



November 11, 2021

Julie Livingston, Chair  
Portland Design Commission  
1900 SW Fourth Avenue  
Portland, OR 97201

**Subject: OPB Nonconforming Upgrades  
LU 21-012886 DZM GW**

Dear Ms. Livingston,

This letter is provided on behalf of OPB (applicant) to address comments from the City of Portland (City) Design Commission made during the first evidentiary hearing on November 4, 2021 regarding the OPB Nonconforming Upgrades project (LU 21-012886 DZM GW). The provided comments were specific to two aspects of the applicant's proposal:

- Barbed wire proposed above a new six foot wood fence located along the frontage of South Nevada Street; and
- Revisions to condition of approval "C" as proposed by City staff to allow for greater flexibility in the implementation of public artwork or permanent signage relevant to the Macadam Greenway context.

In response to concerns about the proposed barbed wire and its aesthetic impact to an identified view corridor (South Nevada Street) and the pedestrian entrance to Willamette Park, the applicant has revised the proposed six foot wood fence in this location to instead include lower profile anti-climb security spikes. The proposed security spikes will be approximately two inches high and will be mounted on the inside (satellite dish side) of the top rail of the fence, with the spikes pointing upward. These security spikes will serve as a necessary security measure that will prevent unauthorized entrance to the satellite dish area. As noted during the hearing, these satellite dishes and associated equipment not only support OPB's radio broadcasting services, but also support the emergency notification system for the State of Oregon. A sample of the proposed security spikes are shown on Sheet L3.0 of the revised plan set (attached), and a rendering of this portion of the OPB site, including the proposed spikes, is shown on Sheet L3.5. As noted in the construction notes on Sheet L3.0, the applicant may install an approved equal product depending on product availability at the time of construction, which allows for the security spikes to be custom fabricated or obtained from an alternate manufacturer if necessary.

In addition, the applicant has provided proposed revised language for condition of approval "C" as originally proposed in the staff report and recommendation to the Design Commission, dated October 25, 2021. As noted during the hearing, additional flexibility should be provided with this condition of approval to avoid restricting or limiting possible public art or sign installations. The applicant's proposed revised language is included below, which provides the applicant with additional flexibility in design and implementation of possible public art or historical context signage:

**C. Within two years of final approval of this land use review, the property owner shall either:**

- (1) Install permanent signage relevant to the Macadam Greenway context in proximity to or on the proposed fence where it is parallel to South Nevada street; or**
- (2) Work with the Regional Arts and Culture Council (RACC) to develop public art to be mounted or painted on the portion of the proposed fence where it is parallel to South Nevada Street and within three feet of the adjacent sidewalk. Flexibility in design and configuration of the public art is encouraged, but the public art should be at least 50 percent of the area of the fence where it is parallel to South Nevada Street and within three feet of the adjacent sidewalk.**

If you have any questions regarding the proposed alterations to the site plan and condition of approval language, please do not hesitate to contact me at (971) 229-8318 or at [mrobinson@dowl.com](mailto:mrobinson@dowl.com).

Sincerely,



Matthew Robinson  
Associate Planner

cc: Hannah Bryant, BDS (via email)  
Read Stapleton, DOWL (via email)  
Kyle Davis, OPB (via email)  
Dana Krawczuk, Stoel Rives (via email)

Attachment(s):

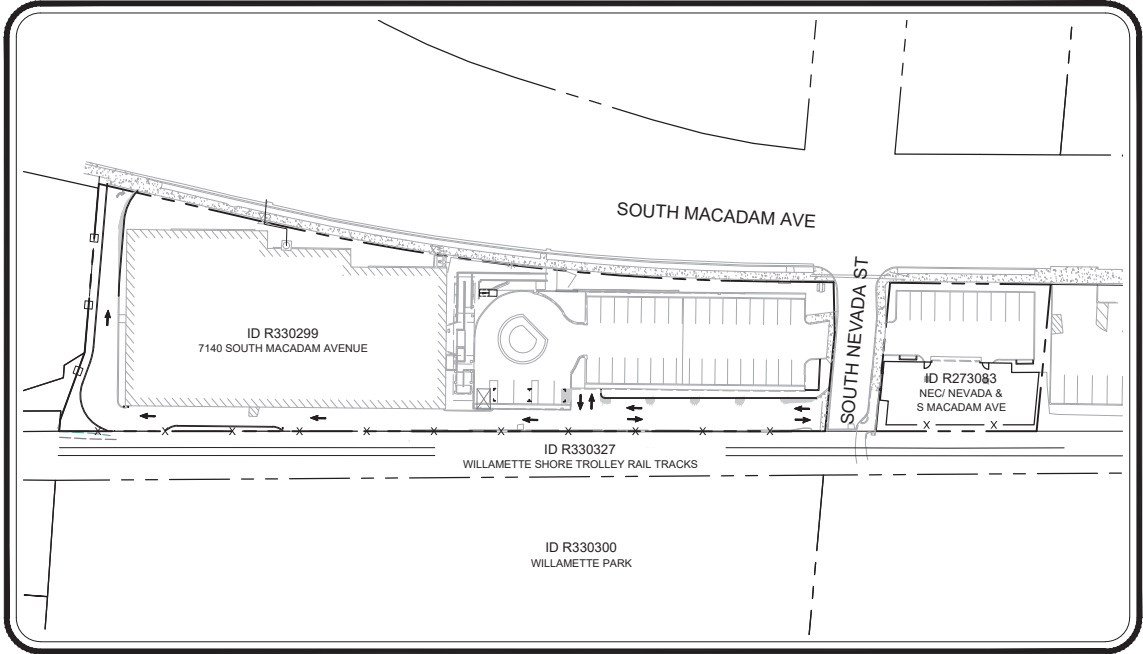
1. OPB Nonconforming Upgrades Plan Set (Updated, 11-11-2021)

# OPB - MACADAM AVE NONCONFORMING UPGRADES

PREPARED FOR OREGON PUBLIC BROADCASTING  
7140 SOUTH MACADAM AVENUE  
PORTLAND, OR 97219



VICINITY MAP  
SCALE: NTS



SITE PLAN  
SCALE 1" = 60'

SHEET INDEX

L1.0	COVER SHEET
L2.0	EXISTING CONDITIONS AND DEMO PLAN
L2.5	CONSTRUCTION MANAGEMENT PLAN
L3.0	SITE / LANDSCAPE PLAN
L3.1	PLANT MATERIALS LEGEND AND DETAILS
L3.5	FENCE AND ART MURAL RENDERING

PROJECT TEAM

<b>OWNER</b>	<b>PLANNER</b>	<b>LANDSCAPE ARCHITECT</b>
OREGON PUBLIC BROADCASTING	DOWL LLC	DOWL LLC
7140 SOUTH MACADAM AVE	720 SW WASHINGTON STREET, SUITE 750	720 SW WASHINGTON STREET, SUITE 750
PORTLAND, OR 97219	PORTLAND, OR 97205	PORTLAND, OR 97205
ATTN: KYLE DAVIS	ATTN: READ STAPLETON, AICP	ATTN: WAYNE IAZZETTI, RLA
PHONE: (503)293-1999	PHONE: (971)280-8641	PHONE: (971)280-8641

REVISIONS		DESCRIPTION	DATE	BY
REV				

FOR REVIEW ONLY

**DOWL**  
www.dowl.com

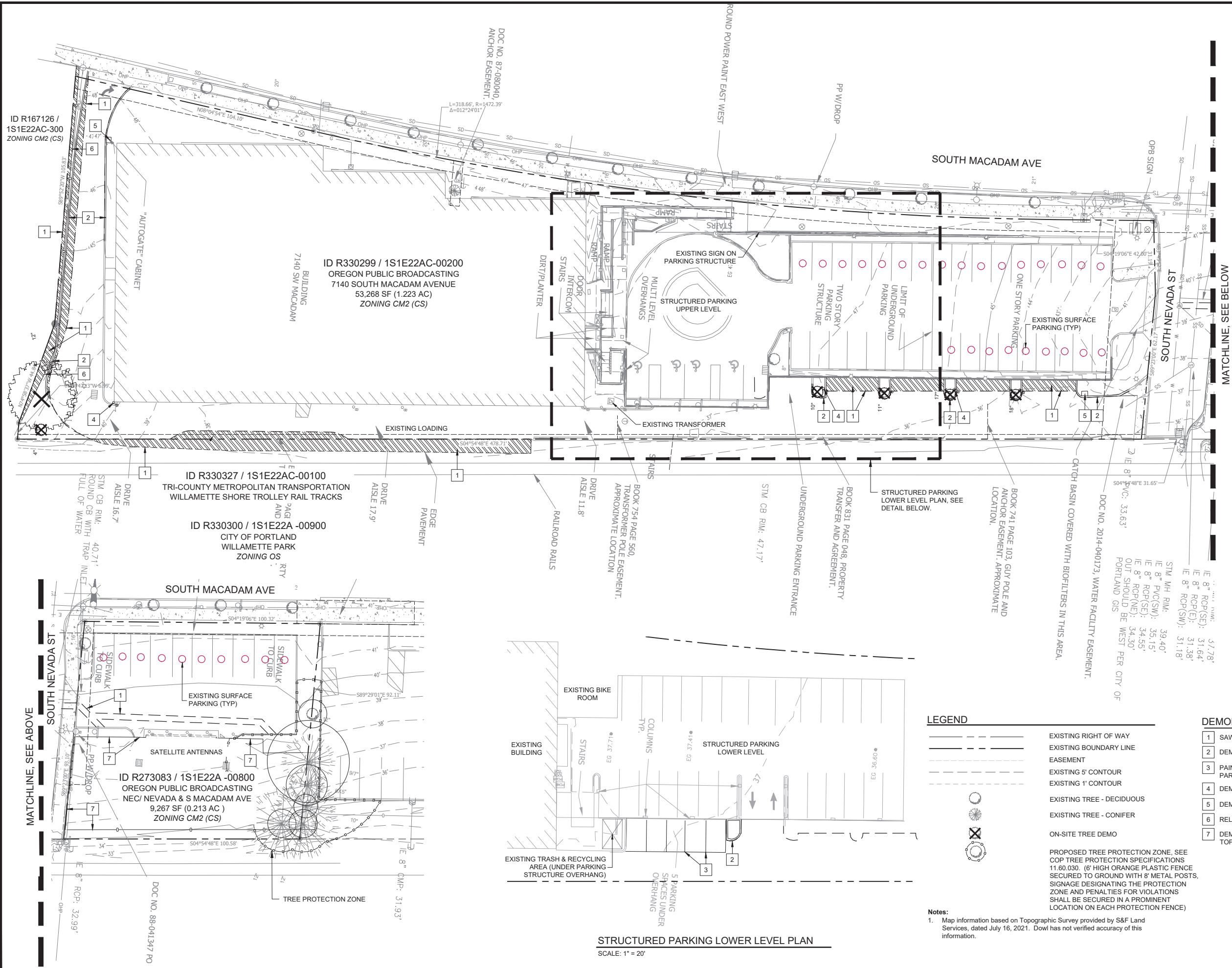
720 SW Washington Street, #750  
Portland, Oregon 97205  
971-280-8641

OPB - MACADAM AVENUE NONCONFORMING UPGRADES  
PORTLAND, OR  
COVER SHEET

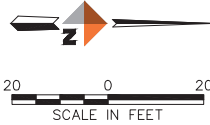
LOCATED IN THE NORTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 01 SOUTH, RANGE 01 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PROJECT	14545.01
DATE	11/09/2021
©DOWL 2019	
SHEET	
L1.0	

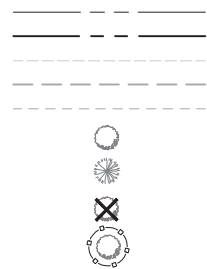
\\blh-fsbl-projects\2214545-01\65CAD\landscape\_DD\SC-LS-EX-OPB\_NCU.dwg PLOT DATE 2021-11-9 09:52 SAVED DATE 2021-10-14 18:10 USER: wiazzeiti



MATCHLINE, SEE BELOW



#### LEGEND



EXISTING RIGHT OF WAY  
EXISTING BOUNDARY LINE  
EASEMENT  
EXISTING 5' CONTOUR  
EXISTING 1' CONTOUR  
EXISTING TREE - DECIDUOUS  
EXISTING TREE - CONIFER  
ON-SITE TREE DEMO

PROPOSED TREE PROTECTION ZONE, SEE COP TREE PROTECTION SPECIFICATIONS 11.60.030. (6' HIGH ORANGE PLASTIC FENCE SECURED TO GROUND WITH 8" METAL POSTS, SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE)

#### Notes:

- Map information based on Topographic Survey provided by S&F Land Services, dated July 16, 2021. Dowl has not verified accuracy of this information.

#### DEMOLITION NOTES

- SAWCUT AND DEMO ASPHALT PAVING AND BASEROCK.
- DEMO CURB AND BASEROCK.
- PAINT BLACK STRIPING ON ASPHALT TO REMOVE EXISTING PARKING. PROVIDE (2) COATS OF PAINT MINIMUM.
- DEMO BOLLARDS.
- DEMO AUTOGATE CABINET AND CONCRETE PAVING.
- RELOCATE CHAIN LINK FENCE TO PROPERTY LINE.
- DEMO CHAIN LINK FENCE & GATES WITH BARBED WIRE TOP & PRIVACY SLATS.

#### STRUCTURED PARKING LOWER LEVEL PLAN

SCALE: 1" = 20'

REVISIONS		DESCRIPTION	DATE	REV	BY

FOR REVIEW ONLY

**DOWL**  
www.dowl.com  
720 SW Washington Street, #750  
Portland, Oregon 97205  
971-280-8641

## OPB - MACADAM AVENUE NONCONFORMING UPGRADES PORTLAND, OR EXISTING CONDITIONS & DEMO PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 01 SOUTH, RANGE 01 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

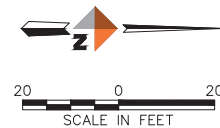
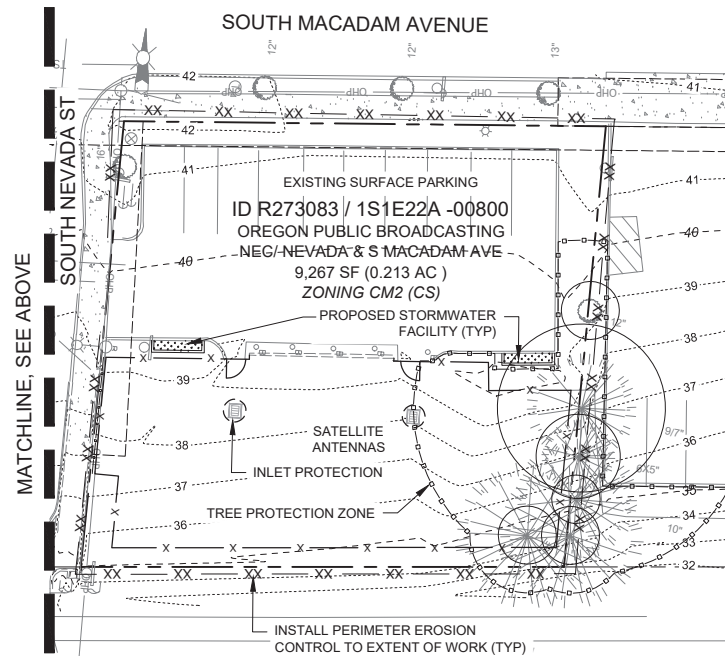
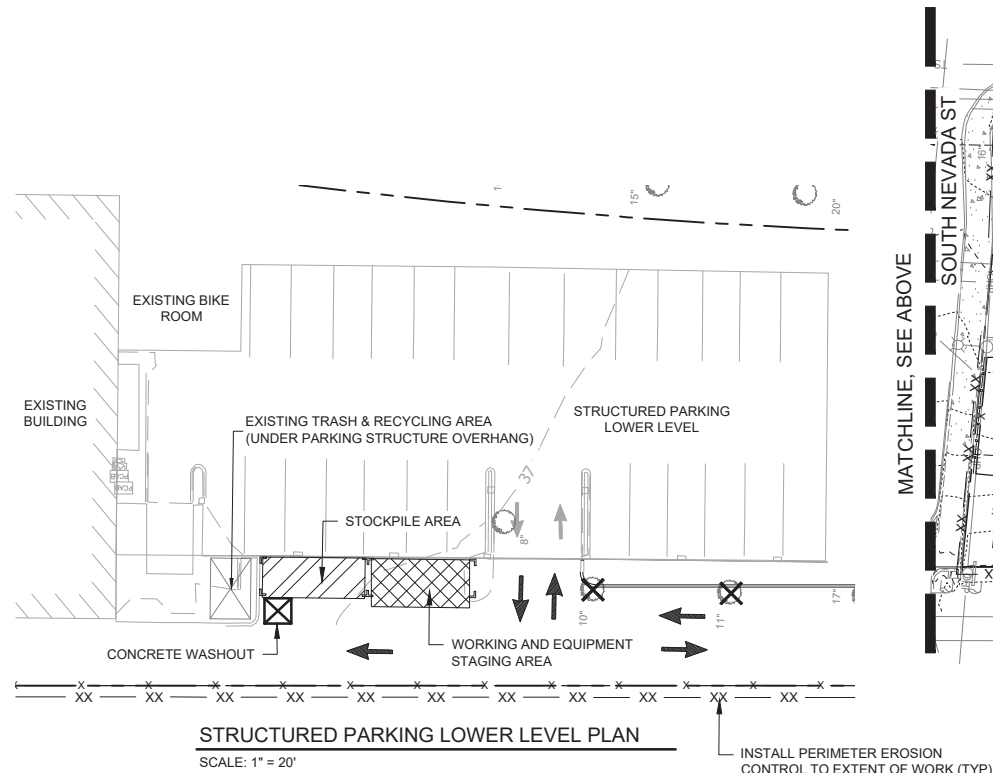
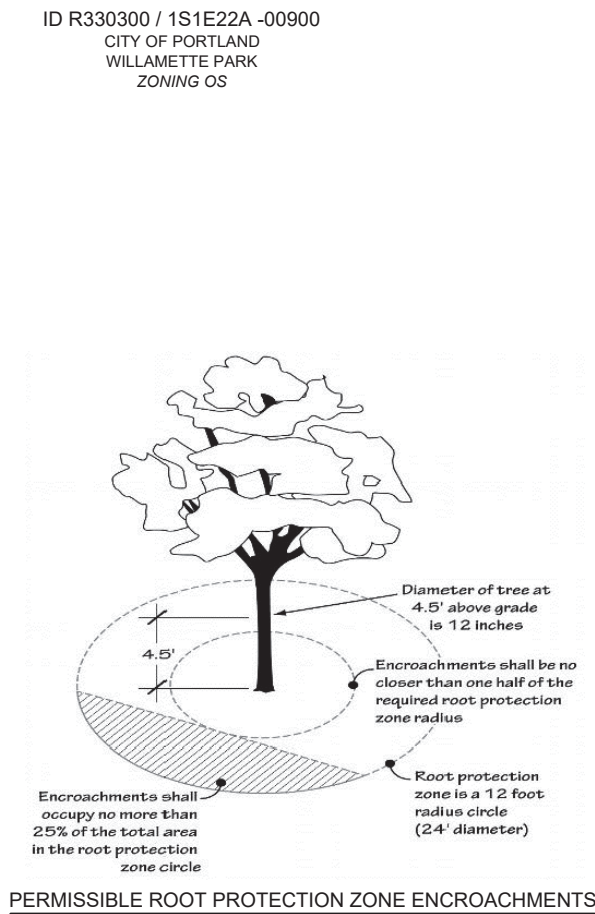
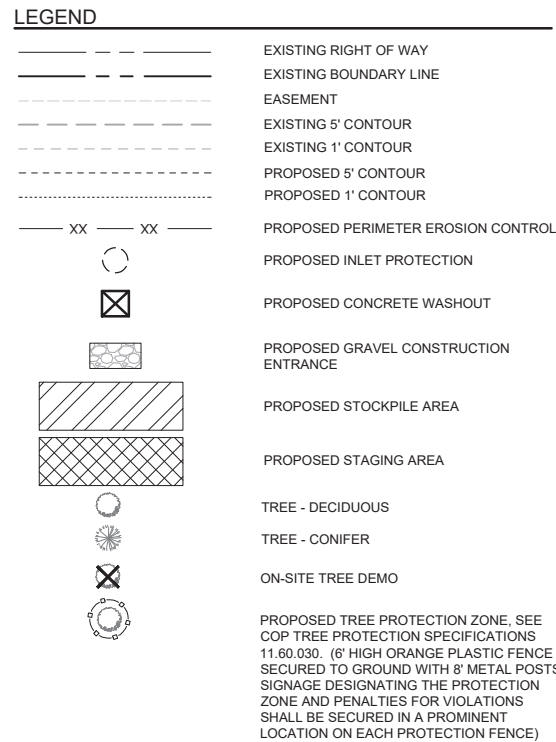
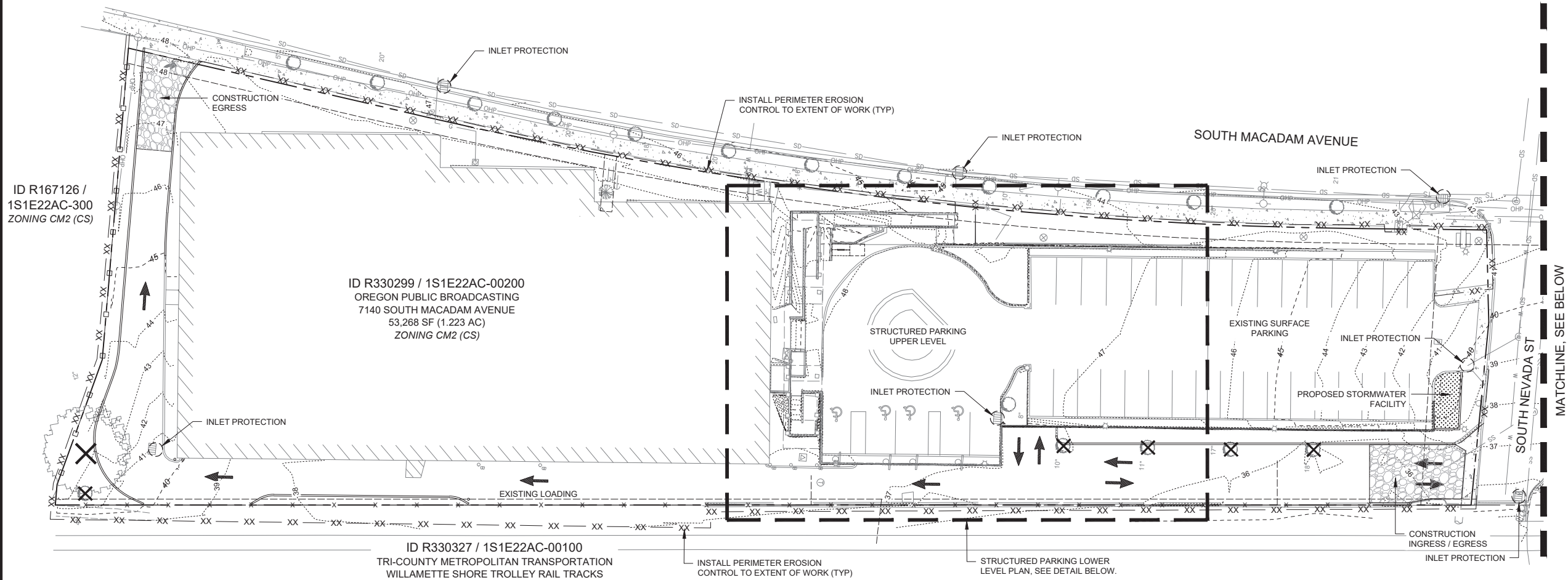
PROJECT	14545.01
DATE	11/09/2021

©DOWL 2019  
SHEET

L2.0



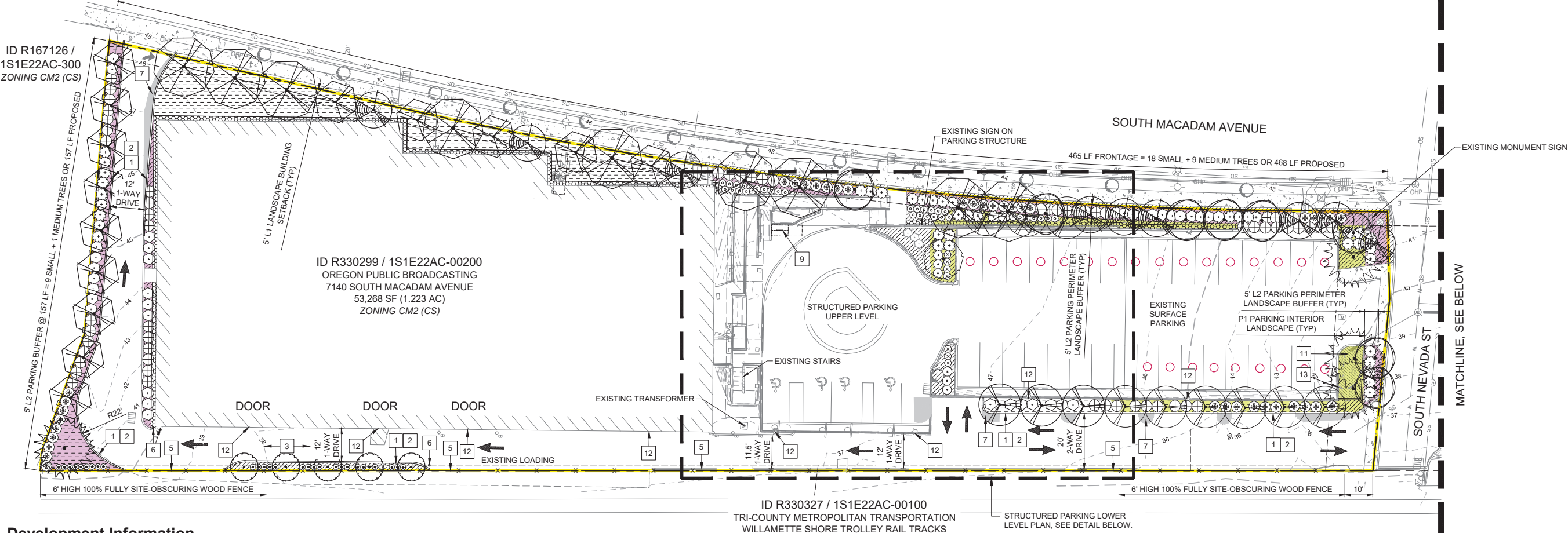
\\bl-fs-bll-projects\321\4545-01\65CAD\landscape\_DD\SC-LS-CMP-OPB-NCU.dwg PLOT DATE 2021-11-9 09:55 SAVED DATE 2021-10-14 18:07 USER: wbazzeiti



<div><div><div></div><div>DOWL</div><div>www.dowl.com</div></div><div>720 SW Washington Street, #750 Portland, Oregon 97205 971-280-8641</div></div>		FOR REVIEW ONLY	
<div>OPB - MACADAM AVENUE NONCONFORMING UPGRADES PORTLAND, OR CONSTRUCTION MANAGEMENT PLAN</div> <div>LOCATED IN THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 01 SOUTH, RANGE 01 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON</div>			
PROJECT		14545.01	
DATE		11/09/2021	
©DOWL 2019			
SHEET			
L2.5			



\\BIH-fsbl-projects\321\4545-01\65CAD\landscape\_DD\SC-LS-PLANTING-OPB NCU.dwg PLOT DATE 2021-11-9 10:57 SAVED DATE 2021-11-09 10:53 USER: wiazetzi



## Development Information

GROSS AREA: R330299, R273083 = 62,535 SF (1.436 AC)

DEVELOPMENT STANDARDS: CITY OF PORTLAND  
ZONING BASE: STOREFRONT COMMERCIAL (CS)

### LANDSCAPING AND SCREENING: (CHAPTER 33.248)

#### L2 LOW SCREEN:

TREES = 1 LG / 30 LF, 1 MD / 22 LF, 1 SM / 15 LF  
SHRUBS (EVERGREEN) = 3' HT SCREEN W/ 3 YRS  
GROUND COVER PLANTS = FULL COVER W/ 3 YRS

#### P1 PARKING LOT INTERIOR:

TREES (20% EVERGREEN) = LG / 4 SPACES (150 SF MIN)  
= MD / 3 SPACES (75 SF MIN)  
= SM / 2 SPACES (50 SF MIN)

SHRUBS = 1.5 SHRUBS / SPACE  
GROUND COVER PLANTS = FULL COVER W/ 3 YRS

### PARKING AND LOADING: (CHAPTER 33.266)

PARKING LANDSCAPE @ STREET = 5' L2

### TREES IN DEVELOPMENT SITUATIONS: (CHAPTER 11.50)

TREE PRESERVATION STANDARDS = EXEMPT  
ON-SITE TREE DENSITY STANDARDS = EXEMPT  
TREE RETAINED 1.5" < 6" DIA = SMALL TREE  
TREE RETAINED 6" + = MEDIUM TREE + 6" INCREMENTS

### TECHNICAL SPECS: (CHAPTER 11.60)

TREE SIZE ON-SITE = 1-1/2" CAL (5' HT CONIFER)

### PROPOSED DEVELOPMENT:

○ SURFACE PARKING EXISTING = 35 SPACES

■ PARKING PERIMETER LANDSCAPE = 5' L2

■ PARKING INTERIOR LANDSCAPE = 1,622 SF (1,575 SF REQ)

PARKING INTERIOR TREES:  
MEDIUM: 3 SPACES x 4 TREES = 12 SPACES  
SMALL: 2 SPACES x 14 TREES = 28 SPACES  
TOTAL PROPOSED INTERIOR = 40 SPACES (35 REQ)  
EVERGREEN DIVERSITY (4/18) = 22% (20% REQ)  
PARKING INTERIOR SHRUBS = 78 SHRUBS (53 SHRUBS REQ)

## SITE PLAN GENERAL NOTES:

1. THIS APPLICATION IS VESTED TO THE ZONING IN EFFECT ON SEPTEMBER 15, 2017, THE DATE OF THE ORIGINAL BUILDING PERMIT SUBMITTAL (17-241-498 CO) THAT TRIGGERED NONCONFORMING UPGRADES.

1. PLANT LEGEND & DETAILS: SEE SHEET L3.1.

2. MULCH: ALL PLANTING AREAS SHALL BE MULCHED WITH 3" MIN DEPTH BARK MULCH, FRESH FIR MEDIUM GRIND.

3. IRRIGATION: ALL PROPOSED PLANT MATERIALS SHALL BE WATERED (MAY TO OCTOBER) & MAINTAINED FOR A MINIMUM OF TWO (2) FULL GROWING SEASONS AFTER THE DATE OF PLANTING INSTALLATION. TREES SHALL BE WATERED AT A RATE OF 15 GALLONS PER TREE ONCE PER WEEK, SHRUBS & GROUNDCOVERS AT A RATE OF 1" PER WEEK TO MAINTAIN VIGOROUS HEALTHY GROWTH.

### Notes:

1. Map information based on Topographic Survey provided by S&F Land Services, dated July 6, 2021. Dowl has not verified accuracy of this information.

## SITE CONSTRUCTION NOTES

- 1 PROPOSED STANDARD 6" CONCRETE CURB. CONTRACTOR TO SAWCUT OUT EXISTING ASPHALT TO INSTALL NEW CURB LINE AND LANDSCAPE ISLAND. REMOVE ASPHALT IN ISLAND SECTION AND DISPOSE OF OFF-SITE. INSTALL ASPHALT TO NEW CURB LINE FROM SAWCUT. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AROUND ALL CONSTRUCTED CURB ISLANDS. ENSURE NO PONDING AT NEW CURB LINE AND INSTALL 2" WIDE FLUSH CURB SECTIONS WHERE NECESSARY.
- 2 PAINT RED NO PARKING ON CURB. PROVIDE (2) COATS OF PAINT MINIMUM.
- 3 PAINT BLACK STRIPING ON ASPHALT TO REMOVE EXISTING PARKING. PROVIDE (2) COATS OF PAINT MINIMUM.
- 4 REINSTALL 4" WIDE PARKING STRIPE TO ORIGINAL CONDITION (TYP), MATCH EXISTING ADJACENT COLOR. PROVIDE (2) COATS OF PAINT MINIMUM.
- 5 PROPOSED 6' HIGH 100% FULLY SITE-OBSCURING WOOD FENCE. SEE DETAIL SHEET L3.1.
- 6 PROPOSED BOLLARDS, MATCH EXISTING BOLLARDS TO REMAIN.
- 7 PROPOSED ASPHALT PAVING, MATCH ADJACENT.
- 8 PROPOSED 6' HIGH 100% FULLY SITE-OBSCURING WOOD FENCE (F2) & GATES WITH ANTI-CLIMB SECURITY BARRIER. ANTI-CLIMB SECURITY BARRIER SHALL BE GALVANIZED RAZOR CHANNEL W PROFILE SECURITY SPIKES OR APPROVED EQUAL. INSTALL ON SATELLITE SIDE CORNER OF 2" X 6" CEDAR TOP. SEE SIMILAR DETAIL SHEET L3.1.
- 9 PROPOSED 2 SPACE SHORT-TERM BIKE RACK.
- 10 PROPOSED FENCE AND ART MURAL, SEE SHEET L3.5
- 11 PROPOSED STORMWATER PLANTER PER BES DWG SW-231, SEE SHEET L3.1 FOR LEGEND.
- 12 REMOVE AND REPLACE ALL EXISTING LIGHT FIXTURES ON THE EAST FACADE WITH IDA CERTIFIED DARK SKY COMPLIANT LIGHT FIXTURE, LUXLOGIC LIGHTING MODEL WARRIOR WALL PACK SERIES OR APPROVED EQUAL.
- 13 CONTRACTOR TO INSPECT EXISTING CONCRETE WALL AND REPORT OVERALL CONDITION, WALL DEPTH, AND FOOTING SIZE TO ENGINEER.
- 14 PROPOSED 8" C900 STORM PIPE.



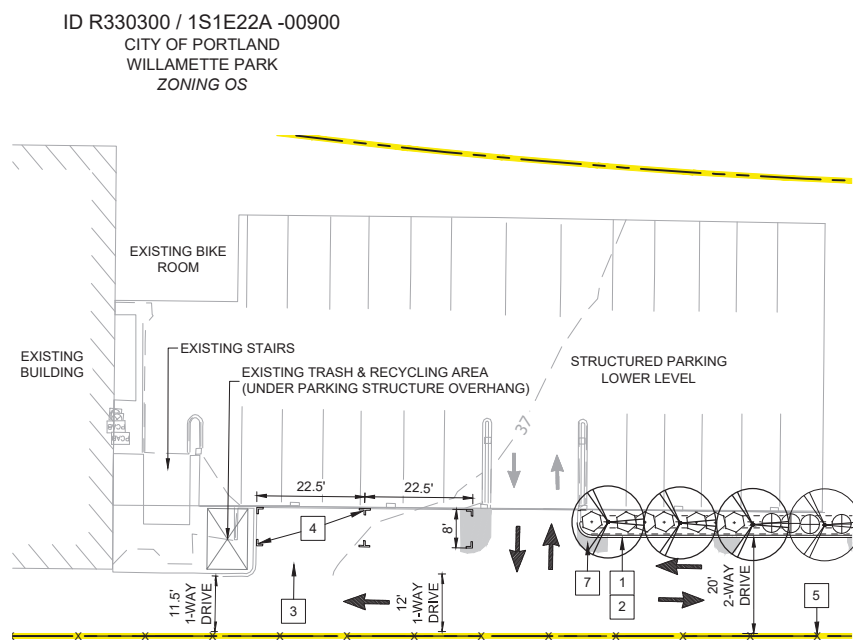
6' HIGH 100% FULLY SITE-OBSCURING WOOD FENCE



ANTI-CLIMB SECURITY BARRIER



DARK SKY LIGHT FIXTURE, LUXLIGHTING WARRIOR WALL PACK SERIES



STRUCTURED PARKING LOWER LEVEL PLAN

SCALE: 1" = 20'

## Legend

--- 500 ---

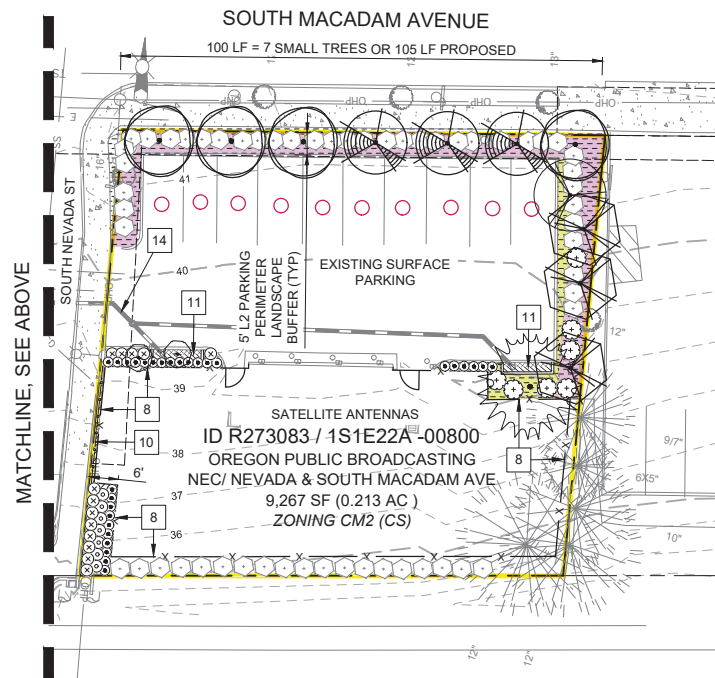
Project Boundary

Contour - 1' Interval



20 0 20  
SCALE IN FEET

ID R330300 / 1S1E22A -00900  
CITY OF PORTLAND  
WILLAMETTE PARK  
ZONING OS



OPB - MACADAM AVENUE NONCONFORMING UPGRADES  
PORTLAND, OR

## SITE AND LANDSCAPE PLAN

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 01 SOUTH, RANGE 01 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PROJECT 14545.01  
DATE 11/09/2021

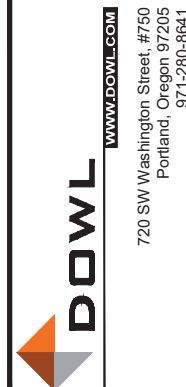
©DOWL 2019

SHEET

L3.0

REVISIONS		DESCRIPTION	BY
REV	DATE		

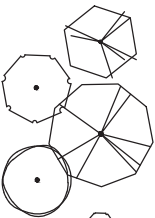


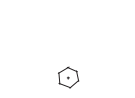
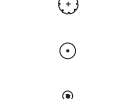



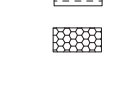











FOR  
REVIEW  
ONLY







\\bl-rs\bl-projects\3214545-01\65CAD\landscape\_DD\SC-L5-PLANTING-OPB NCU.dwg PLOT DATE 2021-11-09 11:04 USER: wiazetzi

PLANT MATERIALS LEGEND

TREES		SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS
	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAM	1-1/2" CAL / B&B AS SHOWN	17	35' H X 25' W / SMALL / 4' PLANTER 5' BRANCHING HT / DROUGHT TOLERANT
	LAGERSTROEMIA X 'TUSCARORA' TUSCARORA CRAPE MYRTLE	1-1/2" CAL / B&B MULTI-STEM	1	15' H X 15' W / SMALL / 3' PLANTER 5' MIN BRANCHING HT / POWER LINES
	NYSSA SYLVATICA 'JFS-RED' FIRESTARTER TUPELO	1-1/2" CAL / B&B AS SHOWN	9	35' H X 18' W / MEDIUM / 4' PLANTER 5' BRANCHING HT / CENTRAL LEADER
	PARROTIA PERSICA 'VANESSA' VANESSA PERSIAN PARROTIA	1-1/2" CAL / B&B AS SHOWN	12	40' H X 20' W / SMALL / 4' PLANTER 5' BRANCHING HT / POWER LINES
	QUERCUS ROBUR X BICO 'NADLER' KINDRED SPIRIT OAK	1-1/2" CAL / B&B AS SHOWN	2	30' H X 6' W / SMALL / TIGHTLY COLUMNAR 5' BRANCHING HT / DROUGHT TOLERANT
	RHAMNUS (FRANGULA) PURSHIANA CASCARA	1-1/2" CAL / B&B AS SHOWN	5	30' H X 25' W / SMALL / 4' PLANTER PDX NATIVE / WET TOLERANT / POWER L
	STYRAX JAPONICUS 'JFS-D' SNOWCONE JAPANESE SNOWBELL	1-1/2" CAL / B&B AS SHOWN	12	25' H X 20' W / SMALL / 3' PLANTER 6' BRANCHING HT / POWER LINES
	CALOCEDRUS DECURRENS INCENSE CEDAR	6" - 7" HT / B&B 1.75" CAL	5	100' H X 30' W / MEDIUM / 6' PLANTER NATIVE EVERGREEN / ZONE A/B
	ZELKOVA SERRATA 'MUSASHINO' MUSASHINO COLUMNAR ZELKOVA	1-1/2" CAL / B&B AS SHOWN	13	45' H X 15' W / SMALL / 4' PLANTER 5' BRANCHING HT / NARROW VASE
	EXISTING TREE TO REMAIN			CONTRACTOR TO PROTECT IN PLACE
SHRUBS & ACCENTS				
ITEM	SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS	
	ABELIA 'EDWARD GOUCHER' EDWARD GOUCHER ABELIA	5 GAL CONT 4'-0" OC	33	6' H X 6' W / EVERGREEN DROUGHT TOLERANT
	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	5 GAL CONT 4'-0" OC	53	6' H X 5' W / EVERGREEN DROUGHT TOLERANT
	CISTUS X PULVERULENTUS 'SUNSET' MAGENTA ROCK ROSE	2 GAL CONT 3'-0" OC	6	2' H X 4' W / EVERGREEN FULL SUN / DROUGHT TOLERANT
	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY	3' - 4' HT / B&B 2'-0" OC	56	8' H X 3' W / HIGH SCREEN SHRUB EVERGREEN
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	5 GAL CONT 4'-0" OC	60	8' H X 6' W / GLOSSY EVERGREEN PT - FULL SUN / DROUGHT TOLERANT
	MISCANTHUS 'PURPURASCENS' AUTUMN FLAME GRASS	2 GAL CONT 2'-6" OC	40	5' H X 3' W / UPRIGHT BRILLIANT RED-ORANGE FALL COLOR
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL CONT 4'-0" OC	39	10' H X 6' W / HIGH SCREEN SHRUB PDX NATIVE / EVERGREEN
	PENNISETUM A. 'HADELN' HADELN FOUNTAIN GRASS	2 GAL CONT 30" OC	20	30" H X 30" W
	EXISTING SHRUB TO REMAIN			CONTRACTOR TO PROTECT IN PLACE
GROUNDCOVERS & MISC				
ITEM	SIZE	QTY.	MATURE SIZE (H X W)	
	ARCTOSTAPHYLOS UVA-URSI 'MASS.' MASS KINNINICK	1 GAL 2'-0" OC	3,049 SF 882 PLANTS	9" H X 3' W / EVERGREEN NATIVE / DROUGHT TOLERANT
	MAHONIA REPENS CREEPING MAHONIA	1 GAL 2'-0" OC	4,876 SF 1,410 PLANTS	18" H X 3' W / EVERGREEN PNW NATIVE / SUN - PT SHADE
	DECORATIVE ROCK BAND @ BUILDING VALLEY LANDSCAPE CENTER	18" X 6"	675 SF 13 CY	WASHED RIVER ROCK, SIZE 2" - 3" MIRAFI 140 N NON-WOVEN GEO-TEXTILE
	SURE-LOC STEEL EDGING 15" STEEL STAKES, COLOR BLACK	3/16" X 4" X 16'	460 LF	TUALATIN, 503-692-0606

STORMWATER FACILITY PLANT MATERIALS:

GROUNDCOVERS				
ITEM	SIZE	QTY.	POTENTIAL HEIGHT / PLANTING ZONE	
 CAREX OBNUPTA SLOUGH SEDGE	1 GAL CONT 80 / 100 SF	100 SF 80 TOTAL	PNW NATIVE 48" H / ZONE A / SUN - PART SHADE	
 JUNCUS PATENS SPREADING RUSH	1 GAL CONT 80 / 100 SF	97 SF 78 TOTAL 158 TOTAL	PNW NATIVE 36" H / ZONE A / SUN - PART SHADE	
STORMWATER FACILITIES (PDX STORMWATER MANAGEMENT MANUAL):				
MAINTENANCE		= 2-YEAR (CHAPTER 3)		
STORMWATER FACILITY		= FLAT-BOTTOM RAIN GARDEN		
ZONE A TOTAL		= 197 SF		
ZONE A HERBACEOUS (80 / 100 SF)		= 158 PLANTS (158 PLANTS REQ)		



PYRAMIDAL EUROPEAN HORNBEAM



TUSCARORA CRAPE MYRTLE



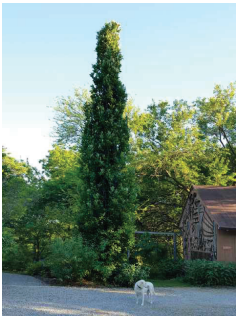
FIRESTARTER TUPELO



VANESSA PERSIAN PARROTIA



CASCARA



KINDRED SPIRIT OAK



SNOWCONE JAPANESE SNOWBELL



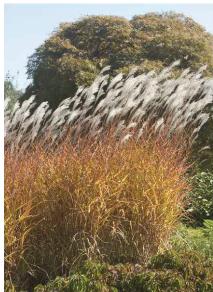
INCENSE CEDAR



MUSASHINO COLUMNAR ZELKOVA



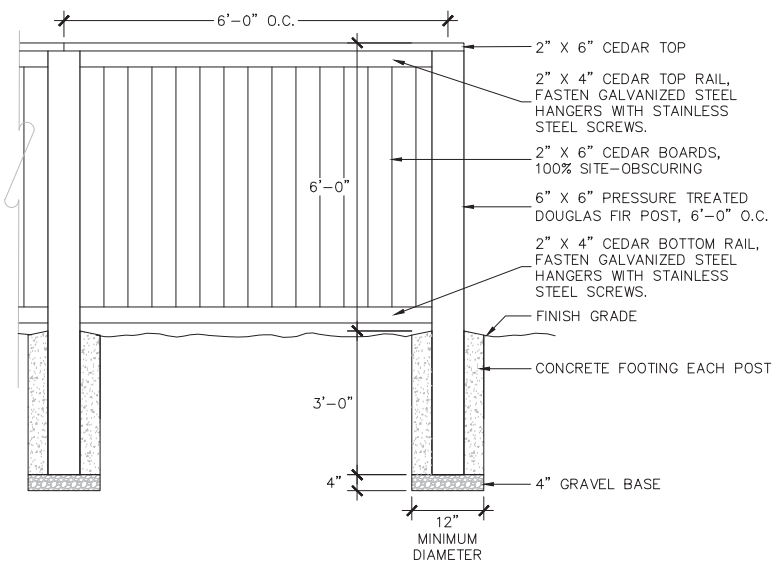
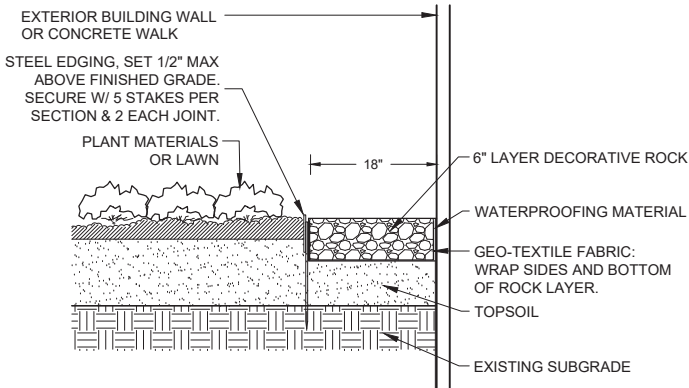
SKY PENCIL JAPANESE HOLLY



AUTUMN FLAME GRASS



HADELN FOUNTAIN GRASS



REVISIONS		BY	DATE	DESCRIPTION

FOR REVIEW ONLY



**DOWL**

720 SW Washington Street, #750  
Portland, Oregon 97205  
971-280-8641

www.dowl.com

OPB - MACADAM AVENUE NONCONFORMING UPGRADES  
PORTLAND, OR

PLANT MATERIALS LEGEND AND DETAILS

LOCATED IN THE NORTH-EAST 1/4 OF SECTION 22,  
TOWNSHIP 01 SOUTH, RANGE 01 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PROJECT	14545.01
DATE	11/09/2021
©DOWL 2019	
SHEET	
L3.1	





SITE RENDERING - ART SHOWN IS FOR EXAMPLE ONLY AND DOES NOT REFLECT PROPOSED ART. ARTIST SELECTION TO BE COORDINATED BY RACC

SCALE: NOT TO SCALE

OPB - MACADAM AVENUE NONCONFORMING UPGRADES  
PORTLAND, OR

FENCE AND ART MURAL RENDERING

LOCATED IN THE NORTHEAST 1/4 OF SECTION 22,  
TOWNSHIP 01 SOUTH, RANGE 01 EAST OF THE WILLAMETTE MERIDIAN,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

[illegible]

FOR  
REVIEW  
ONLY

PROJECT	14545.01
DATE	11/09/2021

©DOWL 2019  
SHEET

### L3.5