



## Clackamette Cove, LLC

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January 26, 2016

Tony Konkol, Interim City Manager  
Eric Underwood, Economic Development Manager  
John Lewis, Director Public Works  
John Runyon, Cascade Environment Group  
Urban Renewal Agency Commissioners

RE: Water Quality and Habitat Enhancement at The Cove

As the Master Planning Developer of The Cove I would like to propose a formal program to resolving the water quality and to enhance the habitat resources 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 (see attached Water Quality Proposal). Further, preliminary conversations have been held with Tammy Stempel, chair of the Planning Commission for City of Gladstone, with regards to combining efforts and properties to create a Landmark Environmental Habitat 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.

The properties that could be evaluated for habitat enhancement and development could include Lot 1 and the Peninsula at the Northwest corner of the Urban Renewal Agency property. Also the Gladstone parcel and associated Pump Station could be evaluated.

We would request that the URC advance \$50,000 (reduction to \$745,000 infrastructure grant) for third party consultants to prepare a feasibility study that would be used to evaluate the concept and be a support document for presenting to third party financial partners that would support the overall financing of the program.

I would like to request a meeting of the Urban Renewal Agency the night of February 3<sup>th</sup> to give a brief overview of the proposal.

See attached "Water Quality Proposal"

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Edward Darrow, Manager