



September 28, 2017

Oregon City Planning Commission
625 Center Street
Oregon City, OR 97045

RE: Recommendation of the Board of Directors of Clackamas Heritage Partners concerning General and Specific Development Plans of Hackett Hospitality Group LLC and Historic Properties, LLC real property located adjacent to the End of the Oregon Trail Site

Dear Commissioners:

These comments are from Clackamas Heritage Partners - The End of The Oregon Trail Interpretive Center and are in reference to planning commission files CP-17-0002, DP- 17003 and NR-17-0004

I am familiar with the End of The Oregon Trail masterplan concepts that Clackamas County, the City of Oregon City, Oregon Trail Foundation now Clackamas Heritage Partners and the community worked to establish for the End of the Oregon Trail.

Some information you have received suggests that that document was the "long term" guiding plan for the End of the Oregon Trail. These concepts at that time included "a reconstructed Oregon City Historic Village" on Rossman's Landfill, docks and marinas in Clackamette Cove and in general a Wetlands Wildlife Enhancement Project from Metro South for some ten acres to the site of Oregon City's Amtrak Depot. The connectivity, economic development assets, and tourism benefits of all this, of course, are important. These ideas were a frame work and did not fully anticipate the major residential development in Clackamette Cove, the impossibility of a "marina" in a radically changing river and the economic uses along Washington Street that have come into being including Clackamas Sand and Gravel and other commercial enterprises.

This plan is a "frame work" only, and in the last nearly 20 years, other realities have come into focus. We and many of the developers of this plan believe Abernethy Place can and will be a stimulus to this southern end of the Washington Street corridor. The "criteria" does not always speak to these values however; we believe they are central to this project. The investments here can be likened to the investments occurring in Clackamette Cove, which are far beyond the "marina" and mixed-use developments that were originally proposed.

We believe Abernethy Place is compatible, well designed and ultimately will serve to advance the connectivity and enhancement of the entire Washington Street Corridor.

We urge your support of this project.

Sincerely,

Gail Yazzolino
Executive Director
Clackamas Heritage Partners