

October 8, 2015



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Re: The Cove Apartments Completeness Response for
CP 15-01: Concept (Master) Plan Amendment
DP 15-01: Detailed Development Plan
NR 15-05: Natural Resources Overlay District Review
US 15-06: Geologic Hazards Overlay District Review

Dear Laura,

Please accept the attached materials in response to your email requesting additional information or clarifications dated September 21, 2015 for the Cove Garden Apartment Homes Concept Plan Amendment, Detailed Development Plan, Natural Resources Overlay District Review and Geologic Hazards Overlay Review. In addition, we have addressed comments received from Wendy Marshall in an email dated October 5, 2015 with additional questions from the City engineering department.

Below is a response to each of the items listed in your email and the email from engineering followed by a response regarding how the issue has been addressed.

PLANNING DIVISION ITEMS:

- List all differences from original plans. The description on the top of page 15, for example does not mention:
 - A parking lot on Tract A – previously was a storm pond and landscaping
 - Changes to the Main Street design

Response: Page 15 of the narrative has been updated to address these items. Previously planned for a storm pond and landscaping, Tract A is now proposed with a parking lot. The previously approved road sections predominately remain the same. However, the frontage improvements on the Main Street crown section, where the landscape planter strip would be reduced from 6.5-feet to 4.5-feet and the sidewalk width would be increased from 6-feet to 10-feet. Additionally, the previous along crown section for Agnes Street is no longer proposed and Agnes Street would only have a shed section.

- Signature from Urban Renewal agency of Oregon City

Response: Per your email dated October 8, 2015, a signature from the Urban Renewal Agency is imminent and will be submitted under separate cover.

- Title report/trio for the Tri-City service district property, Clackamas County Map 2-2E-29, Tax Lot 1509

Response: A trio for Tax Lot 1509 has been requested and will be provided to the City immediately upon receipt.

- Confirm the submittal includes the final grading plan.

Response: The final grading plan has been updated and is included with this resubmittal package.

- Tree removal
 - Note that the existing tree plan and the tree removal plan requires all trees of 6" in caliper or greater to be identified. **The legend says trees over 6" DBH (not trees ≥6" DBH)**, though the table of trees to be removed on sheet L2.0 includes many trees at 6" in caliper. I suggest updating the following sheets so the legend and the plans **include trees ≥6" DBH: L1.0, L1.1, L1.2, L2.0, L2.1, L2.2.**

Response: As noted on Sheets L1.0, L1.1, L1.2, L2.0, L2.1, and L2.2. of the Landscape Plans, the legend has been updated to note that all trees ≥6" DBH are depicted.

- Tree Mitigation tables-
 - From COA #13 in the 2008 CP: Trees to be removed that are not located within the vegetated corridor or proposed right-of-ways, easements, building pads, public walkways and parking lots must be mitigated per OCMC table 16-12-310-1.

Response: As denoted on Sheets L2.0, there are four (4) trees removed from Lot 1, which requires mitigation. Per Table 16.12.310-1 of the vested 2008 OCMC Development Code, the four (4) trees are between 6 and 12-inch DBH, and requires a total of 12 trees to be planted. Red Alders were selected due to their similar characteristics. The proposed trees are shown on Sheet L3.3, in the southwest corner of Lot 1.

- Tree removal in the NROD is subject to the mitigation in 17.49.

Response: The Natural Resource Overlay District (NROD) Report for Phase 1 of the Cove Development Plan, previously submitted as Exhibit F, responds to all applicable development and mitigation standards in Chapter 17.49. These responses are supported with Figures M4.0-M6.2, submitted as part of the DDP Plan Set and as a separate exhibit within Exhibit F. Mitigation for project-related impacts pursuant to Section 17.49.180 utilizes Mitigation Planting Option 2, which states that the number of trees and shrubs to be planted is calculated based on the size of the disturbance area with the NROD and, therefore, results in a greater number of trees and shrubs than other options. This is detailed in Section 5.3 Mitigation Plan of the NROD report.

- Tree removal in the ROW is subject to the mitigation in 12.08. The note on sheet L3.1 and L3.2 stating street tree removal is subject to mitigation per COA #13 is incorrect.

Response: Condition #13 of the 2008 approval (CP 08-05 / CP 09-02) states that mitigation is required for all trees

"not located with the vegetated corridor or proposed right-of-ways, easements, building pads, public walkways and parking lots. The trees not located within one of the identified locations above shall be mitigated for per the replacement schedule identified above or as approved by the Community Development Director."

Because these trees are located in the proposed right of way of the existing site, the removal of these trees are exempt from mitigation per condition 13.

- The tree removal plan (L2.0, L2.1, L2.2) did not distinguish which trees were subject to which mitigation table, or those which are not subject to mitigation at all. In addition, the plan should show all easements.

Response: All easements are shown on the updated Landscape Plans. The following Tree Removal Table has been updated on Sheet L2.3 to distinguish the trees that are subject to mitigation, exempt per Condition #13 from the 2008 approval (CP 08-05 / CP 09-02) or that are mitigated within the NROD area. For the purpose of this response letter, the reference

sheet or report has been added. As noted on Sheet L2.3, there are four (4) trees proposed for removal on Lot 1. Per Table 16.12.310-1 of the OCMC 2008 vested tree protection code, the 12 Red Alders planted for mitigation are to be installed per Sheet L3.1, in the southwest corner of Lot 1.

Tree ID Tag #	Tree DBH	Reason	Mitigation	Reference	Tree ID Tag #	Tree DBH	Reason	Mitigation	Reference
Public:					Garden Apartments Cont'				
680	28x2	SD	EX	Per CP 08-05	2209	20	SD	EX	Per CP 08-05
819	14x3	SD	EX	Per CP 08-05	2210	30	SD	EX	Per CP 08-05
820	14x4	SD	EX	Per CP 08-05	2225	28	SD	EX	Per CP 08-05
918	6	SD	EX	Per CP 08-05	2359	6	SD	EX	Per CP 08-05
919	6	SD	EX	Per CP 08-05	2360	6	SD	EX	Per CP 08-05
920	6	SD	EX	Per CP 08-05	2361	6	SD	EX	Per CP 08-05
921	6	SD	EX	Per CP 08-05	2450	6x3	SD	EX	Per CP 08-05
922	8	SD	EX	Per CP 08-05	2451	6	SD	EX	Per CP 08-05
925	6	SD	EX	Per CP 08-05	2452	6	SD	EX	Per CP 08-05
926	6	SD	EX	Per CP 08-05	2453	10	SD	EX	Per CP 08-05
Lot 1:					2454	6x2	SD	EX	Per CP 08-05
7023	8	MG	MR	Sheet L3.1	3725	8	SD	EX	Per CP 08-05
7024	6	MG	MR	Sheet L3.1	3778	18	SD	EX	Per CP 08-05
7034	6	MG	MR	Sheet L3.1	North Park:				
7052	8	MG	MR	Sheet L3.1	5307	12	NROD	MR	Sheet M6.0-M6.2
Garden Apartments					5308	17	NROD	MR	Sheet M6.0-M6.2
910	6	SD	EX	Per CP 08-05	5309	14	NROD	MR	Sheet M6.0-M6.2
911	6	SD	EX	Per CP 08-05	5310	10	NROD	MR	Sheet M6.0-M6.2
912	6	SD	EX	Per CP 08-05	5311	7.5	NROD	MR	Sheet M6.0-M6.2
913	6	SD	EX	Per CP 08-05	5312	12.5	NROD	MR	Sheet M6.0-M6.2
914	5	<6" DBH			5313	12	NROD	MR	Sheet M6.0-M6.2
915	6	SD	EX	Per CP 08-05	5314	16.5	NROD	MR	Sheet M6.0-M6.2
928	6	SD	EX	Per CP 08-05	5315	9	NROD	MR	Sheet M6.0-M6.2
930	6	SD	EX	Per CP 08-05	5316	14	NROD	MR	Sheet M6.0-M6.2
931	5	<6" DBH			5317	13	NROD	MR	Sheet M6.0-M6.2
934	6	SD	EX	Per CP 08-05	5318	21.5	NROD	MR	Sheet M6.0-M6.2
935	6	SD	EX	Per CP 08-05	5319	12	NROD	MR	Sheet M6.0-M6.2
936	6	SD	EX	Per CP 08-05	5321	12	NROD	MR	Sheet M6.0-M6.2
937	6	SD	EX	Per CP 08-05	5322	13.5	NROD	MR	Sheet M6.0-M6.2
939	6	SD	EX	Per CP 08-05	5386	12	SD	EX	Per CP 08-05
940	6	SD	EX	Per CP 08-05	5387	8	SD	EX	Per CP 08-05
1326	6	SD	EX	Per CP 08-05	5389	6x2	SD	EX	Per CP 08-05
1327	6	SD	EX	Per CP 08-05	5390	10	SD	EX	Per CP 08-05
1330	6	SD	EX	Per CP 08-05	5391	8	SD	EX	Per CP 08-05
1331	6	SD	EX	Per CP 08-05	5392	8	SD	EX	Per CP 08-05
1332	6	SD	EX	Per CP 08-05	5395	8	SD	EX	Per CP 08-05
1333	6	SD	EX	Per CP 08-05	5398	8	SD	EX	Per CP 08-05
1335	6	SD	EX	Per CP 08-05	5399	6	SD	EX	Per CP 08-05
1336	6	SD	EX	Per CP 08-05	5408	8	SD	EX	Per CP 08-05
1337	6	SD	EX	Per CP 08-05	5409	8	SD	EX	Per CP 08-05
1338	6	SD	EX	Per CP 08-05	5410	8x2	SD	EX	Per CP 08-05
1343	8	SD	EX	Per CP 08-05	6236	14	NROD	MR	Sheet M6.0-M6.2
1344	8	SD	EX	Per CP 08-05					

Reason for Removal:
SD = Site Development
MG = Mass Grading
NROD = Natural Resources Overlay District

Mitigation:
EX = Exempt
MR = Mitigation Required

- OCMC Chapter 12.08-

- The street section in 2008 and 2009 noted trees on both sides of Main Street adjacent to the subject site. The 2009 approval shows this on pages C3.1, C 3.2, L101, L104, L202, L 203. Please clarify if you are proposing street trees along both sides of Main Street along the subject site. Sheets A120, A122, L3.1 and L3.2 of your application do not show trees, though sheet 1.0 shows a street section with trees on both sides and 3.1 shows full street improvements.

Response: As delineated on Sheet L3.2, street trees are proposed along the entire length of Main Street. However, the proposed street trees along the north side of Main Street are illustrated for reference purposes only. The installation of the trees will occur under the scope of Phase 2.

- In the code sections identified below, please show calculations for the mitigation of the street tree removal and a plan of where the mitigation street trees will be planted, or fee paid. Note the 2015 mitigation fee is \$303 and will likely change in 2016 with the CPI.

Response: In the current existing conditions of the parcel, there are no street trees located on site. The trees proposed for removal should be considered trees located within the proposed ROW and are, therefore, exempt from mitigation per Condition #13 of the 2008 approval (CP 08-05 / CP 09-02).

- Provide findings for the following sections (and subsections) of the Oregon City Municipal Code:

- | | |
|--|----------------------------|
| ○ 12.08.015.B and D | ○ 17.52.015 |
| ○ 12.08.025 | ○ 17.52.020.A.4, B and C |
| ○ 12.08.30 | ○ 17.52.030.A, B, D and E |
| ○ 12.08.035 | ○ 17.52.040.A, B, C and D |
| ○ 12.08.40 | ○ 17.52.060A.1-7 |
| ○ 12.08.45 | ○ 17.52.060.B.1.a, b and c |
| ○ 17.54.100 – All fences and retaining walls | ○ 17.52.060.C.1.2 |
| ○ 17.62.055.E | ○ 17.52.060.D.a, b and c |
| ○ 17.62.057.F | ○ 17.52.060.E.1, 2 and 3 |
| ○ 17.62.067 – each subsection | ○ 17.52.070 |
| ○ 17.62.050.A.1, 2 and 9- all subsections | ○ 17.52.080 |
| | ○ 17.65.C.6 |

Response: The sections defined above have been updated in the attached narrative submitted with this resubmittal package.

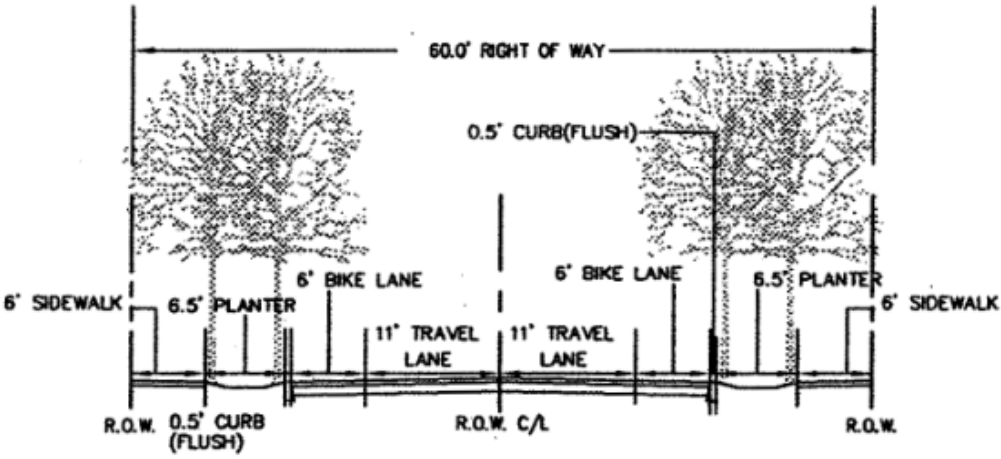
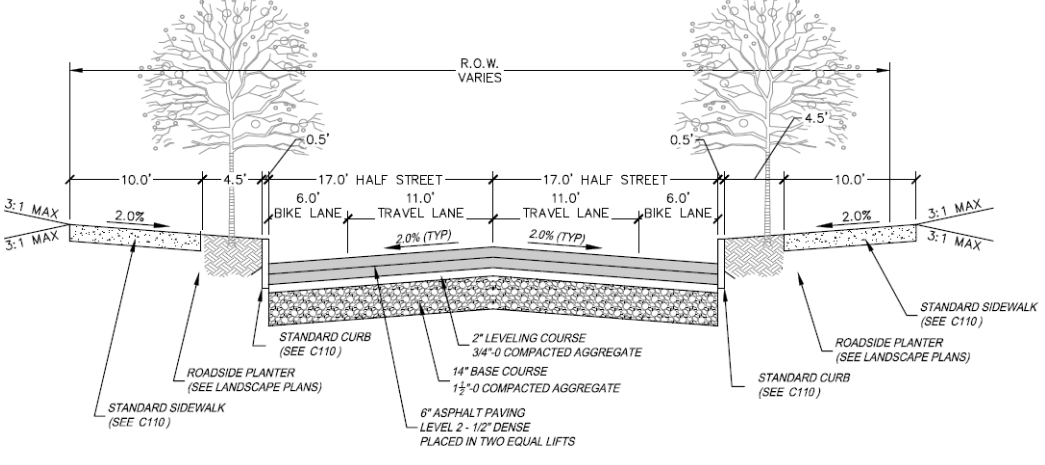
ENGINEERING COMPLETENESS ITEMS:

1. Please coordinate 12.04.007, 12.04.180, and 12.04.265. It is not clear what is being proposed for the street system. The narrative needs to address modifications to the standards set forth in the Code, with justification. The narrative only provides proposed sections as compared to “previous approvals.” Further, the proposed sections are addressed per “Crown Section” and “Shed Section,” but there is no corresponding drawing to indicate where the sections are located.

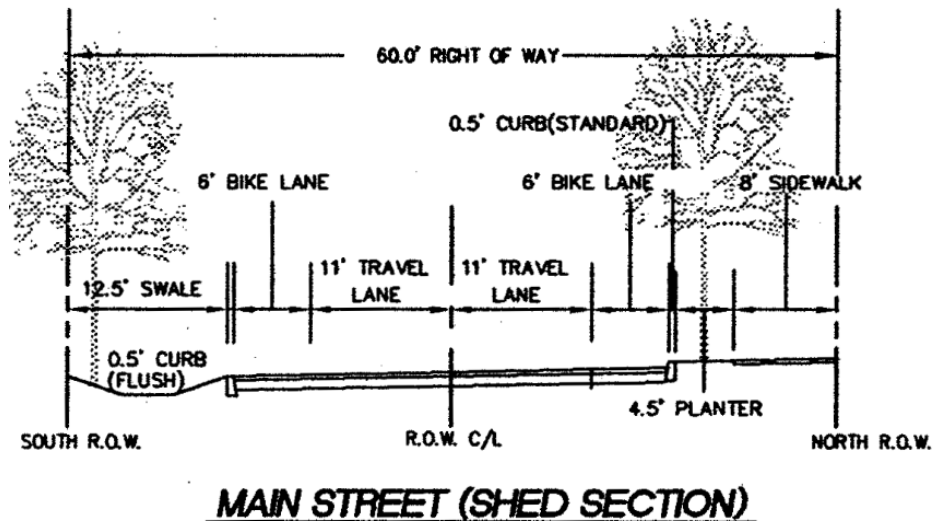
Response: The proposed street sections represent very minor changes from the cross sections approved under CP 09-02. Although the phasing of public road improvements has changed from previous approvals, Main Street and Agnes Street will remain predominantly the same as approved by the City, with a few minor changes:

- the landscape planter strip on the Main Street crown section has been reduced from 6.5-feet to 4.5-feet and the sidewalk width has been increased from 6-feet to 10-feet;
- a crown section for Agnes Street is no longer proposed; and,
- The extension of Agnes Street to Washington, as completed in Phase 2, would be a 12-foot paved path with 4-foot gravel shoulders (as compared to a 20-foot paved path conditioned with CP 09-02). The Agnes Avenue connection to Washington Street would be for emergency vehicles only, would be separated from the north park access by removable bollards and would also serve as a multi-use path.

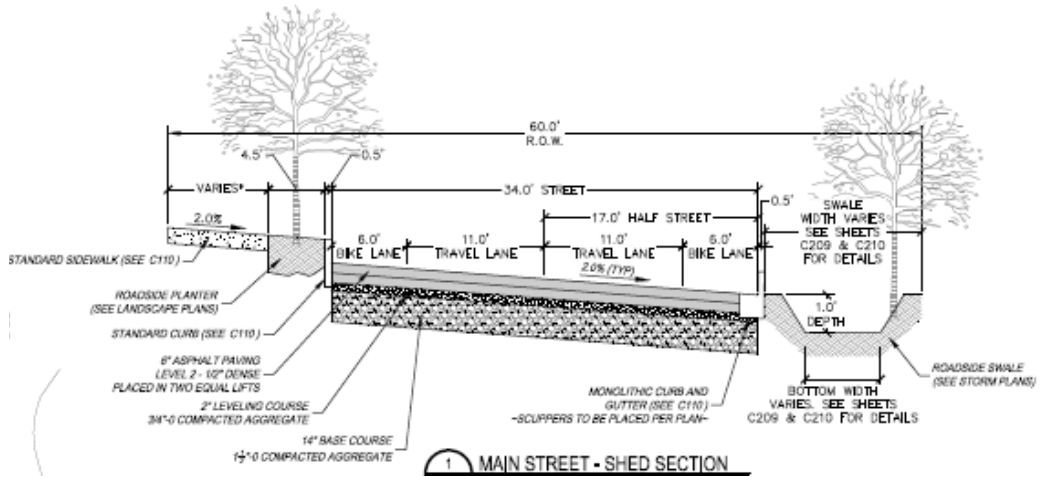
In addition, a crown section that was approved for Agnes Street is no longer proposed and Agnes would only be developed with a shed section. The approved shed section for Main Street will not be altered by this proposal. The application narrative has been updated to include findings for OCMC Sections 12.04.007, 12.04.180, and 12.04265 as requested.

CP 09-02 Approved or Proposed Cross Section	Cross Section
CP 09-02 Approved Main Street Crown Cross Section	 <p>MAIN STREET - CROWN SECTION</p>
Proposed Main Street Crown Cross Section	 <p>MAIN STREET - CROWN SECTION</p>

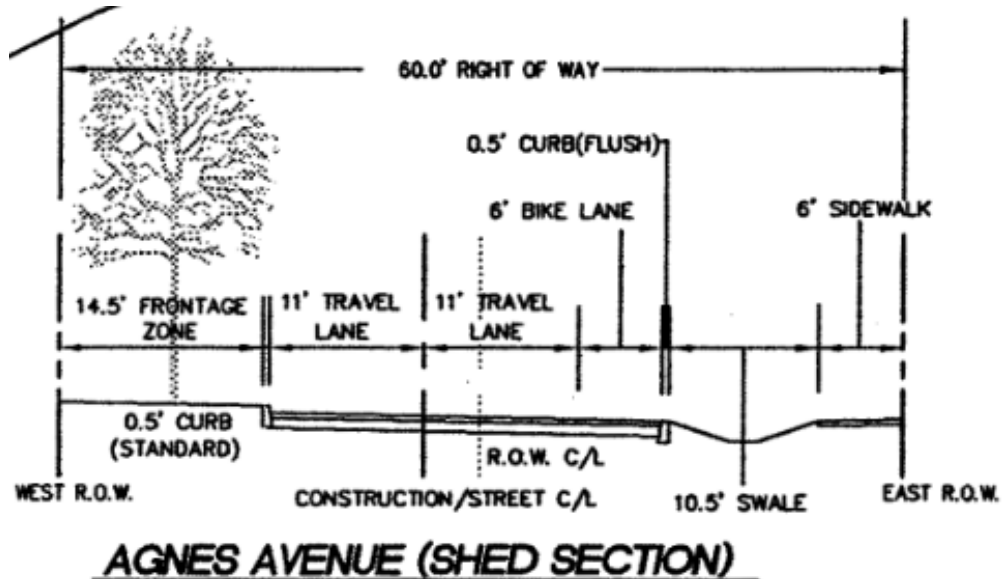
CP 09-02 Approved
Main Street Shed
Section



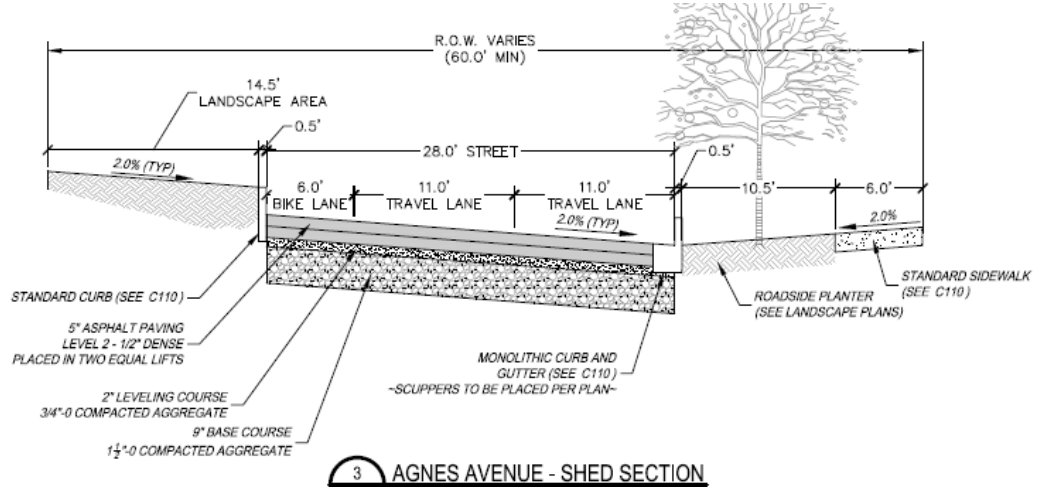
Proposed Main
Street Shed
Section



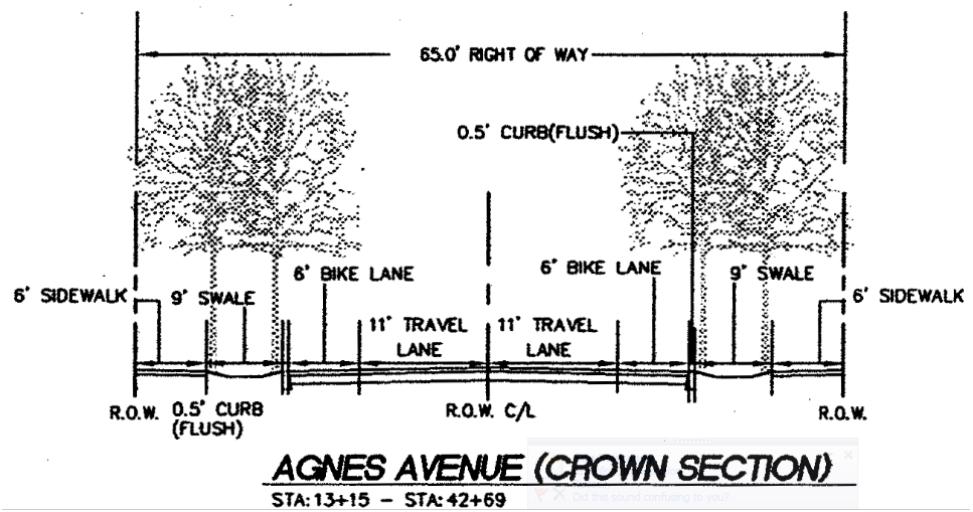
CP 09-02 Approved
Agnes Avenue Shed
Section



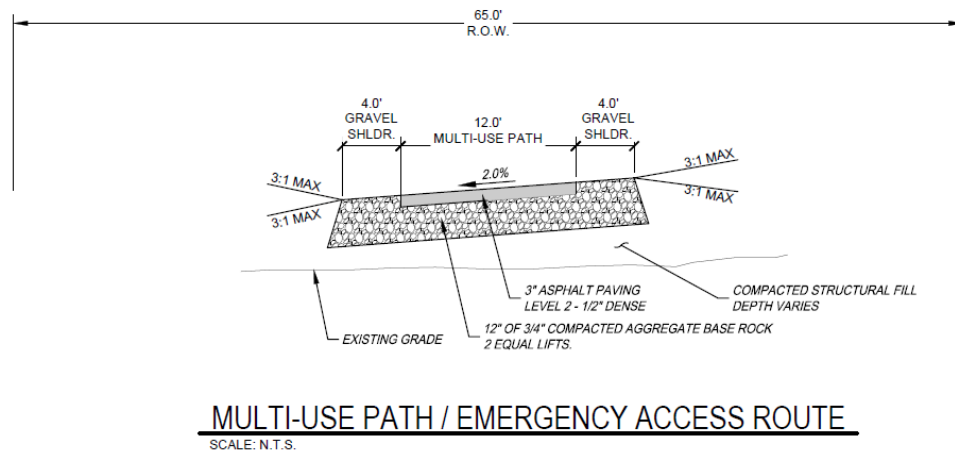
Proposed Agnes Avenue Shed Section



CP 09-02 Approved Agnes Avenue Crown Section

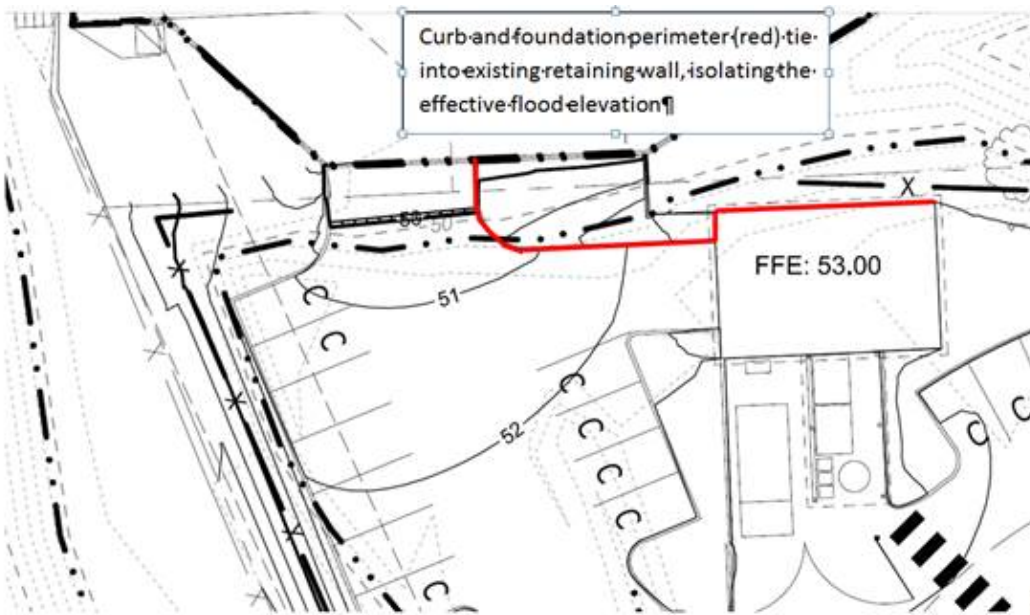


Proposed (Agnes) Multi-use Path / Emergency Access Route



2. The emergency access design has not been addressed. The design provided is inadequate to determine if it is constructible. The access is shown going through a flood wall that is several feet in height.

Response: As shown on Sheet C3.1 of the DDP set, the foundation of the maintenance shed building and adjoining curb provide a continuous obstruction above flood elevation and will tie into the existing floodwall. These features, along with imported fill and grading on the site will ensure that floodplain areas north of the accessway are isolated and the flood retention function of the remaining wall will be preserved. The image below illustrates what this project element.



3. Proprietary water quality filters are proposed for much of the stormwater treatment vs. low-impact green facilities. Please provide justification why more low-impact treatment is not feasible.

Response: Stormwater collected on the garden apartment site is treated with a combination of green/low impact and mechanical facilities. With the flat areas central to the site, stormwater will shed to catch basins that will convey the stormwater to a central treatment swale. Due to the steep slopes on the perimeter of the garden apartment site, swales and low impact treatment methods are not feasible on the outer limits of the site, which is the reason for water quality filters.

LIDA facilities are not proposed for the management of off-site stormwater along the south leg of Main Street due to the absence of right of way on the apartment side of the site and steep grades adjacent to I-205. Mechanical treatment is proposed at the roundabout due to limited area for a roadside LIDA facility in this location. Pages 11-12 of the stormwater hydrology report in Exhibit H of the application provides additional detail regarding the proposed stormwater quality management methods.

A variance needs to be requested and approved for walls over 7 feet in height without terracing.

Response: The provision for terraced retaining walls comes from the geologic hazards provisions in OCMC 17.44. In the absence of a geologic hazard on the site, these provisions would not apply. The City has provided City mapping that identifies pockets of "geologic hazard" areas within the apartment site. However, as described in detail in a September 10, 2015 letter from Apex Engineering included in Exhibit G of the application, the City's mapping does not reflect native conditions and is a temporary representation of conditions left in



place by the former mining operation. Specifically, the map represents a former process pond and material stockpile areas that were excavated on a cut slope with past mining and reclamation activities. As described in the letter from Apex, these mapped features would be completely eliminated with mass grading of the site thereby eliminating the condition that caused the original City mapping.

An adjustment to the geologic hazard provisions of OCMC 17.44 as they pertain to the apartment site is being requested and is addressed in the updated narrative attached to this letter. This adjustment is being requested as permitted under OCMC 17.65.070.

With the changes noted above and included in the revised application package, we believe that the City has all of the materials and documentation necessary to complete its technical review of the application. If you have any questions regarding the submittal materials or would like to discuss any of these items in further detail, please do not hesitate to contact me at 503-419-2500.

Sincerely,

A handwritten signature in black ink, appearing to read "Read Stapleton", with a long horizontal line extending to the right.

Read Stapleton,
PLANNING GROUP MANAGER
CARDNO

September 10, 2015



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Re: The Cove Apartments Completeness Response for
CP 15-01: Concept (Master) Plan Amendment
DP 15-01: Detailed Development Plan
NR 15-05: Natural Resources Overlay District Review
US 15-06: Geologic Hazards Overlay District Review

Dear Laura,

Please accept the attached materials in response to your incomplete letter dated August 3, 2015 for the Cove Garden Apartment Homes Concept Plan Amendment, Detailed Development Plan, Natural Resources Overlay District Review and Geologic Hazards Overlay Review.

Below is a response to each of the items you listed in your incomplete letter and how the issue has been addressed.

Planning Division Items:

1. **A signature from all property owners associated with the proposed development on the application form.**

Response: An application form signed by the Tri-City Services District has been included in Exhibit A of the resubmitted application package. The applicant is awaiting signature from the Urban Renewal Agency of Oregon City upon acknowledgement from the planning department that the completeness submittal items have predominantly been satisfied.

2. **Identify how the Master Plan has changed with the current revision. Identify if there is a new Master Plan document or which portions of the previous and current approval should be considered as the Master Plan moving forward.**

Response: Pages 16-18 of the application narrative include a description of "Permits Requested" and clarify changes requested of the Concept Development Plan (CDP) request. This section also describes the elements of the Detailed Development Plan (DDP), Natural Resources Overlay District (NROD), and Geohazard Overlay approvals and authorizations sought with the permit request. Pages 13-14 of the narrative describe the current anticipated schedule of Master Plan phasing.

3. **List all conditions of approval from each valid approval for the Master Plan site and identify how each condition has or will be addressed.**

Response: Pages 22-33 of the narrative include the list of conditions of approval from the original and amended land use approvals for the project. An applicant response is provided describing how and if the condition of approval is affected by the current request.

4. History or background information about the mission and operational characteristics of the institution that may be helpful in the evaluation of the general development plan.

Response: Page 7 of the narrative includes a "Project Mission" statement that indicates that the mission is consistent with the original intent for the project "to create an exciting new master-planned mixed-use waterfront village that will connect developed areas with open spaces through a network of multi-modal pathways, trails and a waterfront esplanade."

5. A title report or trio for lot 1, 3, 4, 5, 6, 7, tract A, tract B, tract C, tract D of the Clackamette Cove and the Tri-City Services District property.

Response: As requested, an updated trio that includes Lots 1, 3, 4, 5, 6, 7 and tracts A, B, C and D has been added to Exhibit C of the attached application package.

6. A traffic study associated with the proposed development including all information required by John Replinger of Replinger and Associates, Transportation Engineer for the City. Note that a traffic study was submitted on July 29, 2015. This item is identified on this letter as the City has not had an opportunity to review the traffic study. A determination of the traffic study will be provided by August 28, 2015.

Response: The project team received an email from Laura Terway on August 17, 2015 indicating that the traffic study is complete for processing.

7. Provide findings for each section and subsection of the applicable chapters of the Oregon City Municipal Code (Chapter 12.04, 12.08, 13.12, 15.48, 17.41, 17.42, 17.44, 17.41, 17.49, 17.52, 17.62, 17.54 and 17.65) including an analysis of how each criteria is met. A reference to a separate document is insufficient. Note that findings shall address each structure individually including each building type, enclosures, retaining walls, etc.

Response: As requested, the project narrative has been updated to address all of the sections and subsections noted above.

8. Site Plans shall include the following:

- Loading and servicing areas for vehicles.

Response: As shown on the Site Plan, Sheet A101, lane widths range between 24 – 26 feet (ft). At this width, automobiles have adequate maneuvering room to travel around a parked truck during the temporary loading and unloading of moving and delivery trucks. Considering the proposed commercial spaces are approximately 1,600 square feet (SF), delivery trucks are not expected to be bigger than a 44-foot wheelbase and deliveries are anticipated to occur at a frequency of approximately one per week. Therefore, according to Section 17.52.090.B, loading and servicing areas are not applicable.

- The locations of all carpool, vanpool and bicycle parking spaces.

Response: Per OCMC 17.65.090, the carpool and vanpool requirements are vested under the code standard in effect at the time the application was initially submitted. Therefore, Section 17.52.040.A of the OCMC, effective in 2009, approved a proposed adjustment that allowed for designation of at least 2 carpool and vanpool parking spaces for new retail, office, commercial and industrial development with 25 or more parking spaces. Because the proposed Phase 1 development is for a multi-family residential use, this standard is not applicable.

- **Public and private open space.**

Response: According to OCMC 17.62.057.N(2) multifamily dwelling units in the Mixed Used Downtown (MUD) District are required to provide a minimum of 50 SF of private or common open space per unit. The decks on Main Street and the esplanade stairs connecting to Main Street are considered public open space. The balconies and patios, which are approximately 72 SF per smaller units and approximately 84 SF per larger units both of which exceed the 50 SF open space requirement for each dwelling unit. In addition, the pool area and the club house deck area which are approximately 6,400 SF combined are also considered common open space per 17.62.57.N.2(b) further adding to the total common area and private open space area. A response to OCMC 17.62.057.N(2) has been added in the attached narrative.

- **A landscaping plan, drawn to scale, showing the location and types of existing trees (six inches or greater in caliper measured four feet above ground level).**

Response: Existing tree plans have been provided to indicate the locations of all trees 6" DBH or greater at the time of survey. These are predominately located between the Oregon City Shopping Center and the garden apartment development site, at the intersection of Main Street and S Agnes Avenue (Sheet L1.0), south and west of Lot 1 (Sheet L1.1) and north and west of the North Park site (Sheet L1.2). The plans also identify areas of existing trees that will be impacted by development. This information can be found on sheets L1.0, L1.1 and L1.2, which are delineated with a dashed heavy weighted black line

- **A tree removal plan showing the construction area and the caliper of existing trees to be removed. The plan shall distinguish street trees (within the existing right-of-way) from onsite trees and shall clearly distinguish how the proposed plan differs from the previously approved plan.**

Response: A new exhibit, Exhibit N, has been added to the application package and this exhibit includes the Tree Preservation Plans from the 2009 CDP Amendment. The tree removal reflected in these plans is still accurate for the proposed project. Additional Tree Removal Plans have been provided by Cardno on Sheets L2.1- L2.2 to indicate all trees to be removed as a course of current Phase 1 construction. These sheets provide a summary of the trees to be removed from onsite, offsite and public areas, listed by tree tag number and DBH. This information can be found on sheets L2.0, L2.1, L2.2.

- **A tree mitigation plan which includes the calculation for onsite mitigation trees per OCMC 17.41 and mitigation street trees per OCMC 12.08, as well as the location, species and caliper of all mitigation trees. The plan shall clearly distinguish how the proposed plan differs from the previously approved plan.**

Response: OCMC 17.41 was adopted after the vested dates of the original CDP and the amended CDP applications. Therefore, the applicable standard regarding tree removal for the proposed project is Section 16.12.310, as adopted under Ordinance 98-1007 in 1998. Additional information submitted by the applicant regarding the vesting of the requested approvals and authorizations is included on Pages 16-18 of the updated narrative. Additionally, findings have been added to address Section 16.12.310 of the vested code provisions, documenting project compliance with the applicable city tree removal and preservation requirements.

In addition to the vested Section 16.12.310, tree removal is regulated under the current provisions of OCMC 17.49, Natural Resource Overlay District (NROD) and mitigation for tree removal within the NROD is addressed in the project narrative and in the Natural Resources Overlay District

report prepared by Pacific Habitat Services include in Exhibit F of the attached revised application package.

- **A landscaping plan distinguishing the landscaping required by OCMC 17.41, OCMC 17.52/17.62, OCMC 17.49 and OCMC 15.48.**

Response: Landscape plans have been updated to distinguish the areas of landscaping by the applicable regulatory provisions. Please refer to sheets L3.0 – L3.3 for right-of-way and offsite planting plans and L4.0 – L4.2 for onsite planting plans. Details and notes for plant and boulder installation and maintenance have been provided on sheet L5.0.

- **A photometric plan drawn to scale, showing type, height, and area of illumination. This needs to include the lighting levels across the entire property and at a scale which the compliance with the lighting standards in OCMC 17.62.065 may be verified.**

Response: In compliance with OCMC 17.62.065, a lighting plan is submitted as part of this resubmittal application package, located in Exhibit B. The pedestrian walkways and building entrances are lit to the minimum standards defined in Table 1-17.62.065. The plan includes a table and schedule detailing the quantity, the manufacturer and description of the type of lighting.

- **The location of the bicycle racks.**

Response: This detail is provided on Sheet A101 of the updated Plan Set, located in Exhibit B. Additional details are shown on the respective floor plans for each of the proposed buildings.

- **The height and location of all fences and walls.**

Response: Safety fences around the pool and the screening fence around the trash compactor are the only fences and walls proposed as part of Phase 1 garden apartments development. Both fences are approximately 6 ft in height and the elevation of the trash enclosure is shown on Sheet A440.

- **Details of the emergency access in the SW corner of the site.**

Response: This detail is provided on Sheet C2.1 of the Civil Plan Set in Exhibit B. The access drive is 26 ft wide with proposed standard curbs that will accommodate a fire truck radius of 28 and 48 ft.

- **Provide copies of all previously utilized plans if they will be utilized.**

Response: The only previous plans intended for use as a part of this land use application package are the tree preservation plans, which have been included in Exhibit N and are unchanged from the previous CDP Amendment request.

9. **Architectural drawings or sketches for Building G, carports, bike racks, fences, walls and all sheds, drawn to scale and showing floor plans, elevations accurately reflected to grade, and exterior materials of all proposed structures and other improvements as they will appear on completion of construction.**

Response: The exterior elevations and floor plans for Building G are shown on Sheet A201E – A301E of the DDP plan set located in Exhibit B. Carport elevations and floor plans are presented on Sheet A421. Bike locations are shown on the Site Plan, Sheet A101 and the floor plans for the respective buildings. Details of the maintenance building are shown on Sheet A430. Trash enclosure exterior elevations and floor plans are shown on Sheet A440.

10. **Natural Resource Overlay District Report**

- Clarify how your proposal implements and or differs from the 2008 approval.

Response: This is detailed in the NROD Report, Exhibit F, Section 5.0 Proposed Project, conducted by Pacific Habitat Services (PHS) dated August 26, 2015, of this resubmittal application package.

- Identify all wetlands, with the boundary of the wetland that will be in or adjacent to the proposed development. Include a wetlands delineation report prepared by a professional wetland specialist and following the Oregon Division of State Lands wetlands delineation procedures. Include the 3/23/10 USACE Jurisdictional Determination form. (Only the cover letter was included in the application materials.)

Response: All boundaries for Wetland A, the wetland located along the western boundaries of the Cove Phase 1 garden apartment development site, are detailed in the August 26, 2015 NROD Report and are shown on the supporting figures. A Wetland Delineation Concurrence Letter, dated May 13, 2010, is included within the report as Appendix B. That delineation concurrence states that the Department of State Lands concurs with the delineation and conclusions of the Wetland Delineation Report for The Cove. Additionally, the appendix includes letters and enclosures from the US Army Corps of Engineers (USACE) dated March 23, 2010 (including the Approved Jurisdictional Determination Form from the USACE dated March 12, 2010) and a revised letter from November 16, 2010.

- Within the NROD area, an outline of the disturbance area that identifies the vegetation that will be removed. All trees to be removed with a diameter of six inches or greater shall be specifically identified as to number, trunk diameters and species;

Response: The vegetated corridor impact areas are shown on the Mitigation Plans in Exhibit B, Sheets M5.0, M5.1, M5.2, M6.0 and M6.1. All trees to be removed within the NROD area are shown and listed on Table 2 of Mitigation Plan, Sheet M5.2.

- A construction management plan including:
 - Location of site access and egress that construction equipment will use;
 - Equipment and material staging and stockpile areas;
 - Measures to protect trees and other vegetation located outside the disturbance area (Plans only show protection measures inside the disturbance area).

Response: A construction management plan is included within Exhibit O of the resubmittal application package and is referenced in the NROD report dated August 26, 2015 as Sheet 1 in Appendix A.

- Identify the water sources to be used for irrigation of plantings or for a water source for a proposed wetland.

Response: As detailed in the NROD Report, located in Exhibit F, dated August 26, 2015, there are two mitigation options proposed for development of the Cove Phase 1 Garden Apartments, as required in Section 17.49.180. Irrigation will be provided in order to ensure an 80% survival at the end of the required five-year monitoring period, per Section 17.49.180.F of the OCMC. For Phase 1 development, irrigation will be addressed through the following means:

- Any mitigation abutting Lot 2 will be serviced by Lot 2 irrigation
- All mitigation plantings along the cove side of Main Street and the areas in North Park will require either hand watering or water truck service for the duration of the maintenance and monitoring period. Permanent irrigation will not be provided to

these areas within Phase 1. Temporary irrigation should follow the application rate and frequency of Option 2 watering requirements detailed in the NROD Report provided in Exhibit F.

- Provide ten (10) large format paper copies of the vegetated corridor mitigation plans.

Response: In addition to the five (5) copies requested from the City for the completeness resubmittal, an additional 10 full-size copies of the mitigation plans are included.

- Address the grading on Lot 1 and the wetland on lot 2.

Response: The grading on Lot 1 and the wetland on Lot 2 are discussed Section 5.0 Proposed Project in the updated NROD Report, dated August 26, 2015 of the updated resubmittal package.

Development Services Division Items:

11. Amend the storm report to include:

- The street, the parking lot for the trail, the park, etc. Note that the street is covered in a summary memo, but does not include any supporting documentation and does not match the requirements of a storm report.
- All areas in one report.

Response: An updated Preliminary Drainage Report, dated August 12th, 2015 is provided in Exhibit H, which includes a Drainage Report – Phase 1 Infrastructure within the technical appendix that discusses the street, trail access parking lot and grading within the North Park and Lot 1.

- Downstream evaluation including the capacity of the existing pipe and outfall.

Response: An updated Preliminary Drainage Report, dated August 12th, 2015 is provided in Exhibit H. The downstream hydraulic analysis includes a detailed conveyance analysis of the proposed storm sewer within and upstream of Main Street, basin exhibits, and supporting hydraulic calculations. The Phase 1 report also includes a profile of the proposed 48-inch storm pipe (including the 36-inch outfall pipe). The 36-inch pipe has capacity to convey the projected flows (see link P1 within the xpswmm conveyance data tables).

12. Amend the storm plans to include:

- The entire proposed storm management system including discharge location(s).

Response: The Storm Plans, located within Exhibit B, have been updated to show the entire proposed storm management system as shown on Sheet C4.0 – C4.2.

- Show that the stormwater for the construction area (including the roadway) will receive treatment.

Response: A storm plan for Main Street, Sheet C4.3, is provided within Exhibit B.

- The proposed 48" storm pipe identified in the narrative.

Response: The 48-inch storm main is proposed along Main Street and connects to an existing 42-inch outfall as shown on Sheet C4.2 of the Plan Set in Exhibit B.

13. Amend site grading and erosion control plans to include:

- Show the net volume of import or export of soil for each site (Lot 1, Garden Apartments and North Park) on each applicable plan sheet.

Response: In addition to Sheet C3.0 – Overall Grading, tables with earthwork quantities showing net volume cut and fill have been added to Sheets C3.1 – C3.5.

14. Provide at least two cross sections for each site (The Cove Garden Apartments Site, Lot 1 and the North Park site). The cross sections should show finished grade, existing ground, slopes and retaining walls (if any). The cross sections should run approximately north-south and east-west, and capture the maximum cut, fill, and retaining wall conditions for each site. The slope stability assessment should at a minimum address the identified slopes.

Response: Cross section profiles are provided on Sheets C3.7 – C3.8, within the updated Plan Set in Exhibit B.

15. The Preliminary Geotechnical Report for The Cove Garden Apartments (Lot 2) indicates that all fill should be engineered fill. A majority of the fill will be obtained from various locations throughout the site and an evaluation of the suitability of the fill material and a plan for material identified as unsuitable for engineered fill is required.

Response: Exhibit G has been updated to include an updated geologic hazard evaluation from Apex, dated September 10th, 2015. The letter includes a discussion on geologic hazards and the suitability of fill materials, beginning on page 3. Additionally, the letter cross references the geotechnical report conducted by GeoPacific to address the requirements for engineered fill. Fill that is unsuitable for engineered fill will be hauled off and disposed of at an off-site location outside the 100-year floodplain.

16. It appears that the material proposed for excavation from Lot 1 and North Park is planned to be used for fill at the Garden Apartments site. Amend the geotechnical report and include an evaluation of the suitability of these materials from Lot 1 and North Park for use as engineered fill at the Garden Apartments site (Lot 2). Provide recommendations as applicable.

Response: Exhibit G has been updated to include an updated geologic hazard evaluation from Apex, dated September 10th, 2015. The letter includes a discussion on the nature of exported fill materials for Lot, North Park and, additionally, Lots 3 through 7 and the Cove Banks, beginning on page 3.

17. The Geologic Hazards Evaluation (APEX, 2015) provides an update to the Geotechnical Assessment (Ash Creek, 2011). The 2015 Evaluation addresses the changes to the proposed development and the geohazard requirements since 2011. Amend the geologic hazard assessment report to include:
- Identify the specific locations of slopes being addressed in the proposed development.
 - Address the anticipated materials and stability of the slopes in the North Park excavations under the anticipated future groundwater and drainage conditions.
 - Note: proposed development includes all areas with proposed grading activities.

Response: Exhibit G has been updated to include an updated geologic hazard evaluation from Apex, dated September 10th, 2015. The letter includes a discussion on each of the slope hazards and the stability of the finished slopes for the North Park Amphitheater excavation and the cove bank, found on page 5.

18. Provide a preliminary hydrology report, prepared by a suitably qualified and experienced hydrology expert, addressing:

- The effect upon the watershed in which the proposed development is located;
(Addressed in page 1 & 2 under Effects on the Watershed)
 - The effect upon the immediate area's stormwater drainage pattern of flow;
(Addressed page 1 under Effects on the Existing Drainage Patterns)
 - The impact of the proposed development upon downstream areas and upon wetlands and water resources; and
(Addressed page 2 under Effects on the Wetlands)
 - The effect upon the groundwater supply
(Addressed page 2 under Effects on the Groundwater Supply)
- Note: proposed development includes all areas with proposed grading activities.

Response: An updated Preliminary Hydrology Analysis Memorandum, conducted by Cardno and dated August 12th, 2015 is provided in Exhibit H and is included as a Technical Appendix within the Preliminary Drainage Report. The Preliminary Hydrology Report memo was updated to include all areas of the development including Main Street, North Park site, Lot 1 grading, and the trail access parking lot. The memo includes additional information on the watershed patterns including existing and proposed watershed maps, and effects to groundwater and wetlands. The specific page and section where each bullet is addressed in the memo is listed in italics below the bullets noted above.

19. Provide documentation of the geotechnical engineer's review of the preliminary development plans and stormwater plans for conformance with their recommendations, specifically referencing the application plan sheets reviewed.

Response: Exhibit G has been updated to include updated findings from GeoPacific Engineering, Inc., documented in a letter dated September 2, 2015. In this letter, GeoPacific provides preliminary feasibility findings as requested.

20. Provide engineering design for retaining walls in accordance with the Oregon Structural Specialty Code. Note the design should include global stability and wall and heights greater than 7-feet should be terraced.

Response: Exhibit G has been updated to include updated findings from GeoPacific Engineering, Inc., documented in a letter dated September 2, 2015. This letter describes the retaining wall design options that may be feasible in this location. The letter specifically identifies soldier-pile walls, Ultrablock walls or MSE walls as potential options in this location.

Fire Department Items:

21. A Fire Access and Water Supply plan. The plan shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, fdc location if applicable, building square footage and type of construction. The applicant shall provide fire flow tests per NFPA 291 and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority.

Response: A Fire Access Plan that identifies access points, fire lanes, fire hydrants, lines and fire flow tests information is provided on Sheet C5.3, located within Exhibit B.

With the changes noted above and included in the revised application package, we believe that the City has all of the materials and documentation necessary to complete its technical review of the application. If you



have any questions regarding the submittal materials or would like to discuss any of these items in further detail, please do not hesitate to contact me at 503-419-2500.

Sincerely,

A handwritten signature in black ink, appearing to read 'Read Stapleton', with a long horizontal line extending to the right.

Read Stapleton,
PLANNING GROUP MANAGER
CARDNO