

ENTITLEMENTS APPROVED – NEXT STEPS

*PHASE 2 – 350 up to 425 WATERFRONT UNITS - PROPOSED AMENDMENT TO CONCEPT (MASTER) PLAN THAT WAS APPROVED ON Dec. 7, 2015 will be amended and submitted first quarter of 2107 - (increase # of units between 350 up to 425 units. Directly thereafter the DETAILED DEVELOPMENT PLAN (DDP) will be submitted. The DDP is a higher level of detail than is required for the CDP. **The NEXT STEPS ARE: #1-REVISE THE DDA. #2 A PREAPPLICATION CONFERENCE. #3 AMEND THE CONCEPT DEVELOPMENT PLAN (CDP). #4 PREPARE A DETAILED DEVELOPMENT PLAN (DDP).***

-----PRIOR APPROVALS-----					INCREASE # UNITS
LAND USE	PHASE	2008 CDP Amdmt Approved (CP 08-05)	2009 CDP Amdmt Approved (CP 09-02)	2015 CDP Amdmt Approved (CP 15-01)	NEW CDP for Phase 2 -350 up to 425 Waterfront Units
Multifamily-LOT 2	1	0	220 units-lot 2	244units-lot 2	Phase 1 (prev. approved-CP 15-01))
Multifamily – LOTS 3, 4, 5, 6, 7	2	224 units Lots 3, 4, 6, & 7 good for 10 yrs	180 condo units. Lots 3, 4, 6, & 7 this plan had subter. pkg	195 apt. units. Lots 3, 4, 6, & 7 @ grade parking	Phase 2-350 up to 425 units. Lots 3, 4, 5, 6 & 7. Podium parking
Retail Sales-lot 1	4	0	3,520 SF. Lot 1	3,520 SF. Lot 1	deleted
High turnover Restaurant-lot 1	4	8,000 SF. Lot 1	6,750 SF. Lot 1	6,750 SF. Lot 1	deleted
Quality Restaurant – Lot 1	2	8,000 SF. Lot 1	6,800 SF. Lot 1	6,800 SF. Lot 1	Phase 2 - (2) @ 3,000 sf ea Lot 5
General Office – Lot 1	4	43,300 SF – Lot 1	51,920 SF Lot-1	51,920 SF Lot 1	deleted
Medical Office	3	80,000 SF Lot 2	80,000 SF Lot 5	70,000 SF Lot 5	deleted
Parking : Tri-City 2.5 acres	3		272 parking space – Tri- City land	272 parking space – Tri-City land	deleted
Trailhead parking	2	14 spaces	14 spaces	14 spaces moved to Phase 2	Now in Trailhead & Mitigation pkg
Trailhead+Mitigation Parking	3			Tract A – Trailhead parking	Tract A trailhead & mitigation prkg. Qty TBD
Marina & Water Sports Center	4	Potential Marina & Water Sports Center	Potential Marina & Water Sports Center	Potential Marina & Water Sports Center	Potential Marina & Water Sports Center
Water Resource: WR 08-21					Phase 2 -Letter Update submitted and approved 2/5/14 New NROD for phase 2 to be prepared with new CDP
Subdivision: TP 08- 11					No change - Valid
Geologic Hazards: US 08-03					Phase 2-Letter Update submitted and approved 2/5/14-valid
Traffic Report					Phase 2 -Letter update – w/new CDP submission

The Phase 2 site is referred to as Lots 3, 4, 5, 6 & 7 of the Plat of Clackamette Cove and contains approximately 8.8 acres and is within the Mixed-use Downtown (MUD) zoning designation. According to OCMC 17.34.020A, the proposed multi-family residential units and commercial space are an outright permitted use.