221 Molalla Ave. Suite 200 | Oregon City OR 97045 Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A) ☐ Compatibility Review	Type II (OCMC 17.50.030.B) Extension	Type III / IV (OCMC 17.50.030.C) ☐ Annexation
Lot Line Adjustment	Detailed Development Review	☐ Code Interpretation / Similar Use
□ Non-Conforming Use Review	☑ Geotechnical Hazards	☑ Concept Development Plan
☐ Natural Resource (NROD)	☐ Minor Partition (<4 lots)	☐ Conditional Use
Verification	☐ Minor Site Plan & Design Review	☐ Comprehensive Plan Amendment (Text/Map)
	Non-Conforming Use Review	Detailed Development Plan
	☐ Site Plan and Design Review	☐ Historic Review
	☐ Subdivision (4+ lots)	☐ Municipal Code Amendment
	☐ Minor Variance	☐ Variance
	☑ Natural Resource (NROD) Review	☐ Zone Change
File Number(s):		
Proposed Land Use or Activity: N	Modifications to an approved Con	cept Development Plan & Detailed
		transfer from the North Park amphitheater
Project Name: The Cove	Number o	of Lots Proposed (If Applicable):
Clackamas County Map and Tax I	Lots 1 and 3-7 and	Tracts A-D (as shown on attached map)
Applicant(s):	Danil No	
Applicant(s) Signature:	Paul S HILL	
Applicant(s) Name Printed:	nd Gove, ELG	Date:
Mailing Address: 4582 S Ulste	r Street, Suite 1200 Denver, CC	80237
		Email: pherskowitz@grandpeaks.com
Property Owner(s):		
Property Owner(s) Signature:		
	: Urban Renewal Agency of Ore	
Mailing Address: P.O. Box 304	40 Oregon City, OR 97045-0304	4
Phone:	Fax:	_Email:
Representative(s):	010	
Representative(s) Signature:	4/2//	
Representative (s) Name Printed	Cardno Read Stapleton	Date: 7-02-15
Mailing Address: 5415 SW We	estgate Dr, Suite 100 Portland, C	DR 97221
Phone: (503) 419-2500	Eav	Email: read.stapleton@cardno.com

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



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☐ Compatibility Review☐ Lot Line Adjustment	□ Extension□ Detailed Development Review	☐ Annexation☐ Code Interpretation / Similar Use
☐ Non-Conforming Use Review	Geotechnical Hazards	☑ Concept Development Plan
☐ Natural Resource (NROD)	☐ Minor Partition (<4 lots)	☐ Conditional Use
Verification	☐ Minor Site Plan & Design Review	☐ Comprehensive Plan Amendment (Text/Map)
Verification	☐ Non-Conforming Use Review	Detailed Development Plan
	☐ Site Plan and Design Review	☐ Historic Review
	☐ Subdivision (4+ lots)	☐ Municipal Code Amendment
	☐ Minor Variance ☐ Natural Resource (NROD) Review	☐ Variance ☐ Zone Change
1	*	
File Number(s):		
		ncept Development Plan & Detailed
		I transfer from the North Park amphitheater
Project Name: The Cove	Number o	of Lots Proposed (If Applicable):
Physical Address of Site:		
Clackamas County Map and Tax I	_ot Number(s): Lot 2 (as shown on	attached map)
Applicant(s): Applicant(s) Signature:	Paul S Heisty	
Applicant(s) Name Printed: Gra	nd Cove, LLC	Date:
Mailing Address: 4582 S Ulste	r Street, Suite 1200 Denver, 🔀	80237
		Email: pherskowitz@grandpeaks.com
Property Owner(s):		
Property Owner(s) Signature:		
Property Owner(s) Name Printed	: Woodley Properties Inc	Date:
Mailing Address: 24800 SW Q	uarryview Dr Wilsonville, OR 9	97070-6825
Phone:	Fax:	_ Email:
Representative(s):	a AA	
Representative(s) Signature:	yel /	
Representative (s) Name Printed:	Cardno Read Stapleton	Date: 7-02-15
•	estgate Dr, Suite 100 Portland, C	
Phone: (503) 419-2500	Fax:	Email: read.stapleton@cardno.com

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LAND USE APPLICATION FORM

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☐ Compatibility Review	☐ Extension	☐ Annexation
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Verification (NROD)	☐ Minor Site Plan & Design Review	☐ Comprehensive Plan Amendment (Text/Map)
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	☐ Subdivision (4+ lots)	☐ Municipal Code Amendment
	☐ Minor Variance	☐ Variance
<u>E</u>	■ Natural Resource (NROD) Review	☐ Zone Change
File Number(s):		
The Number(3)	4-45-4444	15 1 151 051 1
Proposed Land Use or Activity: N	riodifications to an approved Co	oncept Development Plan & Detailed
Development Plan for 244 gar	rden apartments with grading & so	oil transfer from the North Park amphitheater
Project Name: The Cove	Numbe	r of Lots Proposed (If Applicable):
Physical Address of Site:		
Clackamas County Map and Tax L	ot Number(s): Map 2S2E29 Tax Lo	ots 2900, 3000, 3400. Map 22E20 Tax Lot 1100
Applicant(s):		
Applicant(s) Signature:		
Applicant(s) Name Printed: Gran	nd Cove, LLC	Date:
Mailing Address: 4582 S Ulster	r Street, Suite 1200 Denver, C	
Phone: (720) 272-7226	Fax:	Email: pherskowitz@grandpeaks.com
Property Owner(s):		
Property Owner(s) Signature:	TONK	
	Woodley Properties Inc	
Mailing Address: 24800 SW Q	uarryview Dr Wilsonville, OR	
Phone: 93931 3894	Fax:	Email: TODOW & WOODLEY RESOURT
Representative(s):	211	
Representative(s) Signature:	7/	
Representative (s) Name Printed:	Cardnor Read Stapleton	Date: 7-02 - 15
	stgate Dr, Suite 100 Portland,	OR 97221
Phone: (503) 419-2500	Fax:	Email: read.stapleton@cardno.com

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www.orcity.org/planning



Water Quality Protection Surface Water Management Wastewater Collection & Treatment

> Gregory L. Geist Director

September 3, 2015

Community Development - Planning City of Oregon City 221 Molalla Ave., Suite 200 Oregon City, OR 97045

RE: Cove Development Land Use Application

To Community Development – Planning Staff:

Grand Cove, LLC ("Grand Cove") has applied for certain approvals and reviews relating to their waterfront project in Oregon City ("City") called The Cove. This project currently contemplates, at the planning level, the use of a portion of property near Agnes Road owned by the Tri-City Service District ("District") for parking, which is currently zoned industrial ("Property"). In general, the District is supportive of the project and willing to work out an appropriate arrangement regarding the property for this use, as evidenced by the signature on the land use application attached.

However, one fundamental assumption underlying the District's support for this project is that the Property retains its industrial designation under the current land use structure. In the past, the City has indicated that in order for a parking lot to be built on the Property, the zoning would need to be changed to commercial. If that requirement is imposed by the City, the District would require the lease to include a reversionary clause that would result in the Property reverting back to industrial use upon termination of the lease, or some other legal mechanism that would allow for use of a parking area by Grand Cove while protecting the Property's designation.

The District's consent to the application going forward is expressly conditioned upon the District and Grand Cove being able to reach a mutually satisfactory arrangement that addresses all relevant concerns, including the parking lot issue described above. The District's participation in this application should not, in any way, be understood or deemed to be consent to any particular use or arrangement.

The District facility is an essential piece of infrastructure serving the region's wastewater treatment needs and the preservation of the ability to expand that site into the future is critical. While the District is supportive of economic development in the City, that support is dependent on the ability of the District to fully utilize its assets as necessary to serve the ratepayers of the District.

Sincerely,

Gregory Geist



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LAND USE APPLICATION FORM

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☐ Compatibility Review	☐ Extension	☐ Annexation
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☐ Natural Resource (NROD)	☐ Minor Partition (<4 lots)	☐ Conditional Use
Verification	Minor Site Plan & Design Review	☐ Comprehensive Plan Amendment (Text/Map)
	Non-Conforming Use Review	Detailed Development Plan
	Site Plan and Design Review	☐ Historic Review
	☐ Subdivision (4+ lots)	■ Municipal Code Amendment
	■ Minor Variance	☐ Variance
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File Number/s).		
File Number(s):		
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Development Plan for 244 ga	rden apartments with grading & soi	I transfer from the North Park amphitheater
The Cove		
Project Name: The Cove	Number o	of Lots Proposed (If Applicable):
Physical Address of Site:		
Clackamas County Man and Tay I	ot Number(s): Lot 2 (as shown on	attached map)
Clackallias Coulty Wap and Tax L	tot (4diliber(5).	·
Applicant(s):		
Applicant(s) Signature:		
Applicant(s) Name Printed: Gran		Date:
Mailing Address: 4582 S Ulste	r Street, Suite 1200 Denver, CO	D 80237
		Email: pherskowitz@grandpeaks.com
Phone: (120) 212 1220	Fax:	Email: pricrokowitz@granapeako.com
Proporty Owner(s)	4 6 9	
Property Owner(s).	1) //200	
Property Owner(s): Property Owner(s) Signature: Property Owner(s) Name Printed	100 K 1500	
Property Owner(s) Name Printed	: Tri-City Services District	_{Date:} 9/2/15
Mailing Address: 150 Beavero	reek Rd Oregon City, OR 9704	15-4302
Phone: (503)742 - 4560	Fax: (503) 742 - 4565	Email: Goetst@clackamas.us
Barrier (National)		
Representative(s):		
Representative(s) Signature:		
Representative (s) Name Printed:	Cardno Read Stapleton	Date:
5415 SW We	estgate Dr, Suite 100 Portland, C	
	engato bi, baito 100 i bittaria, c	
Phone: (503) 419-2500	Fax:	Email: read.stapleton@cardno.com

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☐ Natural Resource (NROD)	☐ Minor Partition (<4 lots)	☐ Conditional Use			
Verification Verification	☐ Minor Site Plan & Design Review ☐ Non-Conforming Use Review ☐ Site Plan and Design Review	☐ Comprehensive Plan Amendment (Text/Map) ☐ Detailed Development Plan ☐ Historic Review			
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Applicant(s) Signature:	Tand SHA				
Applicant(s) Name Printed: Gran	nd Cove, LLC	Date:			
Mailing Address: 4582 S Ulste	r Street, Suite 1200 Denver, CC				
Phone: (720) 272-7226	Fax:	Email: pherskowitz@grandpeaks.com			
Property Owner(s): Property Owner(s) Signature:	S 11/1 0	Cinaii.			
Property Owner(s) Name Printed:	Urban Renewal Agency of Orec	gon City Date:			
Mailing Address: P.O. Box 304	O Oregon City, OR 97045-0304	1			
Phone:	Fax:	Email:			
Representative(s):					
Representative(s) Signature:	and the				
Representative (s) Name Printed:	Cardno Read Stapleton	Date: 7-02-15			
Nepresentative (s) Name eniteer:	stgate Dr, Suite 100 Portland, C				
phone: (503) 419-2500	Eau	rmail, read.stapleton@cardno.com			

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