



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: PC 13-056

Agenda Date: 6/19/2013

Status: Agenda Ready

To: City Commission

Agenda #: 7c.

From: Community Development Director Tony Konkol

File Type: Planning Item

SUBJECT:

Personal Services Agreement between the City of Oregon City and Walker Macy for the Willamette Falls Legacy Project Visioning and Master Plan Project

RECOMMENDED ACTION (Motion):

Staff recommends approval of the Personal Services Agreement with Walker Macy for the Willamette Falls Legacy Project Visioning and Master Plan and authorization for staff to spend up to \$75,000 on identified scope items prior to receiving formal approval of the Construction Excise Tax grant funds .

BACKGROUND:

The terms of both the Collaborative Planning Agreement and the Clackamas County IGA stipulate that funds shall be executed within 10 days of receiving full funding for the project. It is anticipated that Metro will announce CET finalists in mid July. Staff anticipates returning to the City Commission with an IGA soon after to fully fund the Visioning and Master Planning project. In order to meet the aggressive time line for the public involvement, application preparation and Planning Commission hearing date, staff requests the City Commission authorize expenditures of up to \$75,000 on identified scope items prior to receiving approval of the anticipated CET grant funds. Any deviation to the final grant award which affects the budget will be brought back to the City Commission for further direction .

Walker Macy, a leader in landscape architecture, urban design and planning has been selected to lead the Willamette Falls Legacy Project visioning and master planning process for the City of Oregon City and our partners. Walker Macy was the unanimous choice of a multi-jurisdictional, stakeholder and interest group selection committee and was agreed to by the Bankruptcy Trustee and the Community Development Director.

Walker Macy, a Portland-based firm, emerged from the competitive process that drew talent from the region and beyond and they bring a very strong group of professionals that not only understand the unique nature of the project, they also share our passion for this special place. The planning process marks the next step for the property at the south end of downtown Oregon City, where paper was manufactured for more than 100 years. The resulting vision is expected to reconnect Oregonians with North America's second largest waterfall by volume, as well as an important cultural site for native tribes and wildlife habitat along the Willamette River. The process will also support Oregon City's vision for the future and reinvigorate the downtown as a hub of employment, shopping, business, tourism and housing.

In early 2011, Blue Heron Paper Company permanently closed operations, laying off 175 employees and the property was subsequently put up for sale under the management of the Bankruptcy Trustee. As the leader of the new master planning and visioning process, Oregon City has entered into a collaborative planning agreement with the Bankruptcy Trustee to complete this project. The public

partners hope planning for the property will create an opportunity to allow visitors to experience the power of Willamette Falls, offer cultural and historical interpretation, and restore habitat along the Willamette River. Meanwhile, by eliminating uncertainty, this work will prepare the rest of the site for private investment and economic redevelopment. The partnership remains committed to being a catalyst for the property's transformation, working toward four core values: economic redevelopment, public access, historic and cultural interpretation and habitat restoration.

The Personal Services Agreement has been reviewed by the Assistant City Attorney and the Community Development Director.

BUDGET IMPACT:

Amount: \$500,000

FY(s): 2013-2014 and 2014-2015

Funding Source:

\$100,000 City of Oregon City

\$100,000 Clackamas County (Per IGA dated April 11, 2013)

\$250,000 Metro CET grant (awaiting final approval)

\$50,000 Bankruptcy Trustee (Per Collaborative Planning Agreement dated April 8, 2013)