



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** February 18, 2020  
**To:** Interested Person  
**From:** Don Kienholz, Land Use Services  
503-823-7771 / [Don.Kienholz@portlandoregon.gov](mailto:Don.Kienholz@portlandoregon.gov)

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

**CASE FILE NUMBER: LU 19-244984 NU**

**GENERAL INFORMATION**

**Applicant:** Jeff Shoemaker, DOWL  
720 SW Washington St #750  
Portland, OR 97205  
(971) 280-8641, [jshoemaker@dowl.com](mailto:jshoemaker@dowl.com)

**Owner:** Peter Kahn, Costco Wholesale Group  
999 Lake Drive  
Issaquah WA 98027

**Site Address:** 4849 NE 138TH AVE

**Legal Description:** BLOCK 3&8 TL 600, SPACE INDUSTRIAL PK  
**Tax Account No.:** R783400870  
**State ID No.:** 1N2E23A 00600  
**Quarter Section:** 2544

**Neighborhood:** Argay, contact Doug Cook at [doug.cook12@gmail.com](mailto:doug.cook12@gmail.com)  
**Business District:** Parkrose Business Association, contact [parkrosebusinessassociation@gmail.com](mailto:parkrosebusinessassociation@gmail.com), Columbia Corridor Association, contact at [info@columbiacorridor.org](mailto:info@columbiacorridor.org)  
**District Coalition:** East Portland Community Office, contact at 503-823-4550.

**Zoning:** **IG2hkpx, IG2hkx, Columbia South Shore Plan District/Southern Industrial Subdistrict** {General Industrial 2 base zone with Aircraft Landing ('h'), Prime Industrial ('k'), Environmental Protection ('p'), and Portland International Airport Noise Impact ('x') Overlay Zones}.

**Case Type:** **NU** – Non-Conforming Situation Review.  
**Procedure:** **Type II**, an administrative decision with appeal to the Hearings Officer.

**Proposal:**

The applicant is proposing to expand the existing parking lot associated with the Costco Wholesale retail store located on NE 138<sup>th</sup> by adding an additional 88 spaces in the lower southeast corner of the property south of the fueling station. The area of the proposed parking lot is currently a grass field lined with mature trees that has approximately 90-feet of frontage along NE 138<sup>th</sup>. The vast majority of trees will be retained as perimeter and interior landscaping for the parking spaces and new landscaping will be established in conformance with the City's Parking and Loading landscaping requirements in Portland Zoning Code Section 33.266.130.

Costco Wholesale is a Retail Sales and Service Use. In the IG2 zone, Retail Sales and Service Uses are limited to 3,000 square feet per use with a maximum of four different Retail Sales and Service uses. The Retail Sales and Service Uses may cumulatively occupy up to 20,000 square feet of floor area with exceeding the 20,000 square foot threshold prohibited (33.140.100.B.5 and Table 140-1). Because the Costco Wholesale store is 173,512 square feet, it exceeds the 20,000 square feet limit allowed in the zone for a Retail Sales and Service use and is a non-conforming use. The parking lot is part of the non-conforming use and adding parking spaces is an expansion of the Non-Conforming Use that must be reviewed through a Non-Conforming Situation Review (33.258.050.D.2.a).

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Portland Zoning Code Section **33.258.080.B, Nonconforming Situation Review Approval Criteria.**

**ANALYSIS**

**Site and Vicinity:** This 19.7 acre site is developed with a 173,512 square-foot Costco Wholesale building and a Costco fuel center with multiple fuel pumps and service stacking lanes. The building is set back over 650 feet from NE 138<sup>th</sup> Avenue while the fuel center is adjacent to the NE 138<sup>th</sup> Avenue at the front of the lot. Vehicle parking and maneuvering take up most of the remainder of the site, except for landscaping, a loading area at the rear of the store and a vacant area at the southeast corner of the site that is the subject area of this proposal.

A segment of the Columbia Slough runs through the northern edge of the site. The store and parking area abut a landscape strip, varying in width from 40 feet to 20 feet, buffering the slough's bank from the developed portion of the site. A 12.5-acre wetland, owned and managed by the City of Portland Bureau of Environmental Services, is located immediately east of the site on the other side of NE 138<sup>th</sup> Avenue and adjacent to the slough. The remainder of the surrounding development is industrial.

Northeast 138<sup>th</sup> Avenue is a two-lane roadway with curbs and on-street parking on both sides. Access onto the site is via NE 138<sup>th</sup> Avenue and includes a signaled intersection on the north side and an unsignaled entrance towards the southern property line. NE Sandy Boulevard, a State Highway in this area, is approximately 1,500 feet south of the site; NE Airport Way's intersection with NE 138<sup>th</sup> Avenue is approximately 700-feet to the north; and the Columbia River is approximately 2,500-feet north of the site.

**Zoning:** The General Industrial zones are two of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial areas. IG2 areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street.

The Aircraft Landing Overlay Zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures, vegetation, and construction equipment.

The Portland International Airport Noise Impact Overlay Zone reduces the impact of aircraft noise on development within the noise impact area surrounding the Portland International Airport. The zone achieves this by limiting residential densities and by requiring noise insulation, noise disclosure statements, and noise easements.

The Environmental Protection overlay zone provides the highest level of protection to the most important resources and functional values. These resources and functional values are identified and assigned value in the inventory and economic, social, environmental, and energy (ESEE) analysis for each specific study area. Development will be approved in the environmental protection zone only in rare and unusual circumstances.

The purposes of the Prime Industrial overlay zone are to protect land that has been identified in the Comprehensive Plan as Prime Industrial, and to prioritize these areas for long-term retention. Prime Industrial Land is suited for traded-sector and supportive industries and possesses characteristics that are difficult to replace in the region. In Portland, Prime Industrial land consists of the Portland Harbor, Columbia Corridor, and Brooklyn Yard industrial districts. These freight-hub districts include Oregon's largest seaport, rail hub, and airport. Existing and potential multimodal freight access in these districts support interregional transport, exporting industries, and associated industrial businesses and activities. The regulations protect these areas by preventing, or requiring an off-set for, conversion of the land to another zone or use that would reduce industrial development capacity.

The Columbia South Shore plan district regulations encourage the development of the Columbia South Shore as an industrial employment center that is intended to attract a diversity of employment opportunities. The plan district regulations also protect significant environmental and scenic resources and maintain the capacity of the area infrastructure to accommodate future development. Special street setbacks and landscaping standards enhance and strengthen the image of the plan district, and create a more formal landscape design and provide continuity along Airport Way. Development standards for the southern portion of the district (Southern Industrial subdistrict) reflect the City's standards for general industrial areas.

**Land Use History:** City records indicate that prior land use reviews include the following:

**MCF 83-08-11:** Establishment of the Costco Wholesale retail use.

**CU 069-86:** Approval of a Conditional Use to convert office and wholesale use to retail pharmacy and optical shop areas.

**CU 011-88:** Conditional Use approval of the expansion of a retail sales facility in an Industrial Sanctuary.

**LUR 93-00770:** Approval of a Conditional Use for the expansion of the Costco store by 30,120 square feet and the addition of 124 parking spaces. Approval of an adjustment to reduce the number of required covered bicycle parking spaces from 55 to 29; Approval of the environmental review of development within the c, Environmental Conservation Overlay Zone; Approval of the adjustment to locate 1,875 square feet of building addition within the Environmental Conservation resource area; and Approval of the adjustment to allow the height of the building addition, within the environmental zone transitional area to exceed the 25 foot limit to 25 feet and 8 inches.

**LU 08-120110 NU:** Approval of the Nonconforming Situation Review to expand a Retail Sales and Service Use in an IG2 zone from 162,115 to 173,512 square feet.

**LU 08-173509 NU:** Approval of the Nonconforming Situation Review to expand a Retail Sales and Service Use in an IG2 zone by 11,397 square feet.

**LU 15-236061 AD:** Approval of an Adjustment to Zoning Code Section 33.140.215 to reduce the minimum setback from the street lot line abutting NE 138th Avenue, from 25 feet to 19.2 feet for the northern portion of the fuel station canopy.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **December 5, 2019**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Portland Bureau of Transportation (Exhibit E.2);
- Bureau of Parks-Forestry Division (Exhibit E.3);
- Life Safety Section of BDS (Exhibit E.4);
- Water Bureau and Fire Bureau (Exhibit E.5); and
- Multnomah County Drainage District (Exhibit E.6);

**Neighborhood Review:** No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### 33.258.080 Nonconforming Situation Review

**B. Approval criteria. The request will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:**

- 1. With mitigation measures, there will be no net increase in overall detrimental impacts (over the impacts of the last legal use or development) on the surrounding area taking into account factors such as:**
  - a. The hours of operation;**
  - b. Vehicle trips to the site and impact on surrounding on-street parking;**
  - c. Noise, vibration, dust, odor, fumes, glare, and smoke;**
  - d. Potential for increased litter; and**
  - e. The amount, location, and nature of any outside displays, storage, or activities; and**

**Finding:** Approval Criterion B.1 requires the proposal, with mitigation measures, to have no net increase in detrimental impacts on the neighborhood compared to the existing condition. Each of the factors listed is evaluated below.

#### Hours of operation

The proposal is to add on-site parking for the retail sales and service use. Hours will not change as a result of the proposal. Costco has a set weekly schedule that fluctuates an hour or so during summer and/or holidays that has no material impact on the operations of the store. With the proposal not altering the hours of operation, there will be no detrimental impact from the proposal.

#### Vehicle Trips

The applicant submitted a traffic analysis performed by Kittelson and Associates (Exhibit A.2) evaluating the traffic on SE 138<sup>th</sup> and the potential impact of adding the proposed 88 parking spaces to the existing use. The Portland Bureau of Transportation reviewed the analysis and based on the data provided determined that the increase in parking would not increase the trip generation of the Costco retail use or have detrimental impacts to the right of way (Exhibit E.2). As such, they have no objection to the proposal.

Noise, vibration, dust, odor, fumes, glare, and smoke

The proposal does not include the addition of activities and work processes that would generate noise, vibrations, odors, fumes, glare or smoke. The proposed expansion of the parking lot will allow additional vehicles to visit the site which is located in an industrial zoned district. Because the proposal is to increase vehicle parking and does not add machines, equipment, or exterior work activities, there will be no net increase in noise, vibration, dust, odor, fumes glare or smoke beyond what already exists on the site.

Potential for increased litter

The retail sales and service use takes place entirely within the existing building and will not change as a result of the expansion of the parking lot. As such, there is no anticipated increase in litter.

The amount, location, and nature of any outside displays, storage, or activities

The proposal is to add additional on-site parking. No outside displays, storage or activities are proposed.

*Criterion met.*

- 2. If the nonconforming use is in an OS, R, or IR zone, and if any changes are proposed to the site, the appearance of the new use or development will not lessen the residential character of the OS, R, or IR zoned area. This is based on taking into account factors such as:**
  - a. Building scale, placement, and facade;**
  - b. Parking area placement;**
  - c. Buffering and the potential loss of privacy to abutting residential uses; and**
  - d. Lighting and signs; and**

**Finding:** The subject site is in the IG2 zone, an Industrial zone. Therefore, this criterion is not applicable.

- 3. If the nonconforming use is in a C, E, I, or CI zone, and if any changes are proposed to the site, the appearance of the new use or development will not detract from the desired function and character of the zone.**

**Finding:** The subject property is zoned IG2, therefore this criterion is applicable. Desired function and character of a zone are described in the specific zone's character statement found in Portland Zoning Code Section 33.110.010 and 33.140.030.C.2:

*33.140.010 General Purpose of the Zones*

*The employment and industrial zones are for areas of the City that are reserved for industrial uses and for areas that have a mix of uses with a strong industrial orientation. The zones reflect the diversity of industrial and business areas in the City. The zones differ in the mix of allowed uses, the allowed intensity of development, and the development standards. The regulations promote areas which consist of uses and developments which will support the economic viability of the specific zoning district and of the City. The regulations protect the health, safety and welfare of the public, address area character, and address environmental concerns. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.*

\* \* \* \* \*

*33.140.030*

*C. General Industrial. The General Industrial zones are two of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The*

*zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial areas.*

- 2. General Industrial 2. IG2 areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street.*

The key elements for this evaluation are: ensuring that industrial uses are able to locate and operate in the area; protect the safety and welfare of the public; preserve land for industry; and protect larger lots for industrial uses. The proposal to add additional parking spaces to a large site already dedicated to a non-conforming use (retail sales and service) will not add additional non-industrial uses to the site or area, and the proposal does not add buildings to the site that would make redevelopment of the site for industrial use more difficult. A surface parking lot can still easily be redeveloped to support a new industrial use or even provide parking for a large industrial use.

As seen on the site plan (Exhibit C.1 and C.2), the parking area is set back from NE 138<sup>th</sup> and a large landscaped buffer is located between the parking spaces, the street, and the property to the south. The vegetated buffer will help ensure that vehicles do not accidentally cross the property line and have collisions with traffic on NE 138<sup>th</sup> or in the parking lot.

The additional parking is not being built on a separate lot and taking industrial land out of the market for industrial uses; rather, it is on the existing site with the non-conforming retail sales and service use.

*Criterion met.*

## **DEVELOPMENT STANDARDS**

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

## **CONCLUSIONS**

The applicant has demonstrated that adding the 88 additional parking spaces to an existing non-conforming use in the IG2 zone will not increase detrimental impacts to the neighborhood above the existing impacts already present. The proposal will not increase vehicle trips to the site; will not increase noise, odor, dust, glare, smoke, and the potential for litter; will not increase exterior displays storage or activities; and will not adversely affect the appearance of the use or detract from the desired function and character of the IG2 zone. Since the approval criteria were satisfied, the Non-Conforming Situation Review must be approved.

## **ADMINISTRATIVE DECISION**

Approval of a Non-Conforming Situation Review to increase the on-site parking by 88 spaces per the approved site plans, Exhibits C.1 through C.2, signed and dated February 4, 2020, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 19-244984 NU. No field changes allowed."

**Staff Planner: Don Kienholz**

**Decision rendered by:**  **on February 4, 2020**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: February 18, 2020**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on October 24, 2019, and was determined to be complete on November 27, 2019.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on October 24, 2019.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended 30-days (Exhibit A.11). Unless further extended by the applicant, **the 120 days will expire on: April 25, 2020.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 3, 2020** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday

through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **March 3, 2020** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

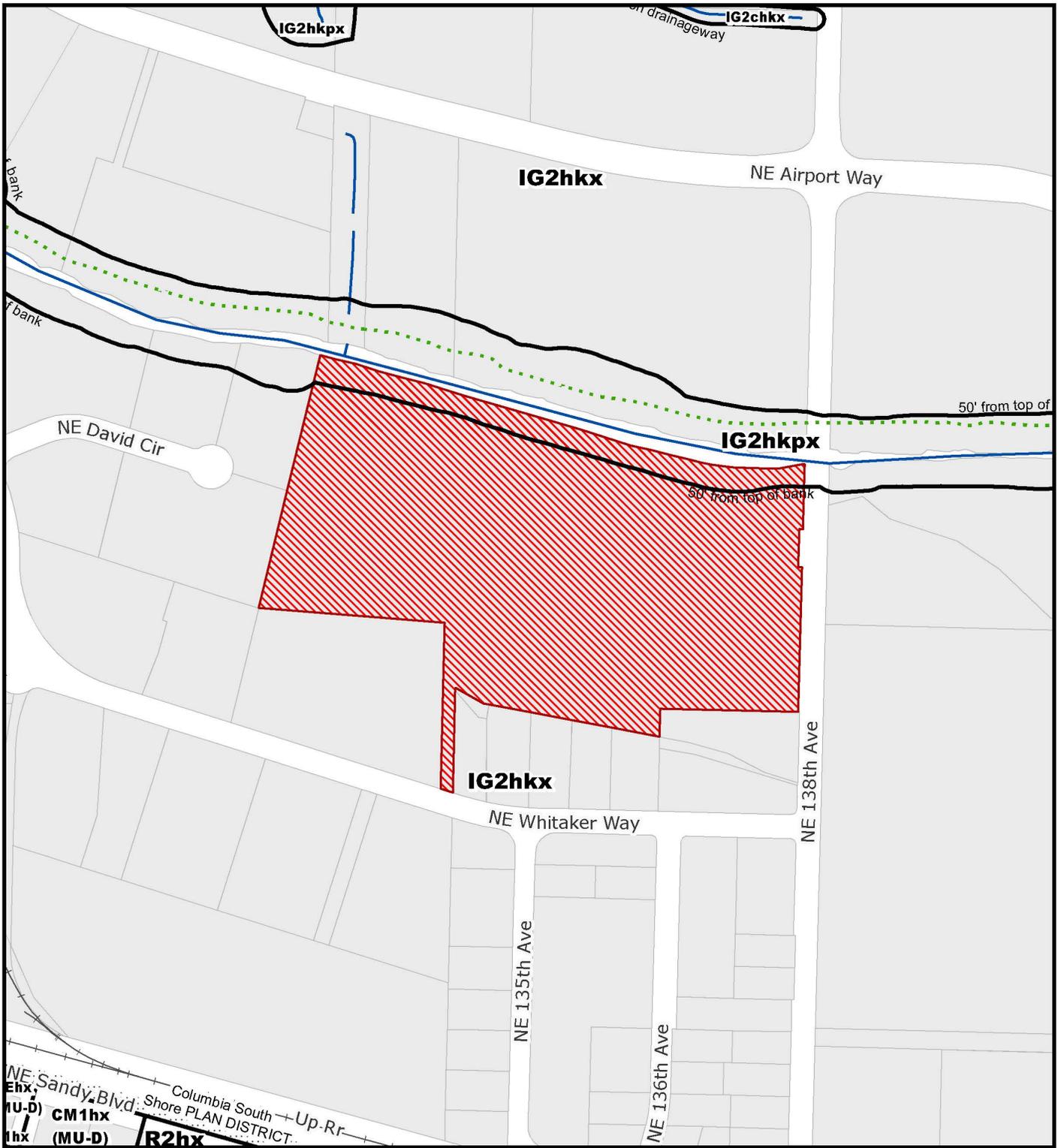
**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**  
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Materials
  - 1. Applicant's Narrative
  - 2. Transportation Impact Analysis by Kittelson & Associates
  - 3. Stormwater Management Analysis
  - 4. Infiltration Testing Results and Geotechnical Recommendations
  - 5. Tree Plan by Teragan & Associates, INC.
  - 6. Copy of Early Assistance Summary Memo
  - 7. Original Plan Set
  - 8. Summary of New Information
  - 9. Updated Narrative
  - 10. PBOT Approved Traffic Scope and Traffic Impact Study
  - 11. Applicant's Request for 30-Day Extension to Statutory Clock
- B. Zoning Map (Attached)
- C. Plans/Drawings:
  - 1. Large Scale Site Plan (Attached)
  - 2. Zoomed In Site Plan (Attached)
- D. Notification information:
  - 1. Mailing List
  - 2. Mailed Notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Portland Bureau of Transportation
  - 3. Bureau of Parks-Forestry Division
  - 4. Life Safety
  - 5. Water Bureau and Fire Bureau
  - 6. Multnomah County Drainage District
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Copy of Receipt of Payment
  - 3. November 8, 2019 Incomplete Letter

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



**ZONING**   
 NORTH  
 COLUMBIA SOUTH SHORE PLAN DISTRICT  
 SOUTHERN INDUSTRIAL SUB DISTRICT

-  Site
-  Stream
-  Recreational Trails

File No.	<u>LU 19 - 244984 NU</u>
1/4 Section	<u>2544</u>
Scale	<u>1 inch = 325 feet</u>
State ID	<u>1N2E23A 600</u>
Exhibit	<u>B Feb 05, 2020</u>



**\*Approved\***

City of Portland - Bureau of Development Services

TL 1N2E23A 800  
4849 NE 138TH AVE  
ZONING I/G2

Way Forward  
Date 2/4/20

Review applies only to the reviews requested and is subject to change without notice. Additional zoning requirements may apply.

REVISIONS

REV	DATE	DESCRIPTION

PROJECT: 1425.03  
DATE: 10/12/19  
DRAWN BY: [Signature]  
L100 SHEET

PLANTING PLAN  
4849 NE 138TH AVE, PORTLAND OR 97230  
PORTLAND COSTCO

WWW.DOWL.COM  
720 SW Washington Street, #750  
Portland, OR 97205  
DATE: 02/19/20

REVISIONS

REV. DATE DESCRIPTION

**Site Information**

TRACT TOTAL AREA: 48,490 SQ FT (1.11 AC)  
DEVELOPABLE AREA: 48,490 SQ FT (1.11 AC)  
ZONING: GENERAL INDUSTRIAL 2 (IG2) (CHAPTER 31.60)  
LANDSCAPE AREA: 19% (9,213 SQ FT)

LANDSCAPING AND SCREENING (CHAPTER 31.240)  
L1 TREES: 1 LG 20' LF, 1 MD 72' LF, 1 SM 18' LF  
L2 TREES: 1 LG 20' LF, 1 MD 72' LF, 1 SM 18' LF  
GROUND COVER PLANTS: 100% (48,490 SQ FT)  
PARKING LOT INTERIOR LANDSCAPING: 1 SM 18' SPACES  
SHRUBS: 1 LG 4' SPACES, 1 MD 7' SPACES, 1 SM 18' SPACES  
GROUND COVER PLANTS: 1 FULL COVER W/ 3 TREES

PARKING AND LOADING (CHAPTER 31.290)  
PARKING BUFFER @ ZONE: 5' x 12'  
INTERIOR LANDSCAPE REQ: 5' x 12'  
PARKING BUFFER @ ZONE: 5' x 12'  
INTERIOR LANDSCAPE REQ: 5' x 12'

TREE SITUATIONS (CHAPTER 31.26)  
TREE SITUATIONS: INDUSTRIAL - 4% (1,939 SQ FT)

PROPOSED DEVELOPMENT:

PARKING: 100 SPACES  
PARKING REMOVED: 8 SPACES  
PARKING 10' x 20' ADDED: 100 SPACES  
LANDSCAPE AREA: 19% (9,213 SQ FT)  
EXISTING PERIMETER LANDSCAPE: 19% (9,213 SQ FT)  
EXISTING INTERIOR LANDSCAPE: 19% (9,213 SQ FT)  
TOTAL LANDSCAPE DEMO: 48,490 SQ FT  
TOTAL LANDSCAPE AREA: 19% (9,213 SQ FT)

INTERIOR LANDSCAPE TO REMAIN: 47,496 SQ FT  
INTERIOR LANDSCAPE PROPOSED: 4,994 SQ FT  
EXISTING PARKWAY INTERIOR TREES: 34 SPACES (11 SM + 4 MD)  
PARKING INTERIOR TREE DEMO: 32 SPACES (11 SM + 4 MD)  
TOTAL PARKING INTERIOR TREES: 2 SPACES (11 SM + 4 MD)  
TOTAL PARKING INTERIOR TREES: 2 SPACES (11 SM + 4 MD)

EXISTING INTERIOR SHRUBS: 1,337 S/BLT/RT  
INTERIOR SHRUB DEMO: 48 SHRUBS  
TOTAL INTERIOR SHRUBS: 1,289 SHRUBS (1.524 REQ)

TREE DENSITY  
EXISTING TREE DENSITY: 1 TREE/500 SF  
MEDIUM: 500 SF x 127 TREES/63,500 SF  
SMALL: 500 SF x 1 TREES/500 SF  
MEDIUM: 500 SF x 8 TREES/4,000 SF  
SMALL: 500 SF x 3 TREES/1,500 SF  
LARGE: 1,000 SF x 23 TREES/23,000 SF  
TOTAL TREE DENSITY CAPACITY: 1,25,100 SF OR 14% (15% REQ)

NOTES:  
1. All plants shall be based on the Landscape Compendium Database sheet D.L.1. Approved City of Portland BDC, dated 10/24/12.

**STORMWATER FACILITY PLANT MATERIALS:**

ITEM	SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS
0	2 GAL CONT 2.0' OC	19	3' H x 2' W SMALL SHRUB
0	2 GAL CONT 2.0' OC	17	4' H x 3' W ZONE B SHRUB NATIVE
0	2 GAL CONT 2.0' OC	15	3' H x 2' W SMALL SHRUB ZONE A
<b>SHRUBS &amp; ACCENTS</b>			
0	2 GAL CONT 2.0' OC	19	3' H x 2' W SMALL SHRUB
0	2 GAL CONT 2.0' OC	17	4' H x 3' W ZONE B SHRUB NATIVE
0	2 GAL CONT 2.0' OC	15	3' H x 2' W SMALL SHRUB ZONE A
<b>TREES</b>			
0	1 GAL CONT 10' / 100 SF	726 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	508 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	410 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	308 TOTAL	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	80' / 100 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	2,277 PLANTS	8' H x 12' W ZONE B EVERGREEN
<b>STORMWATER FACILITIES (FOR STORMWATER MANAGEMENT MANUAL)</b>			
0	1 GAL CONT 10' / 100 SF	726 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	508 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	410 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	308 TOTAL	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	80' / 100 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	2,277 PLANTS	8' H x 12' W ZONE B EVERGREEN
<b>STORMWATER FACILITY</b>			
0	1 GAL CONT 10' / 100 SF	726 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	508 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	410 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	308 TOTAL	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	80' / 100 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	2,277 PLANTS	8' H x 12' W ZONE B EVERGREEN
<b>STORMWATER FACILITY (FOR STORMWATER MANAGEMENT MANUAL)</b>			
0	1 GAL CONT 10' / 100 SF	726 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	508 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	410 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	308 TOTAL	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	80' / 100 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	2,277 PLANTS	8' H x 12' W ZONE B EVERGREEN

**LANDSCAPE PLANT & MATERIALS LEGEND**

ITEM	SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS
0	1 1/2" CALI / 18" B&B AS SHOWN	11	40' H x 25' W MEDIUM / PLANTER
0	1 1/2" CALI / 18" B&B AS SHOWN	5	5' BRANCHING HT / CENTRAL LEADER
0	1 1/2" CALI / 18" B&B AS SHOWN	13	25' H x 20' W SMALL / 2 PLANTER
0	1 1/2" CALI / 18" B&B AS SHOWN	13	5' BRANCHING HT / POWER LINES
0	1 1/2" CALI / 18" B&B AS SHOWN	12	4' PLANTED WET SOIL TOLERANT
0	1 1/2" CALI / 18" B&B AS SHOWN	12	80' H x 75' W LARGE / PLANTER
0	1 1/2" CALI / 18" B&B AS SHOWN	12	5' BRANCHING HT / DROUGHT TOLERANT
<b>EXISTING TREE TO REMAIN</b>			
0	1 1/2" CALI / 18" B&B AS SHOWN	11	40' H x 25' W MEDIUM / PLANTER
0	1 1/2" CALI / 18" B&B AS SHOWN	5	5' BRANCHING HT / CENTRAL LEADER
0	1 1/2" CALI / 18" B&B AS SHOWN	13	25' H x 20' W SMALL / 2 PLANTER
0	1 1/2" CALI / 18" B&B AS SHOWN	13	5' BRANCHING HT / POWER LINES
0	1 1/2" CALI / 18" B&B AS SHOWN	12	4' PLANTED WET SOIL TOLERANT
0	1 1/2" CALI / 18" B&B AS SHOWN	12	80' H x 75' W LARGE / PLANTER
0	1 1/2" CALI / 18" B&B AS SHOWN	12	5' BRANCHING HT / DROUGHT TOLERANT
<b>SHRUBS &amp; ACCENTS</b>			
0	5 GAL CONT 4.0' OC	19	8' H x 8' W EVERGREEN
0	5 GAL CONT 4.0' OC	15	8' H x 8' W EVERGREEN
0	5 GAL CONT 4.0' OC	25	2' H x 4' W EVERGREEN
0	5 GAL CONT 4.0' OC	37	2' H x 4' W EVERGREEN
0	5 GAL CONT 4.0' OC	14	8' H x 8' W GLABROUS EVERGREEN
0	5 GAL CONT 4.0' OC	46	30" H x 3' W EVERGREEN
0	5 GAL CONT 4.0' OC	31	10' H x 10' W PLANTER SHRUB
0	5 GAL CONT 4.0' OC	25	10' H x 6' W / HIGH SCREEN SHRUB EVERGREEN

**STORMWATER FACILITY PLANT MATERIALS:**

ITEM	SIZE	QTY.	MATURE SIZE (H X W) / COMMENTS
0	2 GAL CONT 2.0' OC	19	3' H x 2' W SMALL SHRUB
0	2 GAL CONT 2.0' OC	17	4' H x 3' W ZONE B SHRUB NATIVE
0	2 GAL CONT 2.0' OC	15	3' H x 2' W SMALL SHRUB ZONE A
<b>SHRUBS &amp; ACCENTS</b>			
0	2 GAL CONT 2.0' OC	19	3' H x 2' W SMALL SHRUB
0	2 GAL CONT 2.0' OC	17	4' H x 3' W ZONE B SHRUB NATIVE
0	2 GAL CONT 2.0' OC	15	3' H x 2' W SMALL SHRUB ZONE A
<b>TREES</b>			
0	1 GAL CONT 10' / 100 SF	726 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	508 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	410 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	308 TOTAL	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	80' / 100 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	2,277 PLANTS	8' H x 12' W ZONE B EVERGREEN
<b>STORMWATER FACILITIES (FOR STORMWATER MANAGEMENT MANUAL)</b>			
0	1 GAL CONT 10' / 100 SF	726 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	508 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	410 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	308 TOTAL	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	80' / 100 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	2,277 PLANTS	8' H x 12' W ZONE B EVERGREEN
<b>STORMWATER FACILITY</b>			
0	1 GAL CONT 10' / 100 SF	726 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	508 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	410 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	308 TOTAL	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	80' / 100 SF	8' H x 12' W ZONE B EVERGREEN
0	1 GAL CONT 10' / 100 SF	2,277 PLANTS	8' H x 12' W ZONE B EVERGREEN

**LEGEND**

PROPERTY LINE  
CURB  
STREET  
PARKING LOT STRIPING  
PROPERTY LINE  
STORM LINE

**STORMWATER FACILITY PLANT MATERIALS:**

ITEM SIZE QTY. MATURE SIZE (H X W) / COMMENTS

0 2 GAL CONT 2.0' OC 19 3' H x 2' W SMALL SHRUB

0 2 GAL CONT 2.0' OC 17 4' H x 3' W ZONE B SHRUB NATIVE

0 2 GAL CONT 2.0' OC 15 3' H x 2' W SMALL SHRUB ZONE A

**SHRUBS & ACCENTS**

0 2 GAL CONT 2.0' OC 19 3' H x 2' W SMALL SHRUB

0 2 GAL CONT 2.0' OC 17 4' H x 3' W ZONE B SHRUB NATIVE

0 2 GAL CONT 2.0' OC 15 3' H x 2' W SMALL SHRUB ZONE A

**TREES**

0 1 GAL CONT 10' / 100 SF 726 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 508 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 410 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 308 TOTAL 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 80' / 100 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 2,277 PLANTS 8' H x 12' W ZONE B EVERGREEN

**STORMWATER FACILITIES (FOR STORMWATER MANAGEMENT MANUAL)**

0 1 GAL CONT 10' / 100 SF 726 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 508 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 410 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 308 TOTAL 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 80' / 100 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 2,277 PLANTS 8' H x 12' W ZONE B EVERGREEN

**STORMWATER FACILITY**

0 1 GAL CONT 10' / 100 SF 726 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 508 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 410 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 308 TOTAL 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 80' / 100 SF 8' H x 12' W ZONE B EVERGREEN

0 1 GAL CONT 10' / 100 SF 2,277 PLANTS 8' H x 12' W ZONE B EVERGREEN

LA 19-244984 NU