



OREGON CITY

Public Works

625 Center Street | Oregon City OR 97045

Ph (503) 657-0891 | Fax (503) 657-7892

May 26, 2017

Oregon City/Metro Enhancement Grant Program
c/o Leigh Anne Hogue
P.O. Box 3040
Oregon City, OR 97045

RE: Enhancement Grant Application for McLoughlin Promenade

Dear Enhancement Grant Committee Members:

Oregon City is filled with places that serve as community and tourist destinations. The McLoughlin Promenade is one of these nationally recognized historic places. This lineal park serves as a pedestrian connector between the McLoughlin House, the Municipal Elevator, and the Museum of the Oregon Territory.

The parklike nature and majestic views of the McLoughlin Promenade draw pedestrians, while the adjacent historic stone wall serves as a safety barrier and protects those visitors from fall hazards.

This stone wall includes two inch thick mortar caps (wall cap). Over the 2016/17 winter, several of the wall caps have deteriorated to the point that they warrant replacement. We believe the wall cap failures result from deficiencies in the mortar materials. These wall caps function as an architectural cap, but more importantly, they cover the basalt and mortar wall assembly which prevents water penetration that could damage the walls from winter freeze/thaw damage.

The funding from this grant request will allow us to replace all 51 of these damaged wall caps and ensure that this Oregon City historical treasure will remain safe and aesthetically pleasing for current and future generations.

Thank you for your consideration of this request, and please don't hesitate to contact me if there are any questions.

Sincerely,

John M. Lewis, P.E.
Public Works Director

Cover Letter - McLoughlin Promenade Grant Request



Enhancement Grant Program Application

Before filling out this form, please read the Enhancement Grant Program Information for complete submittal instructions and to be sure that your proposal qualifies for funding. Applications received after the deadline will not be accepted. Liability insurance coverage may be required. Limit answers to the space provided.

Title of Project _____

Organization _____

Is this a Non-Profit Organization? Yes _____ No _____

Non-Profit Federal tax exempt ID Number _____

Address _____

City, State, Zip _____

Project Coordinator _____ Phone _____

Email _____

Chairperson of Governing Board (If Applicable) _____

Phone _____

Signature _____

(The person authorized to represent the organization must sign the application with a digital signature or actual signature on a hard copy.)

*****Complete the budget sheet on page 7 first.**

Amount totals from that sheet will auto fill into this table

Grant Amount Requested:	\$	
+ Matching Funds (Cash):	\$	
+ In-Kind Matching Funds (See question #15):	\$	
= Total Cost of Project:	\$	

Proposal Information

1. Is this your first grant application to the Enhancement Grant Committee?

Yes _____ No _____

2. Have you received an Enhancement Grant in the last 3 years? (Include past Metro Enhancement Grants)

Yes _____ No _____

If yes, please describe the projects/programs for which you received funding.

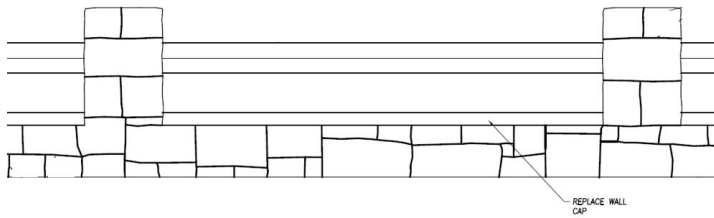
3. If you received an Enhancement Grant last year, what is the status of the project?

4. Will this grant-funding request be used for the first phase of a project, with possible grant requests for future phases?

Yes _____ No _____

If yes, please explain.

5. Briefly describe the project for which you are requesting funds.



6. Describe why this project was selected and the community need(s) to which it will respond.

7a. Identify and describe how this proposal meets one or more of the goals for funding within the enhancement area boundaries (check those below that apply and describe by item number below).

- _____ 1. Result in an improvement to the appearance or environmental quality of the area/neighborhood.
- _____ 2. Result in the reduction in the amount or toxicity of waste, or increase reuse and recycling opportunities.
- _____ 3. Result in rehabilitation, upgrading or direct increase in the real or personal property owned or operated by a nonprofit organization having 501(c)(3) status under the Internal Revenue Code.
- _____ 4. Result in the preservation or enhancement of wildlife, riparian zones, wetlands, forest lands and marine areas, and/or improve the public awareness and the opportunities to enjoy them.
- _____ 5. Result in improvement to, or an increase in, recreational areas and programs.
- _____ 6. Result in improvement in the safety of the area.
- _____ 7. Result in projects that benefit youth, seniors, low-income persons or underserved populations.
- _____ 8. Result in significant improvement in the cleanliness of the City.
- _____ 9. Result in increased employment or economic opportunities for City residents.
- _____ 10. Result in increased attractiveness or market value residential, commercial or industrial areas.

7b. List by item number from 7a and describe how the project meets the each goal.

- 1. The project would remove the unsightly crumbling wall caps and sidewalk debris.
- 2. Investing into our existing infrastructure results in far less waste than replacing it after it is structurally damaged due to water intrusion from degrading wall caps.
- 3. The project is supported by the Oregon City Parks Foundation, a 501(c)(3) which partners with volunteers, donors, and community leaders to develop, enhance, promote, and sustain a thriving, accessible, and connected system of parks.
- 4. The investment will support a facility where the public engages with a variety of vegetation, basalt outcroppings, wildlife, and enjoys vistas of the Willamette River.
- 5. The project will improve a popular City park which is projected to have future access directly to the Willamette Falls Legacy Project, Canemah, and a trail network.
- 6. Replacement of the wall caps will eliminate sharp edges and uneven surfaces for those sitting on them, and fix the crumbling infrastructure which results in a trip hazard on the adjacent sidewalk. Today's investment will preserve the structural integrity and safety of the wall along the top of the bluff in the Promenade.
- 7. The park is commonly frequented by all members of the community including youth, seniors, homeless, and all under served populations.
- 8. These deteriorating wall caps have become and attractive nuisance that prompt more vandalism. The project will result in an aesthetic improvement to the wall as well and reduce the sidewalk debris from the crumbling portions of mortar.
- 9. and 10. The project enhances Oregon City's amenities which attract businesses and residences such as historic preservation, investment in parks, and trails.

8. Project Period: _____
(Number of months in duration)
Beginning Date: _____
Ending Date: _____

9. What is the geographic area of Oregon City where the project will take place?



10. How will the community benefit by your project? What is the estimated number of people affected and anticipated outcome(s)?

11. What community resources will be used as support for this project (i.e. community, city-owned property, city departments, transportation services or other civic groups)?

12. Briefly describe prior experience managing similar projects, including any past enhancement projects.

Though the Public Works Department has managed a significant number projects over the years, none have included an Enhancement Grant. Notable projects include previous restoration, tuckpointing, and stair replacement of the McLoughlin Promenade, repair on many similar structures within the right-of-way throughout the City, as well as larger projects such as the McLoughlin Boulevard improvements, and improvements on Highway 213 at 205 (Jughandle).

The City is familiar with all aspects of project management for this type of project, ranging from securing and managing consultants, inspections, testing, and completing associated administrative work.

13. List anticipated project milestones and dates (e.g. groundbreakings, significant facility improvements, large gatherings of volunteers, public meetings, conferences, special activities and events).

14. An exit report will be required once the project is complete, per a signed Enhancement agreement. Describe the measurements you will use to assess the program/project effectiveness. In other words, how will the effectiveness of the program/project be tracked and evaluated (i.e. number of people served; improvements and/or beautification; number of volunteers attracted; amount of area cleaned or rehabilitated, etc.)? Be sure to describe project goals, changes and noticeable benefits that will come about as a result.

15. List sources of support for in-kind matching support (e.g. volunteer hours and donations). In order to estimate the value of donated volunteer time refer to the Enhancement Grant Program Information sheet for current value.

Item	Source of Support	Estimated Value (\$)

16. List all grants applied for in support of this project and commitments confirmed to date.

17. What is the percentage of Enhancement will be used for personnel services or administrative costs? _____%

18. Will the administrator be a paid position? Yes _____ No _____

19. Proposed Budget—on the following page please complete the proposed budget. Modify line items as needed to reflect proposed expenses.

- Column A: Show grant monies needed for the program/project.
- Column B: Show cash matching funds.
- Column C: Show donations or in-kind volunteer labor (from question 15).
- Column D: Totals for each category.

*****These figures will be transferred to the table on the first page of this application.*

Proposed Budget

Suggested List (not inclusive)	(A) Grant Dollars Requested	(B) Matching Funds (Cash)	(C) In-Kind Matching Support	(D) Total
Personnel Services (salaries, administration)				
Project Administration costs (clerical, advertising, graphics, printing, postage)				
Materials				
Equipment/Supplies				
Construction Costs				
Event Costs				
Transportation Costs				
Insurance Costs (if needed)				
Additional Costs (List)				
Totals				



To: Community Enhancement Grant Committee

May 19, 2017

The Oregon City Parks Foundation would like to express our full support for the City of Oregon City's Enhancement Grant application for necessary repairs to the wall caps along the McLoughlin Promenade wall.

Due to its central location in Oregon City, the McLoughlin Promenade is among the most visited sites in Oregon City by both visitors and residents, and it is a flagship component of our parks system. The wall itself was built by the WPA in 1938 and is the signature feature of the Promenade.

The extremely harsh weather of last winter has caused failure points in the wall caps. If these failure points are not corrected, water intrusion will cause additional damage to the caps and the wall stones and will endanger the structural integrity of the wall. Prompt attention to repairs will minimize the possibility of additional damage.

Funding of this grant will allow the City of Oregon City to replace 51 of the damaged wall caps and will help to maintain this key historic landmark. We urge your full support of this grant request.

For the Oregon City Parks Foundation,

Mike Mitchell

President

OREGON CITY PARKS FOUNDATION
PO BOX 963 OREGON CITY, OR 97045

*a 501(c)(3) tax-deductible foundation
partnering with volunteers, donors, and community leaders to develop,
enhance, promote, and sustain a thriving, accessible, and connected
system of parks in Oregon City*



VFW

**VETERANS OF FOREIGN WARS
THREE RIVERS POST NO. 1324**

PO Box 11
Oregon City OR 97045

29 March, 2017

Clackamas County Enhancement Grant

Dear Grant Board,

On behalf of VFW Post 1324, I am writing to encourage your consideration on the Oregon City 2017 application for the Enhancement Grant funding. They have identified a need for repairs to the stone wall adjacent to the McLaughlin Promenade. The McLaughlin Promenade is this frequently visited area provides beautiful views of the river and old town Oregon City and has sustained significant damage from the snows and constant rain last Winter and early Spring. We enthusiastically endorse this plan, recommend approval and will be able to provide volunteer help with the project and future upkeep. We thank you for your consideration.

Best regards,
D. J. Ruger, Commander

VFW Post 1324

“No One Does More For Veterans.”



May 24, 2017

Metro Enhancement Program
Grant Review Committee
625 Center Street
Oregon City, OR 97045

RE: McLoughlin Promenade Wall Repairs

Dear Metro Enhancement Program Grant Review Committee:

This letter is in support of the repair of the wall caps on the McLoughlin Promenade. The Promenade is one of Oregon City's most important pedestrian, tourism, and park assets.

Grant funding will help the city execute those repairs in a timely way before more permanent damage is done to the wall's structure.

We've received a lot of public input that the Promenade is one of if not the most favorite destination and place to "take a stroll" in Oregon City. Fixing the wall will mirror the volunteer efforts of the McLoughlin neighborhood to keep the park in peak condition.

Regards,

A handwritten signature in black ink, appearing to be "JS" or "Jonathan Stone", written in a cursive style.

Jonathan Stone
Executive Director

2017 Board

President

Roger Nickerson

Vice President

Carol Pauli

Treasurer

Brad Forkner

Secretary

Kelly Dilbeck

Board Members

Shelley Batty
Shauna Carter
Amber Holveck
Nancy Ide
Yvette Kirwin
Craig Morrow
Don Scott
Brandi Shrives
Brian Slack
Zach Stokes

Executive Director

Jonathan Stone

Willamette Falls

LEGACY PROJECT

600 NE Grand Ave.
Portland, OR 97232-2736
rediscoverthefalls.com

May 24, 2017

Oregon City Metro Enhancement Review Committee
c/o Laura Terway, Oregon City

Dear Oregon City Metro Enhancement Review Committee:

The McLoughlin Promenade is a local historic treasure which provides recreation, trail access, civic gathering space, and unparalleled views of the City and the Willamette Falls Legacy Project. The Promenade will be a critical connection to the Willamette Falls Legacy Project, helping to link the existing pathway to the rivewalk and Falls viewing areas.

The Willamette Falls Legacy Project would like to express our full support for the City of Oregon City's Enhancement Grant application for replacement of 51 wall caps along the McLoughlin Promenade. The project will allow the Promenade to better serve the public and by improving key infrastructure that supports safety, preserves historic identity, and ensures interconnectivity of trails for Oregon City and the surrounding areas. We encourage your approval and full support of this grant request.

Regards,



Brian Moore
Project Manager, Willamette Falls Legacy Project



May 24, 2017

City of Oregon City Community Enhancement Grants
Review Committee Members
Oregon City, OR 97045

Review Committee Members:

I am writing to offer the City of Oregon City Community Services Department's support for the Community Enhancement Grant application for replacement of the McLoughlin Promenade wall caps.

The historic McLoughlin Promenade is a cornerstone of our park system and serves as both a tourist destination and a well-loved community asset for our citizens. The wall was completed in 1938 as a WPA project during the great depression and continues to serve our community today. Unfortunately, the wall caps that protect the wall are failing and if left untreated threaten the integrity of the iconic Oregon City landmark.

Funding of this grant will help ensure the historic Promenade will be available for generations to come. We ask for your full support of this grant request.

Warmest Regards,

Phil Lewis, CPRP | Director
City of Oregon City Community Services



MEMORANDUM

TO: Enhancement Grant Committee
FROM: Oregon City Historic Review Board
DATE: May 23, 2017
RE: Improvement Grant for the McLoughlin Promenade

Enhancement Grant Committee,

The McLoughlin Promenade is a local historic treasure which provides an opportunity for the public to experience our locally designated treasure while taking in breathtaking views, observing our natural resources, exercising, or a place for a relaxing picnic. It is critical that the community continue to support our historic resources and allow a variety of opportunities for the public to engage with historic structures. The Historic Review Board would like to express our full support for the City of Oregon City's Enhancement Grant application for replacement of 51 wall caps along the McLoughlin Promenade. The project will allow the Promenade to serve the public and the region long into the future. We encourage your approval and full support of this grant request.



OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045

Ph (503) 722-3789 | Fax (503) 722-3880

May 24, 2016

Dear Grant Review Committee,

The Oregon City Planning Division wishes to express support for the grant application submitted by the City of Oregon City for the McLoughlin Promenade project. The Planning Division supports the City of Oregon City's Enhancement Grant application for replacement of 51 wall caps along the McLoughlin Promenade. The project will allow the Promenade to serve the public and the region long into the future.

As a locally designated historic structure and listed on the National Register of Historic Places, the McLoughlin Promenade provides an opportunity for the public to experience the craftsmanship of our past. It is critical that the community continue to support our historic resources.

In addition, the McLoughlin Promenade is a critical piece of our trail system. This improvement facilitates the longevity of the Promenade trail which is planned for future expansion, as identified in the Transportation System Plan. The City is currently working on a project to extend the Promenade trail system to Canemah, and a future direct connection from the Promenade is envisioned to the Willamette Falls Legacy Project.

The Promenade offers an incredible public experience that combines history, natural resources, breathtaking views, and recreation. We encourage you to support this application to support the historic preservation and placemaking goals of the City's plans.

Sincerely,

Laura Terway, AICP
Community Development Director
City of Oregon City