

## Oregon Parks and Recreation Commission

February 11, 2015

---

Agenda Item: 12a

Information

Topic: Bates Pond – Oregon Solutions Process

---

### **Background:**

Stakeholders hold diverse opinions about resolving Bates Pond concerns including water temperature, fish passage and cultural significance. In September of 2014 OPRD contacted Oregon Solutions about their process and submitted a pre-assessment form for review. It was determined by Oregon Solutions this project fit best with Oregon Consensus rather than Oregon Solutions, because there was no stakeholder agreement on the preferred solution. The department has signed an agreement and started work with Oregon Consensus. Oregon Consensus staff has been working with designated OPRD staff to gather background data, explore the range of stakeholder interests, and help the organization identify a cohesive perspective and determine if consensus can be reached that will allow representatives to participate effectively in the larger assessment. The process is outlined below:

1. Planning and Coordination with OPRD staff;
  - Arrange and conduct in person meetings with designated OPRD staff for issue briefing, to determine initial stakeholder group, for input on assessment protocols and communication to stakeholders (Dec. 3<sup>rd</sup>).
  - Finalize interview protocol and stakeholder communication (Dec. 12<sup>th</sup>).
  - Coordinate with OPRD staff as interviews proceed (on going).
2. Conduct Assessment Interviews;
  - Conduct assessment interviews in person when possible, by telephone, and email.
  - OPRD staff interviewed (1<sup>st</sup> week of January)
  - Stakeholders interviews ( Finish by end of January)
3. Analyze Results and Develop Next Steps Recommendations;
  - Analyze results develop recommendations and prepare summary (February).
  - Meet with OPRD staff to review assessment results and communicate to stakeholders (End of February).

If collaboration is not recommended, Oregon Consensus will suggest next steps for OPRD in working with interested parties and stakeholders in its management of Bates Pond and how to communicate these findings to stakeholders.

**Prior Commission Review and Action:**

- January 17, 2008 Commission approved acquisition of the Bates site.
- September 17, 2009 Commission approved of the Master Plan for Bates State Park.
- Jan. 25, 2012: Information report to Commission on aquatic analysis at Bates State Park.
- Jan. 30, 2013: Natural Resources management Plan for Bates State Park reported to Commission.
- September 16<sup>th</sup>, 2014: Information report to commission.

**Prior Action by Commission:** None

**Action Requested:** None

**Attachments:** Scope of work, Stakeholder list

**Prepared by:** Jerry Winegar

## Bates State Park Collaborative Assessment - Scope of Work

### **Background**

Oregon Parks and Recreation Department (OPRD) operates Bates State Park at the former location of the town of Bates, Oregon. The park includes Bridge Creek and an existing dam that impounds Bridge Creek to form Bates Pond. Various water quality and fish passage issues are affected by the long term presence of the existing dam. OPRD has prepared two reports on the Bates Pond: 1) Alternatives Analysis for Aquatic Habitat Improvements at Bates State Park and 2) a Technical Memorandum which provides supplemental information. These reports evaluated various alternatives to address water quality and fish passage concerns. OPRC had conversations with interested and affected parties during and after the preparation of the reports. Multiple stakeholders have a strong interest in the future of Bates Pond, and there is currently a lack of consensus among interested parties over which alternative to implement. OPRD seeks assistance from Oregon Consensus in conducting an assessment to determine whether and how a collaborative approach might be used to build consensus around aquatic habitat improvements that could be implemented at Bates Pond and the overall management of natural resources within the park boundaries that would be in alignment with OPRD agency guidelines.

### **Deliverables / Tasks:**

- **Planning and Coordination.** OC staff will work with designated OPRD leaders and decision makers to gather background data, explore the range of internal interests, and help the organization identify a cohesive perspective that will allow representatives to participate effectively in the larger assessment. OC staff will work in cooperation with OPRD to develop assessment protocol, interview questions, and list of interviewees, including agency communication with interested parties about the assessment. OC will continue to coordinate with agency staff as needed during the assessment process.
- **Conduct Stakeholder Interviews.** OC will conduct interviews with approximately 20 stakeholders to identify issues and interests, and to gauge opportunities for collaborative resolution. Interviews will be conducting with individuals or groups either in person or by telephone. Questions will be the same for each person interviewed, but interviews will be conversational and allow for some flexibility. A preliminary list of potential interviewees includes representatives of:
  - Oregon Department of Environmental Quality
  - Oregon Department of Fish and Wildlife
  - US Forest Service
  - US Bureau of Reclamation
  - Private citizens and local residents
  - Friends of Bates State Park
  - Grant County Court
  - Grant County Soil and Water Conservation District
  - Middle Fork John Day River Watershed Council
  - Confederated Tribes of the Warm Springs and other tribes

- The Native Fish Society
  - Citizens of Austin, Oregon
  - US Fish and Wildlife
- **Data analysis.** OC staff will collate interview data and identify key themes. OC staff will analyze whether parties feel they have alternatives to collaboration that might achieve their objectives, and as a result might not fully engage in collaboration. A judgment will also be made about whether a collaborative approach could be effective will be based on the following indicators:
    - Process objectives are clear and the scope of issues is manageable
    - Adequate data is available to support informed discussion of the issues
    - Parties representing all interests are available and believe they are as likely to achieve their objectives through collaboration
    - The parties have or can build mutual trust
    - Adequate time and resources are available to support the process
    - The legal and political context would allow for implementing a consensus agreement
  - **Develop Summary and Recommendations.** OC will provide a summary to OPRD staff highlighting key themes that emerged during the assessment. If collaboration is recommended, process design and timeline recommendations will be included. If collaboration is not recommended, OC will suggest next steps for OPRD in working with interested parties and stakeholders in its management of Bates Pond. OC will work with OPRD to determine how to communicate these findings to interviewees.

**Project deliverables will include the following:**

- A. **Assessment Protocols.** OC will provide an outline of interview questions and a list of interviewees.
- B. **Assessment Summary.** At the conclusion of the assessment, OC will produce a summary of the key themes and next step recommendations.

**Timeline and Budget**

Timeline and Budget

OC will begin the assessment November 15, 2014 and complete it by January 30, 2015.

A detailed budget is attached with total costs not to exceed \$19,200. 00.

Interview No.	Affiliation/Group	Name (s)	Title	How to Contact
1	Friends of Bates	Jackie Rapp	President	Call
		Lana Abarr	Treasure	
		Rhoda Busby	Board member	
		Royce Dotson	Board Member	
		Brian Johns	Board member	
		Marlene Woodley	Secretary	
		Linda Raines	Board Member	
2	Interested citizen	Gregg Smith		Email
3	Neighbor	Pat Voight		Call
4	Neighbor	John George		Call
5	ODFW	Jeff Neal	District Fish Biologist	Email
6	DEQ	Don Butcher	Water Quality Division	Email
7	OPRD	Jim Hutton	District Manager, Mountain Region Eastern District	
		Dennis Bradley	Park Manager, Clyde Holliday Management Unit	
		Greg Ciannella	Natural Resource Specialist	
8	NOAA	Randy Tweten	Fish Biologist	Email
9	USFWS	Suzanne Anderson	Fish & Wildlife Biologist, T & E Program	Email
10	BoR	Mark Crogan	Sub-Basin Liason-John Day	Email
11	Malheur National Forest	Steve Namitz	Fish Biologist	Email
12	Confederated Tribes of Warm Springs	Bobby Brunoe recommendation		Letter to Bobby Brunoe from OPRD
13	Confederated Tribes of the Umatilla Indian Reservation			Call to inquire about interest
14	Burns-Paiute Tribe			Call to inquire about interest
15	Grant County Court	Scott W. Myers	Grant County Judge	
16		Boyd Britton	Grant County Commissioner	
17		Chris B. Labhart	Grant County Commissioner	
18	Native Fish Society	Bill Bakke	Director of Science & Conservation	Email
19	North Fork John Day Watershed Council	Elaine Eisenbraun	Executive Director	Email
20	Grant County SWCD	Jason Kehrberg	District Manager	Email
21	The Nature Conservancy	Jerry Ebeltoft	Dunstan Preserve Manager	Email
22	Interested citizen	Rusty		Call

## Oregon Parks and Recreation Commission

February 11, 2015

---

Agenda Item: 12b

Information

Topic: Report on 2015 First Day Hikes

---

Bitter cold weather and the Ducks' Rose Bowl appearance didn't deter 954 visitors from hiking on Jan. 1. This year 38 hikes in 29 different parks were offered, and all were resoundingly successful. The hikers trekked a combined 3,431 miles, some on horseback, bicycles and snowshoes. Each participant received an OPRD 2015 First Day Hike pin, offered for the fourth year. The pin is a collectible for park visitors, who proudly add them to their hats and backpacks.

Day-use parking fees were waived at participating state parks as a way to encourage visitors to get out and hike. Many hikes were interpretive presentations focused on local wildlife, plants, geology, and history, but this year's offerings included a "bring your own bike" hike/ride and a snowshoe hike along the Oregon Trail.

Hikers found themselves accompanied by soaring bald eagles, while others along the coast spotted gray whales and sea lions. Bighorn sheep made an appearance at Cottonwood Canyon. One young participant at Willamette Mission pointed out a tree to his father that he had helped plant. Valley of the Rogue staff received numerous questions about upcoming summer hikes, as well as inquiries about volunteer opportunities. And the biggest question left for us to ponder for the remainder of the year: how many lichens are there in the world?

America's State Parks began sponsoring First Day Hikes in all 50 state park systems to encourage people to get outdoors. The nationwide effort began in 2012, "to promote State Parks and promote starting off the year right with a healthy, outdoor active lifestyle" ([www.americasstateparks.org](http://www.americasstateparks.org)).

Oregon State Parks offered seven organized First Day Hikes in 2012, the first year of the national program, and in subsequent years have increased the number of hikes offered. Visitor participation has increased steadily. Last year, 28 parks offered hikes and had 943 participants.

The success of OPRD's 2015 First Day Hikes is a direct result of the partnership among Visitor Experiences, Communications and Research, and individual park staff that scheduled, planned and led the hikes.

Publicity for this year's First Day Hikes included:

- Banners and flyers sent to all parks that requested them, as well as 1,500 First Day Hike pins.
- One statewide and 29 local news releases sent on behalf of all parks hosting First Day Hikes.
- Some parks also reached out to their local communities with information.
- Oregonstateparks.org website feature, Your Parks Go Guide stories, Facebook and Twitter updates leading up to the hike.
- At our invitation, Facebook and Instagram followers shared 22 photos using the hashtag #ORfirstdayhikes and #oregonstateparks.

Participating parks included:

**Coast**

Beverly Beach  
Bullards Beach  
Cape Lookout  
Carl G. Washburne  
D River  
Ecola  
Fort Stevens  
Harris Beach  
Honeyman  
South Beach  
Umpqua Lighthouse

**Mountain**

OC&E State Trail  
Cottonwood Canyon  
Emigrant Springs  
Iwetemlaykin  
Smith Rock  
Tou Velle  
Valley of the Rogue

**Valleys**

Champoeg  
Elijah Bristow  
Historic Columbia River Highway  
LL Stub Stewart  
Luckiamute  
Milo McIver  
North Santiam  
Rooster Rock  
Silver Falls  
Tryon Creek  
Willamette Mission

Based on the overwhelming success of First Day Hikes, we anticipate that in 2016 the number of hikes and visitors will increase as it has every year since its start. Several parks reported that First Day Hike participants are making this a family tradition. We will continue to look at ways to make this New Year's Day event exciting for 2016, and years to come.

**Prepared by:** Vicki Sink, Integrated Park Services  
Beth Wilson, Communications and Research Division





# Oregon Parks and Recreation Commission

February 11, 2015

---

Agenda Item: 12c

Information

Topic: Salmonberry Trail

---

## **Background**

In 2007, historic winter storms severely damaged the Salmonberry Rail Corridor that runs between Banks and Tillamook. The rail line, owned by the Port of Tillamook Bay Corporation (PTBC), was forced to cease operation due to an estimated \$54 million dollars in damage. The rail corridor has remained largely unused since 2007, except for the Oregon Coast Scenic Railroad (OCSR), a scenic tour train running on the west end of the line. In early 2012, a coalition of potential stakeholders came together to explore the potential for re-use of the corridor as a recreational trail. This coalition was brought together at the request of several Tillamook County Commissioners, Senator Betsy Johnson and the PTBC and includes: Oregon Department of Forestry (ODF); Cycle Oregon, Oregon Parks and Recreation Department (OPRD); OCSR; Oregon Department of Fish and Wildlife (ODFW); and the PTBC. With support from OPRD, ODF, and Cycle Oregon a high level feasibility analysis of a rails and trails project along the Salmonberry rail line was completed in late 2012. Based on that feasibility study and financial support from Cycle Oregon a more detailed concept planning effort, led by OPRD and ODF, has been undertaken to outline a plan for potential trail development. The Oregon State Parks Commission approved the concept plan in November of 2014.

## **Current Status and Next Steps**

With the adoption of concept plan the coalition of partners has begun to outline the next series of actions to move the project from idea to implementation. Based on those agencies and interest groups who are willing to participate in the implementation phase, a new governance structure is being considered for the project. Oregon Solutions is being engaged to help identify ways to create a management structure for the 86 miles of the trail concept. A key element of moving project forward is dedicating staff to help organize and support the implementation phase. A limited duration position is being created from funding provided by: OPRD; ODF; Tillamook and Washington Counties; and Cycle Oregon. The position will be managed by OPRD. The coalition partners continue to coordinate funding opportunities for trail development. Tillamook County has selected a consultant to complete an environmental assessment of the corridor with funding provided by EPA. The City of Garibaldi has resubmitted a Connect Oregon ODOT grant after additional funding was made available in that program. The Tillamook Forest Heritage Trust has issued a request for proposal for a capital fundraising campaign consultant.

## **Prior Action by Commission:**

- Information provided April 2013 on completion of feasibility work
- Information provided Nov 2013 on first planning meetings
- Action to approve Salmonberry Concept plan November 2014

**Action Requested:** None

**Prepared by:** MG Devereux/Rocky Houston

# Oregon Parks and Recreation Commission

February 11, 2015

---

Agenda Item: 12d

Information

Topic: Report on Reservation System Changes

---

Summary of Reservation Program Changes being made in 2015:

## 1. Reservation window change – from two days to one day:

We changed the reservation window from two days to one day. That means customers can now make a reservation today for tomorrow, which enhances customer service and improves operations.

- a) **Customer service:** The one-day window is one of the customer-driven enhancements to the reservation system. Our agents have received consistent user feedback asking for next-day reservations, especially on Thursdays. With the one-day window, a customer can book on Thursday for the weekend and be guaranteed a site. Otherwise, they would walk in to one site for Friday night and move to a reserved site on Saturday. This is inconvenient for customers and inefficient for park staff. Customers will be able to book for the next day up to 5:00 P.M. through the call center and up to midnight on the Web.
- b) **Operational effectiveness:** The one-day reservation window will likely increase reservations and thus revenues. Reservations allow field managers to predict work levels and better allocate resources to meet demand. In addition, field staff will spend less time processing self-registration information and handling cash, which increases efficiency and decreases risk. Finally, reservations provide complete and accurate customer data, leading to more accurate and timely customer service. Reservation agents are able to provide park availability for the next day, which will enhance customer service and decrease the number of calls parks receive.

## 2. Cancellations:

We changed the way we process cancellations in order to provide better customer service. Previously, for most reservations, customers called the call center if reservations were two or more days out. Otherwise, they called the park. This policy was not always practical from the customer perspective or efficient for our employees. To comply with it, many times phone agents have had to direct customers to the park, and field staff to the call center. We have changed our process and need to change the rule as follows to support that change:

- **Proposed rule change:** We would like customers to contact the call center for any cancellations (we are okay if they call us for today's arrivals). This policy allows us to direct most traffic to the call center and allow the field access to timely information for same-day cancellations; that way, employees can better plan site availability.

- **Internal process:** Our new process directs employees to cancel a reservation at the first point of contact, regardless of when the request is made. For example, if a customer calls the call center for a same-day arrival, the phone agent will cancel the reservation and notify the park. Although it is less likely that a customer will call the park for an arrival occurring two or more days away, if field employees receive the call, they will cancel the reservation and free the inventory.

We are now cancelling reservations over the phone and via e-mail. While this process has been working well, it can be improved. We are working with our contractor to allow cancellations to be done online to further increase efficiency and customer service. Many of our customers make their reservations online (77% of reservations) and have expressed a desire to also cancel online.

### **3. Reservation window -- opening new reservations earlier on the web**

Currently, new inventory opens at 8:00 A.M. for the nine month window and follows call center hours. That means that new reservations start at 8:00 A.M. on the web and in the call center. New inventory for Saturday and Sunday also opens Monday at 8:00 A.M. As a result, every Monday morning the call center is overwhelmed with calls. We have experienced as many as 200 calls hit our switch in an hour, and wait times of 20 to 50 minutes, which is frustrating for customers and agents alike.

A possible solution involves allowing web reservations 24 hours a day. This would mean customers will be able to reserve starting at midnight every day, including on Saturday and Sunday. This is a big change for OPRD's reservation policy, but a change that will be welcomed by many. Some of our customers already believe new inventory opens at midnight and they are surprised when our agents tell them otherwise. The call center receives consistent customer feedback asking for a change. In addition, when the reservation system sends customers reminders that their preferred site is available, it does so shortly after midnight. Many customers have been disappointed to realize they have to wait until 8:00 A.M. the next business day to reserve, which may be two days away for reminders sent early Saturday morning.

Some customers may believe this change provides an unfair advantage to web users; however, most of our reservations (77%) are web-based. By trying this approach in the spring of 2015, before we start booking for the busiest time in 2016, we will get a sense of customer reactions and determine if we need to amend our decision.

**Prepared by:** Claudia Ciobanu and Richard Walkoski

# Oregon Parks and Recreation Commission

February 11, 2015

---

Agenda Item: 12e

Information

Topic: Willamette Falls

---

## Background

In June 2014, the Oregon Parks and Recreation Commission received an update on the Willamette Falls Legacy Project (WFLP). The partnership between Oregon City, METRO, Clackamas County, and Oregon Parks and Recreation Department (OPRD) formed to help develop public access to the Willamette Falls and surrounding former paper mill site. OPRD has \$5 Million dollars in pass through bond money in the 2013-15 budget to help facilitate early development of the project site. The bond money is contingent on a public easement on the site to secure access to the falls and a finance plan approved by the Governor's office. In September of 2014 the OPRC approved OPRD participation in moving the WFLP forward through an MOU with the project partners.

## Current Status

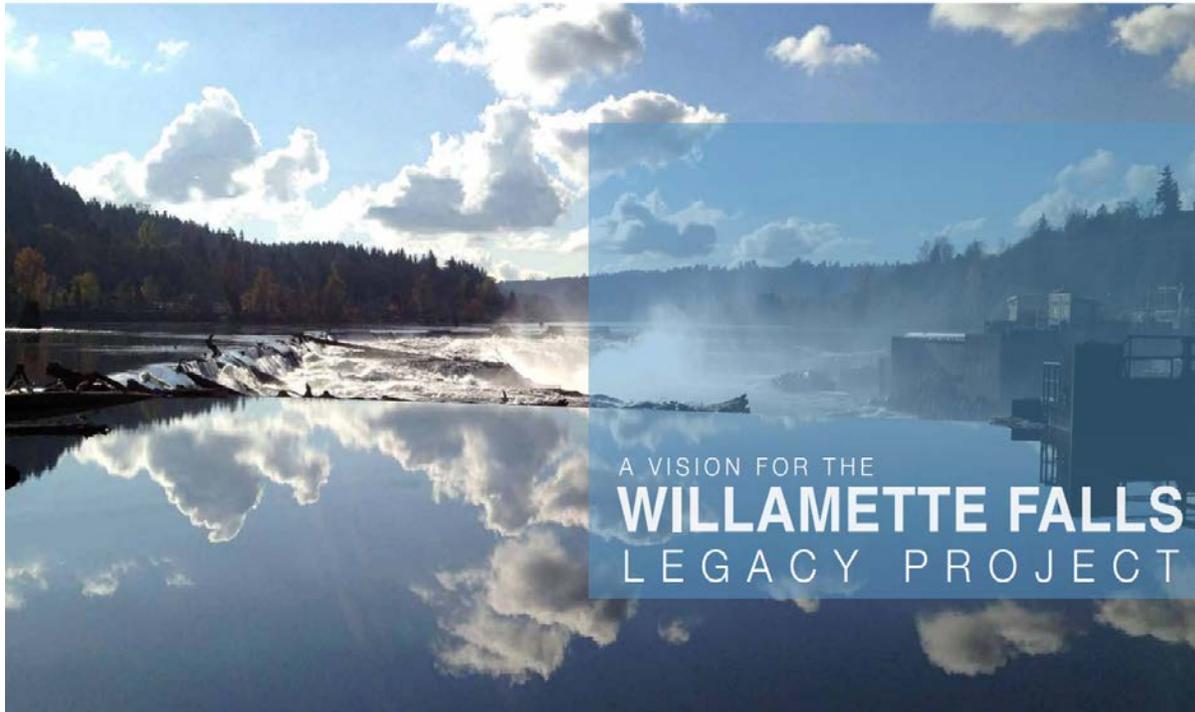
The WFLP has been working the new site owner, a private developer to create a plan for site development that includes a mix of business and traded sector jobs with a public riverwalk to highlight the historic and scenic resources of the Willamette Falls. In December of 2014, METRO on behalf of the project submitted a development and finance plan as required by the bond bill that authorized the \$5 million dollar pass through. METRO was also able to secure easements from the property owner and Portland General Electric. OPRD is working with the Department of Administrative Services and METRO to finalize an agreement for transfer of the Bond funds.

**Prior Action by Commission:** Approval of Willamette Falls Legacy Project MOU Sept 2014

**Action Requested:** None

**Attachments:** METRO Finance Plan, Acceptance Letter

**Prepared by:** MG Devereux



## INTRODUCTION

At the end of Main Street in Oregon City, empty industrial buildings line the waterfront to the Willamette River. For centuries, Native Americans gathered at this sacred site to fish. Later, buzzing machines fueled a booming industrial scene that gave birth to Oregon. Willamette Falls propelled it all. Its roaring waters created the energy for the world's first long-distance electric transmission lines. But for more than a hundred years, Willamette Falls has been the most spectacular place that nobody visits. It's the second most powerful waterfall in North America, yet few people have heard of it. The Willamette Falls Legacy Project will change that by creating an iconic place that honors the past, catalyzes the region's future, and opens to the public the beauty and grandeur of the falls.

The Willamette Falls Legacy Project is a collaboration between Metro, Oregon City, Clackamas County and the State of Oregon. It seeks to revitalize the site of the former Blue Heron paper mill in Oregon City, which went into Chapter 7 bankruptcy in February 2011. The four project goals are to bring people to the falls, restore habitat, honor the history and culture of the site and drive economic development. The project partners are also working to connect people to the history and legacy of Oregon through the falls, from time immemorial to the future yet unwritten. A publicly accessible Willamette Falls will inspire visitors with wonder, possibility and awe. The project will also create jobs and an incredible place to live, work and play – an unforgettable icon that drives human imagination and creativity.

To lay the groundwork for this vision, the project partners have been investing in the former mill property since the Chapter 7 bankruptcy filing. In 2013, the Oregon Legislature appropriated \$5 million to jump-start the project, with the expectation that the partners advance the concept toward implementation prior to the issuance of the bonds in 2015.

Metro submits this statement on behalf of the project partners and the Willamette Falls Legacy Project to demonstrate that all of the state's requirements have been satisfied.

## **BOND SALE REQUIREMENTS**

Senate Bill 5533-A, effective Aug. 14, 2013, authorized the State Treasurer to issue \$5 million in lottery bonds to “provide assistance for land acquisition, improvements, rehabilitation and enhancement of the area in Clackamas County in or around the area including Willamette Falls” (Section 9(1)). Section 11 of Senate Bill 5506, effective July 29, 2013, says that the funds may be issued once the following conditions are met:

- The Governor's office has approved a finance and development plan to help prepare the site of the Willamette Falls Legacy Project for a public access project (the “finance and development plan”). This document, starting below, is intended to serve as such a plan.
- A local or regional public sponsor of the project has secured a property interest in, or option on, a riverfront portion of the property that was formerly the site of the Blue Heron paper mill (the “property interest requirement” on page 10).
- A local or regional public sponsor of the project has requested that the Oregon Parks and Recreation Department participates in the planning, development and potential future operation of any public access project on the site to ensure that the statewide significance of Willamette Falls is recognized and interpreted and that the falls are accessible to the public (the “partnership request” on page 12).

## **FINANCE AND DEVELOPMENT PLAN**

As the bankruptcy case proceeded, a private investment firm, Falls Legacy, LLC, purchased the former mill site earlier this year. Removing the cloud of uncertainty and having control of the site move to a committed private investor eliminated a major barrier to the site's future as a popular destination. The new owner has expressed a clear commitment to a public-private partnership and the four project goals. Since May 2014, the partners have been working with Falls Legacy, LLC to bring a new future that will do justice to the beauty of Willamette Falls, honor its past and inspire visitors for generations.

The state's early investment strategy has paid off, and the project has made significant strides since the state made its \$5 million appropriation. Many more improvements are still to come as this five-phase project transforms the former mill site into a vibrant neighborhood of homes, shops and businesses.

Phase 1: Planning

Phase 2: Design and engineering

Phase 3: Build first phase of riverwalk

Phase 4: Complete build-out of riverwalk

Phase 5: Complete build-out of former Blue Heron mill site

## PHASE 1: PLANNING (COMPLETED)

**COST: \$2.53 MILLION**

The partner agencies spent \$1.6 million to engage the public, conduct due diligence and develop the framework for the project. The work resulted in the Oregon City Planning Commission unanimously recommending and the City Commission approving the vision strategy, master plan and land-use zone changes. The work also led to strong public support for the project and agreements with Portland General Electric and the site owner that ensure future public access.

### Pre-planning

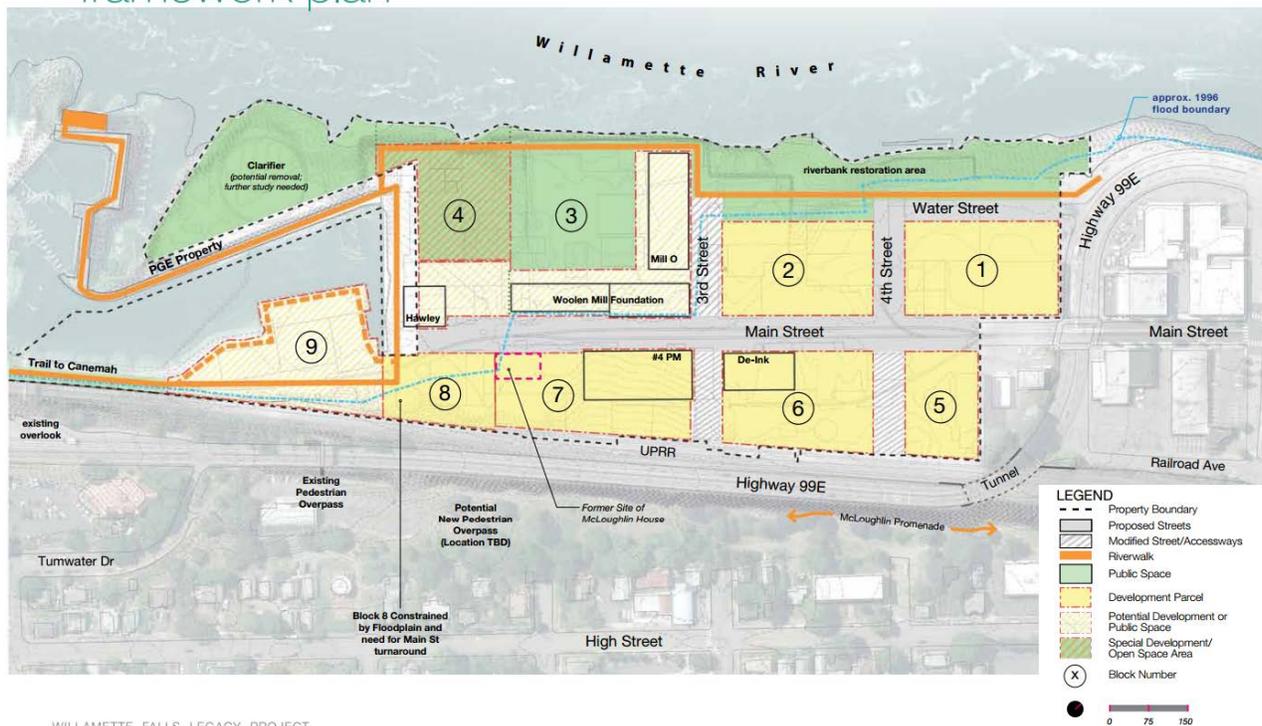
The partner agencies completed due diligence, including environmental assessments, a boundary survey, an appraisal, title research and analysis, and structural and historical investigations. The work furthered understanding of the site and removed barriers to private investment.

### Vision strategy, master plan and land-use zone changes

The vision strategy and master plan set up a framework that calls for flexibility in redevelopment and land use review, while also addressing the public's desire for access, habitat restoration, and historic and cultural interpretation.

A November 2013 development analysis recommended opening public access to the falls as a first step to catalyze economic development in the area. A high-quality riverwalk with stunning views of Willamette Falls would do just that. Four demonstration plans in the vision strategy (Appendices A, B, C and D) illustrate how development could occur. All of the scenarios include a public riverwalk.

## framework plan



The above framework plan from the approved master plan illustrates the potential development of the site, with public space fronting the river and development along Highway 99E. Potential riverwalk alignments are highlighted in orange.

In fall 2014, Oregon City commissioners approved the master plan, vision strategy and land-use zone changes to create a “Willamette Falls Downtown District” of multimodal, mixed-use zoning.

### **Community support**

A strong public involvement process led to overwhelming consensus for the vision strategy, master plan and land-use zone changes. The project team connected with thousands of Oregonians, including more than 1,800 Facebook followers and 500 e-news subscribers. Project leaders also connected with Native American tribes and developed a strong relationship with the Confederated Tribes of Grand Ronde, who will continue to collaborate with the project moving forward.

A partners group was established to provide project guidance and leadership. The group is composed of two elected officials and an executive staff member from each partner agency, including Rep. Brent Barton and Sen. Alan Olsen representing the state.

A “friends group” is also being created to unite local, regional and state champions for the project and to help raise money.

### **Easement and option agreements**

The new owner of the site has granted Metro an easement along the riverfront area of the property for the riverwalk project (the “riverwalk easement”). Metro has also obtained an option to obtain an easement from PGE on its portion of the site that provides the closest views of Willamette Falls (the “PGE option”). Details on the riverwalk easement and the PGE option, and how they satisfy state requirements, are on page 10 under the “property interest requirement” section.

### **Partnership**

In September 2014, the four public partners signed a Memorandum of Understanding (Appendix F) that outlines each agency’s roles:

- Oregon City – Develop future operations, regulatory and maintenance plans for the riverwalk
- Metro – Negotiate an easement or option with PGE and the site owner to provide public access, develop a fundraising strategy, launch a “friends” group to provide nonprofit support for the project
- Clackamas County – Retain a federal lobbying firm in Washington, D.C. to lead the effort to secure federal funding for the project
- State of Oregon – Take the lead on designing a process for tribal involvement with the riverwalk and its interpretation

## Investments

The partner agencies spent \$2.53 million to complete the planning and pre-design work:

- \$920,000 – Metro
- \$300,000 – Metro Community Planning and Development Grant
- \$225,000 – Oregon City
- \$100,000 – Clackamas County
- \$65,000 – Environmental Protection Agency money received through a Business Oregon grant
- \$917,220 – staff time from Oregon City, Clackamas County and Metro

## PHASE 2: DESIGN AND ENGINEERING (current phase)

### ESTIMATED COST: \$1.37 MILLION, INCLUDING UP TO \$250,000 FROM STATE LOTTERY BONDS

Work in the current, ongoing phase will further engage the community, develop the design concepts, identify the preferred design alternative and set the stage for construction to begin.

A request for proposals for the design of the riverwalk will be launched January 2015. The design process will result in the development of a comprehensive schematic design for the riverwalk, including a plan for phased implementation. A phased implementation plan will allow Metro to wisely plan the stages leading to construction, leverage existing funding for immediate on-the-ground results and keep momentum going so that future phases can be quickly implemented as funding becomes available.

## Spring/summer 2015

- Develop a work plan, project schedule, public engagement plan and project budget
- Conduct technical investigations, including topographic surveys, preliminary geotechnical and structural analyses and permitting code summaries
- Develop a cultural resources report
- Conduct a river hydrology study
- Develop early design principles and programming concepts
- Identify project objectives, performance criteria

## Fall 2015

- Develop conceptual designs of at least three riverwalk alternatives based on technical information, feasibility, and input from project partners, property owners and the community
- Prepare preliminary cost estimates for construction, maintenance and programming for each alternative
- Provide recommendations for design elements to advance into schematic design or to study further

## Spring 2016

- Develop the schematic design for a preferred alternative
- Create a phased plan for implementation of the schematic design, including interim access, programming, permitting and strategies for integration with future development

- Refine cost estimates
- Prepare a programming plan that reflects the site’s history, culture and potential investment opportunities
- Summarize maintenance and operations requirements
- Conduct feasibility analysis of the riverwalk’s future connections to the Canemah neighborhood
- Prepare a land-use application for the Oregon City Planning Commission

Falls Legacy, LLC has informed the partners that it will move forward concurrently with development plans that will integrate the riverwalk and other elements of the site.

### Investments

Preliminary design and engineering are estimated to cost \$1.32 million, and the figure will be finalized after the scope of work with the design team is negotiated in spring 2015:

- \$250,000 – Oregon lottery bonds (potential)
- \$300,000 – Metro
- \$270,000 – Oregon City
- \$400,000 – site owner
- \$100,000 – Clackamas County tourism grant

### PHASE 3: BUILD FIRST PHASE OF RIVERWALK

#### ESTIMATED COST: \$10 MILLION, INCLUDING UP TO \$4.75 MILLION FROM STATE LOTTERY BONDS

Construction will begin after construction drawings are developed and necessary permits are obtained. The work will begin with a path to a prime viewpoint of Willamette Falls. Habitat will also be restored along the riverwalk corridor. The below image is an artistic rendering of the riverwalk that illustrates what visitors could experience at this majestic site.



Signs, public art installations and events will occur regularly. Programming along the riverwalk will include historical and cultural displays about the Native American tribes who lived here since time immemorial, the industry that fueled this area for more than a century, and the dawn of a new chapter in Oregon City and the region. The programming will be developed in conjunction with the Oregon Parks and Recreation Department and the Confederated Tribes of Grand Ronde.

#### **PHASE 4: COMPLETE BUILD-OUT OF RIVERWALK**

##### **ESTIMATED COST: TO BE DETERMINED THROUGH THE DESIGN PHASE**

Given the size and scope of this project and strong momentum and interest at the federal level, public investment will likely be fully in place within the next decade.

Metro, with the support of its public partners, will take the lead in pursuing financial resources for full implementation of the riverwalk. Key funding sources include:

- **Foundations:** This project is potentially a good fit for significant foundations. In fall 2014, project leaders from partner agencies met with representatives from the Oregon Community Foundation, the Collins Foundation and Meyer Memorial Trust. Metro will continue to pursue other foundation options.
- **“Friends group”:** The community capacity for this project is unprecedented. A “friends” group is already in its infancy and is expected to be a strong financial champion.
- **Owners and private development:** Where possible, design will integrate with private development and leverage implementation costs. In addition, the agreement with Falls Legacy, LLC makes a commitment that future commercial development of the site will contribute 20 percent to future operations and maintenance of the riverwalk.
- **Federal lobbying:** Clackamas County recently retained Ball Janik LLP to pursue federal funding for the riverwalk. Ball Janik, which has lobbyists in Portland and Washington, D.C., reports that the initial reception to the riverwalk has been very positive, particularly at the Environmental Protection Agency. The lobbying team is optimistic about the prospects for federal funding. The completion of a schematic design is expected to boost the possibility of federal investment.
- **Grants:** The project will qualify for a number of sizable grants that could bring in millions of additional dollars (Appendix E). A project of this scope would be competitive in applying for grants from the U.S. Department of Transportation, Oregon Parks and Recreation Department, Oregon Watershed Enhancement Board, the Metropolitan Transportation Improvement Program and additional organizations.

#### **PHASE 5: COMPLETE BUILD-OUT OF FORMER BLUE HERON MILL SITE**

##### **ESTIMATED DEVELOPMENT COST: \$400 MILLION TO \$600 MILLION IN PRIVATE INVESTMENT**

Preliminary estimates show there will be \$400 million to \$600 million in private investment over the course of the project, according to the site owner.

At the end of this phase, a cohesive community of homes, businesses, shops and light industry will thrive at the Willamette Falls Downtown District. New development at the site would rely on strong public-private partnerships and improved access to the river, a development analysis showed.

About 2,000 jobs would be created as a result of the full build-out of the site, increased visitor activity and redevelopment. About half of these jobs would be created through new businesses at the site, including offices and industrial and retail spaces. The new economic activity would generate an estimated \$2.3 million annually in property tax revenue. Visitors to the falls from outside the Portland metro area are estimated to inject more than \$14 million into the local economy.

A number of lessons can be learned from other communities that have successfully completed similar redevelopment projects, such as the Mill District in Minneapolis. Officials there redeveloped former flour mills into a buzzing mixed-use neighborhood. The district leveraged \$338 million in strategic public investments to attract nearly \$1.9 billion in private and nonprofit investments. More than 80 buildings were rehabilitated over the past 25 years, and more than 1,250 housing units were built with hundreds more in the works. The district counts more than 1 million square feet of commercial space and produces \$475 million in tax revenue.



The Mill District project showed that areas in transition can be intimidating to potential investors. Early investments by initial project partners – such as with the riverwalk – are critical in removing barriers and enticing private developers. As work proceeds, the opportunity exists to incorporate parks, trails and natural areas as important development tools. Patience, persistence and respect for the market are also important.

A similar transformation can take shape in Oregon City with the help of smart public investments and ongoing strategic partnerships. Infrastructure investments by Oregon City, private investments by Legacy Falls, LLC and the public riverwalk will pave the way for this to happen. Metro expects public investments, foundation funding and grants to total about \$50 million for the riverwalk in phases 1 through 4. Much as it did at the Mill District in Minneapolis, this initial public investment will likely attract multiple times more in private investment and result in a prosperous new community.

PHASE	OUTCOMES	FUNDING <sup>1</sup>
<b>1: PLANNING (completed)</b>	Oregon City commissioners approved the vision strategy, master plan and land-use zone changes. The work also led to easement agreements, strong public support for the project and the removal of barriers for future private investment.	<b>\$2.53 million:</b> \$920,000 – Metro \$300,000 – Metro Community Planning and Development grant \$225,000 – Oregon City \$100,000 – Clackamas County \$65,000 – Environmental Protection Agency money received through a Business Oregon grant \$917,220 – staff time from Oregon City, Clackamas County and Metro
<b>2: DESIGN AND ENGINEERING (current)</b>	Ongoing work will refine the design concepts, identify the preferred riverwalk alternative and make final preparations before construction begins.	<b>\$1.32 million:</b> \$250,000 – Oregon lottery bonds (potential) \$300,000 – Metro \$270,000 – Oregon City \$400,000 – site owner \$100,000 – Clackamas County tourism grant
<b>3: BUILD FIRST PHASE OF RIVERWALK</b>	After construction drawings are developed and necessary permits are obtained, construction will begin with a path to a prime viewpoint of Willamette Falls. Public art and historical and cultural displays will be installed. Habitat will be restored along the riverwalk corridor.	<b>At least \$10 million:</b> \$5 million – Metro <sup>2</sup> \$4.75 million – Oregon lottery bonds (potential) \$500,000 – site owner At least \$300,000 – grants to be determined
<b>4: COMPLETE BUILD-OUT OF RIVERWALK</b>	The full build-out of the riverwalk will include programming, interpretive signs, public art and community events.	Cost to be determined through design phase. Project partners are pursuing money from foundations, grants, the federal government and other sources. All local and regional government partners are committed to contributing additional funds using various financing tools.
<b>5: COMPLETE BUILD-OUT OF FORMER BLUE HERON MILL SITE</b>	A cohesive community of homes, businesses, shops and light industry will thrive at the Willamette Falls Downtown District.	Preliminary estimates show there will be \$400 million to \$600 million in private investment over the course of the project, according to the site owner. There will also be additional public investments in infrastructure improvements.

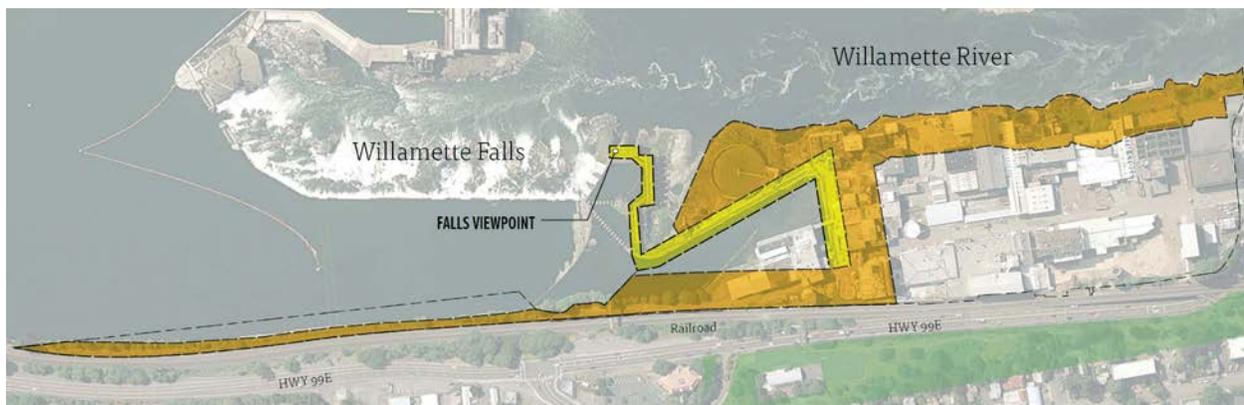
<sup>1</sup> Amounts used in this chart are cash figures except as noted.

<sup>2</sup> In November 2014, the Metro Council passed Resolution 14-4583 (Appendix G), endorsing investments of Natural Areas bond funds in capital improvement projects, including Willamette Falls.

## PROPERTY INTEREST REQUIREMENT

SB 5506 requires that a local or regional public sponsor of the Willamette Falls Legacy Project has secured a property interest in, or option on, a riverfront portion of the property that was formerly the site of the Blue Heron paper mill. Metro has satisfied this requirement by obtaining both an easement from Falls Legacy, LLC along the riverfront portion of the site (the “riverwalk easement”) and an option from PGE to acquire an easement over its dam adjacent to Willamette Falls (the “PGE option”). The riverwalk easement grants Metro a property interest in the site that now guarantees public access to the riverfront to view and experience Willamette Falls. The easement also allows design, engineering and construction to proceed immediately, in collaboration with the owner. The PGE option gives Metro the right to acquire an easement over PGE’s property once the design of the proposed riverwalk has been completed.

The diagram below shows the option area over PGE’s portion of the site in yellow, leading to the falls viewpoint, and the riverwalk easement area over the remainder of the riverfront portion of the site in orange.



To be specific about how Metro satisfies the property interest requirement, (a) Metro is a regional sponsor of the Willamette Falls Legacy Project; (b) it has secured both the PGE option over the PGE property shown in the map above in yellow and the riverwalk easement over the remainder of the site, allowing the riverwalk to be built within the orange area as shown above; (c) the PGE property and the Falls Legacy, LLC property are on the Willamette riverfront as shown; and (d) both the PGE property and the Falls Legacy, LLC property were once the site of the former Blue Heron paper mill.

### THE RIVERWALK EASEMENT

The easement from Falls Legacy, LLC, to Metro grants Metro the right to bring the public to the riverfront on this site, and ultimately, via the PGE property, to a final viewpoint of the falls. The easement provides for: (a) linear connection from Highway 99E in downtown Oregon City to the PGE property; (b) linear connection to the Canemah neighborhood; (c) the landing of a pedestrian bridge on the south side of the property; (d) public amenities and programming on the riverwalk, including restrooms, maintenance and service access, an administrative office, docks and viewing platforms, etc.; (e) the entire “clarifier” area adjacent to Willamette Falls and the PGE Property;

(f) views of Willamette Falls; (g) habitat restoration; and (h) cultural and historic interpretation of the property.

### **Phases**

The easement has two major phases. The first phase, which is complete, secured rights for Metro to establish public access on an area described as 120 feet of shoreline starting at the northeastern boundary of the property adjacent to downtown Oregon City and running along the property's Willamette River frontage, then adjacent to the PGE property and southwest along the rail spur.

The second phase will be the refinement of the preliminary easement area through schematic design of the riverwalk. This process will result in final plans for the riverwalk subject to the approval of Metro and the Falls Legacy, LLC and the determination of the final easement area.

### **Collaboration and decision-making**

Opportunities to collaborate with the site owner on design will extend beyond refinement of the easement area. Metro plans to continue a close working relationship with the property owner to optimize the integration of the riverwalk with the development of the remainder of the property. Continued collaboration will result in efficient mobilization, implementation and financing.

### **Contributions from the site owner**

The owner has donated the easement to Metro without any cost to taxpayers.

During refinement of the easement area, the owner will also contribute approximately 20 percent of the third-party costs that Metro incurs to prepare the design and construction documents for the riverwalk. This contribution is estimated to total \$900,000, including \$400,000 for the first phase of schematic design

The owner will also contribute at least 20 percent of the riverwalk's annual ongoing maintenance and operation costs. The exact contribution will be negotiated after the refinement of the final easement area.

### **Public space option**

The easement also grants Metro an option to purchase the open space property that, under the site's approved master plan, the owner is required to include in development plans..

### **THE PGE OPTION**

The option PGE granted to Metro gives Metro the right to acquire an easement over the PGE property and dam structure that provides the closest vantage point to view the falls. The option sets forth a process for PGE and Metro to collaborate on the design of the riverwalk on the PGE property. Once PGE has approved the designs, PGE and Metro will seek approval from the various regulatory agencies that have jurisdiction over PGE's hydropower facilities at this location, including the Federal Energy Regulatory Commission. When FERC approves the design and the future easement, Metro will exercise its option to acquire this easement over the PGE property.



Both the riverwalk easement with Falls Legacy, LLC and the PGE option will allow Metro to design and build a viewpoint of Willamette Falls similar to the depiction above. This image is not a design for the viewpoint, but it previews what is possible at this natural wonder.

## THE PARTNERSHIP REQUEST

The Oregon Parks and Recreation Department has been involved in the Willamette Falls Legacy Project since 2011. Through the State Historic Preservation Office, the project has received historic consultation and review and archeological advice. At least one representative of the Oregon Parks and Recreation Department attends the project's weekly Technical Advisory Committee meetings.

On Sept. 26, 2014, the public partners – Metro, Oregon City, Clackamas County and the State of Oregon – entered into a Memorandum of Understanding regarding the project and the path forward to build a riverwalk to create a new catalytic improvement on the site (Appendix F). The memorandum memorialized the request from the project partners that Oregon Parks and Recreation Department officials participate in the planning of the riverwalk: “As requested by the Parties, in accordance with SB 5506, State Parks will take the lead on designing a process for tribal involvement in the Riverwalk project and its interpretation.”

Metro will continue to work with the Oregon Parks and Recreation Department as the project moves into the development and operation phases.

## SUMMARY

Along the end of Main Street in Oregon City, hulking shells of once-bustling machines sit idle in cavernous industrial buildings. When the last mills of the Blue Heron Paper Company shut down in February 2011, the opportunity came to address this great loss and bring new life to the site that powered the rise of Oregon.

The Willamette Falls Legacy Project will reinvigorate the surrounding area by making strategic investments in a public riverwalk that rewards visitors with majestic views of the second most powerful waterfall in North America. The riverwalk is significant because it will catalyze private and nonprofit investments to transform the area into a booming community.

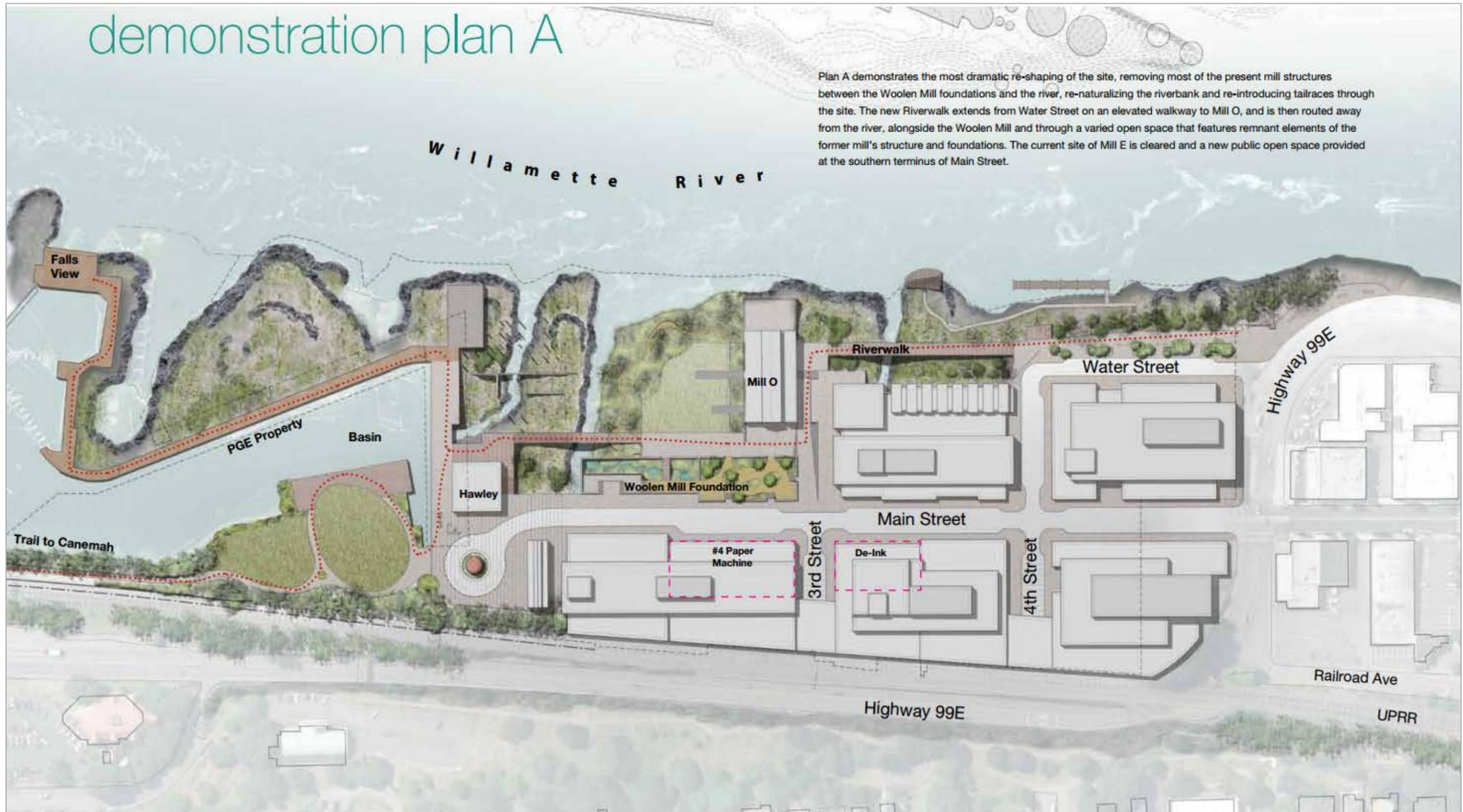
Metro, Oregon City, Clackamas County and the State of Oregon have partnered with the site's owner, Portland General Electric and others to complete planning work on the riverwalk and set the stage for future phases. The project partners are currently working to develop schematic designs that will lay the groundwork for construction of the riverwalk to begin.

A vibrant neighborhood of homes, businesses, shops and light industry will materialize at the Willamette Falls Downtown District – but only with strong partnerships, hard work and game-changing investments. With the state's help, the Willamette Falls Legacy Project will transform this sacred place into the prosperous community that once flourished here – and can once again.



## APPENDIX A – DEMONSTRATION PLAN A

Demonstration Plan A shows the riverwalk along the waterfront going over exposed tailraces to the PGE dam and then to a view of the falls.



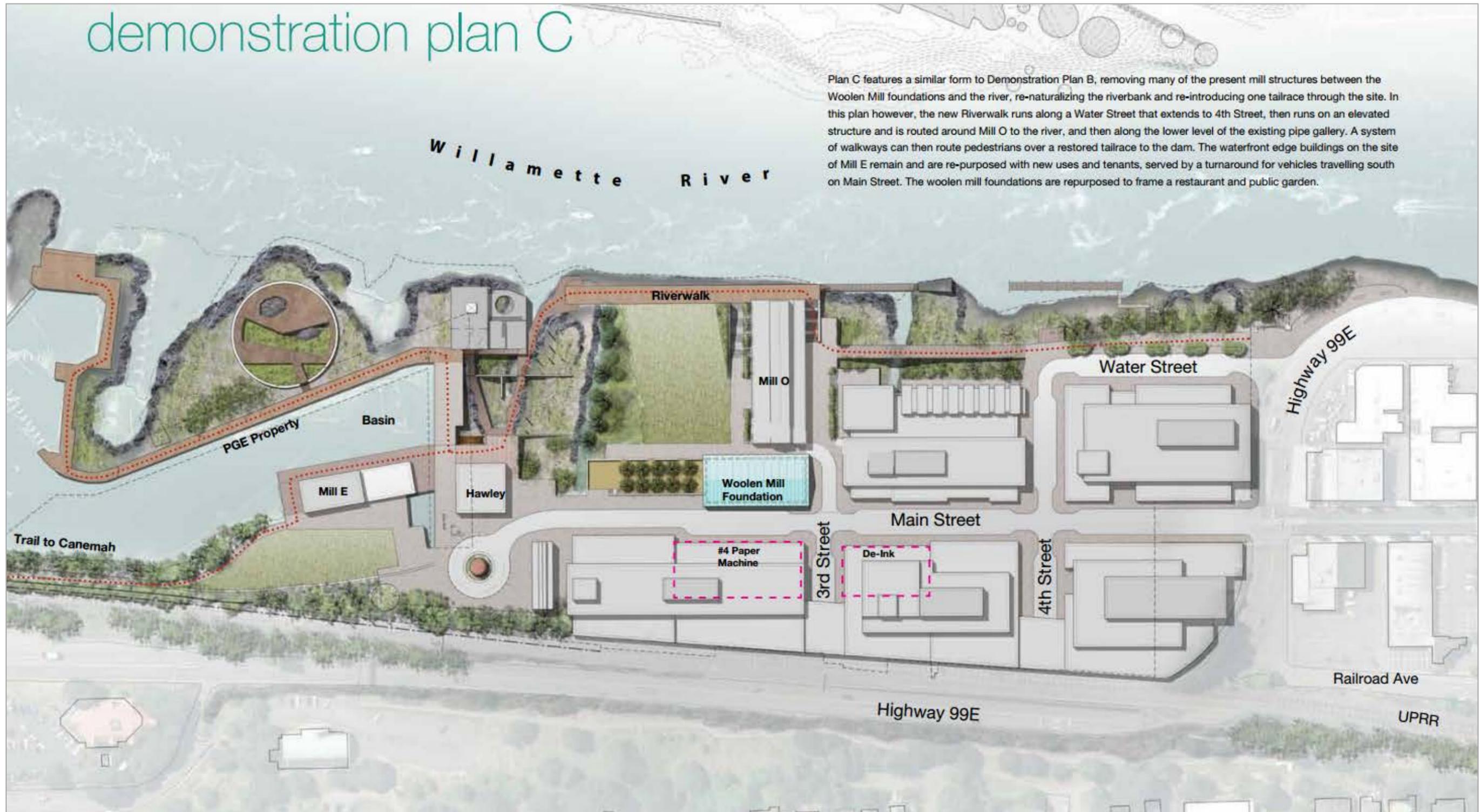
## APPENDIX B – DEMONSTRATION PLAN B

Demonstration Plan B shows the riverwalk along the waterfront and a boardwalk, and then follows the contour of one exposed tailrace back into the site to access the PGE dam and view of the falls.



## APPENDIX C – DEMONSTRATION PLAN C

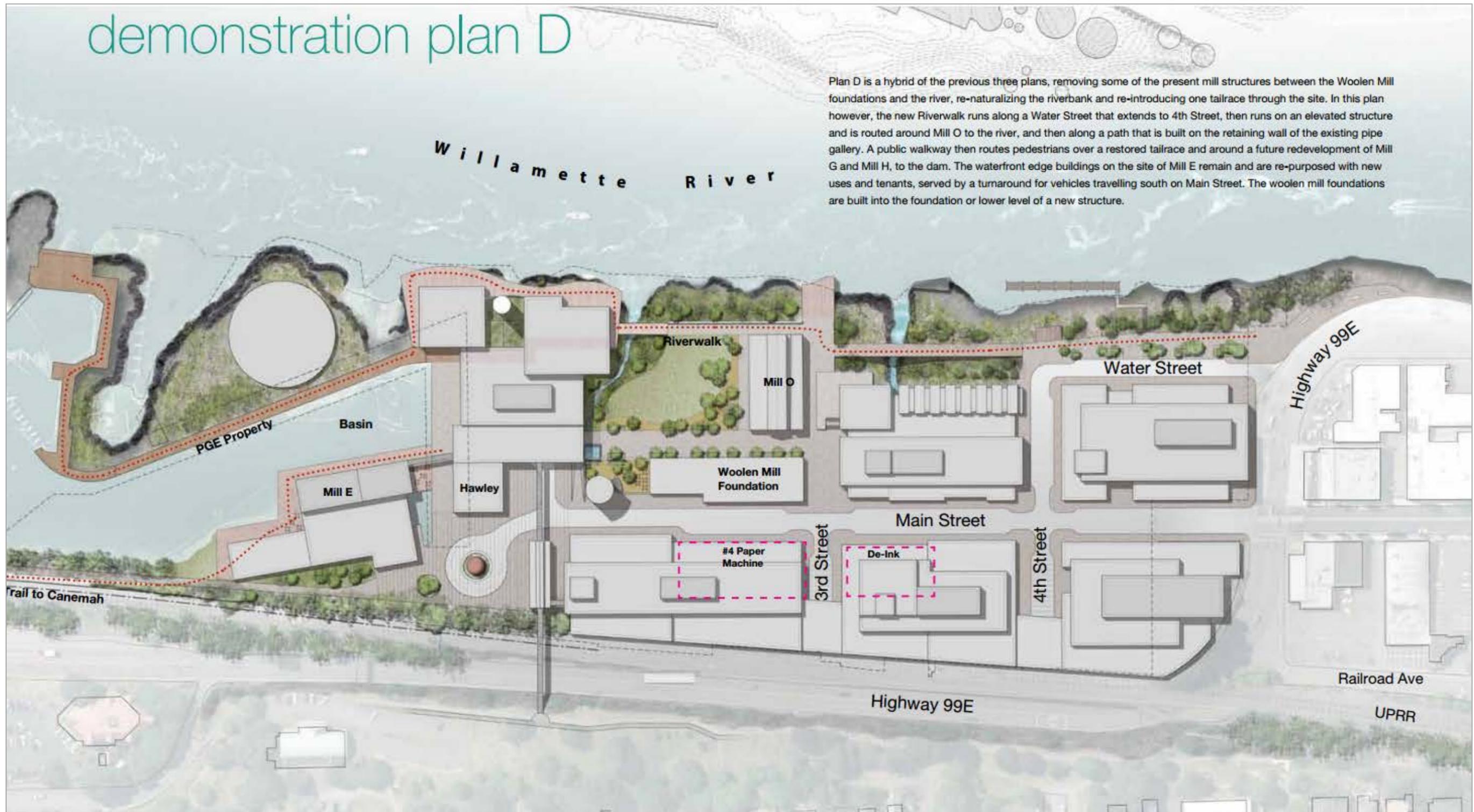
Demonstration Plan C is similar to Plan B riverwalk alignment, with variations on the types of open space and exposure to tailraces.



Plan C features a similar form to Demonstration Plan B, removing many of the present mill structures between the Woolen Mill foundations and the river, re-naturalizing the riverbank and re-introducing one tailrace through the site. In this plan however, the new Riverwalk runs along a Water Street that extends to 4th Street, then runs on an elevated structure and is routed around Mill O to the river, and then along the lower level of the existing pipe gallery. A system of walkways can then route pedestrians over a restored tailrace to the dam. The waterfront edge buildings on the site of Mill E remain and are re-purposed with new uses and tenants, served by a turnaround for vehicles travelling south on Main Street. The woolen mill foundations are repurposed to frame a restaurant and public garden.

## APPENDIX D – DEMONSTRATION PLAN D

Demonstration Plan D shows the riverwalk along the entire frontage of the river up until the walkway over the PGE dam to the view of the falls.



## APPENDIX E | GRANT OPPORTUNITIES

SOURCE	MAXIMUM AMOUNT	FIT
MTIP (federal transportation): <i>Riverwalk</i>	\$4,536,200	RTP ID: 10123. Time period is 2018-2024. In 2014\$, estimated cost is \$3,065,000.
MTIP (federal transportation): <i>Pedestrian Bridge</i>	\$12,348,470	RTP ID: 11552. Time period is 2025-2032. In 2014\$, estimated cost is \$6,095,000.
OWEB Technical Assistance Grant	\$50,000	Funds are for developing technical designs for a restoration project or developing an implementation plan for restoration activities.
Travel Oregon Grant	\$20,000	Funds are eligible for projects that target development of tourism infrastructure or strategic collaborative marketing initiatives that align with the Travel Oregon brand, enhance the visitor experience in Oregon and increase the likelihood of visitation from outside the local area.
ODOT Immediate Opportunity Fund	\$250,000	Provides procedures and funds for the Oregon Transportation Commission to respond quickly to economic development opportunities. This project would be a Type B project: revitalization of business or industrial centers to support economic development and livability.
State Parks Local Government Grant	\$1,000,000	Funds are available for acquisition, development, rehabilitation and planning and feasibility studies of projects that are consistent with outdoor recreation goals/objectives of SCORP.
State Parks Land & Water Conservation Fund	\$150,000	Grant funds are available to either acquire land for public outdoor recreation or to develop basic outdoor recreation facilities.
State Parks Recreational Trails Program	\$300,000	Grant funds are used to build new recreation trails, restore existing trails, develop and rehabilitate trailhead facilities, acquire land and permanent easements and water trails.
State Parks Heritage Grant Program	\$12,000	Provides funds for projects that conserve, develop or interpret Oregon's cultural heritage.
State Parks Certified Local Program	\$20,000	Funds can be used for a broad array of preservation activities, including property surveys, context studies, preservation planning, architectural and engineering studies, and plans for rehabilitating historic properties.
OWEB Restoration Grant	\$150,000	Funds projects that "restore and sustain resilient ecosystems through program and project investments that enhance watershed and ecosystem functions and processes and support community needs."
Oregon Marine Board	TBD	Boating facility grants may be used for framework master planning, design and engineering, land acquisition, new construction, or the expansion and rehabilitation of public recreational boat access facilities statewide.

<b>SOURCE</b>	<b>MAXIMUM AMOUNT</b>	<b>FIT</b>
Clackamas County Economic Development Funds	TBD	
National Trust for Historic Preservation Grant	\$5,000	Funding can be used for planning efforts in areas such as architecture, archaeology, engineering, preservation planning and land use planning. Deadlines are October 1, February 1 and June 1. Can apply for three grants within a two-year cycle.
TIGER Grant (federal)	\$10,000,000	TIGER grants are used to invest in road, rail, transit and port projects that achieve critical national objectives.
Statewide Transportation Improvement Program Enhancement Grant	TBD	Grant funds projects that enhance, expand or improve the transportation system, including recreation trails.
OWEB Willamette Special Investment Partnership	TBD	Funds projects that increase channel complexity and length, improve connectivity between the mainstem and its floodplain, and expand the geographic extent and improve the health of floodplain forests.
ODFW Fish & Restoration Enhancement Grant	\$150,000	Funding is used to increase recreational fishing opportunities and improve commercial salmon fisheries by restoring state-owned fish hatcheries, enhancing natural fish production, expanding hatchery production and providing additional public access to fishing waters.

## APPENDIX F - RIVERWALK MEMORANDUM OF UNDERSTANDING

### *Willamette Falls Riverwalk* MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”), entered into September 26, 2014, is by and among The State of Oregon, through its Portland Metro Regional Solutions Office and its Parks and Recreation Department (together, the “State”), The City of Oregon City (“Oregon City”), Clackamas County (the “County”), and Metro (“Metro”) (each, a “Party” and collectively, the “Parties”).

#### ~INTRODUCTION~

The Parties recognize that in order to spur redevelopment of the complex former Blue Heron paper mill site, the critical first investment is in a Riverwalk that provides public access to Willamette Falls. According to studies conducted by the Parties as part of the land use master plan and rezoning for the site, the Riverwalk will create new catalytic value on the property, attract visitors and visibility to downtown Oregon City, and create the necessary conditions for redevelopment. This will create regional economic impact that will catalyze traded sector activity and a place for new jobs and opportunity. This MOU documents the shared commitment of the Parties to the design and construction of the Riverwalk for public access to the natural wonder and historic qualities of Willamette Falls.

In 2013, the State of Oregon enacted Senate Bill 5506 (SB 5506), committing \$5 million in lottery-backed bonds to provide public access to Willamette Falls, pending a credible “finance and development plan” by local partners for completion of the project (to be referred to as the Riverwalk), a design for “a public access project” to the Willamette River and the Falls, and acquisition of “a property interest” along the “riverfront portion” of the property, such as an easement for the Riverwalk (SB 5506 §11). SB 5506 requires these conditions to be met no later than March 31, 2015, as described in the Memorandum of Understanding among the Parties dated May 16, 2013.

This MOU establishes the shared understanding among the public partners of the history of the project to date, the goals and fundamental expectations of the Parties, and the roles and responsibilities regarding the Riverwalk project, so that the Parties can meet the timeline set by SB 5506.

#### ~SHARED HISTORY~

The current Riverwalk project phase follows a successful partnership which began in the summer of 2011, and resulted in significant due diligence, a land use master plan and a separate vision report for the entire Blue Heron site. The Parties recognize that while the site presents enormous opportunity, it also presents enormous challenges, which will require the strong partnership they have built and the public collaboration to continue. The vision for the site is based on four core values, which remain the guiding principles for the site and the Riverwalk project: public access, historic and cultural interpretation, economic redevelopment, and healthy habitat. This section describes the contributions of each Party to date, and any specific aims or

objectives of that Party with regard to the Riverwalk or the site, in addition to the four core values.

1. Oregon City

- Partner of this project because of need to address the vacant industrial property in its community to reduce barriers to acquisition and facilitate redevelopment opportunities
- Committed significant staff time to due diligence process, and led on the land use master plan process, which will result in rezoning of the site and creation of opportunity through updated zoning upon adoption of the land use master plan (specifically known as Master Plan CP 14-02, Zone Change and Text Amendment ZC 14-03, Comprehensive Plan Amendment PZ 14-01)
- Managed contractual agreement with bankruptcy trustee regarding the land use master plan process
- Commission has approved \$100,000 to the project annually for 10 years
- Identified one-time capital investment that could be used for Riverwalk project

2. Clackamas County

- Partner in this project because the County has a historical and heritage interest in this site and is focused on economic development and the opportunities for tourism development
- Oregon City is the County Seat, and Clackamas County takes great pride in where it lives and works
- Supports job creation and economic vitality for Oregon City and in this ongoing partnership, is anticipating job “re-creation” of traded sector industries on the site
- Primary goals: economic development and tourism development expanding the Mt. Hood Territory
- Funded \$100,000 to master plan efforts and federal lobbying efforts, 2/3 from economic development funds and 1/3 from tourism funds

3. Metro

- Partner of this project because of the 2006 Natural Areas Bond objectives in the Willamette River Greenway target area, which includes rare and unique habitat and public access goals, as well as the designation of Oregon City as a Regional Center
- Public access to Willamette Falls is a once in a generation opportunity
- Led and contributed over \$450,000 to due diligence on the site before the initial bankruptcy bid deadlines, including environmental assessments, boundary survey, appraisal, title research and analysis, and structural and historical investigations
- Funded \$300,000 Community Planning and Development Grant and \$100,000 of Natural Areas program funds from Metro, as well as significant staff time, to the land use master plan process

4. State of Oregon

- Willamette Falls has natural significance and is part of the larger historic and cultural area
- Aims to preserve access to natural features, create community access to recreation and economic opportunities on site
- Public access to the Willamette Falls and Willamette river enhances the objectives of the Willamette River Greenway program
- Provided technical assistance on the land use master plan
- Arranged and funded photo documentation of the site shortly after the bankruptcy
- Provided valuable historic coordination and consultation through the State Historic Preservation Office
- Regional Solutions Center designated this a “Regional Priority” project, assigning support from DEQ, Business Oregon, and other state offices
- Instrumental in identifying \$5 million capital investment
- \$65,000 Brownfield grant through Business Oregon to support the environmental assessment of the property

**~RIVERWALK PROJECT~**

Throughout the Riverwalk project, the Parties are committed to working to achieve the following goals or outcomes for the project:

1. Public Ownership of the Riverwalk Easement
  - Metro and Oregon City are willing to serve as owners of the Riverwalk
2. Location of the Riverwalk
  - The Riverwalk should generally adhere to the edge of the Willamette River with unobstructed views of the river approximately as depicted in the land use master plan with some flexibility as specific design challenges or opportunities arise
3. Habitat
  - The Riverwalk must include riverbank restoration/stabilization to be eligible for natural areas bond funds through Metro and other funding sources.
4. Conform with Federal Requirements
  - It will be important to maintain eligibility for federal funds and to adhere to important federal requirements, such as disability access
5. Private Contribution
  - Through the creation of the Riverwalk, the public sector will be introducing value to the overall site. This benefits private ownership of the site and thus:

- Private owners should not benefit unduly from public investment in the Riverwalk without making a comparable investment in the development of the overall site
- Given the creation of value through public investment, the Riverwalk Easement should be acquired from the owner as a willing conveyer at least cost to the public

#### 6. Public Finance Plan

- Provision of the \$5 million in lottery bonds from the State is contingent upon Metro, the County, and the City demonstrating their ability to support the Riverwalk project by raising the funds necessary for the project from any number of sources, which may include city, county and regional governments, federal agencies, grants, donations and private investment
- The public finance plan will separate planning costs from capital improvement costs
- The parties are committed to controlling costs to get the best value for public funds
- The investment of public funds in the Riverwalk will be used for public benefit and not to subsidize private development, though recognizing that the private sector will benefit from the catalytic Riverwalk project

#### 7. Maintenance

- The Parties recognize that a funding strategy must include a plan for ongoing maintenance of the Riverwalk for the future, including upkeep and security
- No public entrance fee will be required for access to the Riverwalk. The Parties believe that the following are among the appropriate sources of revenue to pursue for ongoing operations:
  - Contributions from private businesses adjacent to the Riverwalk that benefit from its value
  - Cost recovery from special events
  - Secondary proceeds from the patrons/visitors who will use Riverwalk (such as parking, concessions, etc.)
  - Government contribution
- The owners of the site should have a stake in maintenance and operations of the Riverwalk project

#### 8. Amenities & Programming

- The Riverwalk development should be an exceptional destination that reflects the site's unique character and draws visitors and investment opportunities from around the world
- Maximize hours of public access
- Programmed to catalyze economic development

## 9. Design Elements

- Design components start with concept in the vision document and land use master plan
- Include significant historic and cultural interpretation
- Provide opportunities and facilities for recreation
  - Connection to fishing, boating, kayaking, etc.
  - Walking and biking
  - Connections to regional trails and open spaces
  - Parking and restrooms
- Integration with and catalytic to private development
- Connection to historic downtown

### ~ROLES~

To help meet the spring funding deadline for the State's \$5 million in lottery-backed bonds, the Parties commit to the following roles, each with the support of or in collaboration with the other Parties. Some roles are not included, though they are necessary, such as which Party will take the lead on the design and engineering for the Riverwalk. This is because the terms of this MOU will facilitate the acquisition of a Riverwalk easement and confirm other resources which will allow further definition of these roles. The Parties commit to revisiting the question of which Party will lead the design and engineering for the Riverwalk, and other essential issues, as they arise.

Each of the parties will make contributions of staff support. All parties share the responsibility for raising funds (in accordance with the Public Finance Plan described in Paragraph 6 of *Riverwalk Project* Section, above). Those in the lead in any area will report back to the Partners on the status of their work and seek support on key decisions.

#### 1. Oregon City

- Develop future operations, regulatory and maintenance plan for the Riverwalk

#### 2. Metro

- Negotiate to obtain an easement for the Riverwalk from the owner (the "Riverwalk Easement")
- Develop an overall fundraising strategy for the remaining estimated costs of the project
- Pursue an additional easement agreement from Portland General Electric to provide additional public access to the Falls (the "PGE Easement")
- Lay the groundwork to help launch a "friends" group to provide non-profit support for the Riverwalk project

3. County

- Bring its lobbying capacity to the table, both locally and federally using existing contract with lobbyist to pursue federal support of the Riverwalk, in accordance with the overall fundraising strategy
- Help to obtain the PGE Easement

4. State of Oregon

- As requested by the Parties, in accordance with SB 5506, State Parks will take the lead on designing a process for tribal involvement in the Riverwalk project and its interpretation

IN WITNESS WHEREOF, and by the authority granted in ORS 190.110, whereby units of local government may enter into agreements with units of local government or agencies of this state for the performance of any or all functions and activities that the parties to the agreement, its officers, or agents have the authority to perform, the parties have executed this MOU as of the date first written above.

CITY OF OREGON CITY

METRO

  
\_\_\_\_\_  
David W. Frasher, City Manager

\_\_\_\_\_  
Martha J. Bennett, Chief Operating Officer

CLACKAMAS COUNTY

STATE OF OREGON, through its Portland  
Metro Regional Solutions Office

\_\_\_\_\_  
Don Krupp, County Administrator

\_\_\_\_\_  
Bobby Lee, Director

STATE OF OREGON, through its  
Parks and Recreation Department

\_\_\_\_\_  
Lisa Van Laanen, Director

3. County

- Bring its lobbying capacity to the table, both locally and federally using existing contract with lobbyist to pursue federal support of the Riverwalk, in accordance with the overall fundraising strategy
- Help to obtain the PGE Easement

4. State of Oregon

- As requested by the Parties, in accordance with SB 5506, State Parks will take the lead on designing a process for tribal involvement in the Riverwalk project and its interpretation

IN WITNESS WHEREOF, and by the authority granted in ORS 190.110, whereby units of local government may enter into agreements with units of local government or agencies of this state for the performance of any or all functions and activities that the parties to the agreement, its officers, or agents have the authority to perform, the parties have executed this MOU as of the date first written above.

CITY OF OREGON CITY

METRO

\_\_\_\_\_  
David W. Frasher, City Manager

  
\_\_\_\_\_  
Martha J. Bennett, Chief Operating Officer

CLACKAMAS COUNTY

STATE OF OREGON, through its Portland  
Metro Regional Solutions Office

\_\_\_\_\_  
Don Krupp, County Administrator

\_\_\_\_\_  
Bobby Lee, Director

STATE OF OREGON, through its  
Parks and Recreation Department

\_\_\_\_\_  
Lisa Van Laanen, Director

3. County

- Bring its lobbying capacity to the table, both locally and federally using existing contract with lobbyist to pursue federal support of the Riverwalk, in accordance with the overall fundraising strategy
- Help to obtain the PGE Easement

4. State of Oregon

- As requested by the Parties, in accordance with SB 5506, State Parks will take the lead on designing a process for tribal involvement in the Riverwalk project and its interpretation

IN WITNESS WHEREOF, and by the authority granted in ORS 190.110, whereby units of local government may enter into agreements with units of local government or agencies of this state for the performance of any or all functions and activities that the parties to the agreement, its officers, or agents have the authority to perform, the parties have executed this MOU as of the date first written above.

CITY OF OREGON CITY

METRO

\_\_\_\_\_  
David W. Frasher, City Manager

\_\_\_\_\_  
Martha J. Bennett, Chief Operating Officer

CLACKAMAS COUNTY

STATE OF OREGON, through its Portland  
Metro Regional Solutions Office

  
\_\_\_\_\_  
Don Krupp, County Administrator

\_\_\_\_\_  
Bobby Lee, Director

STATE OF OREGON, through its  
Parks and Recreation Department

\_\_\_\_\_  
Lisa Van Laanen, Director

3. County

- Bring its lobbying capacity to the table, both locally and federally using existing contract with lobbyist to pursue federal support of the Riverwalk, in accordance with the overall fundraising strategy
- Help to obtain the PGE Easement

4. State of Oregon

- As requested by the Parties, in accordance with SB 5506, State Parks will take the lead on designing a process for tribal involvement in the Riverwalk project and its interpretation

IN WITNESS WHEREOF, and by the authority granted in ORS 190.110, whereby units of local government may enter into agreements with units of local government or agencies of this state for the performance of any or all functions and activities that the parties to the agreement, its officers, or agents have the authority to perform, the parties have executed this MOU as of the date first written above.

CITY OF OREGON CITY

METRO

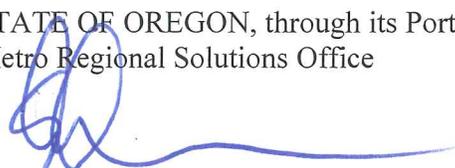
\_\_\_\_\_  
David W. Frasher, City Manager

\_\_\_\_\_  
Martha J. Bennett, Chief Operating Officer

CLACKAMAS COUNTY

STATE OF OREGON, through its Portland  
Metro Regional Solutions Office

\_\_\_\_\_  
Don Krupp, County Administrator

  
\_\_\_\_\_  
Bobby Lee, Director

STATE OF OREGON, through its  
Parks and Recreation Department

\_\_\_\_\_  
Lisa Van Laanen, Director

3. County

- Bring its lobbying capacity to the table, both locally and federally using existing contract with lobbyist to pursue federal support of the Riverwalk, in accordance with the overall fundraising strategy
- Help to obtain the PGE Easement

4. State of Oregon

- As requested by the Parties, in accordance with SB 5506, State Parks will take the lead on designing a process for tribal involvement in the Riverwalk project and its interpretation

IN WITNESS WHEREOF, and by the authority granted in ORS 190.110, whereby units of local government may enter into agreements with units of local government or agencies of this state for the performance of any or all functions and activities that the parties to the agreement, its officers, or agents have the authority to perform, the parties have executed this MOU as of the date first written above.

CITY OF OREGON CITY

METRO

\_\_\_\_\_  
David W. Frasher, City Manager

\_\_\_\_\_  
Martha J. Bennett, Chief Operating Officer

CLACKAMAS COUNTY

STATE OF OREGON, through its Portland  
Metro Regional Solutions Office

\_\_\_\_\_  
Don Krupp, County Administrator

\_\_\_\_\_  
Bobby Lee, Director

STATE OF OREGON, through its  
Parks and Recreation Department



\_\_\_\_\_  
Lisa Van Laanen, Director

**APPENDIX G – RESOLUTION NO. 14-4583**

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENDORSING ) RESOLUTION NO. 14-4583  
ADDITIONAL INVESTMENTS FOR )  
RESTORATION AND PUBLIC ACCESS TO ) Introduced by Chief Operating Officer Martha  
NATURE ) Bennett in concurrence with Council  
) President Tom Hughes

WHEREAS, at the general election held on November 7, 2006, the voters of the Metro region approved Ballot Measure 26-80, authorizing Metro to issue \$227.4 million of general obligation bonds to fund natural area acquisitions and water quality protection (the “Natural Areas Program”); and

WHEREAS, the Metro Council dedicated \$168 million of those bonds to acquisition of land for protection of water quality, habitat restoration and public access to nature; and

WHEREAS, in May 2013, the voters of the Metro region approved a five-year local option measure for the purpose of preserving water quality, fish and wildlife habitat and maintaining Metro’s parks and natural areas for the public; and

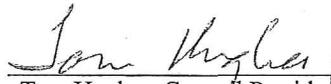
WHEREAS, as part of implementing the operating levy, Metro’s Parks and Natural Areas’ five-year work plan includes projects for natural area restoration, maintenance and improvements for visitors, and park maintenance and improvements, among other things; and

WHEREAS, regional acquisition efforts have resulted in acquisition of over 5,000 acres of land, far exceeding the original goal of 3,500 to 4,500 acres with land purchases still ongoing; and

WHEREAS, the Metro Council now wishes to encourage investment of a small percentage of the Natural Areas Program bond funds, paired with grants received and levy funds, to provide improved and increased public access to natural areas and trails across the region, and to make habitat improvements ; now therefore

BE IT RESOLVED that the Metro Council hereby recommends that Metro use Natural Areas Bond funds to take advantage of this opportunity to build out key regional trail gaps and to leverage grants and Parks and Natural Areas levy funds to develop projects including those set forth on the attached Exhibit A.

ADOPTED by the Metro Council this 13th day of November 2014.

  
Tom Hughes, Council President



Approved as to Form:

  
Alison R. Kean, Metro Attorney

Capital projects

PROJECT/TARGET AREA	REFINEMENT PLAN GUIDANCE		OTHER EXISTING POLICY GUIDANCE
	GOAL(S)	TIER I OBJECTIVE(S)	
Chehalem master plan (levy) and build phase 1 [Chehalem Ridgeway to Refuge]	<ul style="list-style-type: none"> <li>Protect large, undeveloped tracts of forestland to protect water quality, wildlife habitat and connections, and to provide public access opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>Protect the upper elevation forestlands and oak woodlands on the Chehalem Ridge to enhance water quality and wildlife habitat and to provide potential public access opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>2013 Parks and Natural Areas Levy project identified for development of public access.</li> </ul>
East Buttes master plan (levy) and build phase 1 [East Buttes]	<ul style="list-style-type: none"> <li>Connect the substantial Butler Ridge natural area in public ownership to create a wildlife corridor and potential access to the Clackamas River via Sunshine Butte, Tower Butte, Zion Butte and the North Fork Deep Creek.</li> <li>Protect butte tops and slopes for wildlife habitat and corridors between these wooded slopes and create scenic vistas that provide visual relief to urban residents.</li> <li>Protect headwaters of healthy streams through acquisition of wooded hillides on Scouters Mountain and Mount Talbert.</li> </ul>	<ul style="list-style-type: none"> <li>Protect wooded slopes on Sunshine Butte and along tributaries to Sunshine Creek to maintain wildlife corridors to the Clackamas River.</li> <li>Protect wooded slopes on Tower and Zion Buttes to secure wildlife corridors to the Clackamas River.</li> <li>Acquire land on Scouters Mountain in close proximity to other public landholdings to create a larger contiguous open space on the butte.</li> </ul>	<ul style="list-style-type: none"> <li>2013 Parks and Natural Areas Levy project identified for development of public access.</li> </ul>
River Island restoration to bond from levy [Clackamas River Bluffs and Greenway]	<ul style="list-style-type: none"> <li>Protect sensitive riparian areas, wetlands and side channels along the Clackamas River from Goose Creek west towards the confluence with the Willamette River for fish and wildlife habitat protection, enhancement and restoration.</li> <li>Protect water quality and improve fish and wildlife habitat in the lower Clackamas River by acquiring and restoring native plant communities and side channels.</li> <li>Protect unique geological features, habitat for rare species and lands that could provide a regionally significant nature park on the mostly undeveloped Clackamas River Bluffs.</li> </ul>	<ul style="list-style-type: none"> <li>Protect the undeveloped floodplain lands along both sides of the lower Clackamas River from Barton Park to Clear Creek (Carver Boat Ramp) with remnant side channels, gravel bars, intact forests and wetlands for improving fish habitat and maintaining water quality.</li> <li>Protect the undeveloped floodplain lands along both sides of the lower Clackamas River from Clear Creek to Beebe Island (Johnson Creek curves) with remnant side channels, gravel bars, intact forests and wetlands for improving fish habitat and maintaining water quality.</li> <li>Protect scenic views and provide future recreational opportunities by acquiring lands along the Clackamas River Bluffs to create a regionally significant nature park.</li> </ul>	<ul style="list-style-type: none"> <li>Identified as high priority during levy development</li> </ul>
Tualatin boat ramp [Tualatin River Greenway]	<ul style="list-style-type: none"> <li>Protect and restore riparian areas and floodplains to improve water quality and to support a diversity of plants and wildlife.</li> <li>Provide additional or enhanced access that will allow people to enjoy the river.</li> </ul>	<ul style="list-style-type: none"> <li>Protect natural areas adjacent to existing public lands to provide public access and improve wildlife habitat protection.</li> <li>Continue the work begun in 1995 to enhance the water trail by providing access point sites along the Tualatin River Greenway that meet the following criteria:</li> </ul>	<ul style="list-style-type: none"> <li>The Metro Council adopted resolutions directing staff to pursue grant funds to support development of the boat launch.</li> </ul>

		<ul style="list-style-type: none"> <li>Locations along the river at intervals of 5 to 10 river miles, allowing for day trips and shorter trips than is now practicable.</li> </ul>	
<b>PROJECT/TARGET AREA</b>	<b>REFINEMENT PLAN GUIDANCE</b>		<b>OTHER EXISTING POLICY GUIDANCE</b>
Tualatin boat ramp ( <i>cont'd</i> )	<p><b>GOAL(S)</b></p>	<p><b>TIER I OBJECTIVE(S)</b></p> <ul style="list-style-type: none"> <li>Safe accessibility from a public roadway that can adequately accommodate additional traffic. <ul style="list-style-type: none"> <li>Developable for boat ramps and/or docks by presence of existing shallow slopes and banks.</li> <li>Associated with sufficient uplands for such features as parking, restrooms, picnic areas and buffering from the river and adjacent uses.</li> <li>Associated with key locations where there is particular interest in additional boat access/pullouts including: south of Farmington Road, north side of the river in the vicinity of Rainbow Lane, and in the vicinity of Eisner Road.</li> </ul> </li> <li>Close key trail gaps in Portland, including those in North and Southeast Portland.</li> <li>Secure remaining unique and rare habitats. These include Multnomah Channel, the large forested area west of the Sellwood Bridge and lands near Elk Rock Island.</li> </ul>	<ul style="list-style-type: none"> <li>The Metro Council considered this project during several deliberations and recently approved an MOU regarding this project.</li> </ul>
Willamette Falls Riverwalk [ <i>Willamette River Greenway</i> ]	<ul style="list-style-type: none"> <li>Protect fish and wildlife habitat, water quality, scenic resources and improve public access to the river along the greenway from Wilsonville to the Multnomah Channel.</li> </ul>		

# Trails

PROJECT/TARGET AREA	REFINEMENT PLAN GUIDANCE		OTHER EXISTING POLICY GUIDANCE
	GOAL(S)	TIER I OBJECTIVE(S)	
Build trail gaps on Marine Drive from Bridgeton to Troutdale [Columbia Slough]	<ul style="list-style-type: none"> <li>Protect and enhance habitat and linkages along the Columbia Slough.</li> </ul>	<ul style="list-style-type: none"> <li>Expand resource protection along the slough and at existing habitat areas, including Whitaker Ponds, Big Four Corners, Prison Pond, Little Four Corners, Smith and Bybee Wetlands Natural Area, Wapato Slough and Vanport Wetlands.</li> <li>Acquire property to create community connections between the St. Johns and Bridgeton neighborhoods and the Columbia Slough Trail and 40-Mile Loop Trail.</li> <li>Acquire property to close trail gaps in the Columbia Slough Trail and 40-Mile Loop Trail between NE 33rd Avenue and the future Gresham-Fairview Trail.</li> <li>Where strategic partnerships can contribute to acquisition and management, acquire other properties along the slough that with restoration will provide additional habitat connections and water quality benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Regional Trails Plan</li> <li>Regional Transportation Plan</li> </ul>
Build Fanno Creek gap through Fields [Fanno Creek Linkages]	<ul style="list-style-type: none"> <li>Complete a continuous greenway trail from the Tualatin River into a highly urbanized, "walker-challenged" area of Portland, and further protect water quality along Fanno Creek and its tributaries.</li> <li>Protect and enhance habitat and linkages along the Columbia Slough.</li> </ul>	<ul style="list-style-type: none"> <li>Connect publicly-owned land along the main stem of Fanno Creek between Cook Park and Woodard Park to complete the corridor and enhance habitat and water quality protection in this area.</li> </ul>	<ul style="list-style-type: none"> <li>Regional Trails Plan</li> <li>Regional Transportation Plan</li> </ul>
Bridge over Columbia Blvd. and the trail to the Slough [Columbia Slough]		<ul style="list-style-type: none"> <li>Expand resource protection along the slough and at existing habitat areas, including Whitaker Ponds, Big Four Corners, Prison Pond, Little Four Corners, Smith and Bybee Wetlands Natural Area, Wapato Slough and Vanport Wetlands.</li> <li>Acquire property to create community connections between the St. Johns and Bridgeton neighborhoods and the Columbia Slough Trail and 40-Mile Loop Trail.</li> <li>Acquire property to close trail gaps in the Columbia Slough Trail and 40-Mile Loop Trail between NE 33rd Avenue and the future Gresham-Fairview Trail.</li> <li>Where strategic partnerships can contribute to acquisition and management, acquire other properties along the slough that with restoration will provide additional habitat connections and water quality benefits.</li> </ul>	<ul style="list-style-type: none"> <li>Regional Trails Plan</li> <li>Regional Transportation Plan</li> <li>North Portland Enhancement grant committee committed \$850,000 to this project</li> </ul>

## STAFF REPORT

### IN CONSIDERATION OF RESOLUTION NO. 14-4583 FOR THE PURPOSE OF ENDORSING ADDITIONAL INVESTMENTS FOR RESOLUTION AND PUBLIC ACCESS TO NATURE

Date: November 3, 2014

Prepared by: Kathleen Brennan-Hunter 503-797-1948

#### BACKGROUND

The acquisition of natural areas and trails has been in progress since the Natural Areas bond measure passed in November 2006. Acquisition has been very successful in most target areas, and the focus on the ongoing acquisition program is on closing important gaps in target areas. The success of the program in reaching overall acreage goals means that there is an opportunity to pair bond funds with grants received and with levy funds for natural area access projects. There is also a significant opportunity to build out some key regional trail gaps where the easement was acquired with 2006 Natural Areas bond funds. These investments will help achieve the goals of the refinement plans and further leverage the investment opportunities created by the passage of the Parks and Natural Areas Levy. Staff anticipates expending approximately \$15 to \$20 million on the projects identified. No additional appropriation is needed to fund these projects.

#### ANALYSIS/INFORMATION

**1. Known Opposition**

There is no known opposition to this resolution.

**2. Legal Antecedents**

Resolution No. 06-3672B, "For the Purpose of Submitting to the Voters of the Metro Area a General Obligation Bond Indebtedness in the Amount of \$227.4 Million to Fund Natural Area Acquisitions and Water Quality Protection," was adopted on March 9, 2006.

Resolution No. 12-4398, "For the Purpose of Referring to the Voters of the Metro Area a Local Option Levy for the Purpose of Preserving Water Quality, Fish and Wildlife Habitat and Maintaining Metro's Parks and Natural Areas for the Public," was adopted on December 18, 2012.

**3. Anticipated Effects**

Most of these projects are already slated for development of public access. This legislation will enable Metro to construct more phases and to accelerate trail construction and public access at sites where funding was limited or unavailable.

**4. Budget Impacts**

These funds are already appropriated in the Natural Areas bond fund.

#### RECOMMENDED ACTION

The Chief Operating Officer recommends that the Metro Council endorse these investments and the adoption of Resolution No. 14-4583.



JOHN A. KITZHABER, MD  
Governor

December 29, 2014

To: Metro  
City of Oregon City  
Clackamas County  
Oregon Parks and Recreation Department

 FR: Mike Bonetto, Chief of Staff for Governor John A. Kitzhaber, M.D.

**RE: Approval of Willamette Falls Legacy Project Finance and Development Plan**

Effective Aug. 14, 2013, Senate Bill 5533-A authorized the State Treasurer to issue \$5 million in lottery bonds to “provide assistance for land acquisition, improvements, rehabilitation and enhancement of the area in Clackamas County in or around the area including Willamette Falls.” Senate Bill 5506, effective July 29, 2013, says that bonds may be sold no later than March 31, 2015 once the following conditions are met:

- The Governor’s office has approved a finance and development plan to help prepare the site of the Willamette Falls Legacy Project for a public access project.
- A local or regional public sponsor of the project has secured a property interest in, or option on, a riverfront portion of the property that was formerly the site of the Blue Heron paper mill.
- A local or regional public sponsor of the project has requested that the Oregon Parks and Recreation Department participates in the planning, development and potential future operation of any public access project on the site to ensure that the statewide significance of Willamette Falls is recognized and interpreted and that the falls are accessible to the public.

The Governor’s office has accepted and approved the recent submittal of the finance and development plan (dated 12/18/2014) by Metro, City of Oregon City, and Clackamas County. Congratulations to the project partners for your commitment and diligence to develop this plan - and the collaborative work to secure the riverfront easement and option. The Governor’s Regional Solutions Team and the State of Oregon will continue to partner with the project team to help Oregonians rediscover a cultural and scenic treasure in Oregon City: Willamette Falls.