



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Meeting Agenda Urban Renewal Commission

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Wednesday, February 3, 2016

5:30 PM

Commission Chambers

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1. **Call to Order and Roll Call**

2. **Ceremonies and Presentations**

2a. [16-061](#) Election of Chair and Vice Chair for 2016

**Sponsors:** Economic Development Manager Eric Underwood

**Attachments:** [Staff Report](#)

[URC Bylaws](#)

3. **Citizen Comments**

4. **Adoption of the Agenda**

5. **General Business**

5a. [16-058](#) The Cove - Phase II, Lot 1 Proposal Presentation

**Sponsors:** Economic Development Manager Eric Underwood

**Attachments:** [Staff Report](#)

[Water Quality Letter](#)

[Water Quality Proposal](#)

5b. [PUB 15-047](#) Singer Hill Road Deed of Dedication

**Sponsors:** Public Works Director John Lewis

**Attachments:** [Staff Report](#)

[Deed of Dedication](#)

[Area Map](#)

2. **Consent Agenda**

[16-062](#) Minutes of the November 4, 2015 Regular Meeting

**Sponsors:** City Recorder Kattie Riggs

**Attachments:** [Minutes of 11/04/2015](#)

[16-063](#) Minutes of the November 18, 2015 Regular Meeting

**Sponsors:** City Recorder Kattie Riggs

Attachments: [Minutes of 11/18/2015](#)

7. **Future Agenda Items**
  6. **City Manager's Report**
  8. **Adjournment**
- 

*Public Comments: The following guidelines are given for citizens presenting information or raising issues relevant to the City but not listed on the agenda.*

- *Complete a Comment Card prior to the meeting and submit it to the staff member.*
- *When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone.*
- *Each speaker is given 3 minutes to speak. To assist in tracking your speaking time, refer to the timer at the dais.*
- *As a general practice, Oregon City Officers do not engage in discussion with those making comments.*

*Agenda Posted at City Hall, Pioneer Community Center, Library, and City Web site([oregon-city.legistar.com](http://oregon-city.legistar.com)).*

*Video Streaming & Broadcasts: The meeting is streamed live on Oregon City's Web site at [www.orcity.org](http://www.orcity.org) and is available on demand following the meeting.*

*ADA: City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City staff member prior to the meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.*



# City of Oregon City

625 Center Street  
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503-657-0891

## Staff Report

File Number: 16-061

**Agenda Date:** 2/3/2016

**Status:** Agenda Ready

**To:** Urban Renewal Commission

**Agenda #:** 2a.

**From:** Economic Development Manager Eric Underwood

**File Type:** Ceremony

### **SUBJECT:**

Election of Chair and Vice Chair for 2016

### **BACKGROUND:**

Resolution No. UR12-03 sets guidelines for the Urban Renewal Commission related to the election of its chair and vice chair. Below are excerpts from the bylaws to provide guidance related to the election.

#### ARTICLE III -OFFICERS AND PERSONNEL

**Section 1. Officers:** The officers of the Urban Renewal Commission shall be a chair and vice chair. Officers, who may be members of the City Commission except that the Mayor may not be an officer. At least one of these officers during any given term should not be a City Commissioner.

**Section 2. Chair:** The chair shall be elected by the Board members of the Urban Renewal Commission and shall preside at all meetings of the Agency Board. Except as otherwise authorized by Board Members, the chair shall sign all contracts, deeds, and other instruments made by the Agency.

**Section 3. Vice Chair:** The vice chair shall be elected by the Board members of the Urban Renewal Commission and shall perform the duties of the chair in the absence or incapacity of the chair; and in case of resignation or death of the chair, the vice chair shall perform such duties as are imposed on the chair until such time as the Board shall elect a new chair.

**Section 4. Executive Committee:** The Mayor, the Chair and Vice Chair shall comprise the Executive Committee of the Urban Renewal Commission. They shall assist and advise the City Manager where requested in Urban Renewal Commission business matters, Urban Renewal Commission briefings, project review and agenda preparation. The Executive Committee shall perform such other duties and functions as may from time to time be required by the Urban Renewal Commission or by the by-laws or rules and regulations of the Agency.

**Section 5: Election or Appointment:** The chair and vice chair shall be elected annually by the Board members at the first regular meeting of the Urban Renewal Commission each year, and shall hold office for one year or until their successors are elected and qualified.



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**Urban Renewal Commission Resolution No. UR12-03**

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**Resolution of the Oregon City Urban Renewal Commission  
Approving and Adopting Urban Renewal Commission By-Laws**

**WHEREAS**, the Oregon City Urban Renewal Commission acting by and through the City of Oregon City, Oregon, pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes is the duly appointed Urban Renewal Commission of the City of Oregon City, Oregon:

**WHEREAS**, the Urban Renewal Commission wishes to adopt a set of by-laws to govern the conduct and business of the Urban Renewal Commission;

**NOW, THEREFORE, BE IT RESOLVED** by the Oregon City Urban Renewal Commission that:

**ARTICLE I -AUTHORITY**

**Section 1. Name:** The name of the Urban Renewal Agency shall be the Oregon City Urban Renewal Commission hereinafter referred to as "Urban Renewal Commission."

**Section 2. Office:** The office of the Urban Renewal Commission shall be the City Hall of the City of Oregon City, Oregon, or as mutually agreed to by the City Commission of Oregon City and the Oregon City Urban Renewal Commission.

**Section 3. Powers and Duties of the Commission:** The powers and duties of the Urban Renewal Commission shall be as provided by Chapter 457 of the Oregon Revised Statutes and Oregon City Charter and as authorized by the Oregon City Commission in accordance with Ordinance No. 08-1005, adopted by the City Commission of Oregon City as amended on March 19, 2008, and as further amended by Ordinance No. 12-1005 on July 18, 2012.

**ARTICLE II -BOARD MEMBERS**

**Section 1. Urban Renewal Commission Membership:** The Board of the Urban Renewal Commission will be composed of (7) voting Urban Renewal Commission members. Five (5) Urban Renewal Commission members shall be members of the City Commission of Oregon City and two (2) Urban Renewal Commission members shall be citizen representatives appointed by the City Commission from the electors of the City on an at-large basis:

**Section 2. Terms of Citizen Members:** Citizen members of the Urban Renewal Commission will serve a term of four years, except that the term of the first citizen member appointed to the seven member Urban Renewal Commission shall be for two years to ensure that terms will be staggered. Any board member, with the exception of a City Commission member, may be removed by a majority vote of all members of the Urban Renewal Commission.

**Section 3. Lack of Participation:** Any Board member, with the exception of a City Commission member, may be removed by a majority vote of all members of the Urban Renewal Commission for non-participation, which shall be defined as absence from three consecutive meetings without notice to the chair or vice-chair.

**ARTICLE III -OFFICERS AND PERSONNEL**

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**Section 5. Election or Appointment:** The chair and vice chair shall be elected annually by the Board members at the first regular meeting of the Urban Renewal Commission each year, and shall hold office for one year or until their successors are elected and qualified.

**Section 6. Vacancies in Office:** Should the offices of the chair or vice chair become vacant, the Board shall elect a successor from its members at the next regular meeting and such election shall be for the unexpired term of such office.

**Section 7. Personnel:** The City Manager of Oregon City will be the executive director for the Urban Renewal Commission. The Executive Director or appointed designate shall keep the records of the Agency, record all votes, keep a record of the proceedings of the Commission, and perform all duties incident to the office and other duties and functions as may from time to time be required by the Commission, by-laws or rules and regulations of the Agency.

#### ARTICLE IV -MEETINGS

**Section 1. Regular Meetings:** Regular meetings shall be in accordance with ORS Chapter 192. All meetings shall be held in the City Commission Chambers in Oregon City, or at such other place as the chair shall determine. The Urban Renewal Commission shall meet on the first Wednesday of each month beginning at 5:00 p.m., when necessary. The Executive Director shall determine whether sufficient business exists for a meeting and notify each member through email of the meeting as well as arrange for official public notice of the meeting.

**Section 2. Special Meetings:** The Executive Director or Executive Committee of the Urban Renewal Commission may call a special meeting of the Commission to be held between regular meetings if a need exists for Commission action. Special Meetings may also be held at any time by the unanimous consent of all members of the Urban Renewal Commission.

**Section 3. Quorum:** A quorum of the Urban Renewal Commission will consist of four (4) members. Except as otherwise provided by law or in these bylaws, all decisions of the Urban Renewal Commission will require a simple majority of a Commission quorum.

**Section 4. Open Meetings:** All Meetings shall be open to the public, except that any portion of a meeting may be held in Executive Session if such session is in conformity with ORS Chapter 192.

**Section 5. Decorum:** All rules of order not herein provided for or provided for by resolution shall be determined in accordance with Roberts Rules of Order, Newly Revised.

ARTICLE V -FINANCIAL

**Section 1. Separate Fund:** A separate fund or funds of the City of Oregon City shall be established for the Commission. All disbursements from these funds shall follow the regular disbursements procedures of the City of Oregon City.

**Section 2. Budget:** Budget procedures shall be in compliance with state budget laws.

**Section 3. Audit:** An annual audit of the fund or funds of the Urban Renewal Commission shall be performed by the auditor of the City of Oregon City using the same procedures as are used for all other funds of the City and in accordance with state audit laws.

ARTICLE - AMENDMENTS


**Section 1. Amendment to By-Laws:** The by-laws of the Urban Renewal Commission shall be amended only with the approval of a majority of all members of the Urban Renewal Commission at a regular or special meeting.

Adopted, signed and approved this 1<sup>st</sup> day of August 2012.

  
Chair of the Urban Renewal Commission

Attested to this 1st day of August 2012:

Approved as to legal sufficiency:

  
for Nancy Ide, City Recorder

  
City Attorney



# City of Oregon City

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## Staff Report

File Number: 16-058

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**Agenda Date:** 2/3/2016

**Status:** Agenda Ready

**To:** Urban Renewal Commission

**Agenda #:** 5a.

**From:** Economic Development Manager Eric Underwood

**File Type:** Presentation

**SUBJECT:**

The Cove - Phase II, Lot 1 Proposal Presentation

**RECOMMENDED ACTION (Motion):**

Staff recommends that the Urban Renewal Commission consider the presentation on The Cove - Phase II, Lot 1 by Clackamette Cove, LLC.

**BACKGROUND:**

Clackamette Cove, LLC (CCLLC) has requested an opportunity to present a new proposal for Lot 1 of Phase II of The Cove Project. The proposal involves converting Lot 1 from a developable parcel to a water quality and natural habitat area. CCLLC is also requesting a portion of the Urban Renewal funds originally committed for Phase II infrastructure to be reallocated in order to subsidize a Habitat and Water Quality Feasibility Study as outlined in the attached document.



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## Clackamette Cove, LLC

30460 SW Ruth Street , Wilsonville, Oregon 97070 Cell: 503.702.0009 E-mail: eed1@comcast

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January 26, 2016

Tony Konkol, Interim City Manager  
Eric Underwood, Economic Development Manager  
John Lewis, Director Public Works  
John Runyon, Cascade Environment Group  
Urban Renewal Agency Commissioners

RE: Water Quality and Habitat Enhancement at The Cove

As the Master Planning Developer of The Cove I would like to propose a formal program to resolving the water quality and to enhance the habitat resources at The Cove. In concert with preliminary efforts from Cascade Environmental Group (John Runyon) a preliminary Critical Path has been defined as a guideline for moving this program forward (see attached Water Quality Proposal). Further, preliminary conversations have been held with Tammy Stempel, chair of the Planning Commission for City of Gladstone, with regards to combining efforts and properties to create a Landmark Environmental Habitat Resource within The Cove.

Subject to refining a concept plan and City approvals, a joint intergovernmental agreement could be defined whereby resources and land could be combined to create a significant new resource, preserve and enhance wetlands, aquatic habitats, water quality and ensure public safety at The Cove.

The properties that could be evaluated for habitat enhancement and development could include Lot 1 and the Peninsula at the Northwest corner of the Urban Renewal Agency property. Also the Gladstone parcel and associated Pump Station could be evaluated.

We would request that the URC advance \$50,000 (reduction to \$745,000 infrastructure grant) for third party consultants to prepare a feasibility study that would be used to evaluate the concept and be a support document for presenting to third party financial partners that would support the overall financing of the program.

I would like to request a meeting of the Urban Renewal Agency the night of February 3<sup>th</sup> to give a brief overview of the proposal.

See attached "Water Quality Proposal"

Clackamette Cove, LLC

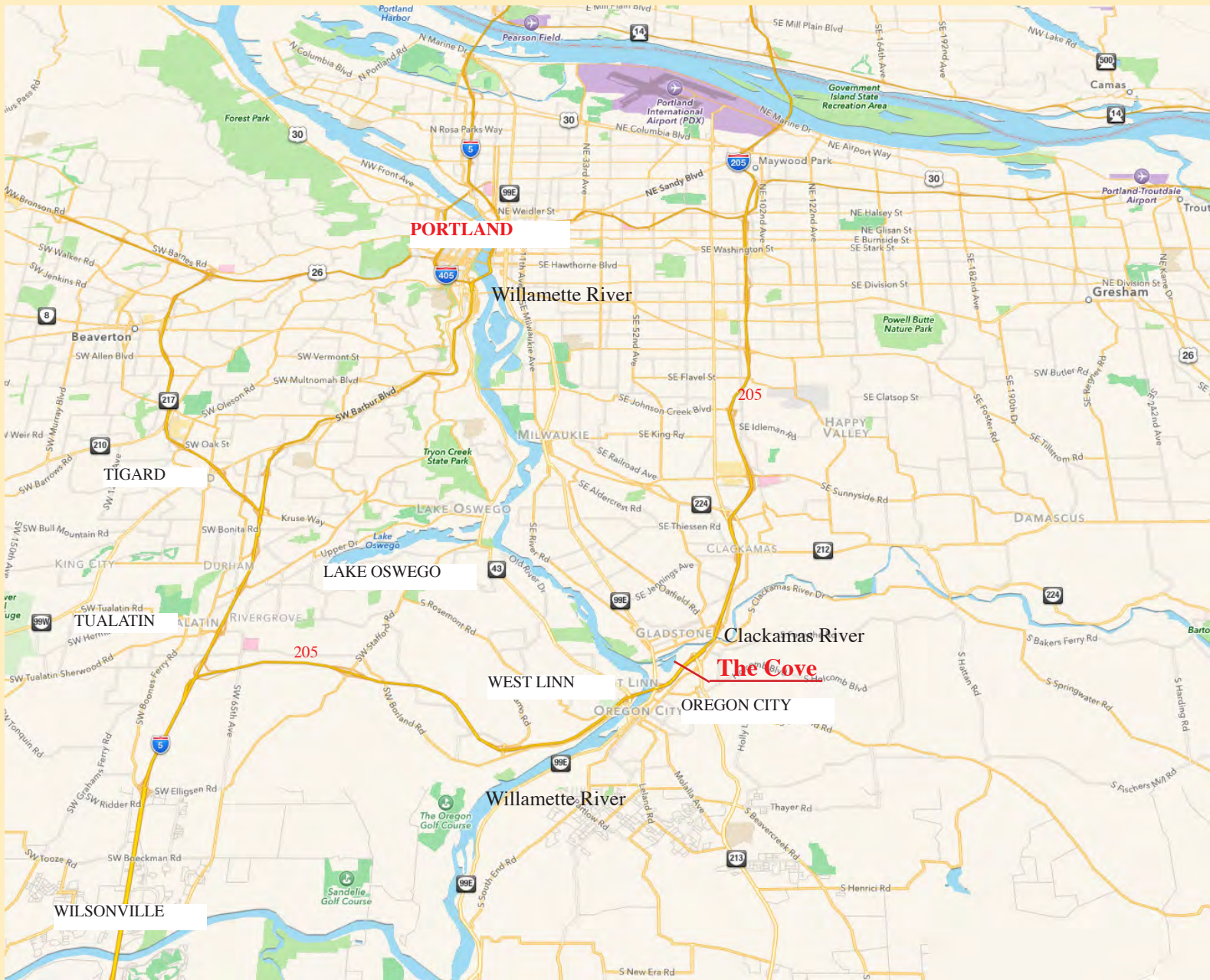
Edward Darrow, Manager





A Mixed Use Waterfront Master Planned Community  
An Integrated Water Quality and Habitat Resource Proposal





**PORTLAND**

Willamette River

**TIGARD**

**LAKE OSWEGO**

**TUALATIN**

**The Cove**

**WEST LINN**

**OREGON CITY**

**WILSONVILLE**

Willamette River

Clackamas River

MAP

*The Cove*



## INTRODUCTION

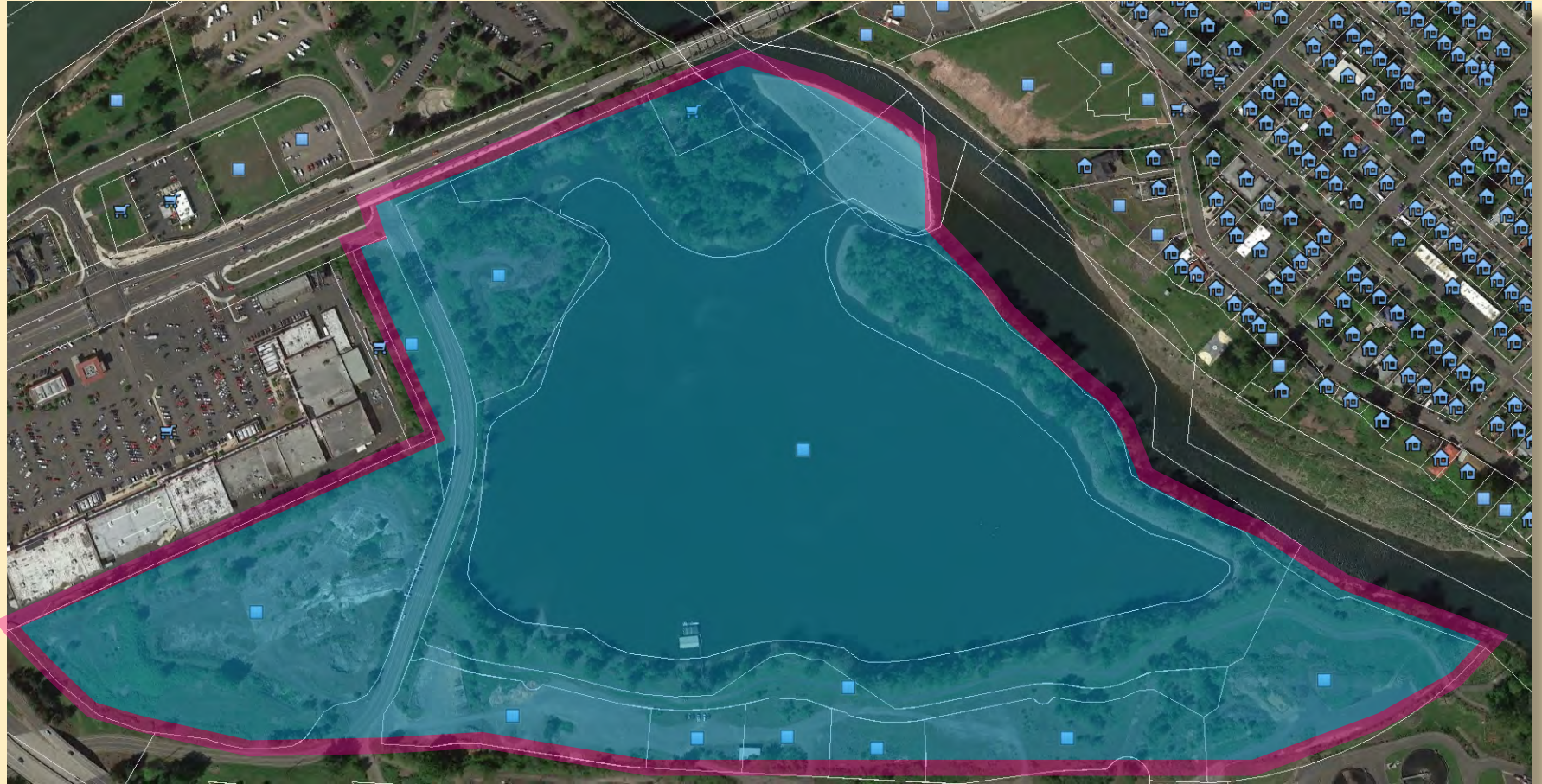
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As the Master Planning Developers' of The Cove we would like to propose a formal program to resolve the water quality concerns, enhance and create new habitat resources and ensure public safety at The Cove.

In concert with preliminary efforts from Cascade Environmental Group (John Runyon) a preliminary Critical Path has been defined as a guideline for moving this program forward. Further, a dialogue has been opened with Tammy Stempel from the City of Gladstone with regards to combining efforts and potentially City of Gladstone properties to create a Landmark environmental resource within The Cove.

Subject to refining a concept plan and City approvals, a joint intergovernmental agreement could be defined whereby resources and land could be combined to create a significant new resource, preserve and enhance wetlands, aquatic habitats, water quality and ensure public safety at The Cove. Improved habitat and natural resources would be integrated with the recreational features and access points.

The following outline is a preliminary overview of a path forward to investigate and concept this extraordinary opportunity to improve and add to the existing natural assets of The Cove.



*The Cove*

STUDY AREA

## ***COMPLETE FEASIBILITY STUDY***

1. REVIEW EXISTING DATA & PLANS
2. CITY, CCLLC & CONSULTANT: DEVELOP SUITE OF OPTIONS:  
DREDGING  
PUMP STATION  
CREATE SHALLOW WATER WETLANDS  
CREATE NEW WETLAND  
CHANNEL FROM CLACKAMAS RIVER INTO COVE
3. BASED ON 1 & 2 CONVENE EXPERTS & AGENCIES STAFF TO  
EXPLORE ALTERNATIVES THAT ARE SOUND & SUPPORTABLE
4. EVALUATE OPTIONS & FUNDING SOURCES
5. COMPLETE FEASIBILITY STUDY SUMMARIZING FINDINGS &  
RECOMMENDATIONS AND IDENTIFYING FUNDING SOURCES.
6. LAYOUT SITE SPECIFIC CONCEPTS / PHASING / FORMAL DESIGN

INITIAL STUDY

Water Quality & Habitat Feasibility Study

Evaluate integrated Strategies for improving Water quality

Develop sustainable Approaches, funding and phasing for implementing Water quality & habitat

Partners and Funding

Evaluate funding sources (Portland Harbor Superfund Restoration, other mitigation, grants, etc)

For Identify partnerships Funding and Implementation (Metro, Oregon City, watershed Council, etc

Water Quality & Restoration / Mitigation Design & Permitting

Design long-term, sustainable approaches that integrate habitat and water quality, & recreational amenities

Implement coordinated Permitting and mitigation approach & phasing

Phased Water Quality & Habitat Projects

Implementation in sync With development phases and funding

Construct projects and Implement monitoring to Track progress



# Water Quality & Habitat Feasibility Study

***\*Habitat and water quality***

***\*Environmental baseline***

***\*Mitiation opportunities***

***\*Engage consultants, stakeholders, and agencies***

***\*Model and evaluate flows, water quality & habitat***

***\*Recreational uses and impacts***

***\*Sustainable approaches integrated with development***

***\*Identify costs & permitting pathways***

***\*Identify funding sources***

**EVALUATE INTEGRATED SOLUTIONS.**

**FOR EXAMPLE:**

**1. DREDGING AND CIRCULATION**

**2. PLACING DREDGING MATERIALS TO CREATE SHALLOW WATER WETLANDS TO IMPROVE FISH HABITAT AND TO HELP ABSORB NUTRIENTS CONTRIBUTING TO TOXIC ALGAE BLOOMS.**

CRITICAL PATH - CASCADE

## Partners and Funding

***\*Identify funding sources***

***\*Portland Harbor Superfund Restoration***

***\*Stream and Wetland Mitigation - Consider selling surplus credits***

***\*Grants***

***\*Other sources- environmental certification (Salmon Safe development certification)***

***\*Identify Partners including: Oregon City; Gladstone; Metro; Mitigation Developers, Watershed Council & others***

***\*Establish funding phasing***

**INTEGRATED FUNDING STRATEGY.  
FOR EXAMPLE:**

**PORTLAND HARBOR SUPERFUND  
NATURAL RESOURCES  
DAMAGES ASSESSMENT**

**WETLAND & OTHER MITIGATION:  
ENDANGERED SPECIES ACT**

**GRANTS SOURCES - METRO  
NATURE in the NEIGHBORHOOD**

## Water Quality & Restoration / Mitigation Design and Permitting

- \*Design long-term, sustainable approaches that integrate habitat and water quality considerations & solutions***
- \*Work to minimize impacts from amenities to decrease mitigation reqmts.***
- \*Integrate recreational amenities (e.g., docks) into habitat & permitting / mitigation strategy***
- \*Project phasing integrated with funding and development phases***

***DESIGN PROJECTS THAT INTEGRATE DEVELOPMENT  
WITH HABITAT AND WATER QUALITY IMPROVEMENTS  
AND RECREATION.***

***FOR EXAMPLE:  
IMPLEMENT ON-SITE MITIGATION FOR AQUATIC  
IMPACTS FROM NEW DOCKS.***

## Phased Water Quality & Habitat Projects

***\*Project implementation in sync with development phases, recreational amenities and funding***

***\*Construct projects and implement monitoring to track progress***



**Water Quality & Habitat Feasibility Study**

**3 - 4 MONTHS**

**Partners and Funding**

**INITIAL: 3 - 6  
ONGOING BASED ON PROJECT PHASING**

**Water Quality & Restoration / Mitigation Design & Permitting**

**PHASED DEPENDING ON FUNDING & DEVELOPMENT / RECREATION / INFRASTRUCTURE**

**Phased Water Quality & Habitat Projects**

**PHASED IMPLEMENTATION AND ONGOING MONITORING**

TIMELINE - CASCADE

*The Cove*

# CAPITAL INVESTMENT & RETURN OF & ON INVESTMENT

**COMPLETE  
FEASIBILITY STUDY**

**AGENCIES  
SUPPORT STUDY**

**MITIGATION  
DEVELOPER  
FUNDS DESIGN &  
PROJECT COST**

**DEVELOPER &  
LAND OWNER SELL  
CREDITS**

CAPITAL INVESTMENT / RETURN - CASCADE

# THE COVE PROJECT DESCRIPTION

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## PROPERTY:

Master Planned Area

Project Components:

Phase 1- Lot 2 - 244 Garden Apts. - 11 acres - with a small component of office space within 2 apartment bldgs. - leasing office / exercise / pool. This project is to be developed by others.

Phase 2A - Lots 3, 4, 5, 6 & 7 - 225 Waterfront Units to be leased - 8 acres with a small componenet office space in six of the bldgs.  
2 Restaurants - leasing office / exercise / pool - on Lot 5

Phase 2B - Lot 1- previously planned for a Mixed Use Building

**1)Proposed Alternative Use: Habitat Resource Area - completed with Phase 2**

**2)Peninsula - Habitat Enhancements and Creation**

Phase 3 - Lot 1 - 57,000 Mixed Use Building-Waterfrt. - or Hotel -4.45 acs  
**Proposed Alternative Use: Habitat Resource Area - completed with Phase 2**

Phase 4 - Water Sports Center / dock

PROJECT DESCRIPTION

*The Cove*



ORIGINAL MASTER PLAN

*The Cove*



Please note that Lot 1 is at an average elevation of 34 ft - almost 18 feet below the buildable flood plain elevation. It is a natural setting for a mitigation program.



**LOT 1 - 4.45 ACS HABITAT RESTORATION AREA**

1. Evaluate removal of dirt & regrade creating natural sloped riparian areas to be seed with native plants.

*The Cove*



Please note that the Peninsula is at an average elevation of 37 ft - almost 15 feet below the buildable flood plain elevation. It is a natural setting for a mitigation program



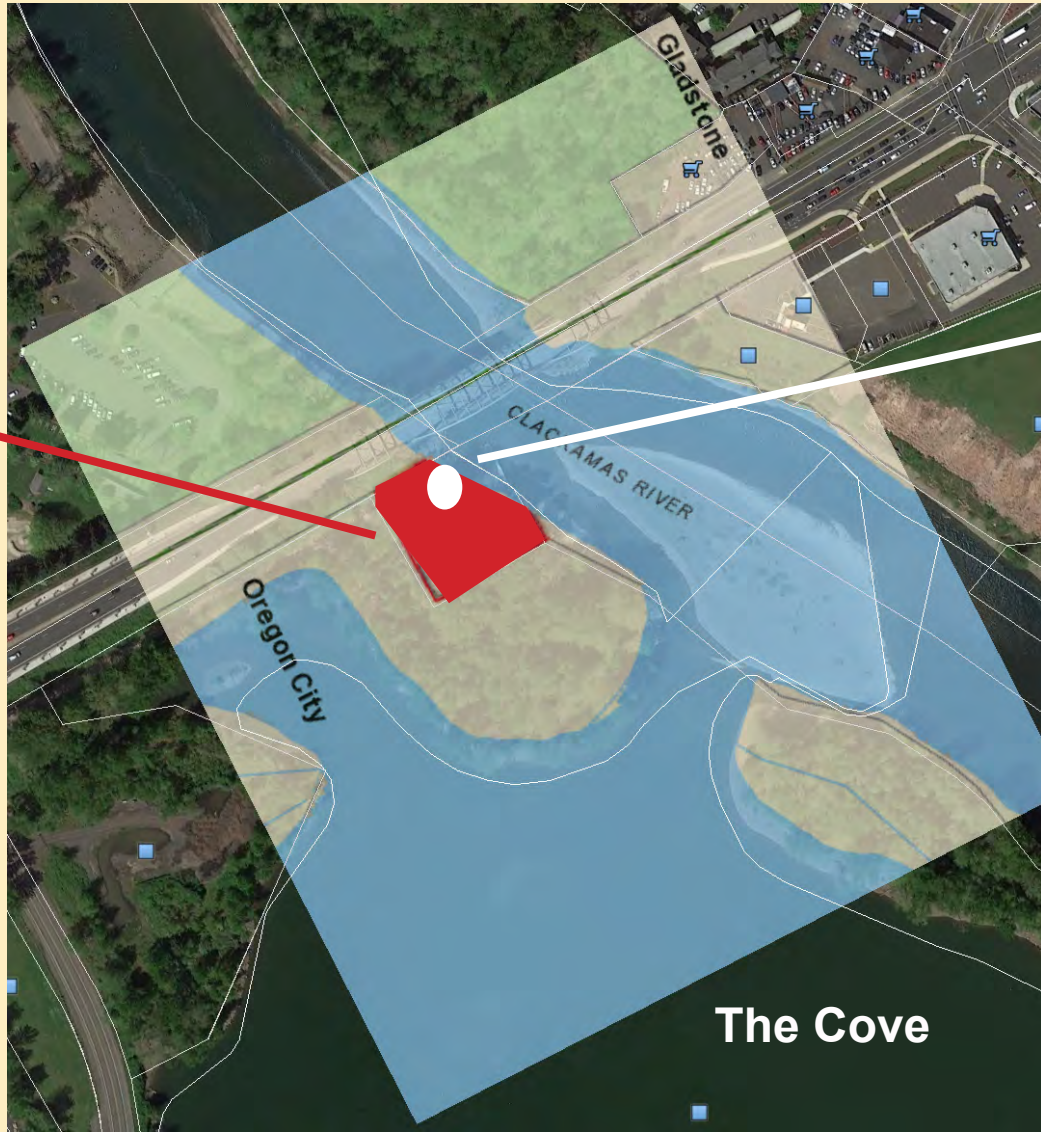
### PENINSULA - NEWLY CREATED WETLANDS AREA

1. Investigate creating new wetlands and interconnect with Lot 1. Introduction of fresh water from pump into wetland areas.
2. Investigate utilization of Gladstone pump station for introduction of fresh water into Cove.

*The Cove*



**Gladstone Parcel**

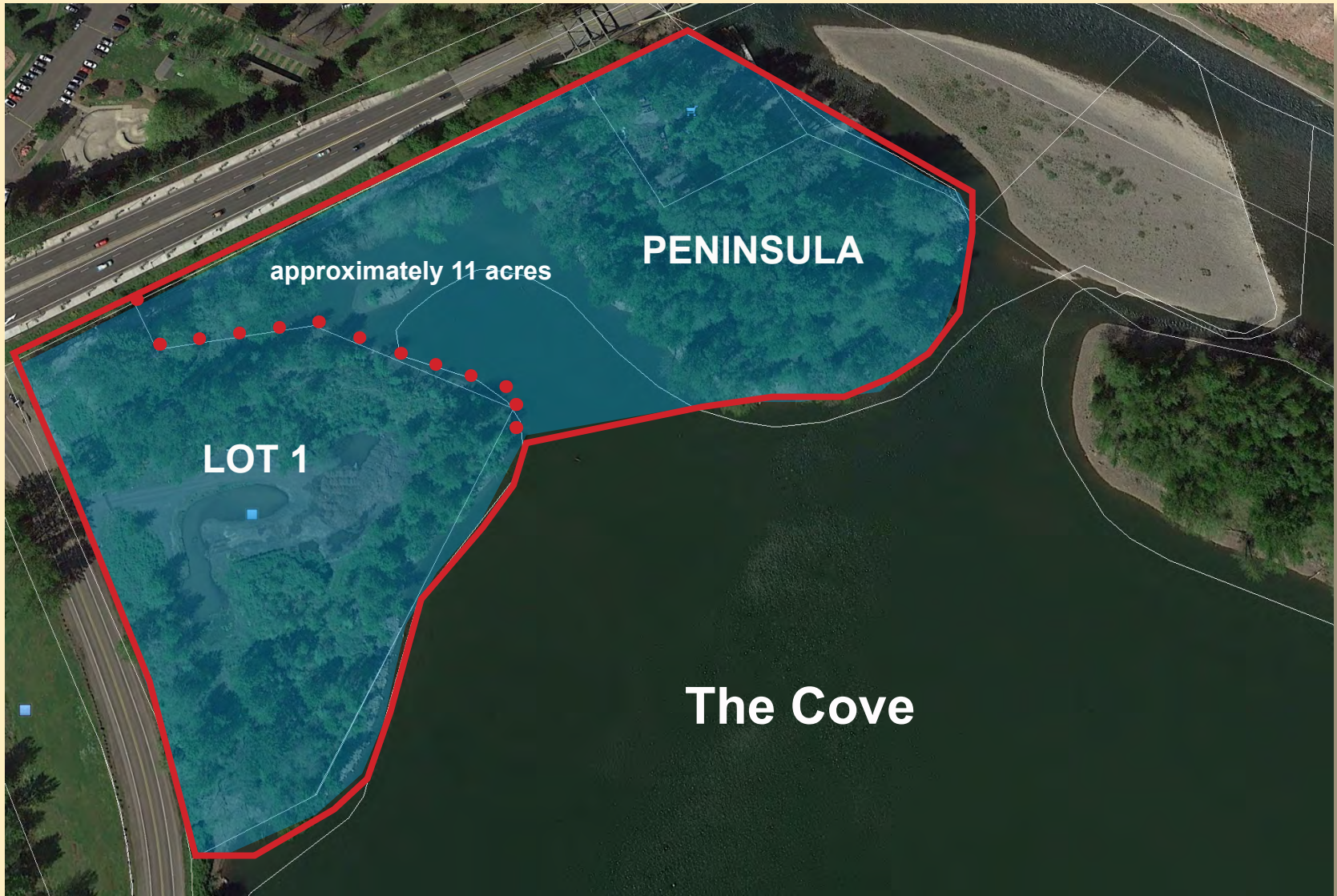


**Pump Station**

Pump station output has been estimated at 3 million gallons per day. This capacity could circulate the Cove body of water within 20 to 30 days.

**PENINSULA -GLADSTONE PARCEL**  
Address: 16475 Main Street, Oregon City.  
Size: .89 acres  
Parcel # 00560100. Map No. 22E29 o1700

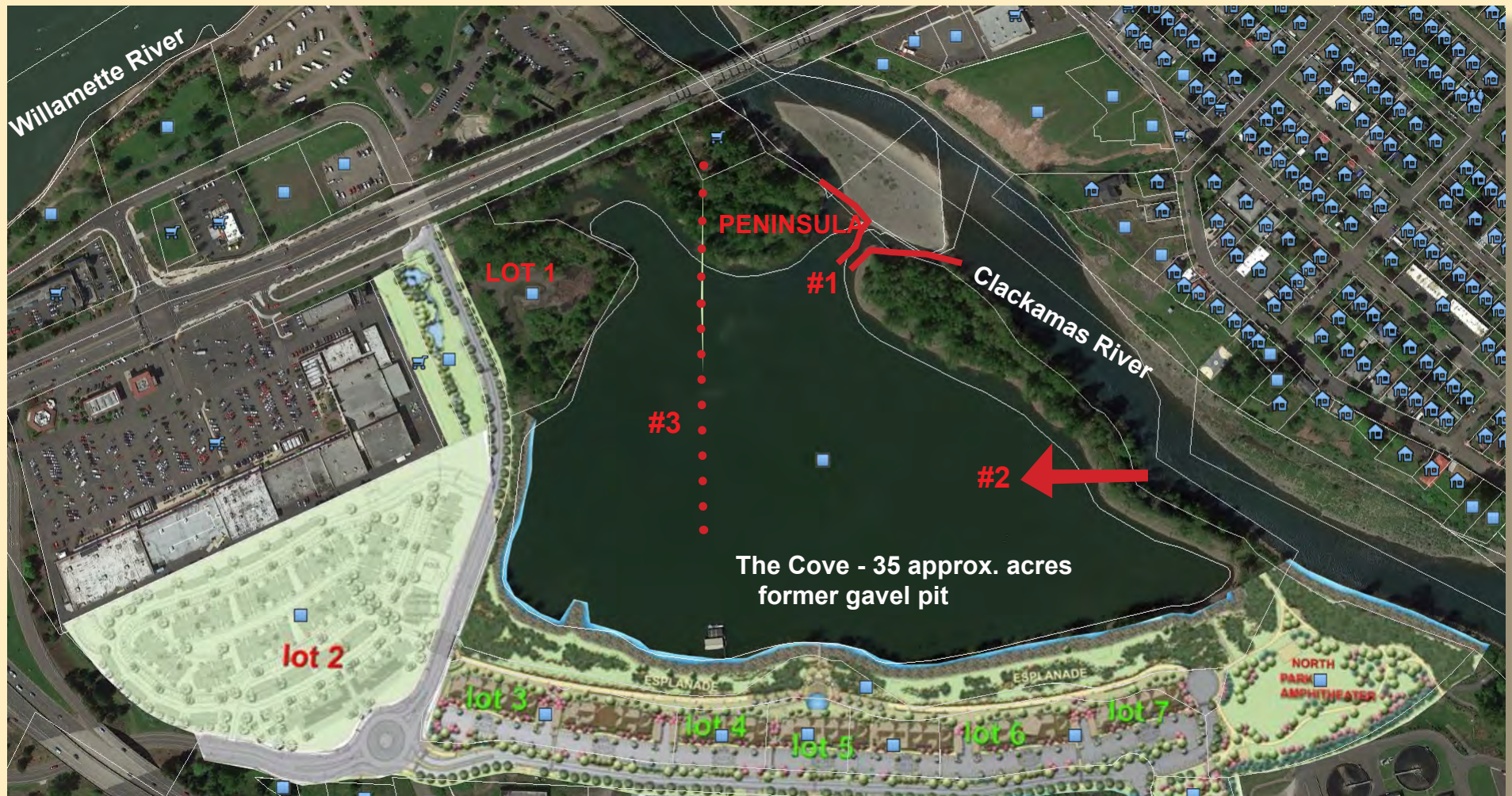
*The Cove*



HABITAT RESTORATION, RIPARIAN, WETLAND AND  
HABITAT CREATION AREAS.

*The Cove*





- INCREASE WATER QUALITY - Investigate the following:
1. Dredging at the mouth of The Cove.
  2. New channel to increase fresh water into The Cove & fish access
  3. Activate Pump Station - introduce fresh waters to Cove & Wetlands

*The Cove*





WATER QUALITY: Investigate: 1. dredging Mouth of Cove  
2. Channel from Clackamas to Cove

*The Cove*



**Phasing - Transportation**

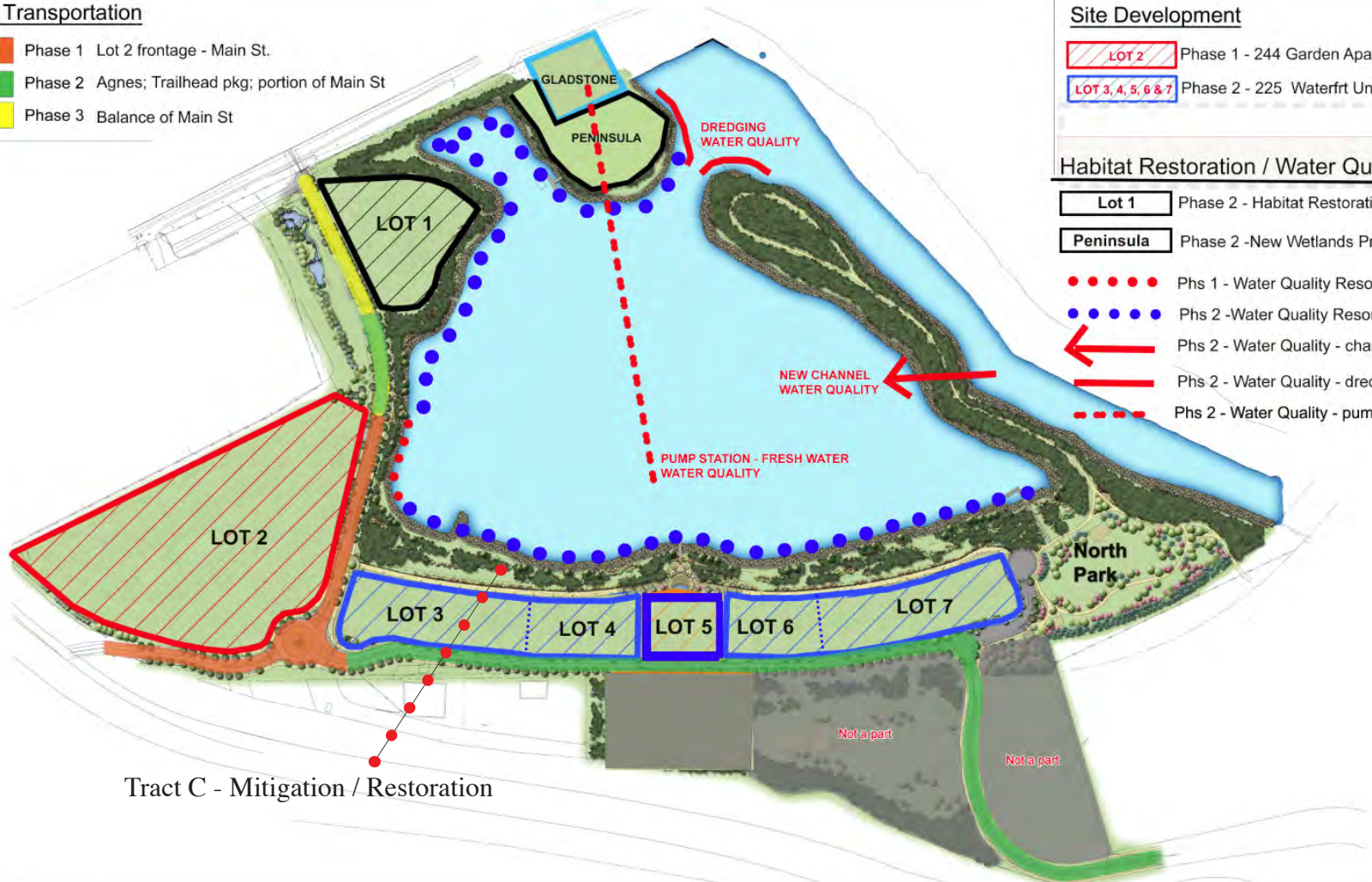
- Phase 1 Lot 2 frontage - Main St.
- Phase 2 Agnes; Trailhead pkg; portion of Main St
- Phase 3 Balance of Main St

**Site Development**

- LOT 2 Phase 1 - 244 Garden Apartments
- LOT 3, 4, 5, 6 & 7 Phase 2 - 225 Waterfrt Units

**Habitat Restoration / Water Quality**

- Lot 1 Phase 2 - Habitat Restoration
- Peninsula Phase 2 -New Wetlands Project
- Phs 1 - Water Quality Resource #1
- Phs 2 -Water Quality Resource #2
- Phs 2 - Water Quality - channel
- Phs 2 - Water Quality - dredging
- Phs 2 - Water Quality - pump st.



Tract C - Mitigation / Restoration

**The Cove**

Infrastructure Phasing - Transportation

Site Development - Phasing

Habitat Restoration / Water Quality - Phasing

HABITAT RESTORATION / WATER QUALITY / INFRASTRUCTURE

*The Cove*





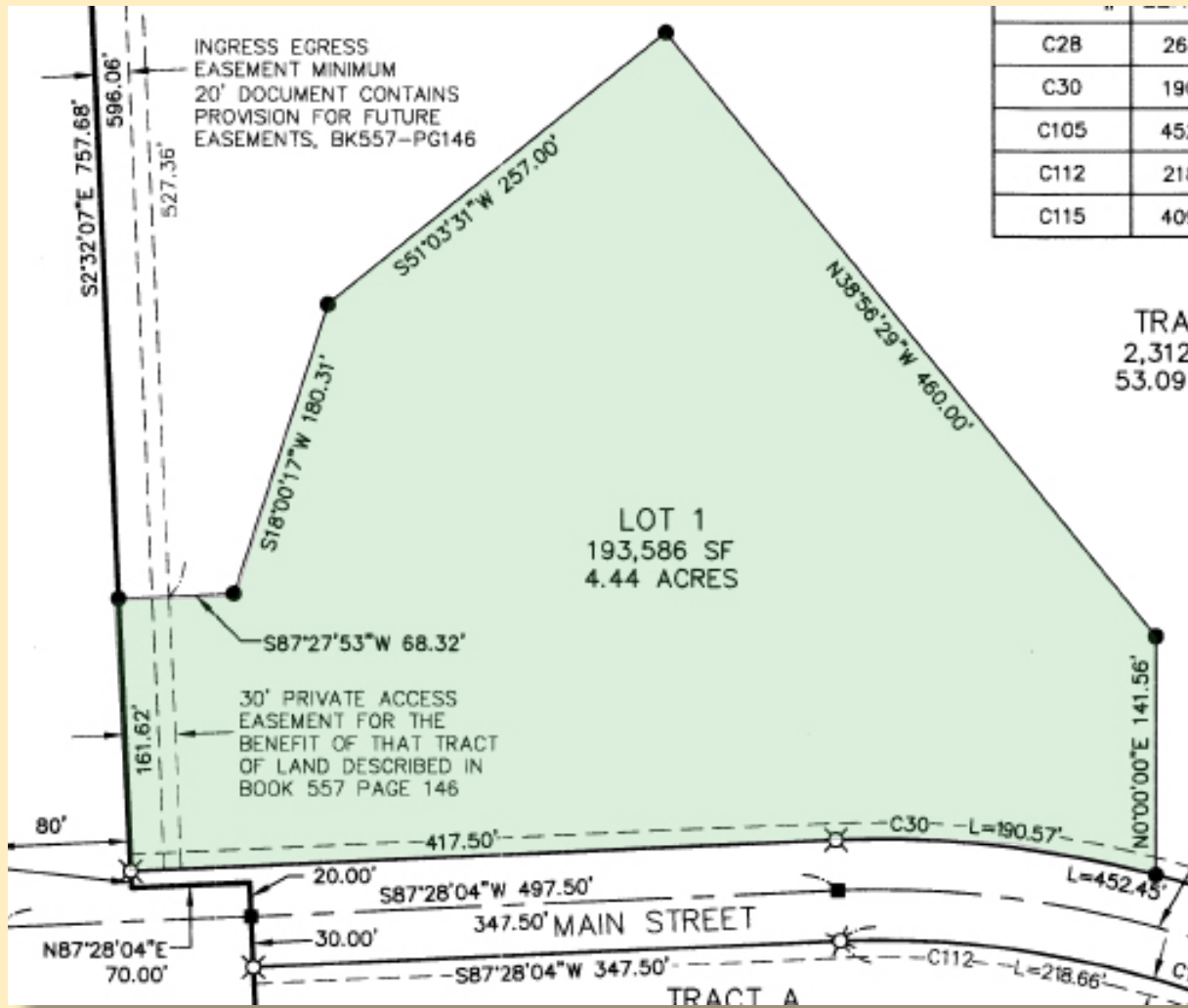


# The Cove A Very Public Place



**PUBLIC AMENITIES / RECREATION**

*The Cove*



LOT 1 - PLAT MAP



# LOT 1 - TOPO ELEVATIONS



**ELEVATION 38**

FLOODPLAIN ELEVATION IS AT 50.7  
NEED TO BUILD AT ELEVATION 52

ROAD IS AT ELEVATION 34 THEREFORE  
NO EXIT DURING FLOOD

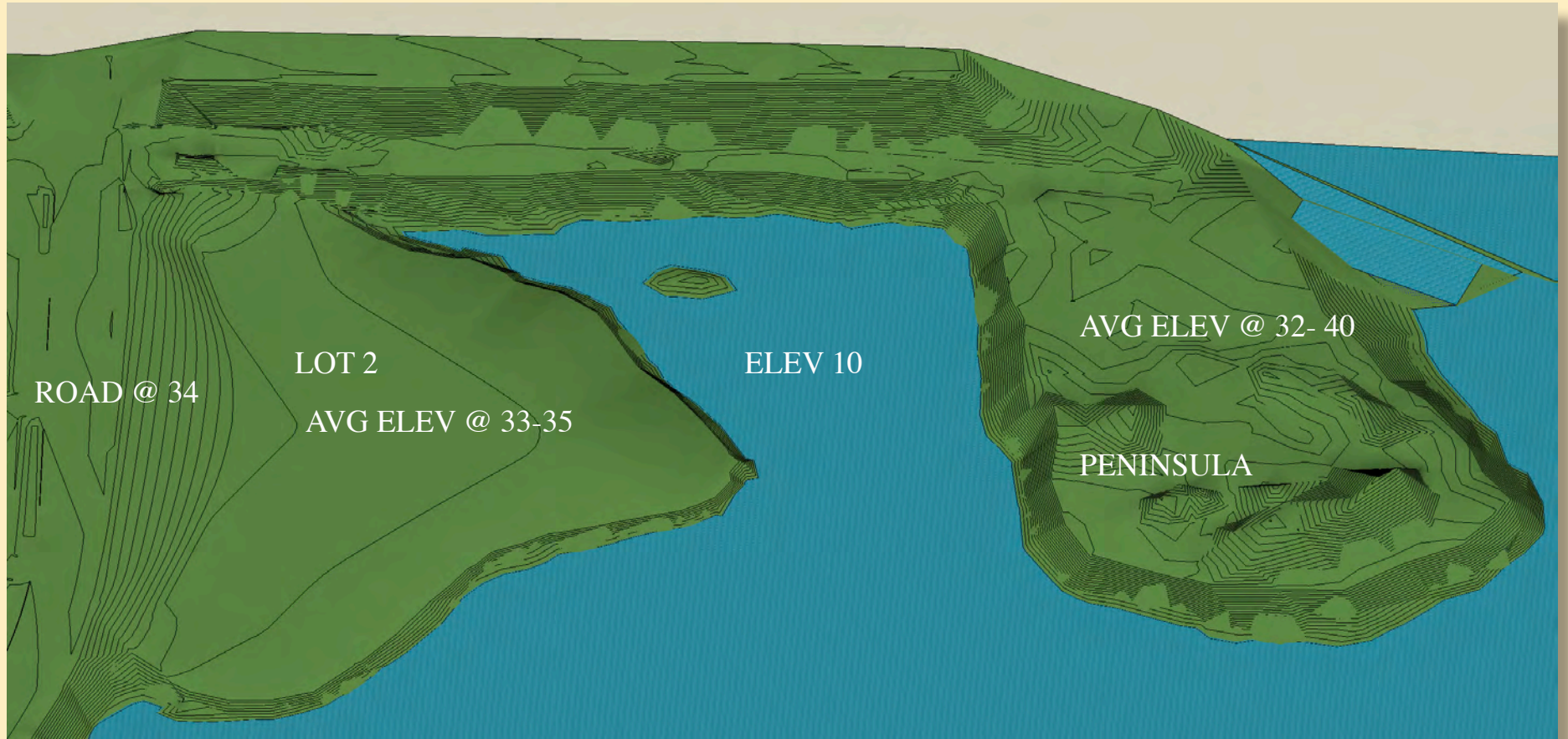


**ELEVATION 10**



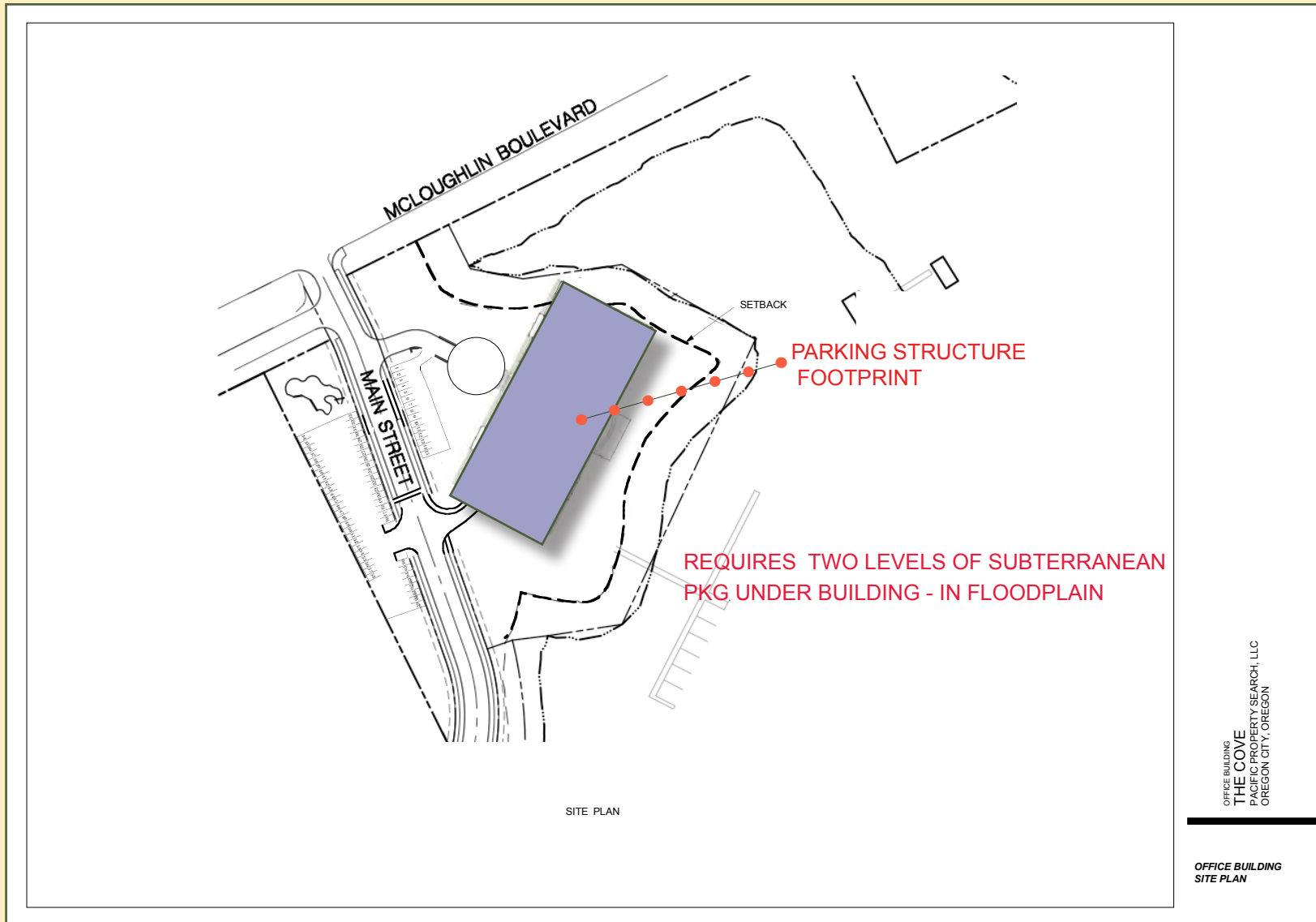
**ELEVATION 10**





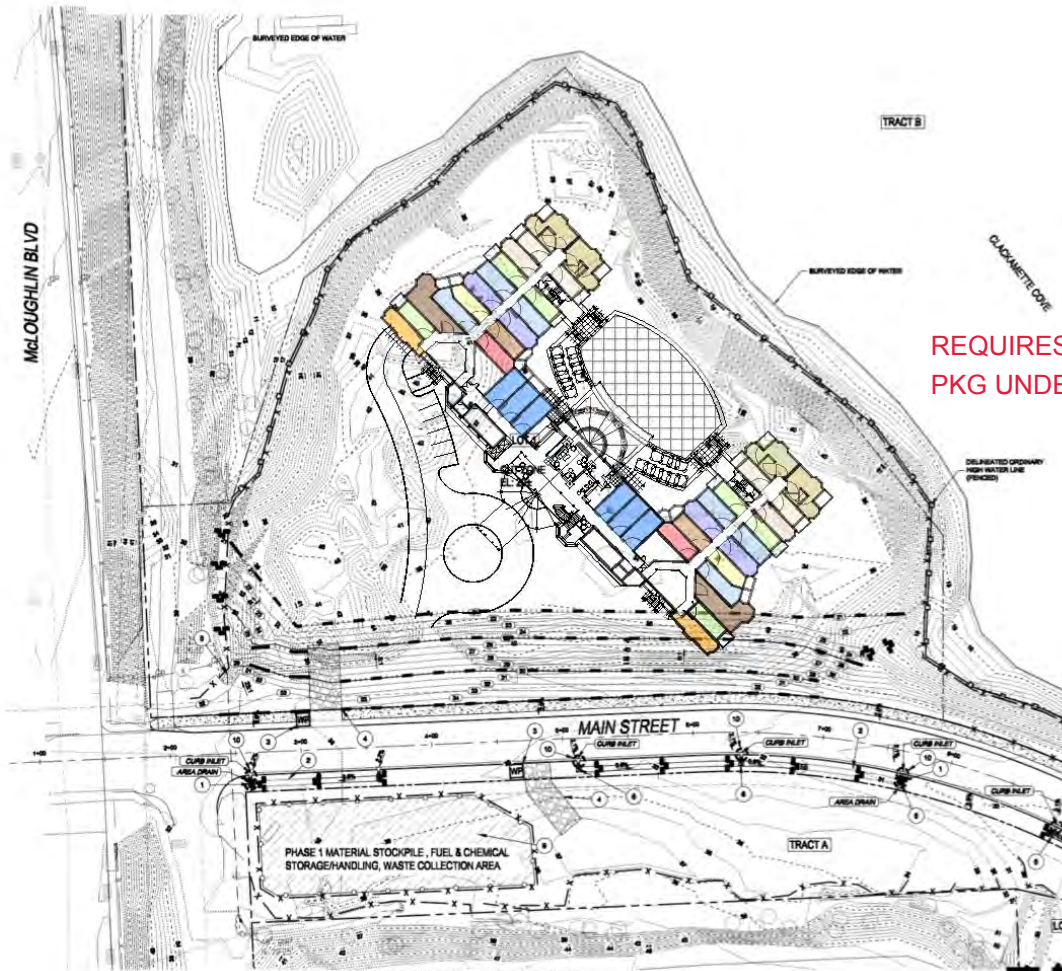
LOT 1 & PENINSULA

*The Cove*



LOT 1 - OFFICE CONCEPT

*The Cove*



REQUIRES TWO LEVELS OF SUBTERRANEAN  
PKG UNDER BUILDING - IN FLOODPLAIN

**THE COVE INN  
SITE PLAN**

THE COVE INN  
THE COVE  
PACIFIC PROPERTY SEARCH, LLC  
OREGON CITY, OREGON

LOT 1 - HOTEL CONCEPT

*The Cove*

# The Cove Phasing - Vertical Construction

---

The phasing of the Cove Community has been designed to present two non-competing products to the market simultaneously. Construction is scheduled for Spring of 2016.

**PHASE 1: By others - Grand Cove, LLC ( Grand Peaks Properties - Don Simpson)**

The Garden Apartments - a park like setting with interior gardens.

244 Garden Apartments, leasing office and recreation center / pool / spa

Design Characteristics:

1. Garden setting with surrounding landscaping.
2. Main living spaces oriented to the landscaped grounds.
3. Direct access to The Cove for a variety water sports activities. Direct access to the Clackamas River. Trail system.

**PHASE 2:** The Waterfront Units - setting on the waters edge with a westerly sunset view.

225 units all with an unobstructed view of The Cove.

Design characteristics:

1. Security entrance - keyed and gated main entry into the courtyard of each building.
2. Elevator service to each floor.
3. View orientation to the landscaped waters edge, esplanade and the lake beyond.
4. Direct access to The Cove for a variety of water sports activities. Direct access to the Clackamas River and just beyond to the Willamette River.
5. Single loaded buildings with all units facing The Cove.
6. Lot 5 will incorporate two (2) restaurants, Leasing Office, Exercise facility, Plaza & Pool.

PHASING

*The Cove*

## Phase 1 - 244 Garden Apartments - by others

---

GARDEN APARTMENTS - 244 UNITS: Grand Cove, LLC (Grand Peaks Properties -Don Simpson) will build and operate the project.

LAND: 11.6 acres- Lot 2.

ENTITLEMENTS: Minor changes to the approved plans to be processed.

CONTRACT DOCUMENTS: Design Dev. Complete. Construction Documents in progress.

LAND: To be Purchased from third party owner.

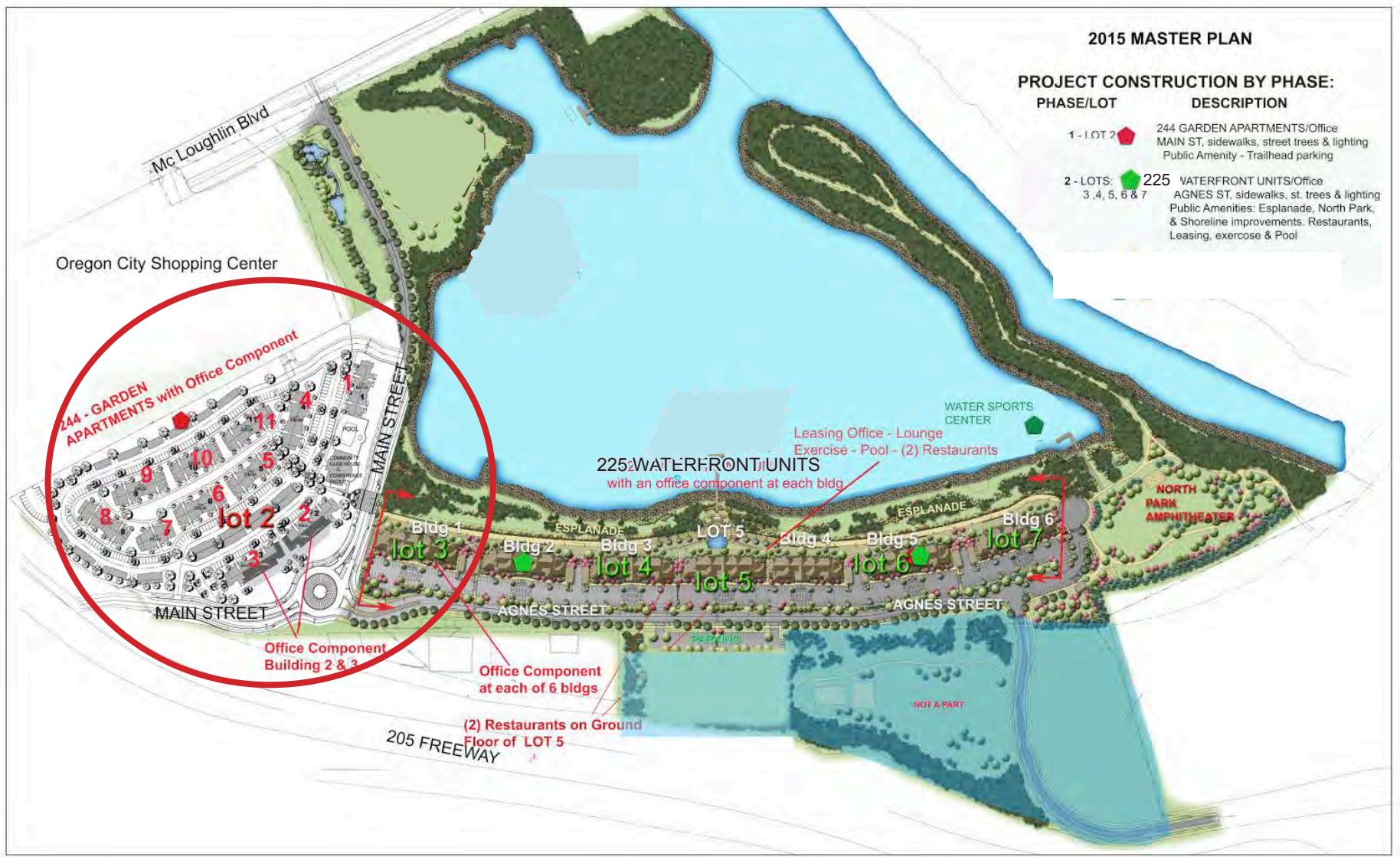
TAX ABATEMENT: The City has placed a Vertical Housing Zone overlay on the total Master Planned Site. Subject to compliance with the rules this will allow an abatement of the taxes for a ten year period and for the Garden Apartments it will yield a 60% tax abatement. This abatement has been approved.



2015 MASTER PLAN

PROJECT CONSTRUCTION BY PHASE:

PHASE/LOT	DESCRIPTION
1 - LOT 2	244 GARDEN APARTMENTS/Office MAIN ST, sidewalks, street trees & lighting Public Amenity - Trailhead parking
2 - LOTS: 3, 4, 5, 6 & 7	225 WATERFRONT UNITS/Office AGNES ST, sidewalks, st. trees & lighting Public Amenities: Esplanade, North Park, & Shoreline improvements. Restaurants, Leasing, exercise & Pool



PHASE 1 - MASTER

*The Cove*



7/23/2004  
N  
2013



LOT 2 - 244 GARDEN APTS  
FORMER CONCRETE BATCH PLANT

*The Cove*





LOT 2 - 244 GARDEN APTS concept drwg  
MAIN STREET ELEVATION

*The Cove*



LOT 2 - 244 GARDEN APTS  
ESPLANADE CROSSING - concept dwg

*The Cove*



## Phase 2 - 225 Waterfront Residences

---

WATERFRONT RESIDENCES - 225 UNITS; Leasing office, (2) restaurants. exercise area & pool

LAND: 8.8 acres- Lots 3, 4, 5, 6, & 7.

ENTITLEMENTS: Minor changes to the approved plans to be processed.

CONTRACT DOCUMENTS: Design Dev. Complete. Construction Documents to be completed.

LAND: The Waterfront property for the 225 units is to be acquired from the URA pursuant to the DDA.

*The Cove*

225 WATERFRONT UNITS



244 GARDEN UNITS

225-WATERFRONT UNITS

AERIAL VIEW - NORTH

*The Cove*

**2015 MASTER PLAN**

**PROJECT CONSTRUCTION BY PHASE:  
PHASE/LOT DESCRIPTION**

- 1 - LOT 2 ■ 244 GARDEN APARTMENTS/Office  
MAIN ST, sidewalks, street trees & lighting  
Public Amenity - Trailhead parking
- 2 - LOTS: ■ 225 WATERFRONT UNITS/Office  
3, 4, 5, 6 & 7 AGNES ST, sidewalks, st. trees & lighting  
Public Amenities: Esplanade, North Park,  
& Shoreline improvements. Restaurants,  
Leasing, exercise & Pool



**PHASE 2 - 225 WATERFRONT APTS**

*The Cove*





225 WATERFRONT UNITS

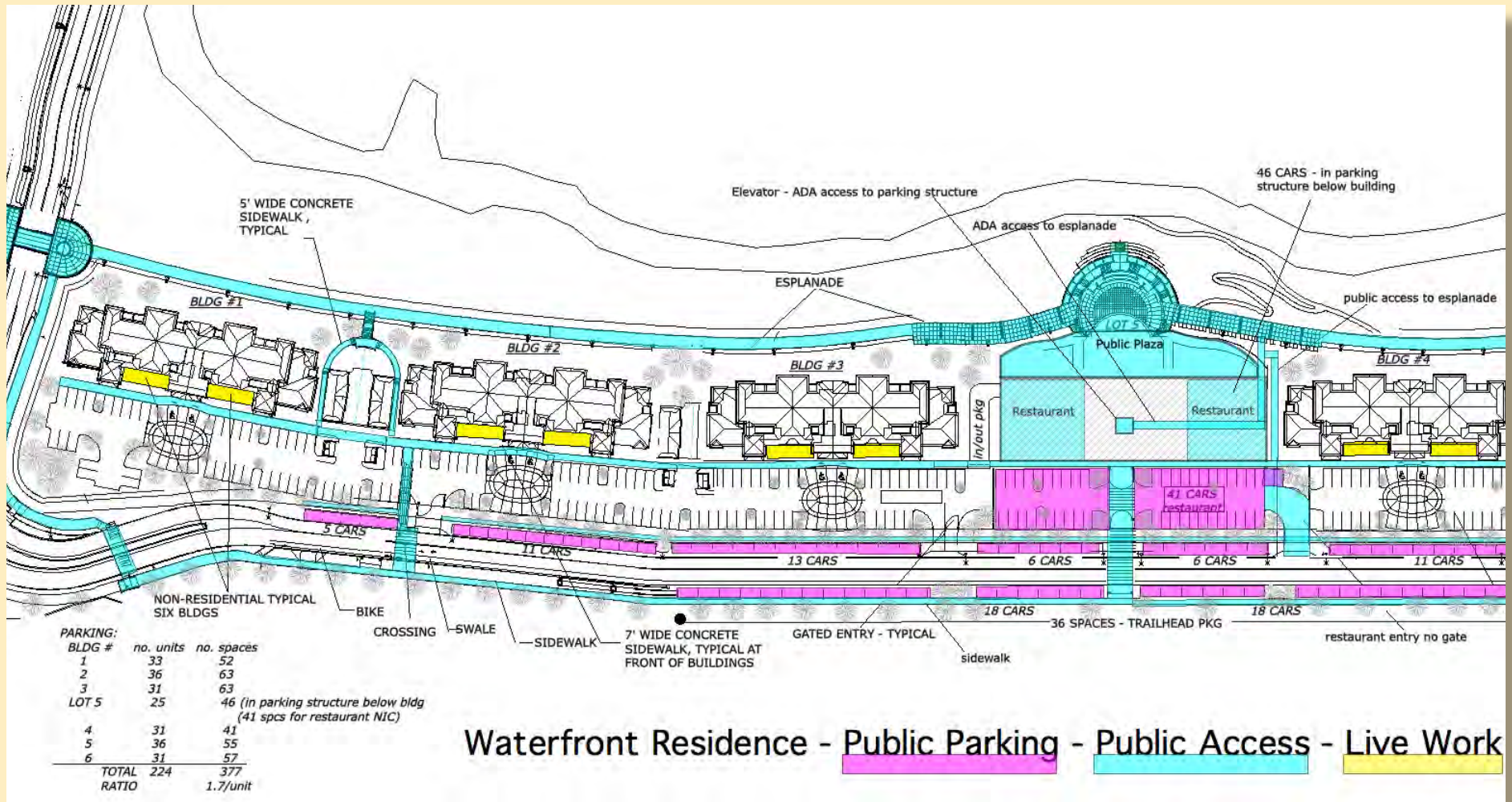
ALL BLDGS FOUR STORY

- BLDG 1 - 34 UNITS
- BLDG 2 - 36 UNITS
- BLDG 3 - 31 UNITS

- LOT 5 - 25 UNITS + Restaurants (2), Leasing & Exercise, pool
- BLDG 4 - 31 UNITS
- BLDG 5 - 36 UNITS
- BLDG 6 - 32 UNITS

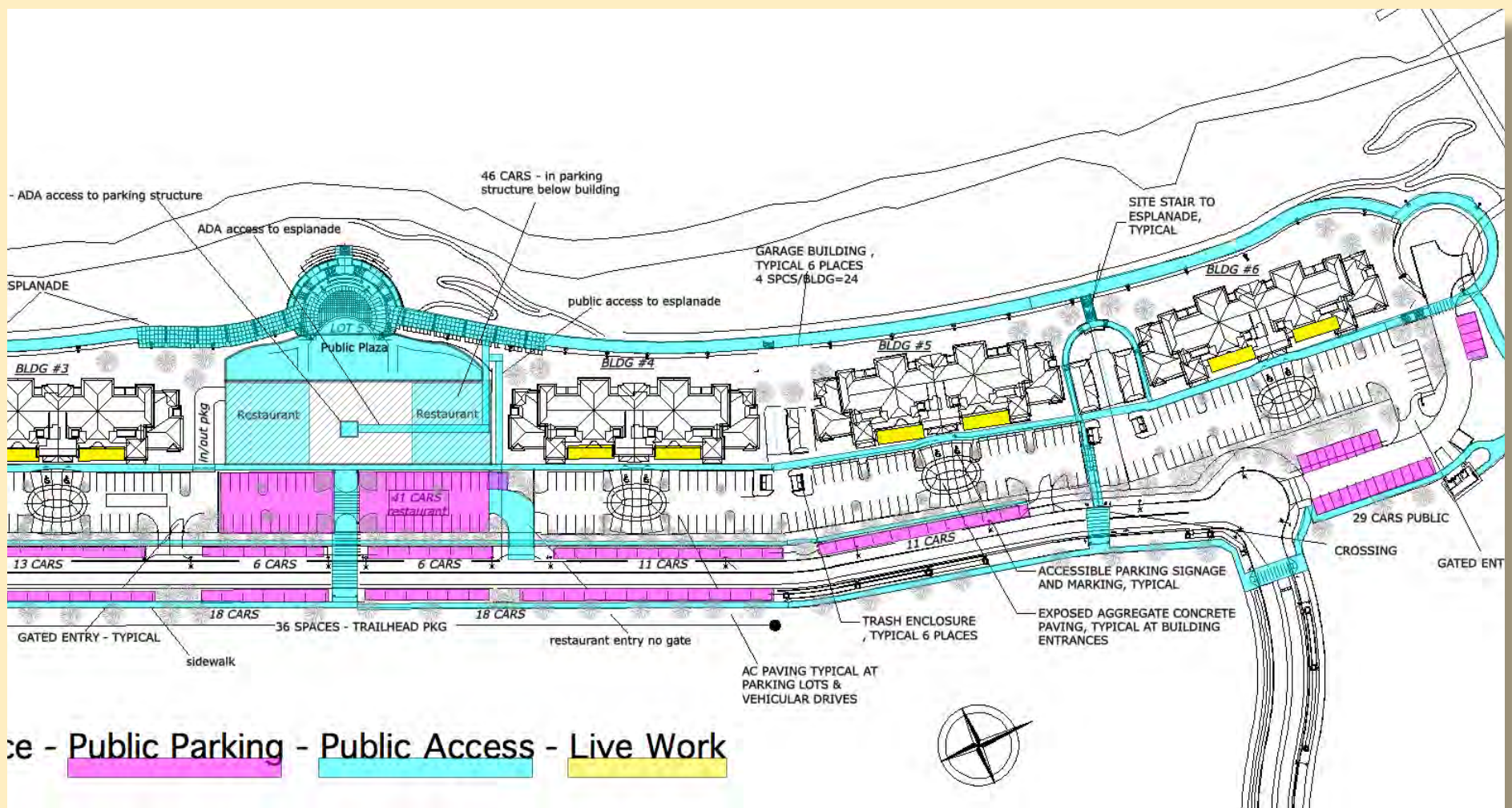
*The Cove*

225 SITE PLAN



PARKING SITE PLAN (left side)





PARKING SITE PLAN (right side)

*The Cove*





FRONT ELEVATION OF TYPICAL BLDG

*The Cove*



PUBLIC ACCESS

PUBLIC ESPLANADE

*The Cove*

BACK ELEVATION



OFFICE COMPONENT - LIVE WORK ON EACH SIDE  
OF MAIN ENTRY. BLDGS 1, 2, 3, 4, 5 & 6.

*The Cove*





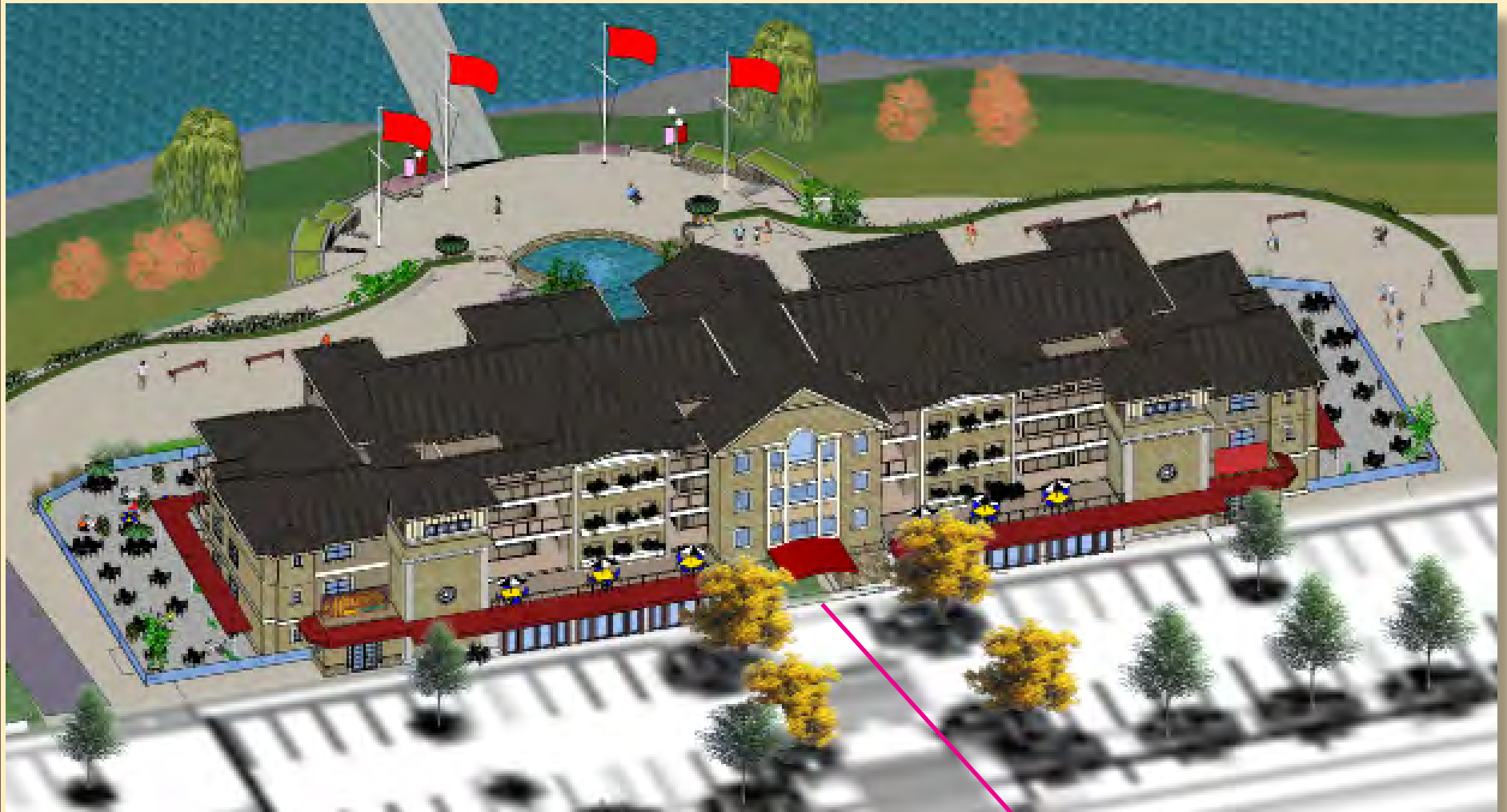
AERIAL WATERFRONT UNITS

*The Cove*



THREE CENTER BLDGS- WATERFRONT

*The Cove*



PASS THROUGH ACCESS TO PUBLIC PLAZA - ESPLANADE - TRAILS

LOT 5 - TWO RESTAURANTS - LEASING -  
EXERCISE - POOL - PLAZA

*The Cove*





LOT 5 - CENTER BLDG - STREET SIDE

*The Cove*



STREET VIEW - LEFT SIDE OF LOT 5 - RESTAURANT

*The Cove*



WATERSIDE OF LOT 5 - PUBLIC PLAZA - RESTAURANTS - ESPLANDE

*The Cove*





CLOSE UP - LEFT SIDE OF PUBLIC PLAZA

*The Cove*



RESTAURANT ON RIGHT SIDE LOT 5

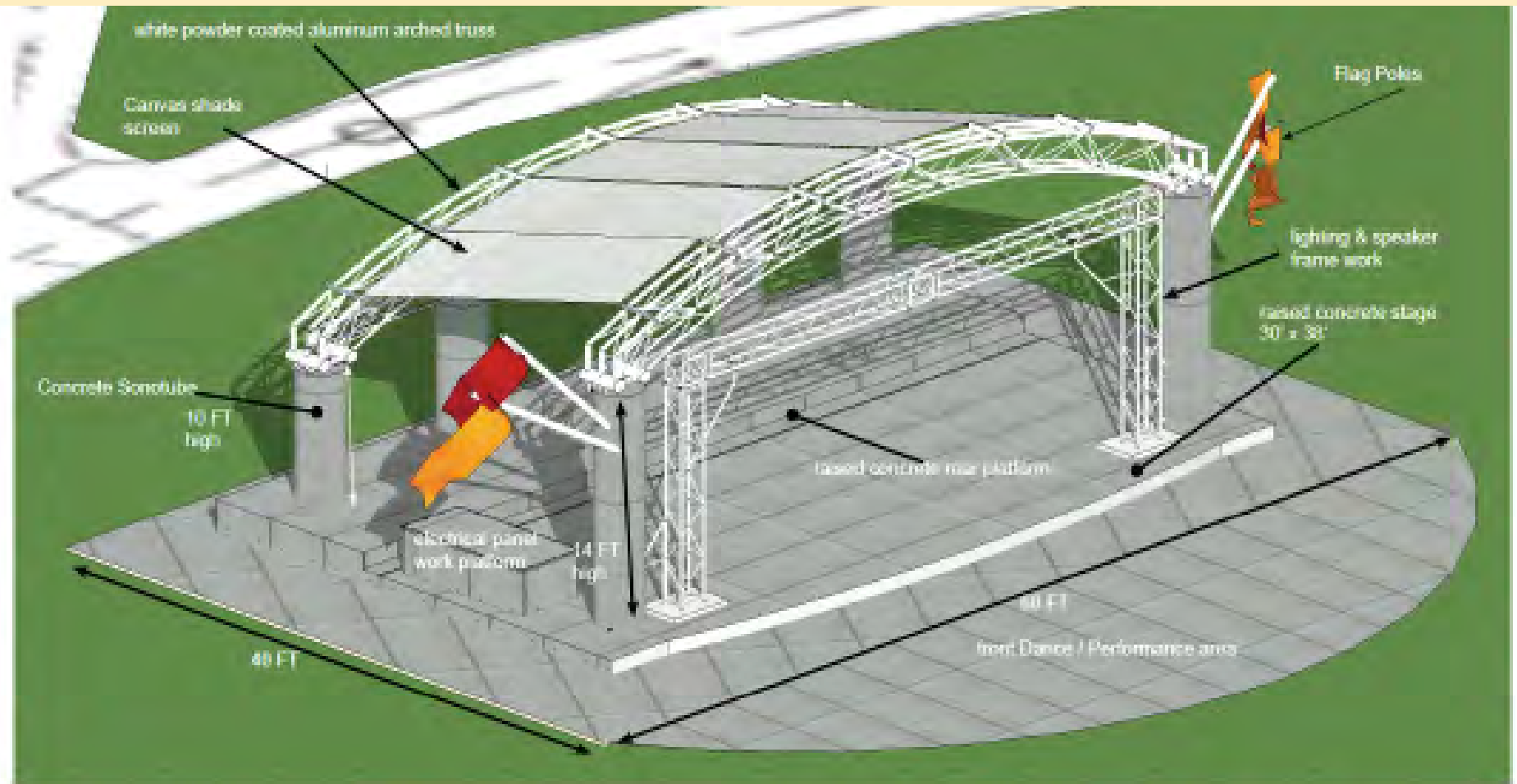
*The Cove*



NORTH END OF ESPLANADE JUST SOUTH OF AMPHITHEATER

*The Cove*



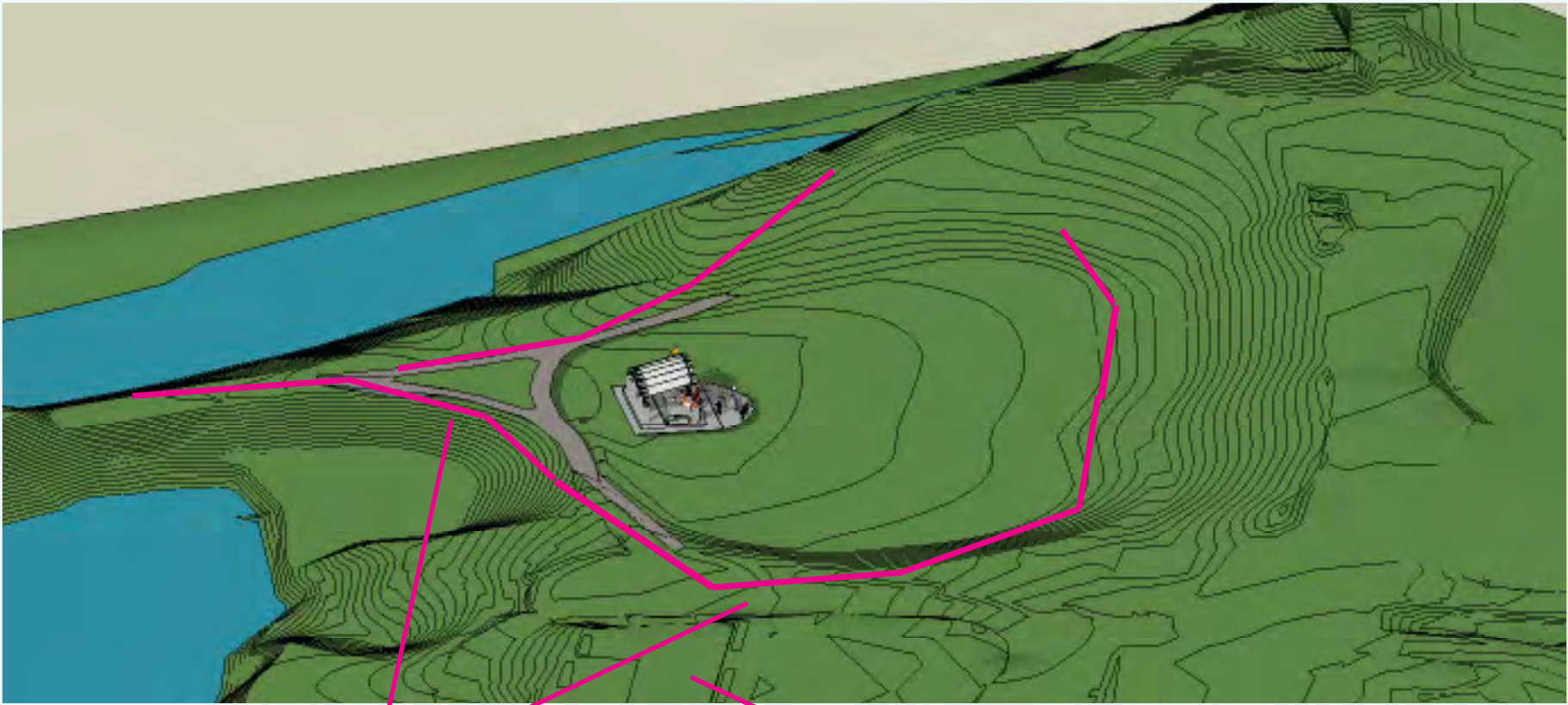


AMPHITHEATER STAGE  
CONCEPT MODEL - front view

NOTE: 1. Speakers and Lighting not indicated.  
2. Final design subject to formal shop drawings and final bid.

## AMPHITHEATER STAGE

*The Cove*



TRAIL SYSTEM

BLDG #7

AMPHITHEATER STAGE LOCATION - TRAIL SYSTEM

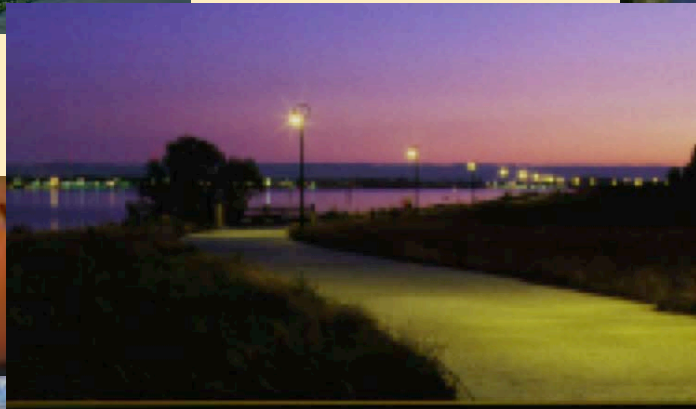
*The Cove*



HABITAT RESTORATION & WATER  
QUALITY PRESERVATION



ECOSYSTEM PRESERVATION



STEWARDSHIP VALUES



CREATION OF NEW WETLAND HABITAT

*We've Changed The Environment  
We've Made It Better*





# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: PUB 15-047

**Agenda Date:** 2/3/2016

**Status:** Agenda Ready

**To:** Urban Renewal Commission

**Agenda #:** 5b.

**From:** Public Works Director John Lewis

**File Type:** Public Works  
Item

### **SUBJECT:**

Singer Hill Road Deed of Dedication

### **RECOMMENDED ACTION (Motion):**

Adopt the Oregon City Deed of Dedication for Singer Hill Road and authorize the Commission Chair and the Executive Director Pro-Tem to execute this document.

### **BACKGROUND:**

The 922 Main Street property is owned by the Oregon City Urban Renewal Agency and currently has a reservation for a public easement for the section of Singer Hill Road that now exists on the southerly portion of the property.

In September 2015, the Urban Renewal Agency contracted with Compass Land Surveyors to perform survey work for 922 Main Street. This work was contracted in order to determine and delineate railroad right-of-way for the purposes of acquiring a better understanding of a developable footprint for the property. Due to complexities associated with the site, Compass Land Surveyors needed to perform an extended analysis of property records. The research on the property goes back to 1918, which was the year of the first recorded document providing a description for the location of Singer Hill Road. The deed indicates that there is a reservation for a public easement over Singer Hill Road and the document appears to be the source of information used by subsequent maps to plot the location of Singer Hill Road. It is also noteworthy that this document is consistent with subsequent deeds in that it shows that the road was only considered an easement and suggests that underlying fee ownership runs with the subject property.

The second item is the issue of road dedication as it relates to the question of how the Urban Renewal Agency can easily sell the subject property (which includes the land under Singer Hill Road) to a third party without resolution of the Singer Hill Road question. Further analysis suggests that an efficient method of resolving this issue is to proceed with a formal dedication process. Once a dedication has been accepted, the land is still owned by the same party but the landowner no longer has any liability for roadway actions for the property that was dedicated as a public way.

Execution of the proposed Deed of Dedication provides the City with a needed section of the Singer Hill Road right-of-way.





# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: PUB 15-047

**Agenda Date:** 2/3/2016

**Status:** Consent Agenda

**To:** Urban Renewal Commission

**Agenda #:** 5b.

**From:** Public Works Director John Lewis

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AFTER RECORDING RETURN TO:

City Recorder  
City of Oregon City  
P.O. Box 3040  
Oregon City, Oregon 97045-0304

**Map No.:** 2-2E-31AB  
**Tax Lot No.:** 3200  
**DS File No.:** CN15-0048  
**Street:** Singer Hill Road

**Grantor:** Oregon City Urban Renewal Agency

## DEED OF DEDICATION

**KNOW ALL BY THESE PRESENTS, THAT the Oregon City Urban Renewal Agency hereinafter called the GRANTOR, do(es) hereby grant unto the City of Oregon City, hereinafter called the CITY, its successors in interest and assigns, all the following real property in the County of Clackamas, State of Oregon, to be used and held by the CITY for street, road, right-of-way, and public utility purposes, bounded and described as follows, to wit:**

See attached EXHIBIT "A": Legal Description (page 1 of 2) and  
Sketch for Legal Description (page 2 of 2)

TO HAVE AND TO HOLD, the above described and granted premises unto the said CITY, its successors in interest and assigns forever.

The true consideration of this conveyance is \$ 1.00, the receipt of which is hereby acknowledged by GRANTOR.

And the GRANTOR above named hereby covenants to and with the CITY, and the CITY's successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the above named premises, free from all encumbrances (no exceptions) and that GRANTOR and their heirs and personal representatives shall warrant and forever defend the said premises against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

In construing this deed and where the text so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 2016; and it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of the Oregon City Urban Renewal Commission.

OREGON CITY URBAN RENEWAL COMMISSION

Urban Renewal Commission Chair

Anthony J. Konkol III, City Manager Pro-Tem/  
Urban Renewal Commission Executive Dir. Pro-Tem

STATE OF OREGON

County of Clackamas

This instrument was acknowledged before me \_\_\_\_\_, 2016,  
by \_\_\_\_\_ as Chair of the Oregon City Urban Renewal Commission.  
(name of person) (type of authority)

\_\_\_\_\_  
Notary Public of Oregon

My Commission Expires: \_\_\_\_\_

STATE OF OREGON

County of Clackamas

This instrument was acknowledged before me on \_\_\_\_\_, 2016,  
by Anthony J. Konkol III as the Executive Director Pro-Tem of the Urban Renewal Commission.  
(name of person) (type of authority)

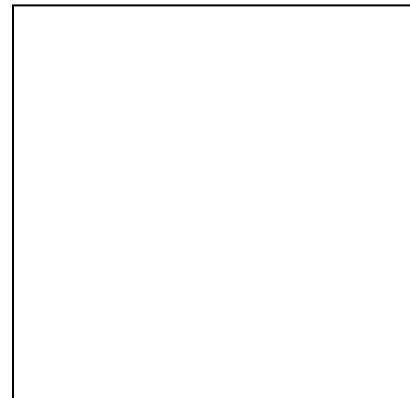
\_\_\_\_\_  
Notary Public of Oregon

My Commission Expires: \_\_\_\_\_

**City of Oregon City  
P.O. Box 3040  
625 Center Street  
Oregon City, OR 97045-0304**

Accepted on behalf of the City of Oregon City on the condition  
that the deed of dedication conveyed or easement granted is free  
and clear from any taxes, liens, and encumbrances.

By: \_\_\_\_\_  
City Manager Pro-Tem



Attest: \_\_\_\_\_  
City Recorder

By: \_\_\_\_\_  
City Public Works Director



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**Sheet 1 of 2**

A PORTION OF LOT 1, BLOCK 22, "OREGON CITY", A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON, SITUATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

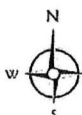
BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 22, "OREGON CITY"; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, SOUTH 56°29'30" WEST 66.06 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 NORTH 33°30'30" WEST 27.51 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THAT TRACT OF LAND AWARDED TO THE OREGON CENTRAL RAILROAD COMPANY BY CLACKAMAS COUNTY CIRCUIT COURT JUDGEMENT IN OCTOBER 1869; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 43°17'36" EAST 67.86 FEET TO THE NORTHEASTERLY LINE OF THE AFOREMENTIONED LOT 1, BLOCK 22; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 33°30'30" EAST 43.00 FEET TO THE POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JULY 14, 1978  
DON DEVLAEINCK  
1634

DATE OF SIGNATURE: 12/8/15

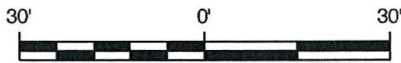
EXPIRES 12/31/2015



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1978  
DON DEVLAEINCK  
1634

DATE OF SIGNATURE: 12/8/15  
EXPIRES 12/31/2015



SCALE: 1" = 30'

MAIN STREET

30'

LOT 7

LOT 8

BLOCK 22, "OREGON CITY"

30'

LOT 2

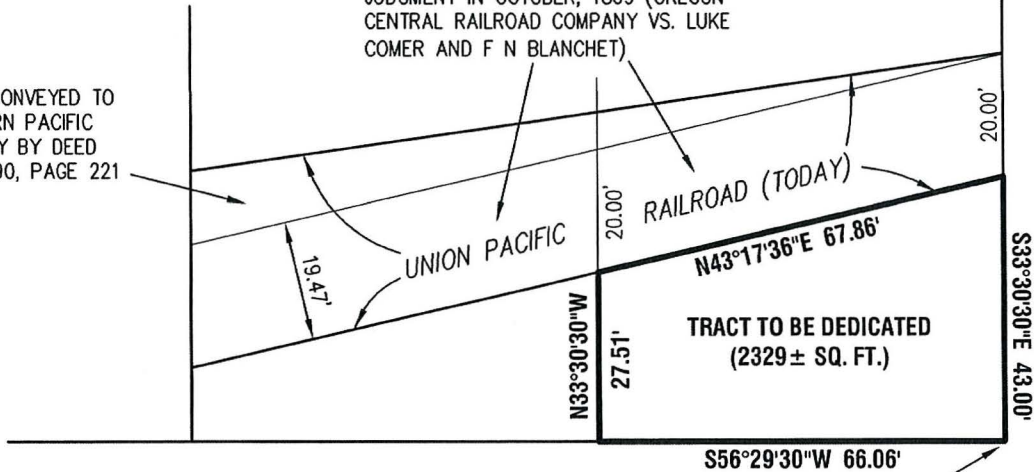
LOT 1

10TH STREET

30'

TRACT RECOVERED BY OREGON CENTRAL  
RAILROAD COMPANY PER CIRCUIT COURT  
JUDGMENT IN OCTOBER, 1869 (OREGON  
CENTRAL RAILROAD COMPANY VS. LUKE  
COMER AND F N BLANCHET)

TRACT CONVEYED TO  
SOUTHERN PACIFIC  
COMPANY BY DEED  
BOOK 290, PAGE 221



POINT OF BEGINNING  
MOST EASTERLY CORNER OF LOT  
1, BLOCK 22, "OREGON CITY"

EXHIBIT "A"

7583 Exh.dwg

**COMPASS** Land Surveyors  
4107 SE International Way, Suite 705  
Milwaukie, Oregon 97222 503-653-9093

MAP SHOWING PROPOSED DEDICATION  
NE 1/4 OF SECTION 31, T.2S., R.2E., W.M  
CITY OF OREGON CITY  
CLACKAMAS COUNTY, OREGON

2

2



# Oregon City GIS Map

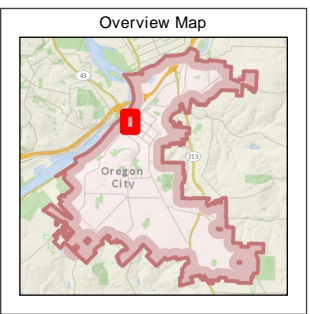


### Legend

- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes

Singer Hill Road Dedication Area Map



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



City of Oregon City  
 PO Box 3040  
 625 Center St  
 Oregon City  
 OR 97045  
 (503) 657-0891  
[www.orcity.org](http://www.orcity.org)







# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: 16-062

---

**Agenda Date:** 2/3/2016

**Status:** Consent Agenda

**To:** Urban Renewal Commission

**Agenda #:**

**From:** City Recorder Kattie Riggs

**File Type:** Minutes

Minutes of the November 4, 2015 Regular Meeting



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Meeting Minutes - Draft Urban Renewal Commission

---

Wednesday, November 4, 2015

5:40 PM

Commission Chambers

---

### 1. Call to Order and Roll Call

*Chair Smith called the meeting to order at 5:50 PM.*

**Present:** 6 - Derrick Beneville, Renate Mengelberg, Carol Pauli, Rocky Smith, Brian Shaw and Dan Holladay

**Staffers:** 7 - Tony Konkol, Eric Underwood, Kattie Riggs, William Kabeiseman, Scott Archer, Wyatt Parno and Aleta Froman-Goodrich

### 2. Citizen Comments

*There were no citizen comments.*

### 3. Adoption of the Agenda

*The agenda was adopted as presented.*

### 4. General Business

#### 4a. Revision of The Cove Disposition and Development Agreement - Change of use for Lot 5

*Eric Underwood, Economic Development Manager, explained a request had been made by Clackamette Cove LLC to add Lot 5 to Phase 2 of the development. The change would be from office use to mixed use for two restaurants, a leasing office, and public plaza area. The change was being made due to current market conditions and to comply with parking requirements for build-out of Phase 2. It would also improve the financial feasibility of the project and enhance the overall economic impact.*

*Ed Darrow, Clackamette Cove LLC, described the design for the proposed buildings and how the current costs were prompting the change. He also explained the parking area, coordinating the completion of the project with Main Street, and creating a public space.*

*Commissioner Pauli thought it was smart to adjust the project to market changes. It was a good use of the space.*

*Commissioner Beneville agreed it was a good change especially for the apartment community that would be on the site. He was glad Phase 1 and 2 would be starting at the same time.*

*Mr. Darrow clarified the timelines for the phases which would begin in 2016. He thought the dredging for the Cove needed to be done as soon as possible.*

*Commissioner Shaw liked that this was a live, work, and play atmosphere.*

*There was discussion regarding parking on the site, apartments, phases of the project, landscaping, acquiring an adjacent lot currently being used by Mr. Herrmann, and security of the site.*

**A motion was made by Commissioner Beneville, seconded by Commissioner Holladay, to approve the revision of the Cove Disposition and Development Agreement - change of use for Lot 5. The motion carried by the following vote:**

**Aye:** 6 - Derrick Beneville, Renate Mengelberg, Carol Pauli, Rocky Smith Jr., Brian Shaw and Dan Holladay

**4b.** Minutes of the September 2, 2015 Regular Meeting

**A motion was made by Commissioner Holladay, seconded by Commissioner Beneville, to approve the minutes of the September 2, 2015 Regular Meeting. The motion carried by the following vote:**

**Aye:** 6 - Derrick Beneville, Renate Mengelberg, Carol Pauli, Rocky Smith Jr., Brian Shaw and Dan Holladay

**4c.** Minutes of the September 16, 2015 Regular Meeting

**A motion was made by Commissioner Holladay, seconded by Commissioner Beneville, to approve the minutes of the September 16, 2015 Regular Meeting. The motion carried by the following vote:**

**Aye:** 6 - Derrick Beneville, Renate Mengelberg, Carol Pauli, Rocky Smith Jr., Brian Shaw and Dan Holladay

**5. Future Agenda Items**

*No future agenda items were suggested.*

**6. City Manager's Report**

*There was no City Manager's report.*

**7. Adjournment**

*Chair Smith adjourned the meeting at 6:20 PM.*

*Respectfully submitted,*

---

*Kattie Riggs, City Recorder*





# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: 16-063

---

**Agenda Date:** 2/3/2016

**Status:** Consent Agenda

**To:** Urban Renewal Commission

**Agenda #:**

**From:** City Recorder Kattie Riggs

**File Type:** Minutes

Minutes of the November 18, 2015 Regular Meeting



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Meeting Minutes - Draft

### Urban Renewal Commission

---

Wednesday, November 18, 2015

5:30 PM

Commission Chambers

---

#### 1. Call to Order and Roll Call

*Chair Smith called the meeting to order at 5:31 PM.*

**Present:** 4 - Carol Pauli, Rocky Smith, Brian Shaw and Dan Holladay

**Absent:** 2 - Derrick Beneville and Renate Mengelberg

**Staffers:** 5 - Tony Konkol, Eric Underwood, Kattie Riggs, William Kabeiseman and Wyatt Parno

#### 2. Citizen Comments

*There were no citizen comments.*

#### 3. Adoption of the Agenda

*The agenda was adopted as presented.*

#### 4. General Business

##### 4a. Downtown Oregon City Association Sign Grant Proposal

*Eric Underwood, Economic Development Manager, said the Commission had requested more discussion regarding the idea of a micro sign grant proposal for downtown.*

*Jonathan Stone, Executive Director of the Downtown Oregon City Association, shared a short video of the model program he was basing the grant proposal on. There had been a focus on big changes downtown, and now there needed to be a focus on smaller changes that would help the retail sector succeed. Some of the implementation might be unconventional as it was more business specific, but it was a district wide investment that would enhance the overall value of the district and the learning and outcomes from the process would be sustained.*

*Commissioner Pauli thought business retention and placemaking was important and liked that the proposal included art.*

*Commissioner Shaw said there were already signs downtown, how was this proposal different? Mr. Stone explained they were stock signs whereas in this proposal businesses would claim their individuality. A number of professionals were interested in participating. It was about looking at each business and what was the most important investment to enhance their visibility.*

Commissioner Holladay thought these signs could be a piece of Oregon City history in the future.

Mr. Stone said for the design of the signs, he hoped to get as much of the professional services donated as possible. The goal was to start with 10 signs for the \$20,000 micro sign grant and combine it with the Metro Enhancement Grant funds.

Commissioner Smith asked about the criteria and who would approve the grant applications. He was concerned about tenant signs and the turnover in businesses. He agreed that placemaking signage was important, but he thought it should be done in a way that was not tenant based.

Mayor Holladay thought there needed to be more details fleshed out before the Commission could allocate the funds. They had to be careful how Urban Renewal dollars were spent. There needed to be a group of designers and fabricators ready to go and a process for approving the signs including being in business for one or two years before businesses qualified.

Mr. Stone thought all of the concerns could be addressed. It could be a loan instead of a grant for young businesses. He could take the feedback and present a sounder plan at a later date. He also intended to do more fundraising for the Downtown Association as well.

Mr. Underwood appreciated the concept, but agreed the Commission should proceed with caution as it would be allocating public funds to promoting and marketing an individual business. There was an EID subsidy based on a list of projects. This was coming in at a later date and there were other projects that had been eliminated and it would not be fair to allocate funds to this project when it didn't go through the initial evaluation.

Mr. Stone said the expectation was the businesses would match the grant funding they received.

William Gifford, resident of Oregon City, thanked Downtown Oregon City for the creative idea. He thought it would increase the value of the district. Signage was a form of advertising and advertising was difficult to measure. If there was concern regarding public response to expenditure of funds for advertising, it would be hard to measure how it increased the value of the district. Had other Urban Renewal Districts used this program? Mr. Stone did not know the answer.

**A motion was made by Commissioner Holladay, seconded by Commissioner Shaw to direct the Downtown Oregon City Association to flesh out the sign grant proposal and bring it back to the Commission. The motion carried by the following vote:**

**Aye:** 4 - Carol Pauli, Rocky Smith Jr., Brian Shaw and Dan Holladay

#### 4b.

#### Possible Dedication of a Portion of 922 Main Street Prior to Sale of Property

Mr. Underwood said Urban Renewal owned 922 Main Street and had been trying to sell the property for some time. One of the issues was the railroad right-of-way and a survey had been done to identify the right-of-way. It was discovered that a portion of the property went underneath Singer Hill Road that had never been dedicated. He requested approval to proceed with the formal dedication process. He explained the location of the dedicated area.



*Bill Kabeiseman, City Attorney, said when this was brought back to the Commission it would include an accurate map. The Commission as the owner of the property had to approve starting the dedication process.*

*Mr. Gifford thought this property was much more valuable and useful if the City could find a way to provide access to the back of the lot. This was a gateway to the City.*

*Mayor Holladay said that property was privately owned, and he was not comfortable using eminent domain.*

*There was consensus to move forward with the dedication process.*

**5. Future Agenda Items**

*Commissioner Pauli suggested a discussion regarding looking at the 10th and Main property as a gateway and not selling it or only selling a portion of it. Mr. Underwood said the survey work needed to be done first and then he would come back with options for the Commission.*

**6. City Manager's Report**

*There was no City Manager's report.*

**7. Adjournment**

*Chair Smith adjourned the meeting at 6:29 PM.*

*Respectfully submitted,*

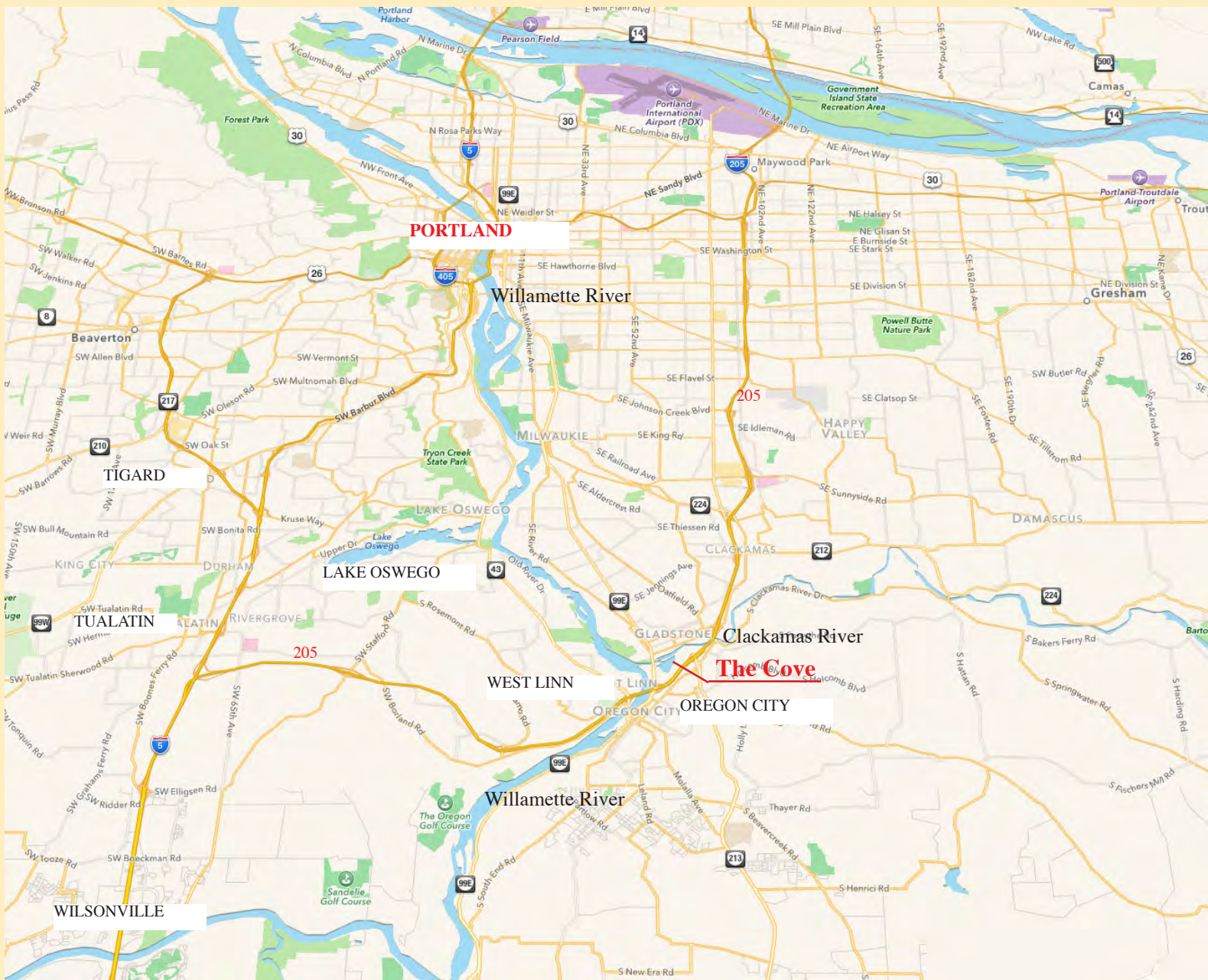
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*Kattie Riggs, City Recorder*



A Mixed Use Waterfront Master Planned Community  
An Integrated Water Quality and Habitat Resource Proposal





MAP

*The Cove*



## INTRODUCTION

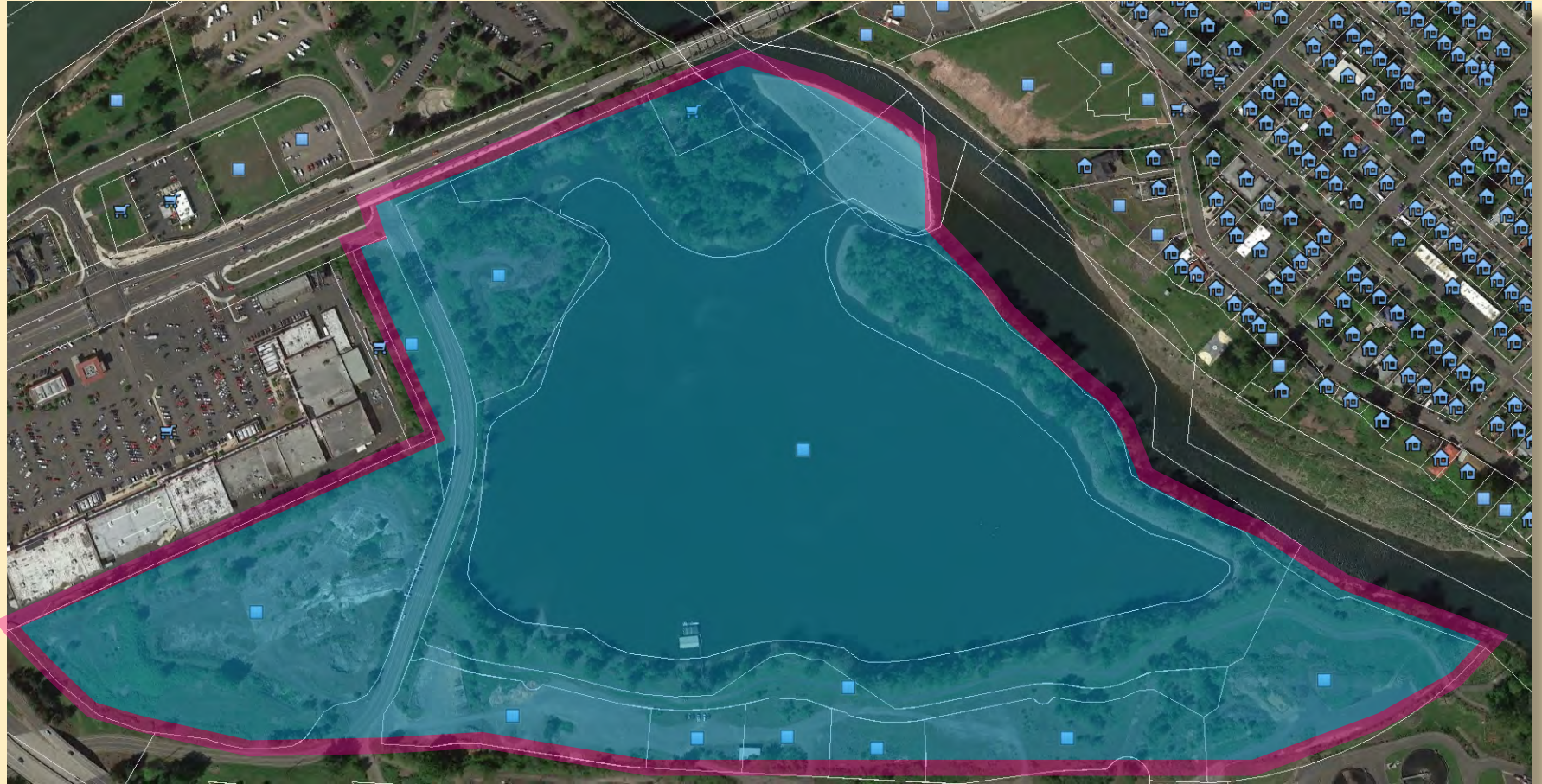
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As the Master Planning Developers' of The Cove we would like to propose a formal program to resolve the water quality concerns, enhance and create new habitat resources and ensure public safety at The Cove.

In concert with preliminary efforts from Cascade Environmental Group (John Runyon) a preliminary Critical Path has been defined as a guideline for moving this program forward. Further, a dialogue has been opened with Tammy Stempel from the City of Gladstone with regards to combining efforts and potentially City of Gladstone properties to create a Landmark environmental resource within The Cove.

Subject to refining a concept plan and City approvals, a joint intergovernmental agreement could be defined whereby resources and land could be combined to create a significant new resource, preserve and enhance wetlands, aquatic habitats, water quality and ensure public safety at The Cove. Improved habitat and natural resources would be integrated with the recreational features and access points.

The following outline is a preliminary overview of a path forward to investigate and concept this extraordinary opportunity to improve and add to the existing natural assets of The Cove.



*The Cove*

STUDY AREA

## ***COMPLETE FEASIBILITY STUDY***

1. REVIEW EXISTING DATA & PLANS
2. CITY, CCLLC & CONSULTANT: DEVELOP SUITE OF OPTIONS:  
DREDGING  
PUMP STATION  
CREATE SHALLOW WATER WETLANDS  
CREATE NEW WETLAND  
CHANNEL FROM CLACKAMAS RIVER INTO COVE
3. BASED ON 1 & 2 CONVENE EXPERTS & AGENCIES STAFF TO  
EXPLORE ALTERNATIVES THAT ARE SOUND & SUPPORTABLE
4. EVALUATE OPTIONS & FUNDING SOURCES
5. COMPLETE FEASIBILITY STUDY SUMMARIZING FINDINGS &  
RECOMMENDATIONS AND IDENTIFYING FUNDING SOURCES.
6. LAYOUT SITE SPECIFIC CONCEPTS / PHASING / FORMAL DESIGN

INITIAL STUDY



Water Quality & Habitat Feasibility Study

Evaluate integrated Strategies for improving Water quality

Develop sustainable Approaches, funding and phasing for implementing Water quality & habitat

Partners and Funding

Evaluate funding sources (Portland Harbor Superfund Restoration, other mitigation, grants, etc)

For Identify partnerships Funding and Implementation (Metro, Oregon City, watershed Council, etc

Water Quality & Restoration / Mitigation Design & Permitting

Design long-term, sustainable approaches that integrate habitat and water quality, & recreational amenities

Implement coordinated Permitting and mitigation approach & phasing

Phased Water Quality & Habitat Projects

Implementation in sync With development phases and funding

Construct projects and Implement monitoring to Track progress

# Water Quality & Habitat Feasibility Study

***\*Habitat and water quality***

***\*Environmental baseline***

***\*Mitiation opportunities***

***\*Engage consultants, stakeholders, and agencies***

***\*Model and evaluate flows, water quality & habitat***

***\*Recreational uses and impacts***

***\*Sustainable approaches integrated with development***

***\*Identify costs & permitting pathways***

***\*Identify funding sources***

**EVALUATE INTEGRATED SOLUTIONS.**

**FOR EXAMPLE:**

**1. DREDGING AND CIRCULATION**

**2. PLACING DREDGING MATERIALS TO CREATE SHALLOW WATER WETLANDS TO IMPROVE FISH HABITAT AND TO HELP ABSORB NUTRIENTS CONTRIBUTING TO TOXIC ALGAE BLOOMS.**

CRITICAL PATH - CASCADE

## Partners and Funding

***\*Identify funding sources***

***\*Portland Harbor Superfund Restoration***

***\*Stream and Wetland Mitigation - Consider selling surplus credits***

***\*Grants***

***\*Other sources- environmental certification (Salmon Safe development certification)***

***\*Identify Partners including: Oregon City; Gladstone; Metro; Mitigation Developers, Watershed Council & others***

***\*Establish funding phasing***

**INTEGRATED FUNDING STRATEGY.  
FOR EXAMPLE:**

**PORTLAND HARBOR SUPERFUND  
NATURAL RESOURCES  
DAMAGES ASSESSMENT**

**WETLAND & OTHER MITIGATION:  
ENDANGERED SPECIES ACT**

**GRANTS SOURCES - METRO  
NATURE in the NEIGHBORHOOD**



## Water Quality & Restoration / Mitigation Design and Permitting

- \*Design long-term, sustainable approaches that integrate habitat and water quality considerations & solutions***
- \*Work to minimize impacts from amenities to decrease mitigation reqmts.***
- \*Integrate recreational amenities (e.g., docks) into habitat & permitting / mitigation strategy***
- \*Project phasing integrated with funding and development phases***

***DESIGN PROJECTS THAT INTEGRATE DEVELOPMENT  
WITH HABITAT AND WATER QUALITY IMPROVEMENTS  
AND RECREATION.***

***FOR EXAMPLE:  
IMPLEMENT ON-SITE MITIGATION FOR AQUATIC  
IMPACTS FROM NEW DOCKS.***



## Phased Water Quality & Habitat Projects

***\*Project implementation in sync with development phases, recreational amenities and funding***

***\*Construct projects and implement monitoring to track progress***

**Water Quality & Habitat Feasibility Study**

**3 - 4 MONTHS**

**Partners and Funding**

**INITIAL: 3 - 6  
ONGOING BASED ON PROJECT PHASING**

**Water Quality & Restoration / Mitigation Design & Permitting**

**PHASED DEPENDING ON FUNDING & DEVELOPMENT / RECREATION / INFRASTRUCTURE**

**Phased Water Quality & Habitat Projects**

**PHASED IMPLEMENTATION AND ONGOING MONITORING**

TIMELINE - CASCADE



# CAPITAL INVESTMENT & RETURN OF & ON INVESTMENT

**COMPLETE  
FEASIBILITY STUDY**

**AGENCIES  
SUPPORT STUDY**

**MITIGATION  
DEVELOPER  
FUNDS DESIGN &  
PROJECT COST**

**DEVELOPER &  
LAND OWNER SELL  
CREDITS**

CAPITAL INVESTMENT / RETURN - CASCADE

# THE COVE PROJECT DESCRIPTION

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## PROPERTY:

Master Planned Area

Project Components:

Phase 1- Lot 2 - 244 Garden Apts. - 11 acres - with a small component of office space within 2 apartment bldgs. - leasing office / exercise / pool. This project is to be developed by others.

Phase 2A - Lots 3, 4, 5, 6 & 7 - 225 Waterfront Units to be leased - 8 acres with a small componenet office space in six of the bldgs.

2 Restaurants - leasing office / exercise / pool - on Lot 5

Phase 2B - Lot 1- previously planned for a Mixed Use Building

**1)Proposed Alternative Use: Habitat Resource Area - completed with Phase 2**

**2)Peninsula - Habitat Enhancements and Creation**

Phase 3 - Lot 1 - 57,000 Mixed Use Building-Waterfrt. - or Hotel -4.45 acs

**Proposed Alternative Use: Habitat Resource Area - completed with Phase 2**

Phase 4 - Water Sports Center / dock

PROJECT DESCRIPTION

*The Cove*



ORIGINAL MASTER PLAN

*The Cove*



Please note that Lot 1 is at an average elevation of 34 ft - almost 18 feet below the buildable flood plain elevation.  
It is a natural setting for a mitigation program.



**LOT 1 - 4.45 ACS HABITAT RESTORATION AREA**

1. Evaluate removal of dirt & regrade creating natural sloped riparian areas to be seed with native plants.

*The Cove*



Please note that the Peninsula is at an average elevation of 37 ft - almost 15 feet below the buildable flood plain elevation. It is a natural setting for a mitigation program



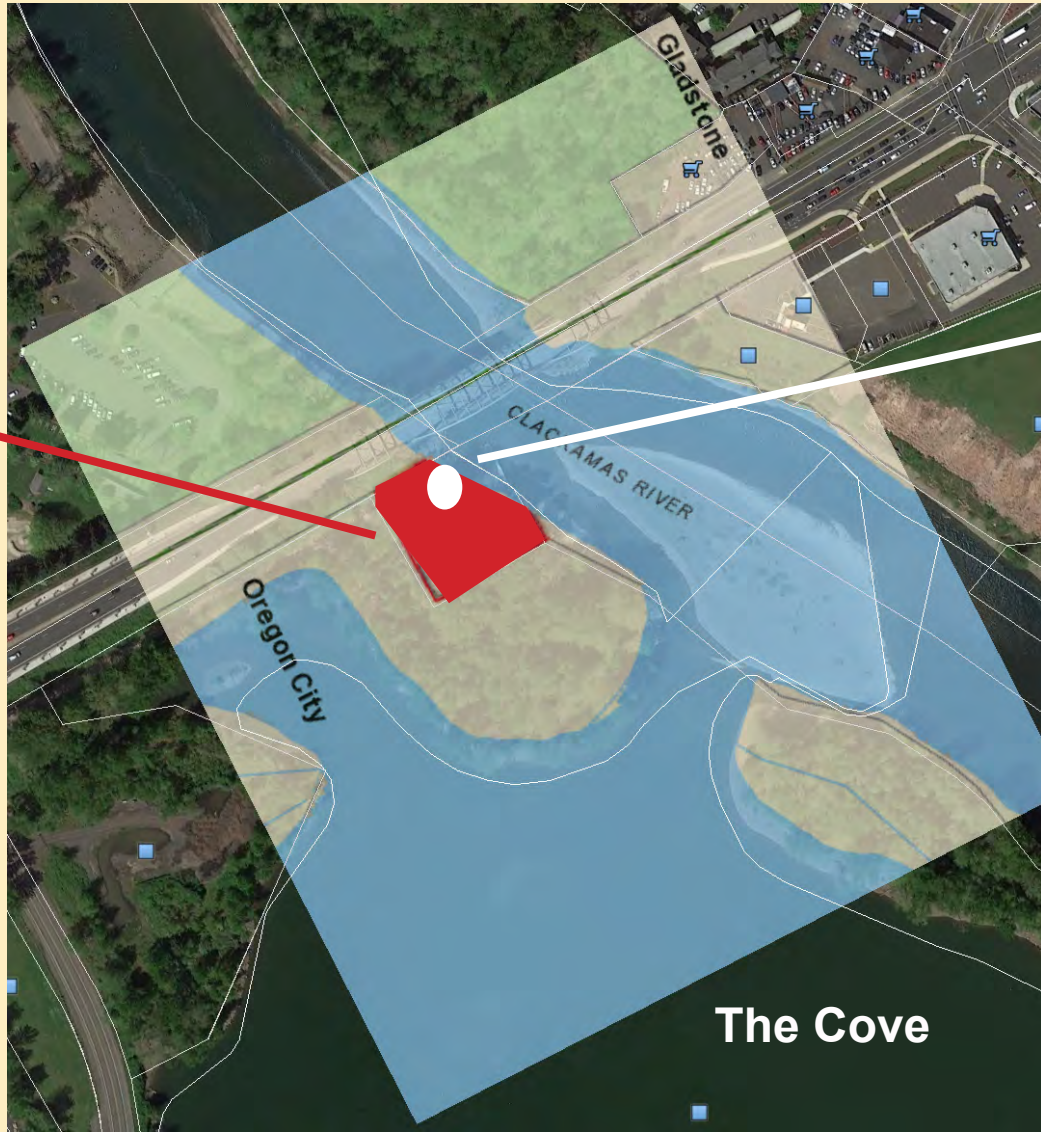
#### PENINSULA - NEWLY CREATED WETLANDS AREA

1. Investigate creating new wetlands and interconnect with Lot 1. Introduction of fresh water from pump into wetland areas.
2. Investigate utilization of Gladstone pump station for introduction of fresh water into Cove.

*The Cove*



**Gladstone Parcel**



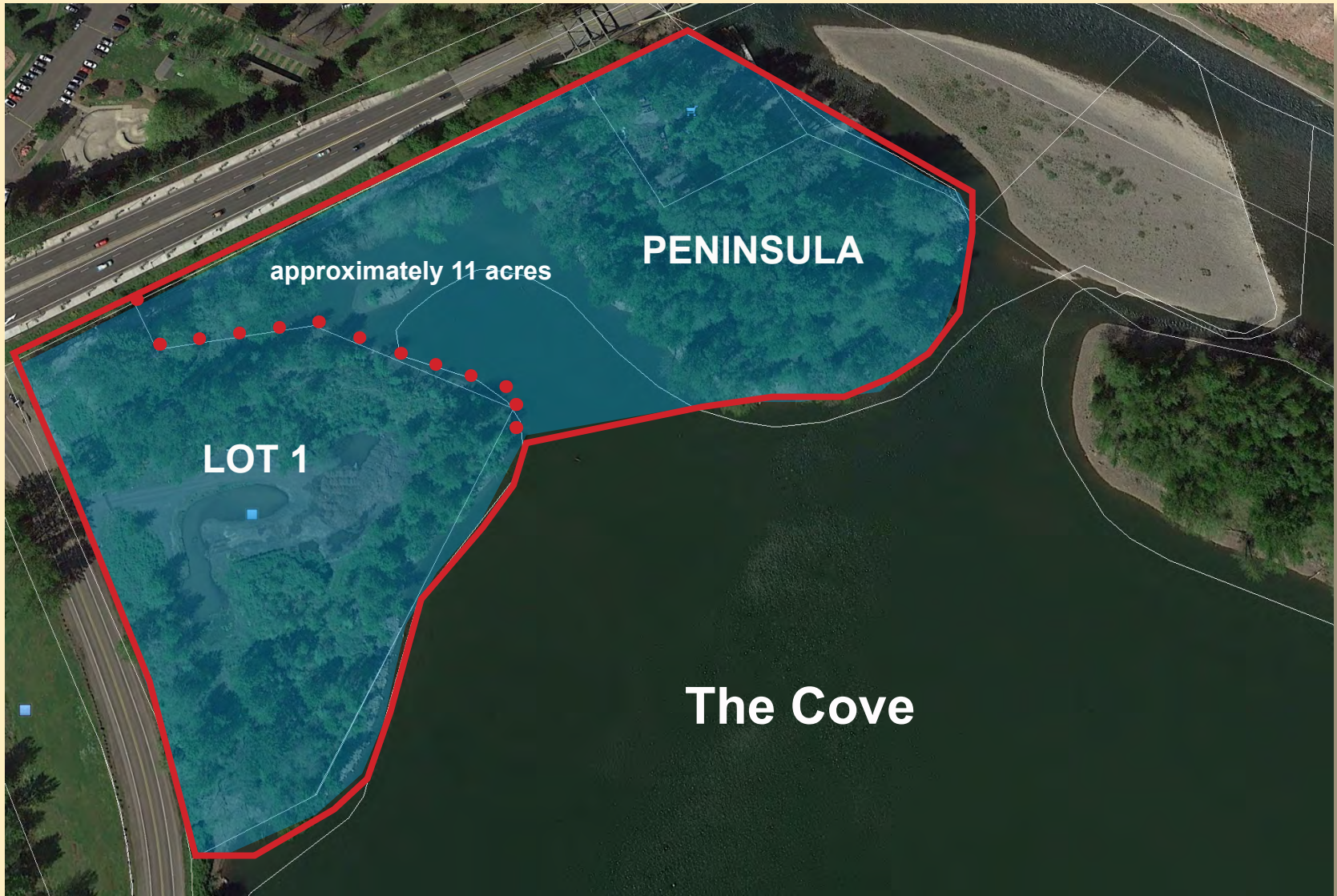
**Pump Station**

**The Cove**

Pump station output has been estimated at 3 million gallons per day. This capacity could circulate the Cove body of water within 20 to 30 days.

PENINSULA -GLADSTONE PARCEL  
Address: 16475 Main Street, Oregon City.  
Size: .89 acres  
Parcel # 00560100. Map No. 22E29 o1700

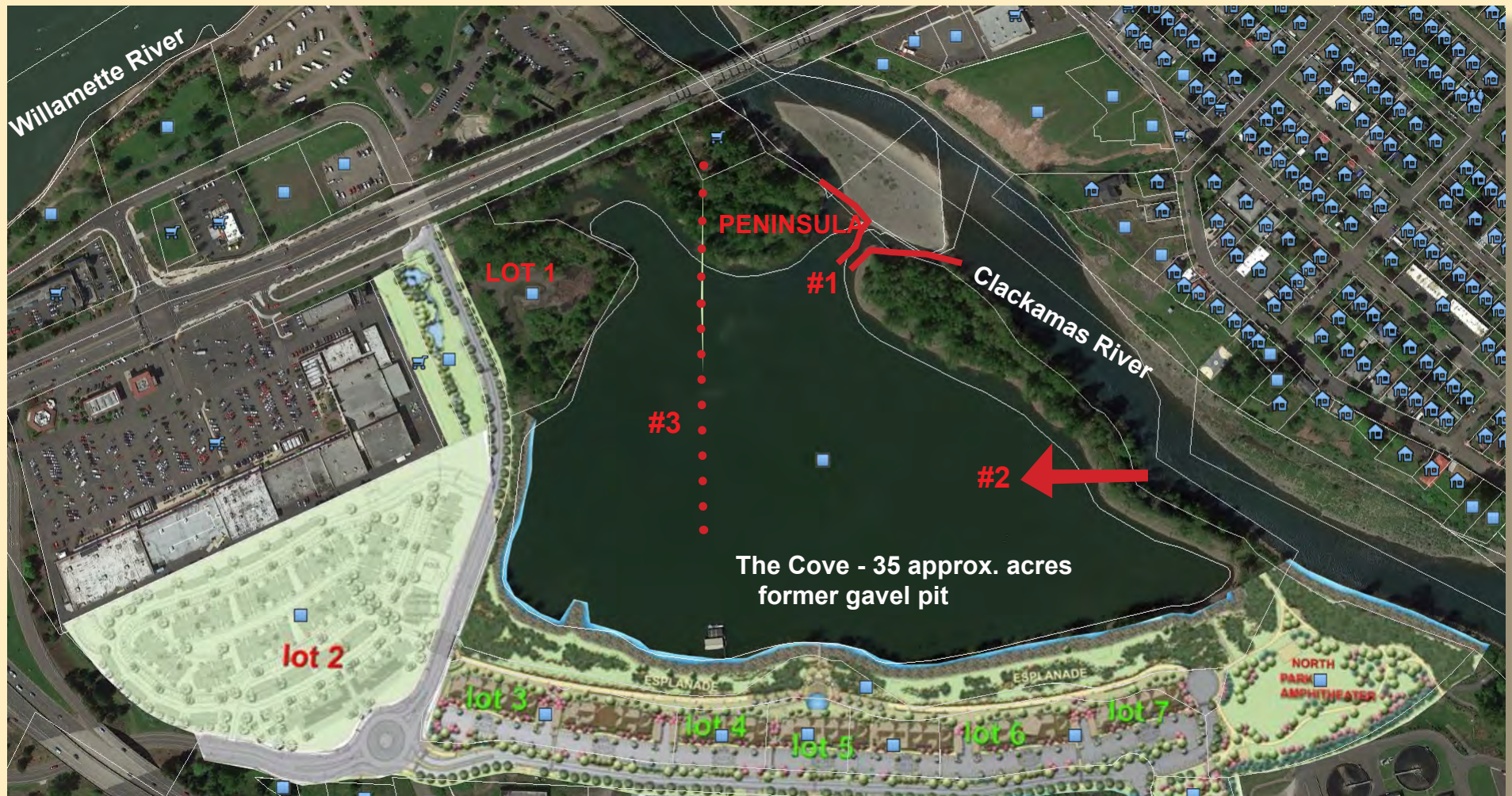
*The Cove*



HABITAT RESTORATION, RIPARIAN, WETLAND AND  
HABITAT CREATION AREAS.

*The Cove*





- INCREASE WATER QUALITY - Investigate the following:
1. Dredging at the mouth of The Cove.
  2. New channel to increase fresh water into The Cove & fish access
  3. Activate Pump Station - introduce fresh waters to Cove & Wetlands

*The Cove*





WATER QUALITY: Investigate: 1. dredging Mouth of Cove  
2. Channel from Clackamas to Cove

*The Cove*



**Phasing - Transportation**

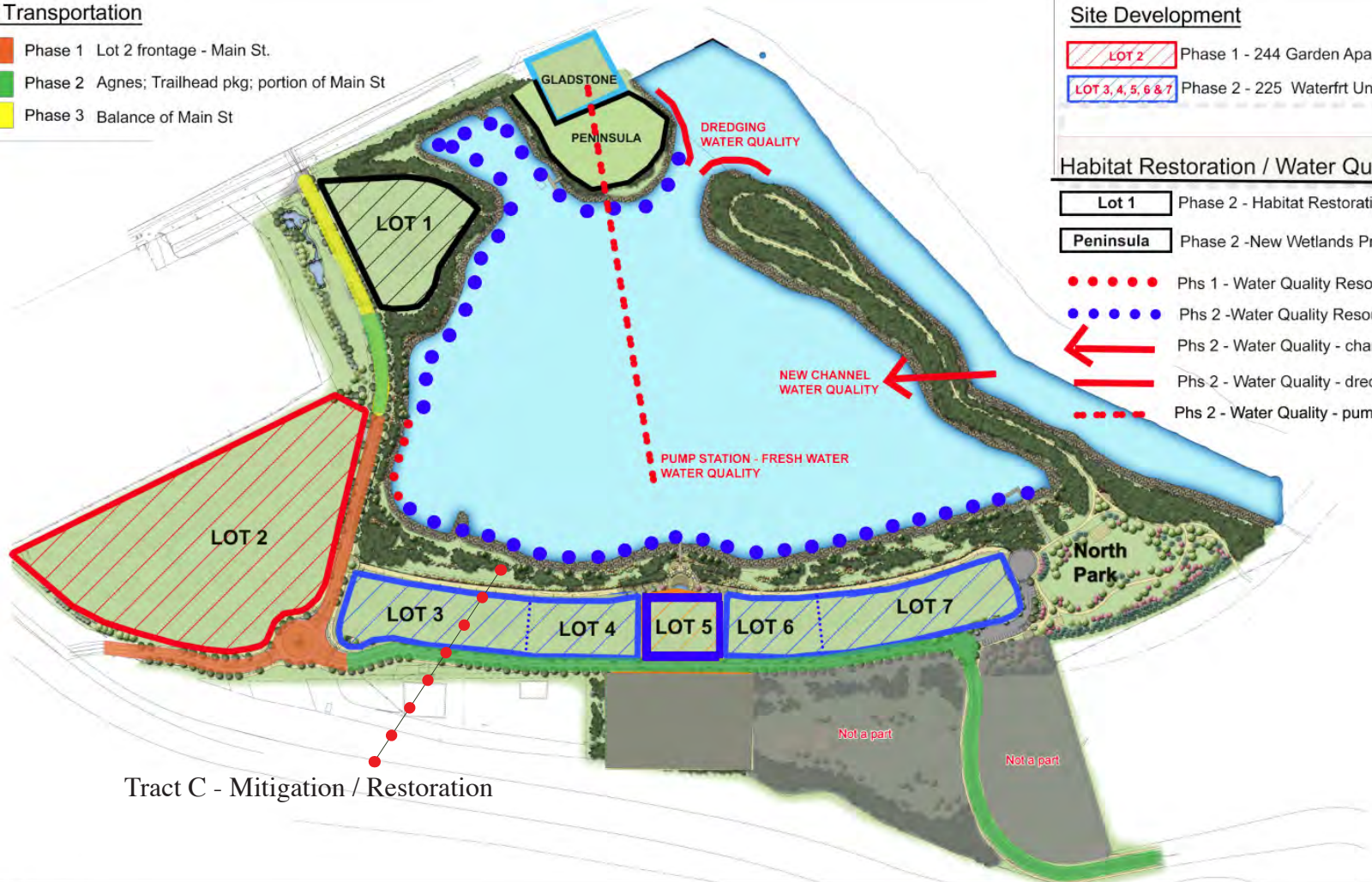
- Phase 1 Lot 2 frontage - Main St.
- Phase 2 Agnes; Trailhead pkg; portion of Main St
- Phase 3 Balance of Main St

**Site Development**

- LOT 2 Phase 1 - 244 Garden Apartments
- LOT 3, 4, 5, 6 & 7 Phase 2 - 225 Waterfrt Units

**Habitat Restoration / Water Quality**

- Lot 1 Phase 2 - Habitat Restoration
- Peninsula Phase 2 -New Wetlands Project
- Phs 1 - Water Quality Resource #1
- Phs 2 -Water Quality Resource #2
- Phs 2 - Water Quality - channel
- Phs 2 - Water Quality - dredging
- Phs 2 - Water Quality - pump st.



**The Cove**

Infrastructure Phasing - Transportation

Site Development - Phasing

Habitat Restoration / Water Quality - Phasing

HABITAT RESTORATION / WATER QUALITY / INFRASTRUCTURE

*The Cove*







Water Sports Center / docks  
for kayak, canoe & small sail boats

Retrofit existing piling for swim dock

WATER RELATED USES

*The Cove*



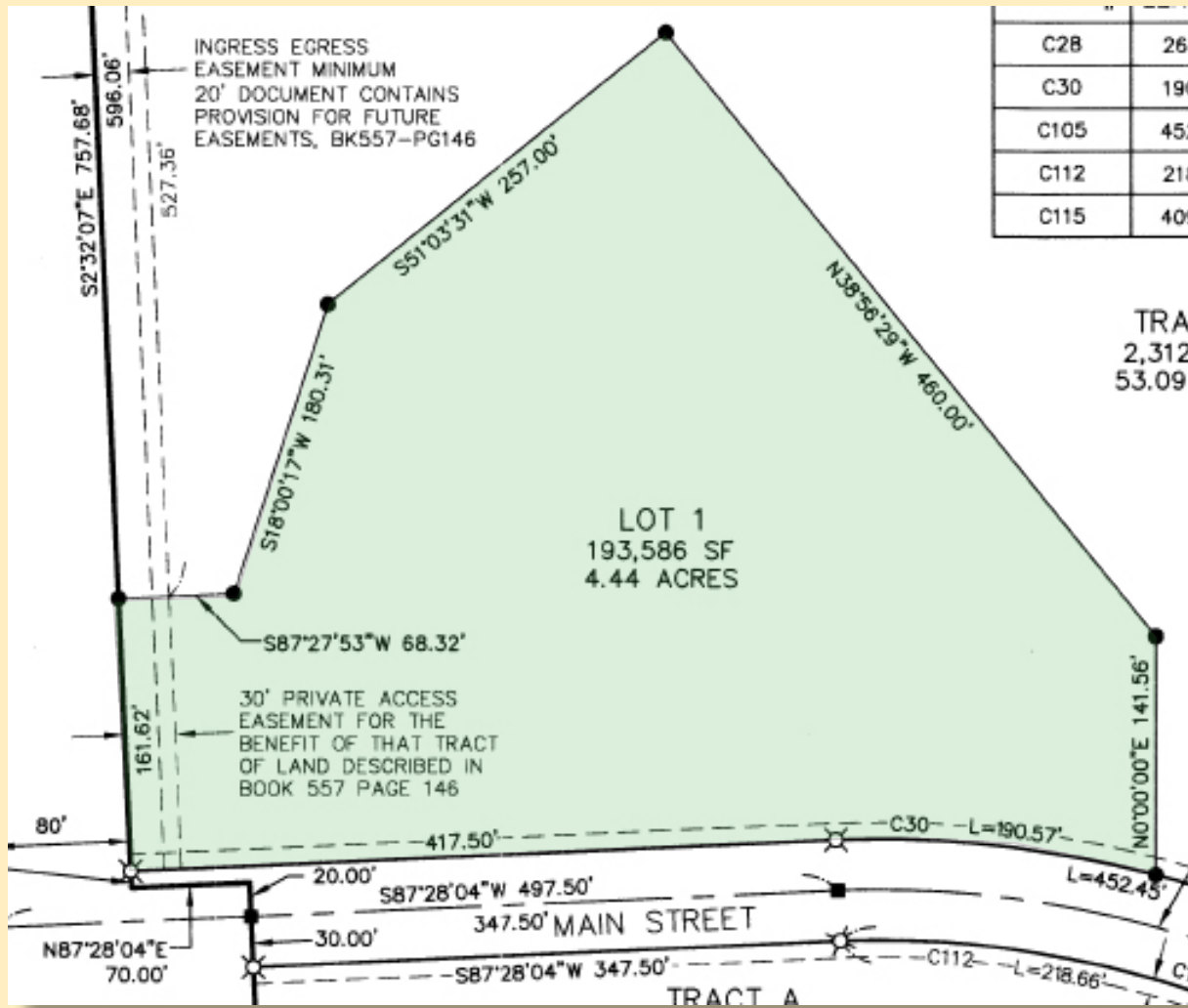
# The Cove A Very Public Place



**PUBLIC AMENITIES / RECREATION**

*The Cove*





LOT 1 - PLAT MAP

# LOT 1 - TOPO ELEVATIONS



**ELEVATION 38**

FLOODPLAIN ELEVATION IS AT 50.7  
NEED TO BUILD AT ELEVATION 52

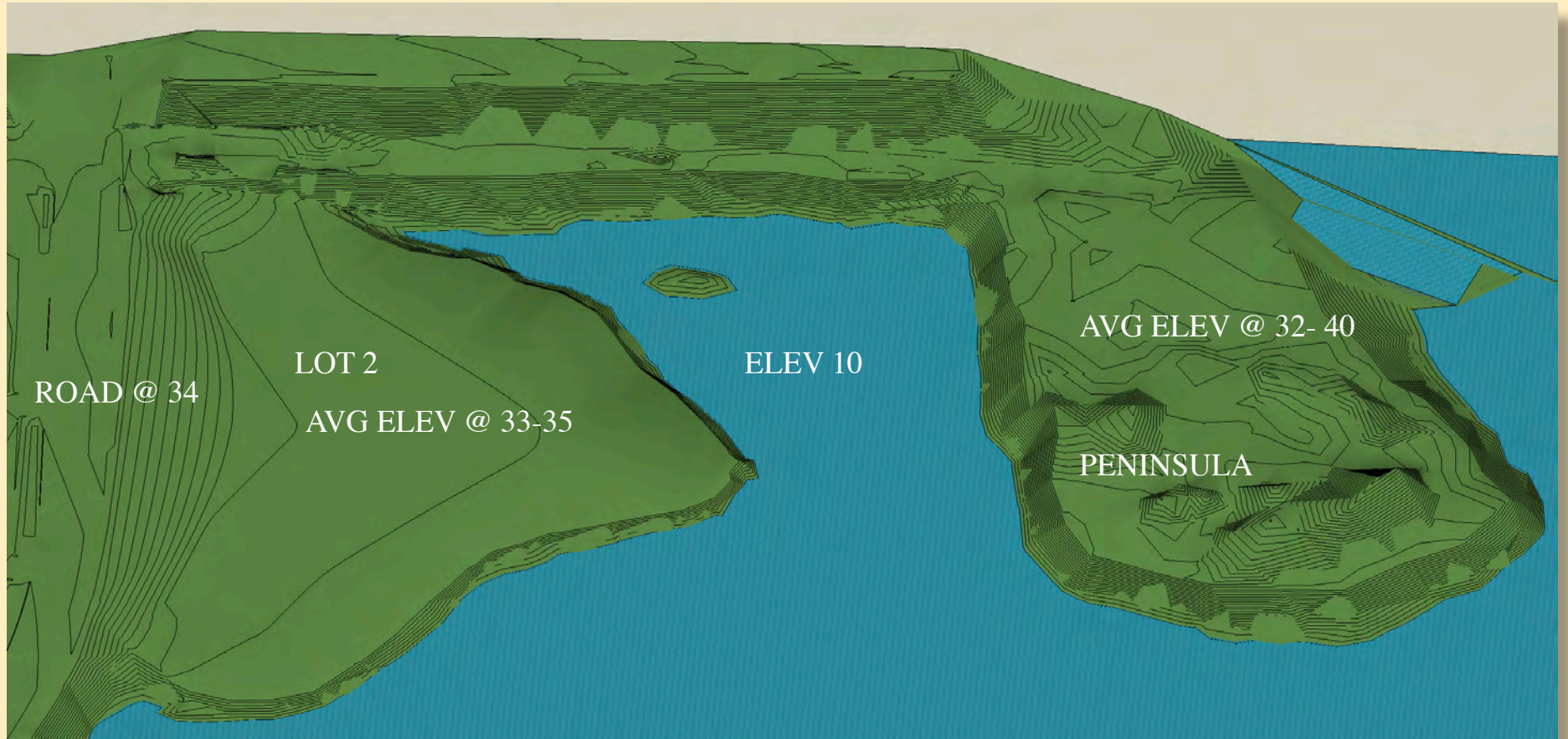
ROAD IS AT ELEVATION 34 THEREFORE  
NO EXIT DURING FLOOD



**ELEVATION 10**



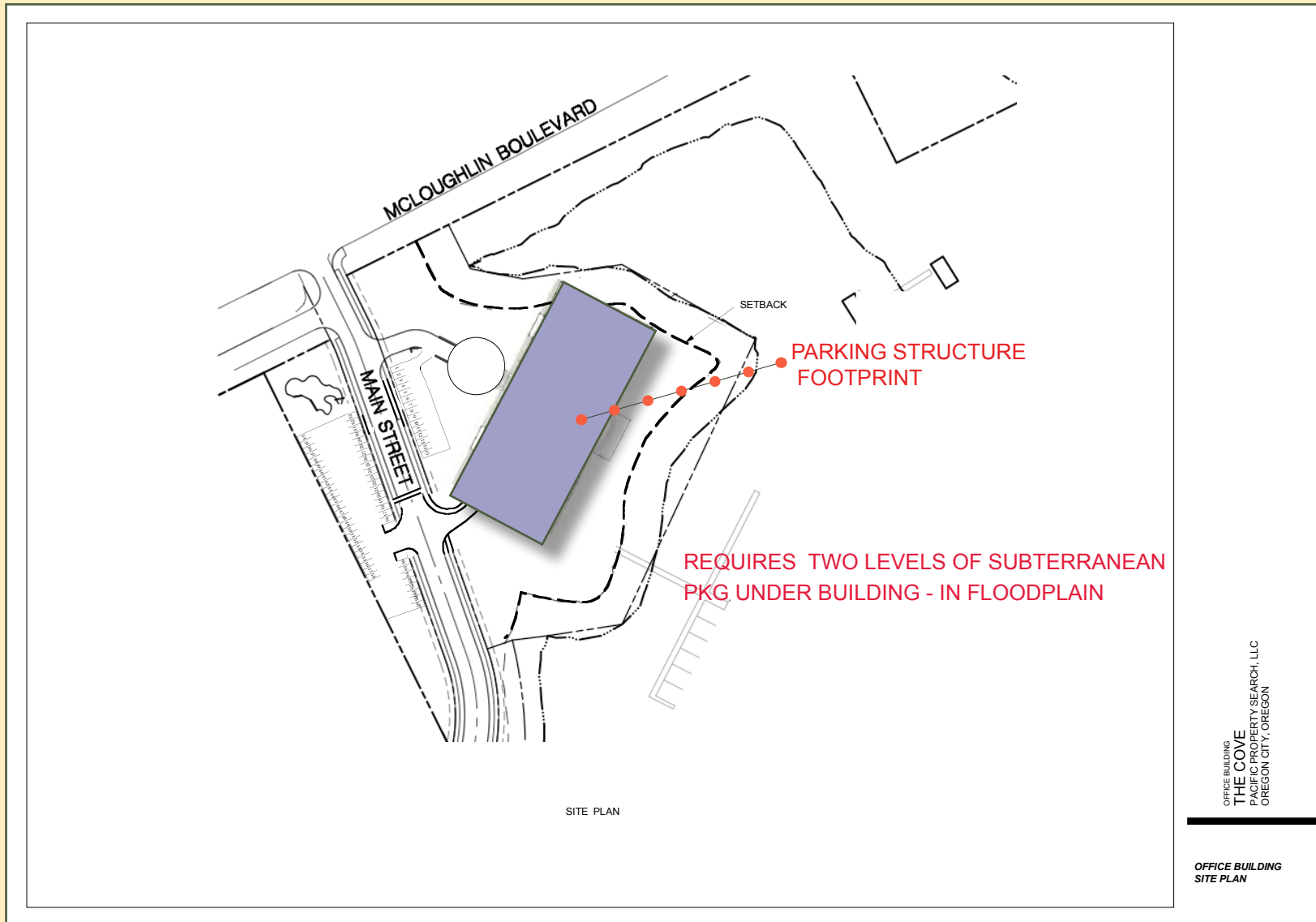
**ELEVATION 10**



LOT 1 & PENINSULA

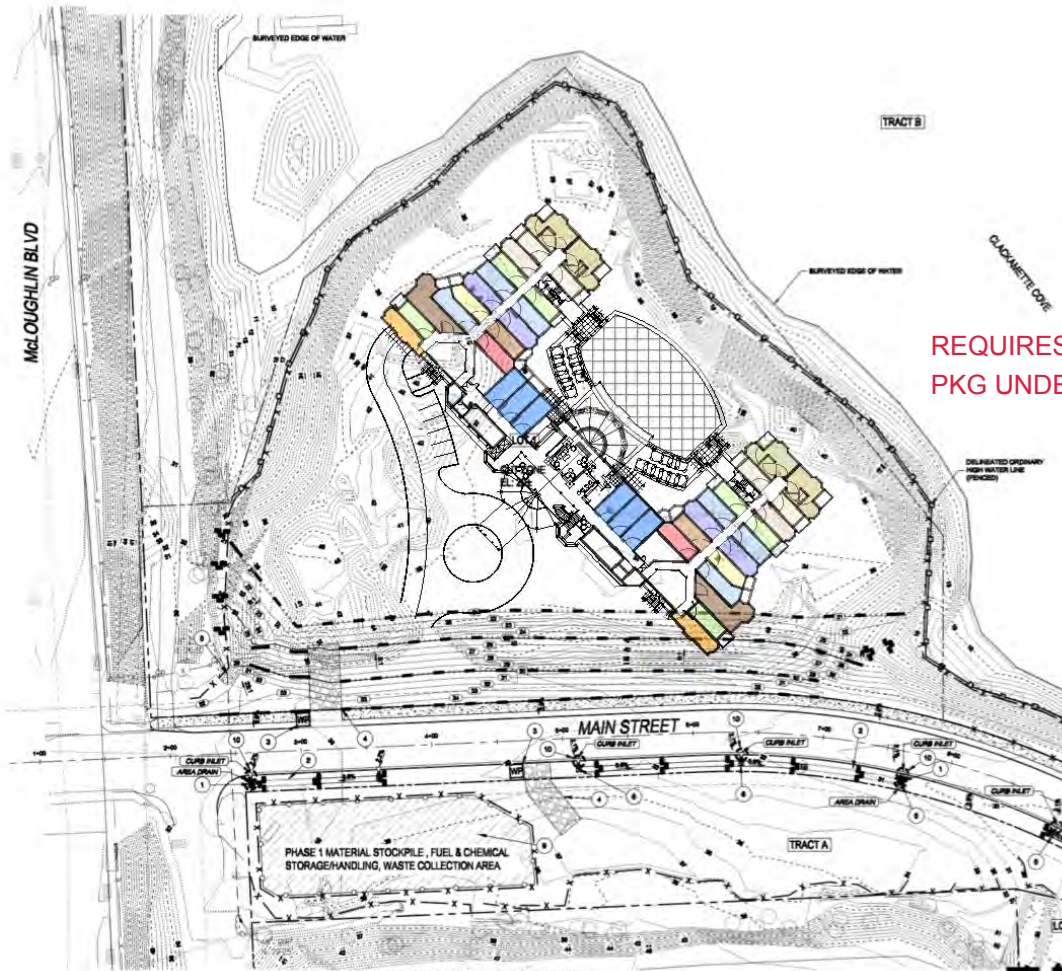
*The Cove*





LOT 1 - OFFICE CONCEPT

*The Cove*



REQUIRES TWO LEVELS OF SUBTERRANEAN  
PKG UNDER BUILDING - IN FLOODPLAIN

**THE COVE INN  
SITE PLAN**

THE COVE INN  
THE COVE  
PACIFIC PROPERTY SEARCH, LLC  
OREGON CITY, OREGON

LOT 1 - HOTEL CONCEPT

*The Cove*

# The Cove Phasing - Vertical Construction

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The phasing of the Cove Community has been designed to present two non-competing products to the market simultaneously. Construction is scheduled for Spring of 2016.

**PHASE 1: By others - Grand Cove, LLC ( Grand Peaks Properties - Don Simpson)**

The Garden Apartments - a park like setting with interior gardens.

244 Garden Apartments, leasing office and recreation center / pool / spa

Design Characteristics:

1. Garden setting with surrounding landscaping.
2. Main living spaces oriented to the landscaped grounds.
3. Direct access to The Cove for a variety water sports activities. Direct access to the Clackamas River. Trail system.

**PHASE 2:** The Waterfront Units - setting on the waters edge with a westerly sunset view.

225 units all with an unobstructed view of The Cove.

Design characteristics:

1. Security entrance - keyed and gated main entry into the courtyard of each building.
2. Elevator service to each floor.
3. View orientation to the landscaped waters edge, esplanade and the lake beyond.
4. Direct access to The Cove for a variety of water sports activities. Direct access to the Clackamas River and just beyond to the Willamette River.
5. Single loaded buildings with all units facing The Cove.
6. Lot 5 will incorporate two (2) restaurants, Leasing Office, Exercise facility, Plaza & Pool.

PHASING

*The Cove*



## Phase 1 - 244 Garden Apartments - by others

---

GARDEN APARTMENTS - 244 UNITS: Grand Cove, LLC (Grand Peaks Properties -Don Simpson) will build and operate the project.

LAND: 11.6 acres- Lot 2.

ENTITLEMENTS: Minor changes to the approved plans to be processed.

CONTRACT DOCUMENTS: Design Dev. Complete. Construction Documents in progress.

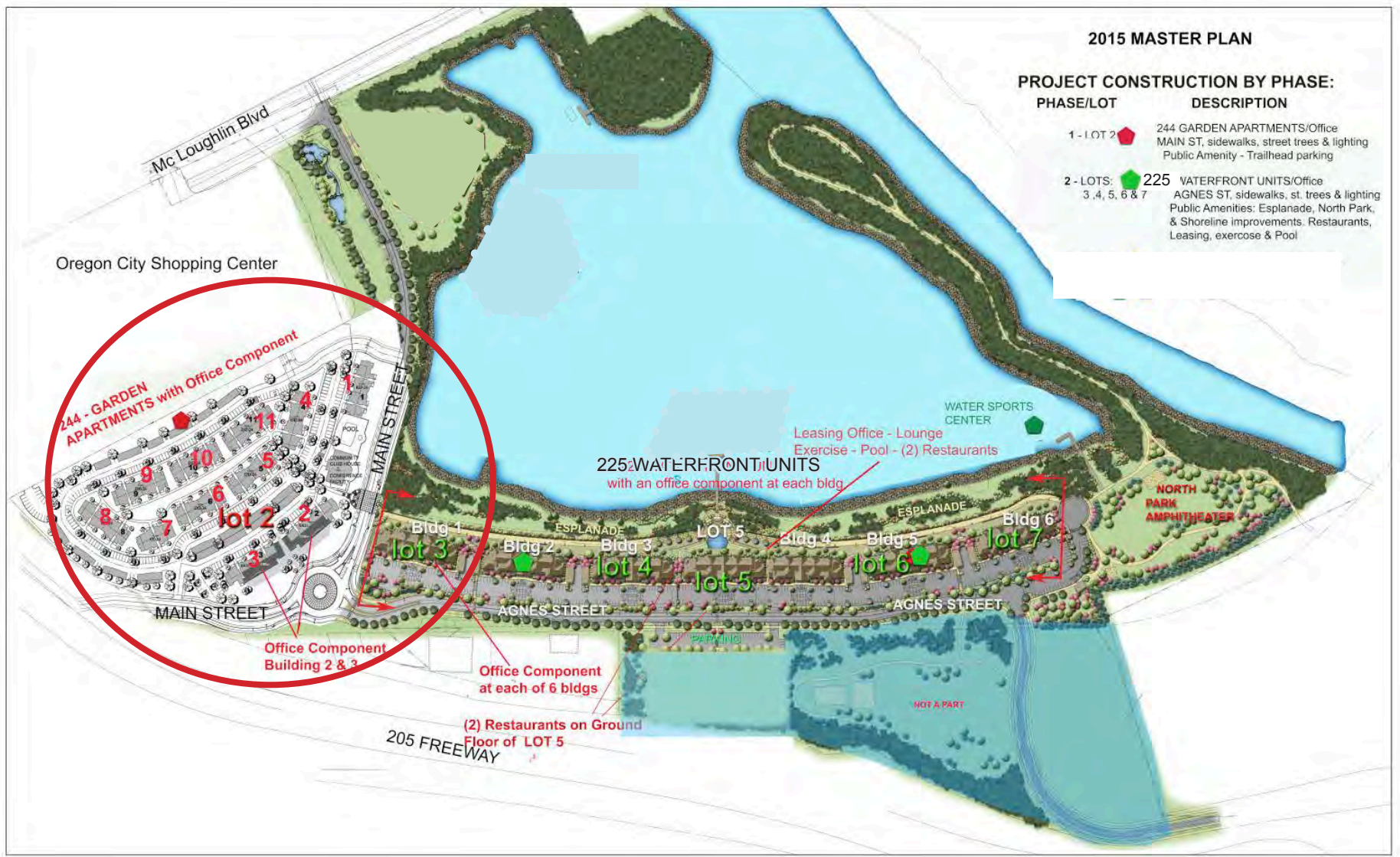
LAND: To be Purchased from third party owner.

TAX ABATEMENT: The City has placed a Vertical Housing Zone overlay on the total Master Planned Site. Subject to compliance with the rules this will allow an abatement of the taxes for a ten year period and for the Garden Apartments it will yield a 60% tax abatement. This abatement has been approved.

2015 MASTER PLAN

PROJECT CONSTRUCTION BY PHASE:

PHASE/LOT	DESCRIPTION
1 - LOT 2	244 GARDEN APARTMENTS/Office MAIN ST, sidewalks, street trees & lighting Public Amenity - Trailhead parking
2 - LOTS: 3, 4, 5, 6 & 7	225 WATERFRONT UNITS/Office AGNES ST, sidewalks, st. trees & lighting Public Amenities: Esplanade, North Park, & Shoreline improvements, Restaurants, Leasing, exercise & Pool



PHASE 1 - MASTER

*The Cove*



7/23/2004  
N  
2013



LOT 2 - 244 GARDEN APTS  
FORMER CONCRETE BATCH PLANT

*The Cove*





LOT 2 - 244 GARDEN APTS concept drwg  
MAIN STREET ELEVATION

*The Cove*



LOT 2 - 244 GARDEN APTS  
ESPLANADE CROSSING - concept dwg

*The Cove*

## Phase 2 - 225 Waterfront Residences

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WATERFRONT RESIDENCES - 225 UNITS; Leasing office, (2) restaurants. exercise area & pool

LAND: 8.8 acres- Lots 3, 4, 5, 6, & 7.

ENTITLEMENTS: Minor changes to the approved plans to be processed.

CONTRACT DOCUMENTS: Design Dev. Complete. Construction Documents to be completed.

LAND: The Waterfront property for the 225 units is to be acquired from the URA pursuant to the DDA.

*The Cove*

225 WATERFRONT UNITS





244 GARDEN UNITS

225-WATERFRONT UNITS

AERIAL VIEW - NORTH

*The Cove*

2015 MASTER PLAN

PROJECT CONSTRUCTION BY PHASE:  
PHASE/LOT DESCRIPTION

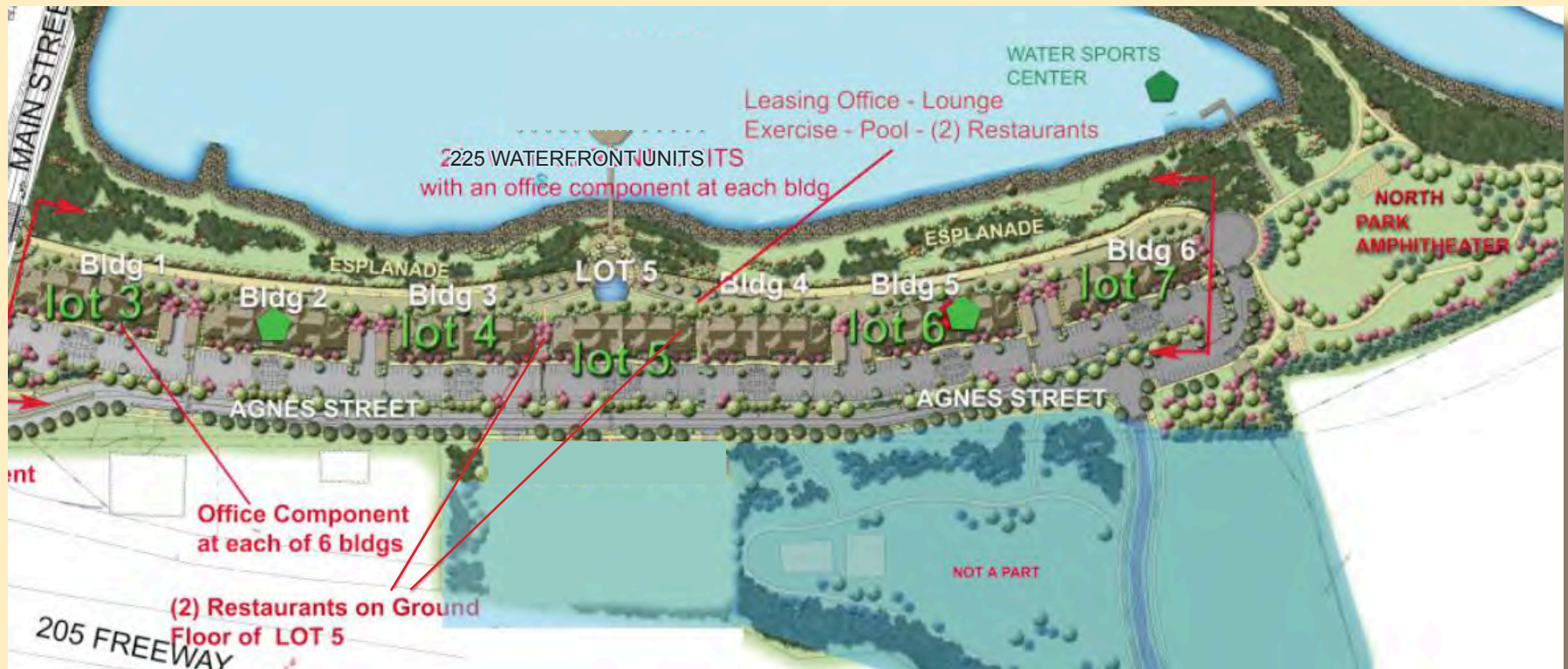
- 1 - LOT 2 ■ 244 GARDEN APARTMENTS/Office  
MAIN ST, sidewalks, street trees & lighting  
Public Amenity - Trailhead parking
- 2 - LOTS: ■ 225 WATERFRONT UNITS/Office  
3, 4, 5, 6 & 7 AGNES ST, sidewalks, st. trees & lighting  
Public Amenities: Esplanade, North Park,  
& Shoreline improvements. Restaurants,  
Leasing, exercise & Pool



PHASE 2 - 225 WATERFRONT APTS

*The Cove*





225 WATERFRONT UNITS

ALL BLDGS FOUR STORY

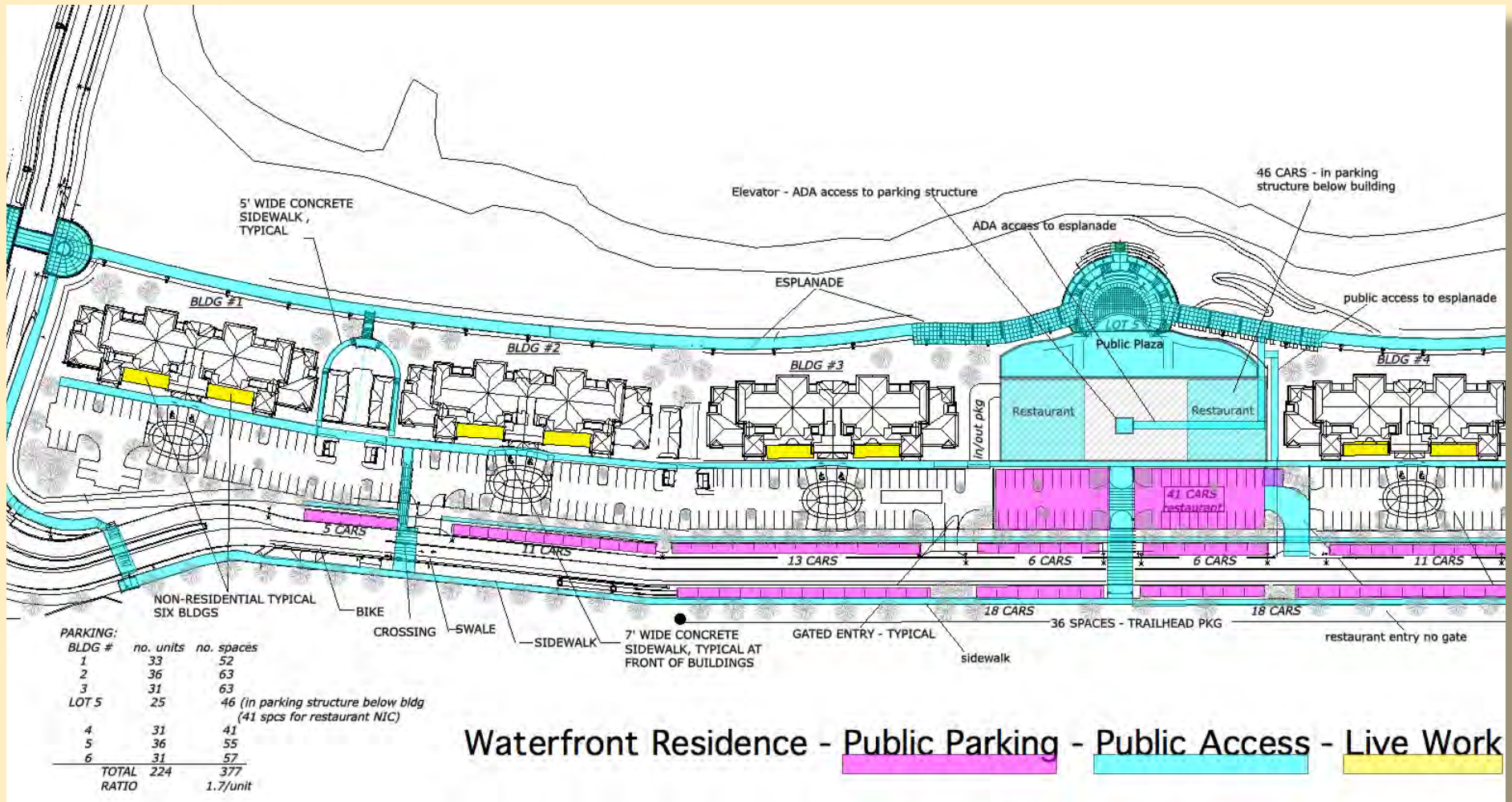
- BLDG 1 - 34 UNITS
- BLDG 2 - 36 UNITS
- BLDG 3 - 31 UNITS

- LOT 5 - 25 UNITS + Restaurants (2), Leasing & Exercise, pool
- BLDG 4 - 31 UNITS
- BLDG 5 - 36 UNITS
- BLDG 6 - 32 UNITS

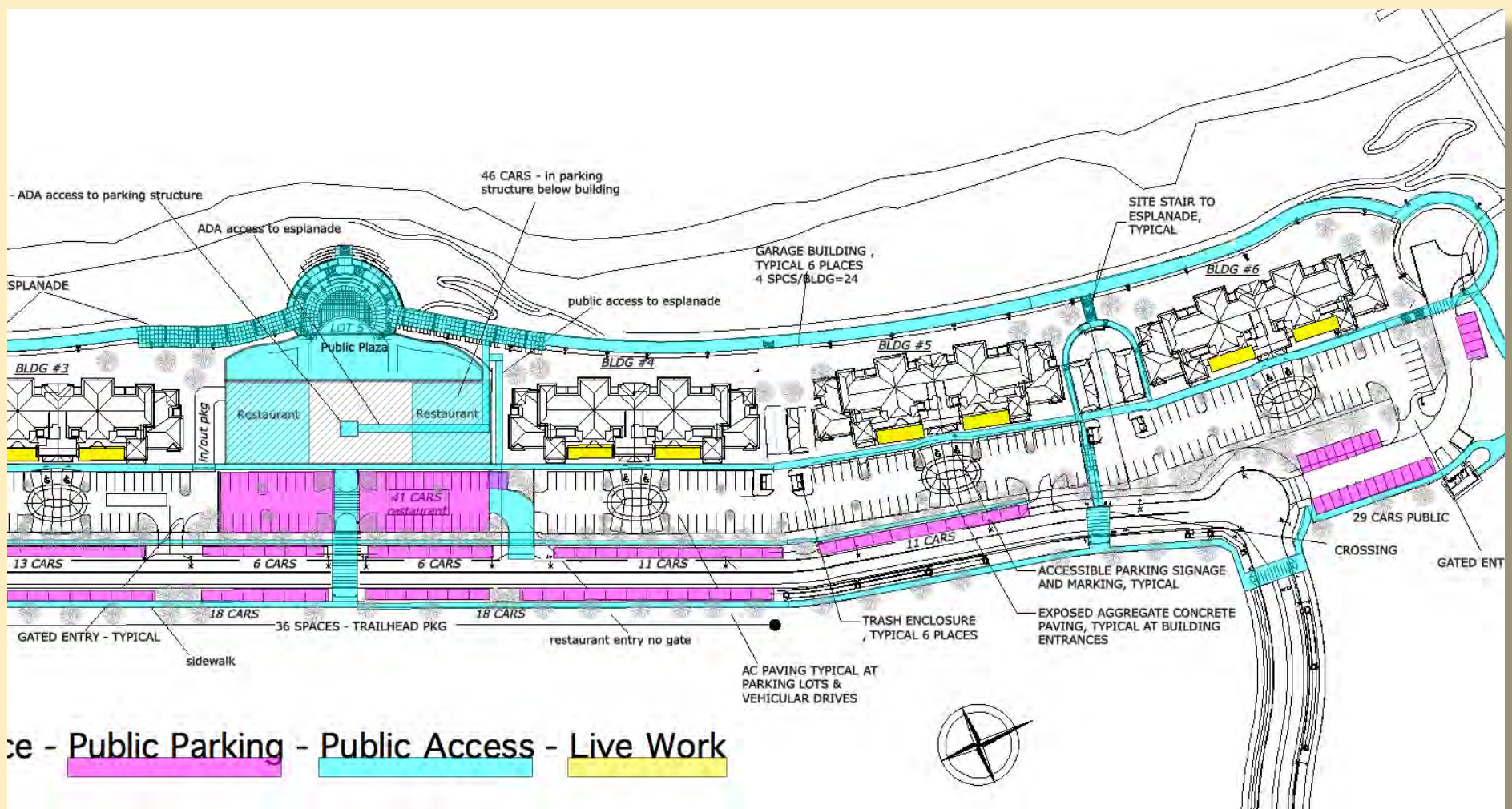
*The Cove*

225 SITE PLAN





PARKING SITE PLAN (left side)



ce - **Public Parking** - **Public Access** - **Live Work**

PARKING SITE PLAN (right side)

*The Cove*





FRONT ELEVATION OF TYPICAL BLDG

*The Cove*





PUBLIC ACCESS

PUBLIC ESPLANADE

*The Cove*

BACK ELEVATION



OFFICE COMPONENT - LIVE WORK ON EACH SIDE  
OF MAIN ENTRY. BLDGS 1, 2, 3, 4, 5 & 6.

*The Cove*



AERIAL WATERFRONT UNITS

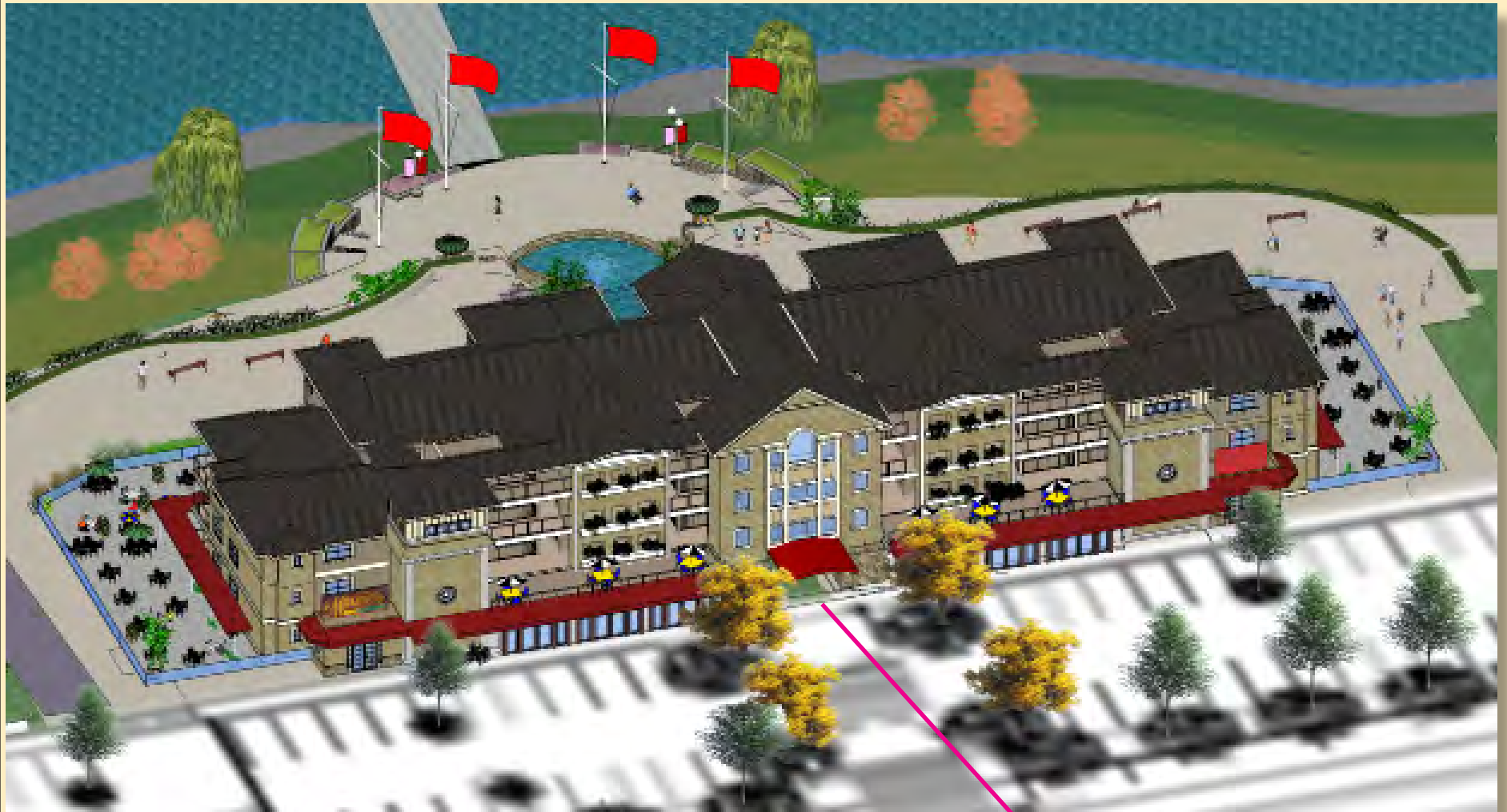
*The Cove*





THREE CENTER BLDGS- WATERFRONT

*The Cove*



PASS THROUGH ACCESS TO PUBLIC PLAZA - ESPLANADE - TRAILS

LOT 5 - TWO RESTAURANTS - LEASING -  
EXERCISE - POOL - PLAZA

*The Cove*



LOT 5 - CENTER BLDG - STREET SIDE

*The Cove*





STREET VIEW - LEFT SIDE OF LOT 5 - RESTAURANT

*The Cove*



WATERSIDE OF LOT 5 - PUBLIC PLAZA - RESTAURANTS - ESPLANADE

*The Cove*



PUBLIC PLAZA

ESPLANADE

CLOSE UP - LEFT SIDE OF PUBLIC PLAZA

*The Cove*





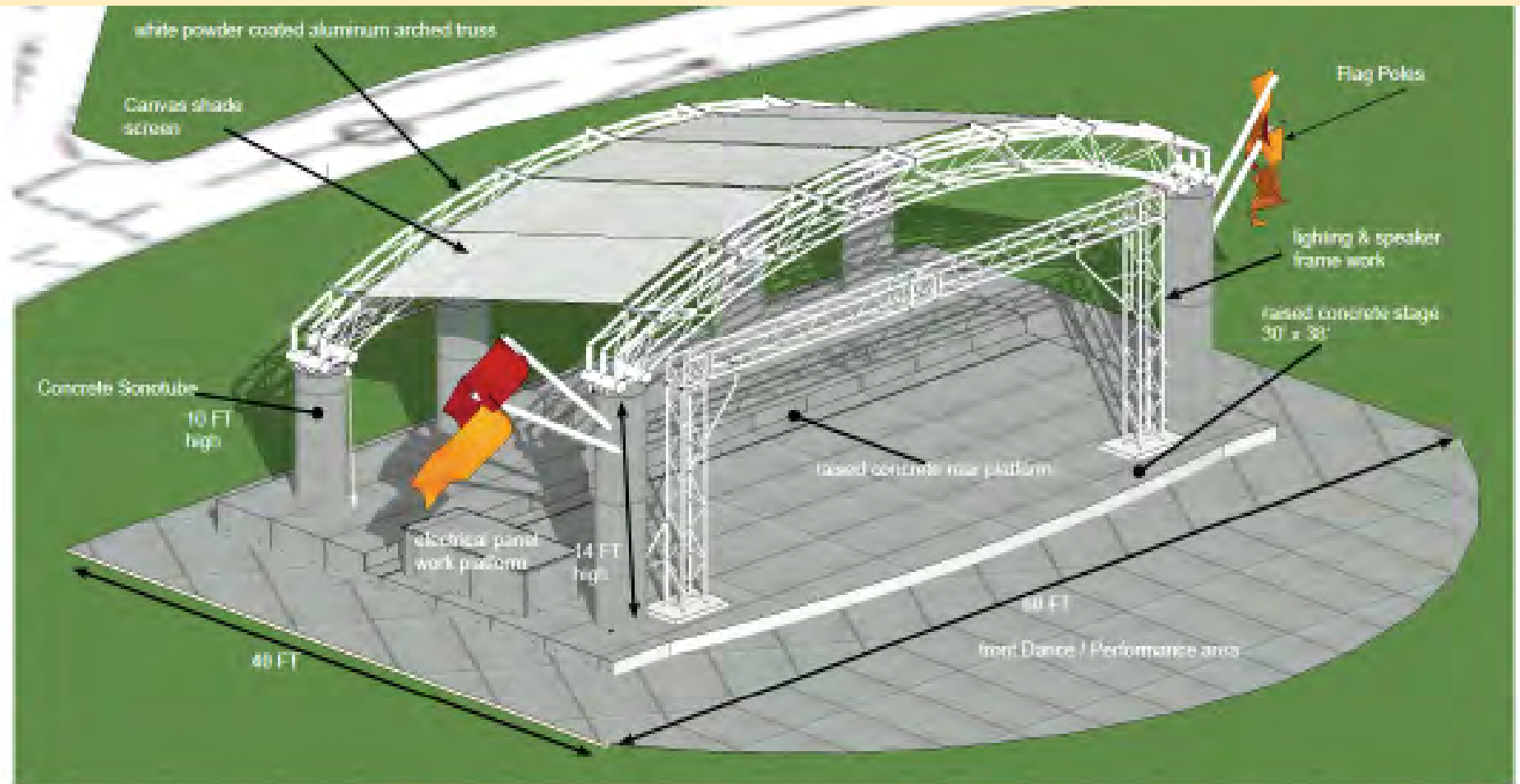
RESTAURANT ON RIGHT SIDE LOT 5

*The Cove*



NORTH END OF ESPLANADE JUST SOUTH OF AMPHITHEATER

*The Cove*



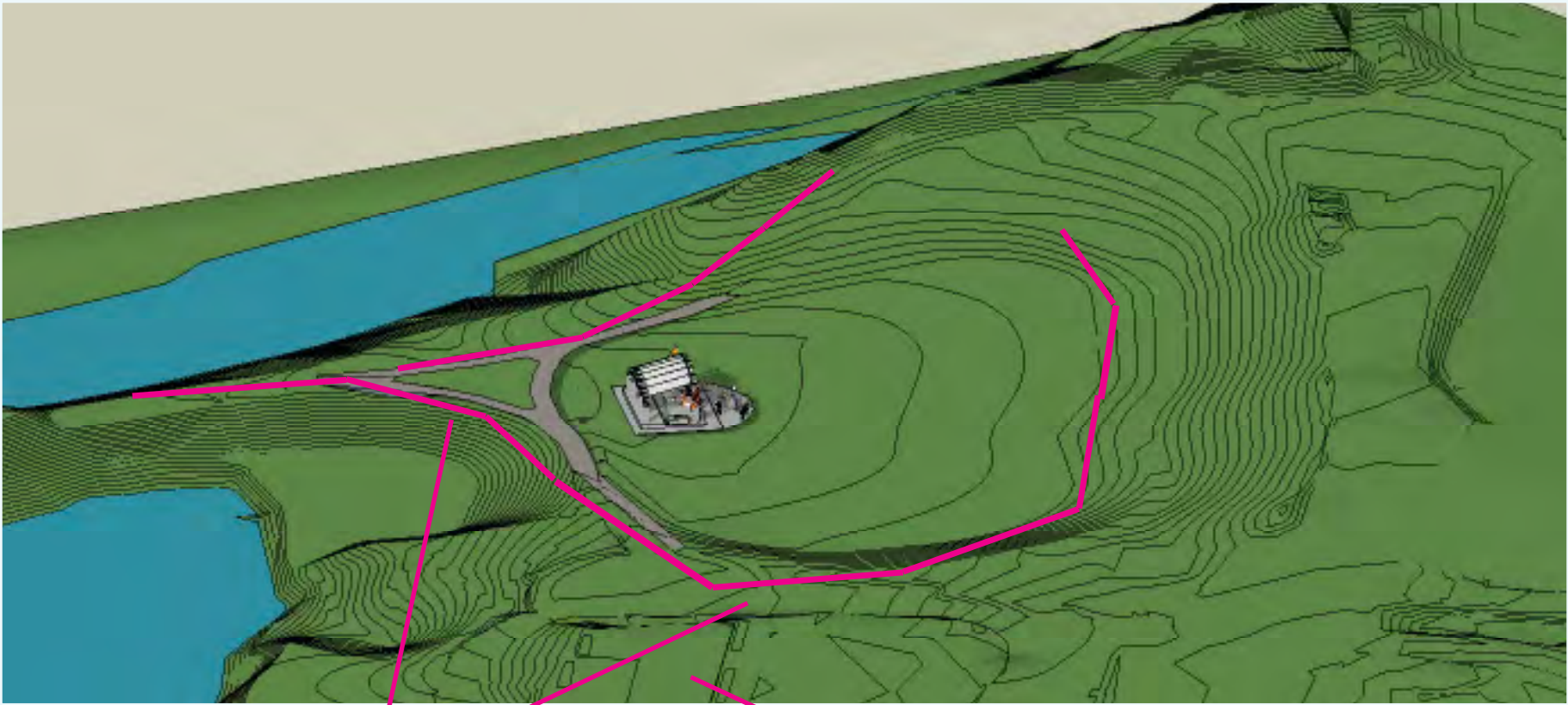
AMPHITHEATER STAGE  
CONCEPT MODEL - front view

NOTE: 1. Speakers and Lighting not indicated.  
2. Final design subject to formal shop drawings and final bid.

## AMPHITHEATER STAGE

*The Cove*





TRAIL SYSTEM

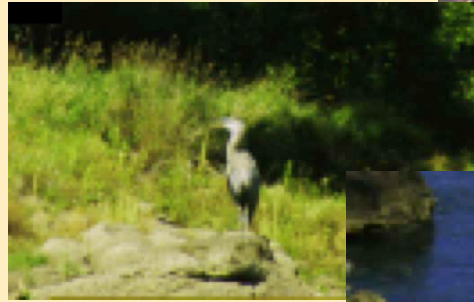
BLDG #7

AMPHITHEATER STAGE LOCATION - TRAIL SYSTEM

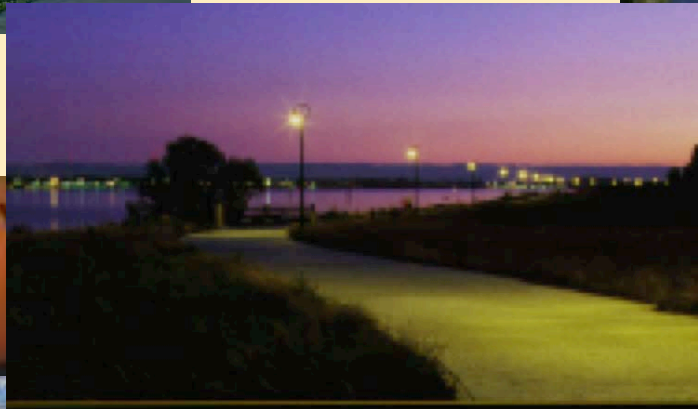
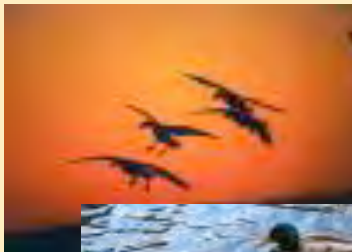
*The Cove*



HABITAT RESTORATION & WATER  
QUALITY PRESERVATION



ECOSYSTEM PRESERVATION



STEWARDSHIP VALUES



CREATION OF NEW WETLAND HABITAT

*We've Changed The Environment  
We've Made It Better*





A Mixed Use Waterfront Master Planned Community  
An Integrated Water Quality and Habitat Resource Proposal



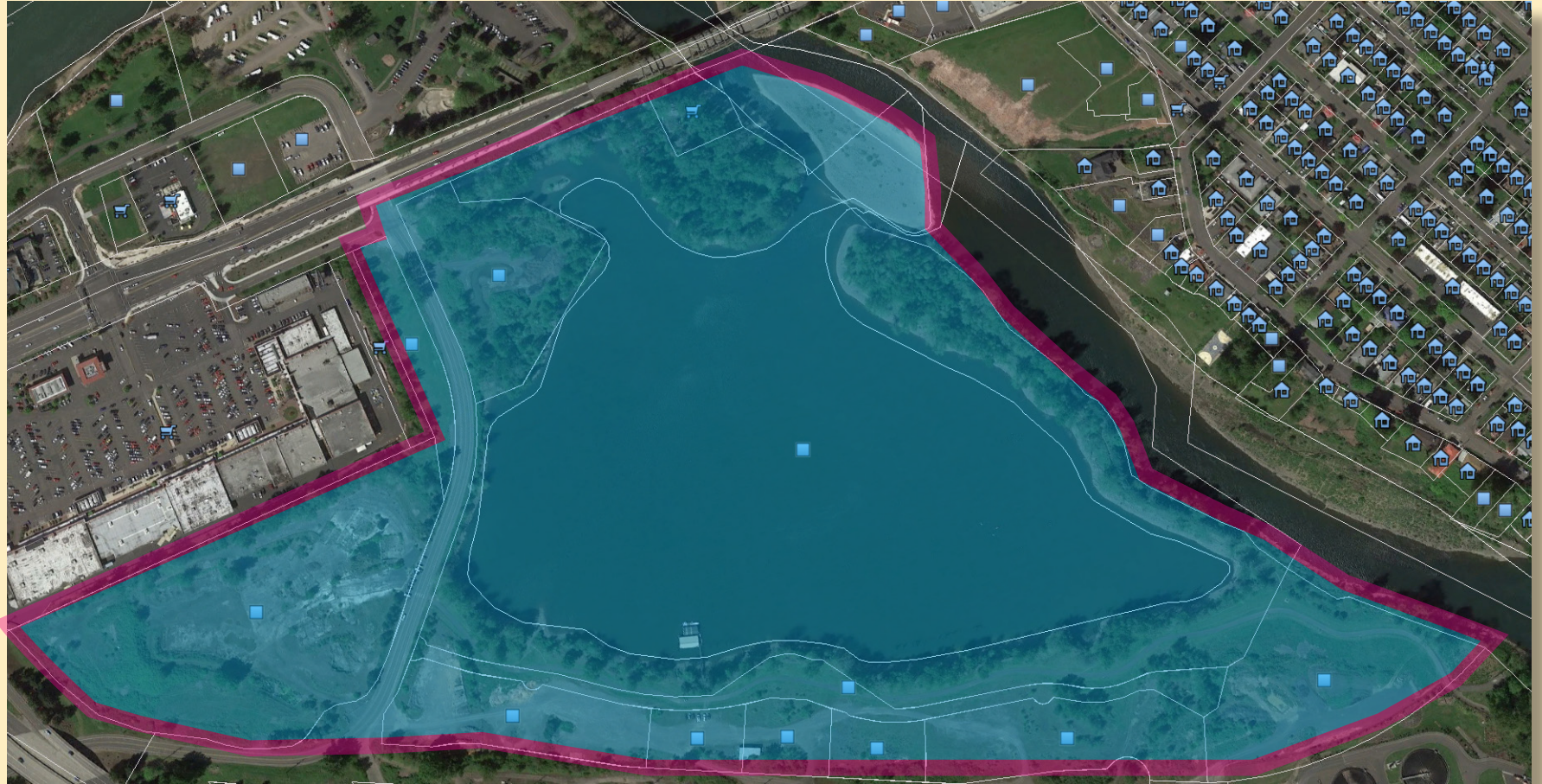
# RESTORE WATER QUALITY & ENHANCE HABITAT

PREPARE FEASIBILITY STUDY

IDENTIFY FUNDING SOURCES

DESIGN PLAN & PHASING

IMPLEMENT PLANS



STUDY AREA

**3**

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*The Cove*

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HABITAT RESTORATION, RIPARIAN, WETLAND AND HABITAT CREATION AREAS.

PARCEL	ACRES
#1 TRACT A.....	1.34
#2 LOT 1.....	4.44
#3 INLET.....	2.35
#4 SPIT.....	3.58
#5 PENINSULA.....	5.11
<b>TOTAL</b>	<b>16.82</b>



Please note that Lot 1 is at an average elevation of 34 ft - almost 18 feet below the buildable flood plain elevation. It is a natural setting for a mitigation program.

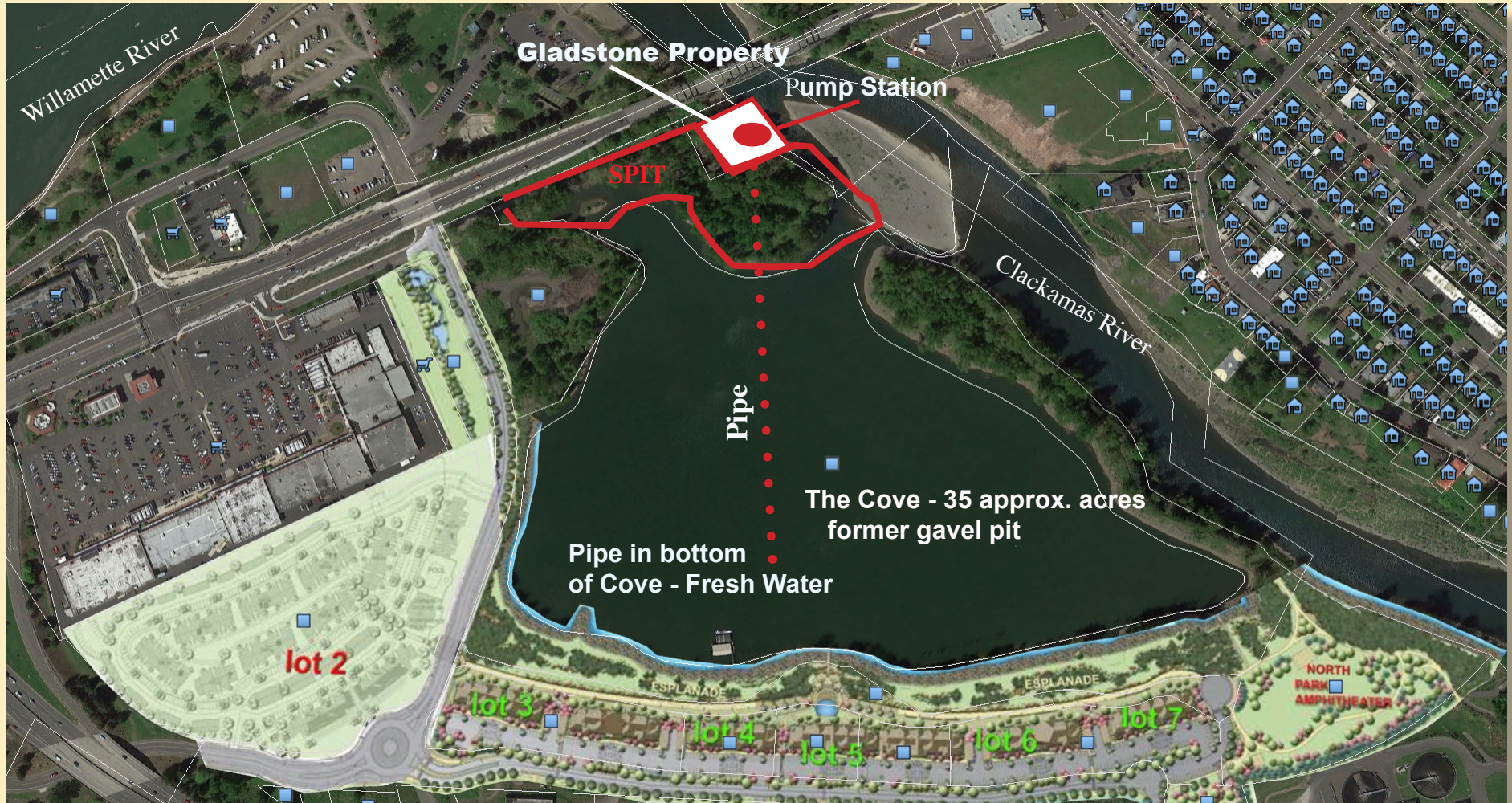


**LOT 1 - 4.45 ACS HABITAT RESTORATION AREA**

1. Evaluate removal of dirt & regrade creating natural sloped riparian areas to be seed with native plants.



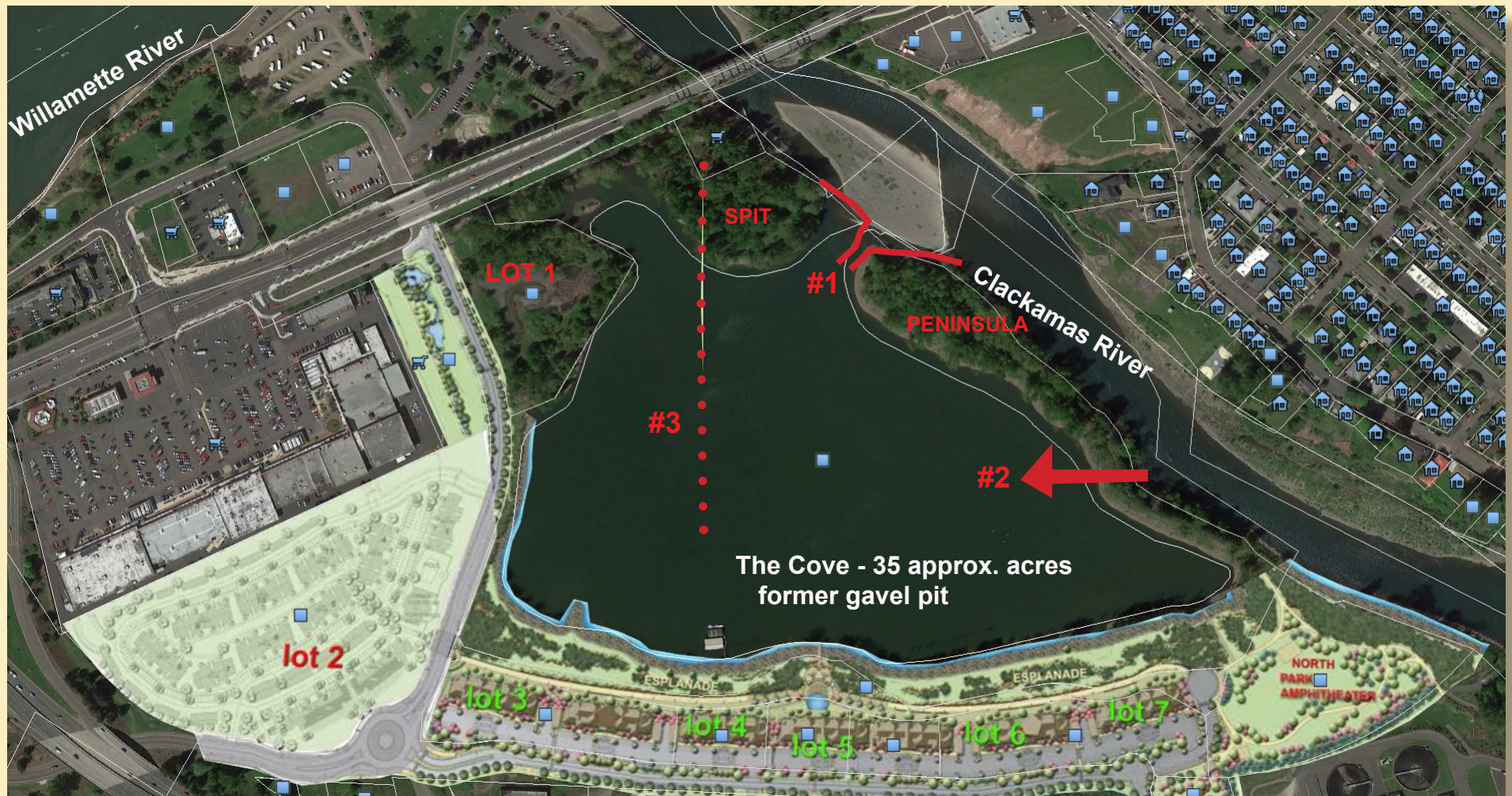
Please note that the Peninsula is at an average elevation of 37 ft - almost 15 feet below the buildable flood plain elevation. It is a natural setting for a mitigation program



#### SPIT - NEWLY CREATED WETLANDS AREA

1. Investigate creating new wetlands and interconnect with Lot 1. Introduction of fresh water from pump into wetland areas.
2. Investigate utilization of Gladstone pump station for introduction of fresh water into Cove.





INCREASE WATER QUALITY - Investigate the following:

1. Dredging at the mouth of The Cove.
2. New channel to increase fresh water into The Cove & fish access
3. Activate Pump Station - introduce fresh waters to Cove & Wetlands

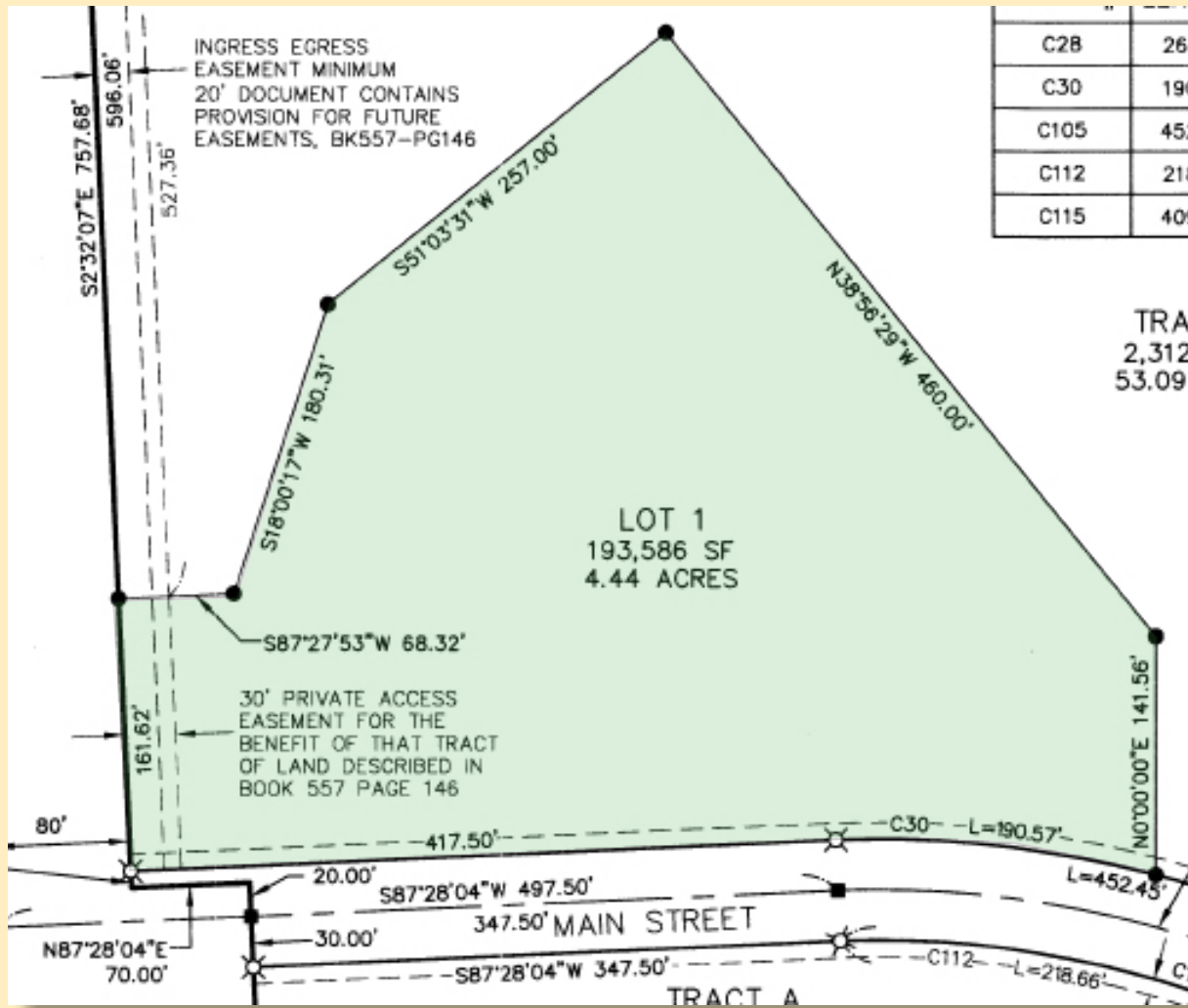
*The Cove*



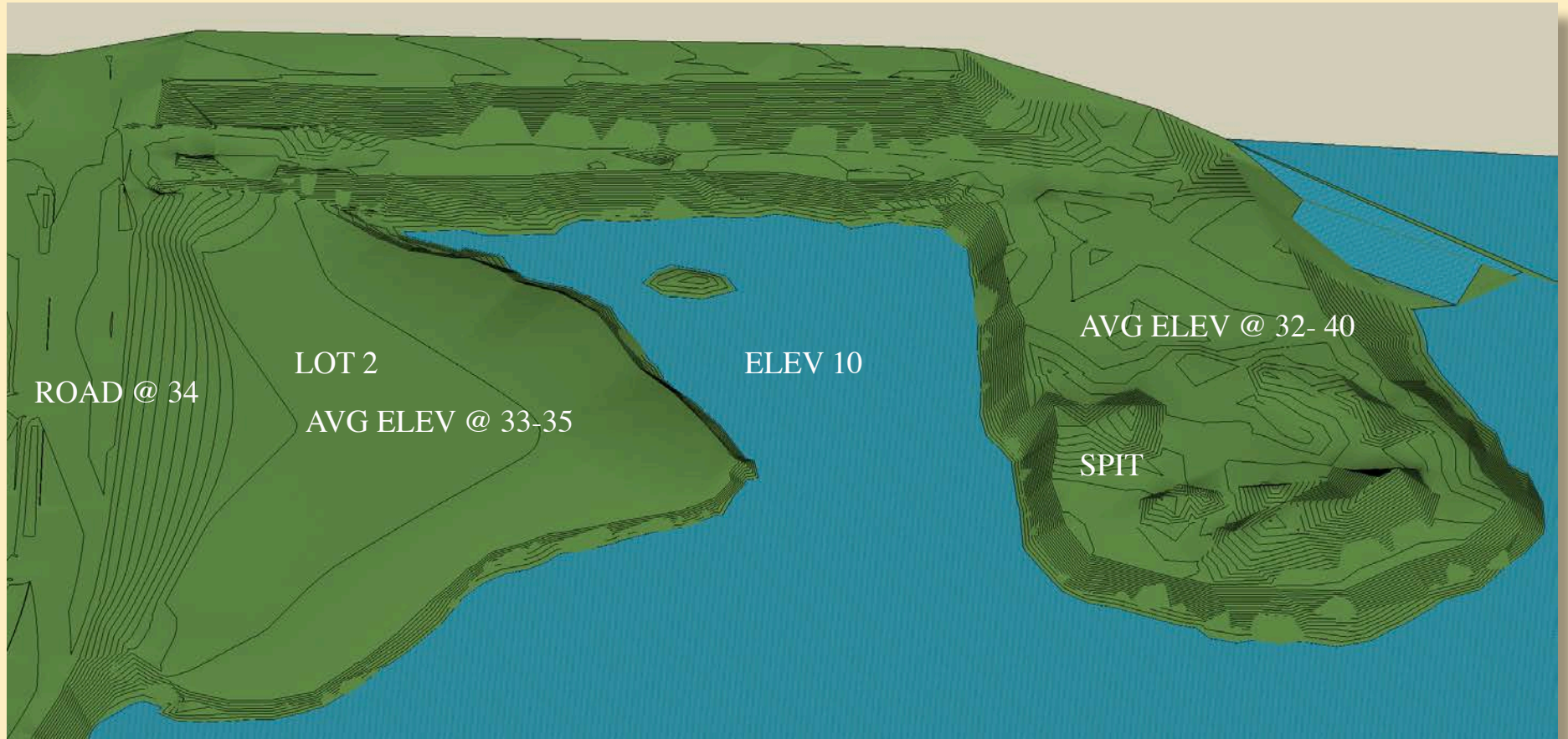


WATER QUALITY: Investigate: 1. dredging Mouth of Cove  
2. Channel from Clackamas to Cove

*The Cove*

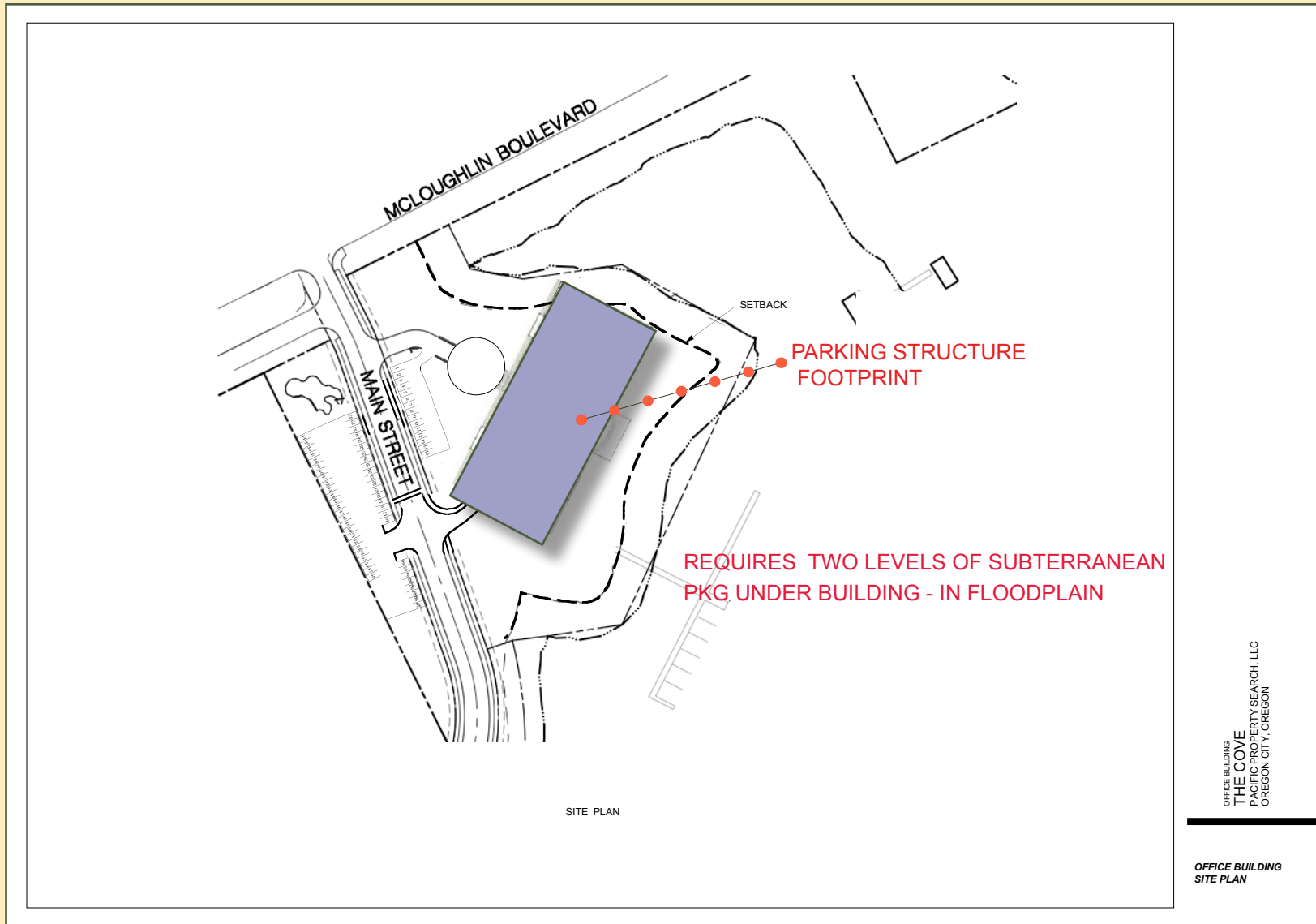


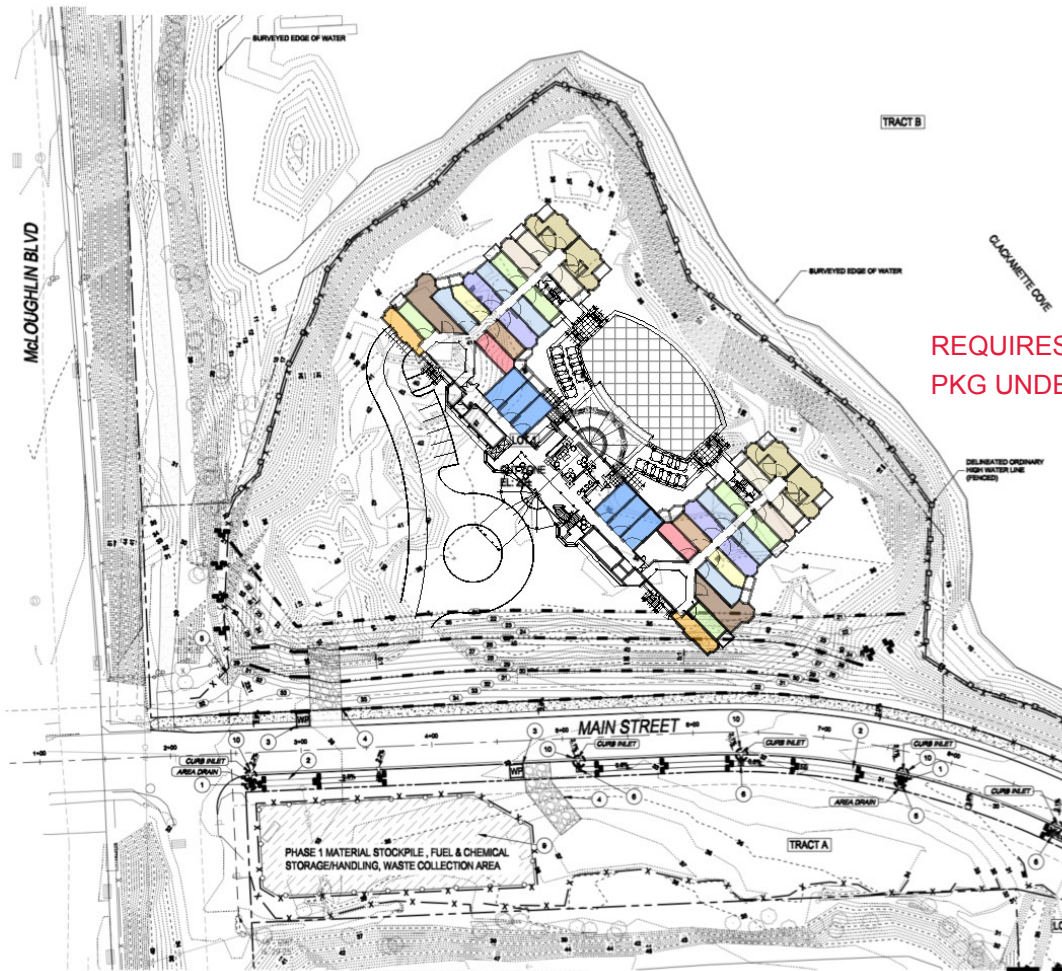




LOT 1 & PENINSULA

**11**





REQUIRES TWO LEVELS OF SUBTERRANEAN  
PKG UNDER BUILDING - IN FLOODPLAIN

THE COVE INN  
SITE PLAN

THE COVE INN  
THE COVE  
PACIFIC PROPERTY SEARCH, LLC  
OREGON CITY, OREGON

LOT 1 - HOTEL CONCEPT

13

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## LOT 1 - ALTERNATIVE USES

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### **LOT 1 - Land**

VALUE: **NEGATIVE (\$3,507,840)** APPRAISAL LESS COST OF PKG  
STRUCTURE

REASON: Below the floodplain. Requires 2 level parking structure

### **LOT 1 - OFFICE BUILDING**

NET VALUE AFTER DEDUCTING NEGATIVE LAND VALUE: **\$9,704,160**

ANNUAL PROJECTED TAXES ON OFFICE BLDG.: .....**\$121,221**

NET PRESENT VALUE OF TAXES AFTER 10 YEARS: .....**\$1,060,392**

### **LOT 1 - OFFICE BUILDING**

MITIGATION VALUE 4.44 ACRES @ \$200,000 / ACRE.....**\$888,000**



Habitat Restoration / Creation  
Shallow Water Rearing

Pump Station

Wetland Creation

Dredge at Mouth

Wetland Creation

New Channel

Water Quality Resource

ESPLANADE

ESPLANADE

NORTH  
PARK  
AMPHITHEATER

RESTORATION / WATER QUALITY

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Water Sports Center / docks  
for kayak, canoe & small sail boats

Retrofit existing piling for swim dock



COMBINED MITIGATION VALUE

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**LOT 1 + other parcels MITIGATION & HABITAT**

ACRES AVAILABLE FOR MITIGATION & HABITAT....**16.82 acs**

POTENTIAL VALUE / ACRE \$200,000 X 16.82 .....**\$3,364,000**

COST OF WORK ..... **(\$995,000)**

**NET : MAINTENANCE & ENDOWMENT** **\$2,369,000**

**(RESERVED FOR THE COVE)**

# MAINTENANCE & ENDOWMENT - USES

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## ***Maintenance of the Following:***

- \* NEWLY CREATED WETLANDS AND HABITAT RESTORATION AREAS
- \* DREDGING OF THE COVE ENTRY
- \* MAINTENANCE OF NEW CHANNEL
- \* URC TRACTS TO BE MAINTAINED:
  - TRACT A - NEW WETLANDS
  - TRACT C - NEW RESTORATION AND MITIGATION
  - TRACT D - NORTH PARK / AMPHITHEATER / RESTROOM
  - PENINSULA PATH
- \* GENERAL WATER QUALITY OF THE COVE

## ***Capital Expenditure:***

- \* WATER SPORTS CENTER (refurbish sheriff docks - pending)
- \* SWIM DOCK (use existing piles)
- \* COMPLETION OF MAIN STREET IN FRONT OF LOT 1

# CAPITAL INVESTMENT & RETURN OF & ON INVESTMENT

**COMPLETE  
FEASIBILITY STUDY**

**AGENCIES  
SUPPORT STUDY**

**MITIGATION  
DEVELOPER  
FUNDS DESIGN &  
PROJECT COST**

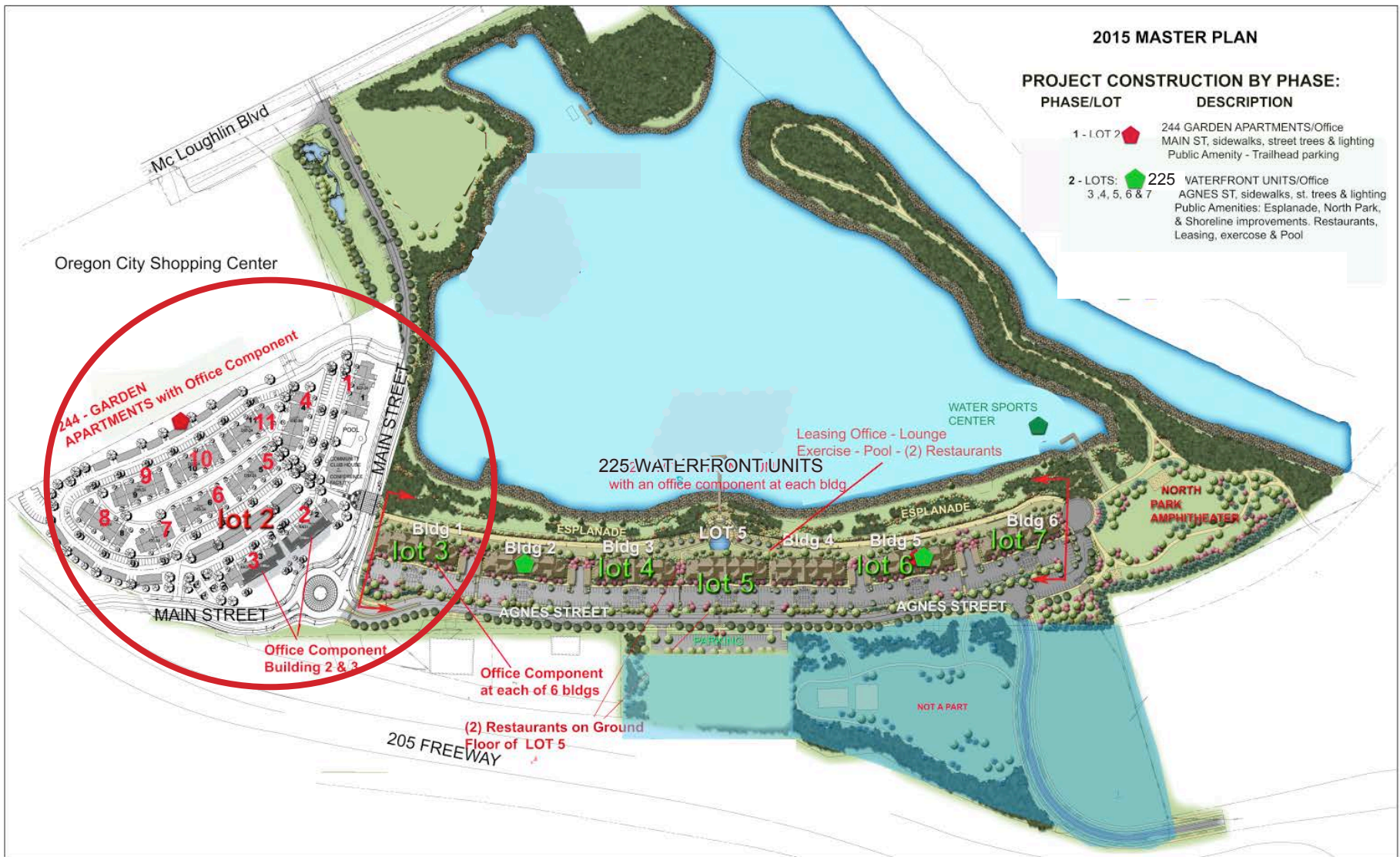
**DEVELOPER &  
LAND OWNER SELL  
CREDITS**



2015 MASTER PLAN

PROJECT CONSTRUCTION BY PHASE:

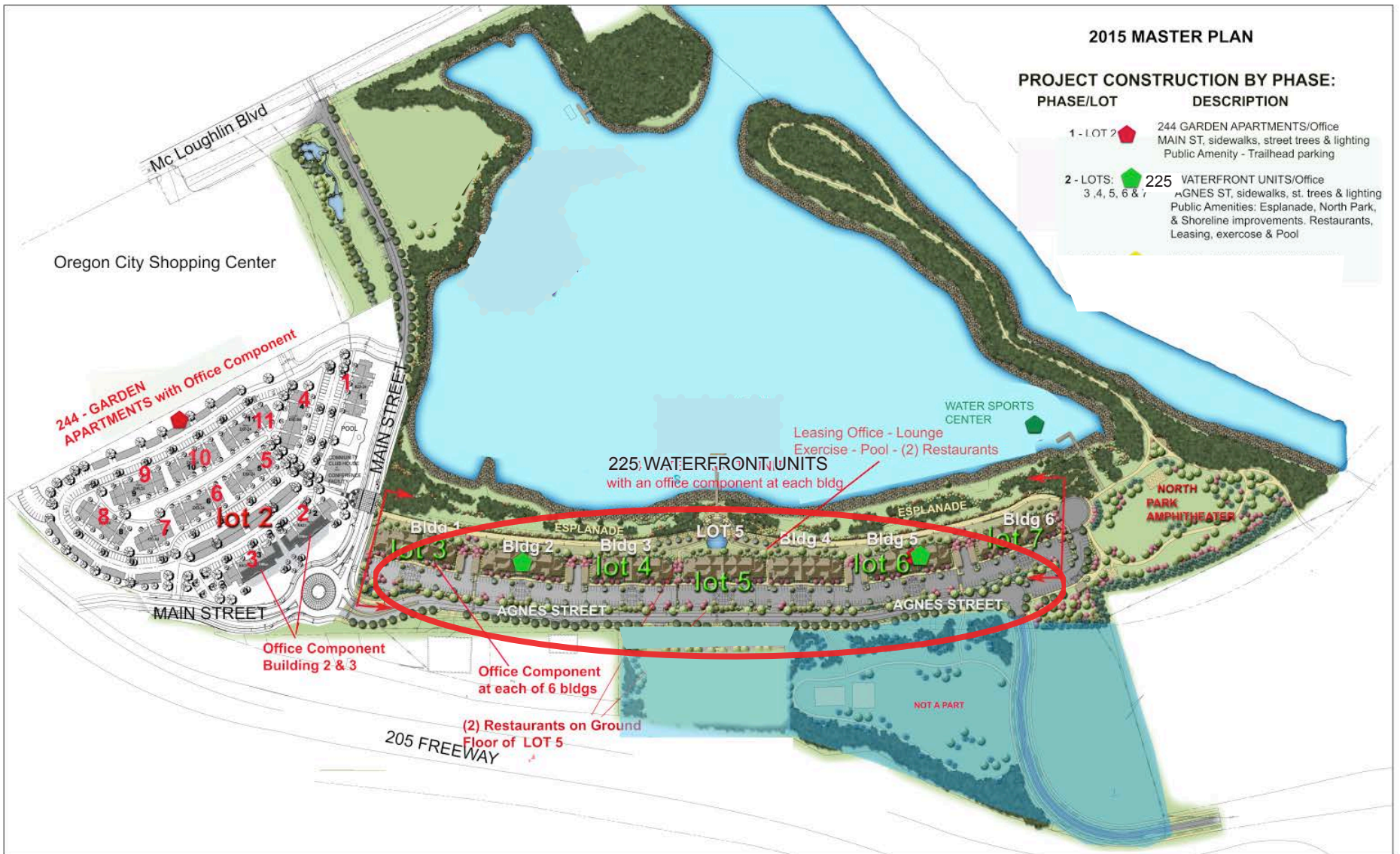
PHASE/LOT	DESCRIPTION
1 - LOT 2	244 GARDEN APARTMENTS/Office MAIN ST, sidewalks, street trees & lighting Public Amenity - Trailhead parking
2 - LOTS: 3, 4, 5, 6 & 7	225 WATERFRONT UNITS/Office AGNES ST, sidewalks, st. trees & lighting Public Amenities: Esplanade, North Park, & Shoreline improvements. Restaurants, Leasing, exercise & Pool



**2015 MASTER PLAN**

**PROJECT CONSTRUCTION BY PHASE:**

PHASE/LOT	DESCRIPTION
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**PHASE 2 - 225 WATERFRONT APTS**

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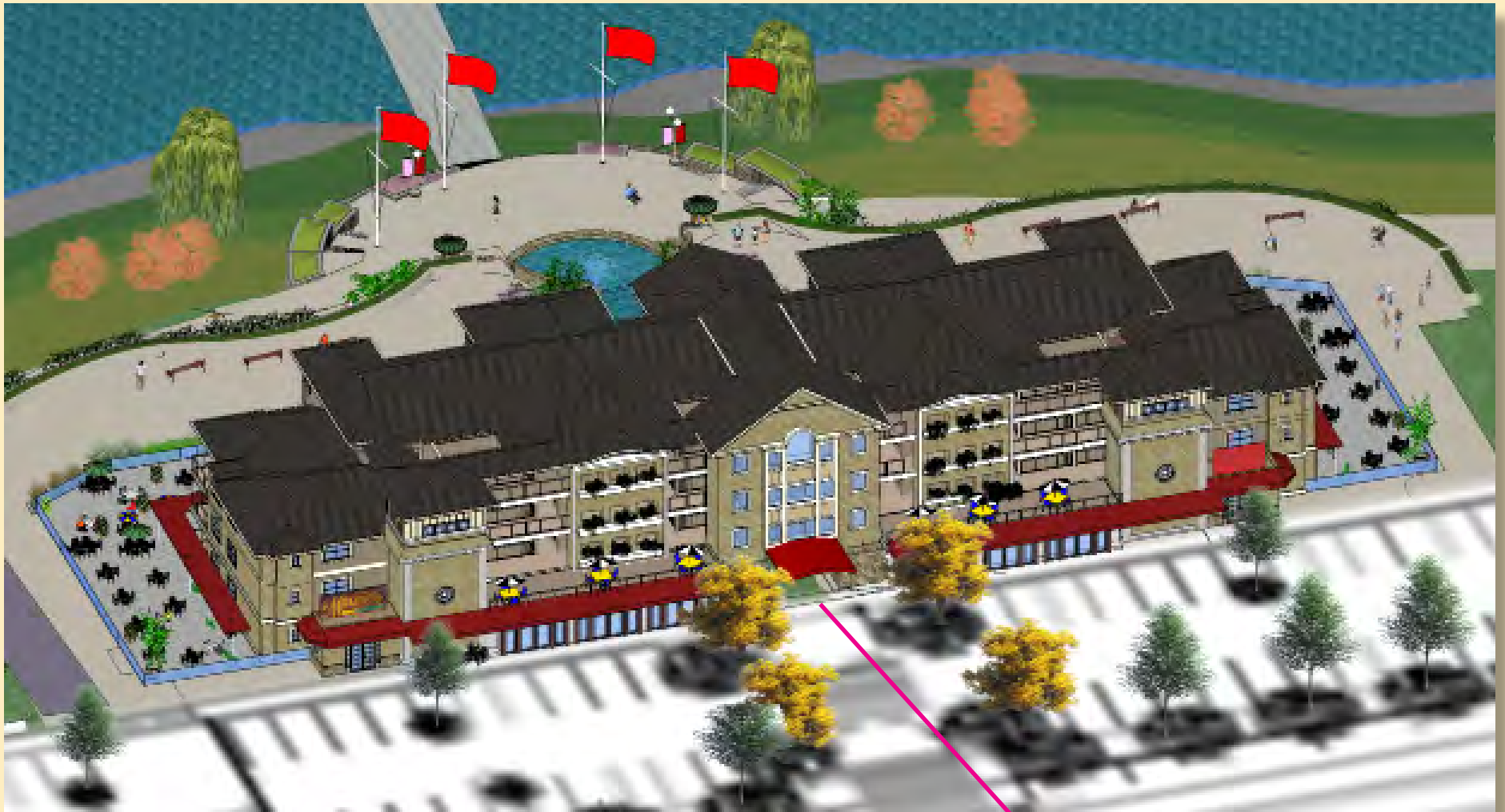
# The Cove A Very Public Place



## PUBLIC AMENITIES / RECREATION

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PASS THROUGH ACCESS TO PUBLIC PLAZA - ESPLANADE - TRAILS

LOT 5 - TWO RESTAURANTS - LEASING -  
EXERCISE - POOL - PLAZA 48

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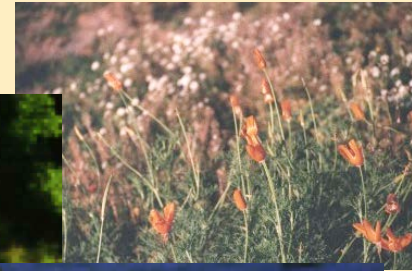


WATERSIDE OF LOT 5 - PUBLIC PLAZA - RESTAURANTS - ESPLANADE

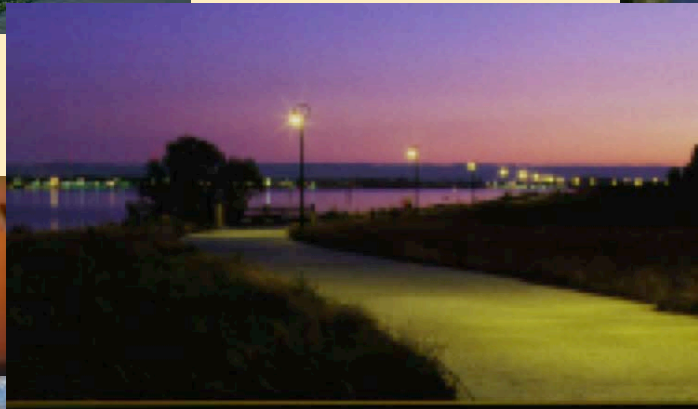




HABITAT RESTORATION & WATER  
QUALITY PRESERVATION



ECOSYSTEM PRESERVATION



STEWARDSHIP VALUES



CREATION OF NEW WETLAND HABITAT

*We've Changed The Environment  
We've Made It Better*



# COMMENT FORM



\*\*\*PLEASE PRINT CLEARLY\*\*\*

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to 3 MINUTES.
- Give to the Clerk in Chambers prior to the meeting.

Date of Meeting 2-3-16

Item Number From Agenda 5a

NAME: Ed Darrow & John Runyon

ADDRESS: Street: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_