

# THE BINGEN POINT BUSINESS PARK

## LANDSCAPE MASTER PLAN

May, 2000

KLICKITAT COUNTY PORT DISTRICT #1

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**ADOPTED OCTOBER 3, 2000**

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## **PART ONE**

## **LANDSCAPE MASTER PLAN**

The Bingen Point Business Park is comprised of 104 acres total land area with 42 acres available for light industrial, commercial and retail industry. The roadway system has been evaluated with regard to the landscape treatment needed to enhance the entire image of the Business Park, and to encourage rapid lot leases (or sales) to new businesses. This evaluation has lead to the definition of different landscape treatment areas corresponding to the use and context of the specific area, land ownership, right of way widths, setback requirements, and existing site conditions. There has been an emphasis placed on developing the landscape design standards in five areas: the main roadways of the business park, the parking areas, the traffic circles and intersections, the boundary between the wetland setback and the built frontage, and the building perimeter. The following text will describe the landscape treatment areas, provide a recommended plant material list, and show typical plan layouts.

### **DESIGN THEME**

The design concept of the Bingen Point Business Park is based on a riverfront or harbor town theme. The planting design will reflect the theme by use of appropriate plants, materials, and landforms such as berms. The typical landscape designs presented here for the roads and public spaces will establish the groundwork for the theme and give a basis with which the new site developments can coordinate. To maintain a cohesive theme within the built areas of the Bingen Point Business Park, the planting design of the roadways and setbacks that border proposed public open space will be coordinated with the design of those open spaces as they are built.

### **PLANT MATERIAL**

The following plant material list consists of plants most likely to survive the climatic conditions present at this location. This list is a compilation of plants recommended by the local nurserymen, the Washington State Extension Service, Underwood Conservation Service, experienced landscape contractors, landscape architects, and horticultural text books. There are some plants included here that may need to be protected from the wind and/or irrigated to reach optimum growth habit and form. Others have been selected for their drought resistance for those

areas receiving limited irrigation. An attempt was made to include as many appropriate native species as possible.

## RECOMMENDED GENERAL PLANT LIST

Native plants to the region are noted in CAPITAL TYPE. Check soil conditions before planting. Some plants recommended for the wetland boundary are not mentioned here because they are sensitive to built conditions, such as parking lots. Other plants not mentioned on this list may be suitable and subject to Port approval.

No.	Botanical Name	Common Name	Average Size
<b>Trees: Deciduous</b>			
1.	ACER CIRCINNATUM	VINE MAPLE	30' tall
	Yellow-red fall color.		
2.	ACER MACROPHYLLUM	BIGLEAF MAPLE	50-70' tall
	Good shade tree.		
3.	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	40' h x 20' w
	Upright, vigorous branching pattern, red fall color.		
4.	Carpinus betulus	European Hornbeam	40' tall
	Pyramidal to broad form, yellow-red fall color. Tolerates most conditions.		
5.	Carpinus betulus 'Fastigiata'	Columnar Hornbeam	40' h x 10' w
	Columnar tree in youth, spreading with maturity.		
6.	Cornus florida	Flowering Dogwood(white)	20' tall
	Needs part shade, protect from wind, white flowering May, red fall color, red fruit in winter.		
7.	CORNUS NUTTALLII	PACIFIC DOGWOOD	30' tall
	Plant in shade or under high branching tree to prevent bark from being sunburned.		
8.	Fraxinus 'Fan West'	Fan West Ash	50' tall
	Seedless, light olive green leaf, tolerates cold, heat, aridity, and wind.		
9.	Fraxinus pennsylvanica 'Marshall'	Marshall's Seedless Ash	40-45' tall
	Fast growing with tapered crown.		
10.	Gleditsia tricanthos 'Shademaster'	Shademaster Honey Locust	35-50' tall
	Fast growing, takes any soil, moisture level.		
11.	Liquidambar styraciflua	Sweet Gum	60' tall
	Good street tree, red-orange fall color.		
12.	Nyssa sylvatica	Tupelo	40' h x 15' w
	Grows well in any soil. Bright red fall color.		

- |  |                       |                     |
|--|-----------------------|---------------------|
| 13. QUERCUS GARRYANA   | OREGON WHITE OAK      | 40-90' tall         |
| Glossy dark green leaves. Picturesque branching habit.                             |                       |                     |
| 14. SAMBUCUS CERULEA   | BLUE ELDERBERRY       | 10-12' tall         |
| Multi-stemmed shrubby tree. Small edible berries in fall good for native wildlife. |                       |                     |
| 15. Sorbus aucuparia   | European Mountain Ash | 20-30' h x 15-20' w |
| Dense oval form, white flower in spring, tolerates strong wind.                    |                       |                     |

**Trees: Coniferous**

- |   |                    |              |
|---|--------------------|--------------|
| 1. Picea abies  | Norway Spruce      | 100' tall    |
| Pyramidal shape. Extremely hardy and wind resistant.        |                    |              |
| 2. PICEA ENGELMANNII  | ENGELMAN PINE      | 100' tall    |
| Dense, pyramidal form, blue- green needles.                 |                    |              |
| 3. Pinus contorta   | Shore Pine         | 20-30' tall  |
| 4. PINUS MONITCOLA  | WESTERN WHITE PINE | 60' tall     |
| 5. Pinus nigra  | Austrian Pine      | 40' tall     |
| Dense, uniform crown. Very hardy and wind resistant.        |                    |              |
| 6. PINUS PONDEROSA  | PONDEROSA PINE     | 70-100' tall |
| 7. Pinus sylvestris   | Scotch Pine        | 60' tall     |
| Blue green needles, reddish bark. Hardy and wind resistant. |                    |              |
| 8. PSEUDOTSUGA MENZIESII                                    | DOUGLAS FIR        | 80' tall     |

**Shrubs: Deciduous**

- |  |                     |                  |
|--|---------------------|------------------|
| 1. AMELANCHIER ALNIFOLIA   | SERVICEBERRY        | 10'-20' tall     |
| Large shrub or small multi-stemmed tree. White flowers in early spring. Good fall color.     |                     |                  |
| 2. Berberis thunbergii   | Japanese Barberry   | 4-5' h x 4-5' w  |
| Graceful arching branch pattern, red berries fall-winter. Choose green-leafed variety.       |                     |                  |
| 3. Cornus mas  | Cornelian Cherry    | 10-12' tall      |
| Yellow flowers in Feb., yellow-red fall color.   |                     |                  |
| 4. CORNUS STOLONIFERA  | REDTWIG DOGWOOD     | 3-6' tall        |
| Interest all year. White flower, red fall color, and red twig in winter. Takes wet soil.     |                     |                  |
| 5. Euonymus alata  | Winged Spindle Bush | 6-8' h x 7-10' w |
| Dense, horizontal branching and brilliant red fall color.                                    |                     |                  |
| 6. HOLODISCUS DISCOLOR   | OCEANSPRAY          | 3-6' tall        |
| Clusters of white flowers in May- June, remaining attractive for a long time. Multi-stemmed. |                     |                  |

7. PHILADELPHUS LEWISII MOCK ORANGE 5-8' tall  
Erect arching habit. Fragrant white flower in June-July.
8. Potentilla sp. Cinquefoil 3' h x 3' w  
Good cultivars include 'Katherine Dykes' or 'Tangerine'.
9. Rhus glabra Smooth Sumac 10-20' tall
10. Rhus typhina Stag Horn Sumac 15-25' tall  
Both rhus species: Narrow leaflets, scarlet fall color. Needs little to no water. Use among evergreens.
11. RIBES SANGIUNEUM RED FLOWERING CURRANT 5-10' tall  
Red-pink flowers in early spring.
12. ROSA NUTKANA NOOTKA ROSE
13. ROSA WOODSII PEARHIP ROSE  
Clusters of pink flowers in mid-June. Red rose hips in fall.
14. SYMPHORICARPOS ALBUS SNOWBERRY 2-6' tall  
Pink flowers in May-June. White berries into winter.
15. Viburnum opulus High Mt. Cranberry 12-15' tall  
Red fall color.

**Shrubs: Evergreen**

1. CEANTHUS INTEGERRIMUS DEER BRUSH
2. MAHONIA AQUIFOLIUM OREGON GRAPE 4-6' h
3. MAHONIA REPENS CREEPING MAHONIA 2-3' h  
Both look best in shade but do fine in sun. Good looking all year.
4. PINUS MUGO MUGHO PINE 4-5' h
5. Rhododendrons Selected Rhododendrons 4-8' h  
Listed are the best cultivars for this site: Purple Sage (purple), America (red), PJM (purple), Ignatius Sargent (deep rose), Catawbiense album (white), Boule de Neige (white), Rhododendron minus (rose pink), Roseum pink (pink).
6. Viburnum tinus 'Dwarf' Dwarf Laurustinus 3-5' h x 3-5' w  
White flower, Nov-spring,
7. GAULTHERIA SHALLON SALAL 3' h x 3' w  
Plant in shade.

**Ground Covers (all evergreen):**

- |                            |                  |                             |
|----------------------------|------------------|-----------------------------|
| 1. ARCTOSTAPHYLOS UVA-URSI | KINICKINICK      | 12 in. h x 8 <u>feet</u> w. |
| 2. Erica carnea            | Heaths           | 12 in. tall                 |
| 3. MAHONIA REPENS          | CREEPING MAHONIA | Spreading, to 3' tall       |

**Useful Perennials and Ferns:**

- |                          |            |           |
|--------------------------|------------|-----------|
| 1. Hemerocallis species. | Daylily    | 1-3' tall |
| 2. BLECHNUM SPICANT      | DEER FERN  | 1-3' tall |
| 3. POLYSTICHUM MUNITUM   | SWORD FERN | 2-4' tall |

Plant ferns in shade.

- |                           |                     |
|---------------------------|---------------------|
| 4. ERIOGONUM COMPOSITUM   | HEARTLEAF BUCKWHEAT |
| 5. ERIOGONUM STRICTUS     | STRICT BUCKWHEAT    |
| 6. ERIOPHYLLUM LANATUM    | OREGON SUNSHINE     |
| 7. LUPINUS SP.            | NATIVE LUPINE       |
| 8. PENSTEMON BARRETTIAE   | BARRETT'S PENSTEMON |
| 9. PENSTEMON RICHARDSONII | CUT-LEAF PENSTEMON  |

**Useful Ornamental Grasses:**

- |                                |                   |           |
|--------------------------------|-------------------|-----------|
| 1. BROME VULGARIS              | COLUMBIA BROME    |           |
| 2. DESCHAMPSIA ELONGATA        | SLENDER HAIRGRASS | 1-2' tall |
| 3. FESTUCA IDAHOENSIS          | IDAHO FESCUE      | 20 in.    |
| 4. FESTUCA OVIINA 'GLAUCA'     | BLUE FESCUE       |           |
| 5. Helictotrichon sempervirens | Blue Oat Grass    | 2-3' tall |

Blue-gray foliage, need full sun, some water.

- |                   |               |           |
|-------------------|---------------|-----------|
| 6. Miscanthus sp. | Eulalia Grass | 5-6' tall |
|-------------------|---------------|-----------|

Arching habit leaves topped by feathery flower clusters. Grows in any soil, cut back in late winter.

- |                             |                |           |
|-----------------------------|----------------|-----------|
| 7. Pennisetum alopecuroides | Fountain Grass | 3-4' tall |
|-----------------------------|----------------|-----------|

Bright green foliage, pinkish flower clusters. Thrive in sun/part shade, light water.



## **A. Roadway Landscaping**

The main roads into the Bingen Point Business Park are Marina Road, Industrial Road, and Bingen Way. The roadway landscaping will be located within the sixty-foot right of way. The main roads average 28 feet in width leaving a 16-foot planting area on either side of the roadway. At the time of publication there are no sidewalks proposed adjacent to the roadways.

### **LANDSCAPE CONCEPT**

The landscape concept for the main roadways of Bingen Point Business Park is to accentuate the harbortown theme and enhance the atmosphere of the development by preserving views out to the river and wetland areas. Strong linear plantings of large-canopy deciduous trees and turf set among low sinuous berming will allow for occasional views across the site and be an elegant contrast to the natural scenery of the site. As well as formalizing the entrances into the development, the lines of trees will mimic the traditional windrow plantings seen up and down the Columbia Gorge, tying the Park into it's river-front surroundings and giving it a presence from the Oregon side. The tree canopy will decrease heat radiance from pavement and provide protection from wind. Large street trees will result in an elevated canopy that will not interfere with business visibility yet still provide shade and a welcoming entrance into the business park. Irrigated lawn will tie the planting scheme together and help simplify maintenance in this area of the development. The parking and storage areas of the sewer treatment plant adjacent to Phase Four shall be screened from the roadway by the use of medium height evergreen shrubs or coniferous trees.

The Business Park's main entrance sign shall be located at the intersection of Industrial Way and Marina Road. The landscaping surrounding the location of the sign will complement the sign and draw attention to the corner without blocking the view across to Bingen Lake. When Phase Four is built, evergreen trees will be planted behind the sign to block the view into the adjacent parking lots. Plants with bright fall color and interesting structure will be backdropped by the evergreens to accentuate the entrance to the park.

### **Recommended Deciduous Trees**

*Acer rubrum 'Red Sunset'*

Red Sunset Red Maple

*Liquidambar styraciflua*

Sweet Gum

*Fraxinus pennsylvanica 'Marshall'*

Marshall's Seedless Ash

### **Recommended Coniferous Trees**

*Pinus nigra*

Austrian Pine

*Pinus sylvestris*

Scotch Pine

*Pinus ponderosa*

Ponderosa Pine

*Pseudotsuga menziesii*

Douglas Fir

### **Recommended Evergreen Shrubs**

*Mahonia aquifolium*

Oregon Grape

*Viburnum tinus 'Dwarf'*

Dwarf Laurastinus

### **Recommended Deciduous Shrubs**

*Cornus stolonifera*

Redtwig Dogwood

*Euonymus alata*

Winged Euonymus

## **B. Traffic Circle Plantings**

Traffic circles are proposed in the business park at three major intersections. 'Roadway plantings' merge into 'traffic circle plantings' 35 feet back from the intersections (see figure). The central traffic circle planter is also included in this section.

### **LANDSCAPE CONCEPT**

The design concept for the traffic circles allows for visibility across the lanes of traffic while providing visual interest and distinction from the linear roadway plantings. Shifting the landscape design of the roadway planting into a different theme 35 feet behind each point of traffic intersection will subconsciously warn the motorist of upcoming traffic activity. A distinctive planting theme for the intersections develops a consistent 'design language' for the landscaping occurring any place in the business park where traffic merges (parking lot entrances, curb cuts, driveways, pedestrian crossings). The theme consists of groupings of two same species medium-scaled street trees with a background of evergreen shrubs, the grouping framing each intersection.

### **Recommended Street Trees**

<i>Carpinus betulus</i> 'Fastigiata'	Columnar Hornbeam
<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honey Locust
<i>Nyssa sylvatica</i>	Tupelo

### **Recommended Shrubs**

<i>Mahonia aquifolium</i>	Oregon Grape
<i>Mahonia aquifolium</i> 'Mayhan'	Mayhan Oregon Grape
<i>Cornus stolonifera</i>	Redtwig dogwood

### **Ornamental grasses**

<i>Festuca occidentalis</i>	Western Fescue
<i>Pennisetum alopecuroides</i>	Fountain Grass

## **C. Parking Lot Plantings**

The parking lots of Bingen Point Business Park are highly visible from the main roads into the park. Because the lots are so prominent they need careful planning and planting to ensure that they add aesthetically to the overall site landscape. Therefore, the Landscape Master Plan draws a set of specific guidelines to direct the development of the parking areas.

All parking areas designed to accommodate more than twenty cars shall have a minimum of eight percent of the area landscaped and maintained. This landscaping may include the landscape islands located within the park but shall not include landscaping required in the front and side setbacks. The parking lots will be planted with trees, shrubs, and groundcovers to improve appearance of the lots, to reduce impervious surfaces within parking lots, to provide shade, and to ensure safe and efficient circulation by providing barriers, and to reduce the visual impact of glare and lights.

### **LANDSCAPE CONCEPT**

The concept for the parking areas is to enhance the appearance of the business park by carefully landscaping the parking. One large canopy tree is to be planted for every 3,000 square feet of paved vehicular use areas on site and shall be distributed throughout the site. Vehicular use includes parking spaces, driveways, interior roadways, and loading areas.

Planting islands will be provided so that no parking stall is more than 45 feet from a planting island. Each island will have a minimum width of seven feet and be a minimum of 140 square feet. Each island will have at least one shade tree.

A mix of deciduous trees with an evergreen shrub layer and durable groundcover is recommended for the planting islands. Berming or evergreen shrub plantings are recommended to separate and visually shield the parking from the public right of way.

### **Recommended Trees**

Acer rubrum 'Red Sunset'

Red Sunset Red Maple

Fraxinus pennsylvanica 'Marshall'

Marshall's Seedless Ash

**Recommended Shrubs**

Berberis thunbergii

Japanese Barberry

Euonymus alata

Winged Euonymus

## **D. Wetland/ Built Frontage Boundary**

The wetland/ built boundary borders the 50' wetland setback zone. The boundary averages a 25-foot width and varies in context, being bordered on the opposite of the wetland by buildings, parking lots, loading zones, trailhead parking, or roadways.

### **LANDSCAPE CONCEPT**

Plantings for built frontage along the wetland setback requires special design and plant choice so as be compatible with the native wetland landscape and allow for view corridors into the wetland area. Appropriate plant choice and layout will also benefit the native bird habitat and provide a buffer area between the commercial uses of the business park and the wetland environment.

Low, sinuous berms are recommended between the built areas and the wetland setback. The berms should not be a continuous linear feature but instead irregular wave-like landforms.

### **Recommended Trees**

<i>Acer macropyllum</i>	Bigleaf Maple
<i>Fraxinus latifolia</i>	Oregon Ash
<i>Populus trichocarpa</i>	Black Cottonwood (for use nearer the wetland)

### **Recommended Small Scale Trees**

<i>Alnus rubra</i>	Red Alder
<i>Salix sp.</i>	Native Willow
<i>Amelanchier alnifolia</i>	Serviceberry

### **Recommended Shrubs**

<i>Cornus stolonifera</i>	Redtwig dogwood
<i>Oemleria cerasiformis</i>	Indian Plum
<i>Philadelphus lewisii</i>	Mock Orange
<i>Physocarpus capitatus</i>	Pacific Ninebark
<i>Spirea douglasii</i>	Douglas Spirea

*Salix sp.*

Native Willow

*Symphoricarpos albus*

Snowberry

## **E. Building Perimeter Landscaping**

The following text and plant recommendations are guidelines for planting design along the building perimeters. With the addition of four to five foot wide walkways, the planting area averages eight feet in width.

### **LANDSCAPE CONCEPT**

The planting design will enhance the architecture design and scale of the buildings and maintain the waterfront theme through use of appropriate plants and materials. Screening of parking and storage and loading areas may be included in this area. Simple schemes of small-scale trees planted with evergreen shrubs, ornamental grasses, and/or irrigated lawn will create a human-scaled atmosphere at the entrances to the businesses and mixed-use buildings.

### **Recommended Small Scale Trees**

<i>Acer circinnatum</i>	Vine Maple
<i>Cornus florida</i>	Flowering Dogwood
<i>Cornus kousa</i> 'Chinensis'	Chinensis Dogwood
<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honey locust
<i>Pinus nigra</i>	Austrian pine

### **Recommended Shrubs and Groundcover (shady sites)**

<i>Gaultheria shallon</i>	Salal
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Mahonia repens</i>	Creeping Mahonia
<i>Rhododendron sp.</i>	Rhododendron
<i>Blechnum spicant</i>	Deer Fern
<i>Polystichum munitum</i>	Sword Fern

### **Recommended Shrubs and Ornamental Grasses (sunny sites)**



<i>Potentilla sp. 'Katherine Dykes'</i>	Katherine Dykes Cinquefoil
<i>Erica carnea</i>	Heath
<i>Miscanthus sp.</i>	Eulalia Grass
<i>Pennisetum alopecuroides</i>	Fountain Grass
<i>Festuca occidentalis</i>	Western Fescue

## **PART TWO**

### **LANDSCAPE MASTER PLAN**

#### Site Development Standards

##### **A. Landscape Plan Review**

The Port shall approve all landscape work proposed for each lot. The design of all landscaping will be evaluated by the Port for its compatibility with surrounding design, the local environment and the Port's Landscape Master Plan; as well as the extent to which it enhances the building scale and form, and satisfies screening requirements. Detailed landscape plans must receive Port approval prior to installation.

##### **B. Materials**

Use of plants native to the region is encouraged to promote successful, healthy landscapes. Prohibited is use of any plants included on the Oregon or Washington State Noxious Weed Plant List. The principal landscape materials shall consist of thirty- percent perennial living plant materials such as ground covers, shrubs, hedges and trees. Additional landscape materials may include turf, ornamental grasses, annual plants, and decorative rock. A mixture of deciduous and evergreen plant materials is encouraged. There shall be a minimum of eight trees per acre on each lot. Vegetative ground cover or turf shall be provided in proximity to each tree. The use of berms and varying ground contours and lawn is encouraged wherever practical. The plant materials list in Part 1- Roadway Landscaping identifies the materials likely to survive in the local climatic conditions and categorizes the size and habit of the plants.

##### **C. Size of Materials**

1. Height and screening shall be emphasized through the planting of deciduous trees. These trees shall have straight trunks, be fully branched, have a minimum caliper of 1", and a minimum height of 6 feet at time of planting. Deciduous trees can be supplied bare root, provided the roots

are protected against damage and installed at the proper time of year. Each tree is to be staked for a maximum of one year.

2. Evergreen trees shall be balled and burlapped or in suitable containers in which the tree has grown for one year. The ball of each tree shall be firm and the burlap sound; neither loose ball nor made ball will be accepted. Each tree shall be a minimum of 5 feet in height, fully branched, and be staked for a maximum of one year
2. Shrubs shall be supplied with a minimum spread of 12 inches to 14 inches in one-gallon containers or 8" burlap balls.
4. Ground cover planting shall be planted at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4-inch size container or a 2 1/2-inch container if planted 18 inches on center.

#### **D. Irrigation**

Permanent underground irrigation systems shall be provided in all landscaped areas. Zone plant beds according to their water needs. In landscapes designed with drought tolerant plants, irrigate until established (1-2 years) and then shut down zone or use drip line irrigation. Plants are to be replaced if they die.

#### **E. Front Yard**

1. The minimum landscaping shall be an area equal to 100 percent of the standard 25- foot setback area excluding parking, unless the area is for parking as permitted in PART II, Section D.3.a. of the adopted Conditions, Covenants and Restrictions. This provision shall apply to all front yards

and to yard areas adjacent to streets designated as front yards (see: PART II, Section B.2.d. Corner Lots). This landscaping shall be located on the street side of all walks, barriers and fences.

2. The landscaping in this area shall be designed to enhance the architectural design of the building. Screening of the parking, storage and loading areas may be included in this area. On-site landscaping should be designed to be compatible with the roadway landscape master plan.

#### **F. Side Yard**

Except in approved, shared parking areas, a five-foot wide landscape strip shall be provided adjacent to the full length of side property lines. Excluding connecting driveways, this landscape area shall be designed to separate the properties and provide an area for required screening of the loading, parking and storage from adjacent property.

#### **G. Undeveloped Areas**

All undeveloped areas not otherwise landscaped may be hydroseeded to grow hard fescue grass and maintained at an average height not to exceed six inches. Noxious weed growth and roots shall be eradicated by spraying or removing. Applications of herbicides for weed control shall be made only by approved applicator licensed in the State of Washington, and not within the wetland buffer zone.

#### **H. Parking**

All parking areas designed to accommodate more than twenty cars shall have a minimum of eight percent of the surfaced area landscaped and maintained. This landscaping may include the landscape islands, located within the parking area, but shall not include landscaping required in the front and side yard setback. The parking lots will be planted with trees, shrubs, and groundcovers to improve appearance of

the lots, to reduce impervious surfaces within parking lots, to provide shade, and to ensure safe and efficient circulation by providing barriers, and to reduce visual impact of glare and lights.

Planting islands will be provided so that no parking stall is more than 45 feet from a planting island.

Each island will have a minimum width of seven feet and be a minimum of 140 square feet. Each island will have at least one shade tree and contain both live ground cover and trees.

## **I. Screening**

The following list is designed as a guide in the selection of material for screening if required. All landscape material used for screening shall be of sufficient initial size to provide the required degree of screening within five years after installation unless otherwise specified. The Port will evaluate the effectiveness of the screening.

### **Plant Material / Purposes**

<b><u>TYPE</u></b>	<b><u>HEIGHT (FEET)</u></b>	<b><u>PURPOSE</u></b>
Plant Material	0 - 3	Ground Cover
Plant Material	3 - 4	Screen parking areas
Plant Material	3 - 5	Enhance property
Slat Fence	6 - 8 parking and loading	Screen low storage, areas
Solid Fence	6 - 8	Screen low storage, parking and loading areas
Clipped Evergreen Hedge	6 - 10	Screen storage, parking and loading areas
Semi-open Plant Material	10 - 30	Screen parking, loading and storage of container, enhance property
Deciduous Trees	10 - 30	Screen storage,

Evergreen Trees

10 - 30

provide shade,  
wind break, enhance  
property

Screen all uses,  
wind break, enhance  
property