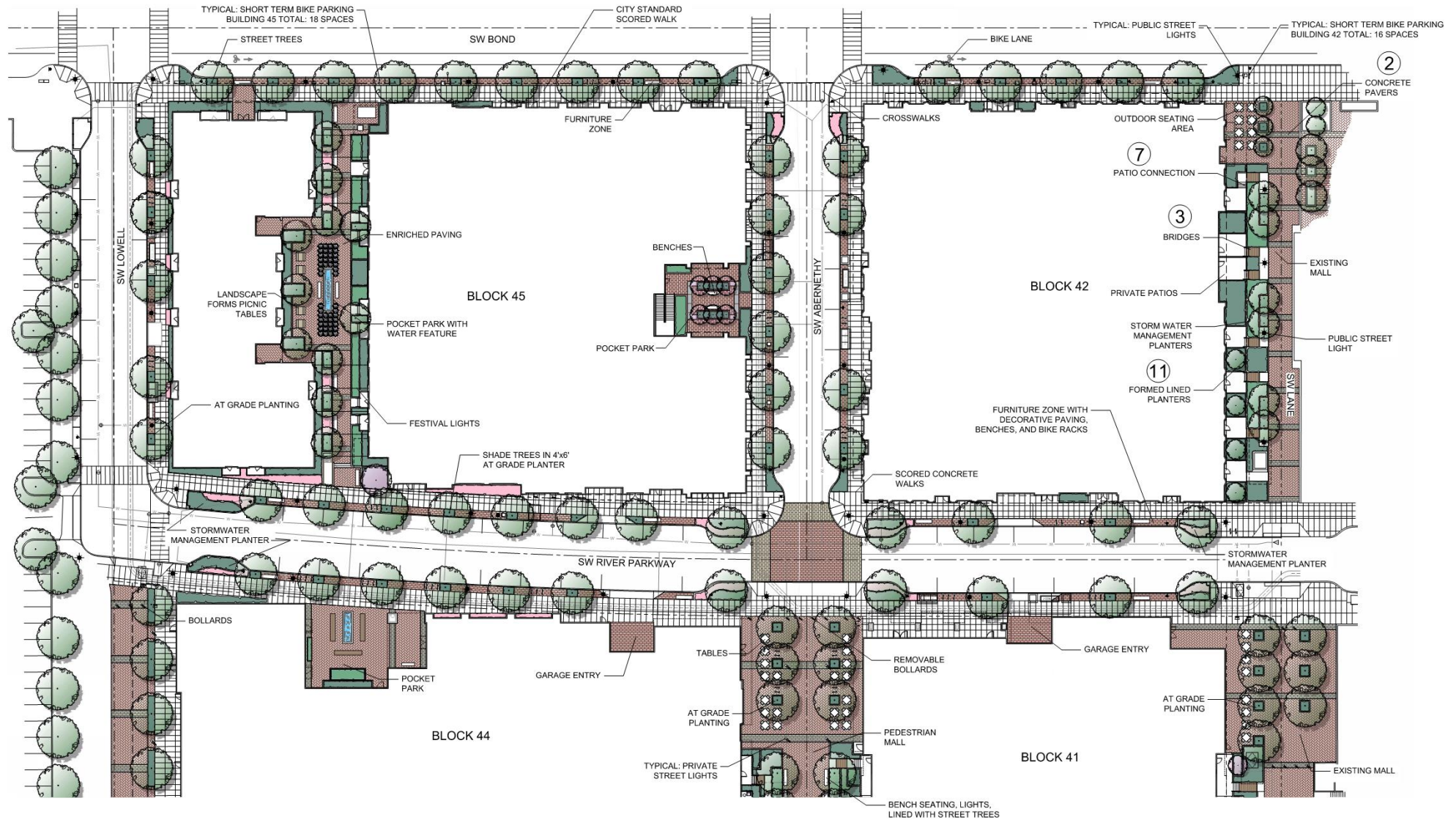
GREENWAY REVIEW # (LU-20-102914 D2M GW) EXHIBIT L.004





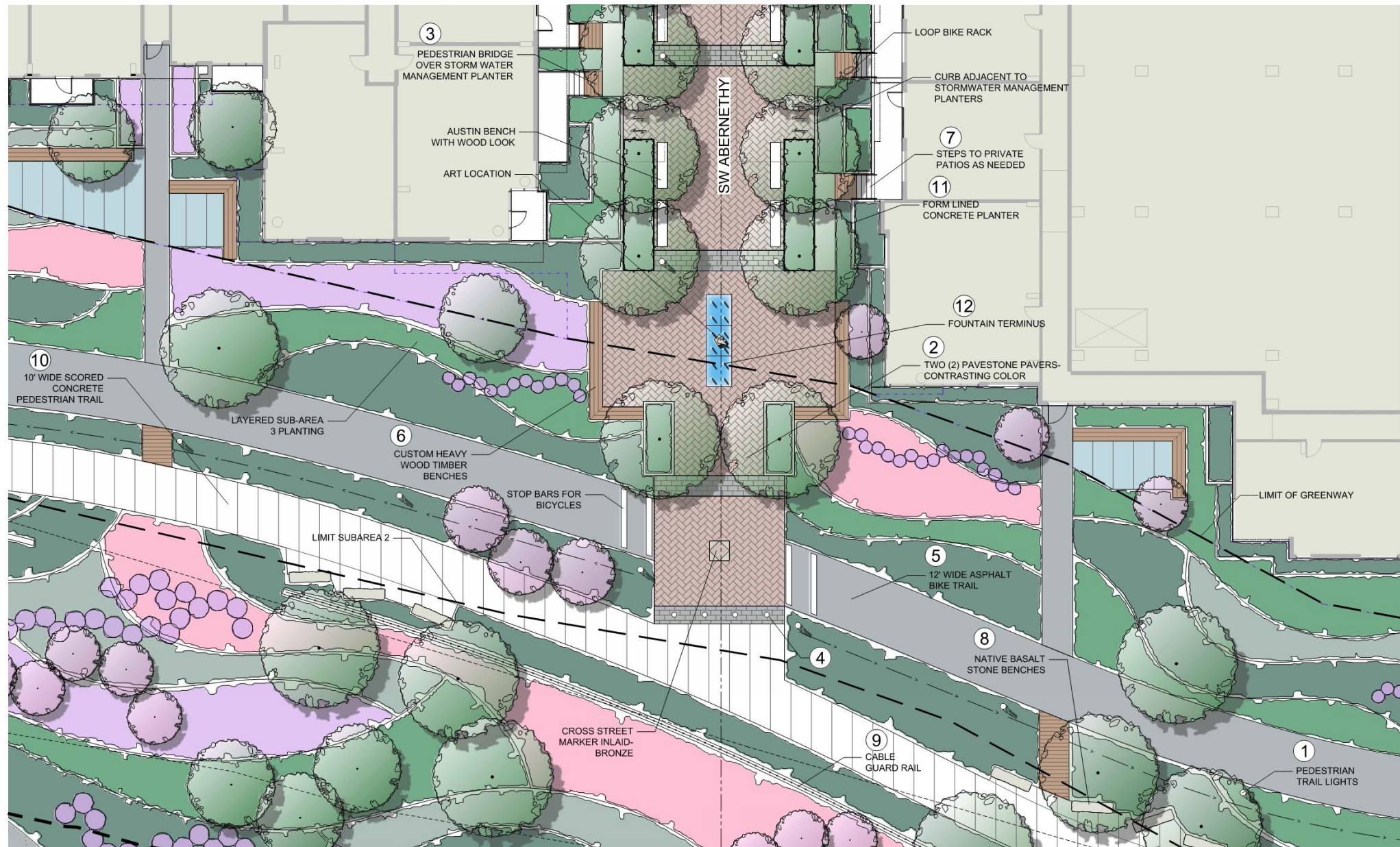
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0 6 12 24



## GREENWAY/ PEDESTRIAN MALL ENLARGEMENT PLAN

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.105

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DECORATIVE  
PEDESTRIAN LIGHT - SELUX RITORNO

①



PEDESTRIAN MALL CONCRETE PAVERS,  
TWO (2) CONTRASTING COLORS

②



WOOD BRIDGES  
OVER RAIN GARDENS

③



FOUND ARTIFACTS- PIER  
POSTS USED AS BOLLARDS

④



12' WIDE ASPHALT  
BIKE TRAIL

⑤



HEAVY TIMBER BENCH- MARITIME  
FEEL

⑥



PATIO CONNECTION  
TO PEDESTRIAN MALL

⑦



NATIVE BASALT STONE BENCH

⑧



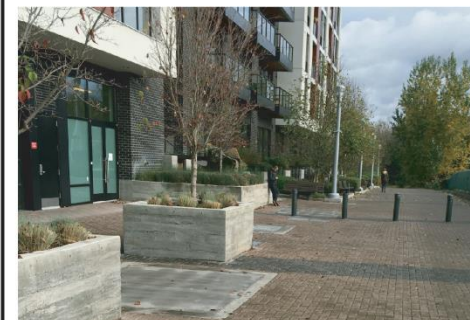
CABLE GUARD RAIL

⑨



10' WIDE SCORED CONCRETE  
PEDESTRIAN TRAIL

⑩



FORM LINED CONCRETE PLANTER

⑪



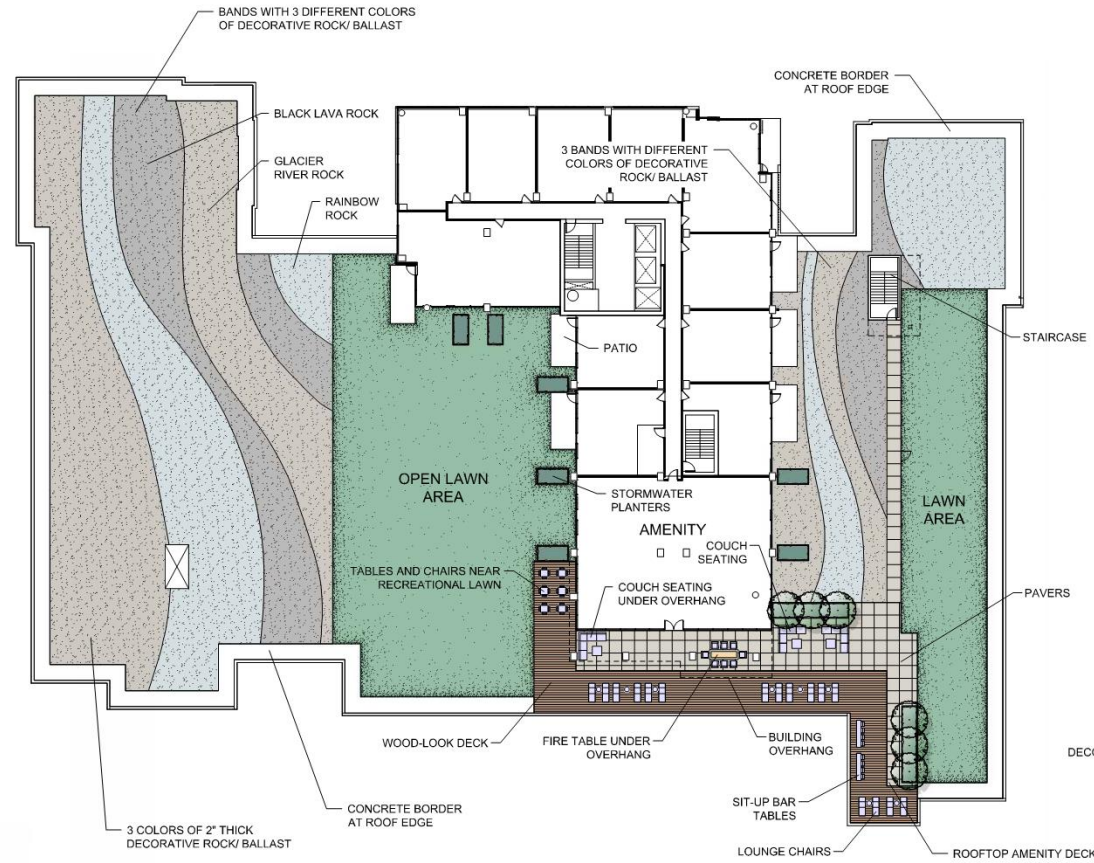
FOUNTAIN AT TERMINUS

⑫

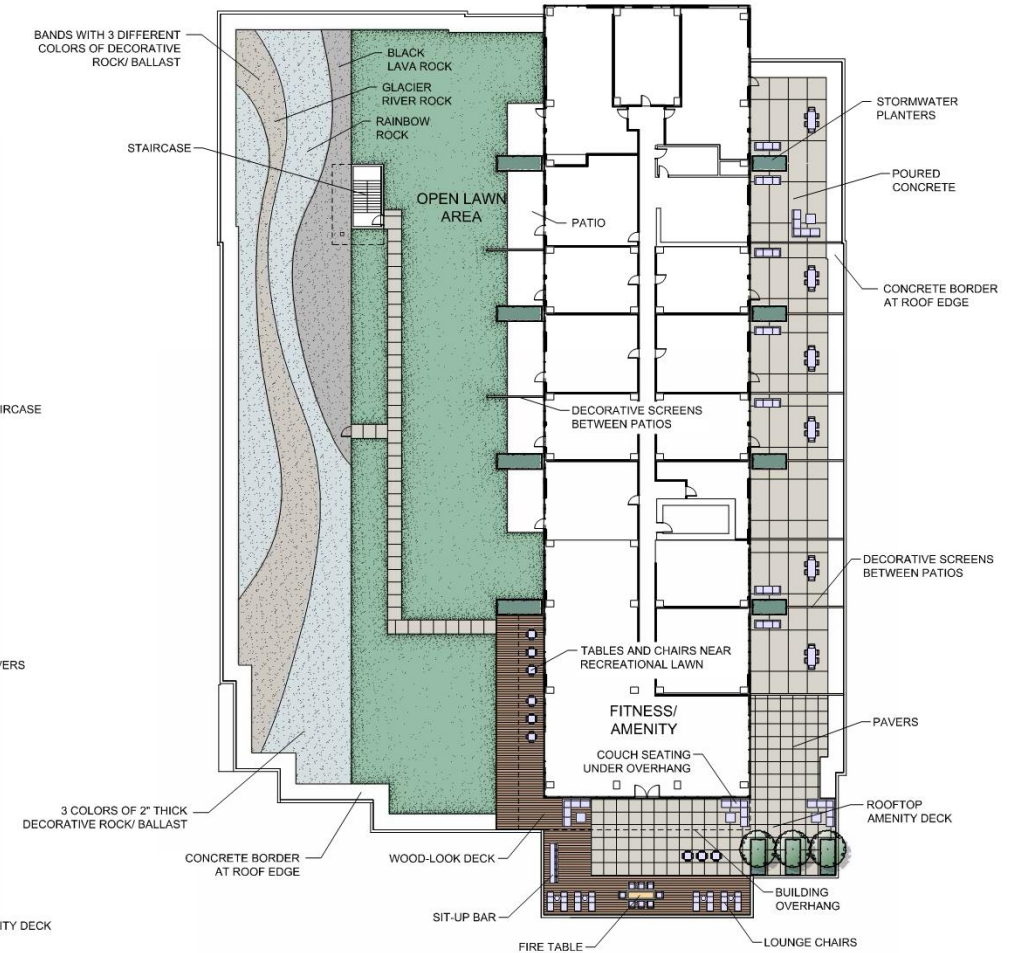
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BUILDING 44



BUILDING 41



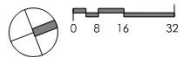
GLACIER RIVER ROCK



BLACK LAVA ROCK

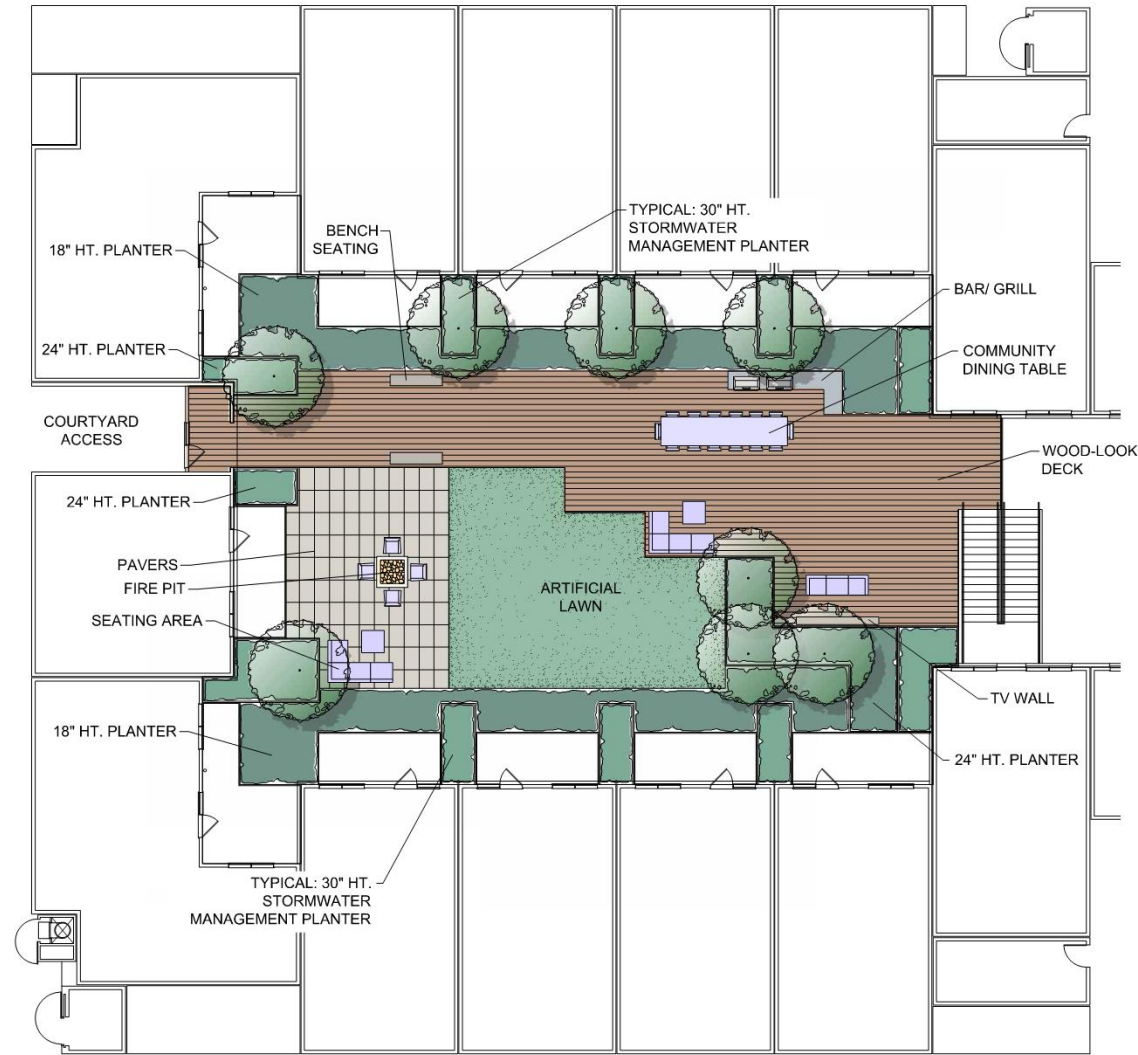


RAINBOW ROCK

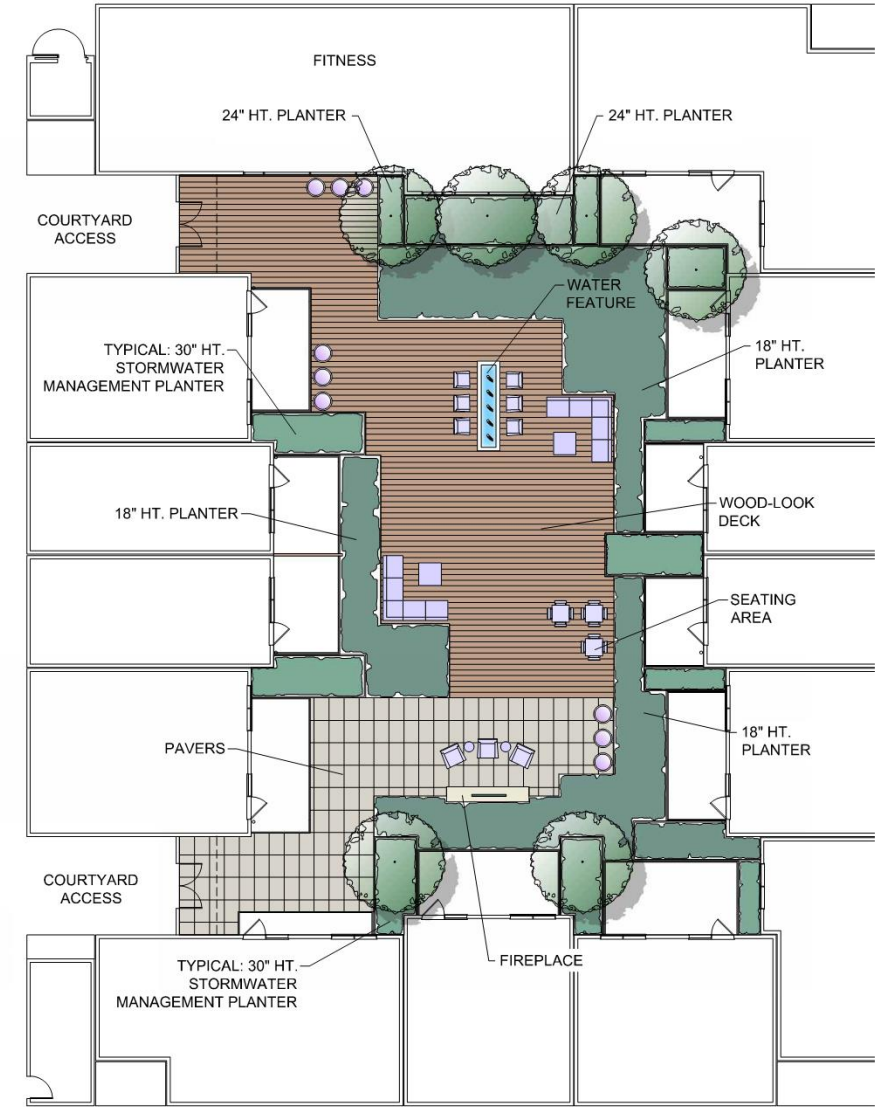


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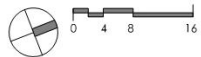
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BUILDING 45



BUILDING 42

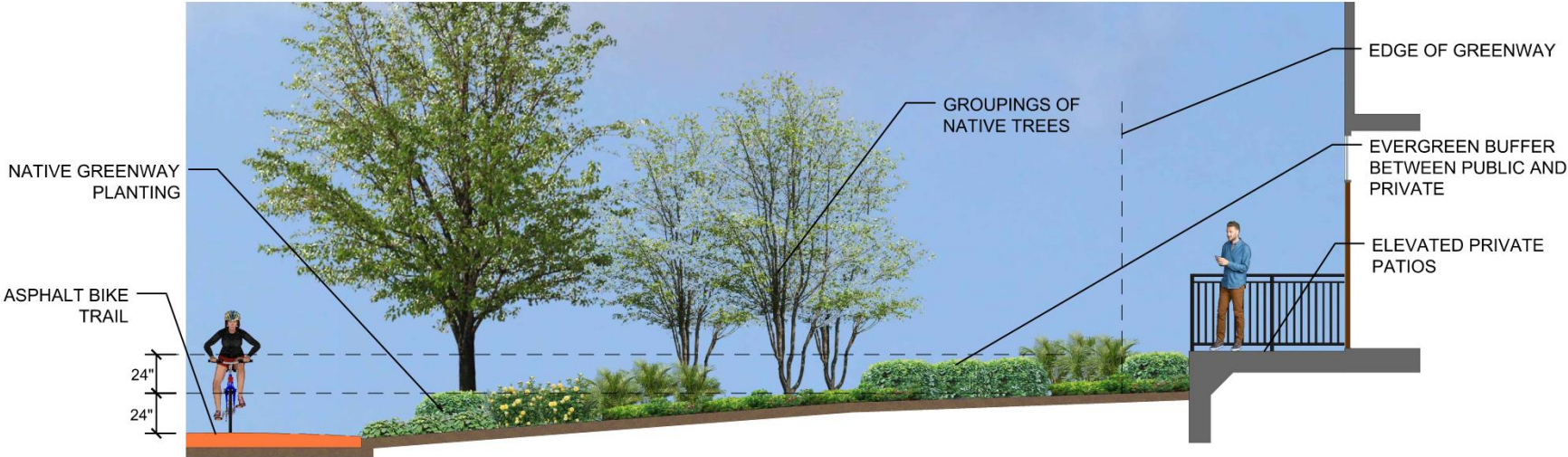


# LANDSCAPE - ROOF TERRACES 42 & 45

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.108

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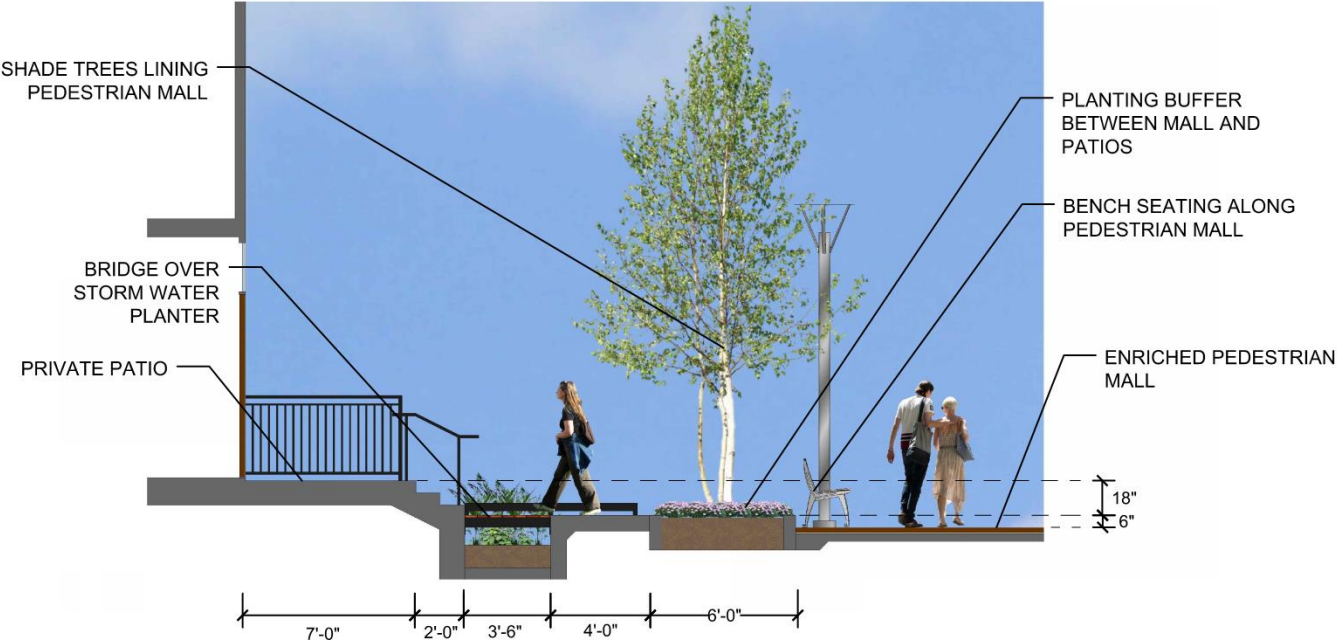


TYPICAL PRIVATE PATIO SECTION AT GREENWAY



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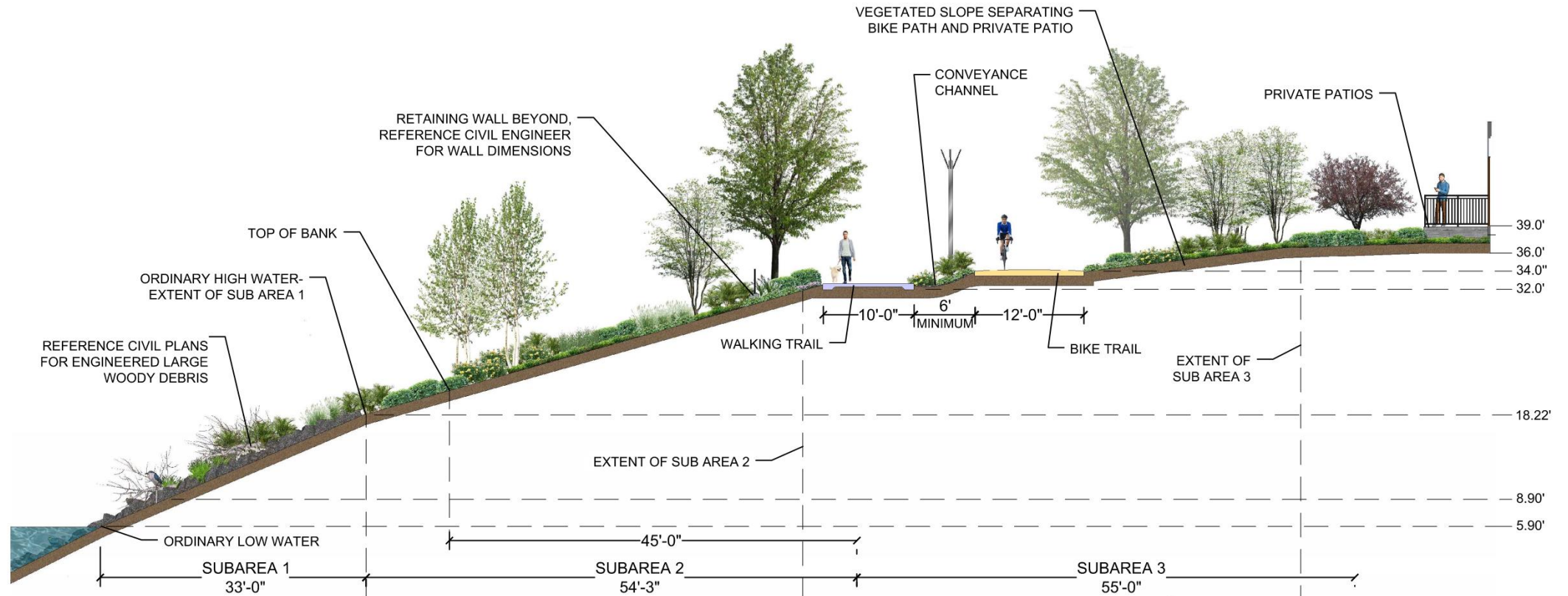


TYPICAL PRIVATE PATIO SECTION AT SW ABERNETHY



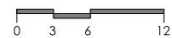
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# GREENWAY PROFILE STA. 4+00

SEE L.001 FOR SECTION LOCATION

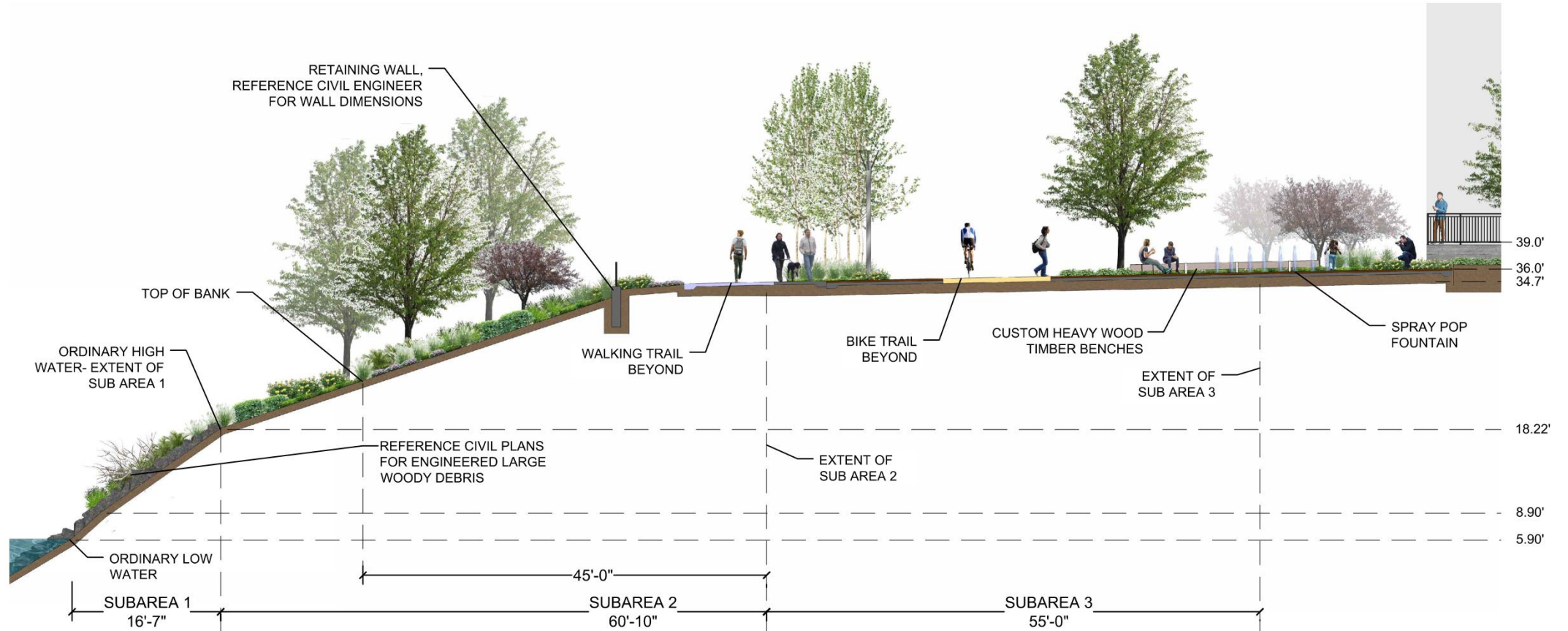


## LANDSCAPE - GREENWAY SECTION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.110

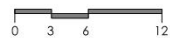
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**GREENWAY PROFILE STA. 2+90**

SEE L.001 FOR SECTION LOCATION

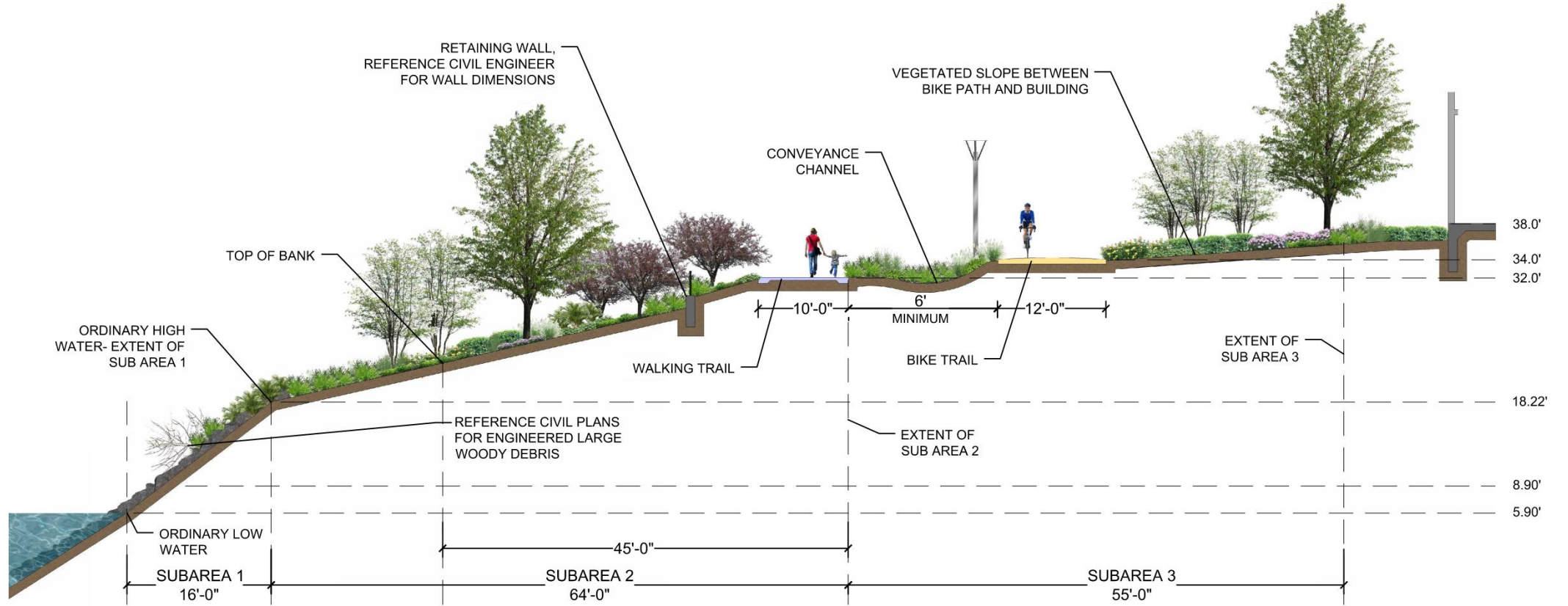


## LANDSCAPE - GREENWAY SECTION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.111

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# GREENWAY PROFILE STA. 1+50

SEE L.001 FOR SECTION  
LOCATION

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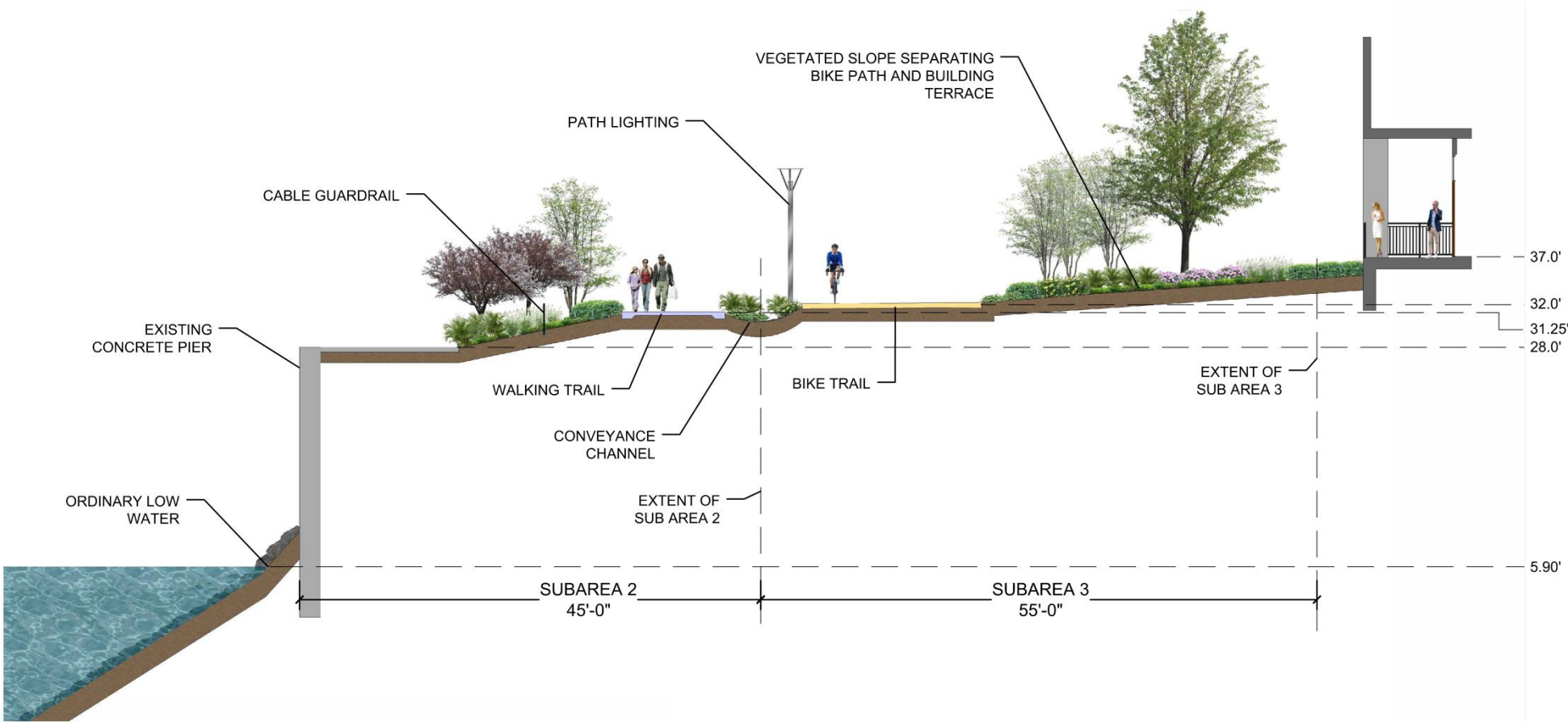


## LANDSCAPE - GREENWAY SECTION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.112

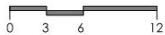
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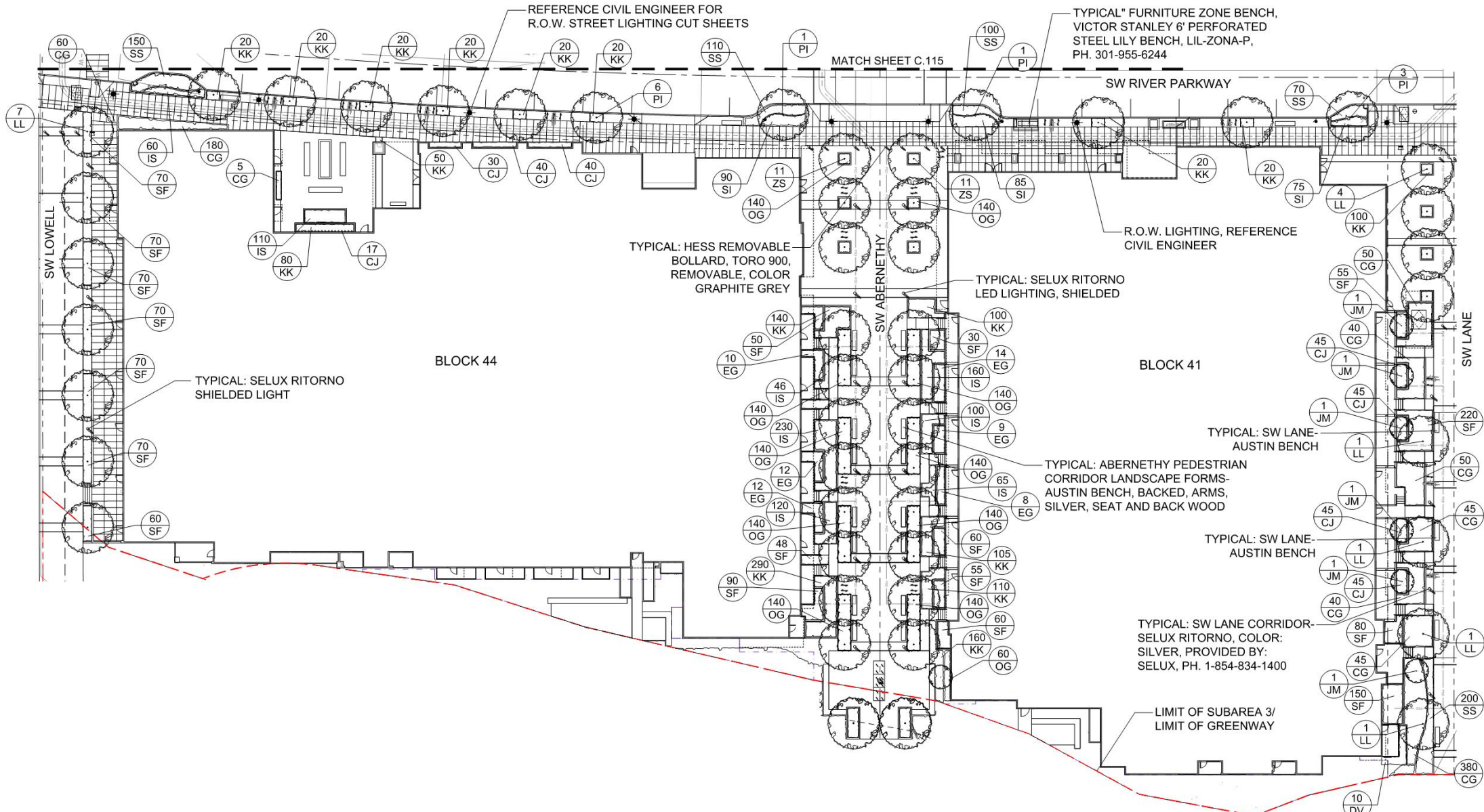
**CONCRETE PIER SECTION**

SEE L.001 FOR SECTION  
LOCATION



**LANDSCAPE - GREENWAY SECTION**

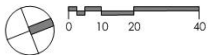
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.113



REFERENCE SHEET C.114b FOR  
PLANT CHART AND PLANT IMAGES

## LANDSCAPE - R.O.W. -PEDESTRIAN MALL/ APPURTENANCES- RIVER BLOCKS- B41 &amp; B44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.114



## LANDSCAPE R.O.W., PEDESTRIAN MALLS, &amp; CITY BLOCKS PLANT LIST IMAGES



*Acer palmatum*  
'Emperor I'



*Betula nigra*  
'Cully'



*Parrotia persica*



*Tilia cordata*  
'Greenspire'



*Zelkova serrata*  
'Village Green'



*Abelia grandiflora*  
'Edward Goucher'



*Buxus sempervirens*  
'Suffruticosa'



*Iris sibirica*



*Trachelospermum*  
*jasminoides*



*Carex obnupta*



*Viburnum davidii*



*Arctostaphylos uva ursi*



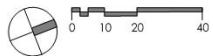
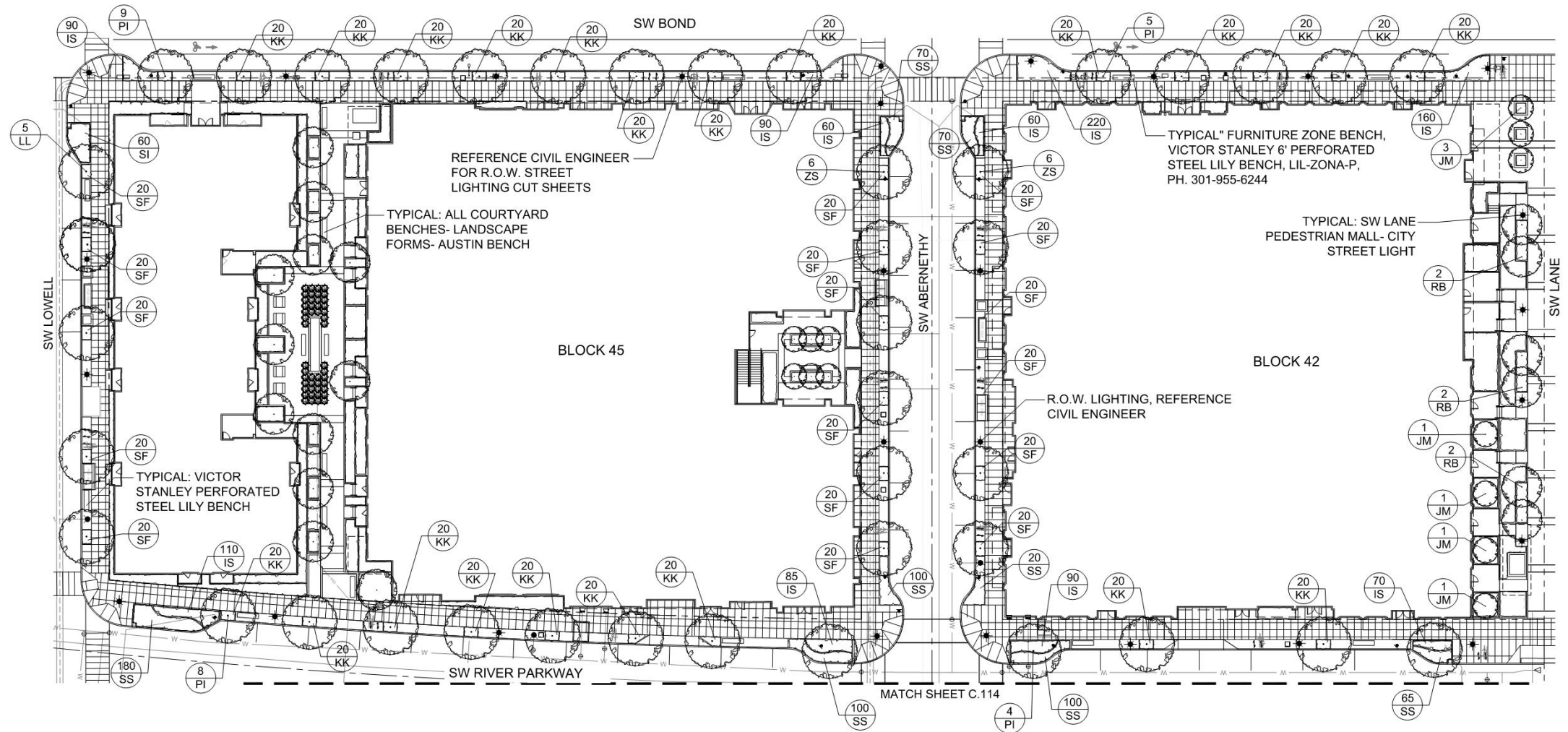
*Mahonia repens*



*Polystichum munitum*

Public R.O.W. - Pedestrian Mall Plant List

Key	Scientific Name	Common Name	SIZE	SPACING
<b>Trees</b>				
RB	<i>Betula nigra</i> 'Cully'	'Heritage' River Birch	3" cal.	Per Plan
PI	<i>Parrotia persica</i>	Persian Ironwood	4" cal.	Per Plan
JM	<i>Acer palmatum</i> 'Emperor 1'	Emperor 1 Japanese Maple	3" cal.	Per Plan
LL	<i>Tilia cordata</i> 'Greenspire'	'Greenspire' Littleleaf Linden	4" cal.	Per Plan
ZS	<i>Zelkova serrata</i> 'Village Green'	'Village Green' Zelkova	4" cal.	Per Plan
<b>Shrubs</b>				
EG	<i>Abelia grandiflora</i>	'Edward Goucher' Abelia	5 gal.	2'-6" o.c.
BW	<i>Buxus sempervirens</i> 'Suffruticosa'	Dwarf English Boxwood	5 gal.	2'-6" o.c.
IS	<i>Iris sibirica</i>	Siberian Iris	1 gal.	12" o.c.
CG	<i>Mahonia repens</i>	Creeping Oregon Grape	1 gal.	12" o.c.
SF	<i>Polystichum munitum</i>	Sword Fern	1 gal.	12" o.c.
DV	<i>Viburnum davidii</i>	David Viburnum	5 gal.	2'-6" o.c.
<b>Ground Cover</b>				
SS	<i>Carex obnupta</i>	Slough Sedge	1 gal.	12" o.c.
KK	<i>Arctostaphylos uva ursi</i>	Kinnikinnick	1 gal.	12" o.c.
CJ	<i>Trachelospermum jasminoides</i>	Confederate Jasmine	1 gal.	12" o.c.



REFERENCE SHEET C.115b FOR  
PLANT CHART AND PLANT IMAGES

# LANDSCAPE - R.O.W. PLANTING - CITY BLOCKS- B42 & B45

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.115

## LANDSCAPE R.O.W., PEDESTRIAN MALLS, &amp; CITY BLOCKS PLANT LIST IMAGES



*Acer palmatum*  
'Emperor I'



*Betula nigra*  
'Cully'



*Parrotia persica*



*Tilia cordata*  
'Greenspire'



*Zelkova serrata*  
'Village Green'



*Abelia grandiflora*  
'Edward Goucher'



*Buxus sempervirens*  
'Suffruticosa'



*Iris sibirica*



*Trachelospermum*  
jasminoides



*Carex obnupta*



*Viburnum davidii*



*Arctostaphylos uva ursi*



*Mahonia repens*

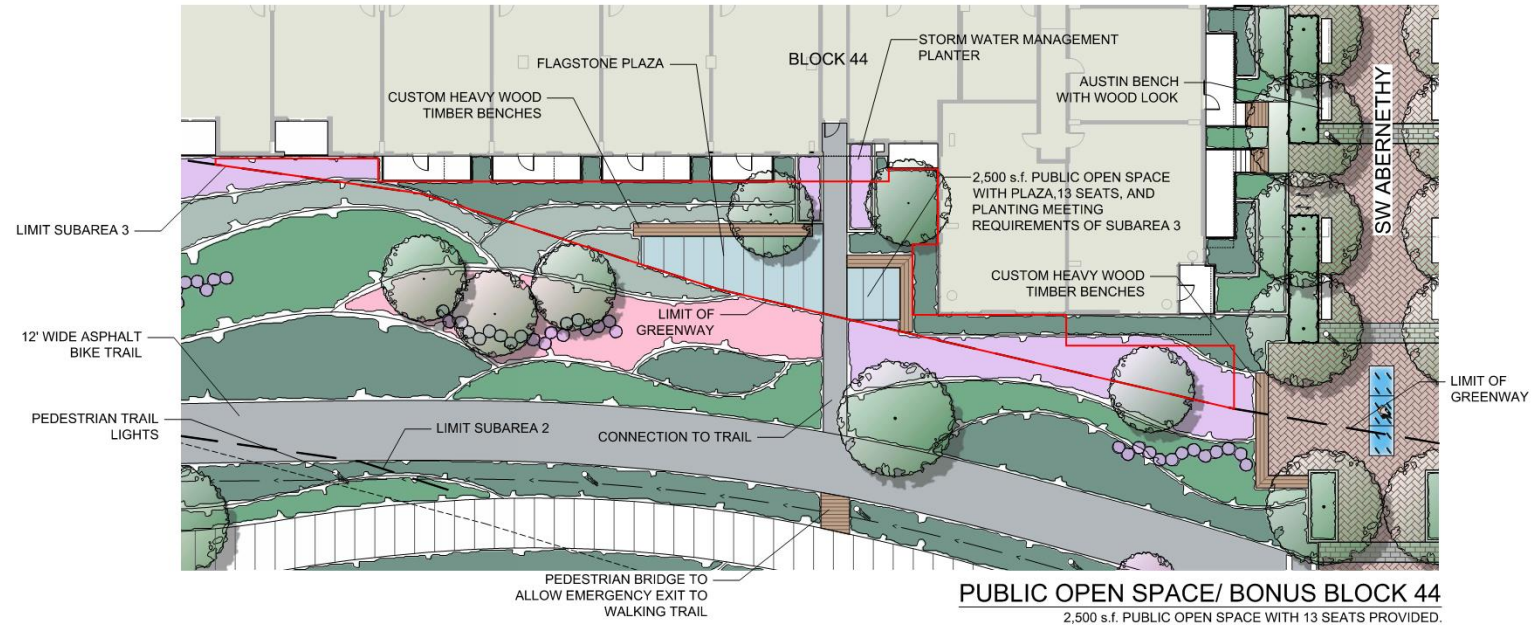


*Polystichum munitum*

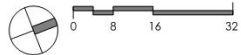
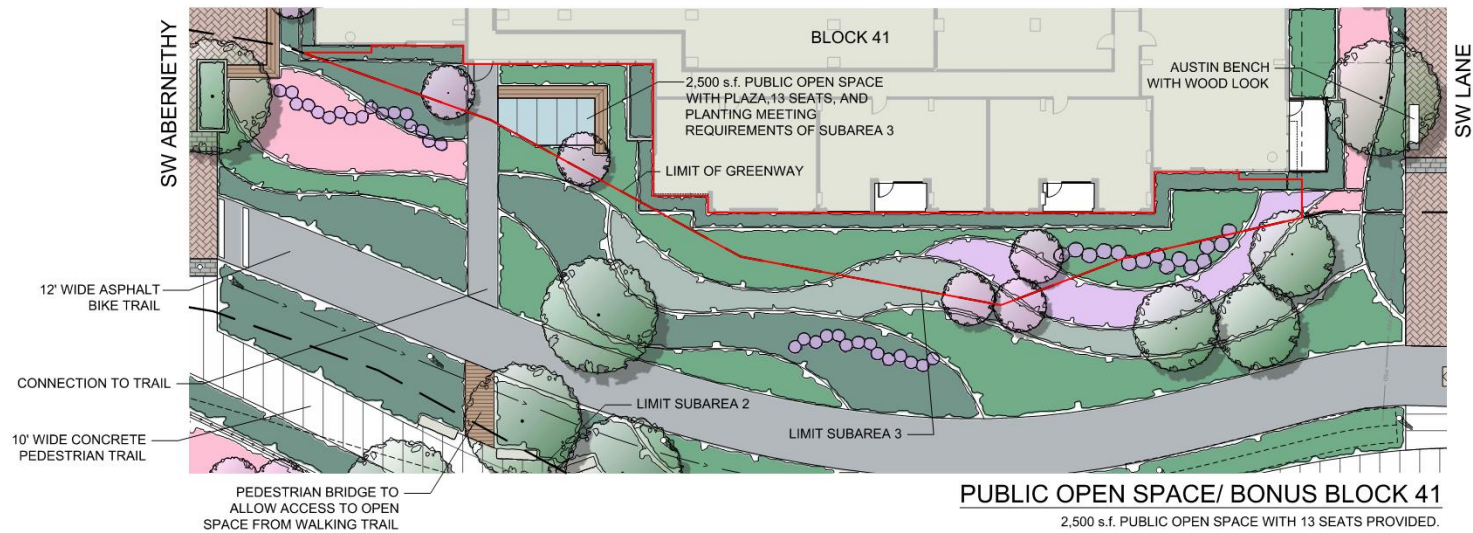
Public R.O.W. - Pedestrian Mall Plant List

Key	Scientific Name	Common Name	SIZE	SPACING
<b>Trees</b>				
RB	<i>Betula nigra</i> 'Cully'	'Heritage' River Birch	3" cal.	Per Plan
PI	<i>Parrotia persica</i>	Persian Ironwood	4" cal.	Per Plan
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LL	<i>Tilia cordata</i> 'Greenspire'	'Greenspire' Littleleaf Linden	4" cal.	Per Plan
ZS	<i>Zelkova serrata</i> 'Village Green'	'Village Green' Zelkova	4" cal.	Per Plan
<b>Shrubs</b>				
EG	<i>Abelia grandiflora</i>	'Edward Goucher' Abelia	5 gal.	2'-6" o.c.
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CG	<i>Mahonia repens</i>	Creeping Oregon Grape	1 gal.	12" o.c.
SF	<i>Polystichum munitum</i>	Sword Fern	1 gal.	12" o.c.
DV	<i>Viburnum davidii</i>	David Viburnum	5 gal.	2'-6" o.c.
<b>Ground Cover</b>				
SS	<i>Carex obnupta</i>	Slough Sedge	1 gal.	12" o.c.
KK	<i>Arctostaphylos uva ursi</i>	Kinnikinnick	1 gal.	12" o.c.
CJ	<i>Trachelospermum jasminoides</i>	Confederate Jasmine	1 gal.	12" o.c.

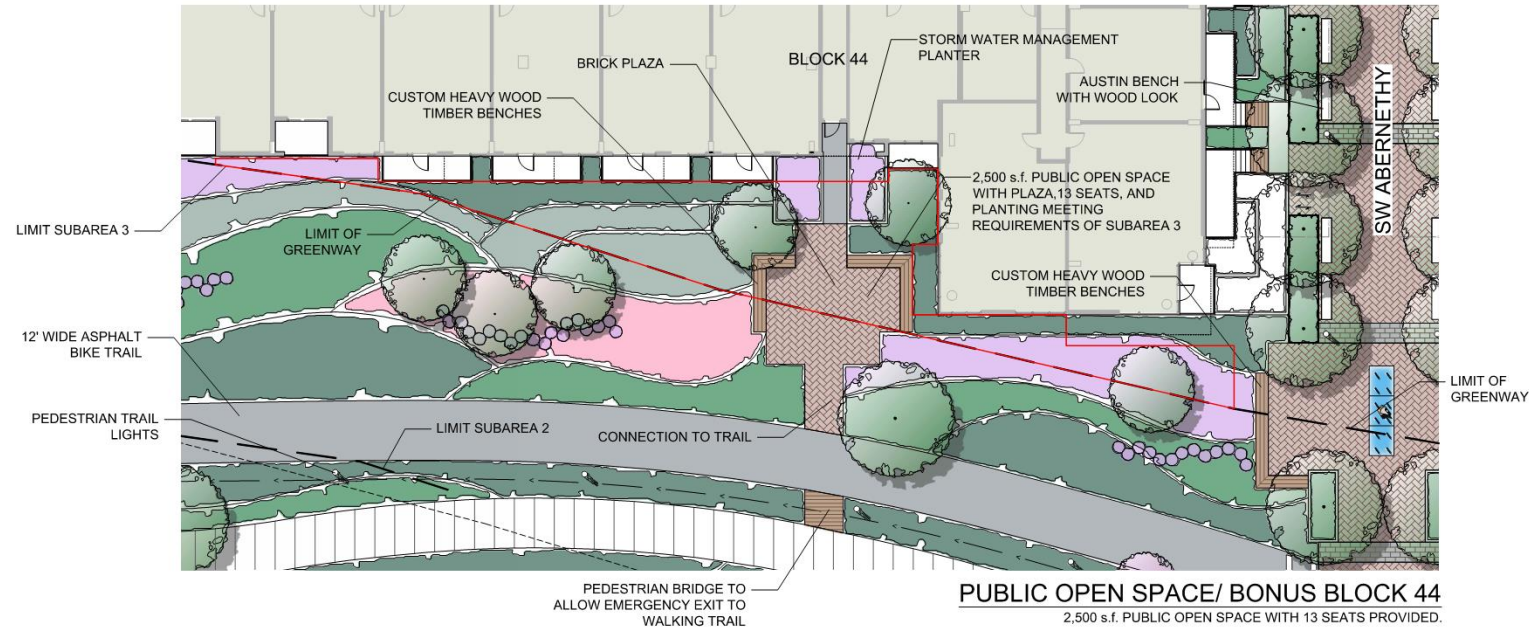
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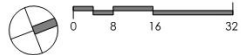
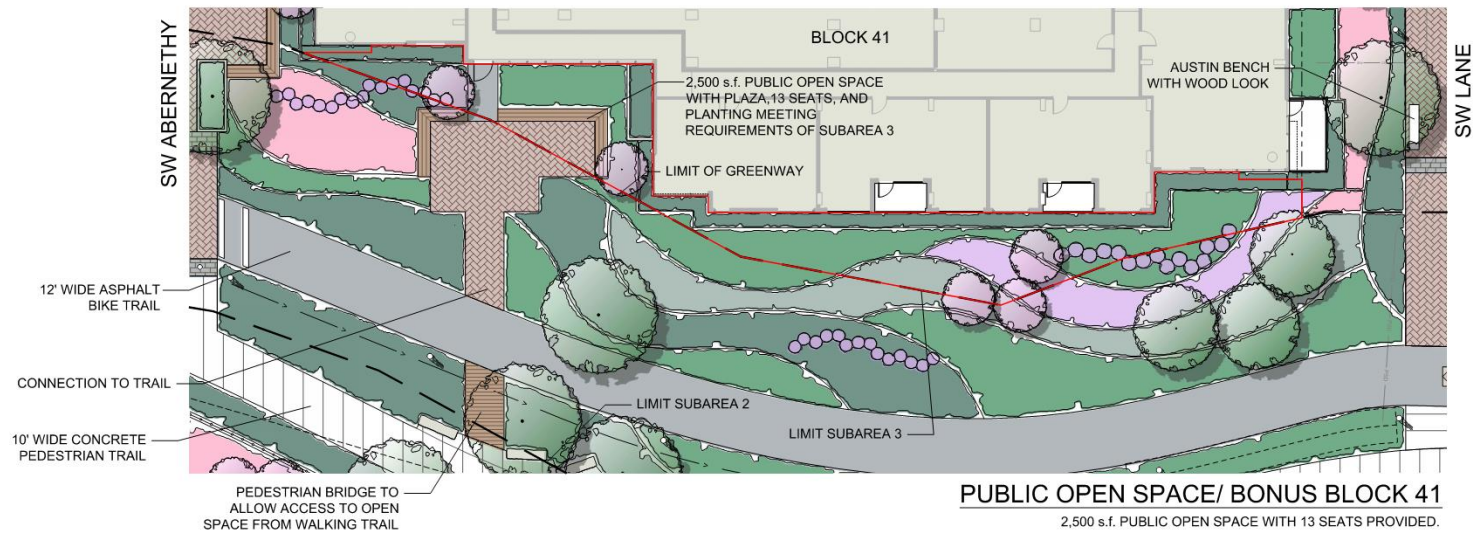
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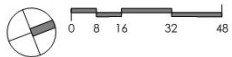
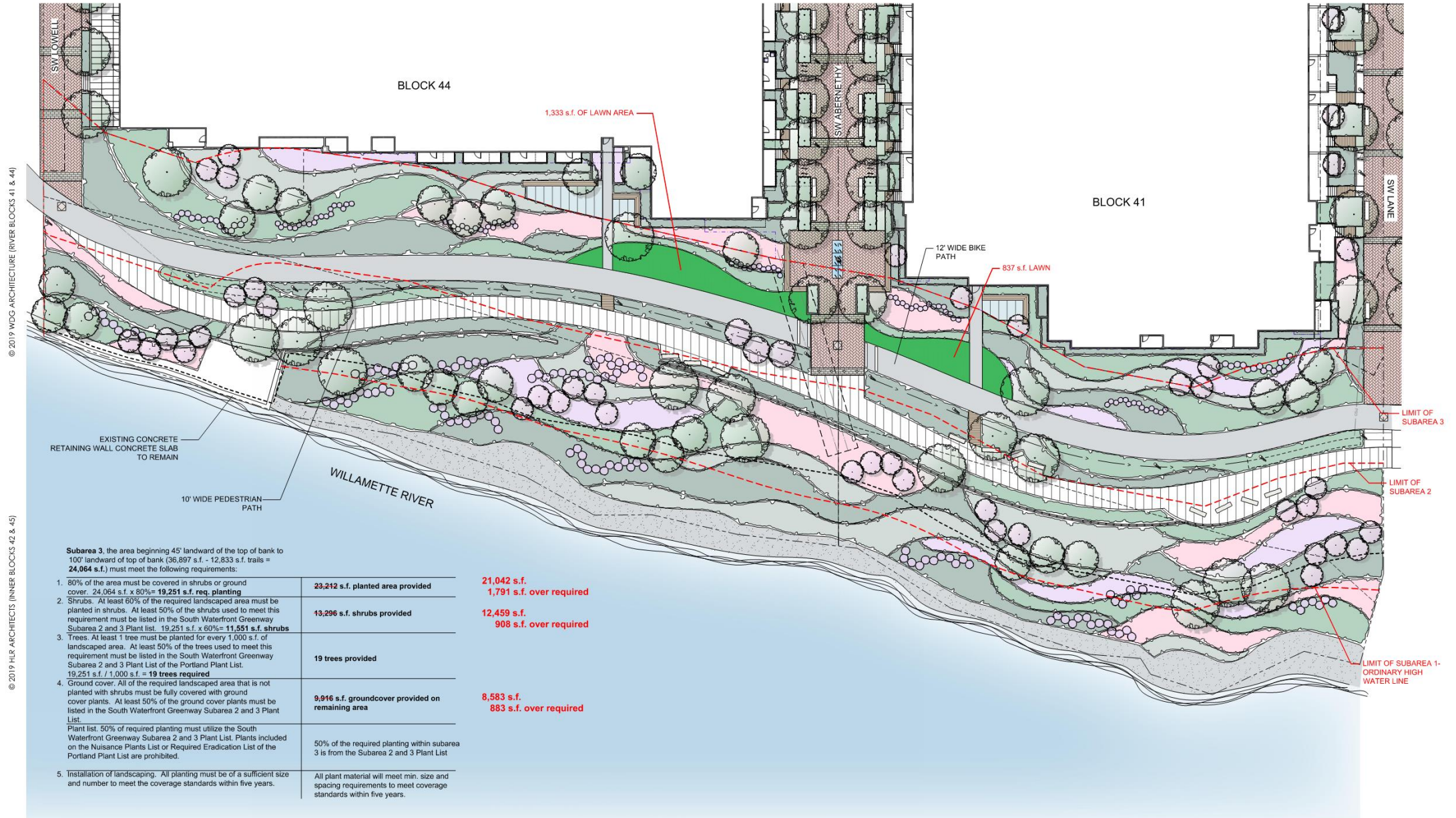


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## LANDSCAPE - LAWN EXHIBIT - B41 & B44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.117





DR1



REVISED

