

# Partners Group #5 Meeting Notes

## Willamette Falls Legacy Project

June 16, 2014 9:00 AM to 11:00 AM

Museum of the Oregon Territory, Tumwater Room

### Attendees: Partners Group Members

Tom Hughes, Metro Council President

Carlotta Collette, Metro Councilor

Martha Bennett, Metro COO

Doug Neeley, Oregon City Mayor

Carol Pauli, Oregon City Commissioner

David Frasher, Oregon City Manager

Tootie Smith, Clackamas County Commissioner

Martha Schrader, Clackamas County Commissioner

Gary Barth, Clackamas County Director of Business and Community Services

M.G. Devereux, State of Oregon Parks

Brent Barton, State of Oregon Representative

Bobby Lee, State of Oregon Regional Solutions

George Heidgerken, Falls Legacy LLC

Jon Potter, Falls Legacy LLC

Missing: Alan Olson, State of Oregon Senator

### **I. Welcome and Introduction by Mayor Neeley and Kirstin Greene, Cogan Owens Cogan**

### **II. Introduction of New Owner**

George Heidgerken introduced himself and his land use planner John Potter. He is amazed with the work that has already been done on the project and is ready to be a part of the partnership. He said we have a great opportunity to do things right with access to the falls and mixed use development, and that he is looking forward to progress as quickly as possible, but realizes that it takes time.

### **III. Updated Master Plan Timeline: Christina Robertson Gardiner, Oregon City**

Christina explained that staff has met with Mr. Heidgerken over the last month to work through master plan issues, and expects the land use process to begin soon. The hearings process is about three months long. The plan is still a framework master plan, even though we now have an owner. No additional detail or phasing is being added.

### **IV. Riverwalk Easement – Jim Desmond, Metro**

Jim explained that the easement is for the Riverwalk pathway along the river. He gave the following summary:

- An agreement with PGE is in process. They have agreed to an easement in concept. It will require approval from FERC.

- Preliminary conversations with the owner have been extremely supportive of the idea of a walkway. We talked about it bringing in the public in a meaningful way, maximizing riverfront experience. We will begin talking about easement once the land use process gets started.
- With easements and agreements in place, we can then begin to seek funding for design and engineering for the Riverwalk. We plan to seek funding from nonprofits and foundations in addition to public dollars.

Brent Barton asked how the timeline fits with the legislative session and deadline of March 2015 for the \$5 million in lottery bonds. Jim answered that the plan is to get design and engineering started in the fall, and with easement in place, we will be ready for the March 2015 allocation from the state legislature.

#### **V. Vision Strategy Document – Mike Zilis, Walker Macy**

Mike's summary of the Vision document included:

- The audience for the document includes the public, partners, funders, commissions and councils, potential developers, other public agencies
- The document establishes the vision, articulates the important elements of the site
- It focuses on the four core values to help people understand what they are all about
- It talks about the public process and engagement that took place
- It identifies next steps for action and investment
- It gives examples and inspiration from around the world
- The owner has expressed interest in the buildings right near the falls, so the master plan has been modified to show that private development is possible there, as well as public development. Block 4 in the framework plan is shown now as a flexible block; there may be opportunities for redevelopment there to take advantage of views and waterfront access.

Kirstin Greene – The intention for this document is that each partner will co-adopt it. Let us know if there are concerns or questions you have, any suggestions for the final document. Work with your staff and you can bring it through your process at the right time. We have not shared this document publicly. We'd like general direction that you are supportive of the document before we share it. We can work through staff.

#### **DISCUSSION**

Martha Schrader – Has there been an analysis of what kind of industries, businesses you want to attract to the site? Who is likely to move in? Are we talking about Kruse Way type offices, or creative class? What is craft industrial? The county has expertise in clusters and business attraction.

Gary Barth – We've had the discussion about the traded sector. The County's role is to lead and support the effort with Oregon City. We will continue to weigh in on the clusters that could locate there. The county recently adopted a strategic plan for job growth in the traded sector.

Mike Zilis - Craft industrial is light manufacturing, not a large industrial complex like the mill.

Tony Konkol – The public partnership we have gives us the opportunity to use the expertise of all our staffs and resources to answer questions like these.

George Heidgerken – In Olympia, we are working with the city economic development department – talking with universities and community college – to attract educational facilities and craft brewers. We don't know the real users out there at this point for Blue Heron. I have been approached by the U of O architecture school regarding the site.

Tom Hughes – One of the realities is that we don't know, and it's difficult to identify a specific cluster. What we need to begin talking about are the preliminary things that need to happen to ensure maximum flexibility. For example, most clusters require a huge amount of bandwidth. What sort of infrastructure will set us up for flexibility to accommodate many types of industries?

Carlotta Collette - There should be more focus on historic interpretation in the document

## **VI. MOU discussion – Kirstin Greene**

Kirstin explained the purpose of an MOU between the partners.

- It is a legal document to guide implementation of the Riverwalk
- An MOU will help us to secure state funds in 2015
- Staff is looking for partners concurrence that we are still on board to approach an MOU. We will be meeting again in July to discuss the details so we can have an MOU in place by the Fall.

Kirstin asked what the partners would like to include in the MOU:

- Bobby Lee – the state has expectations that there be a local match of public funds from the other partners to the \$5m
- Jim Desmond –The state specifically requires a “financing plan” and that we secure the real estate to access the \$5 million. There is no specific language about local match, but we know we need more than \$5m, so a match is implied. Our job as staff is to go find funds from anywhere and everywhere, including our own agencies. The Riverwalk is probably a \$30 million project.
- Common goals and values
- Partner responsibilities
- It should include the Friends Group. A Metro fellow is conducting initial research and outreach.
- Carlotta Collette - Maybe there is potential for another group – a senior advisory group, made up of supporters and other governmental agencies to provide guidance and advice on funding. This could include union leaders, tribes, the Port. For example, Washington County has shown a lot of support, we can continue to engage people like that.
- Specific financing plan for easement
- Partner commitment to the Riverwalk design

## **VII. Closing Thoughts**

Mayor Neeley –I want the master plan adopted before I leave office at the end of the year.

Martha Bennett – Ditto Mayor Neeley

Martha Schrader – Excited to make this into an economic engine for traded sector jobs

MG Devereux – Hopeful that the momentum continues to move forward. Will be talking to commission next week regarding commitment to MOU

Tom Hughes – Hope that we’ve made progress before I am out of office

Carol Pauli – Hope that the spirit of collaboration continues with the MOU

Bobby Lee – Public access piece has always been a priority. The project has the ability to transform the city and the county. Thank you George for stepping up.

Carlotta Collette– Grateful that the owner’s vision honors the history. Business Oregon has new leadership, we will have a better audience with them for economic development support.

David Frasher – Grateful to have it emerge from bankruptcy. Look forward to working with owner on future development. We are working hard to identify funding we can contribute to the investment

Brent Barton – This is my first and second priority. There is possibility for more state funding, will not know how feasible that is until November.

John Potter – The synergy you have created, and the capital you expended so early on is commendable. There will be obstacles, danger is setting the bar too low. There is a national opportunity.

George Heidgerken – This project has benefits beyond just us. We will plan, and there will be resources out there.

Tony Konkol – Thanks to Mike and Ken, all the staff who have been meeting weekly for a long time. And for the leadership everyone in the room has provided. When we give tours and bring people out to the falls they are speechless.

Homework for Partners/staff:

- Please review document, get comments to staff
- Staff working on MOU draft
- Schedule meeting in July for Partners to discuss MOU details

**VIII. Mayor Neeley – AJOURN**