

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Sitting/Acting as (if applicable)
Policy Session Worksheet

Presentation Date: 5-4-2022 **Approx. Start Time:** 11 a.m. **Approx. Length:** 60 MINS

Presentation Title: Confederated Tribes of the Grand Ronde Community of Oregon update on Willamette Falls project plans

Department(s): Clackamas County Administration

Presenters: Confederated Tribes of Grand Ronde staff: Stacia Hernandez, Chief of Staff; Ryan Webb, Project Manager. ATTENDEES FROM CTGR TRIBAL COUNCIL: Chairwoman Cheryle Kennedy, Jon George, Jack Giffen, Michael Langley. OTHER GUESTS: Martha Pellegrino, consultant - *Brava Point LLC*

Other Invitees: Trent Wilson, PGA and Martine Coblentz, EDI.

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

INFORMATIONAL ONLY: The Confederated Tribes of the Grand Ronde Community of Oregon (CTGR) will update the Board on Willamette Falls project plans.

EXECUTIVE SUMMARY: CTGR purchased the former Blue Heron mill property, located in Oregon City, in 2019. CTGR presented its Visioning Document to the Board in April, 2021 and will now update the Board on current plans and progress, including the creation of a Master Plan for the site; the Tribe's remediation efforts of the site; their demolition timeline; branding process and community outreach.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost? \$ N/A What is the funding source? N/A

STRATEGIC PLAN ALIGNMENT:

Grow a vibrant economy: The future prosperity of County residents will be built on good paying jobs that support families, housing affordability, a growing diverse qualified workforce, capital investments that grow current businesses, and on the availability of lands where new businesses can easily locate and expand within the County.

Additionally, County Administration has expressed a desire to enhance its relationship with Oregon's federally-recognized Tribes. CTGR's ceded ancestral homelands are located within Clackamas County and the Tribe has a historical and cultural connection many geographic landmarks, particularly Willamette Falls and the Willamette River. CTGR has worked with County departments on other developments and capital projects, geographic namings, and regional events.

Presentations concerning economic development and tourism projects within Clackamas County supports this government-to-government relationship.

LEGAL/POLICY REQUIREMENTS: N/A

PUBLIC/GOVERNMENTAL PARTICIPATION: N/A

OPTIONS: N/A

RECOMMENDATION:

There is no Board decision. Informational only.

ATTACHMENTS:

CTGR Power Point presentation

SUBMITTED BY: Tracy Moreland

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Tracy Moreland @ tracymor@clackamas.us

WILLAMETTE FALLS PROJECT UPDATE

The Confederated Tribes of
Grand Ronde
Community of Oregon

Presenters:

Stacia Hernandez

Ryan Webb

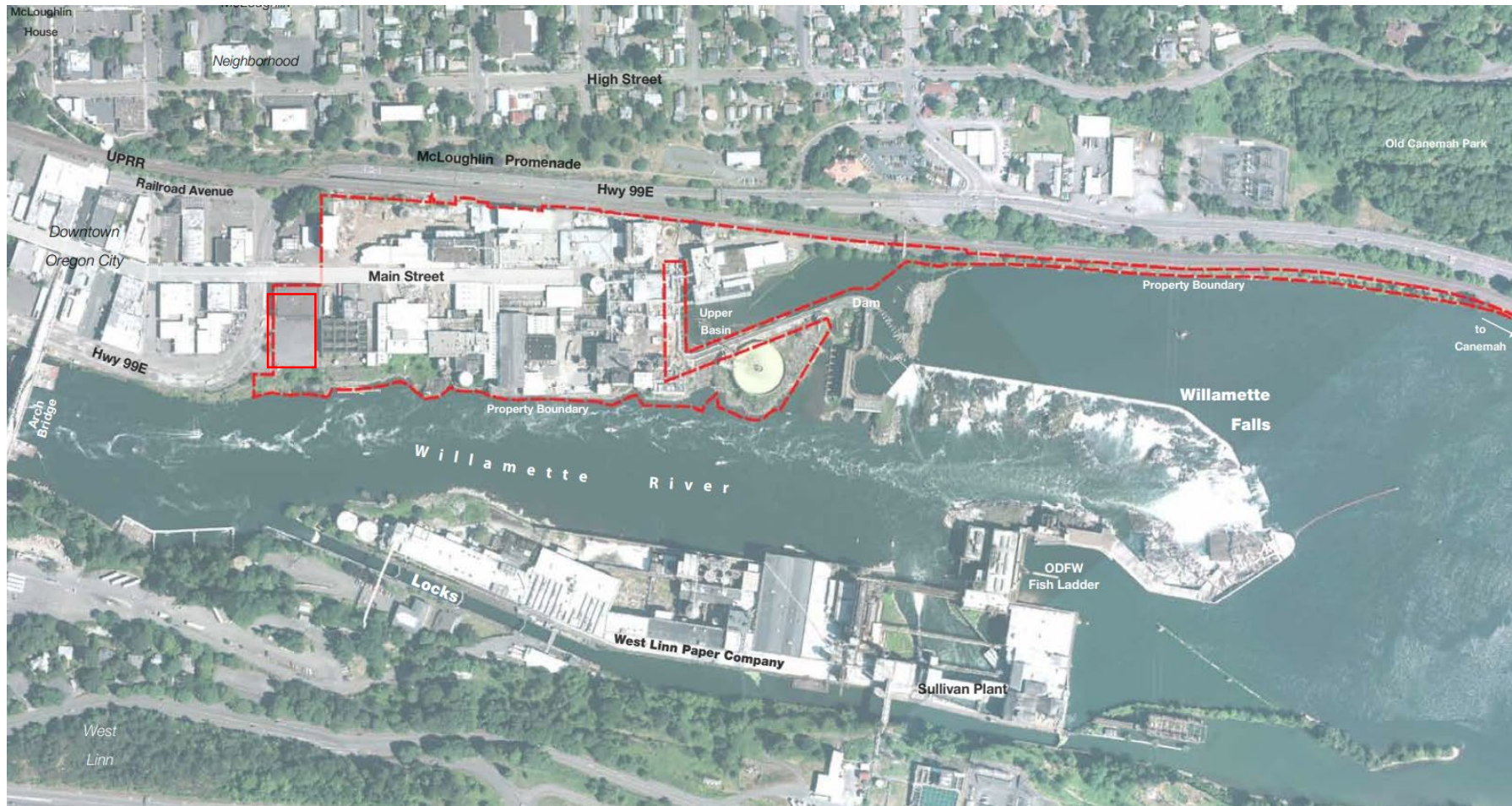


Willamette Falls Property

Total Acreage: 23.16

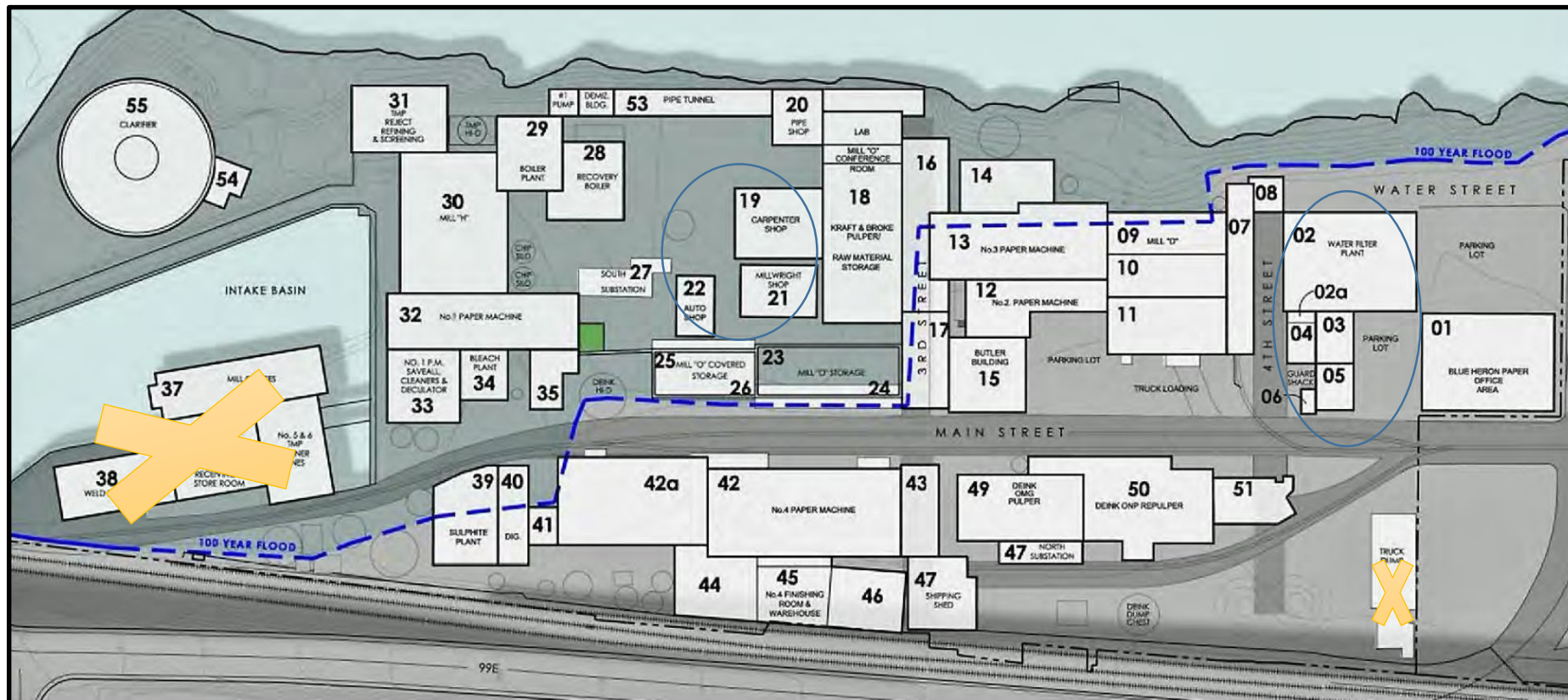
Developable acres: Approximately 17 acres

River Frontage: ~.4 miles river-frontage below and .45 miles above the Falls



Existing Structures

- There are approximately 55 Buildings – over 500,000 square feet of building space developed and occupied since the 1840s
- Demolition will provide flexibility for economic development, access to the river, habitat restoration and cultural and historic interpretation
- Hazardous building material abatement and remediation of contaminants will be necessary during demolition



Demolition Work

The Tribe has started demolition of certain buildings on the site. Below is a list of structures that have been or will be demolished in the coming months.

- Mill E Complex
- Water Filtration Plant
- Chip/Truck Dump
- Auto Shop
- Millwright Shop



- The Tribe's contractor works closely with recyclers to recycle material and dispose of materials properly. This ensures that the Tribe gets a better rate for work.



Environmental Remediation Work Progress

The Tribe entered into a Prospective Purchaser Agreement (PPA) with DEQ when it purchased the property. This limits the liability to DEQ for environmental cleanup.

The Tribe has executed an Overarching Work Plan with DEQ that maps out all the work to be completed on site.

To date the following work has been completed:

- All catch basins and manholes have been cleaned, filter inserts installed and filter booms around the catch basins to prevent it being carried downstream and ultimately flowing into the Willamette.
- All paved surfaces (approx. 5 acres) were swept to remove contaminated sediment.
- Just under 100 Cubic Yards of contaminated sediment was removed from all pavement surfaces, catch basins, manholes and pipes.
- Detailed mapping of stormwater conveyance system.
- Upcoming Work:
 - Subsurface Investigation work (Funded by the EPA Multi-Purpose Grant)



Environmental Protection Agency Multipurpose Brownfield Grant

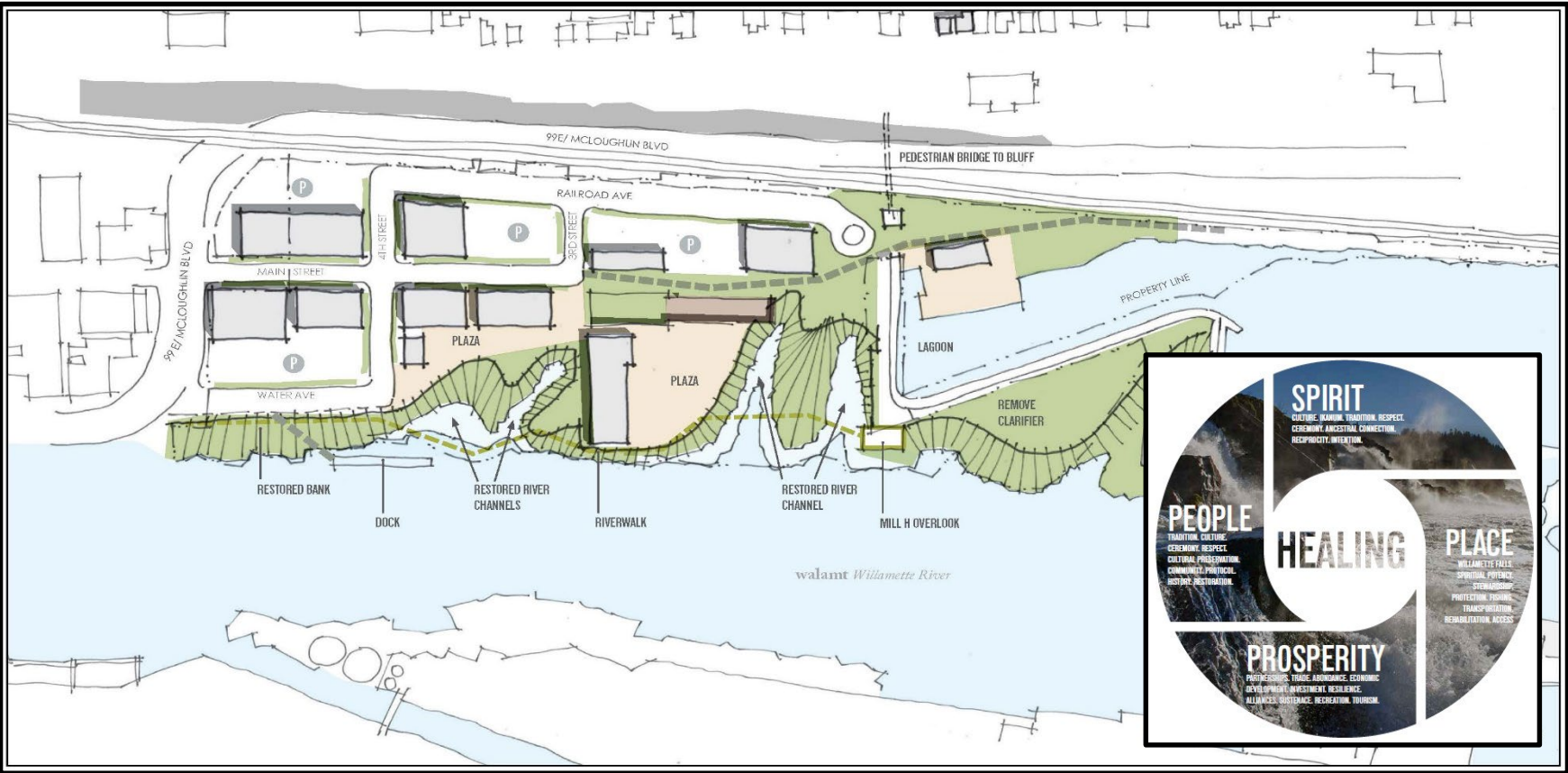
The Tribe was successful in securing a \$800,000 grant from EPA to assist with cleanup of the site.

- This grant has a lot of flexibility to help with sub-surface investigation work, cleanup work and planning activities.
- Tribe will focus the funding on investigation work, with potentially some cleanup work as well.
- Funds to be spent within 5 years, however the Tribe plans to complete all work funded by this grant within 3 years. Upon completion of the grant; the Tribe can apply for additional grants through EPA.
- This grant will help the Tribe to continue to heal and restore the site, after generations of neglect.
- EPA also provides technical expertise as part of the grant.



Visioning

The Tribe released its vision for this site in April 2021. That vision is one that focuses on environmental restoration, thoughtful mixed-use development, strengthens Grand Ronde's connection to our homelands, assures cultural access by tribal members to the falls, and restores public access. Plans for the property include: restoration of the riverbank and river channels, restoring public access, creation of open space and recreational areas, environmental cleanup and remediation, and economic redevelopment.





Master Planning

Conceptual Design

- 30% Engineered Plans
 - Infrastructure and Utilities
 - Phasing for demolition and site cleanup, infrastructure and utilities, and for development construction

Phased Approaches

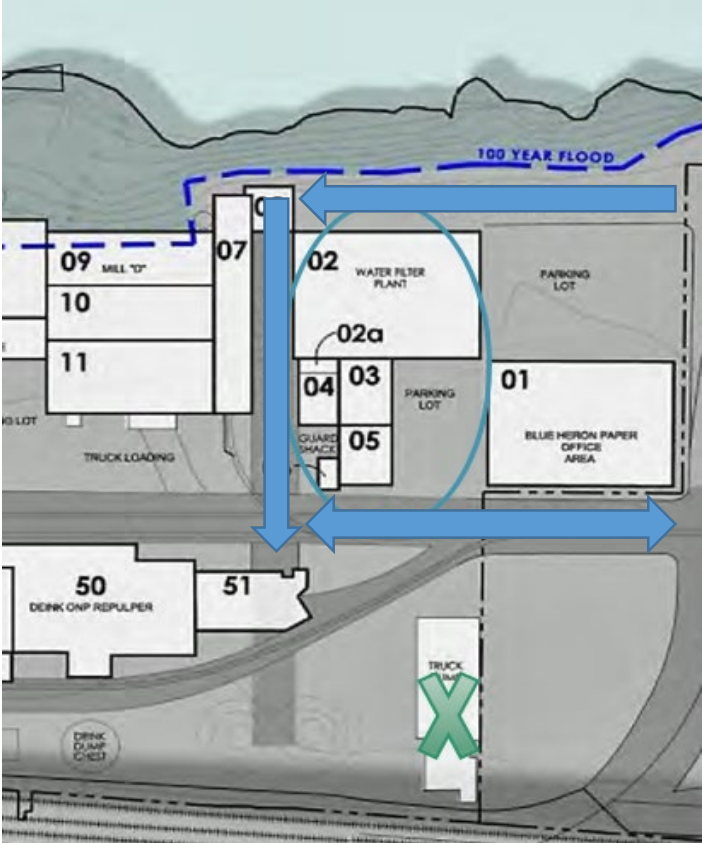
- Remediation and Demolition
- Infrastructure and Utilities
- Development

Timeline

- Master Plan to be completed by end of 2022
- Conceptual Design including 30% Engineered Plans to be completed by end of 2022
- Demolition work to continue into 2023 and likely 2024
- Starting to construct Infrastructure and Utilities at end of 2023, early 2024

Appropriations Bill Funding

Staff worked with the Oregon delegation to secure a \$2 million earmark to construct infrastructure improvements for Water Avenue, 4th Avenue and Main Street.



Next Steps

- Site Remediation / Demolition
- Updated Highest and Best Use Analysis
- Branding
- Master Plan Completion
- Launch of Project Website and Fundraising Efforts

Questions?

