

Two Rivers Neighborhood Association  
Meeting to Review Plans for The Cove  
Monday, December 8, 2014, 1:00 PM  
Rivershore Inn, Oregon City

Those Present – See Sign in Sheet

The officers determined that a quorum was present. Chair Bryon Boyce (BB) called the meeting to order at 1:10 PM.

Edward Darrow (ED) introduced the current plans for The Cove (TC), noting the locations of the various uses at different points of the property. ED went on to explain how the resolution of BOLI took a very long time. ED explained the benefits of the Vertical Housing program, and how both the city and state have been very supportive.

ED explained that he would like to have the flexibility of being able to start both the first phase of 244 Garden Apartments (GA) and the second phase of 195 Waterfront Units (WU) at the same time. ED stated that this could happen because there will be a significant difference in the rent rates between the two projects. Therefore they will not be cross-competitive or will not compete with each other.

ED stated that his organization and affiliates have invested over \$8,000,000 and over eight years in diligently moving TC forward.

Jerry Herrmann (JH) and BB expressed concern about the damage being done by the boat launch ramp along the Clackamas River. General discussion followed about the changing river bottom, and the entrance to TC. ED made it clear that extensive testing has consistently shown that the water quality is very good. Further, the Triathlon group, whose group swims there regularly, also had water quality testing with the same result - very high quality water. ED stated that the success of TC is not dependent on an open channel and the ability for boats to go in and out of TC.

Don Slack (DS) asked about connectivity with TC and the Oregon City Shopping Center (OCSC). ED explained that there will be two points of access, one at the south end of the OCSC, and one at the north end. BB noted that connectivity would be improved for peds and bikes if the bridge which recently crashed is replaced.

Paul Edgar (PE) asked about plans for the area just north of the OCSC and ED explained that there would be an entry monument, landscaping, and trail head parking.

JH asked when the trail head parking would go in. ED noted that it would be installed as a part of the Phase 1 infrastructure.

Kent Zeigler (KZ) asked about the flood elevations. ED explained that the civil engineers have been very careful about calculating the cut and fill math, and making sure that the buildings will not be located in the flood zone.

Discussion followed on the peninsula. JH and BB stated that that the area is not stable, and is actually dangerous. ED said that a path would make it easier for the homeless to set up camp at the end of the trail. The conclusion was to NOT build the trail.

JH made several very positive comments about Oswego Pointe, and said it could be a model for TC.

The proposed roundabout was discussed, and it was noted that it may not even be necessary at this location.

JH asked about the status of the deal for TRI-CITY dirt and excess capacity. ED noted that the necessary documents are being drafted.

K. Baker (KB) asked about her property, and ED responded.

Michael Berman (MB) made a number of positive comments about the plans for TC.

There were no negative comments. At the conclusion of the meeting, JH moved, and BB seconded a motion to approve TC as planned. The motion was approved unanimously.



# ***TWO RIVERS NEIGHBORHOOD ASSOCIATION***

***13285 S. Clackamas River Drive  
Oregon City, OR 97045***

MINUTES OF DECEMBER 8, 2014

Rivershore Bar & Grill  
1900 Clackamette Drive  
Oregon City, OR 97045

The meeting was Call to Order by Chairman, Bryan Boyce at 1:00PM.

Guests and members where asked to introduce themselves.

A presentation on 'The Cove Project' was presented by Randy Tyler and Ed Darrow. Mr. Darrow introduced Paul Herskowitz, Grand Peaks Properties and Lloyd Hill, Hill Architects. The meeting was called to discuss Phase I of the Cove Project.

The 11.6 acres purchased from the Parker Family below the Oregon City Shopping Center will now be developed by Grand Peaks Properties. The Development will the 244 Garden type apartments and will be a separate development from the original proposed project. A new DDA will be applied for from the City of Oregon City to reflect this change.


Discussion followed with Questions and Answers.

A motion was made by Jerry Herrmann to advance the Phase I development of the Cove Project with the full support of the Two Rivers NA. A second was made by Don Slack. The motion passed.

Chair Boyce thanked the member of the Cove Project, members of the NA and guests.

Chair Boyce adjourned the meeting at 2:15PM.

Respectfully Submitted

  
Margie Hughes  
Secretary  
Two Rivers NA

Sign-in sheet attached

# TWO RIVERS MTG 12-8-2014

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Randy Tyler.



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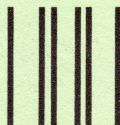
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