

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: 2/18/14

Approx. Start Time: 2:00pm

Approx. Length: 1 hr

Presentation Title: Willamette Falls Project Update

Department: Business & Community Services, Gary Barth, Director
Division: Business & Economic Development

Presenters:

Gary Barth, Director Business and Community Services
Catherine Comer, Business and Economic Development Manager
Mike Zilis and Ken Prie, Walker Macy
Christina Robertson Gardner, Oregon City

Other Invitees:

Hope Whitney and Hillary Wilton, Metro
Tony Konkol, Oregon City

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

The purpose of this study session is to present the Board of County Commissioners (BCC) with an update on the Willamette Falls Project and to receive feedback on the approach of County involvement.

EXECUTIVE SUMMARY:

The Clackamas County Board of Commissioners have invested \$100,000 towards the Master Plan of the Willamette Falls Legacy Project, a project to develop a "framework" plan to be presented to the Oregon City Commission in April 2014. This investment was in partnership with Oregon City, Metro, and the County.

Through a competitive process, Walker Macy was chosen as the consultants for this project. The purpose of this study session is to introduce the Board of County Commissioners to the Consultant Team and to update the BCC on the progress of public outreach, state funding, and potential purchase of the site.

Efforts of this project are driven by the Four Key Values: Public Access, Economic Redevelopment, Healthy Habitat, and Historic and Cultural Interpretation.

FINANCIAL IMPLICATIONS (current year and ongoing):

The County has committed \$100,000 to this project in addition to staff time of Economic Development Manager to serve on Project Management Team. No additional funds are being requested at this time.

LEGAL/POLICY REQUIREMENTS:

PUBLIC/GOVERNMENTAL PARTICIPATION:TBD

OPTIONS: Information and discussion only

RECOMMENDATION:

ATTACHMENTS:

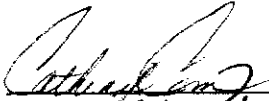
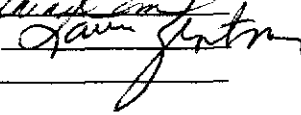
None

SUBMITTED BY:

Division Director/Head Approval

Department Director/Head Approval

County Administrator Approval

For information on this issue or copies of attachments, please contact
Clackamas County Economic Development 503-742-4329

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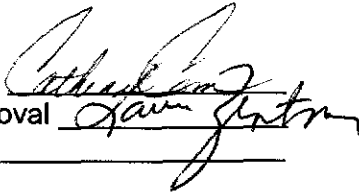
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Department Director/Head Approval

County Administrator Approval

Handwritten signatures in black ink. The first signature is written over the 'Division Director/Head Approval' line. The second signature is written over the 'Department Director/Head Approval' line. The third signature is written over the 'County Administrator Approval' line.

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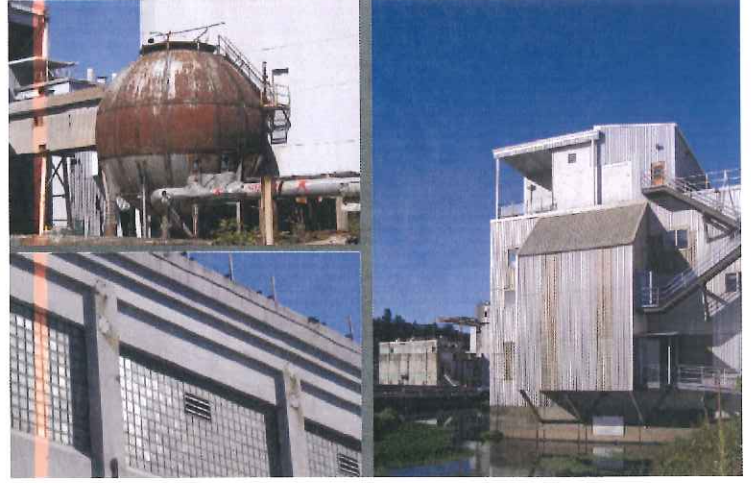
WILLAMETTE FALLS LEGACY PROJECT



Site Status Update







IV core values

- historic + cultural interpretation
- public access
- healthy habitat
- economic redevelopment

IIII core values

- historic + cultural interpretation
- public access
- healthy habitat
- economic redevelopment

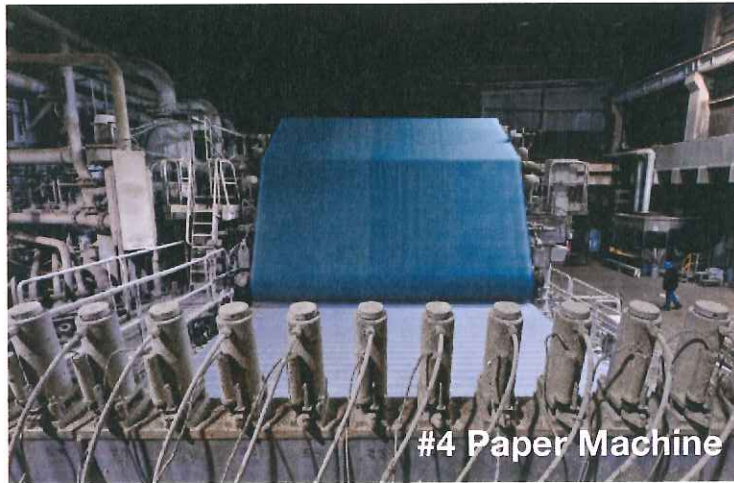
"More emphasis on Native American heritage, history, rights, restoring the first people's ability to return to the site"

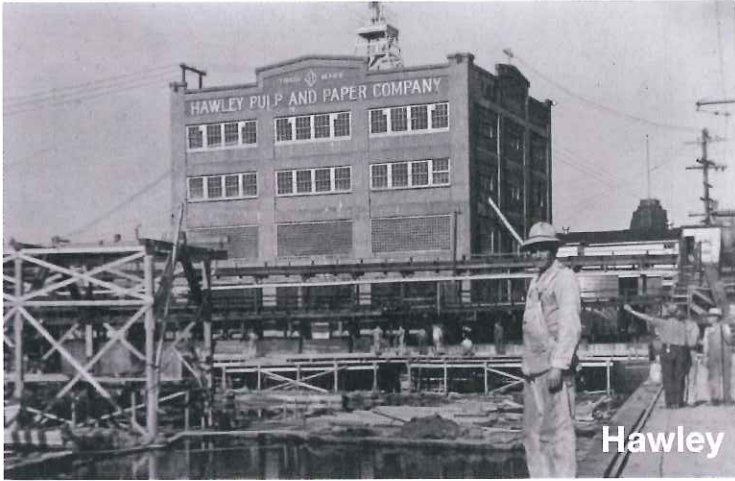
"Love the language about beauty, power and wonderment"

"A museum to show the history of the site, dam and locks"

public comments



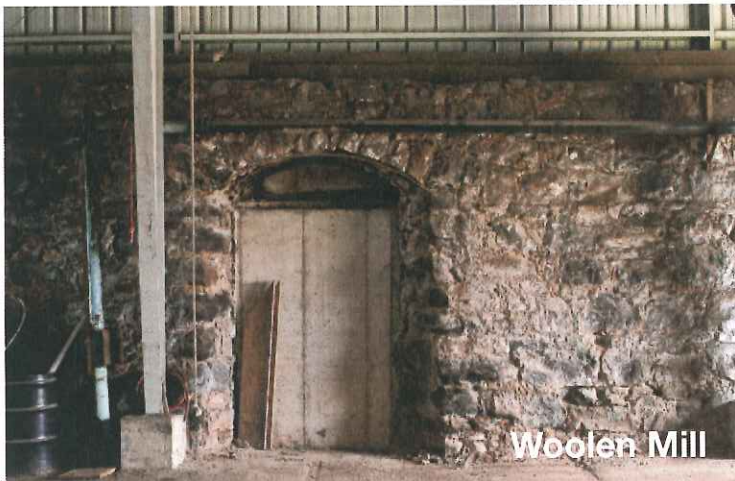




Hawley

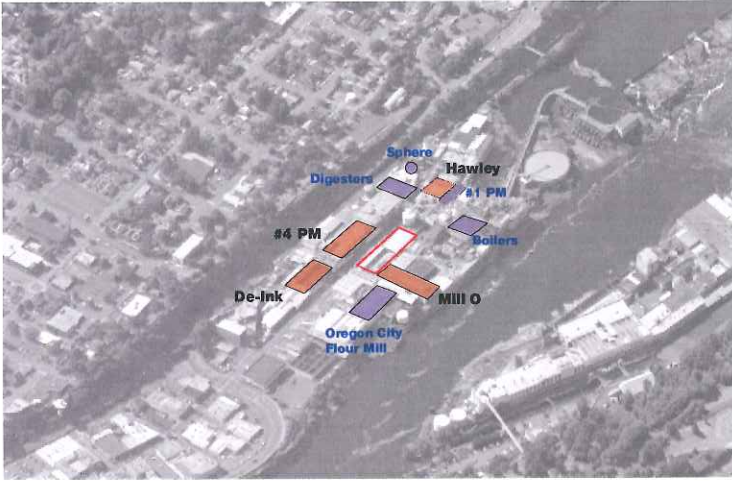


Mill O



Woolen Mill





III core values

historic + cultural interpretation

public access

healthy habitat

economic redevelopment

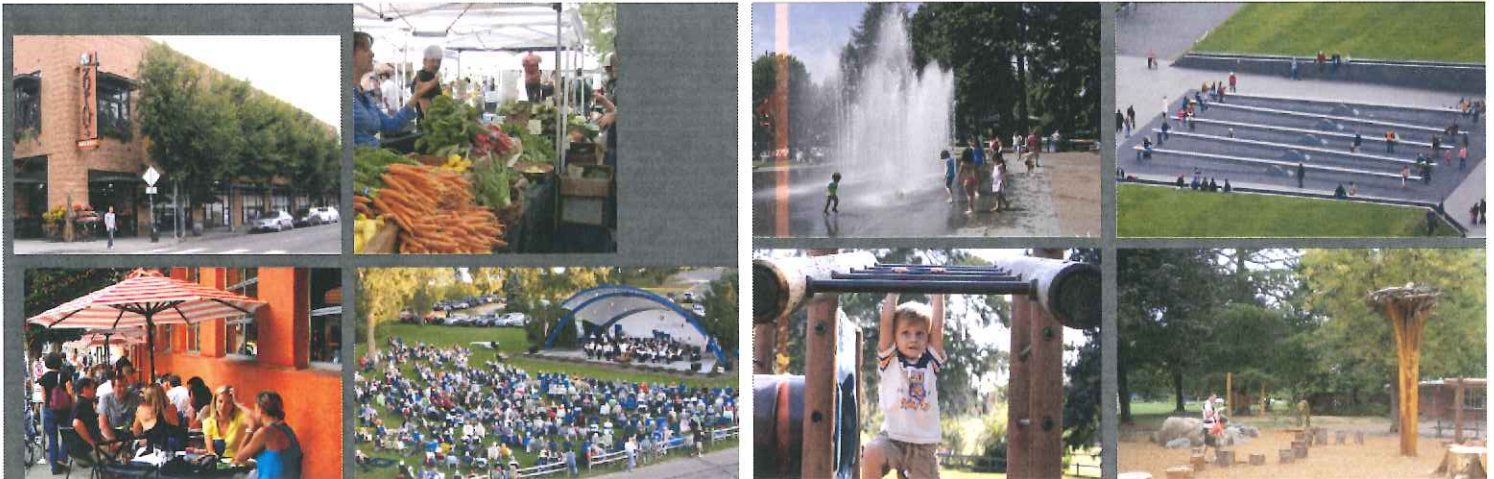
"Limit car
access into
site"

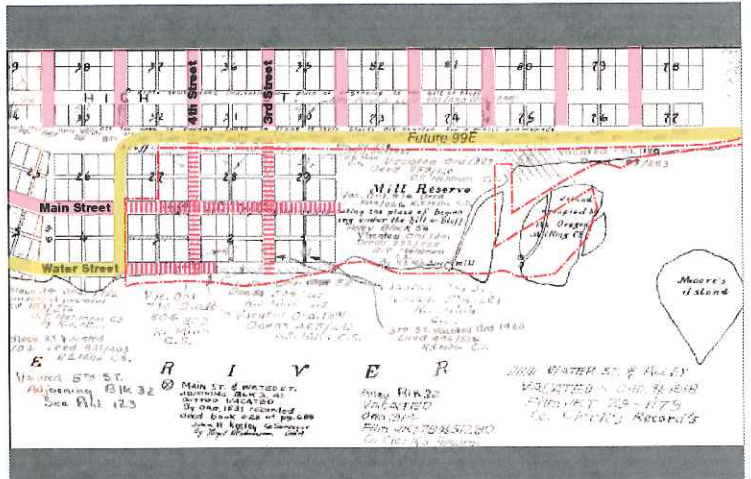
"Walk to
McLoughlin
House without
crossing any
vehicular traffic"

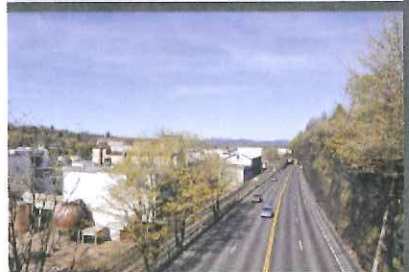
**"More
boat
ramps"**

"Build the open
space first!"

public comments







Motor Vehicle Related Objectives:

- Objective B.1: Provide additional access points to the site.
- Objective B.2: Provide additional access points to the site.
- Objective B.3: Provide additional access points to the site.

Walking/Biking Related Objectives:

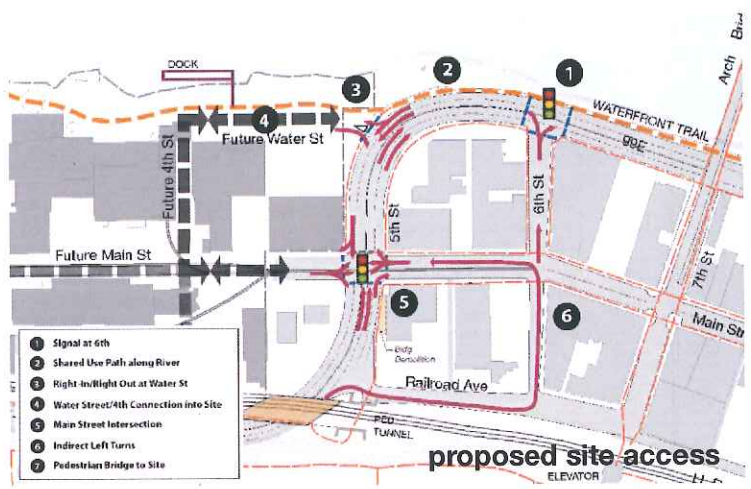
- Objective C.1: Provide additional access points to the site.
- Objective C.2: Provide additional access points to the site.
- Objective C.3: Provide additional access points to the site.

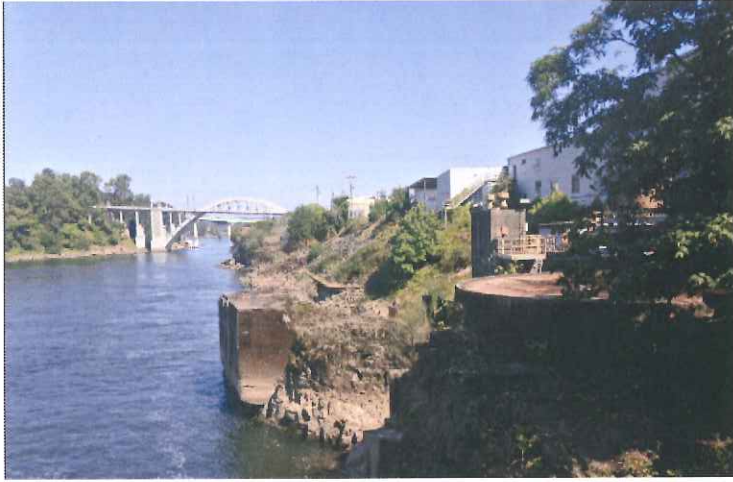
OPTION: Enhance - Hill Line on 93E (with) - with lanes to enhance pedestrian/bicyclist along W. Bank of River

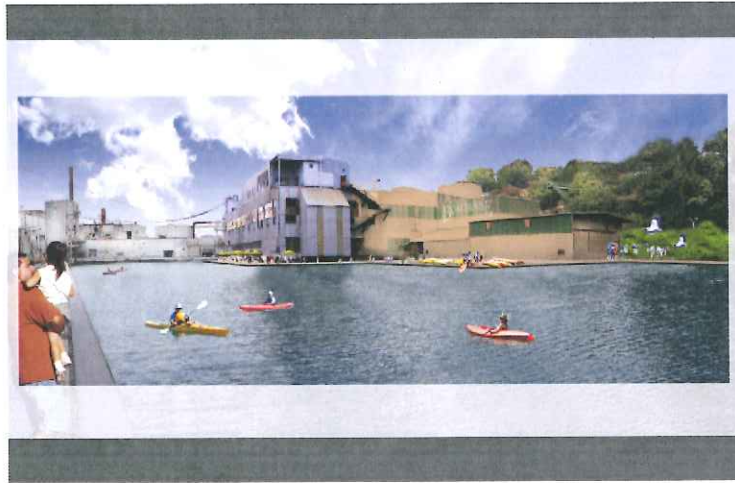
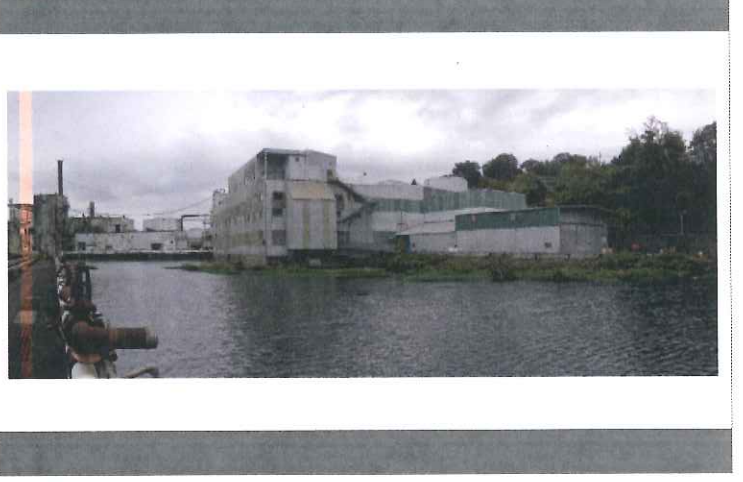


- 1 Signal at City
- 2 Shared Use Path along River
- 3 Right-of-Way Out at Water St
- 4 Water Street/4th Connection into Site
- 5 Main Street Intersection
- 6 Indirect Left Turns
- 7 Pedestrian Bridge to Site

proposed site access

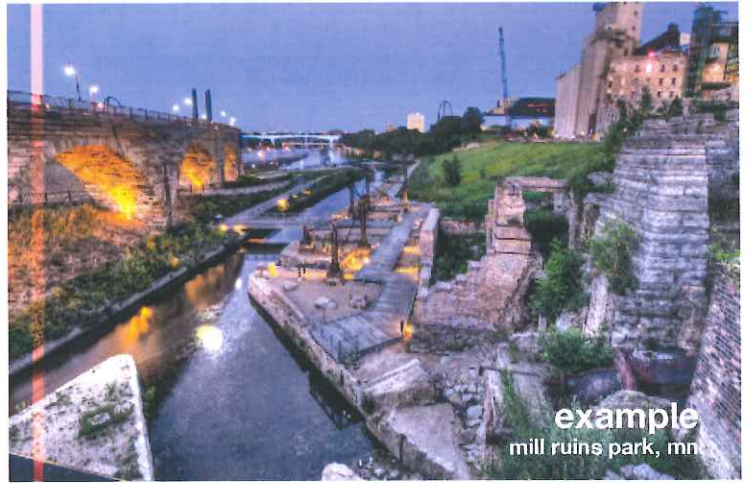




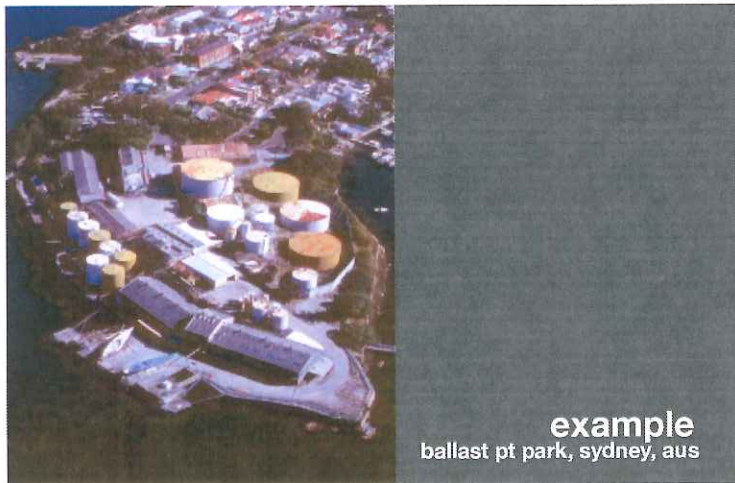




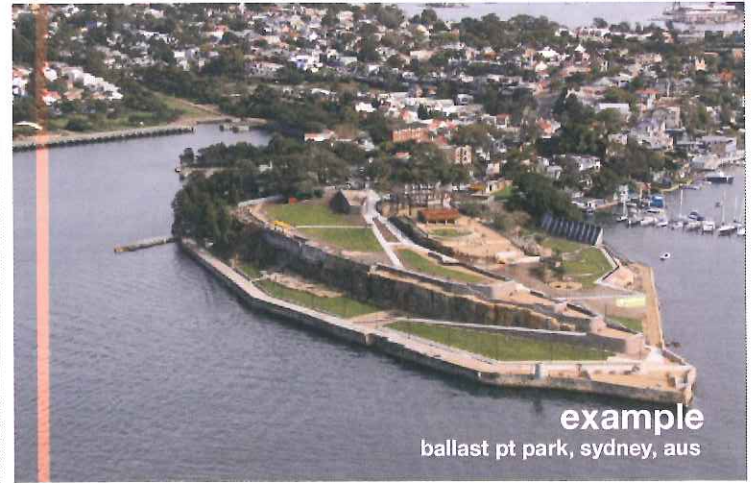




example
mill ruins park, mn



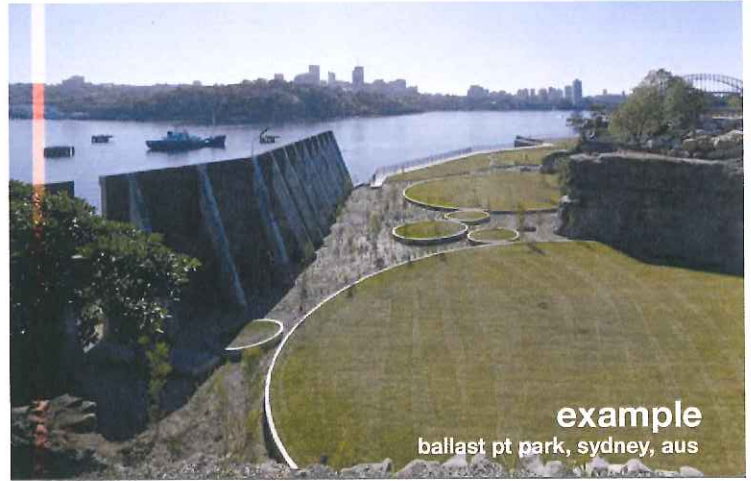
example
ballast pt park, sydney, aus



example
ballast pt park, sydney, aus



example
ballast pt park, sydney, aus



example
ballast pt park, sydney, aus

|||| core values

- historic + cultural interpretation
- public access
- healthy habitat
- economic redevelopment

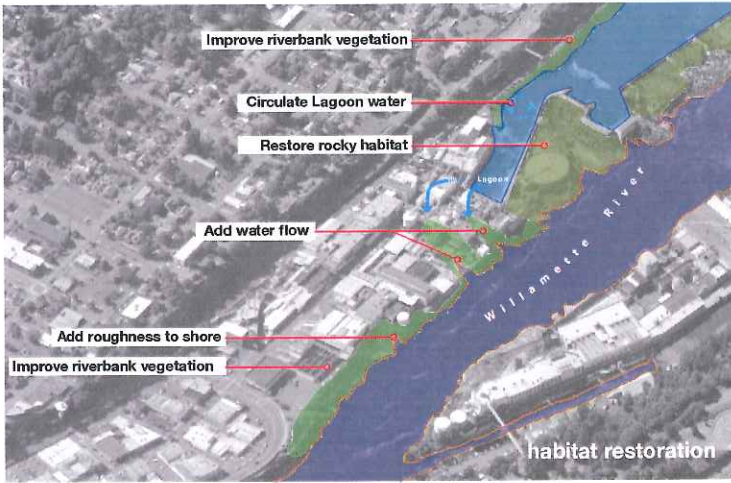
"The unique quality of this site is the water..."

This area is irreplaceable, so please honor the unique quality of the site.

"Remove all unnecessary structures and impediments to the flow of water over the falls"

"Keep people off rocky areas"

public comments



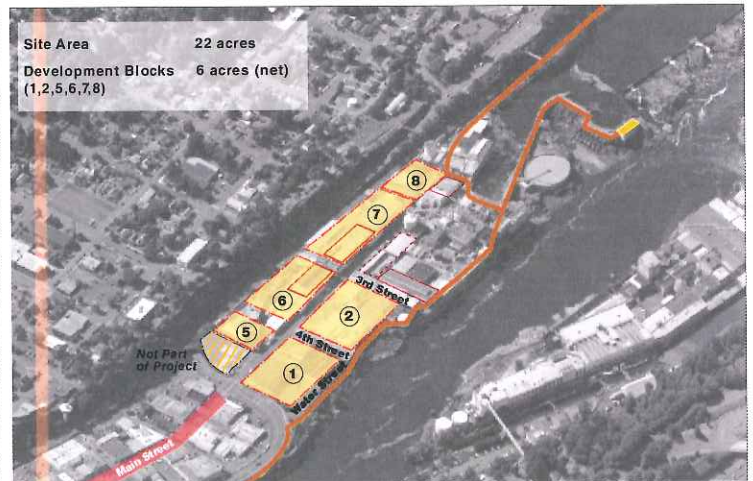
“Artist lofts will create a hub that grows into galleries”

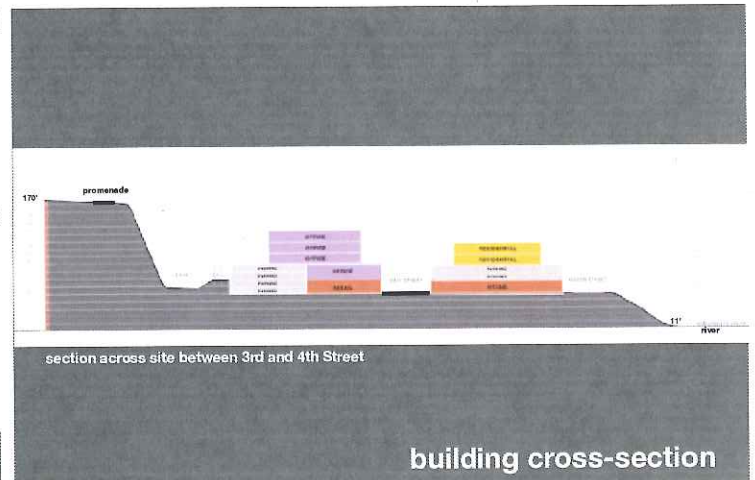
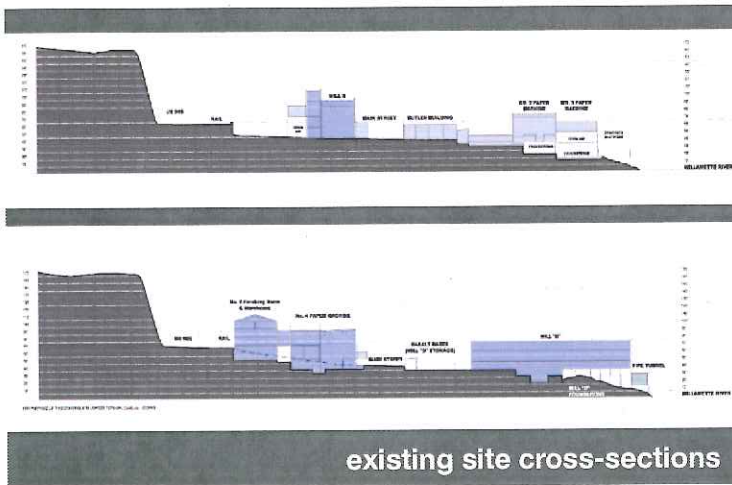
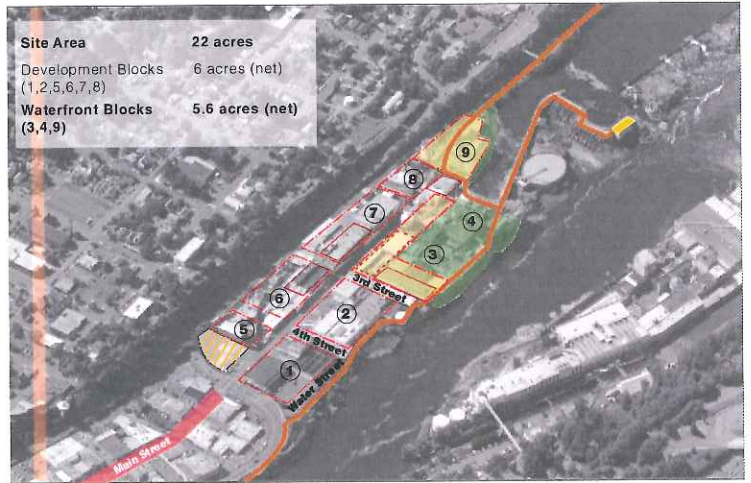
“I like the thoroughfare of Main St with the falls as destination”

“Don't commercialize the falls”

“Please keep jobs, accessibility and family use in mind”

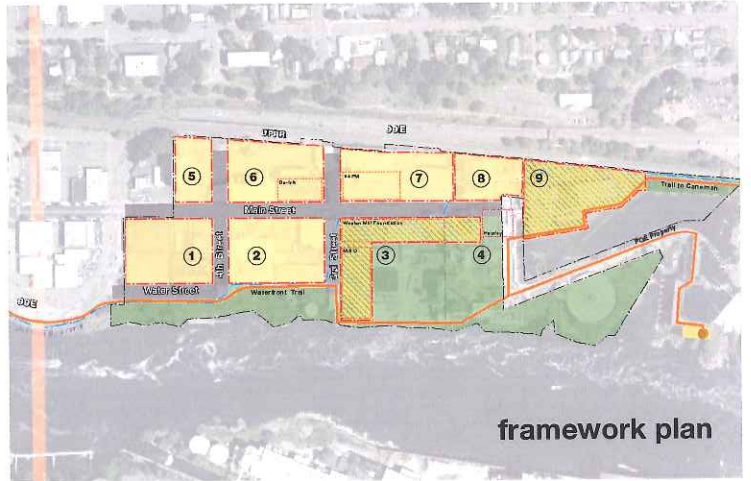
public comments



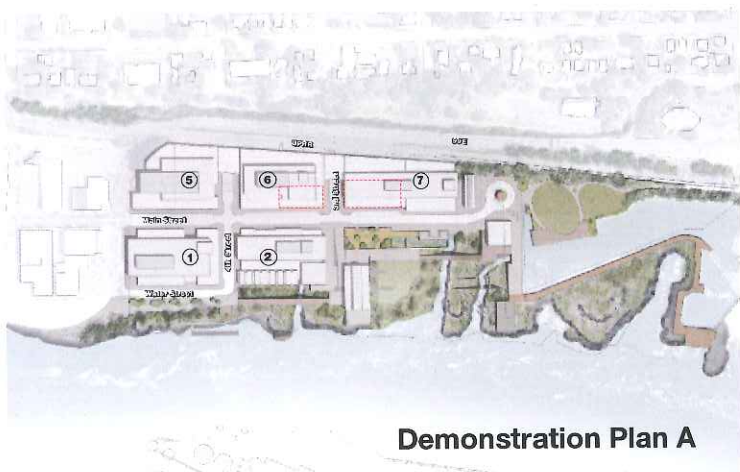




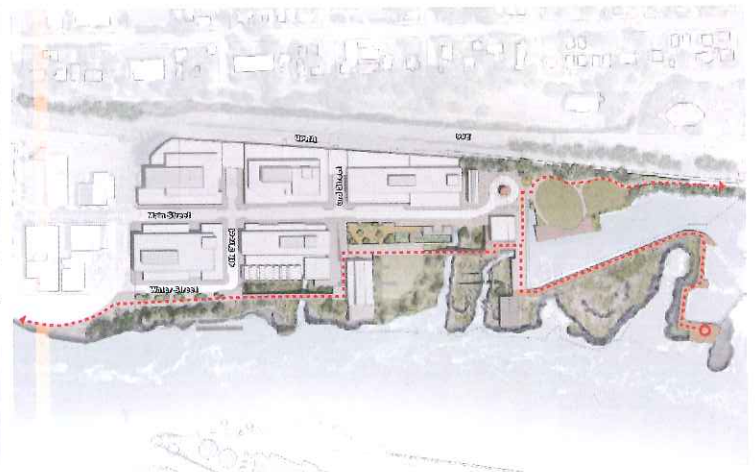
downtown parking

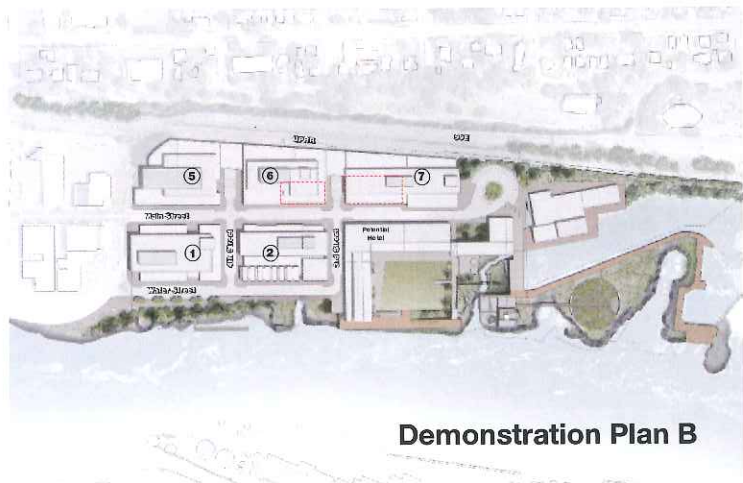


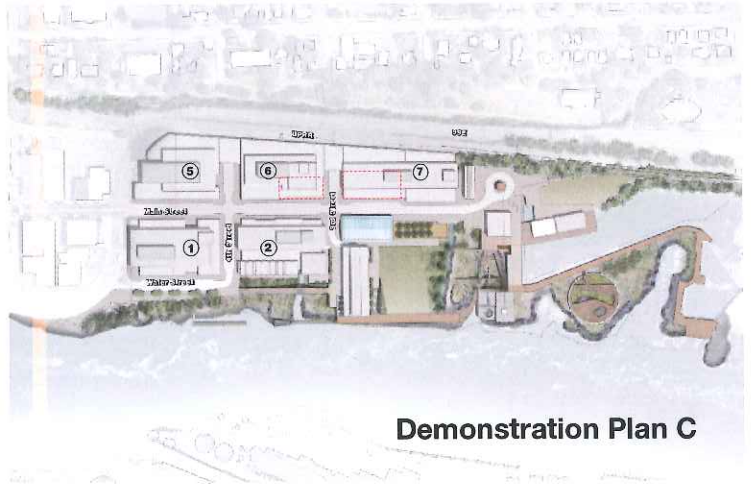
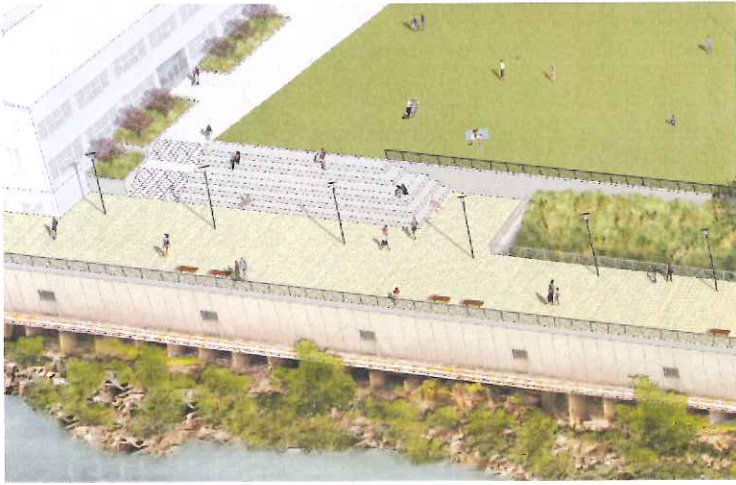
framework plan

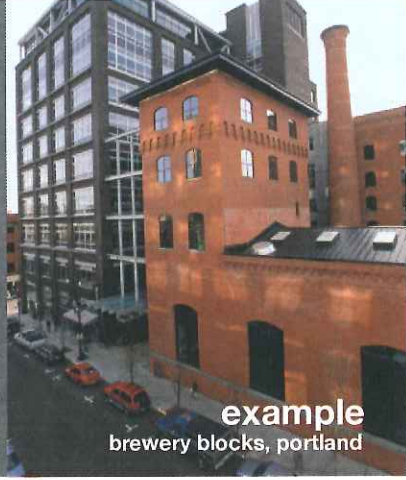


Demonstration Plan A





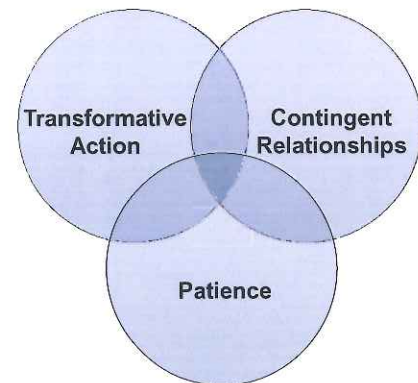




example
brewery blocks, portland



Implementation Keywords



Transformative Action • Contingent Relationships • Patience



Current Perception:

Constrained Industrial Site
Oregon City Location
Challenging Local Market

Transformative Action • Contingent Relationships • Patience



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Transformative Action • Contingent Relationships • Patience

Continuum of Action and Investment



Public Access **Open Space + Amenities** **Public Infrastructure** **Private Development**

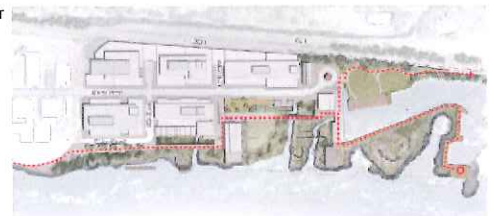
Transformative Action • Contingent Relationships • Patience

Continuum of Action and Investment



Public Access **Open Space + Amenities** **Public Infrastructure** **Private Development**

To/Along the River
Through the Site
To the Falls



Transformative Action • Contingent Relationships • Patience

Continuum of Action and Investment



Public Access

Open Space + Amenities

Places for People
Focus of the Site
Interpretation
Sense of Place
Integration
Activation

Public Infrastructure

Private Development



Transformative Action • Contingent Relationships • Patience

Continuum of Action and Investment



Public Access

Open Space + Amenities

Public Infrastructure

Transportation
Site Access
Utilities
Public Parking
Open Space
Site Preparation

Private Development



Transformative Action • Contingent Relationships • Patience

Continuum of Action and Investment



Public Access

Open Space + Amenities

Public Infrastructure

Private Development

New Buildings
Adaptive Reuse
Mix of Uses
Private Parking



Transformative Action • Contingent Relationships • Patience

Continuum of Action and Investment



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To/Along the River
Through the Site
To the Falls

Places for People
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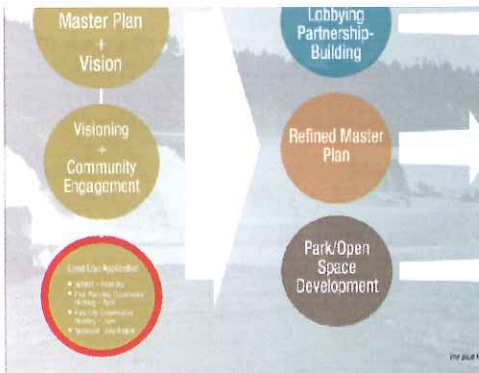
Continuum of Action and Investment



Public Access	Open Space + Amenities	Public Infrastructure	Private Development
To/Along the River Through the Site To the Falls	Places for People Focus of the Site Interpretation Sense of Place Integration Activation	Transportation Site Access Utilities Public Parking Open Space Site Preparation	New Buildings Adaptive Reuse Mix of Uses Private Parking
Fund and Build Now	Fund Now, Coordinate Action	Fund Now, Contingent Action	Contingent Action

Summary

- **Bold actions** are required to transform the site
- Early investments in **public access** are critical and stand on their own
- **Secure funding commitments** are necessary for public open space and infrastructure
- Funding commitments require strong **"public-public" partnerships** that extend beyond normal budget cycles
- Public-private partnerships that support development must be based on **contingent relationships**
- **Patience** with private investment is a must



Land Use Application:

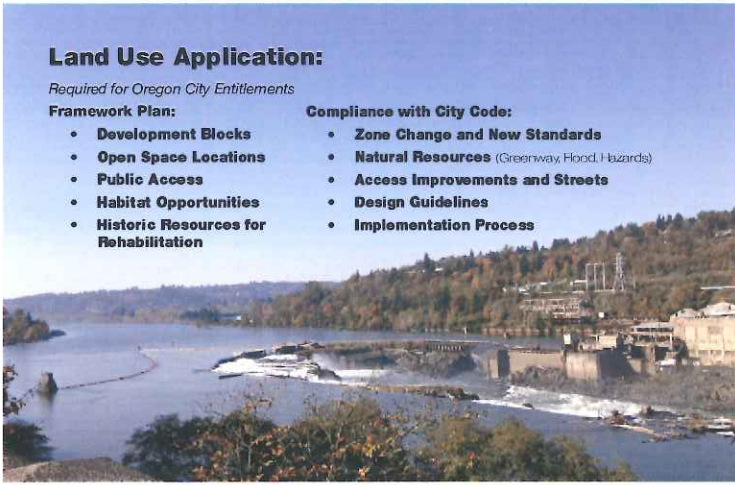
Required for Oregon City Entitlements

Framework Plan:

- **Development Blocks**
- **Open Space Locations**
- **Public Access**
- **Habitat Opportunities**
- **Historic Resources for Rehabilitation**

Compliance with City Code:

- **Zone Change and New Standards**
- **Natural Resources** (Greenway, Flood, Hazards)
- **Access Improvements and Streets**
- **Design Guidelines**
- **Implementation Process**



Vision Strategy Report:

Long Term Implementation Document, Consistent with 4 Core Values

Aspirational Vision and Framework Plan

Market Study

Economic and Employment Strategy

Public Financing and Project Funding

Investment and Partnership Opportunities

Phasing Strategy

Successful Examples

