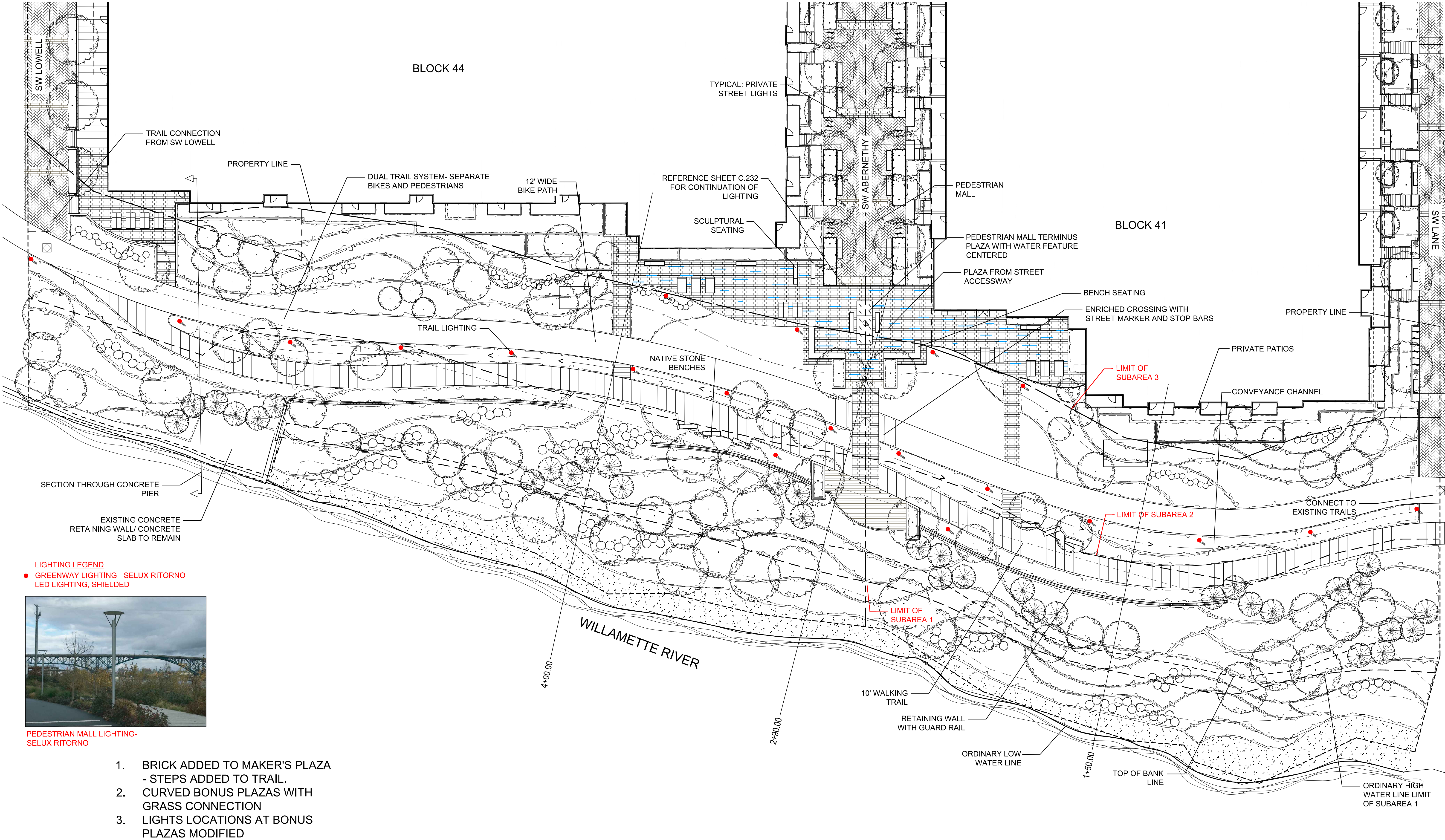


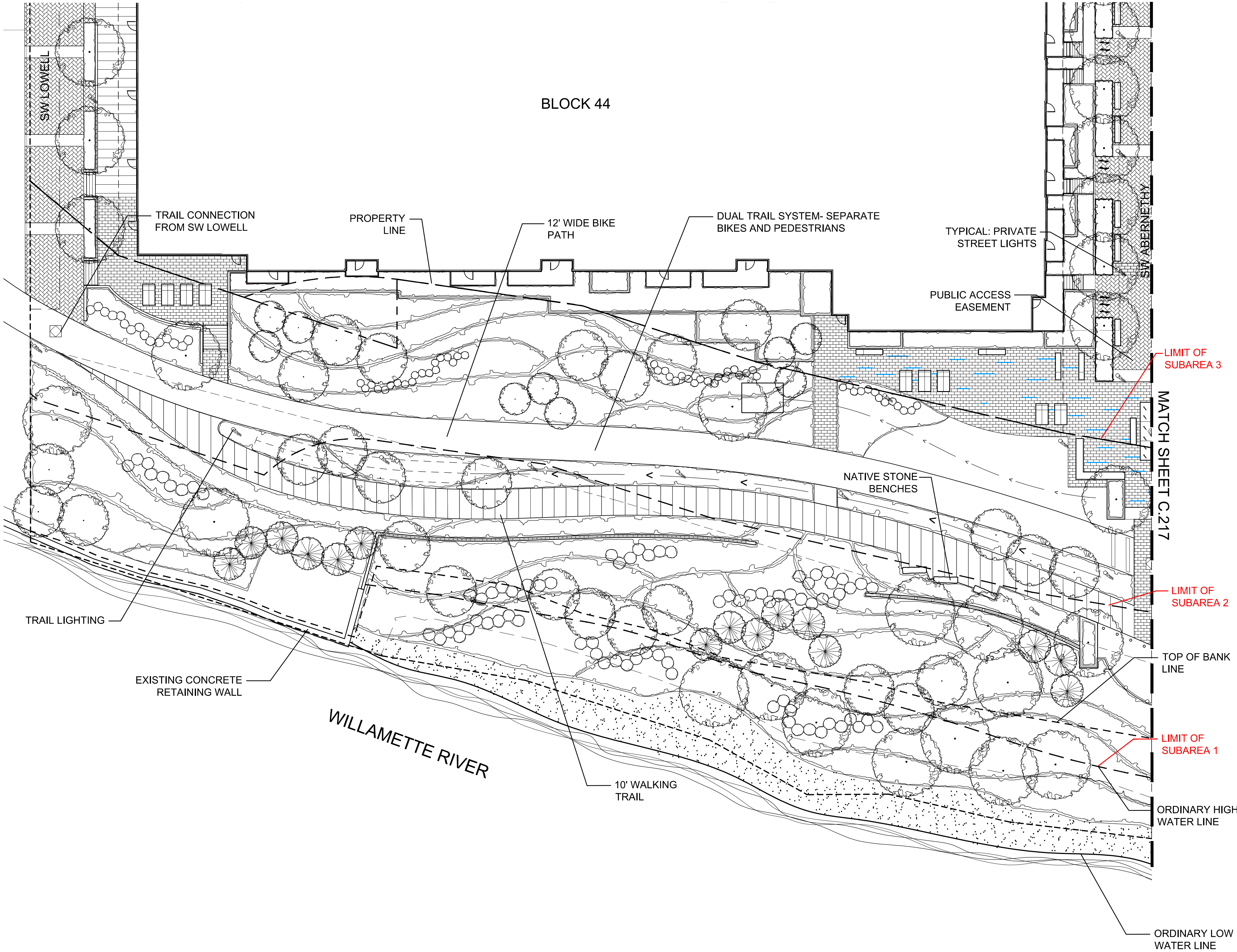


AM Blocks Narrative regarding fourteen (14) drawings attached being modified with date 9-22-2020. These sheets are being modified to allow curvilinear Abernethy landward bonus plazas with expanded lawn that flows up to meet bonus plazas providing more welcoming spaces from the trails that are easily accessed by pedestrians. Reference drawing C.216 Subarea 3 that indicates that 80% of Subarea 3 is still being provided as required, that 60% of required landscape is planted in shrubs, and revised tabulation is provided for ground cover. These calculations are over minimum required. Exhibit C.219 indicates that to provide shrubs over required, some ground cover was reduced and some shrubs were increased. These two (2) above mentioned drawings can be compared to same drawings dated 6-22-2020. Drawing C.218 indicates that trees remain unchanged – this drawing has been re-submitted as Bonus area and maker's plaza have changed.

Several changes have been made to the Maker's Plaza. A set of steps to the east of the plaza provides direct connection to the trails. The Maker's plaza is all brick, including steps, and the low planter to the north of the plaza has been deleted. The grades to the east of the plaza have been adjusted so there is no longer a need for a guardrail providing a more open and welcoming plaza. In addition, the type of furniture has been changed to lounge chairs inviting public use.

Remainder of drawings attached required changes due to the two main improvements documented above.





- 1. BRICK ADDED TO MAKER'S PLAZA - STEPS ADDED TO TRAIL.
- 2. CURVED BONUS PLAZAS WITH GRASS CONNECTION
- 3. CHART MODIFIED

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
Subarea 1 , the area beginning 3 feet above the ordinary low water line to the high water line (12,801 s.f.) must meet the following requirements:	
1. 80% of the area must be covered in shrubs or ground cover. 12,801 s.f. x 80%= 10,241 s.f. req. planting	10,996 s.f. planted area provided
2. Shrubs. At least 80% of the required planting must be planted in shrubs; 10,241 s.f. x 80% = 8,193 s.f. req. shrubs	10,076 s.f. shrubs provided
3. Trees. Trees are not required, but are allowed	10 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	890 s.f. ground cover provided on remaining area
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.

Subarea 2 , 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%= 25,557 s.f. req. planting	26,370 s.f. planted area provided
2. Shrubs. At least 80% of the required landscaped area must be planted in shrubs. 25,565 s.f. x 80%= 20,446 s.f. req. shrubs	23,060 s.f. shrubs provided
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. = 63 trees.	67 trees provided
4. Ground cover. All of the required landscaped area that is not planted with shrubs must be fully covered with ground cover plants	3,310 s.f. ground cover provided on remaining area.
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 planted.	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.

Subarea 3 , the area beginning 45' landward of the top of bank to 100' landward of top of bank (36,897 s.f. - 13,470 s.f. trails = 23,427 s.f.) must meet the following requirements:	
1. 80% of the area must be covered in shrubs or ground cover. 23,427 s.f. x 80%= 18,742 s.f. req. planting	20,627 s.f. planted area provided 18,926 sf (excluding lawn)
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%= 11,245 s.f. shrubs	12,447 s.f. shrubs provided 11,866 sf
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. 18,742 s.f. / 1,000 s.f. = 19 trees required	27 trees provided
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.	0,100 s.f. groundcover provided on remaining area 7,060 sf
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.