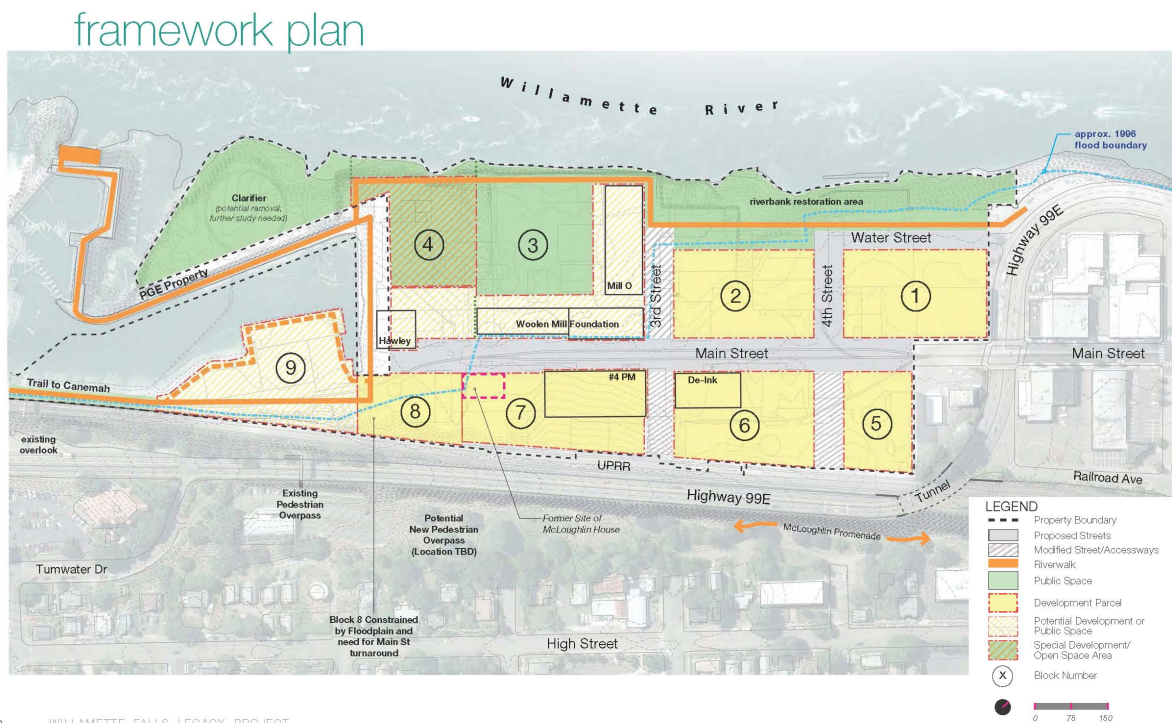


The Framework Master Plan solidifies the community’s vision and clears barriers to redevelopment. Under the plan, the 22-acre site will be rezoned for a vibrant mix of shops, restaurants, offices and housing. A network of walk and bike-friendly streets would link the new district with the rest of downtown Oregon City. The plan gives the new owner flexibility to build everything from hotels to housing, museums to markets, offices to light industrial buildings. But some things aren’t negotiable: Developers will have to reflect and respect the site’s natural setting and industrial history. Make it easy to walk and bike. Blend in with downtown Oregon City, and create a unique sense of place in the new waterfront district. Preserve key historic structures when feasible – and, when it’s not, incorporate artifacts into the design. Promote healthy habitat along the Willamette River and build something that will last.



The Framework plan outlines how development will generally occur, identifying key areas for public access, open space and development. It re-establishes the Main Street grid and creates connections for people to view majestic Willamette Falls.

The areas identified in **green** fall within the 1996 flood inundation area. These areas are more suitable for open space and harder to redevelop. The numbered areas in **yellow** are mostly out of the flood area and are considered easier to develop. These areas will form new City blocks in downtown Oregon City. The **light yellow and hashed red** areas contain structures that have opportunity for rehabilitation but are within the flood area. These parts of the site will need further refinement and may be a mix of open space and existing and new development. The historic **street grid** is proposed to be reintroduced to the site. Five historic **structures** outlined in black are required to be utilized in redevelopment through adaptive re-use or rehabilitation of some form. The remaining buildings on site may be retained, but are not required to remain. A **shared**

multiuse path (the Riverwalk) along the riverfront, identified in orange, is at the heart of the Framework Plan.

The Riverwalk will create continuous public access to view the river. It links a series of overlooks and docks along the river's edge and connects to the street grid and future open spaces. Historic and cultural elements, benches and viewing platforms create a memorable gateway to Willamette Falls and beyond.

With the adoption of this plan by the [Oregon City Commission in December 2014](#), Oregonians move another step closer to realizing the vision for public access to Willamette Falls. The Legacy Partners—Metro, Oregon City, Clackamas County and the State of Oregon— are committed to continuing the momentum for the Willamette Falls Legacy Project.