



October 17th, 2017

**Subject: Cove Waterfront Concept Development Plan
Neighborhood Meeting Request**

Dear Neighbor:

On behalf of The Cove, LLC, DOWL is in the process of preparing a land use application to the City of Oregon City that will modify a previously approved Concept Development Plan for The Cove waterfront development project. The proposal involves changes to the sequencing of improvements and infrastructure design for the remaining phases of the project. The site is located on the southern edge of the Clackamas River, east of SW McLoughlin Boulevard and just north of I-205 behind the Oregon City Shopping Center. The site is comprised of the following tax lots: Clackamas County Map 2-2E-29-TL 1509, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, and 3700, and Clackamas County Map 2-2E-20-TL 1100.

DOWL will be discussing the proposed project at the beginning of the regularly-scheduled Two Rivers Neighborhood Association meeting. You are invited to attend this meeting on:

**Wednesday, October 25, 2017
7:00-9:00 PM
Rivershore Bar & Grill (Restaurant Loft)
1900 Clackamette Drive
Oregon City, OR**

The Cove presentation will be at the beginning of this meeting, so please arrive at 7:00 or as close to 7:00 as possible to ensure that you are present for the discussion of the project. We look forward to more specifically discussing the proposal with you at the upcoming meeting.

Sincerely,

Read Stapleton, AICP
Planning Group Manager

TWO RIVERS NEIGHBORHOOD ASSOCIATION

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

MINUTES OF WEDNESDAY, OCTOBER 25, 2017
Rivershore Bar & Grill
1900 Clackamette Drive
Oregon City, OR

The meeting was called to order by Chairman, Bryan Boyce at 7:00pm.

Self-introductions of members and guest present.

The following presentations were given:

1. **Clackamette Cove by Ed Darrow, Lloyd Hill, and others.** Ed and company presented a complete history of the Cove beginning 9 years ago and brought it to date. He summarized the project, each phase I-V and discussed changes that had to be made due to market conditions and other factors. He emphasized the need for this project to represent "21 Century Living Standards" due to the tremendous value of the Cove and the nearby Clackamas River. The project will be presented to the Urban Renewal Commission on November 9th, Thursday. Phase I "Garden Apartments" totaling 244 total units will be completed in the summer of 2018. Phase II "Esplanade, North Park, Townhouses totaling 400 living units" will start in the summer of 2019.

Action taken: A Motion to support proposed changes to Cove Master Plan for Phase II by Kim Dye, Second and Passed

2. **Abernethy Place Hamilton Hilton Hotel. Lloyd Hill, Dan Fowler,** and others were present to t update the committee on the project since initially being reviewed by the Two Rivers Association January of 2017. Numerous adjustments to the design to make the building relate better to the site and surroundings were discussed. Discussion was undertaken on the feasibility of running bicycle/pedestrian access through the southwest side of the site. The principles of the project and architect in particular stressed the difficulty in making grade changes form the "upper plateau" and then transition abruptly 10-15 feet down to the flood plain level for the parking lots at the historic railroad depot building.

Greater consideration was given by the applicant to "Improving Green Pointe" access for pedestrians and emergency ingress/egress for vehicles by the applicant working with the City to advance those improvements as a better way to connect pedestrians and bicycles to Main Street. The applicant brought a set of legal documents demonstrating the City's agreement with the applicant several years ago to not exclude access on different parcels which are now in the "hotel and multi-purposes area design." He emphasized that the City wanted no division between the property, barriers, etc. and that he felt the 11 foot-wide pedestrian and 10 foot wide bicycle lane

along Washington Street and his project will more than meet the needs. The applicant also agreed to work with the City, ODOT, the Railroad, and others to create a passage either over the railroad tracks or a better passage under the railroad tracks to connect to the walking trail headed north to newly constructed wetlands or southwest under Interstate 205 and thence in the Cove Area.

Action Taken: The group supported the update and responded favorably to alternatives presented regarding Green Pointe and over/under railroad track connectivity.

3. Water Environmental Services/Tri City Pollution Abatement Plant Projects. Summary by the following persons:

a.) Wayne Cleever of WES provide several options for the 82nd street bridge crossing now used by WES for pipe conveyance for sewer and water. Due to the age of the Bridge, circa 1920's lead paint, rotten timbers and other factors had to be corrected. In fact a fire on Oregon City's side destroyed much of the bridge's underpinning timbers which have now been replaced. Wayne presented the group with the idea of putting both a 30 inch and a 20 inch sewer line on the downriver side of the bridge rather than on the deck to allow for better pedestrian access and also to protect those lines from winter floods striking the pipes if located on the upriver side of the bridge.

Action taken: The Group supports the improvements being made to the 82nd Street Bridge, Its connectivity values, and other benefits of its reconstruction and rehabilitation and commends Clackamas County WES Organization for their leadership.

4. Jeff Sailer and Lynn Sehekoin from WES discussed improvements now underway for the 50 MGD pollution abatement plant in Clackamette Cove. They include:

a.) The installation of a new digester an solids handling capability at the plant which will allow for better processing of sewage and conversion for solids to useful fertilizer for use in Eastern Oregon land application. It was noted that these new digesters will generate a significant amount of methane –enough to create 650-kw of co-generation which is half the plant's overall requirement for operation. Odor control towers" and other features for handling 1.3 trucks per day of sewage solids mean the plant will continue to be a good neighbor while also being more efficient in using predigested solid for productive agriculture purposes in central Oregon.

Action taken: A Motion was made by to strongly support the WES expansion projects by Gail Yazzolino and seconded by Kim Dye. Motion passed.

Meeting was adjourned by Chairman Boyce at 9:05pm.

Respectfully submitted by

Margie Hughes,
Secretary

Two Rivers Neighborhood Association

	A	B	C	D	E	
1	NAME	ADDRESS	ZIP	TELEPHONE	EMAIL ADDRESS	
2	Eric Dye	1201 Chalkworth Dr		503-444-6667	HFS Drills & Co.	
3	Chimberly Dye	1701 Clackamette Dr		503 780 6667	Chimberlydyerealt	
4	Rachael Bogard	17239 Webster rd		971 678 2599	r bogard 21@ qm	
5	Staci Wagners	1736 Blackhawk St.		503-657-9336	gaile.hustontwopen	
6	Jan Louder	1737 Washington St., dr.		503-655-1455	danf@cabernethy	
7	Don Boyle			503-655 4457	byong@aol.com	
8	Lloyd Hill	1750 Blumhous Hill Rd. Wash Line dr		503-305-8033	lloyd.hill@Hill	
9	Ed DeGeron	30560 SW Burn MILWAUKEE, OR		503 702 0009	eed1@com	
10	Sharon McKinney	13665 Holcomb Blvd Oregon City, OR		971-325-8637	sharon@attglobal	
11	Margie Skelton	Dr Secretary		503 312 4111		
12	Dwayne McAllister	150 Rivercrest Rd, O.C.		503-619-7627	dwaynec@clac	

TWO RIVERS NA

MEETING

	A	B	C	D	E	
1		NAME	ADDRESS	ZIP	TELEPHONE	EMAIL ADDRESS
13	12	Jean Hammond	503-260-3432			
14	13	Jeff Stallard	150 BEAVERCREAK DR OREGON 97045	503-742-4694		JStallard@clackam
15	14	Lynne Christine	" "	" "	503-742-4559	lchicaine@clack
16	15	John Barber	5597 River St	97868	—	—
17	16	Reed Stapleton	720 S. WASHINGTON SUITE 750 TACOMA 97205	971-280-8678		rstapleton@clack
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Two Rivers Neighborhood Assoc.
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Oregon City, OR

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