

Alta Civic Station

Design Commission

Shrub Sizes

As the landscape architect for the project, I am reaching out to the commission to request permission to plant the shrub sizes available from current nurseries which would be under the city requirement of 24 inches. When the landscape contractor requested availability for two of the problematic variety's cistus and ilex 'Shamrock', the sizes generally ranged from a 2"-8" under the required size, and with some nurseries not having availability of the two problematic varieties or are those varieties are 16" undersized.

Currently the shrubs on site have grown in nicely which at the time of planting were undersized at a similar size to what is currently available. As of mid-August, all but one of those shrubs (ilex 'Shamrock') are now meeting the city standards, except for one slow growing variety. Teufel the construction landscape contractor has stated that the shrubs onsite are healthy and best suited to stay planted. Replacement is not in the best interest of the development team nor the City of Gresham. Teufel has turned over the landscape of the buildings along NW Fanning Way over to ownership. Ownership retains a third-party maintenance company, who will most likely trim the cistus and ilex this fall as is horticultural standard for healthy plant growth. Not doing so will result in both varieties looking overgrown and leggy. I would also request that ownership be able to maintain the existing shrubs per horticultural standards. And by cutting the shrubs back not be penalized at the time of final Certificate of Occupancy.

Shapiro Didway believes the shrubs on site have grown in and meet the intent of code. Since the final phase of development occurs during the off-season Shapiro Didway is requesting permission be given to the development team to plant the remaining shrubs with the currently available sizes for the final phase of development as they will establish themselves in the first growing season.

Sincerely,

Aaron West, Associate, PLA

Shapiro Didway LLC

8/24/2021