

## **ATTACHMENT A**

### **LAND USE APPROVAL HISTORY SUMMARY**

#### **2008 Concept Development Plan (CP 08-05)**

On February 10, 2009 the City of Oregon City issued final approval of a CDP for The Cove, a master planned development surrounding the Clackamette Cove. The CDP proposed that the project would be built in eight phases over 10-years and the record established a CDP expiration date of February 10, 2019. The CDP identified that the project would be developed with the following land uses:

- 224 Condominium Units for lease—Lots 3, 4, 6 & 7;
- 8,000 square foot high turnover restaurant;
- 8,000 square foot “quality” restaurant;
- 42,300 square feet of general office; and,
- 80,000 square feet of medical office

#### **2008 Detailed Development Plan (DP 08-13)**

Concurrent with the 2008 CDP request, the applicant requested approval of a detailed development plan for anticipated Phase 1 site improvements. These included:

- ☐ Mass grading
  - Multi-family apartment area
  - North Park
  - Mixed Use Building and parcel south of Main Street
  - Water Quality Resource Area (Main St and Mixed Use Building)
- Infrastructure
  - Main Street (fully improved)
  - Agnes Avenue
    - Half street improvements up to North Park
    - 20-foot paved width to Washington
  - Utilities in Agnes up to North Park
- North Park final landscape improvements
- Water Quality Area landscaping around mixed-use building

### **2008 Water Resource Review (WR 08-21)**

At the time that the 2008 CDP application was vested, the OCMC included Chapter 17.49, Water Quality Resource Overlay District, which included provisions regarding riparian buffer requirements. On The Cove site, the standard buffer width from the ordinary high water line (OHWL) of the Clackamette Cove was 250-feet. Through the Water Quality Resource and CDP review, the applicant requested, and the City granted, approval of a reduction of the Water Quality Resource Area (WQRA) from 250-feet to 50-feet. The applicant also requested a limited encroachment into the 50-foot buffer for the purposes of constructing a mixed use office building on Lot 1 of the development. The establishment of a 50-foot buffer through the 2008 CDP review remains valid.

### **2008 Subdivision Review (TP 08-11)**

Included with the suite of approvals was a proposal to subdivide parent parcels within the aggregated Cove master plan site and dedicated public rights-of-way. The City approved this request in conjunction with the package of requested land use approvals.

### **2008 Geologic Hazards Review (US 08-03)**

The 2008 application package included a request for review under OCMC 17.44, US – Geologic Hazards. Site conditions that triggered this review included steep slopes adjacent to the south and southeast bank of Clackamette Cove. The applicant provided a geotechnical report prepared by Ash Creek Associates to validate project compliance with the applicable standards of OCMC 17.44.

### **2009 Concept Development Plan Amendment (CP 09-02)**

Shortly after the original CDP (CP 08-05) was approved, the Applicant submitted a CDP amendment request filed by the City under CP 09-02. This amendment request sought to add approximately 2.5 acres of land from the “Tri-City” property to the master plan boundary, thereby increasing the total site area to 95-acres (including the 46-acres of the Clackamette Cove waterbody). Additional changes were requested in the 2009 amendment that requested the following modifications:

- Reduce the footprint of a mixed use building located in the southwest corner of the site by 10 feet in width on each side and add retail uses within the building.
- Remove two of the approved access drives in the condo building parking area to allow for a gentler slope transition into the basement parking area of the units.
- Relocate 80,000 square feet of mixed use building area from the Glazier site to an area located between Condo buildings 3 and 4. Condo buildings 3 and 4 were reduced by 22 residential units each to accommodate the addition of the mixed use building, resulting in a total of 180 condo residential units in six buildings.
- Add up to 220 apartments or up to 80,000 square feet of office use on the Glazier site.
- Add the approximately 2.5 acre Tri-City property to the concept master plan boundary.

- Relocate a proposed recreation facility along the north side of Main Street to the apartment site and remove the associated on-street parking along Main Street.

The table below identifies the changes in land uses for The Cove as requested and approved under CP-09-02.

<b>Land Use</b>	<b>2008 CDP Approval (CP 08-05)</b>	<b>2009 CDP Amendment (CP 09-02)</b>
Condominiums	224 units. Lots 3, 4, 6 & 7	180 units. Lots 3, 4, 6 & 7
Apartments	0	220
Retail Sales		3,520 SF. Lot 1
High Turnover Restaurant	8,000 SF. Lot 1	6,750 SF. Lot 1
Quality Restaurant	8,000 SF. Lot 1	6,800 SF. Lot 1
General Office	42,300 SF. Lot 1	51,920 SF. Lot 1
Medical Office	80,000 SF. Lot 5	80,000 SF. Lot 2

The City approved the CDP amendment request and issued a notice of decision on October 16, 2009. The CDP modification request did not request an extension of the proposed CDP modification and therefore the original expiration of the master plan on February 10, 2009 remains unchanged. Conditions of approval were issued with the 2009 modification that amended and supplemented the conditions of approval issued under CP 08-05.

### **2009 Detailed Development Plan (DP 09-01)**

Consistent with the changes proposed to the master plan under CP 09-02, the applicant proposed the following updates to the DDP with the 2009 amendment request:

#### *Phase 1*

1. Relocate the public restrooms in the park to a location adjacent to the northwestern parking lot, near the entrance to the amphitheater park area.
2. Increase the right of way for Agnes Avenue from 60 feet to 65 feet east of the northeast traffic circle to accommodate increase drainage swales.
3. Construct Agnes Avenue with half street improvements leading to the North Park and a 20-foot paved section to Washington Street.
4. Install landscaping at the monument at Main Street, near Firestone Alley, with Phase IV rather than Phase I as indicated in the 2008 CDP/DDP request.
5. Construct a 28 stall parking lot as required per condition of approval 2 from Planning File CP 08-05.

#### *Phase 2*

1. Alter the phasing of the grading of condos 3 and 4 to occur with Phase IV.
2. Complete environmental restoration of the northwestern peninsula in Phase IV to coincide with the development of the first phase of condominium buildings.