



City of Oregon City

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Staff Report

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To: City Commission

Agenda #: 4b.

From: Community Development Director Tony Konkol

File Type: Report

SUBJECT:

Willamette Falls Legacy Project Update

RECOMMENDED ACTION (Motion):

No action is required, staff will provide an update on the Riverwalk Schematic Design Process, Intergovernmental Agreement (IGA) with public partners, and the Joint Refined Master Plan and Development Strategy with Falls Legacy LLC.

BACKGROUND:

Riverwalk

A new Riverwalk that connects historic downtown Oregon City to Willamette Falls is the first step of the Willamette Falls Legacy Project. For the first time in more than a century, people will be able to see and experience the Falls along the Willamette River from a world-class public space. By building the Riverwalk, the project partners are transforming this abandoned site into a compelling new investment opportunity.

The project partners (the City of Oregon City, Metro, Clackamas County and the State of Oregon) selected the premier team of [Mayer/Reed <<http://www.mayerreed.com/>>](http://www.mayerreed.com/), [Snøhetta <http://snohetta.com/>](http://snohetta.com/) and [DIALOG <<http://www.dialogdesign.ca/>>](http://www.dialogdesign.ca/) to lead the process. Starting the winter of 2015, this team will begin the process that will provide the project with a first phase of design-called a schematic design-which will provide details about the location, elevation, possible materials, overall dimensions and estimated costs.

IGA

The Willamette Falls Legacy Project is moving towards adopting a new IGA for the upcoming Riverwalk Schematic Design process and Refined Master Plan and Development Strategy with Falls Legacy LLC which will include roles, responsibilities and staffing commitments. This is a refinement of the previous Memorandum of Understanding approved by the City Commission in the fall of 2014 that set forth the principals and commitment of the 4 government entities to the project. The term sheet for this IGA was reviewed by the Commission at the September 28, 2015 City Commission meeting. This IGA has a limited two-year horizon. Staff intended to provide the draft IGA for review at the work session. Additional discussion is occurring concerning the terms of the IGA, delaying the draft document. Staff will bring the draft to the Commission at a future Commission work session for review and discussion.

Joint Refined Master Plan and Development Strategy with Falls Legacy LLC

To ensure that design for the Riverwalk and the private development are supportive of each other, Falls Legacy LLC, is also moving forward this winter with a joint development study and refined master plan, in cooperation with the public partners through a Community Development and Planning Grant from Metro. This process will provide the public and private partners a much better understanding of how to phase and support development onsite. Being able to directly link the design work being done on the Riverwalk with private development feasibility is a big win for the site.