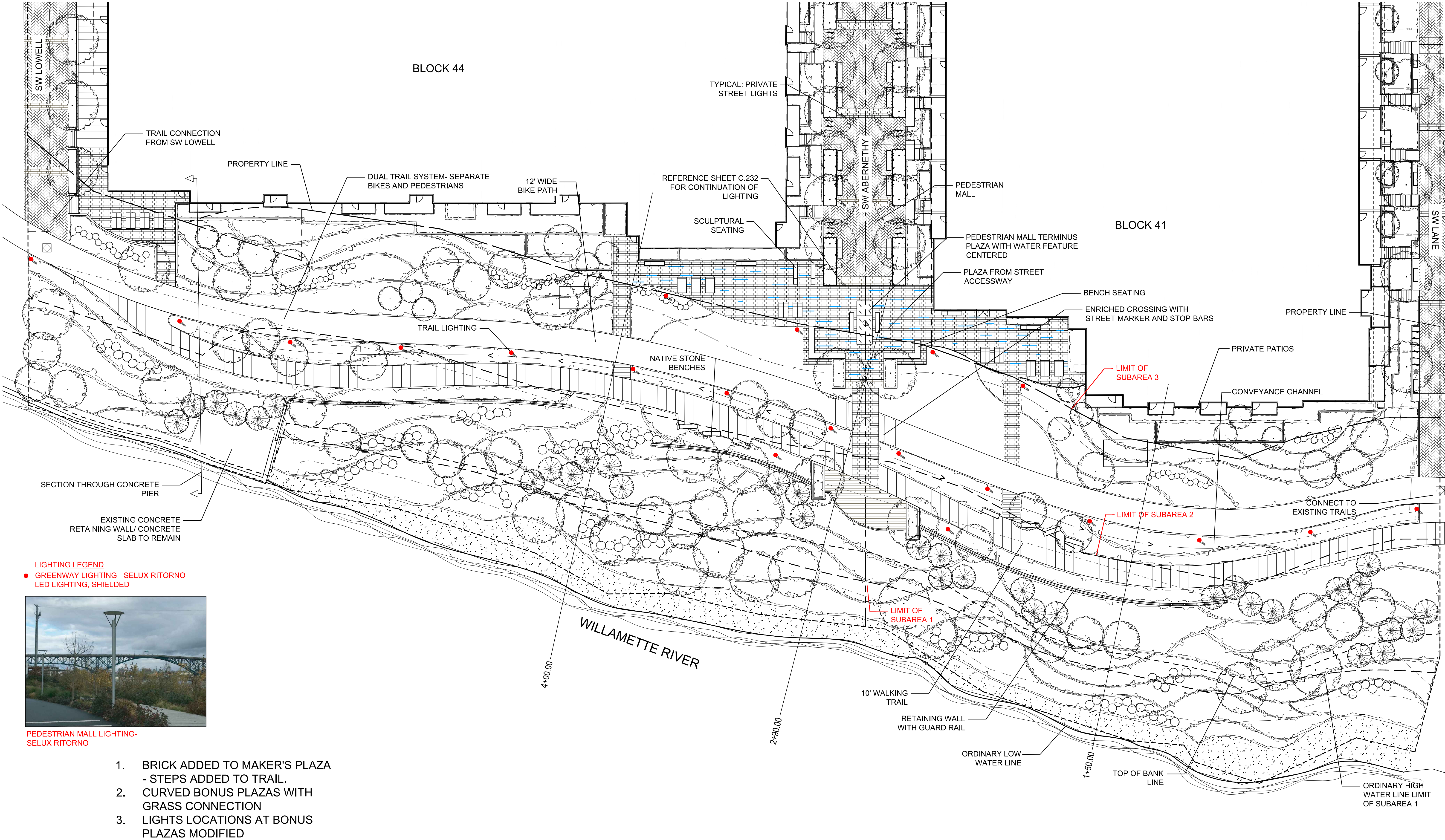




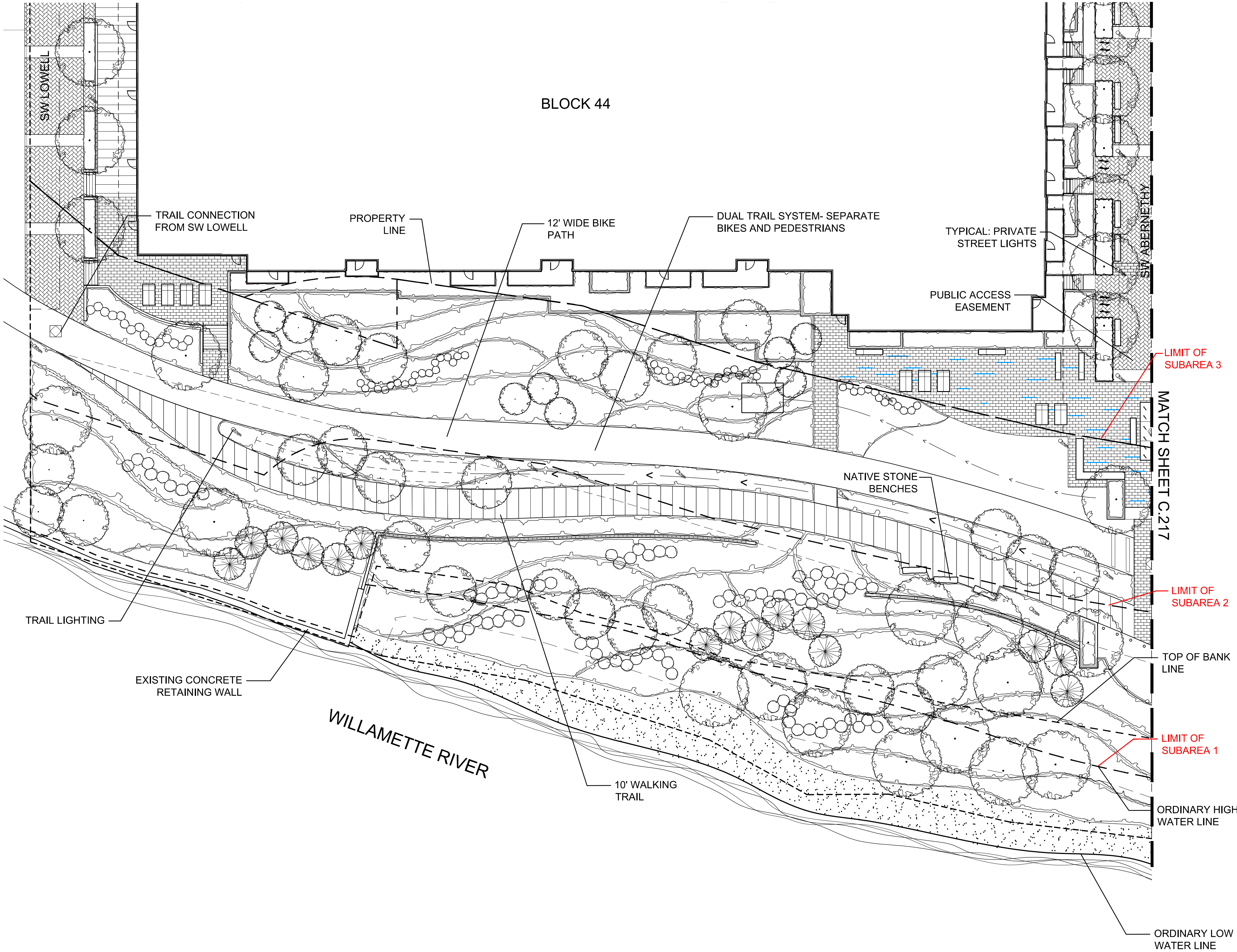
AM Blocks Narrative regarding fourteen (14) drawings attached being modified with date 9-22-2020. These sheets are being modified to allow curvilinear Abernethy landward bonus plazas with expanded lawn that flows up to meet bonus plazas providing more welcoming spaces from the trails that are easily 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.



LANDSCAPE - GREENWAY LIGHTING / DEVELOPMENT PLAN- OVERALL



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

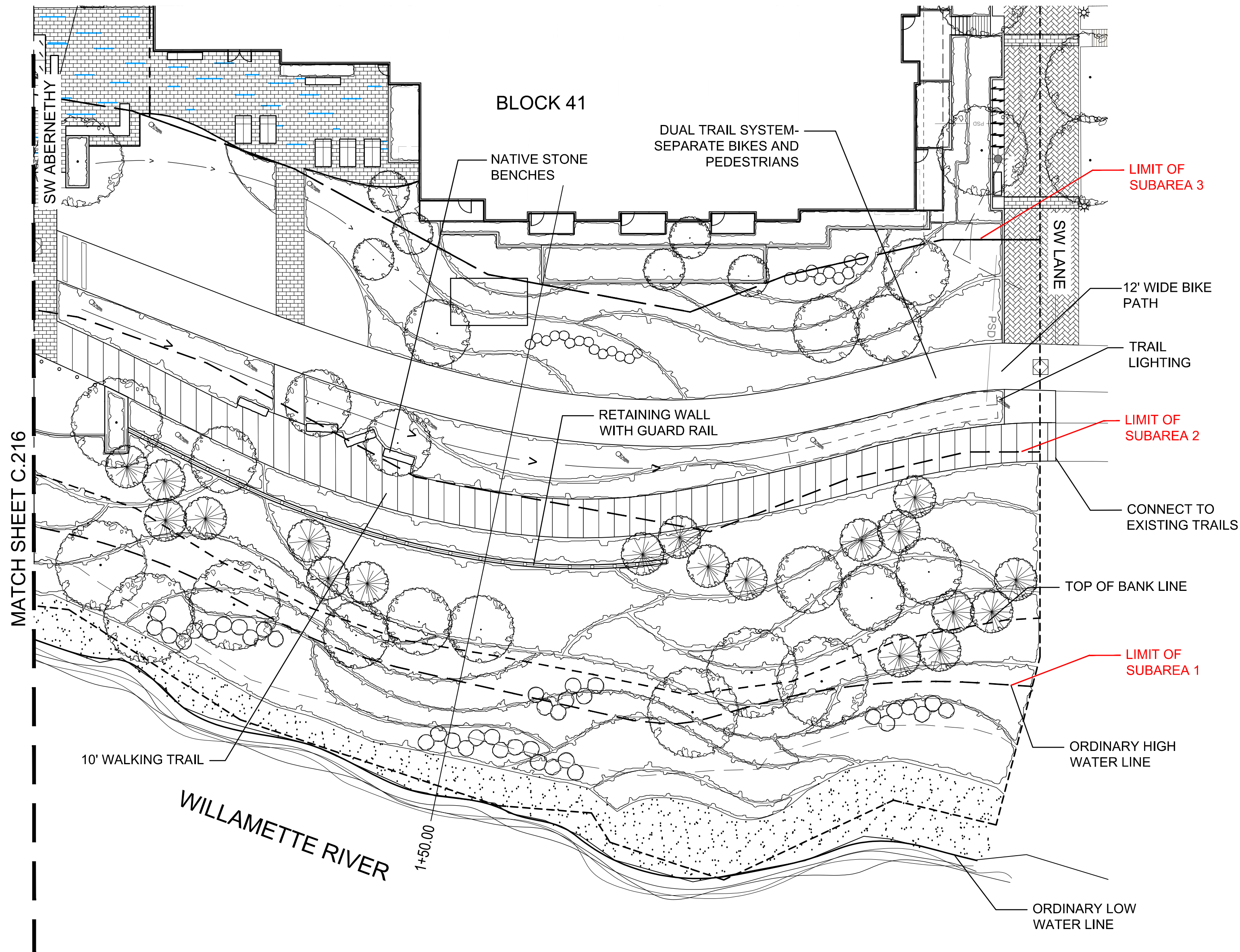
PLANTING TABULATIONS PER SECTION 33.510.253 E.5.f LANDSCAPING

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. 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.	0,100 s.f. groundcover provided on remaining area 7,060 sf
5. Installation of landscaping. All planting must be of a sufficient size and number to meet the coverage standards within five years.	50% of the required planting within subarea 3 is from the Subarea 2 and 3 Plant List All plant material will meet min. size and spacing requirements to meet coverage standards within five years.



1. CURVED BONUS PLAZAS WITH GRASS CONNECTION

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



Acer macrophyllum



Acer palmatum 'Emperor I'



Alnus rubra



Amelanchier alnifolia



Betula nigra 'Cully'



Fraxinus latifolia



Parrotia persica



Picea sitchensis



Populus trichocarpa



Sequoia sempervirens



Thuja plicata



Tilia cordata 'Greenspire'



Umbellularia californica



Abelia grandiflora 'Edward Goucher'



Buxus sempervirens 'Suffruticosa'



Cistus Species



Gaultheria shallon



Iris sibirica



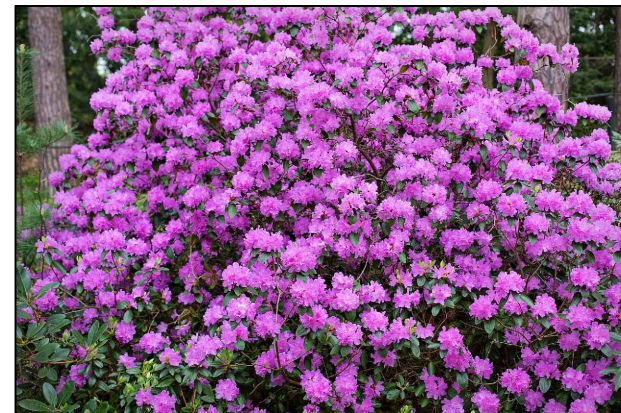
Mahonia aquifolium



Mahonia repens



Polystichum minitum



Rhododendron 'PJM'



Ribes sanguineum



Salix fluviatilis



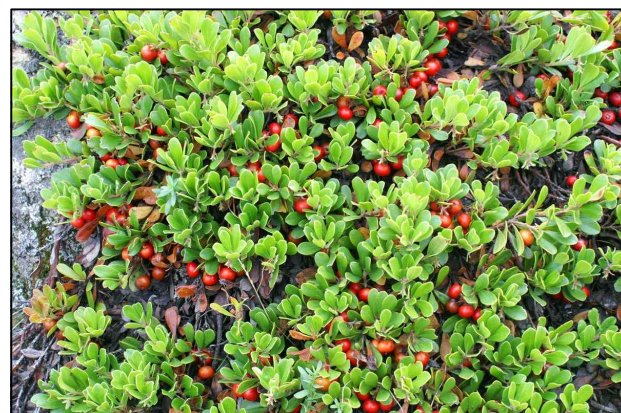
Salix lucida



Salix sitchensis



Viburnum davidii



Arctostaphylos uva ursi



Carex obnupta



Trachelospermum jasminoides



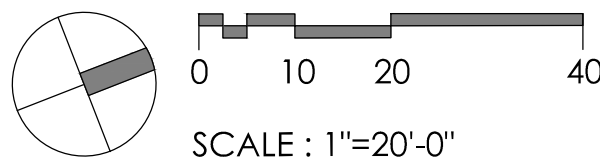
Vancouveria hexandra

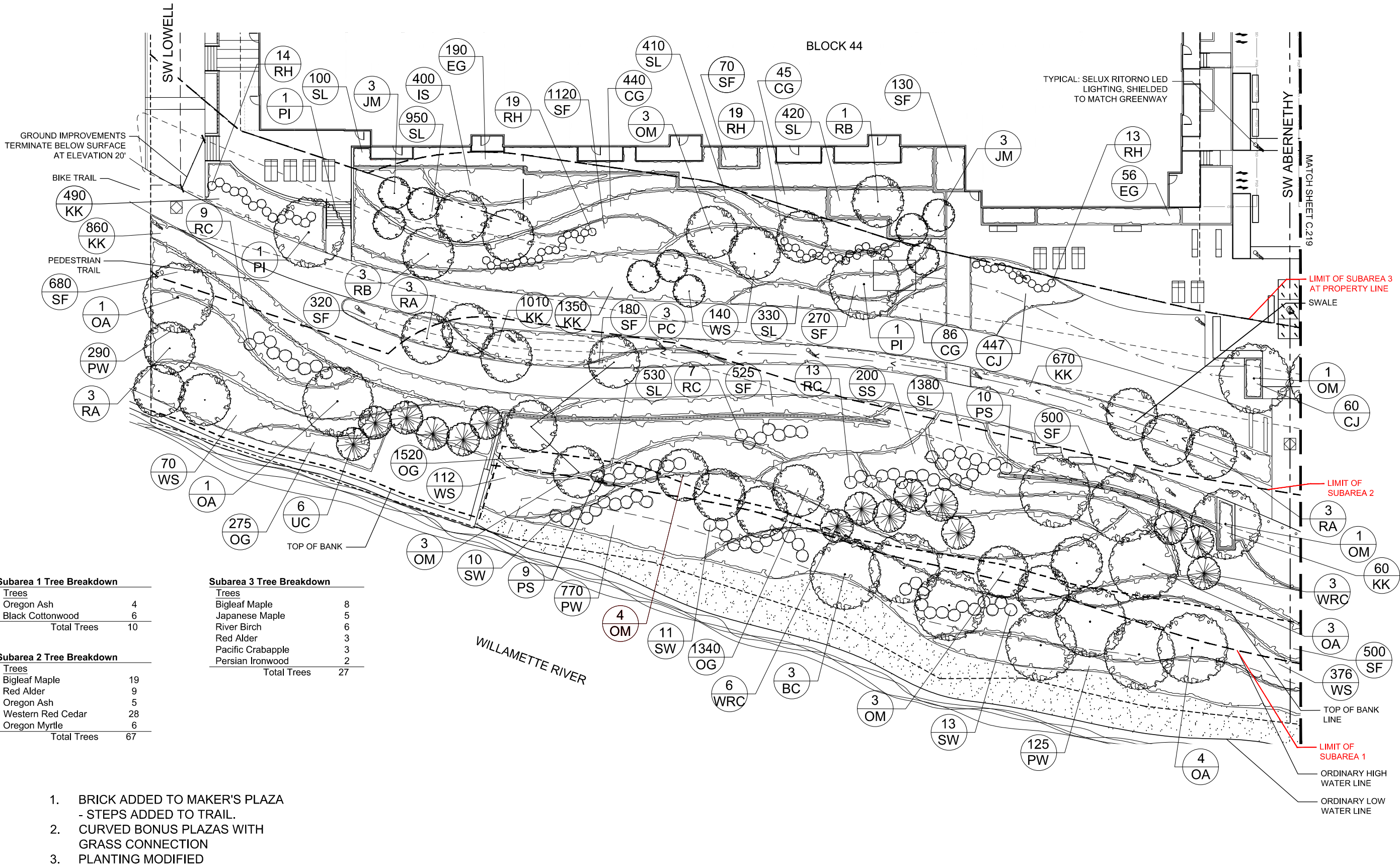


Spirea douglasii

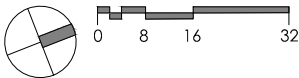
LANDSCAPE - GREENWAY DEVELOPMENT PLAN- NORTH

GREENWAY REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.217

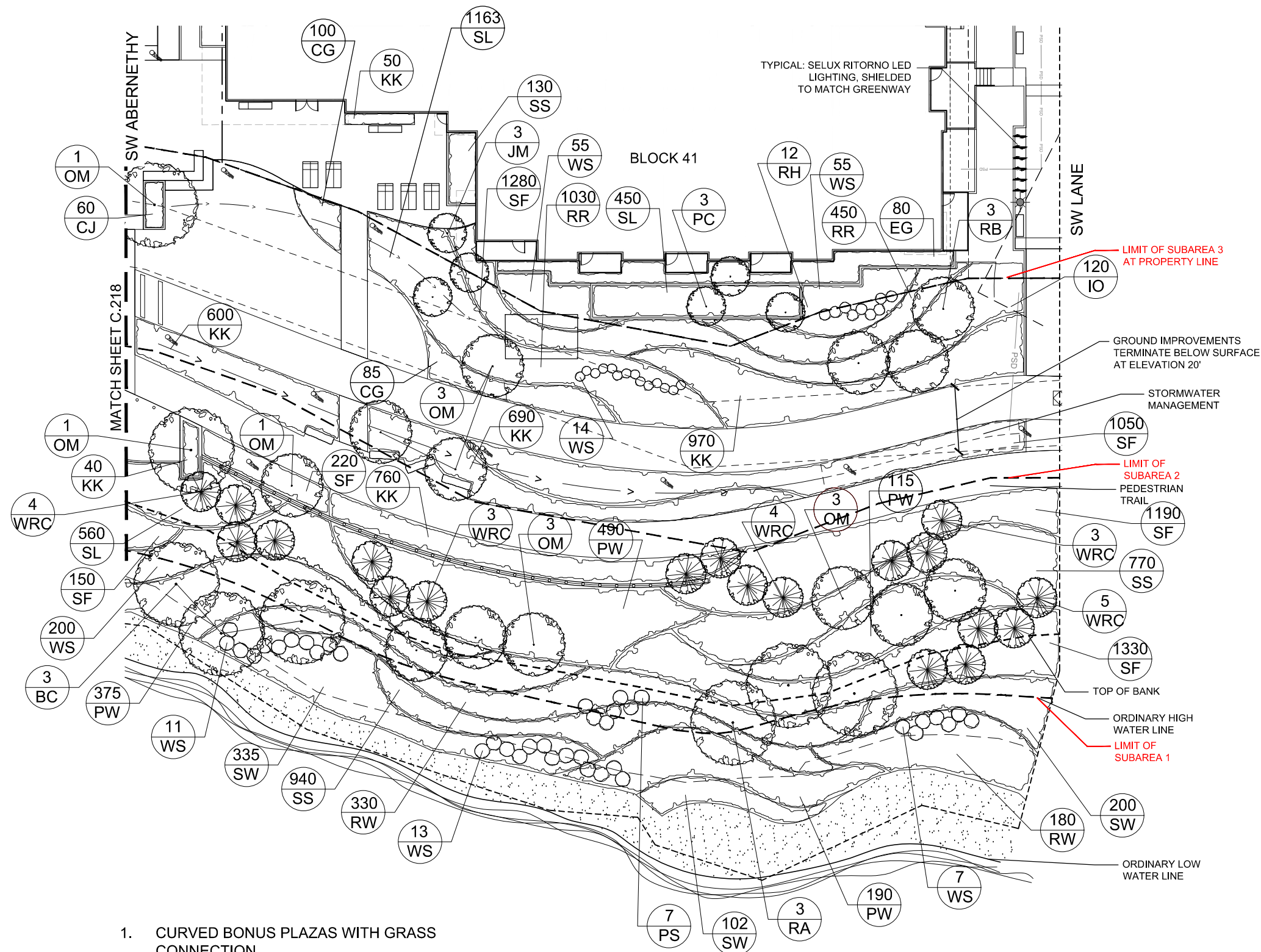




1. BRICK ADDED TO MAKER'S PLAZA - STEPS ADDED TO TRAIL.
2. CURVED BONUS PLAZAS WITH GRASS CONNECTION
3. PLANTING MODIFIED



LANDSCAPE - GREENWAY PLANTING PLAN- SOUTH



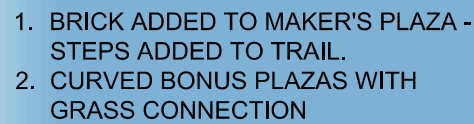
1. CURVED BONUS PLAZAS WITH GRASS CONNECTION
2. PLANTING MODIFIED
3. SUB AREA 3 PLANTING CHART UPDATED

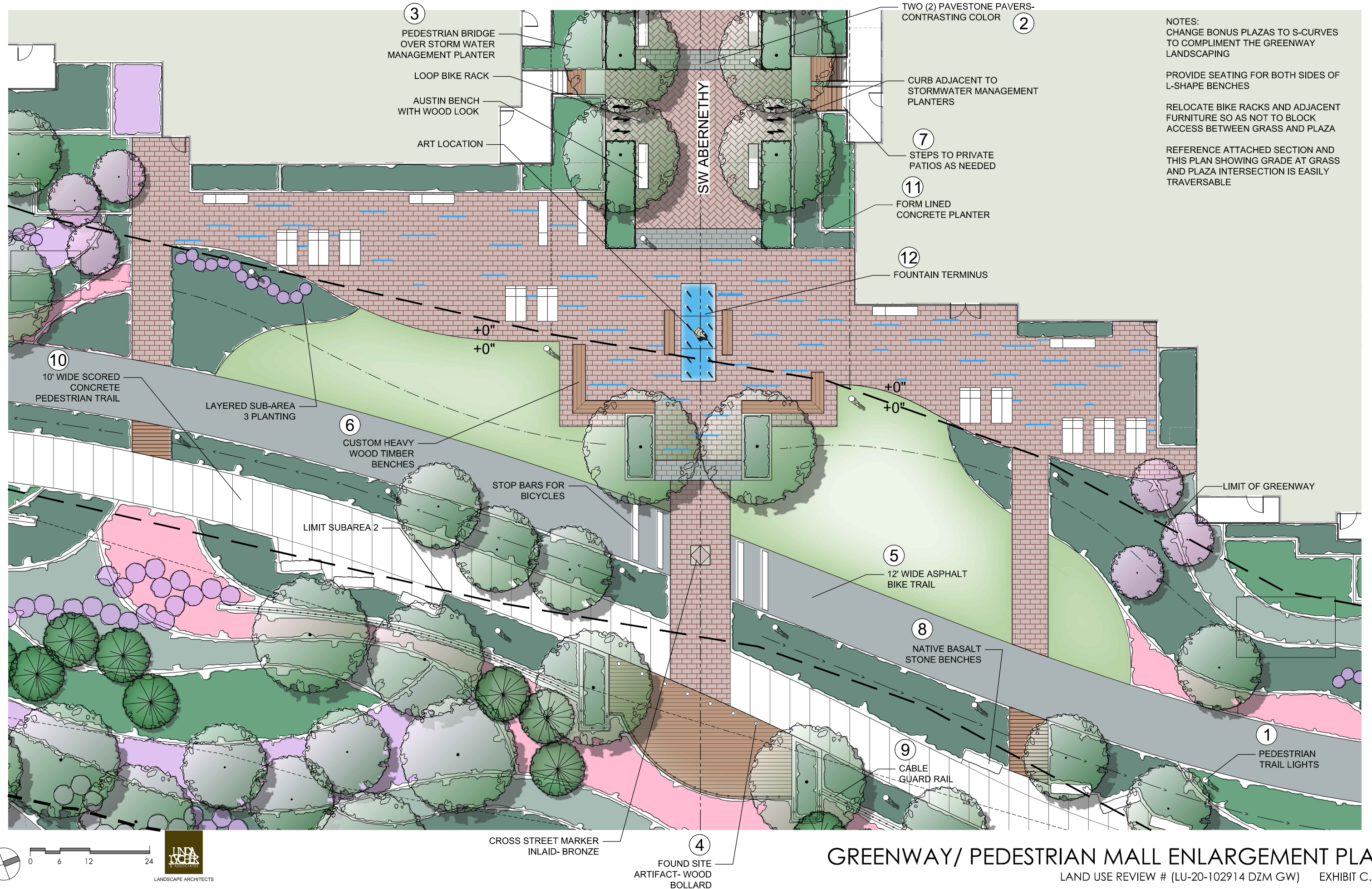
Greenway / Public Space Plant List				
Key	Scientific Name	Common Name	SIZE	SPACING
Trees				
OM	Acer macrophyllum	Bigleaf Maple	4" cal.	Per Plan
JM	Acer palmatum 'Emperor 1'	Emperor 1 Japanese Maple	3" cal.	Per Plan
RA	Alnus Rubra	Red Alder	3" cal.	Per Plan
RB	Betula nigra 'Cully'	'Heritage' River Birch	3" cal.	Per Plan
OA	Fraxinus latifolia	Oregon Ash	3" cal.	Per Plan
PC	Malus fusca	Pacific Crabapple	8'-10" ht.	Per Plan
PI	Parrotia persica 'Vanessa'	Persian Ironwood 'Vanessa'	4" cal.	Per Plan
BC	Populus trichocarpa	Black Cottonwood	3" cal.	Per Plan
WRC	Thuja plicata	Western Red Cedar	8'-10" ht.	Per Plan
UC	Umbellularia californica	Oregon Myrtle	3" cal.	Per Plan
Shrubs				
EG	Abelia grandiflora 'Edward Goucher'	'Edward Goucher' Abelia	5 gal.	2'-6" o.c.
PS	Amelanchier alnifolia	Pacific Serviceberry	5 gal.	4'-0" o.c.
RR	Cistus species	Rockrose	1 gal.	12" o.c.
SL	Gaultheria shallon	Salal	1 gal.	12" o.c.
IS	Iris sibirica	Siberian Iris	1 gal.	12" o.c.
OG	Mahonia aquifolium	Tall Oregon Grape	1 gal.	12" o.c.
CG	Mahonia repens	Creeping Oregon Grape	5 gal.	24" o.c.
SF	Polystichum munitum	Sword Fern	1 gal.	12" o.c.
RH	Rhododendron 'PJM Compact'	'PJM Compact' Rhododendron	5 gal.	3'-0" o.c.
RC	Ribes sanguineum	Red-flowering Currant	5 gal.	2'-6" o.c.
RW	Salix fluviatilis	Columbia River Willow	5 gal.	24" o.c.
PW	Salix lucida	Pacific Willow	5 gal.	24" o.c.
SW	Salix sitchensis	Sitka Willow	5 gal.	24" o.c.
WS	Spirea douglasii	Western Spirea	5 gal.	2'-6" o.c.
DV	Viburnum davidii	David Viburnum	5 gal.	2'-6" o.c.
Ground Cover				
KK	Arctostaphylos uva ursi	Kinnikinnick	1 gal.	12" o.c.
SS	Carex obnupta	Slough Sedge	1 gal.	12" o.c.
CJ	Trachelospermum jasminoides	Confederate Jasmine	1 gal.	12" o.c.
IO	Vancouveria hexandra	White Inside-Out Flower	1 gal.	12" o.c.

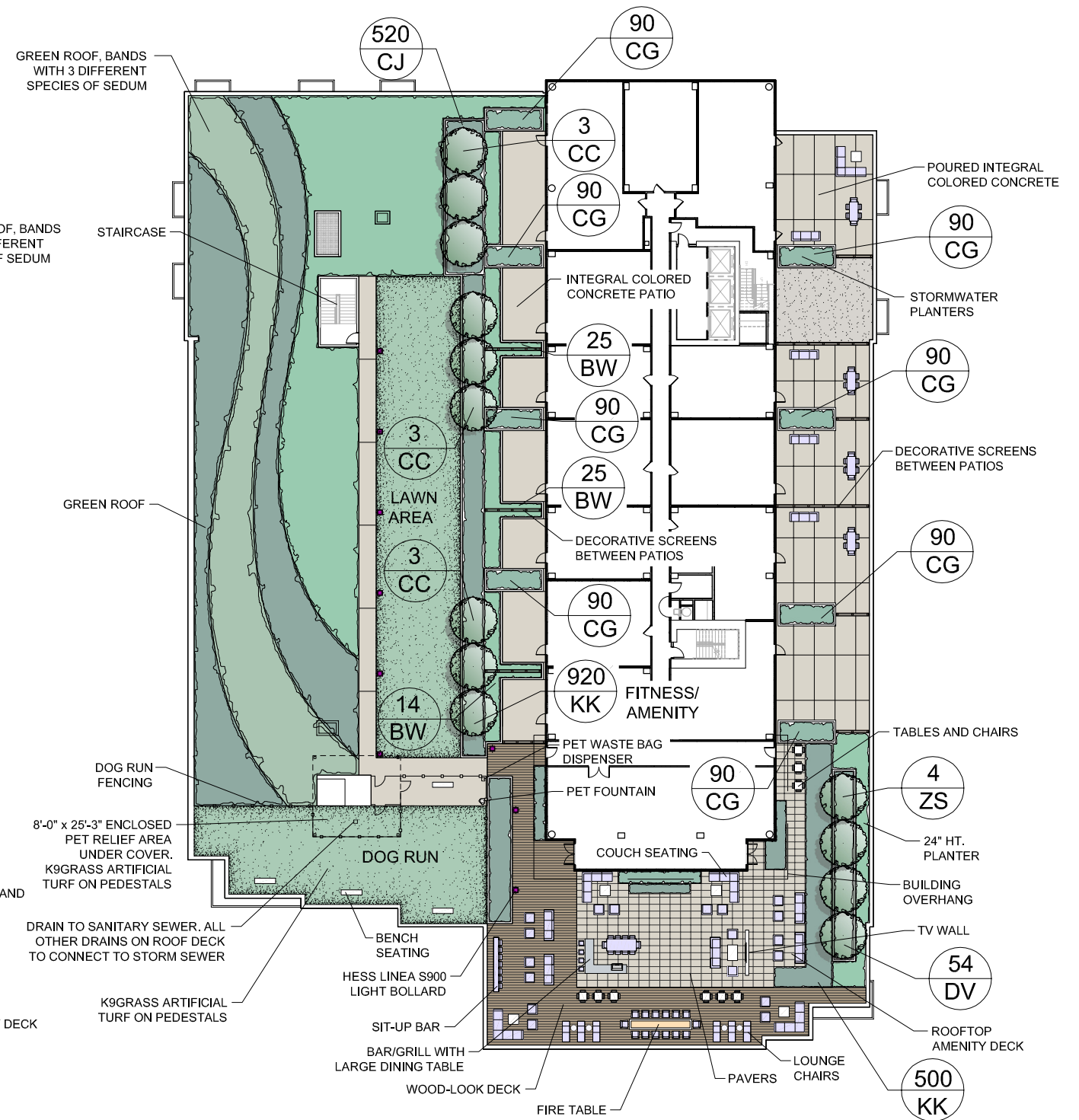
Subarea 1 Planting Breakdown	
Shrubs	
Columbia River Willow	975 sf
Pacific Willow	3,742 sf
Sitka Willow	2,219 sf
Western Spirea	3,140 sf
Subtotal	10,076 sf
Ground Cover	
Slough Sedge	890 sf
Total Planting	10,966 sf

Subarea 2 Planting Breakdown		
<u>Shrubs</u>		
Pacific Serviceberry	530 sf	
Salal	2,695 sf	
Tall Oregon Grape	3,200 sf	
Sword Fern	5,460 sf	
Red-flowering Currant	410 sf	
Columbia River Willow	1,583 sf	
Pacific Willow	5,718 sf	
Sitka Willow	935 sf	
Western Spirea	2,529 sf	
Subtotal	23,060 sf	
<u>Ground Cover</u>		
Kinnikinnick	2,205 sf	
Slough Sedge	1,105 sf	
Subtotal	3,310 sf	
Total Planting	26,370 sf	

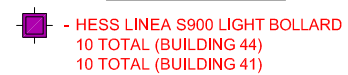
<u>Shrubs</u>	
'Edward Goucher' Abelia	335 sf
Rockrose	360 sf
Salal	3,273 sf
Siberian Iris	60 sf
'PJM Compact' Rhododendron	542 sf
Creeping Oregon Grape	873 sf
Sword Fern	4,826 sf
Western Spirea	1,597 sf
Subtotal	11,866 sf
<u>Ground Cover</u>	
Kinnikinnick	6,080 sf
Confederate Jasmine	860 sf
White Inside-Out Flower	120 sf
Subtotal	7,060 sf
Total Planting	18,926 sf

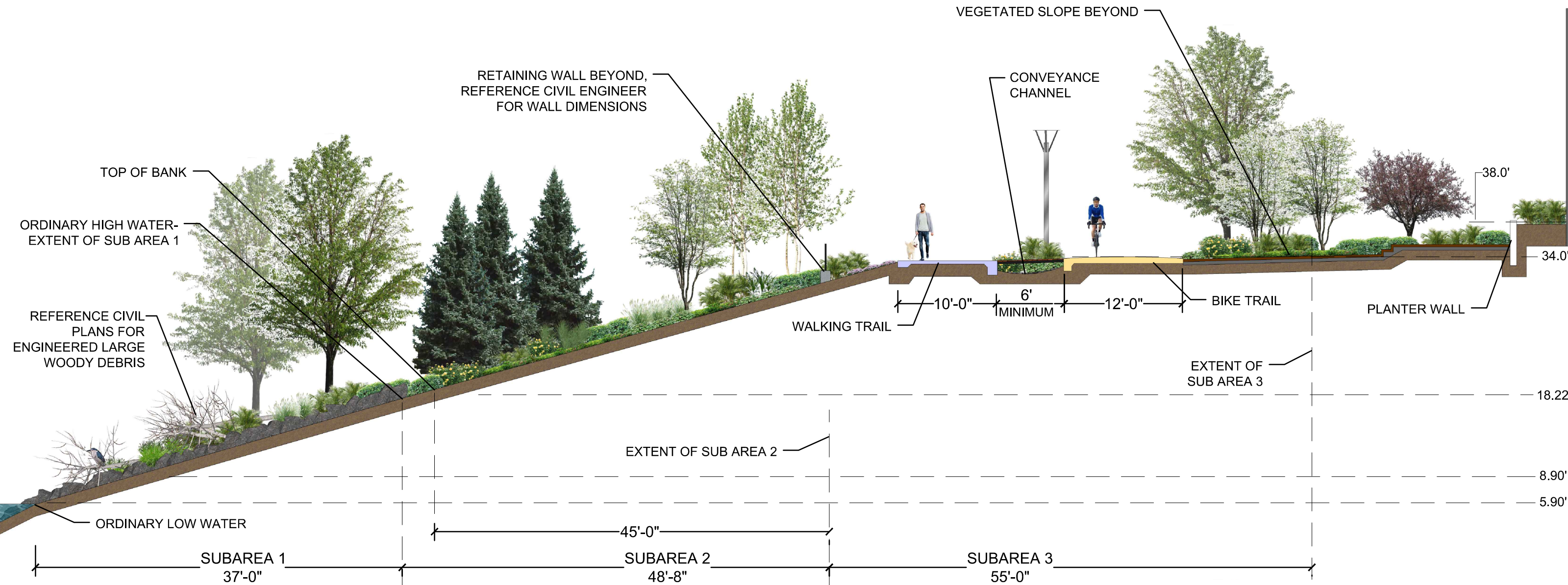




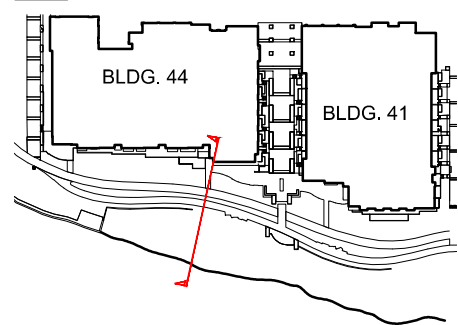


BUILDING 41



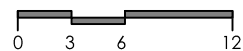


KEY



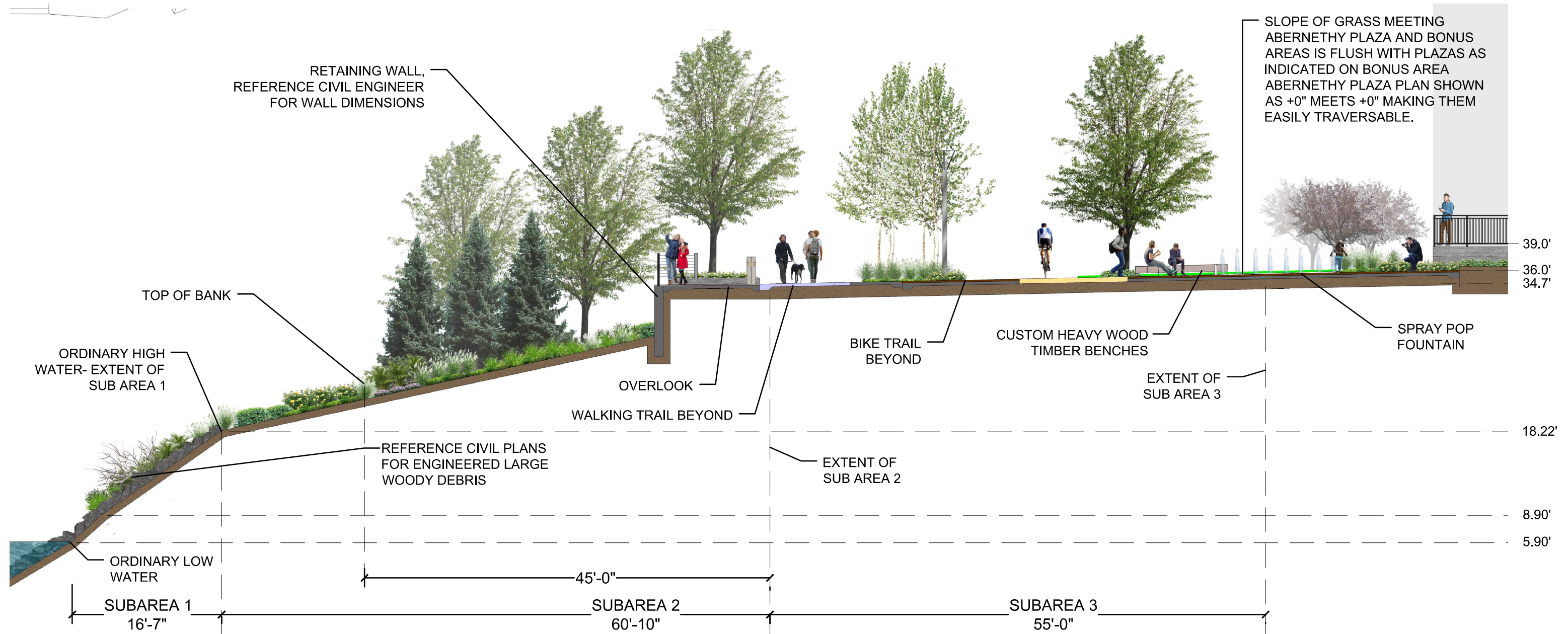
GREENWAY PROFILE STA. 4+00

SEE C.220 FOR SECTION
LOCATION

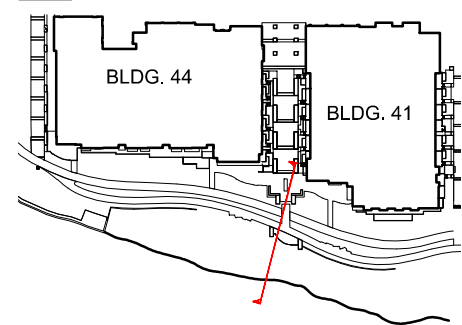


LANDSCAPE - GREENWAY SECTION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.228



KEY



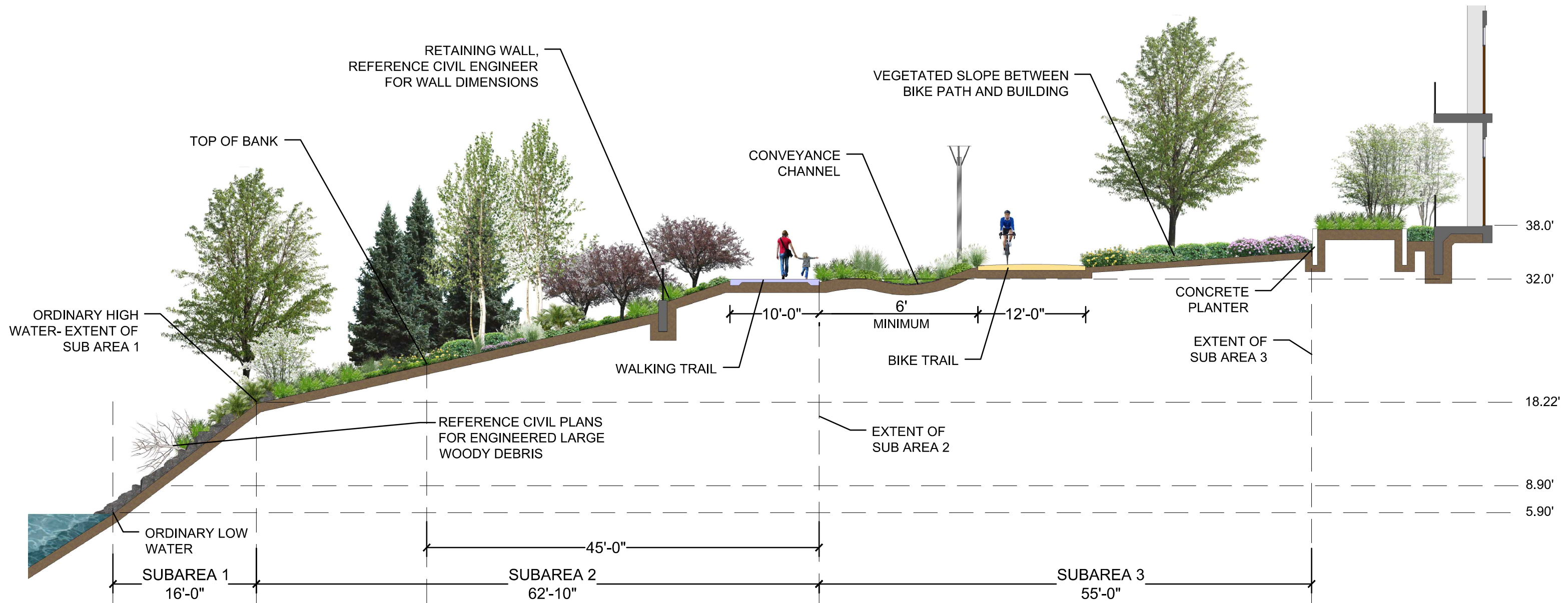
GREENWAY PROFILE STA. 2+90

SEE C.220 FOR SECTION LOCATION

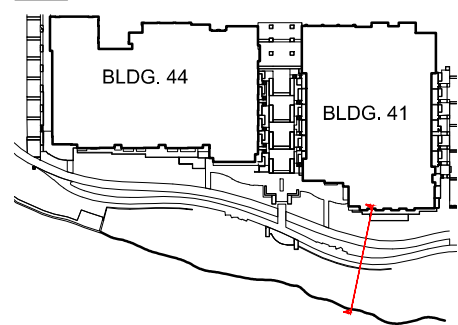


LANDSCAPE - GREENWAY SECTION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.229

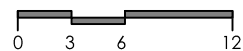


KEY



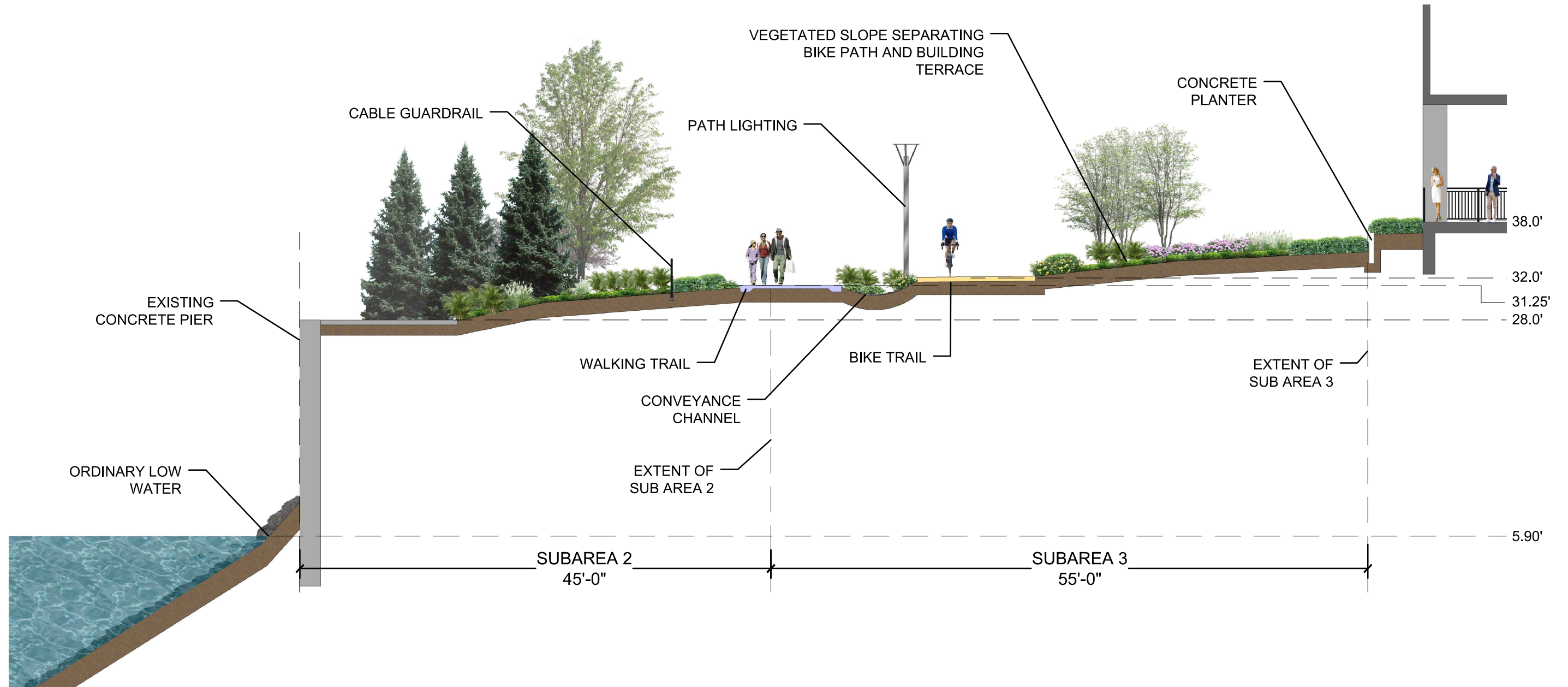
GREENWAY PROFILE STA. 1+50

SEE C.220 FOR SECTION LOCATION

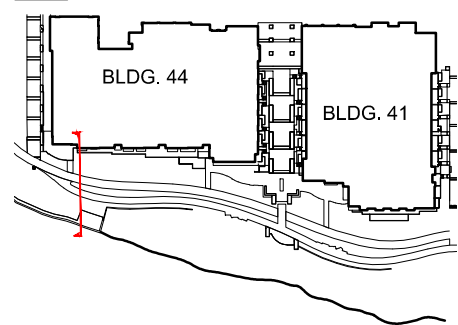


LANDSCAPE - GREENWAY SECTION

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.230



KEY



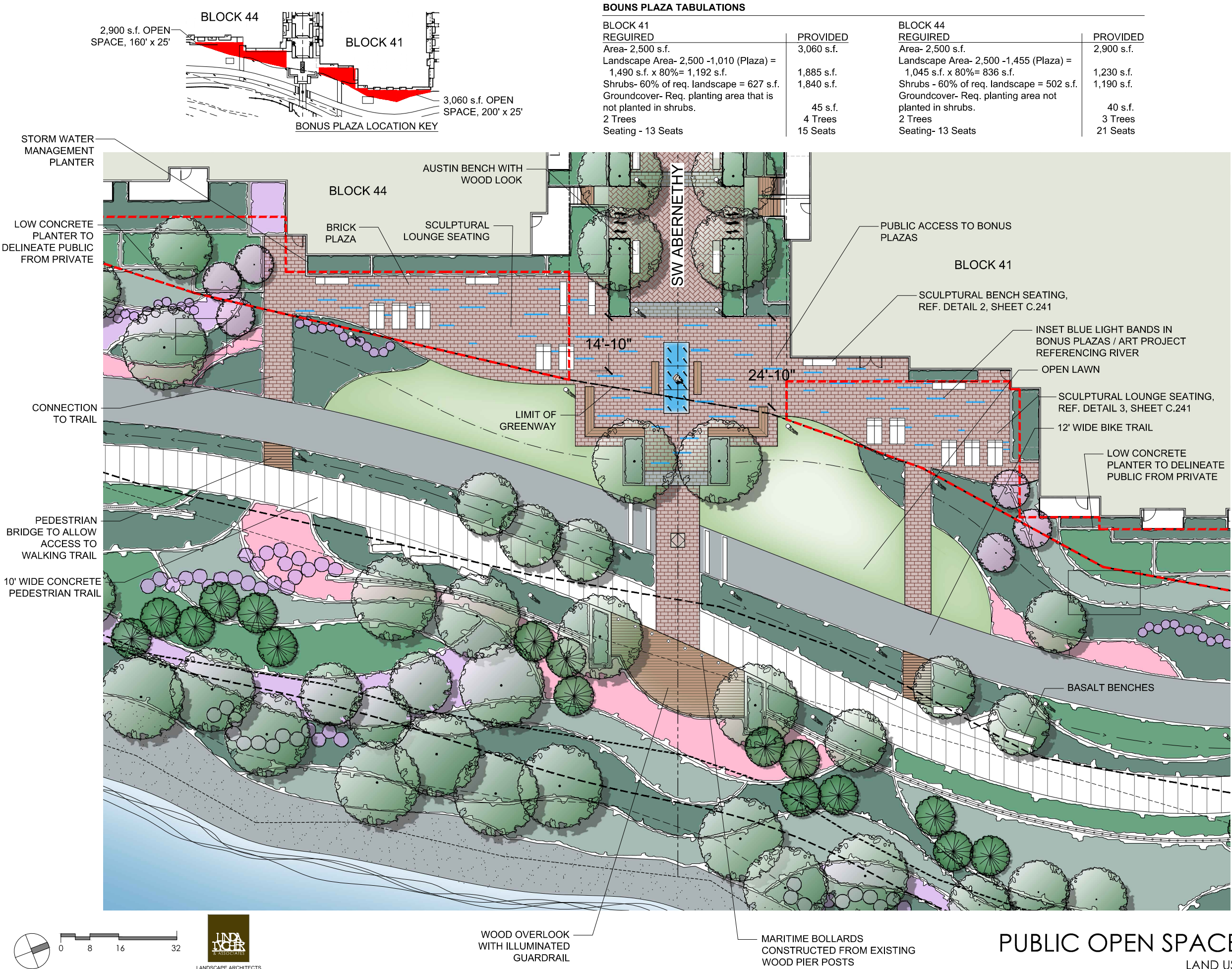
CONCRETE PIER SECTION

SEE C.220 FOR SECTION LOCATION



LANDSCAPE - GREENWAY SECTION

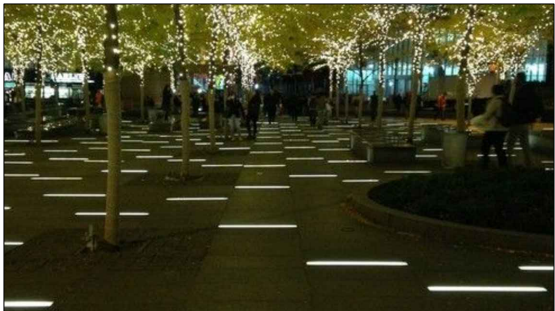
LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.231



BONUS PLAZA TABULATIONS

BLOCK 41		BLOCK 44	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
Area- 2,500 s.f.	3,060 s.f.	Area- 2,500 s.f.	2,900 s.f.
Landscape Area- 2,500 -1,010 (Plaza) = 1,490 s.f. x 80%= 1,192 s.f.	1,885 s.f.	Landscape Area- 2,500 -1,455 (Plaza) = 1,045 s.f. x 80%= 836 s.f.	1,230 s.f.
Shrubs- 60% of req. landscape = 627 s.f.	1,840 s.f.	Shrubs - 60% of req. landscape = 502 s.f.	1,190 s.f.
Groundcover- Req. planting area that is not planted in shrubs.	45 s.f.	Groundcover- Req. planting area not planted in shrubs.	40 s.f.
2 Trees	4 Trees	2 Trees	3 Trees
Seating - 13 Seats	15 Seats	Seating- 13 Seats	21 Seats

PROJECT IMAGES



INSET LIGHT BANDS IN BONUS PLAZAS



WATER FEATUERE AT TERMINUS OF ABERNETHY



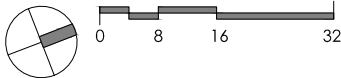
ILLUMINATED HANDRAIL ON OVERLOOK

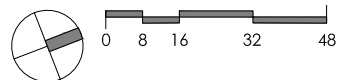
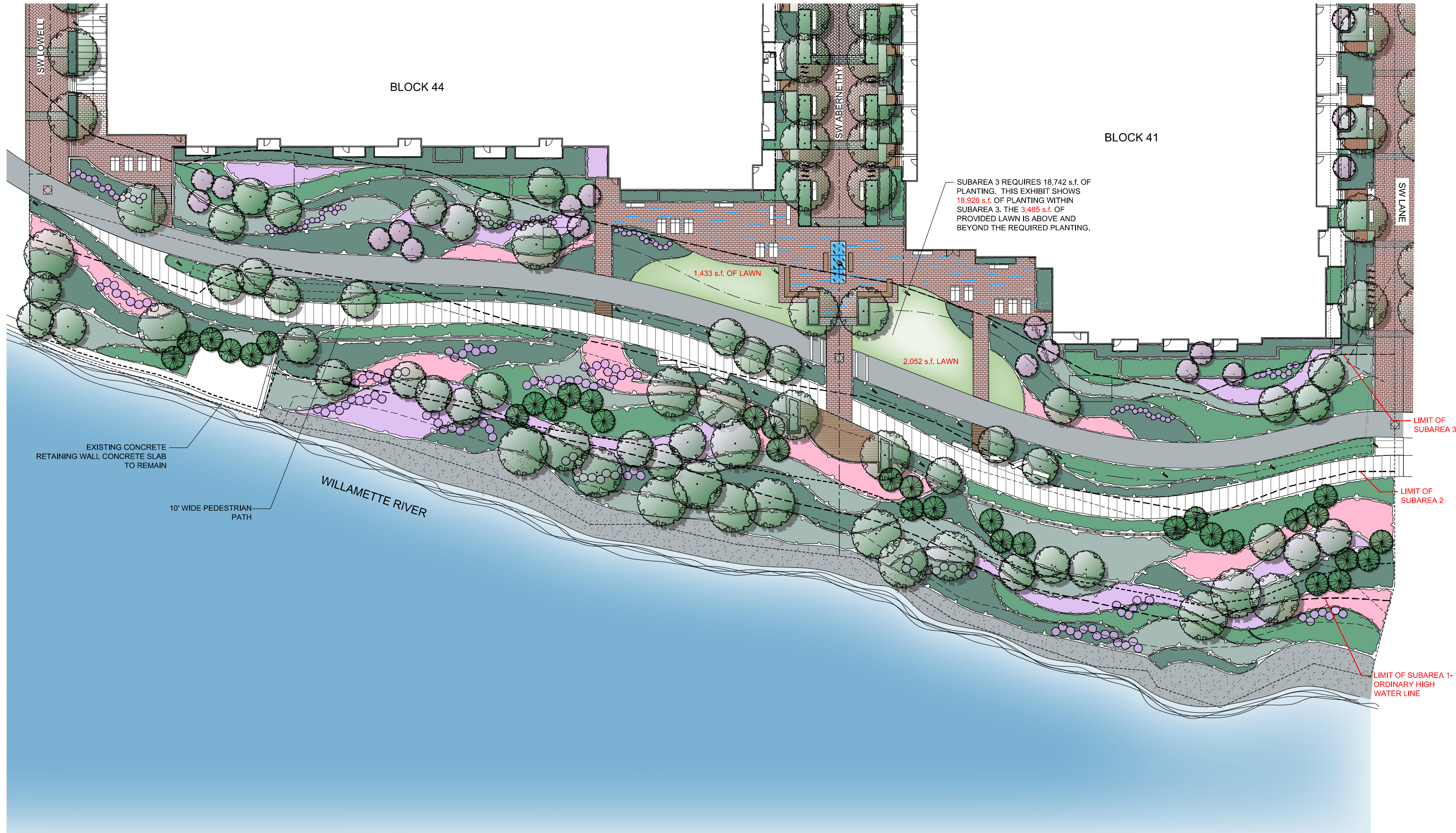


SCULPTURAL SEATING

PUBLIC OPEN SPACE/ BONUS PLAN - B41 & B44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.236





LANDSCAPE - LAWN EXHIBIT - B41 & B44

LAND USE REVIEW # (LU-20-102914 DZM GW) EXHIBIT C.237