

Partners Group Meeting Notes

Willamette Falls Legacy Project

October 29, 2014

9:00 AM to 11:00 AM

Director Park, Portland Library

Partners Present:

- Bobby Lee
- Carlotta Collette
- David Frasher
- Carol Pauli
- Mayor Neeley
- Tootie Smith
- Gary Barth

Director Park Presentation and Tour - Portland Parks and Recreation

Kia Selley – Planning, Development, and Asset Manager

Alison Rouse – Project Manager

Alicia Hammock – Urban Park Coordinator

Bryan Aptekar – West Service Zone Coordinator

Portland Parks and Recreation presented lessons learned from Director Park development and operations. For more details see materials sent 10/28/14 from Noah Siegel.

Master Plan Update – Tony Konkol, Oregon City

The Oregon City Planning Commission voted 7-0 to recommend approval of the Zone Change and Master Plan, and City Commission voted 5-0 on first reading. The City Commission will hold a second hearing on November 5th. The City Commission also approved the Vision document.

George Heidgerken and Jon potter also presented to Oregon City Business Alliance this week, but they could not attend this partners meeting.

MOU Update – Noah Siegel, Metro

Oregon City's task was to develop an operation and maintenance plan – an RFP has gone out to find a consultant to assist with the plan – it will be closed November 3rd.

Metro's tasks are easement negotiations and developing a Riverwalk funding plan:

- Conversations with PGE are ongoing. FERC must approve any easement. Public access is a plus with FERC.
- Conversations with George Heidgerken are progressing. The easement negotiations also include how the owner will participate financially in development of the Riverwalk. The Canemah spur line is included in the easement. This easement will be a preliminary easement that will be further refined through the Riverwalk design.
- We have applied for a \$100,000 Clackamas County Tourism grant. Have also completed and scheduled tours with various private foundations - Meyer, OCF, Collins.

The state's task is to work with the tribes. Partners attended two events recently, including the Cultural Cluster, a gathering of all tribes in the Northwest. There was a lot of support for the project. The tribes are pleased that we consider them a partner. Grand Ronde may want to have an MOU with partners – they want to have cultural resources staff engaged.

Clackamas County's role is federal lobbying. Michelle Giguere from Ball Janik is working on federal funding, coordinating an approach with other partners lobbyists and maybe Grand Ronde too. Met with EPA, have a number of grants that may be applicable. Trifold was a hit.

Friends Group Update – Carlotta Collette, Metro Councilor

We convened a meeting of the insiders who indicated they wanted to help us start a Friends group. There was a breadth of skills and a high level of passion. We scheduled a tour for the group on November 7th. We are also working on a list of "letterhead" organizations to sponsor the group. Metro and OC have contributed funding, and we may ask PGE to be co-founders and sponsors too. A financial sponsor for the nonprofit is still in the works. We hope the Friends Group can leverage public support and funding for the Riverwalk.

Riverwalk Schematic design – Jim Desmond, Metro

Metro will issue the RFP for a design team for the Riverwalk. All partners will be involved in decisionmaking just like during the Master Plan Process. Major decisions will come to the Partners Group; for example, if George wants to build hotel and put the Riverwalk behind it, the Clarifier tank removal with cost differential, etc. The Partners will be asked to weigh in on these big decisions.

The project will be \$1.5 million with a Spring/Summer 2016 expected finish date. The result will be a preferred Riverwalk design alternative with amenities, phasing and cost options, historic and cultural interpretation plan, habitat restoration opportunities, programming, maintenance and operation recommendations, etc. Public engagement will be robust throughout the process. The scope won't include final engineering – just a Phase 1 design.

The RFP will be advertised nationally/internationally. We expect it to draw a lot of interest. It will be issued before the end of 2014.

The partners expressed no concerns regarding the Riverwalk RFP strategy and gave general go-ahead to keep moving forward.

QUESTIONS AND COMMENTS

Carlotta Collette – What is the potential for revenues from Riverwalk programming being used for investments/investors?

- At Director Park, all revenues go to City
- Parking revenue could be a possibility for Riverwalk
- Could get HOA fees from condo if there is residential development adjacent to Riverwalk

Doug Neeley – I don't see a lot of events occurring on the Riverwalk; maybe more appropriate in the woolen mill foundation. Events could take away from experience of the river.

- Number one goal is access to the falls, but we want to think about interplay with open space. We don't want to create a barrier to programming. It needs to be complementary to the Riverwalk. Parts of the Riverwalk will be peaceful, contemplative.
- Riverplace is a good example, with the retail environment along the pathway. One of challenges for Riverplace is bicycle traffic, with lots of pedestrians and outdoor restaurant seating, etc.