

# Willamette Falls

## ◦ LEGACY PROJECT ◦

### PARTNERS GROUP MEETING MINUTES

March 15, 2017

*Tumwater Room*

*Museum of the Oregon Territory*

*211 Tumwater Drive*

*Oregon City, OR 97045*

9:00 AM - 10:30 AM

#### Partner Attendees

**Oregon City:** Mayor Dan Holladay, City Manager Tony Konkol  
**Metro:** Councilor Carlotta Collette, COO Martha Bennett, Council President Tom Hughes  
**County:** County Administrator Don Krupp, Commissioner Paul Savas  
**State:** Marty Carty (*observing for Representative Mark Meek*), State Parks Deputy Director M.G. Devereux, Regional Solutions Metro Region Coordinator Bobby Lee

**Missing:** Commissioner Renate Mengelberg  
Representative Mark Meek  
Senator Alan Olsen

**Guests:** Shelly Parini, Rediscover the Falls Friends Group  
Brian Moore, Metro

**The Q1 2017 Partners meeting was opened by Brian Moore of Metro and called to order by meeting chair, Commissioner Martha Schrader at approximately 9:05 a.m.**

#### **General Updates (9:10 a.m.)**

- Commissioner Schrader led a round table introduction of the Partners and the group shared updates.
- Tony Konkol shared that site tours are planned in coordination with Rediscover the Falls friends group, and that it is currently budget season for Oregon City.

#### **Project Updates (9:15 a.m.)**

- Brian Moore shared a quarterly project update and related that the project is moving ahead as expected with no decisions required of the Partners at today's meeting.
  - He answered a question about the grant for McLoughlin Corridor, and believes that it is coming through as far as he has heard.
  - The riverwalk is a complex project involving remodeling, renovation, restoration, place making, etc, and faces layered challenges involving water flow, flood plains, cultural resources, maintenance and safety.
  - Copies of the project schedule Brian and the Willamette Falls team assembled were distributed for review by those present (attached for reference).

- Updates have been made to resolve questions of timing the project spending to meet the deadlines for state funding (2<sup>nd</sup> quarter of 2020).
- The project is currently 2/3 through conceptual design, and the first cultural and historic permits applications initiating the Section 106 process will be submitted at the end of the month, a milestone.
- The preferred concept will be unveiled to the public on June 3, and a Partners meeting on May 17<sup>th</sup> will provide a preview of the preferred design to the Partners group and allow them to relay information to their elected colleagues.
- Construction design will begin after the June 3 community event and continue this summer.
- Construction is planned to start in summer 2018 and conclude in 2022.
- Rediscover the Falls friends group will fundraise additional money to bridge between the 2020 state spending deadline and 2022.
  - One large financial commitment is already “in hand,” and they have a fundraising plan to raise the rest.
  - Brian clarified the purpose of the group for new members of the Partners Group: Rediscover the Falls is the external fundraising group seeking private funding to support the Willamette Falls Legacy Project.
- Brian Moore shared a 2-year budget status update, distributed a budget report (attached for reference) and walked the Partners through the document layout.
  - Brian reminded the Partners that the complexity of the project translates into the budget as well, with four partner jurisdictions involved.
    - All contributions are tracked and tied to the related restrictions required by each agency.
  - The Partners IGA 2-year budget period ends mid-year 2017.
  - 50% of the total budget is through, but there is a lag time in reporting and there is significant work in process right now.
  - The project is slightly under budget overall, but budget should be on track by June at budget close.
  - The riverwalk amount budgeted was \$2.9M and \$1.7M has been spent to date.
  - Some carryover exists in Oregon City staffing (a planned parks position has not been filled).
  - Some 3<sup>rd</sup> party cost estimating and consultant work also have carryover.
    - Brian clarified that the 3<sup>rd</sup> party cost estimation work was being done to verify the analysis provided by designer Snøhetta and was a form of due diligence.
  - Some carryover is also due to Falls Legacy development schedule.
  - Sources of additional funding include grants and friends group fundraising
  - Clackamas County has also contributed to federal and state lobbying.
- Brian Moore related some project design updates to the Partners:
  - Public events seeking community feedback on the design concepts (workshops, stakeholder meetings, and community conversations at rate of 1-2 a week) are continuing.
    - Efforts are being made to identify characteristics of access and viewing experiences.
    - Feedback on healthy habitat, public perception, public interpretation, shared tribal use areas, and more have been discussed for inclusion in design.
  - Project is at the 75% design stage with intermediate drawings including a main promenade, decisions on buildings to be repurposed and key site elements to retain.
    - Vignettes of Mill O, Pipe Chase, Boilers, and Yard show key areas of site.

- Studies on hydraulic modeling, impact, and habitat are wrapping up and findings will influence final designs.
    - The cultural landscape report is underway and is informing the interpretive discussions.
    - Alcoves and channels can help restore the historic shoreline and support habitat restoration.
    - The preferred design concept will be completed in May 2017.
  - Councilor Collette requested clarification on “preferred” process.
    - Mr. Moore clarified that the design team is drafting the concepts, vetting them against feasibility, sharing ideas, and then a version is presented to the TAC. The design team then refines the drawings and returns to TAC for further input. The process has been cooperative and interactive.
  - Mr. Moore opened the floor to questions from the Partners Group, noting that more detail on the designs is available upon request. No further questions were posed at that time.
- Brian Moore gave a brief update on the development strategy:
  - The public portion of the project is continuing and the team is in communication with Falls Legacy, LLC (private owner).
  - Parking and access are being discussed as part of riverwalk plans.
  - A goal is to reduce and remove barriers to private investment on site.
  - Potential developers have expressed concern about existing conditions of the site, as the market often prefers to tackle “easy things.”
  - An important question/consideration remains: “What can we do to make private investment easier and catalyze redevelopment on the site?”
  - Ongoing discussions with private owner continue. Mr. Moore met with him on Friday. Mr. Heidgerken indicated plans for more active participation soon.
  - Metro COO Martha Bennett expressed concerns about potential owner negativity over the riverwalk easement.
    - Mr. Moore noted that the owner has continued signing off on documents to date and has not been a direct impediment to the planned riverwalk schedule staying on course.
    - Commissioner Martha Schrader expressed concerns about private owner’s development schedule and potential for impacts to project.

**Shelly Parini of Rediscover the Falls, the nonprofit fundraising friends arm of the Willamette Falls Legacy Project presented updates on the group’s organization and activities. (9:37 a.m.)**

- Shelly acknowledged Councilor Collette, a member of the group’s Executive Board.
- The friends group exists to ensure the project’s success.
- A new vision and mission statement is posted on the Partners section of the website.
- 2017 strategic priorities have been identified:
  - Spearhead a fundraising campaign.
  - Advocate/communicate regarding WFLP.
  - Ensure RTF is functioning and sustainable.
- Ms. Parini is the acting executive director with a 50 hour per month contract.
  - She is working to strengthen a partnership with the Downtown Oregon City Association (DOCA).
    - DOCA is currently contracted for business services and workspace to give RTF a physical presence.
    - RTF has a database to track friends and donors (build an army!)

- Community engagement is beginning, and there is a volunteer board.
- RTF has partnered with Metro and Oregon City to tag along on community conversations when possible/appropriate and to present briefly to these audiences. (i.e. Pints from the Past)
- The last Fridays of each month from 2-4 p.m. are reserved for high level friends' tours on the site in the hopes of building donor interest and involvement.
- An event is tentatively scheduled for 6/2/17 for high level fundraising on the site.
- They hope to continue building public support for the project.
- The board met in February 2017 for a campaign readiness retreat and determined board direction at a retreat in fall of 2016.
- The first fundraising campaign should support the first phase of the riverwalk.
- A major gift/challenge match is a possibility.
- A feasibility study for the campaign will help guide direction. If there's a \$5M donation with a match campaign, \$10M is a goal by 2020.
- Some small donations are already coming in and there are hopes for bigger gifts down the road.
- The group has a new logo in the family of the existing WFLP branding.
- The Partners thanked the executive board of Rediscover the Falls for their work and commitment so far.
- Mr. Moore noted that the next meeting for the Partners will be May 17 and the riverwalk preferred design will be shown at an event on June 3. The governor has been invited to the June 3 event.
  - The IGA draft should be ready for consideration at the May meeting, and the TAC will review prior.
  - This will move the project forward for the next 2 year period, including the budget for Phase I.
  - IGA includes 2 year portion of overall budget.
  - There is a need to engage with the partners to figure out the plans for ownership and funding of operations and maintenance for the riverwalk as well as finalizing ownership. There is hope to resolve these questions prior to construction work beginning.
    - Examples of ownership briefly brought up included non profit friends groups and grant-funded groups.
    - Operations and maintenance concerns and design should reflect related concerns of all partners at table. The group needs to decide who is at the table.
    - The Partners group noted the importance of O&M estimates, the need for the design to compliment realistic O&M.
    - Mayor Holladay noted that the IGA could be influenced by the need to discuss ownership or O&M, but COO Bennett noted that the IGA would expire soon, and an action needed to be taken. An extension of the IGA was proposed as one option to address this issue.
    - Mr. Moore noted that numbers should be available in May and could be shared at the May 17 meeting and presentation.
    - COO Bennett thought the time between May 17 and breaking ground on the project gave time to determine O&M and ownership of the riverwalk.
    - Metro Council President Hughes and Don Krupp noted that there may be additional O&M opportunities/grants related to recreational interests at site/area.

**ACTION:**

- **Partners will review preferred design concept and IGA at next meeting.**

Meeting adjourned at approximately 10:10 a.m.