

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 4-27-2021 **Approx. Start Time:** 2 p.m. **Approx. Length:** 60 MINS

Presentation Title: The Confederated Tribes of the Grand Ronde Community of Oregon presentation of their Blue Heron Visioning Document

Department(s): Clackamas County Administration, Business and Community Services, Public and Government Affairs

Presenters: Tracy Moreland, County Administration

The Confederated Tribes of Grand Ronde: Jon George, Tribal Council Secretary; Stacia Hernandez, Chief of Staff; Ryan Webb, Project Manager

Other Invitees: Sarah Eckman, Business and Community Services Interim Director; Jon Legarza, Business and Economic Development Coordinator; Sue Hildick, Public and Government Affairs Director; Chris Lyons, Government Affairs Manager; Trent Wilson, Government Affairs Specialist

Martha Pellegrino, Brava Point Consulting

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

INFORMATIONAL ONLY: Presentation and discussion by the Confederated Tribes of the Grand Ronde Community of Oregon of the Blue Heron Visioning Document.

EXECUTIVE SUMMARY: The Confederated Tribes of Grand Ronde (CTGR) purchased the Blue Heron Mill property in 2019. Since then, CTGR leaders and staff have endeavored to develop their own plan outlining the Tribe's vision for the future of the property as well as work with the Legacy Project partners group to support the project/Riverwalk.

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:

One of the five priorities in the Board of County Commissioners' Strategic Plan is: 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.

Clackamas County is a partner in the Willamette Falls Legacy Project and supports the development of a Riverwalk and other investments that will promote economic vitality of the area.

Additionally, the Board wishes to support a working relationship with the Confederated Tribes of Grand Ronde and welcomes opportunities to learn and engage with CTGR, as the owners of the Blue Heron Mill property in Oregon City, regarding their future vision for the property.

LEGAL/POLICY REQUIREMENTS: N/A

PUBLIC/GOVERNMENTAL PARTICIPATION: N/A

OPTIONS: N/A

RECOMMENDATION: N/A

ATTACHMENTS:

CTGR Visioning Document

SUBMITTED BY:

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
--

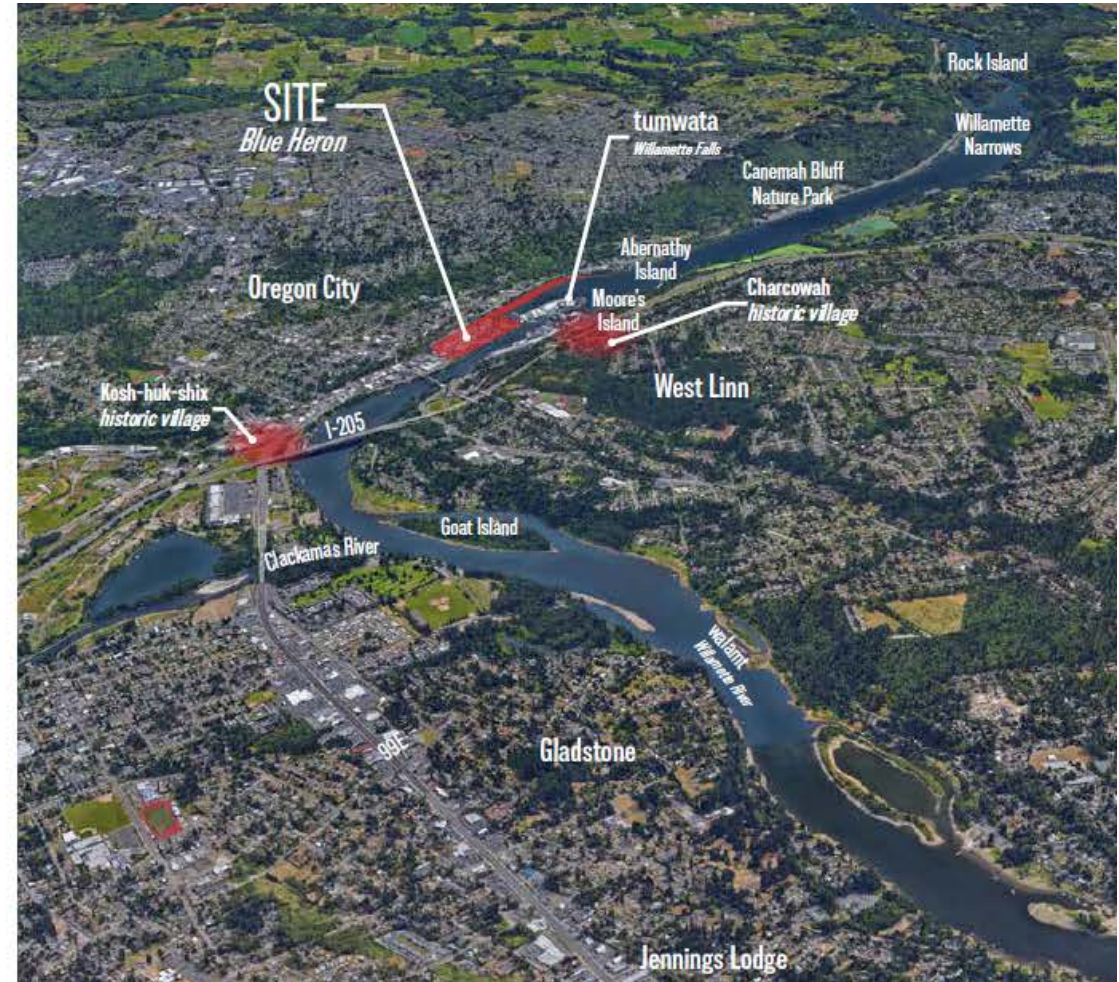
VISIONING FOR BLUE HERON OREGON CITY. OR

April 27, 2021



CITY SITE RIVER FALLS

The 23-acre site is centered between the city of Oregon City, the walamt *Willamette River*, and tumwata *Willamette Falls*. During the era of industry, the site, the river, and the falls were broadly inaccessible to the public. With the purchase of the property, the Confederated Tribes of Grand Ronde have the opportunity to return public access and provide economic development to a historically important area for sustenance, commerce and culture.



From Time Immemorial

Site History

The connection for the Confederated Tribes of Grand Ronde to tumwata *Willamette Falls* goes back to time immemorial. Their people have been above and below the falls for centuries. In the early 19th century, the incursion of this and many locations took place. Euro-American settlement expanded and the site became grounds for heavy industry; it would remain in that state until the 21st century. In 2019, the Confederated Tribes of the Grand Ronde purchased the property.



Ikanum The Storied Time

Lifeways Life and Use Prior to 1820

Early Incursion Contact Window: 1820 - 1840/45

Removal 1840/45 - 1860

The Willamette Valley Treaty of 1855 provided for the removal of tribal people from the area of Willamette Falls and beyond to the Grande Ronde Indian Reservation. The federal government removed people from of Clackamas, Tumwater band of Clowwewalla, Molalla, and Kalapuya.

Survival and Devastation 1860- 2011

Tribal members return to tumwata *Willamette Falls* to Fish. Industrialization and contamination of the site spreads. The Western Oregon Indian Termination Act of 1954 was passed, severing the trust relationship between the federal government and the Tribe.

Healing 2019

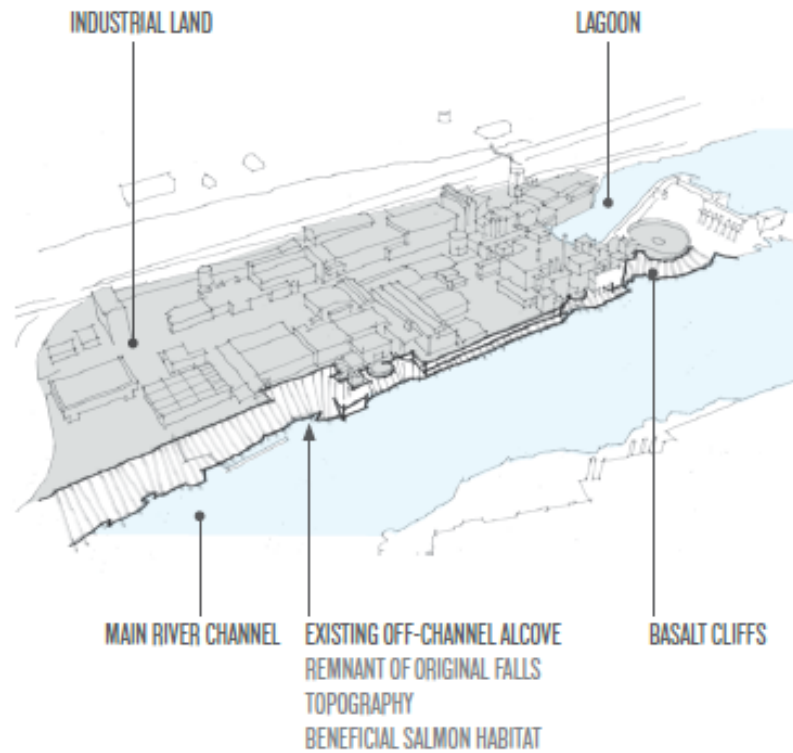
Confederated Tribes of Grand Ronde purchase property. Efforts continue for river cleanup, fish restoration and overall Restoration of the site.

¹ <https://www.grandronde.org/history-culture/history/our-story/>

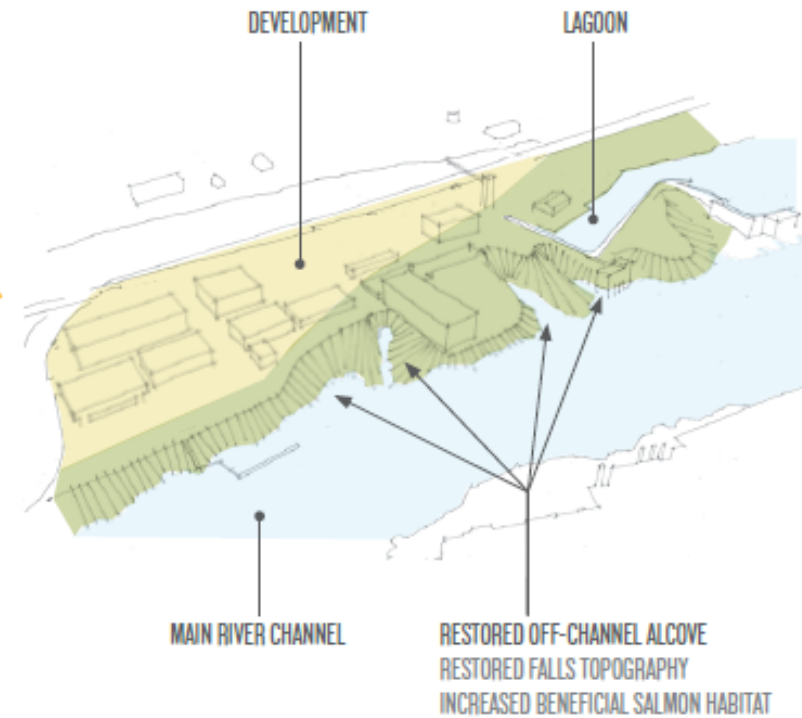
Images from Old Oregon Photos; Oregon Historical Society; Henry James Ware (1819-1898) - Schwantes, Carlos Arnaldo, Long Day's Journey — The Steamboat & Stagecoach Era in the Northern West, University of Washington Press 1999 ISBN 0-295-97691-8



Current Conditions



Restorative Conditions



Concept Diagram describing the reclamation of industrial land (shown in grey) at Blue Heron. Development is envisioned to occur in both a more urban, city like setting (shown in beige) as well as in a more natural, restored environment (shown in green) oriented around the river's edge and the restored topography of the falls.



Site Uses and Program

Tell The Tribe's Story

Through Healing and Restoration, the Economic Value of Site Increases

Today, the site is a sprawling former industrial complex. Tomorrow, it could offer a signature restored riverbank incorporating several former falls channels, native species of vegetation and new spaces for gatherings, ceremonies and events. After Restoration, a new place focused on the walamt *Willamette River* and tumwata *Willamette Falls* will create new demand in the market for space at the site attracting uses such as offices, hotels or institutional/education to lease space in buildings at the falls. Other uses could include:

RESTORATION

- Riverbank Restoration
- Growing Native Plantings
- Habitat Restoration
- Scientific Study & Research

CTGR USES

- Hosting
- River Access
- Gathering Spaces
- Tribal Spaces

PUBLIC

- Riverwalk
- Education
- Hotel/Event Space
- Restaurants/Brew-Pub
- Retail/Shopping
- River Access

PRIVATE DEVELOPMENT

- Office
- Research
- Higher Education Facility
- Non-Profit Org Offices
- Housing

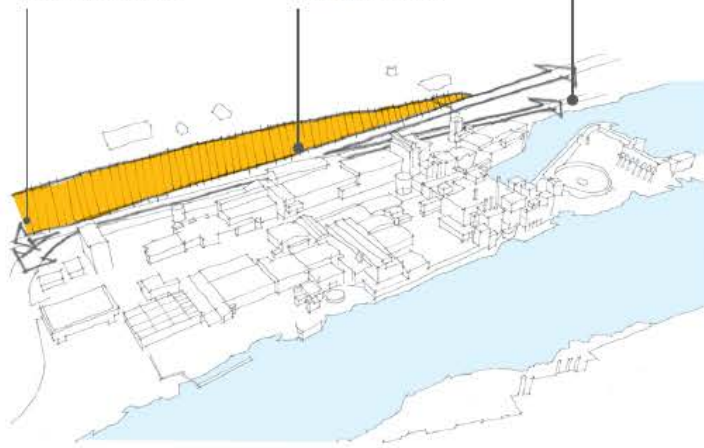
Site Analysis

Existing

Bluff is a Physical Barrier,
Visual Barrier, and
Reverberates Sound

99E/McLoughlin Blvd is a
Barrier, Introduces Sound, and
High Speed Traffic

Rail Line is a Barrier,
Introduces Sound



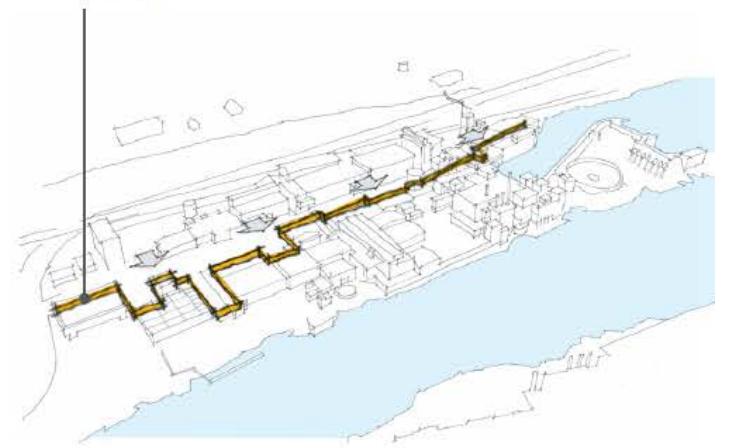
Loud with Traffic

Existing Natural Areas
are Inaccessible



Limited Access to Nature

Existing Buildings Block
Connection with walamt
Willamette River



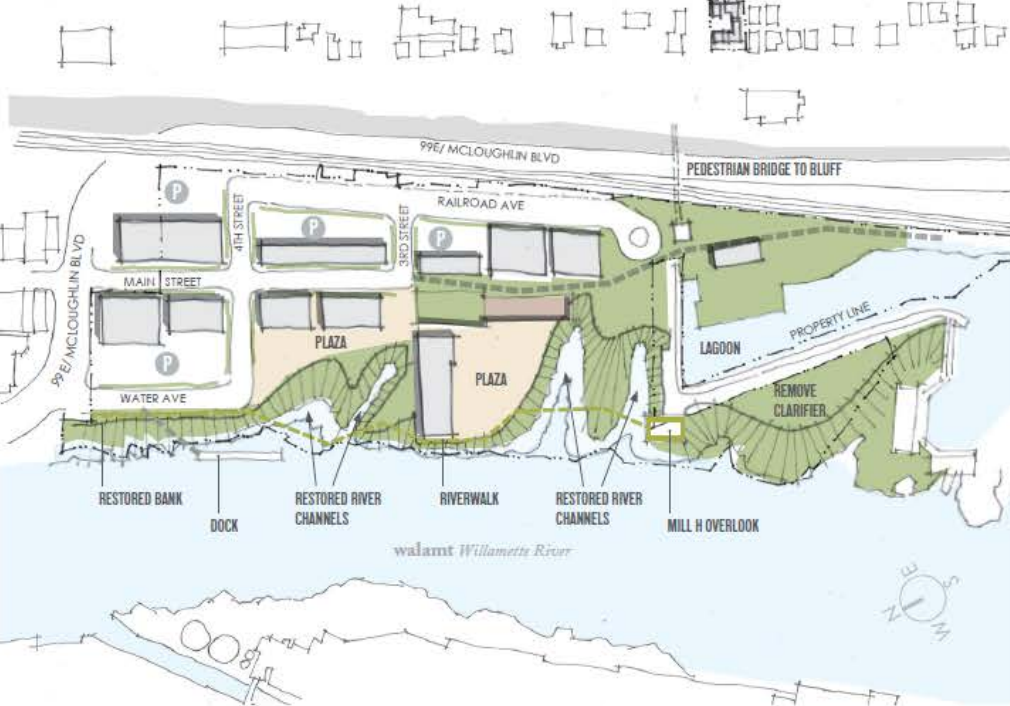
No Visual Connection



Demonstration Plan A.

Site will offer roughly 250,000 to 300,000 square feet of new buildings ranging in size.

Demonstration Plan B



Demonstration Plan C

