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My Name is Spencer Welton, and I represent Grand Peaks Properties in the Pacific Northwest. We are the developers of the first phase of the Cove Masterplan and we are excited to announce that construction has begun on Phase I of the project. We appreciate the support the community and the City has had for the masterplan and for our application, and we look forward to becoming a part of the neighborhood and the impetus for continued public and private investment in the Cove masterplan.



I am reaching out to you to answer any questions you may have about the project and to better explain how construction will affect you in the near term. Hopefully, this letter will answer most of your questions but if I have missed something or if you have a more specific question please don't hesitate to reach out. I can be reached at the above telephone number.



What is the Cove Masterplan?

Overall, the Master plan which was originally approved by Oregon City in 2009 but modified in December 2015 will support 244 apartments, 195 Condominium units, 14,000+ Sf of retail and over 70,000 sf of office. The Masterplan also represents a significant investment in public spaces including trail improvements, improved access to the cove for swimming and recreation, additional public parking, shoreline restoration, a marina and expanded park facilities.



VICINITY MAP  
 SCALE: 1/4" = 1/2 MILE

### What are we building in Phase I?

The first phase of the masterplan consists of significant public infrastructure improvements and the construction of 244 residential apartment units and ~6,700 sf of retail on Lot 2 of the property. Lot 2 is the former concrete batch plant located north of I-205, between Main street and the Oregon City Shopping Center. The property is currently vacant land. Phase I represents a significant investment in public infrastructure to support the overall masterplan and continued growth in and around Oregon City including the complete reconstruction of Main Street. Main Street will be improved from its current state to include a new road section allowing for bike lanes and improved pedestrian access as well as a new vehicular roundabout. Sewer, water and storm pipes will also be upgraded to current standards and expanded to allow for the construction of subsequent phases of the Masterplan.



### How will this project impact you?

Site preparation and demolition on Lot 2 has already begun but the most impactful part of the project will begin in mid-August when a portion of Main Street will be closed for approximately 3-4 months while the public infrastructure is put into place. The closure will begin at the 15<sup>th</sup> street intersection and extend north to the Oregon City Shopping Center access road just east of McLoughlin Boulevard. 15<sup>th</sup> Street and the Oregon City Shopping Center access road will remain open during construction and local access will also be allowed (but not through access). We expect to be able to re-open Main Street in its entirety by the end of November but the construction of the Lot 2 apartment project will continue for several years. Pedestrian access to the Clackamette Cove Trail system will be maintained for the duration of the project.

Although we understand that this represents a significant inconvenience especially for those business nearest the project it was determined that given the extent of the road improvements, there was no other viable option but to close the road. We will do everything we can to expedite construction of this part of the project and work to reopen Main Street in its entirety as quickly as possible. Thank you for your understanding. Please do not hesitate to reach out with any questions or comments. We can be reached at the above number.