



## Community Interactive Event #3 Summary

January 10, 2014

### Introduction

The Willamette Falls Legacy Project is a once in a generation opportunity to establish a vision and framework master plan for the redevelopment of the former Blue Heron Mill site in downtown Oregon City. This summary report highlights results of the third Community Interactive Event conducted at the Ainsworth House and Gardens in Oregon City on December 12, 2013. The purpose of the event was to present the Master Framework Plan, including demonstration plans, and enlist community champions to help realize the vision for the Willamette Falls Legacy Project over time.

### Description

The event was publicized via the project email list, website, Facebook page, the Oregon City News, the Daily Journal of Commerce and community newsletters. One hundred participants joined in the event. Willamette Falls Media Center provided video coverage of the event. A link to the presentation and event is available online at [www.rediscoverthefalls.com](http://www.rediscoverthefalls.com) under "The Plan" drop down menu.

Mayor Doug Neeley opened the meeting and welcomed participants. Oregon City Project Manager Christina Robertson Gardner and Ellen Wyoming of Cogan Owens Cogan gave introductory remarks and turned the presentation over to consultant team leaders Mike Zilis and Ken Pirie of Walker Macy. They gave an informational presentation describing the current design options for the Master Framework Plan and demonstration plans that implement the four interrelated core values for the site. Following the presentation, Liam Thornton of Langley Investment Properties stated his support for this process and the opportunities it has created. Langley Investment Properties has signed a letter of intent to purchase the site. A video of Liam's comments is available on the project website at: <http://www.rediscoverthefalls.com>.

Participants were invited to take their time to view the Master Framework Plan and demonstration plans at a gallery style open house. People were able to talk with staff about the plans, the inter-related four core values, and sign up for a tour of the site in spring 2014. In addition, nearly three dozen participants self-identified as community champions to help see the vision implemented over the long term. They identified things they could do to support the implementation of the Willamette Falls Legacy Project vision by writing letters of support, leading tours and helping form a new "Friends of the Willamette Falls Legacy Project" organization.

### Written Responses

Twenty-eight participants completed comment card responding to three questions:

1. For the possible site redevelopment, what inspires you the most?

2. What other ways might the four interrelated core values – economic development, habitat restoration, public access, and historic and cultural interpretation – best weave together for an ideal Willamette Falls future?
3. What else should we know?

A large majority of responses indicate strong support for the interrelated four core values. Respondents mentioned multiple values and several spoke to their interdependence. They expressed a desire to create open space along the river to provide public access to the falls, habitat restoration areas and recreational opportunities. Respondents also agreed that preserving and celebrating the area's cultural and industrial heritage is important, whether through the reuse of historic buildings or developing interpretive exhibits for future visitors. Comments indicate that people believe focusing on these three values (public access, habitat restoration, historic and cultural interpretation) will lead to the fourth core value, economic development. Several respondents conveyed the need for this area to focus on local and regional residents and help revitalize downtown by providing family wage jobs, condominiums, apartments and related commercial services. Others favor a focus on drawing visitors to the site with restaurants, museums and hotels. Regardless of the vision, respondents believe that continuing to engage the community in these discussions is important to the project's success.

The comment cards are attached to this summary.

### **Next Steps**

The Willamette Falls Legacy Project Partners Group will meet on January 27 to review this final community feedback. With the partners' feedback and guidance, City staff and the project consulting team will complete a land use application for a zone change and master plan for the site. Public hearings will begin on April 21, 2014. All members of the community and public are invited to join in a regional celebration on February 6 at the KEEN Warehouse in Portland at 505 NW 13th Ave, 5:30 – 8 pm. For more information, join us online at [www.rediscoverthefalls.com](http://www.rediscoverthefalls.com).

Please use this space to write any further comments as needed.

Fish Passage - please consider & implement expert advice.  
Pedestrian / bike bridge? - Access over the River would be highly utilized as well as connectivity to Canemah  
"Watershed Council" Kiosk - Outreach & Education for community groups & members working hard to benefit the River systems.

Native wildlife - ie nesting Osprey, eagles, etc:

Migratory Fish & Wildlife are & continue to be an important factor of attraction for our city & region.

I'm very inspired by the inclusion of Biologists in the planning process, ie: Roughened River bank & restored ecological functions.

Thank you,

Cara Lewis, Community member  
GOEWC - Chair

Greater Oregon City Watershed Council.

Please use this space to write any further comments as needed.

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- > How do future uses interact with downtown? What is the flow of people/vehicles like between downtown/Blue Heron, and why? - the continued promenade & canemah walkway connects are a great start...
- > What are the implications for downtown from a historic preservation/development pressure standpoint after development at Blue Heron starts? Are there enough protections in place for the historic fabric of downtown?
- > development above 3-4 stories needs to be articulated (reduced in footprint) this is a pedestrian oriented project and bldgs should reflect that!
- > habitat restoration is important, incorporate native food producing landscaping as well - perhaps this ties to indigenous use of the site as well?
- > In addition to focusing on "Healthy Habitat" as defined as native habitat at the falls, think of this as Healthy Human Habitat as well. Green Streets & Buildings are just as important to keep the site thriving.
- > an outdoor amphitheater would be fantastic to have
- > consider food carts as a potential use in a "festival area" in the flood plane, could tie in to a farmers market use etc.
- > more discussion of what is being preserved is just as important as what is being proposed.

Please use this space to write any further comments as needed.

1) For the possible site redevelopment, what inspires you the most?

NATURE AND HISTORY OF THE AREA  
AROUND THE FALLS AND OLD OREGON CITY

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

RESPECT THE AREA AND ITS VALUABLE HISTORY  
AS MUCH AS POSSIBLE

3) What else should we know?

RESEARCHING THE HISTORY AS SOON AS  
POSSIBLE WHILE PEOPLE THAT REMEMBER ARE  
STILL HERE TO SHARE

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within ONE week of the presentation. Thank you!

1) For the possible site redevelopment, what inspires you the most?

COMBINING <sup>THE</sup> PRESERVATION OF HISTORIC STRUCTURES WITH HABITAT RESTORATION & PUBLIC ACCESS.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

BY CONTINUING TO INVOLVE THE VARIOUS PROFESSIONAL, COMMUNITY ENTITIES & INDIVIDUALS WHO HAVE AN INTEREST IN THE SITE. COMMUNITY INTERACTIVE EVENTS & THE SOCIAL NETWORKS ARE EXCELLENT & APPRECIATED.

3) What else should we know?

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1) For the possible site redevelopment, what inspires you the most?

ACCESS TO THE FALLS  
COMMERCIAL & RESIDENTIAL POTENTIAL

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

FIND A WAY TO OPEN THE LOCKS  
BOAT LANDING BELOW FALLS

3) What else should we know?

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1) For the possible site redevelopment, what inspires you the most?

*It's value as an historical and scenic site for recreational use.*

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

*Economic development that creates a tourist attraction: eg. restaurant(s), museum, park, recreational (cycling, walking, kayaking), hotel-motel accommodation.*

3) What else should we know?

*The downtown OC area needs residents. Some of the concept areas marked "offices" could be made into condominiums or rental apartments for residential use.*

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1) For the possible site redevelopment, what inspires you the most?

Access to the falls - that's the draw. It's about cultural as well. Once they are here for falls & history they can dine by art or take a class, learn about green efforts to protect environs.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

Lunch, an art class, a tour of museum in an environmentally sane site. Walking out to view the falls. These events should be available to visitors to the site.

3) What else should we know?

We need to conduct many, many tours to get public excited about project.

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1) For the possible site redevelopment, what inspires you the most?

A mix w/ light industry &/or prof. services/tech providing living wage jobs in and around adapted historic buildings, including two of the most visually & historically iconic - The Hawley Bldg & the Digester

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

I have some concerns that the habitat restoration and public access values are intrinsically in conflict. If: shallow areas for fish to rest and a greenspace park straddling it, with people getting in the water to play w/ their dogs & in the restored channel from the Basin.

3) What else should we know?

We need equal emphasis on the agricultural history on the site, @ Tompenal Flour mill. This could play in hugely with the County's agric. tourism and pure ag. R&D jobs or production/shipping

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1) For the possible site redevelopment, what inspires you the most?

Keeping the open space within the flood plain

Creating artist lofts

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

3) What else should we know?

Would it be possible to have a small maritime museum  
to house the PT boat looking for a home

1) For the possible site redevelopment, what inspires you the most?

Open space - access to falls closeup views

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

1. geology history s/b included in history  
2. can we have a structure that would attract swifts?  
3. Some large structure used for farmers market / Saturday market crafts / open restaurants -

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1) For the possible site redevelopment, what inspires you the most?

*Access to the water*

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

3) What else should we know?

*Open the locks to commercial + recreational traffic that can stop @ site*

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1) For the possible site redevelopment, what inspires you the most?

Knowing that 82% of folks surveyed agree that most of the development should be away from the riverfront, near downtown, with areas by the river + falls preferred for habitat restoration + public access.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

3) What else should we know?

As we know - the site floods regularly (1890, 1924, '43, '48, '56 '64 and 1996) ~~is~~ In this time of global climate change, the risks are greater than ever, because warmer air holds more

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1) For the possible site redevelopment, what inspires you the most?

*Alma Cosson - add to email  
billnalma@comcast.net*

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

3) What else should we know?

*Might there be a train (passenger) stop somewhere close to  
redevelopment?*

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1) For the possible site redevelopment, what inspires you the most?

The historical aspect. Also, the fact that very, very few places in the US have a wonderful natural area like the falls - we need to appreciate that.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

It's always best to have people involved in the weaving process & application.

3) What else should we know?

Keep going ~~it~~ in the direction you are!

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1) For the possible site redevelopment, what inspires you the most?

*Outdoor use*

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

3) What else should we know?

*I support public funding to move & expand our community center to redeveloped site*

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1) For the possible site redevelopment, what inspires you the most?

That all 4 core values can be incorporated  
and balanced.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

all the plans need to keep access & viewpoints to & of  
the Falls upper most in mind and sense of historical sites  
make a primary objective

3) What else should we know?

stay transparent and keep your quality workers

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1) For the possible site redevelopment, what inspires you the most?

Plan A - Easy on the eye, love the "naturalness" of the lines.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

3) What else should we know?

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1) For the possible site redevelopment, what inspires you the most?

*public access trails and keeping parts of the industrial  
past in a artful way*

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

*Your team is doing great - I love what  
I saw tonight*

3) What else should we know?

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1) For the possible site redevelopment, what inspires you the most?

Great Potential and broad vision toward  
Tourist destination + balanced development

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

3) What else should we know?

To eventually move the citizens of  
OC to support and approve framework plan  
you need communication beyond website +  
internet

Ed Wamata

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1) For the possible site redevelopment, what inspires you the most?

A hope that careful, intelligent stewardship ~~of~~ with attention to habitat restoration playing a key part - is in practice. I am excited to hope that my fellow Oregon City residents consider open space as a priority.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

Bring in more environmental groups. Perhaps as well, this site is of National historic interest. What ~~is~~ is the state in creating a state park for the ~~restoration~~ habitat restoration areas.

3) What else should we know?

Lawns do not equal habitat restoration! Please be careful in not fooling ourselves that fish, birds, insects etc. thrive in developed green spaces. Human footprint must be limited in some areas!

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1) For the possible site redevelopment, what inspires you the most?

The Historical reverence and  
Native American Cultural Aspects  
Helping The Present and Future keep touch with  
The Past

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

3) What else should we know?

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1) For the possible site redevelopment, what inspires you the most?

The possibility of revising downtown Oregon City. Bringing people, jobs, and investment to the city. Encouraged by the current concepts which include ample parking.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

—  
\_\_\_\_\_  
\_\_\_\_\_

3) What else should we know?

Keep going in the direction you are going!

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1) For the possible site redevelopment, what inspires you the most?

The open-spaces habitat enhancement, restored River process & function while providing a special place for people to connect with the River, Falls, & heritage of O.C.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

It feels as though we are on the right track with continued opportunity for public & community involvement. Please continue to strive for up most environmental quality & cultural sensitivity.

3) What else should we know?

An opportunity for outreach & education exists here. many many partners, neighbors & caring citizens have done & continue to do wonderful work for the River & watershed.  
\* please see reverse \*

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1) For the possible site redevelopment, what inspires you the most?

Enhancing downtown (and extending)

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

incorporate green development, not just small areas of ecological restoration.

3) What else should we know?

Physical access into the water is important  
+ connections to the area history as the end of the Oregon trail & the beginnings of Oregon development, connections with other historic sites locally & regionally...

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1) For the possible site redevelopment, what inspires you the most?

The public Access to a large portion of site. and the importance of all 4 core values.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

access for all ages. Focus more on the local & regional residents as opposed to hotels. They can be built close by

3) What else should we know?

Bring in a youth group/advisory board if you haven't from local middle & high schools.  
would have liked to see more younger adults here as well.

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1) For the possible site redevelopment, what inspires you the most?

Natural & historic & cultural

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

Restore the natural habitat, give the public access, develop the historic & cultural & they will come.  
(Tourism will provide much economic development)

3) What else should we know?

Over commercialization of the area will detract from its potential. Tourism could far outweigh the advantages of other economic developments.

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1) For the possible site redevelopment, what inspires you the most?

I like the restoration and preservation of the non-flood risk mill area.  
I like the park and natural sight seeing within the flood zones.  
I like the idea of an Orchestral amphitheater.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

bring back an old feel to the industrial areas with music and style,  
this will bring more money in housing areas and tourism.  
Use brick paths and lighting

3) What else should we know?

boy scouts would like to assist in this project.

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1) For the possible site redevelopment, what inspires you the most?

Langley is welcome as long as they don't  
californiate Oregon City. It should "feel" like  
Oregon.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

Your presentation sums it up nicely.

3) What else should we know?

Save the eels! ☺

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## COMMUNITY INTERACTIVE EVENT #3

DECEMBER 12, 2013

COMMENT CARD

1) For the possible site redevelopment, what inspires you the most?

The Falls themselves, connection with nature in close proximity to urban setting. Opportunities to expand ped/bike network with existing promenade above Falls.

2) What other ways might the four interrelated core values - economic development, habitat restoration, public access, and historic and cultural interpretation - best weave together for an ideal Willamette Falls future?

Like the vision presented tonight - especially potential boat tour through "the catacombs". Need connection through existing downtown -> dedicated local bus service to help w/ parking, particularly associated with events?

3) What else should we know?

No boat launch - no suitable area for trucks w/ trailers -> consider redevelopment of old boat works place 1/2 mile south of Hwy 99/South end road (I know, this is out of scope for Legacy Project).

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### **Willamette Falls Legacy Project – Community meeting #3**

Thank you for all your wonderful plans and for working hard to communicate with the public.

Sincerely, Judy Morton (born in Pendleton, raised in Oregon City, living in West Linn) 503 655 0635

The most inspiring development would be a place where people live and work in harmony with the river and the visitors who come to experience the wonder of Willamette Falls. It should not be a shopping destination, and it seems like large gatherings should continue to be held at Clackamette Park. Here's what I think should be included:

Light industrial – stuff actually being made there

Residential – marketed to river people and carless people

Residential services – marina, grocery, bakery, fish market, dry cleaning, bank, ups store, doctor, dentist

Tourist services – cafes, Made in Oregon, Tony's Fish Market, guided tours, rentals & guides for kayak, canoe, paddleboat, bicycle, fishing, barrels (for going over the falls)

Some of the old mill buildings

Public access with interpretive signs along river and lagoon and through old mill buildings

Natural habitat restoration around the lagoon and in the lower river basalt edges

Easy access to downtown Oregon City, the existing river walk, and along the rivertracks to Canemah

One of your displays had a photo of a Native American with eels. You might be interested in this quote from J. Quinn Thornton's Oregon & California in 1848, volume one, page 389.

"Great numbers of lamprey-eels are taken in the rivers. I have seen multitudes of them about the rocks at the falls of the Wilhamette, crawling up, by suction, an inch at a time. Far greater numbers fill the crevices below the surface of the water; and I have spent many an hour watching an Indian, who, with a woolen cloth upon his hand, to prevent them from slipping through, would stoop down, and with his right hand firmly grasp the eel, and draw it out of the water, when taking hold of it with his left hand also, he would bring it to his mouth, and crush its head between his teeth; after which he would toss it upon the bank above, continuing to repeat the performance with the most astonishing rapidity, and with the precision of a military drill. When the fellow had caught a pile of eels as large as he could carry, he would go up, and after stringing them upon willow branches, walk away with them hanging over his shoulders and down to his heels, looking as proud as though he would not speak to a savage who had not a load of lamprey-eels."