



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





*The Cove*

## INTRODUCTION

---

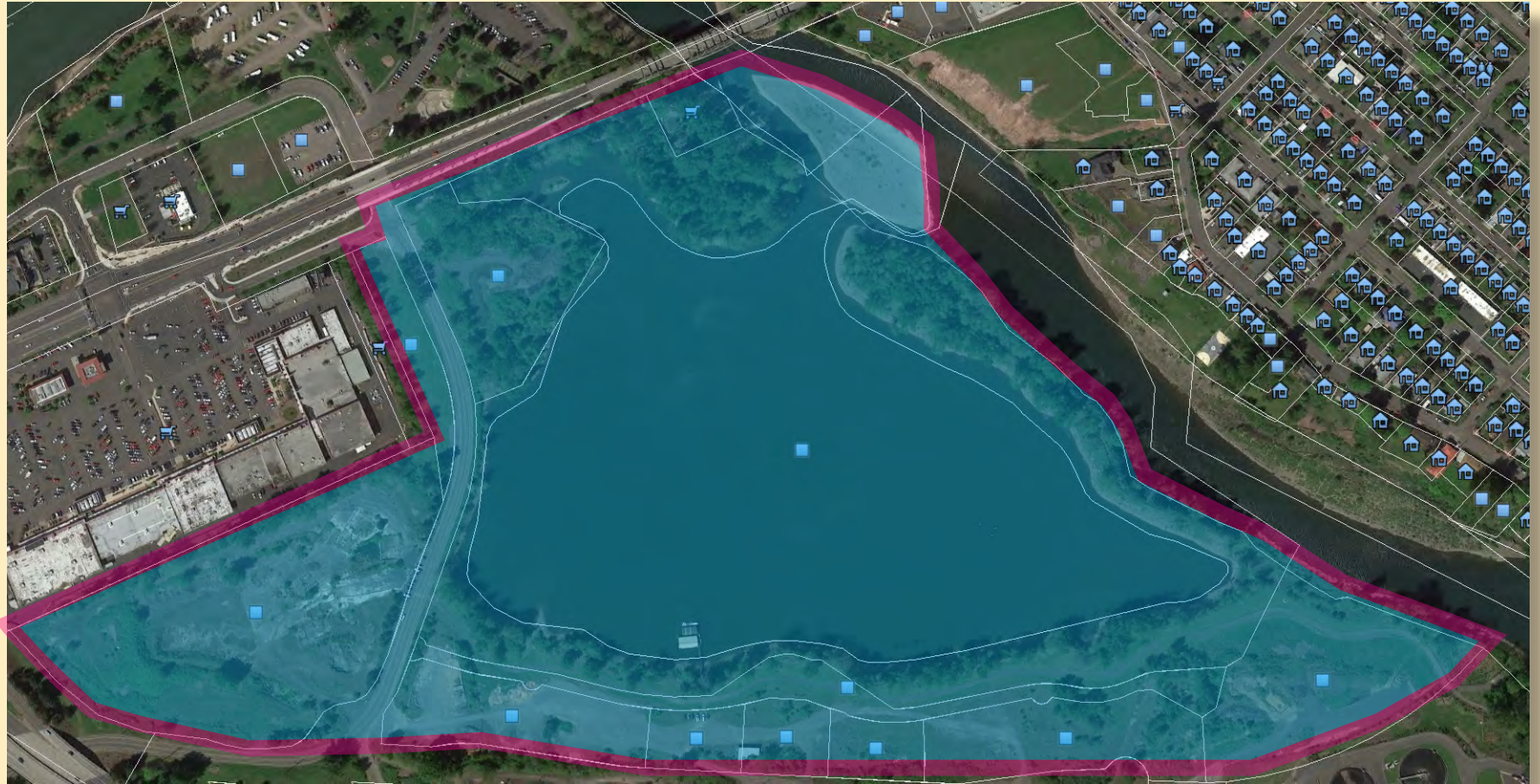
As the Master Planning Developers' of The Cove we would like to propose a formal program to resolve the water quality concerns, enhance and create new habitat resources and ensure public safety at The Cove.

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.





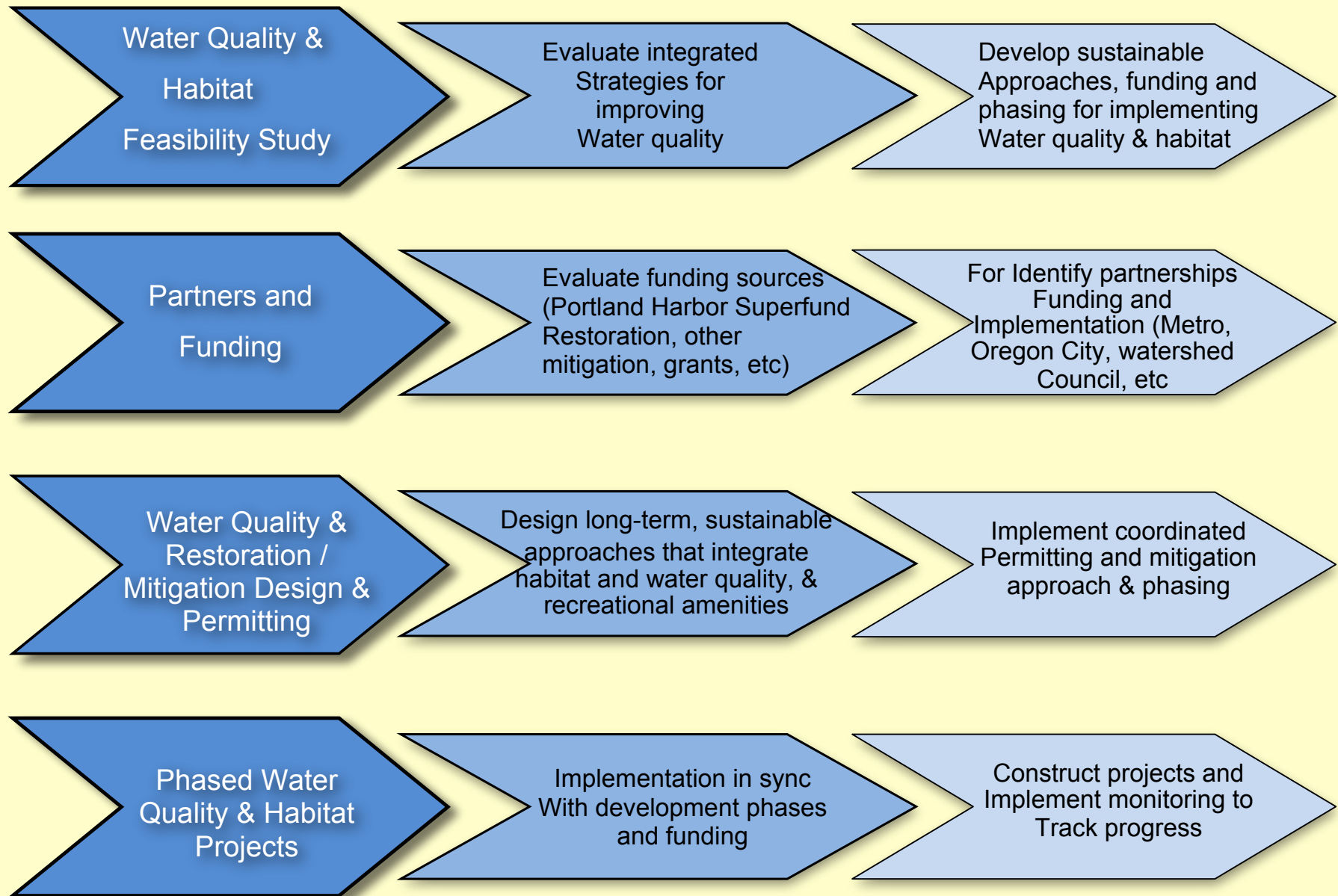
STUDY AREA

*The Cove*

## ***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

- \*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**

CRITICAL PATH - CASCADE



## 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

---

## 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**

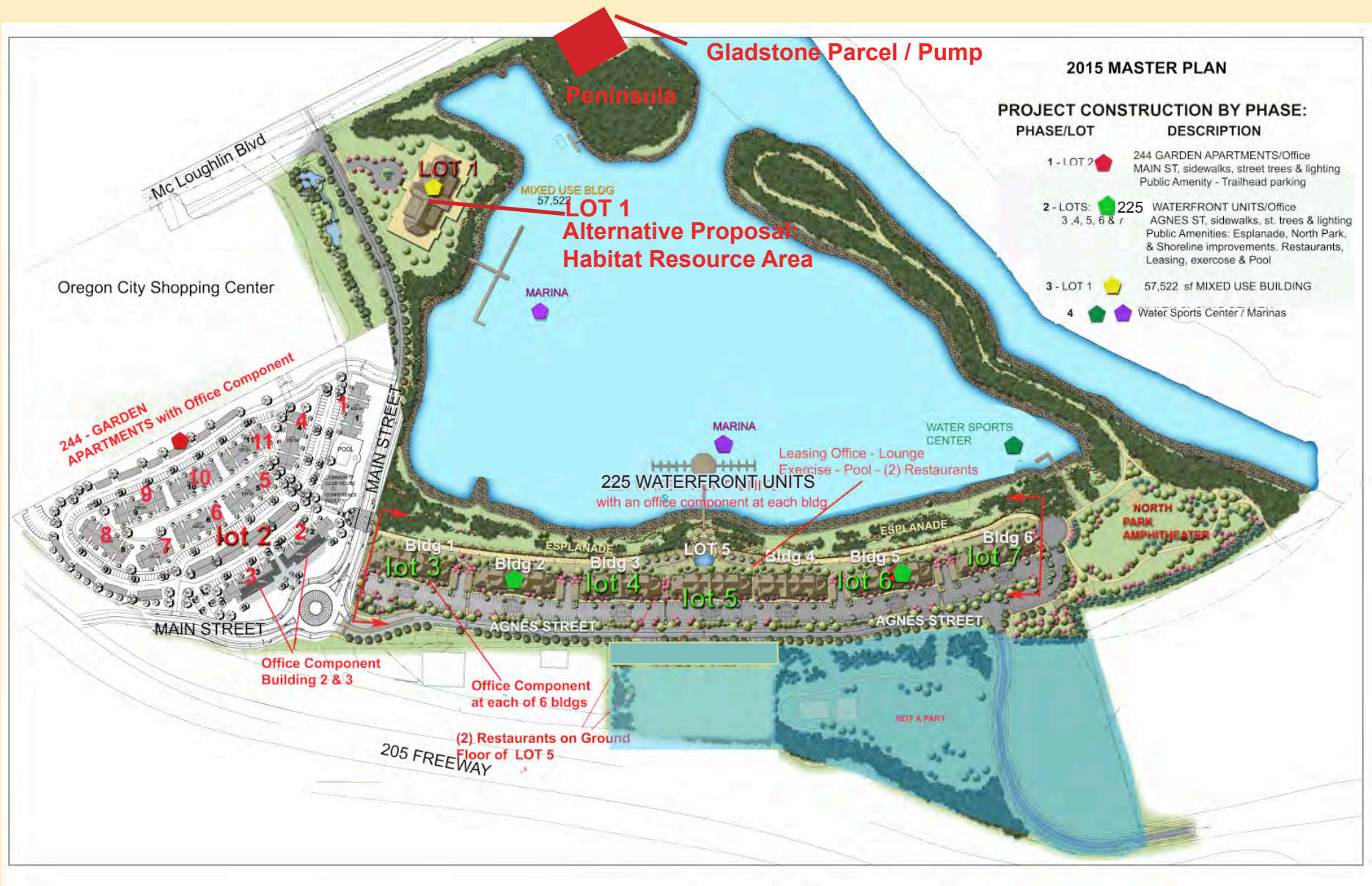
**2)Peninsula - Habitat Enhancements and Creation**

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



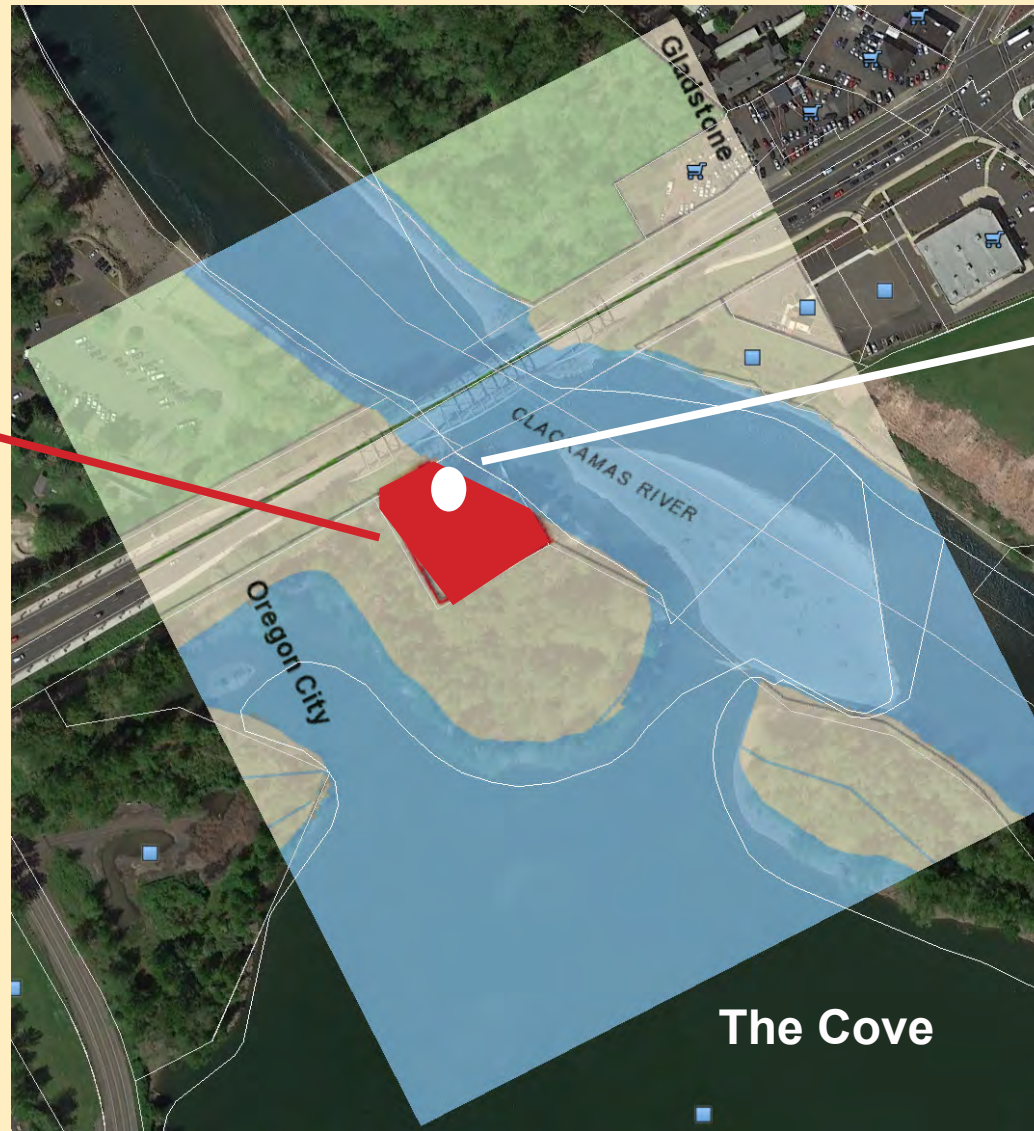
### PENINSULA - NEWLY CREATED WETLANDS AREA

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**

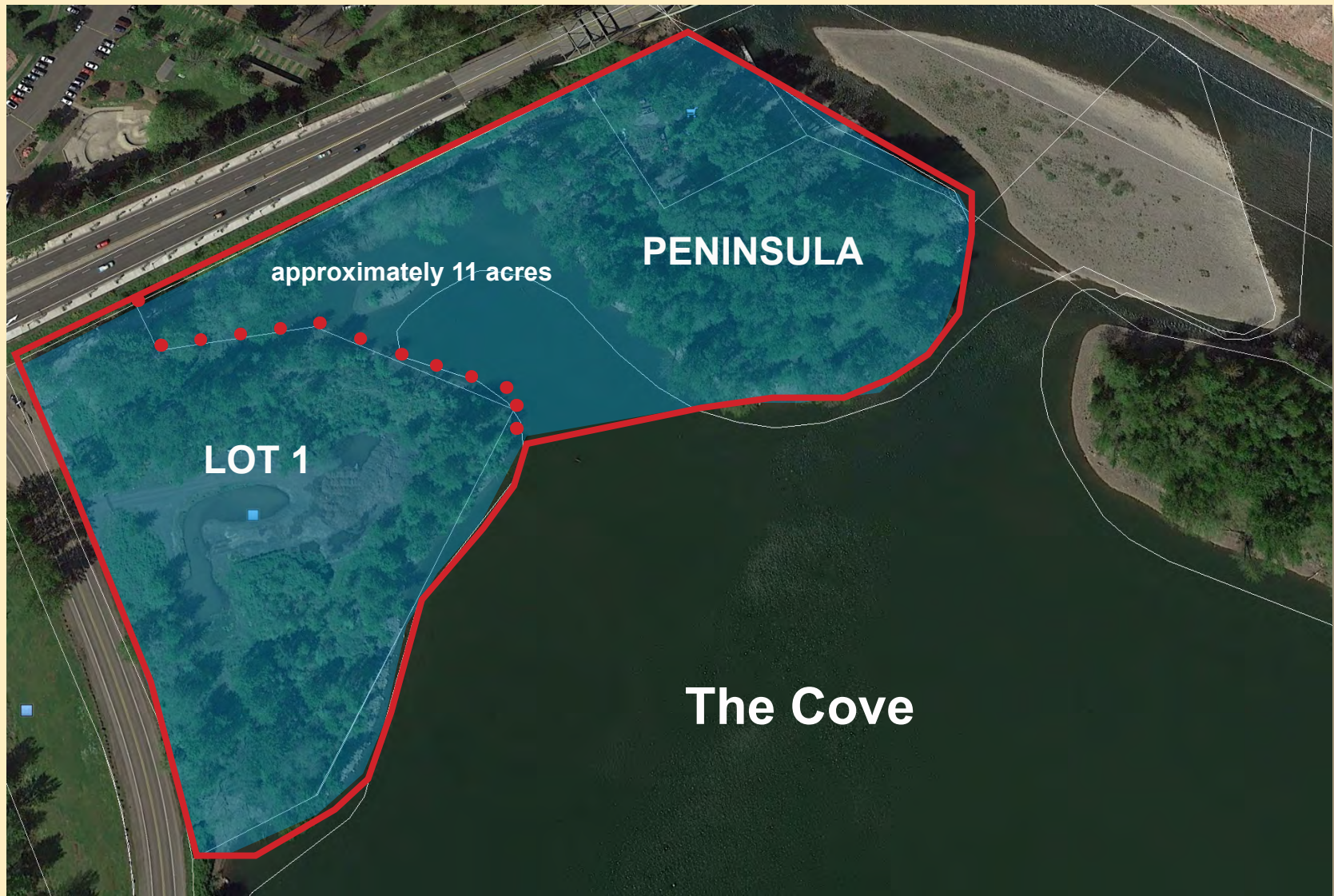
Address: 16475 Main Street, Oregon City.

Size: .89 acres

Parcel # 00560100. Map No. 22E29 o1700

*The Cove*

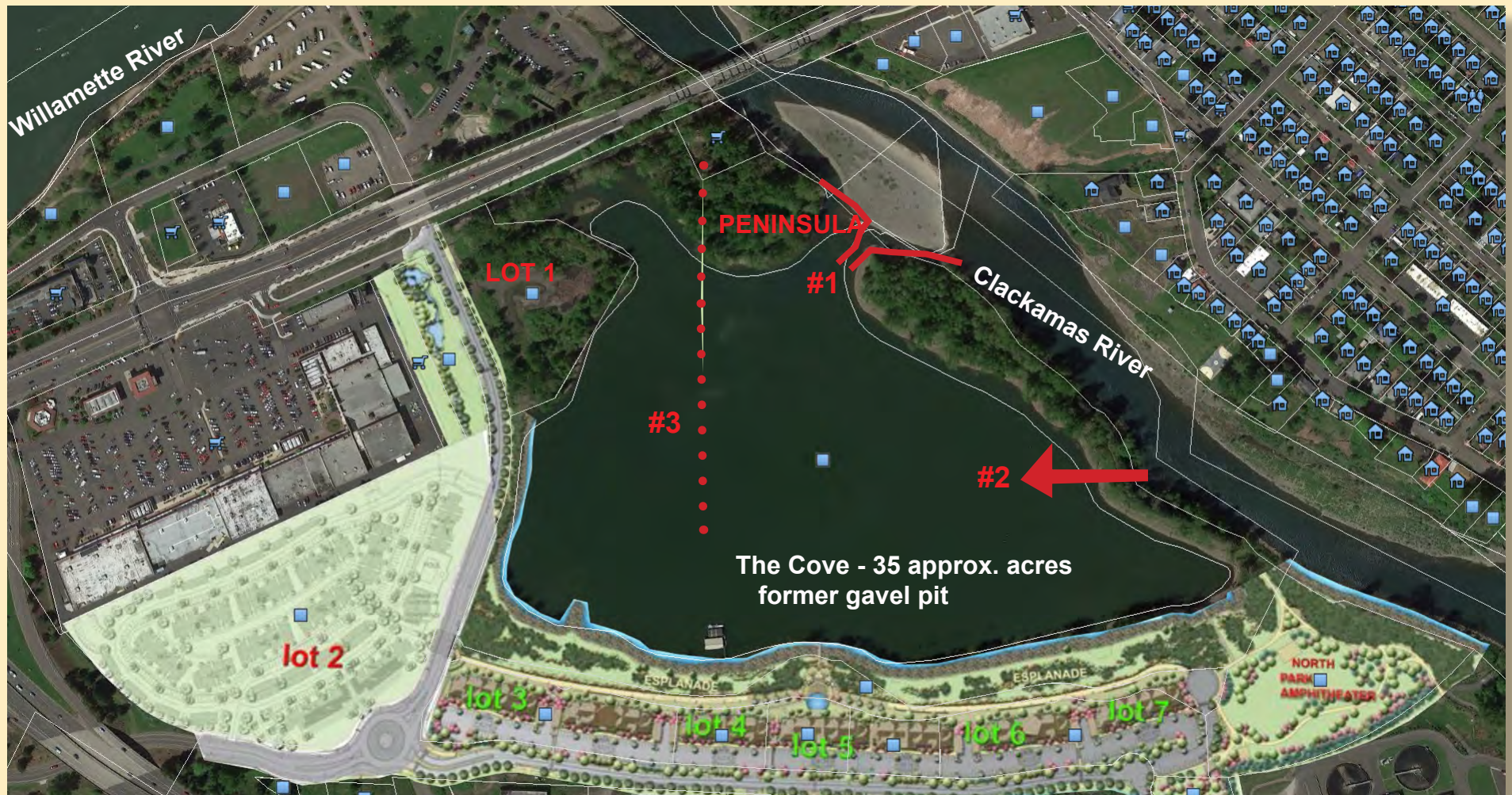




HABITAT RESTORATION, RIPARIAN, WETLAND AND  
HABITAT CREATION AREAS.

*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

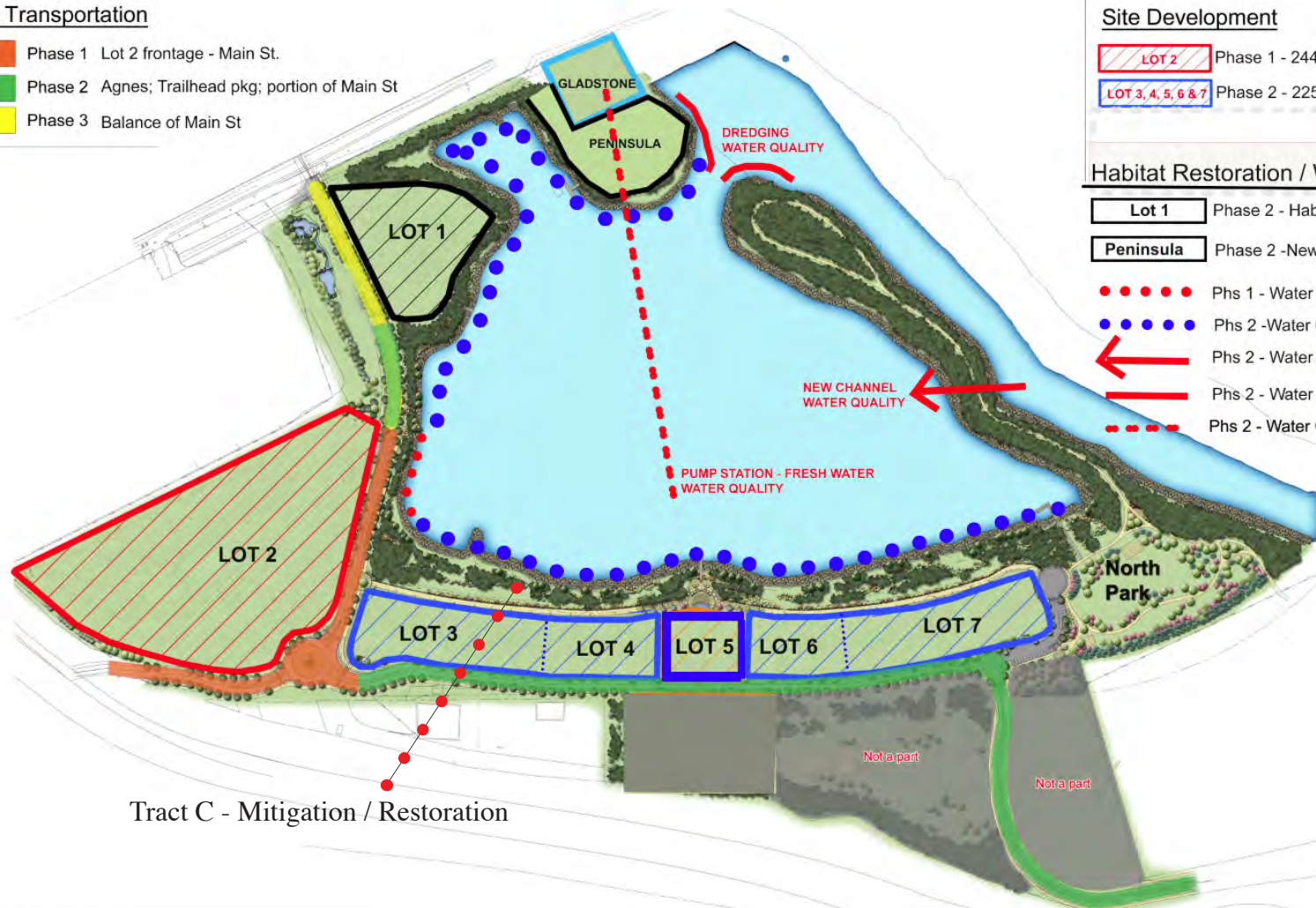
- Phase 1 Lot 2 frontage - Main St.
- Phase 2 Agnes; Trailhead pkg; portion of Main St
- Phase 3 Balance of Main St

### 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*



Habitat Restoration / Creation  
Shallow Water Rearing

Pump Station

Wetland Creation

Dredge at Mouth

New Channel

Water Quality Resource

ESPLANADE

ESPLANADE

NORTH  
PARK  
AMPHITHEATER

Tract C (2,6 acs) - Mitigation area

RESTORATION / WATER QUALITY

*The Cove*





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

Retrofit existing piling for swim dock

WATER RELATED USES

*The Cove*

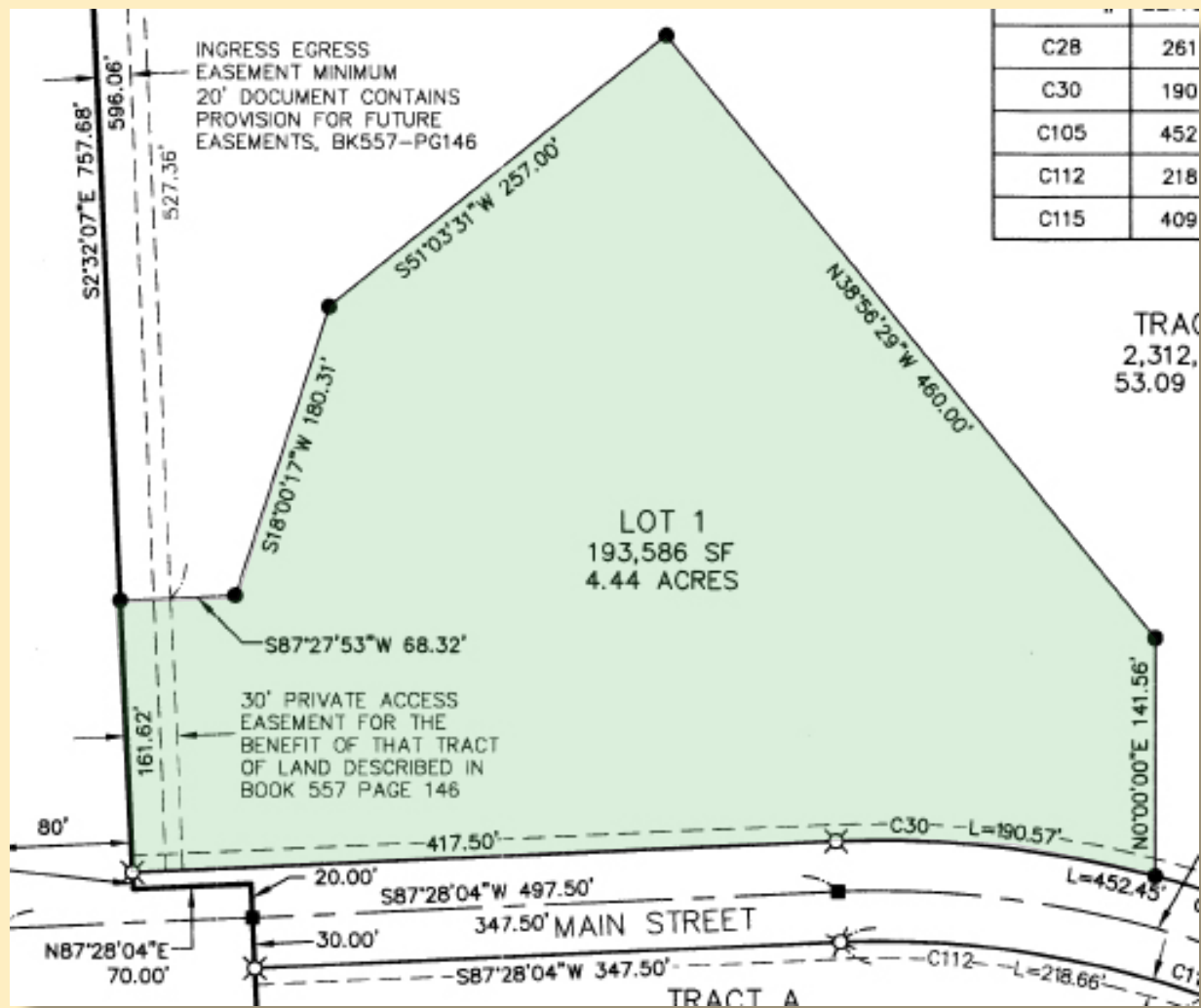
# The Cove A Very Public Place



**PUBLIC AMENITIES / RECREATION**

*The Cove*





LOT 1 - PLAT MAP

# LOT 1 - TOPO ELEVATIONS



**ELEVATION 38**



**ELEVATION 10**



**ELEVATION 10**

FLOODPLAIN ELEVATION IS AT 50.7  
NEED TO BUILD AT ELEVATION 52

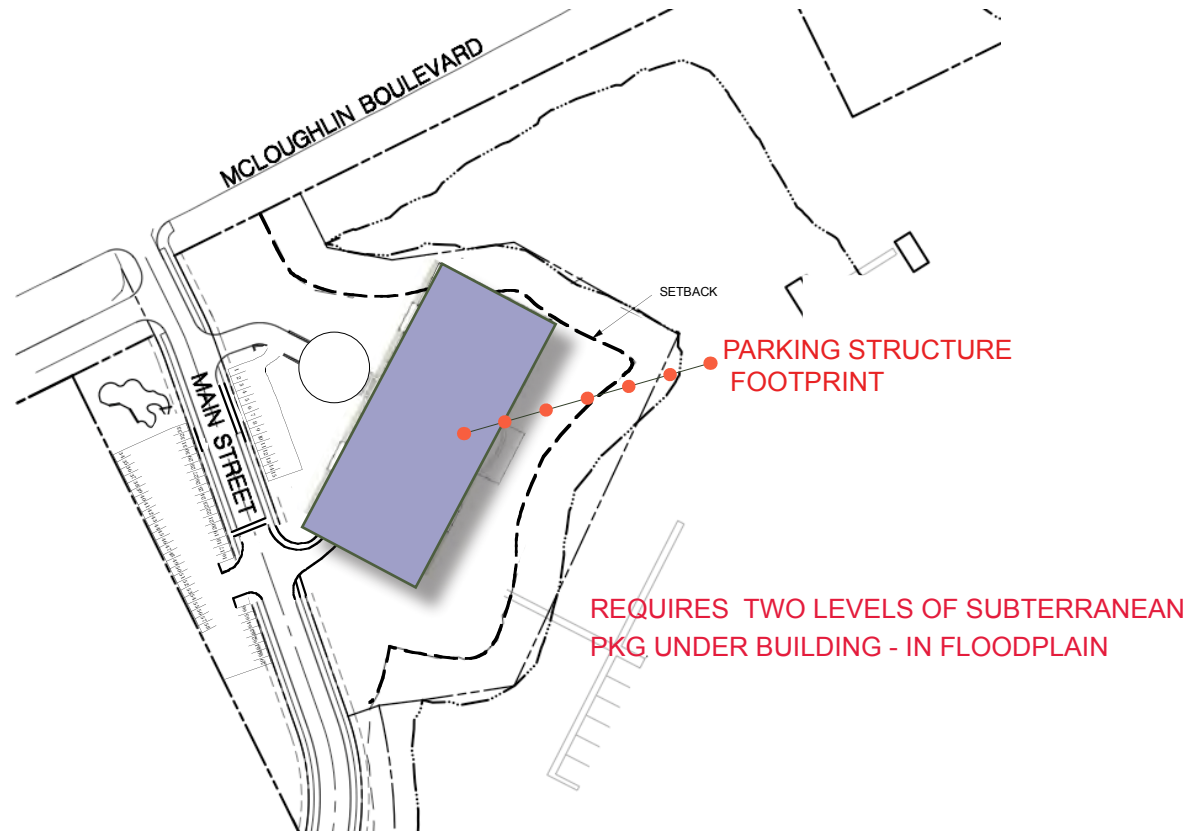
ROAD IS AT ELEVATION 34 THEREFORE  
NO EXIT DURING FLOOD



LOT 1 & PENINSULA

*The Cove*





SITE PLAN

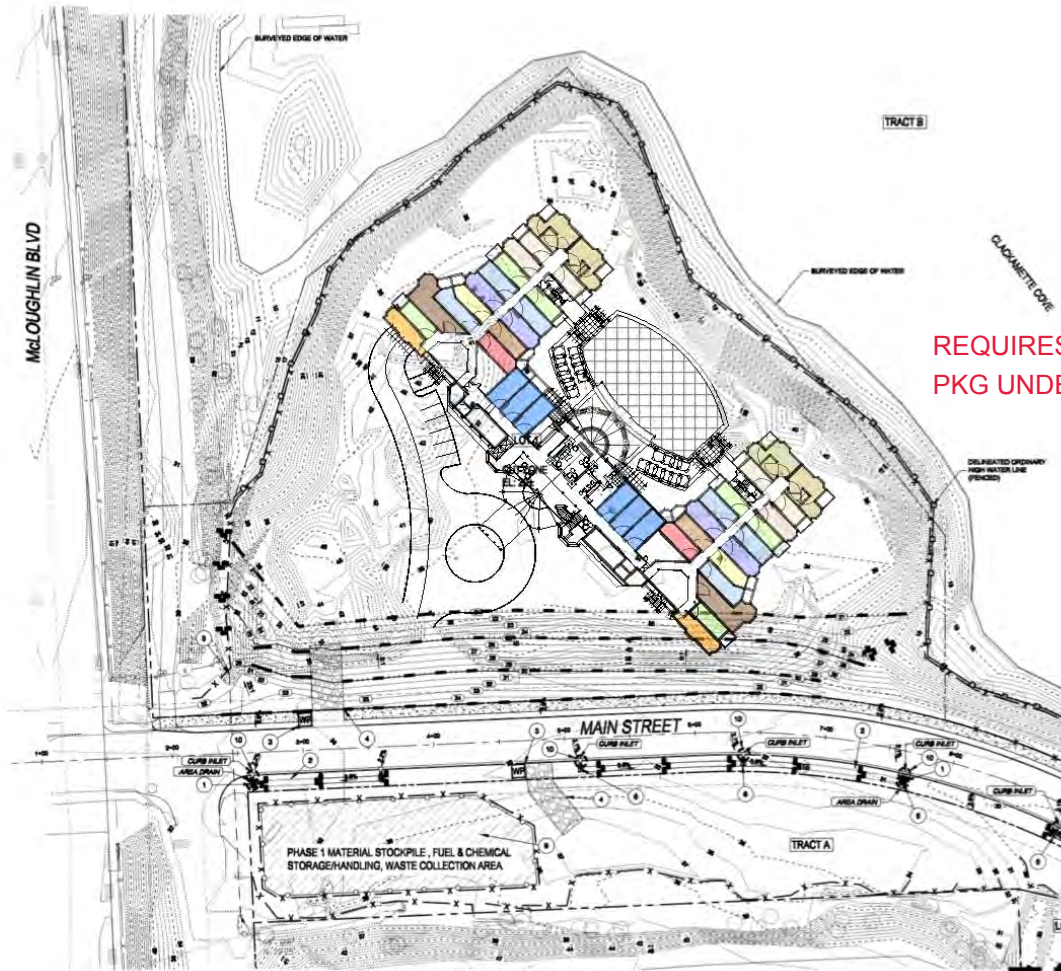
OFFICE BUILDING  
THE COVE  
PACIFIC PROPERTY SEARCH, LLC  
OREGON CITY, OREGON

OFFICE BUILDING  
SITE PLAN

## 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.

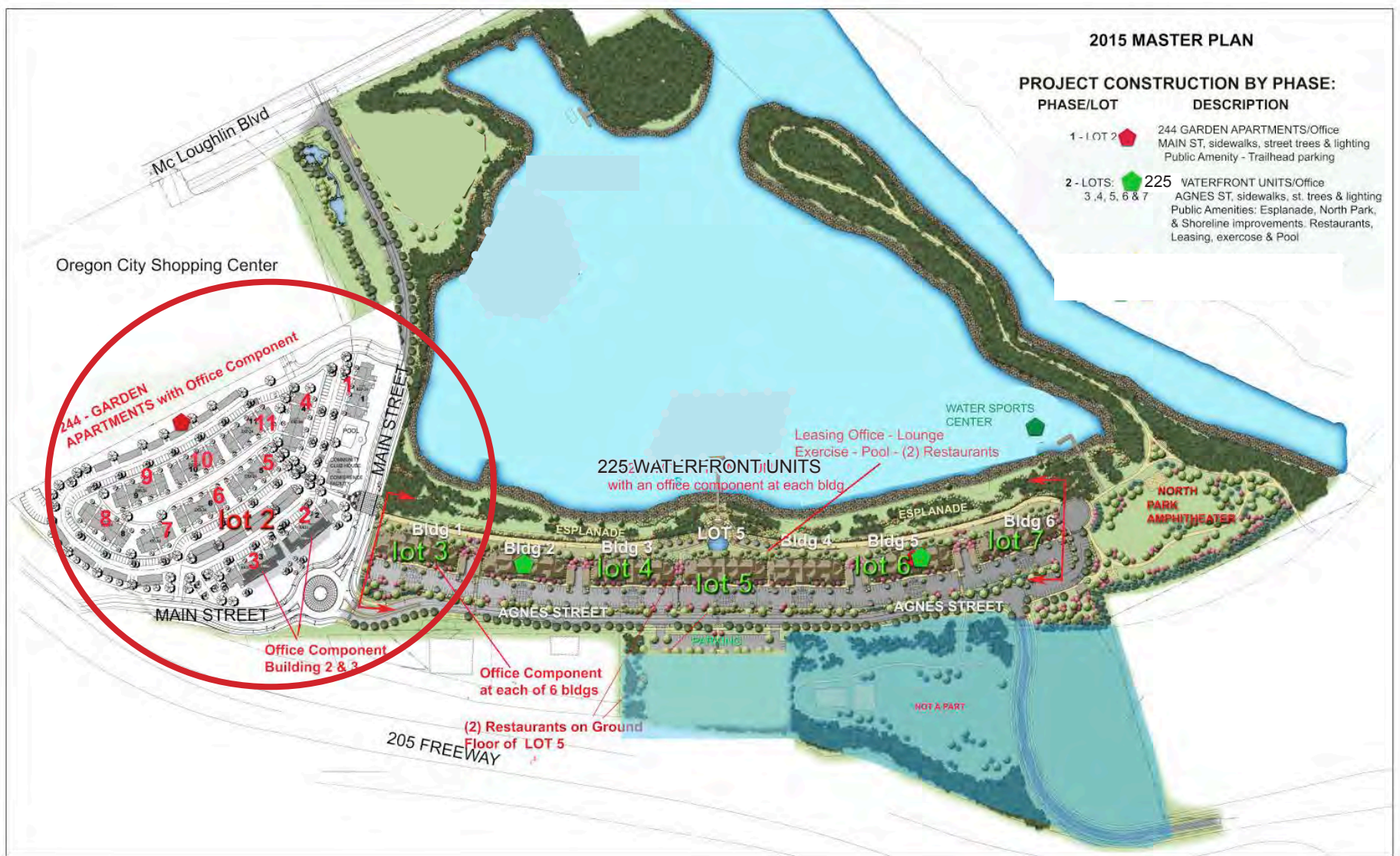
ENTITLEMENTS: Minor changes to the approved plans to be processed.

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.





PHASE 1 - MASTER

*The Cove*



7/23/2004  
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



## 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



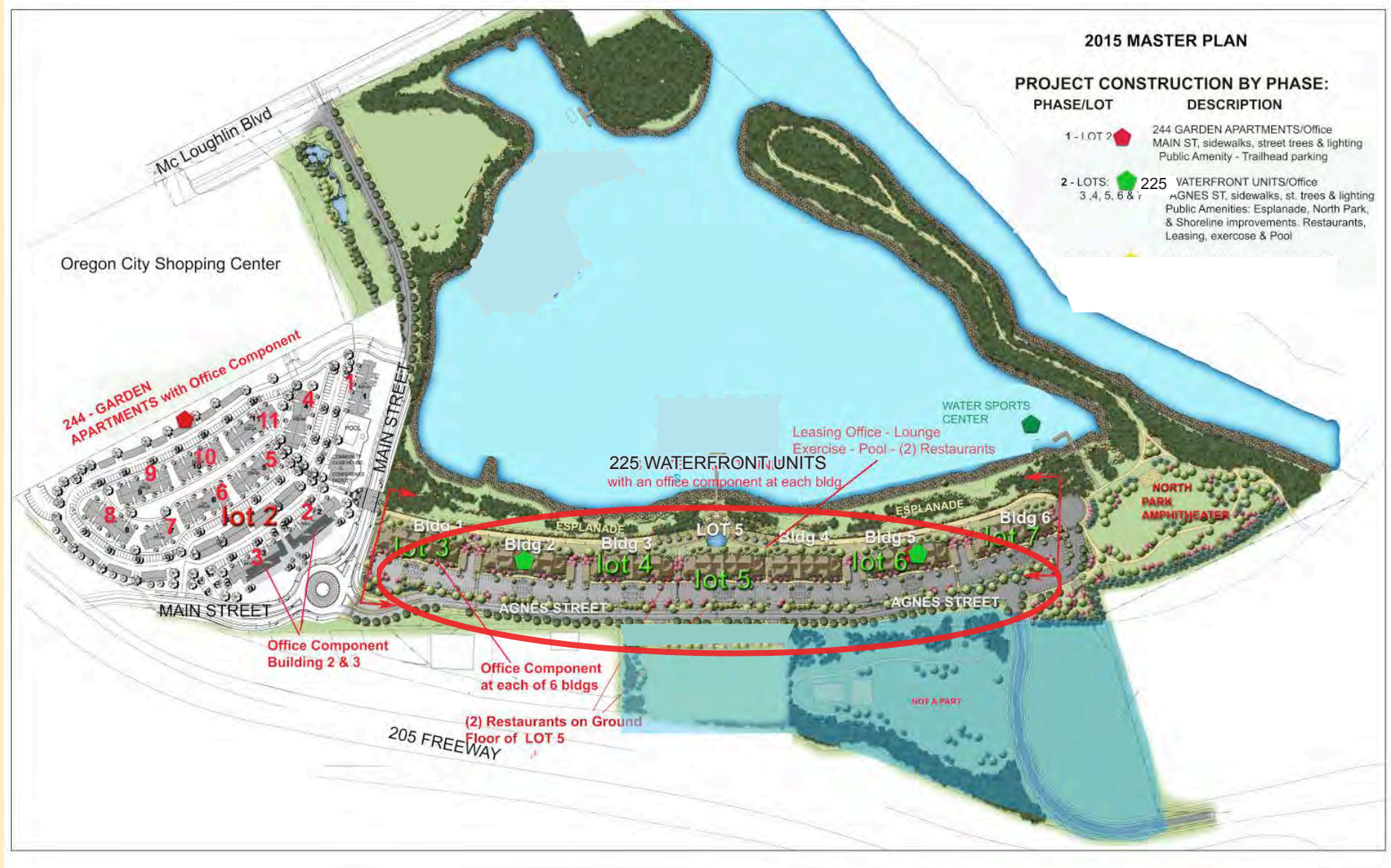
244 GARDEN UNITS

225-WATERFRONT UNITS

AERIAL VIEW - NORTH

*The Cove*





## 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

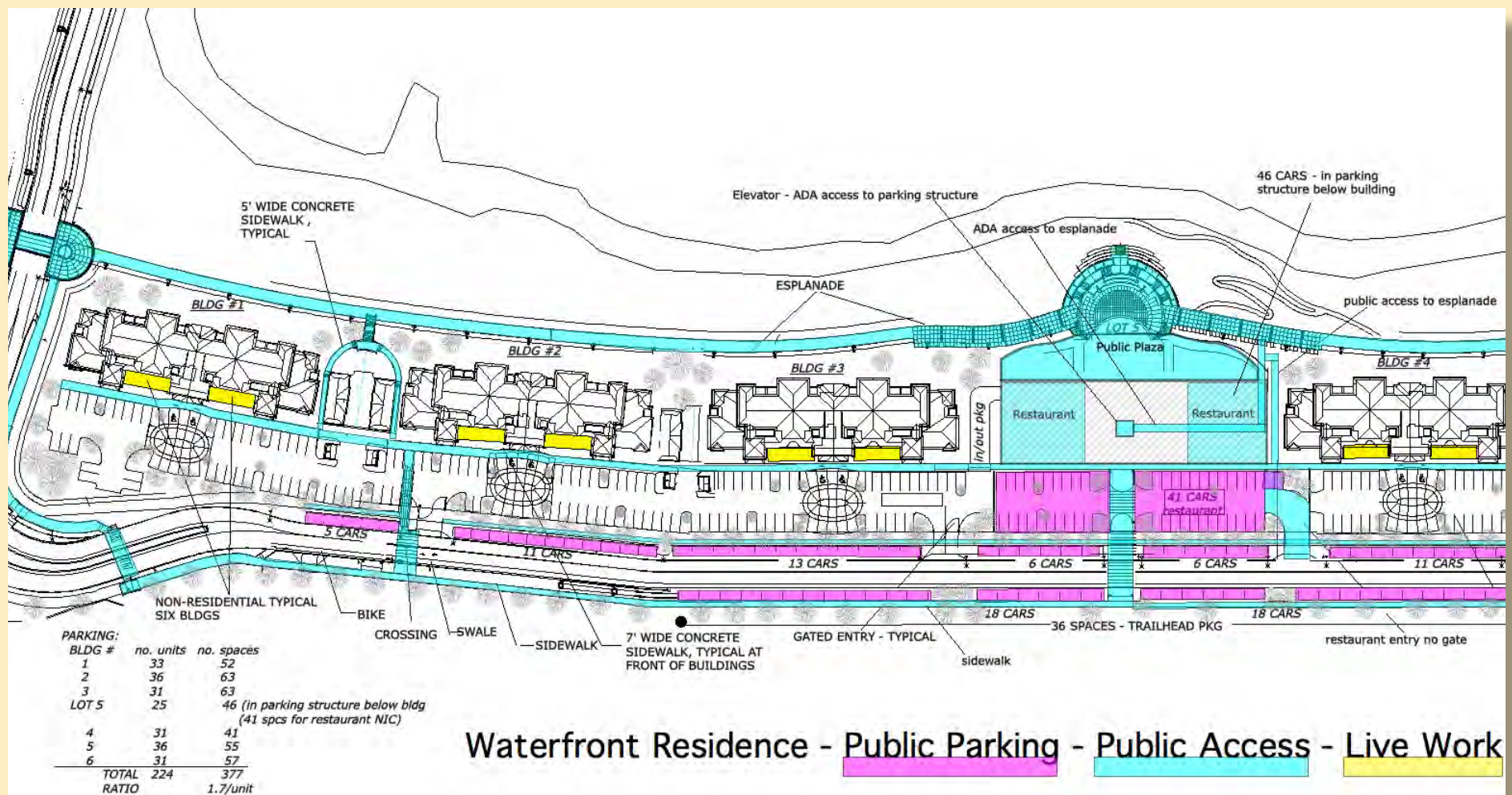
BLDG 5 - 36 UNITS

BLDG 6 - 32 UNITS

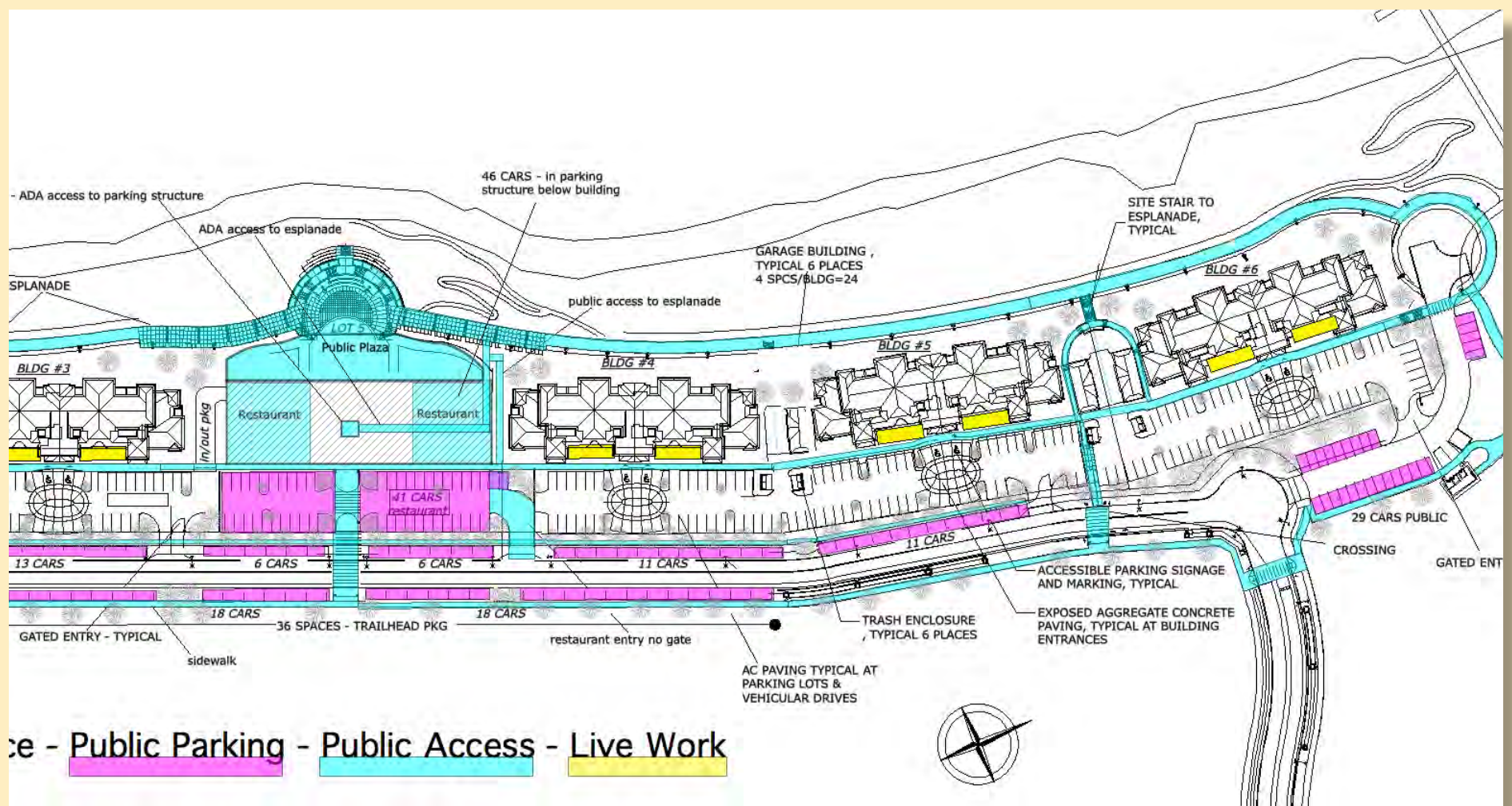
225 SITE PLAN

*The Cove*





PARKING SITE PLAN (left side)



PARKING SITE PLAN (right side)

*The Cove*





FRONT ELEVATION OF TYPICAL BLDG

*The Cove*





*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

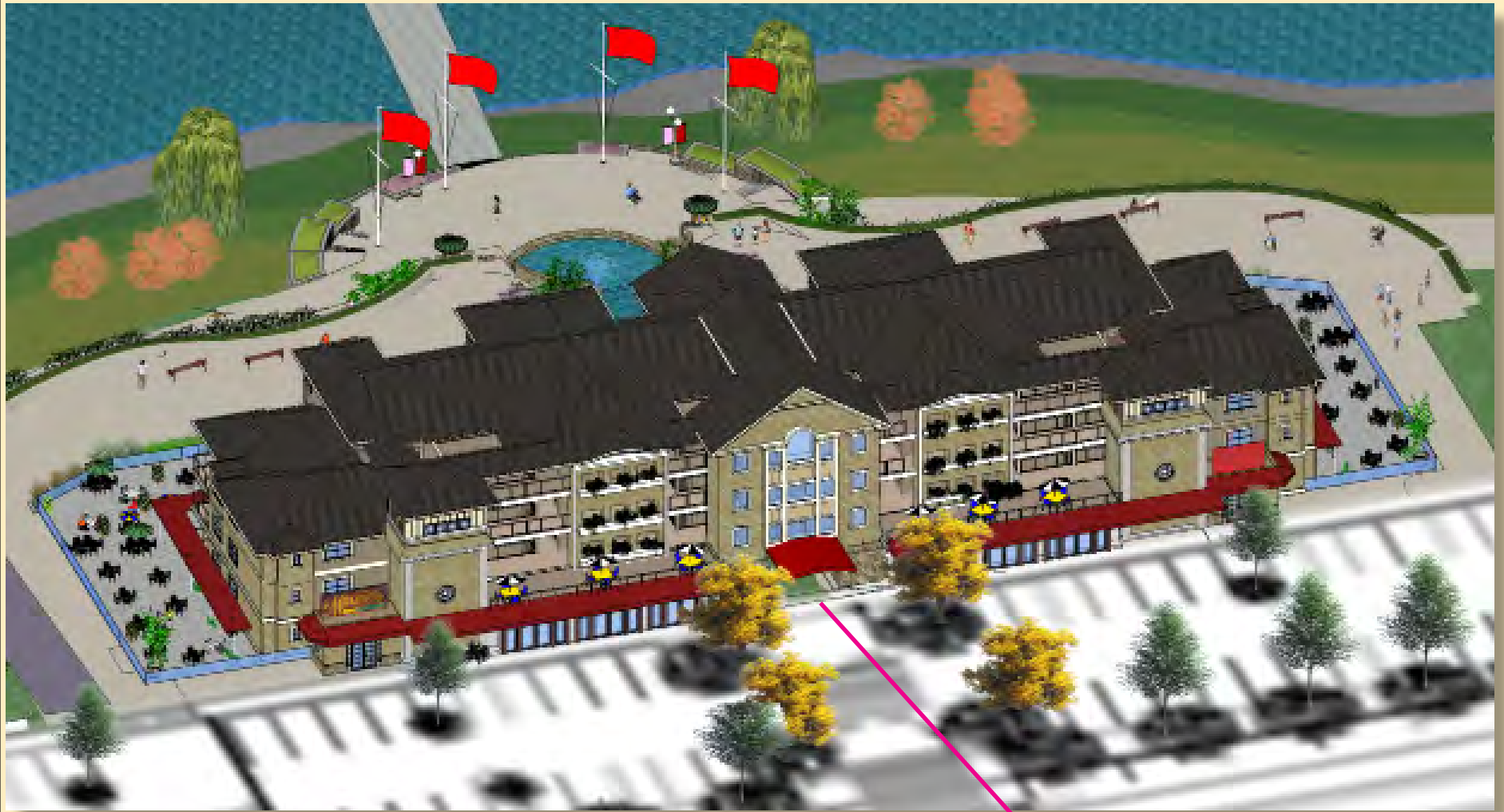
*The Cove*





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

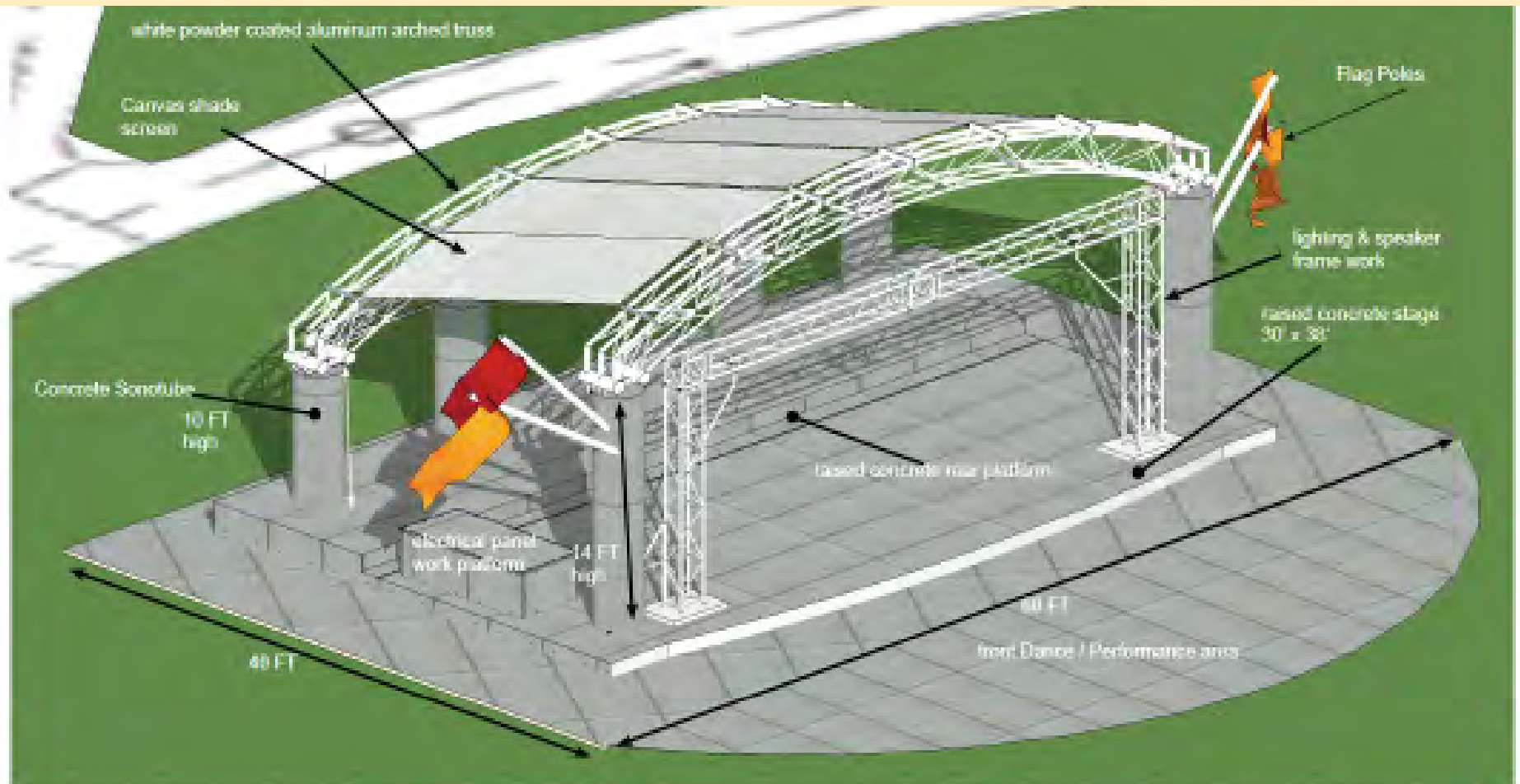
*The Cove*



NORTH END OF ESPLANADE JUST SOUTH OF AMPHITHEATER

*The Cove*



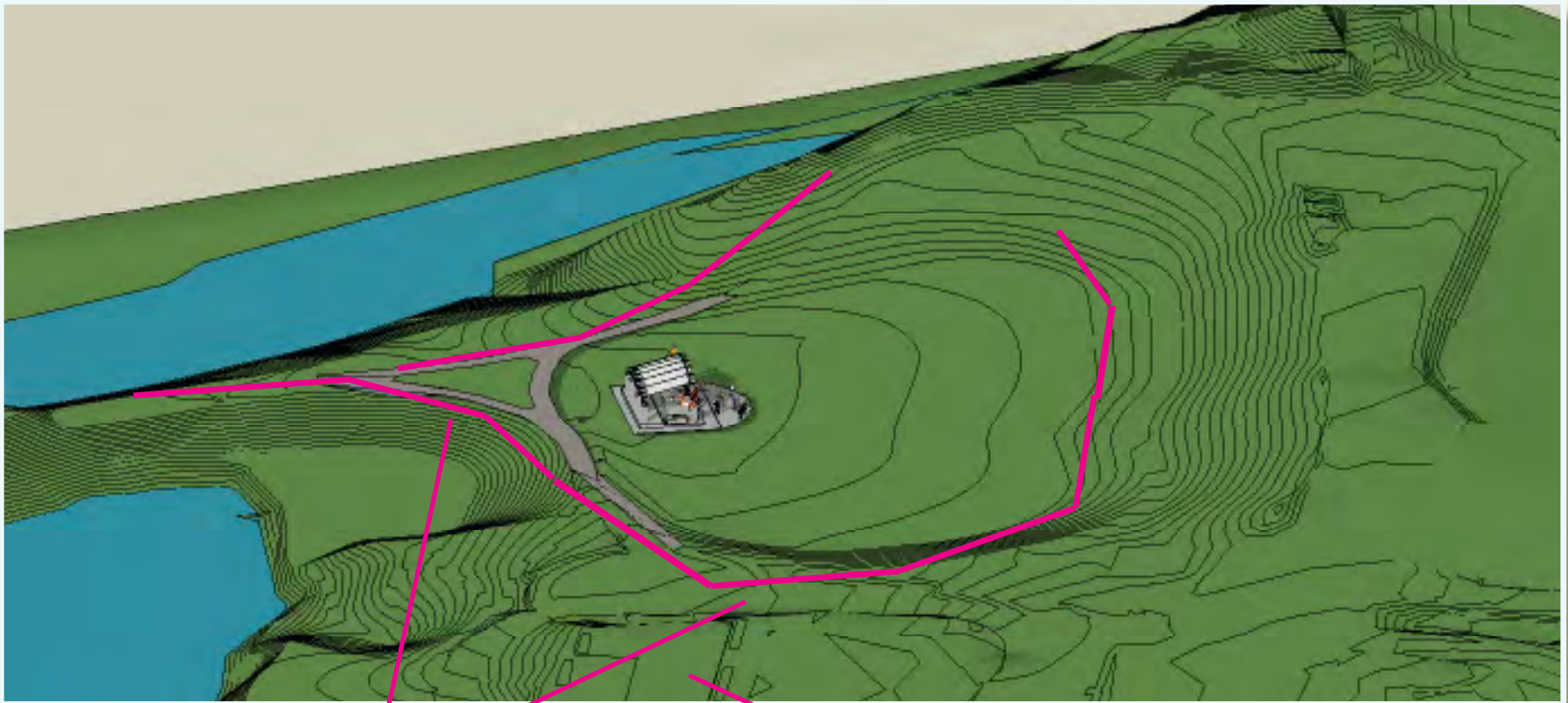


AMPHITHEATER STAGE  
CONCEPT MODEL - front view

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

## AMPHITHEATER STAGE

*The Cove*



TRAIL SYSTEM

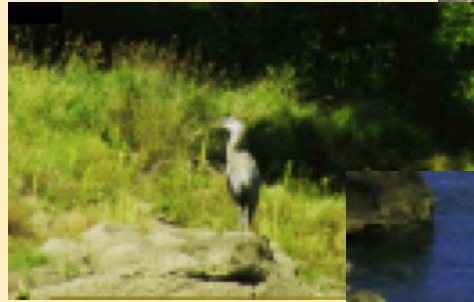
BLDG #7

AMPHITHEATER STAGE LOCATION - TRAIL SYSTEM

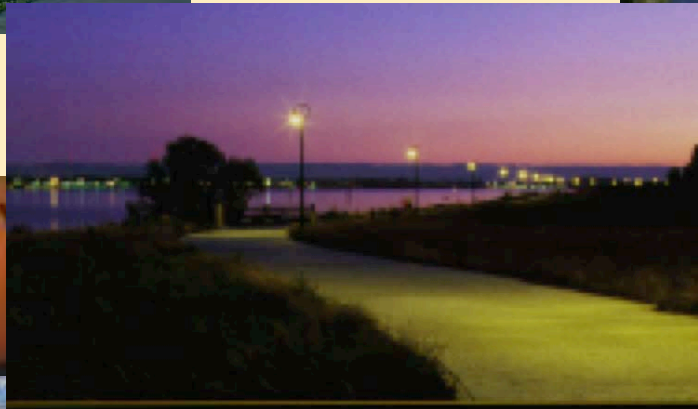
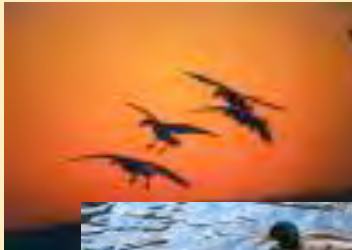
*The Cove*



HABITAT RESTORATION & WATER  
QUALITY PRESERVATION



ECOSYSTEM PRESERVATION



STEWARDSHIP VALUES



CREATION OF NEW WETLAND HABITAT

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