

Detailed Meeting Notes

August 11, 2016

Willamette Falls Legacy Project and We Love Clean Rivers staff meeting

Noah Siegel began the meeting by stating that the public Partners' task is to build a riverwalk, and safeguard the budget and schedule for the project. There is extensive due diligence to be done for the riverwalk, not to mention any other proposal for the site. When the partners talk about how daunting all that work is, it is not intended to portray the whitewater park negatively.

Alex Perove explained the Riverwalk schedule, that a preferred design is expected by February or March 2017. CJ asked about the timing of the land use application. The timing is unknown but would be after the Preferred Concept is determined.

Alex and Kelly also shared that the large amount of technical due diligence work that has already been done on the entire site for the riverwalk can be shared with We Love Clean Rivers to help them understand the site issues as they conduct feasibility studies of their own.

Noah described that the question before us is: The public Partners are designing a riverwalk, and We Love Clean Rivers is working on a whitewater park. Are there opportunities for those two projects to intersect and if so, where and under what conditions?

Noah discussed the state deadline on the riverwalk funding, pointing out that any delays would put that funding at risk. In addition, Metro's funding comes from the natural areas levy and is being used for public access and habitat restoration design, and cannot be used for whitewater design. We don't know what investigating whitewater opportunities will cost, but we know it will have some incremental cost to design and construction. The current riverwalk project is not able to bear any of those costs.

CJ stated that the two projects don't necessarily have to conflate. When they are conflated, it gets confusing. It may be useful to separate the two projects.

Danielle stated that the overall site master plan could impact the potential development of a whitewater park, but that the riverwalk design would not preclude it; the whitewater park can respond to the riverwalk design.

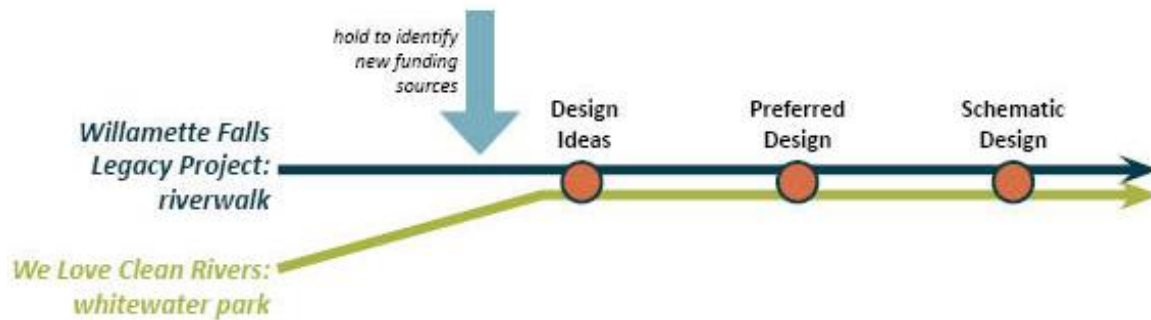
CJ said it is clear that Scenario 1 is off the table because there are not resources for it in the public sector. The group was in consensus on this point.

Danielle said the whitewater park meets the four core values, but that WLCR has not had a chance to make the case to the elected officials.

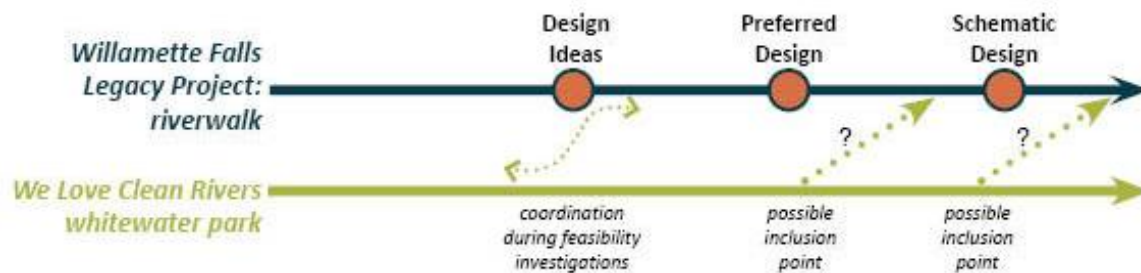
Noah responded that there are many opinions on that and some dissent—important because the Partners make decisions based on consensus. However, the group agreed we can assume that the four core values are met for the purpose of exploring whether the project is viable. Alex suggested that we could re-order the matrix to de-emphasize the four core values as the necessary first question.

Noah then walked through the three scenarios below.

SCENARIO 1: WHITEWATER PARK BECOMES PART OF PUBLIC PROJECT



SCENARIO 2: COORDINATE FOR FURTHER STUDY OF WHITEWATER PARK, AVOIDING RIVERWALK COSTS AND DELAYS



SCENARIO 3: INVESTIGATE KAYAKING AS A RIVERWALK ELEMENT



Noah explained that our original three options made it sound like you had to choose one of the three. In reality, both Scenario 2 and 3 could proceed, and that for the partners to entertain convergence of the riverwalk and whitewater park in the future, we would need more due diligence. The Partners can share those due diligence questions with We Love Clean Rivers and share technical work that would assist in the investigation.

Sam gave an example of due diligence relating to the water right and whether fish passage can be provided with that amount of water.

CJ described an example of scenario 2 - the riverwalk preferred design can come out, and We Love Clean Rivers can respond to that design. She stated that if the riverwalk has bridges, the whitewater channel could be designed to go under those bridges.

Noah added that the public Partners aren't totally clear on what We Love Clean Rivers wants to design – is it a water trail, or a whitewater park?

Danielle explained that there is not a big difference; that the channel could be both, and the flow of water controls what it is.

Sam added that the longer the channel, the better for fisheries.

The group confirmed that We Love Clean Rivers wants to design a water trail that can function as an Olympic level whitewater park. Danielle explained that the Olympic level gives the most optimum return on investment.

Noah responded that the Legacy Project staff can provide We Love Clean Rivers the information and share riverwalk designs as they are developed, and We Love Clean Rivers will have to bring a viable whitewater design to the partners for integration. The key is that the public riverwalk project is not precluding the option of a whitewater park development, but the projects are separate. For them to be integrated, it would need to be shown that a whitewater park is viable and does not create unacceptable risk to the public.

Travis and CJ said when design ideas come out, We Love Clean Rivers would like to give input on areas where the riverwalk could bridge a whitewater channel. Tony explained that the Partners cannot respond to a hypothetical plan.

Noah added that if We Love Clean Rivers sees something that could be tweaked in the design, that could create a better opportunity for whitewater park, we will listen.

Gary mentioned that one key due diligence or feasibility question that would need to be addressed by WLCR is securing an easement or similar property rights from Falls Legacy LLC for the proposed alignment of the whitewater channel. He suggested that an agreement could work similar to the easement the public partners negotiated with Falls Legacy LLC. That easement contains a provision that if a development idea is unknown at the time of riverwalk design, Falls Legacy can always come in later to modify riverwalk design at their own cost. At some point in the future, We Love Clean Rivers could come in with a viable project, but depending on the timing, there might be an incremental cost to accommodate it and the Partners Group would need to be involved in the decision on whether to integrate.

CJ said a capital and operations plan would have to be part of the whitewater park due diligence, but that it would not be ready for October or November, when design ideas are first released.

Noah added that our easement with Falls Legacy has a gray area for development on block 4, where Falls Legacy has five years to determine whether a private development will occur there; if not, it reverts to the riverwalk area. We Love Clean Rivers could negotiate a similar arrangement with the partners and Falls Legacy.

Kelly ended by reiterating that the partners staff want to take both option 3 and option 2 to the partners group as a recommendation. All were in agreement.

Kelly said the Legacy Project staff would follow up with a list of due diligence and feasibility questions that would be needed to demonstrate viability, along with sharing the technical information that could be helpful to We Love Clean Rivers.