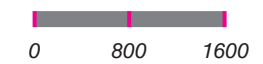
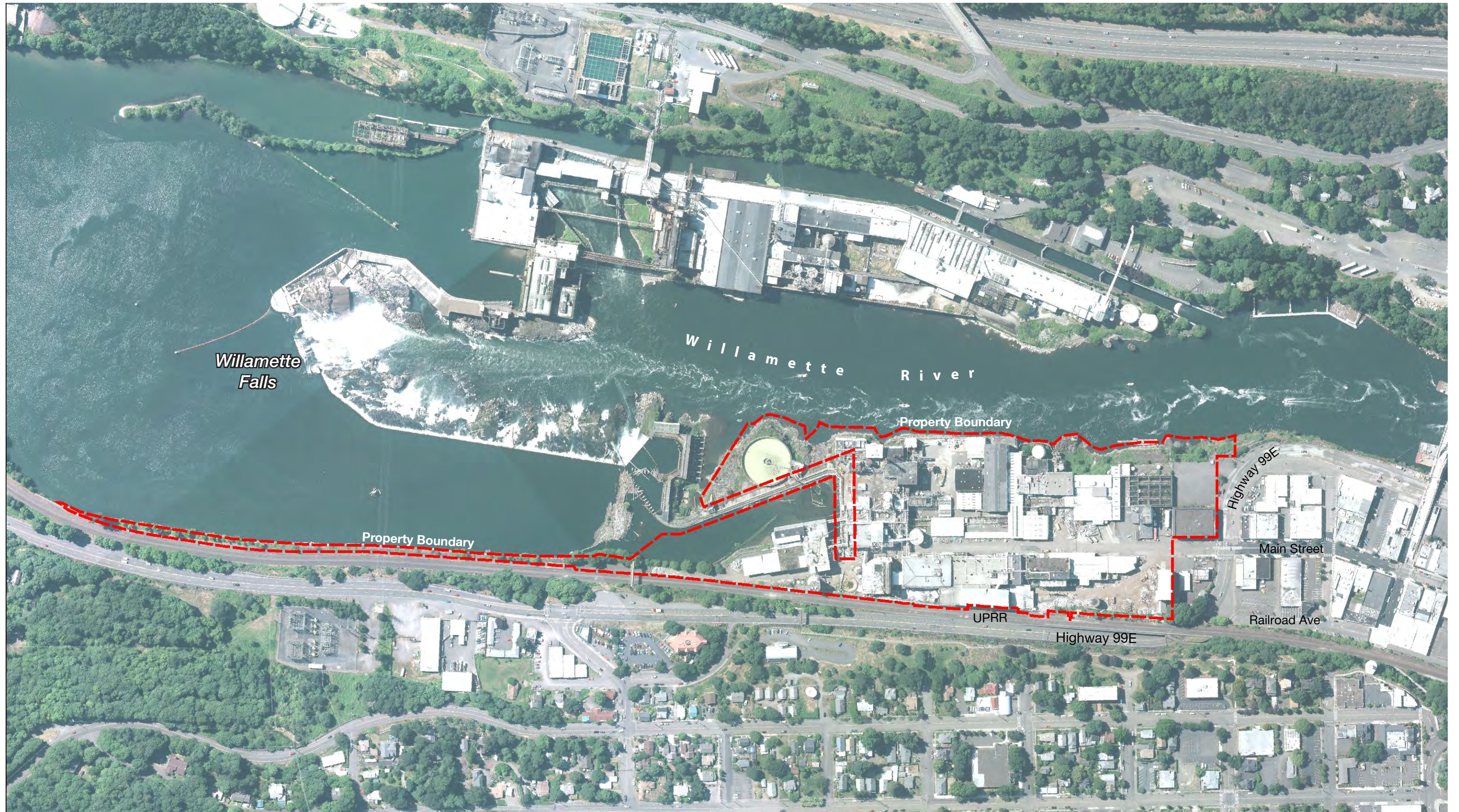


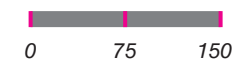
1 Willamette Falls Legacy Project: General Development Plan
Vicinity Map



July 2014



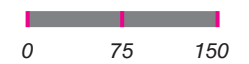
2 Willamette Falls Legacy Project: General Development Plan
Existing Conditions: Aerial Photo



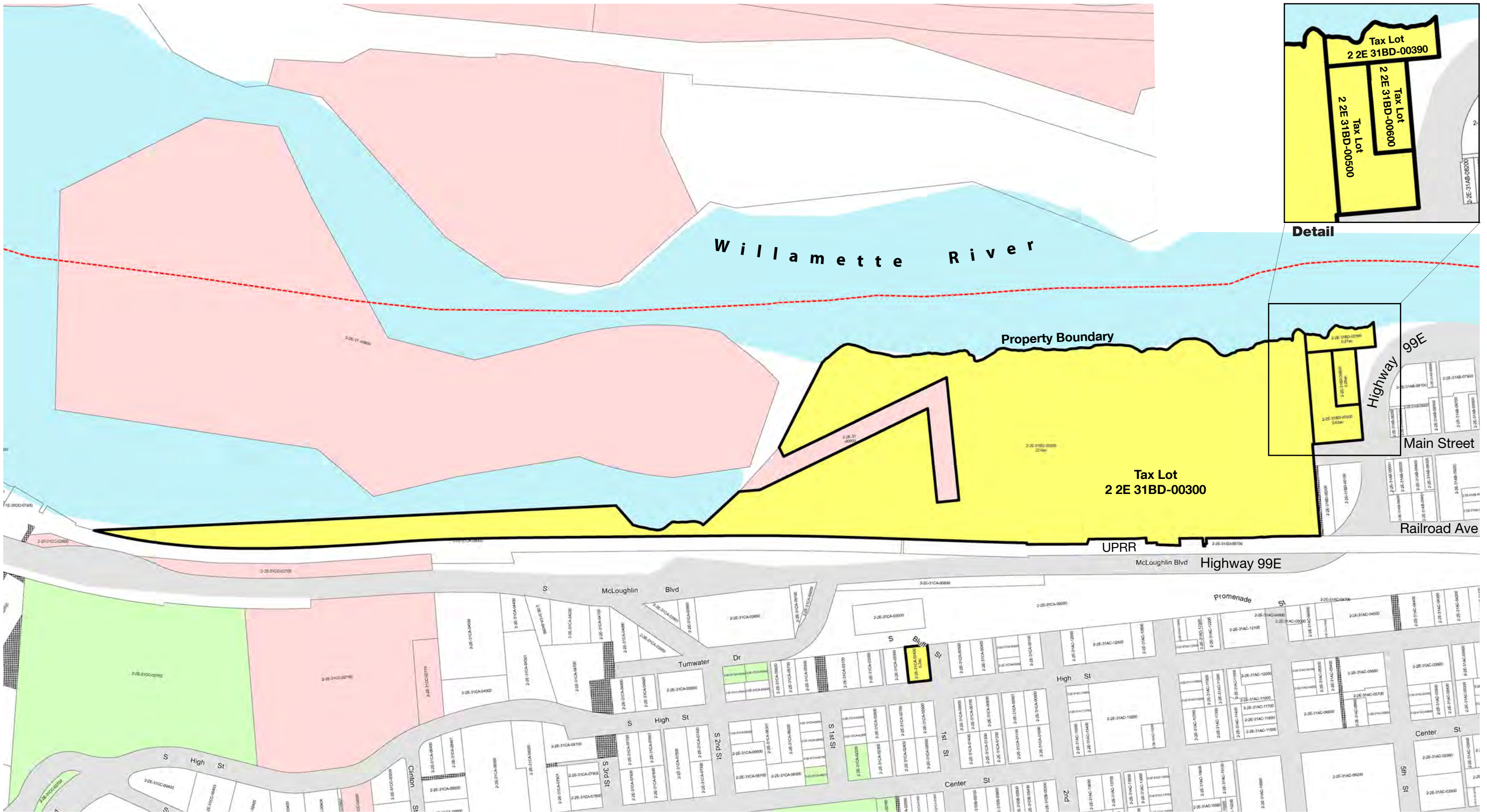
July 2014



3 Willamette Falls Legacy Project: General Development Plan
Existing Conditions: Topography



July 2014

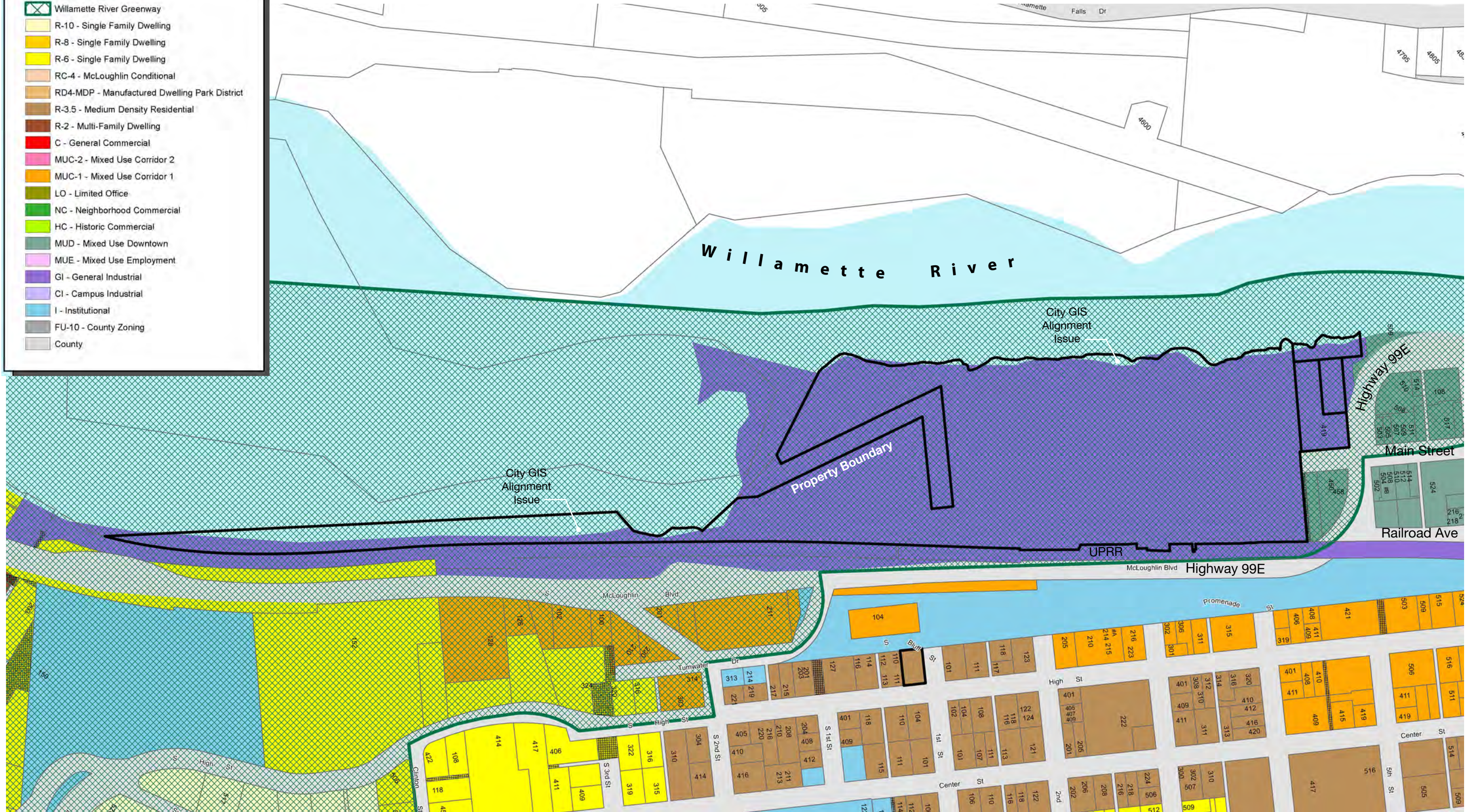
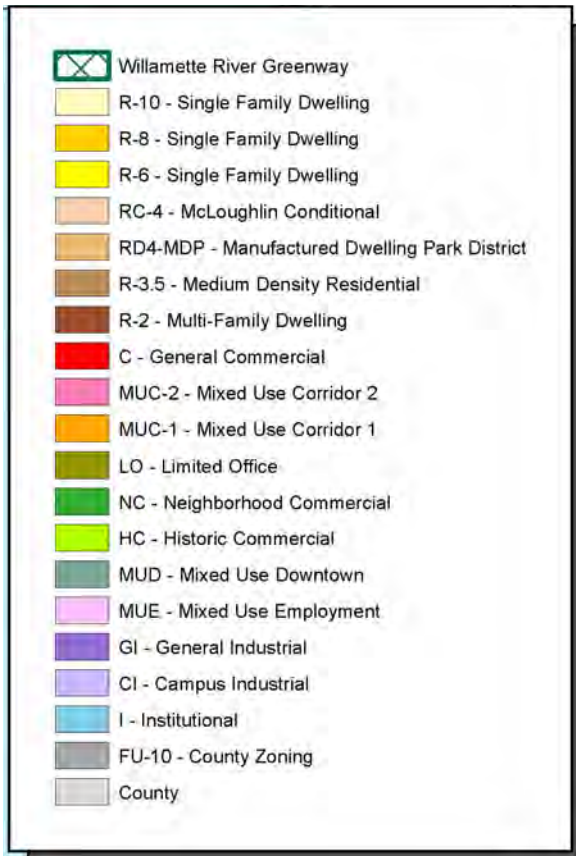


4 Willamette Falls Legacy Project: General Development Plan

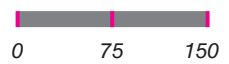
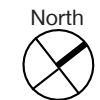
Existing Conditions: Taxlots



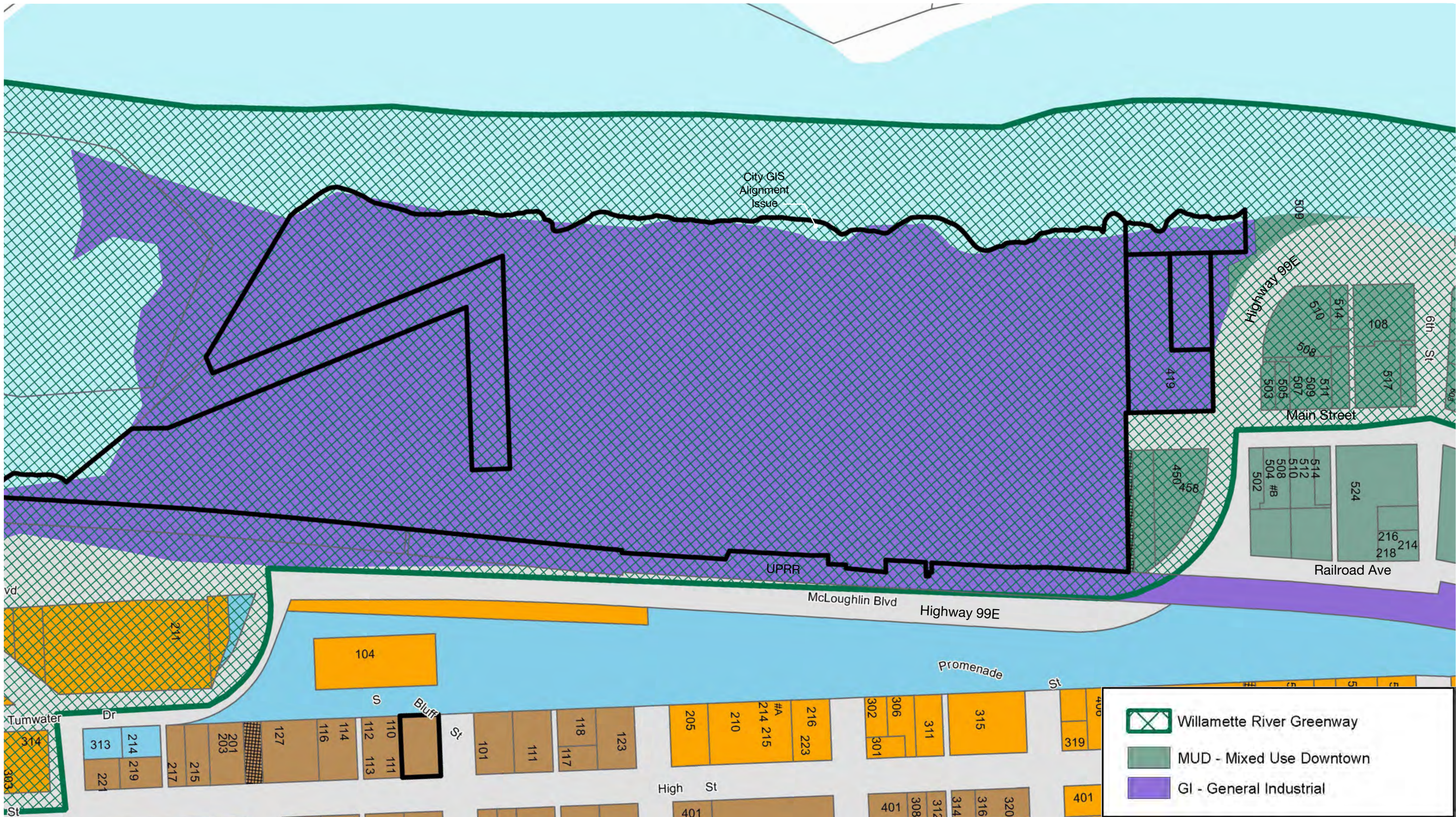
July 2014



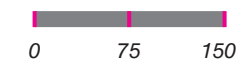
5 Willamette Falls Legacy Project: General Development Plan
Zoning and Willamette River Greenway



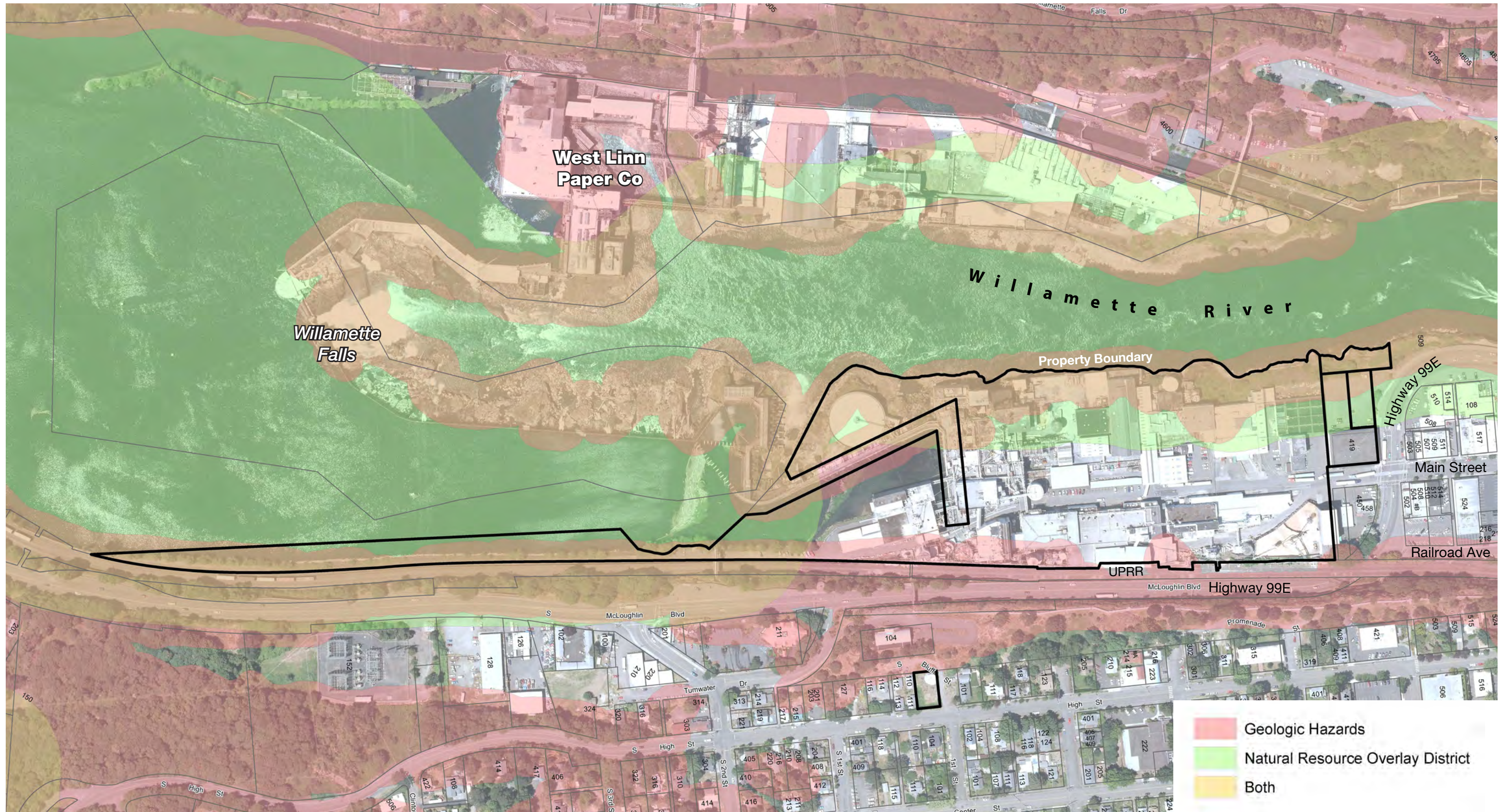
July 2014



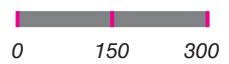
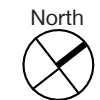
5a Willamette Falls Legacy Project: General Development Plan
Zoning and Willamette River Greenway (detail)



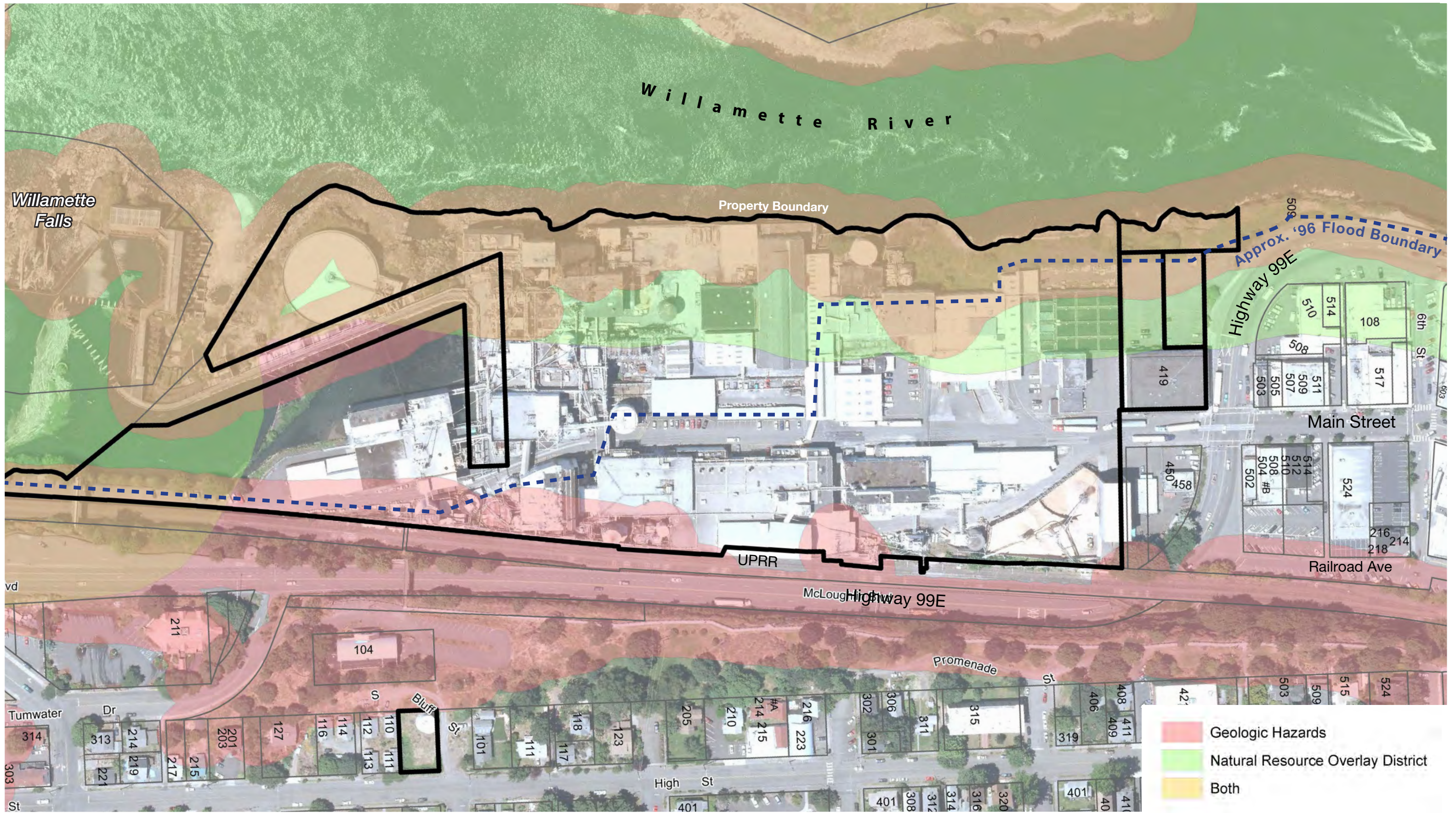
July 2014



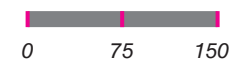
6 Willamette Falls Legacy Project: General Development Plan
Geologic Hazards and Natural Resource Overlay



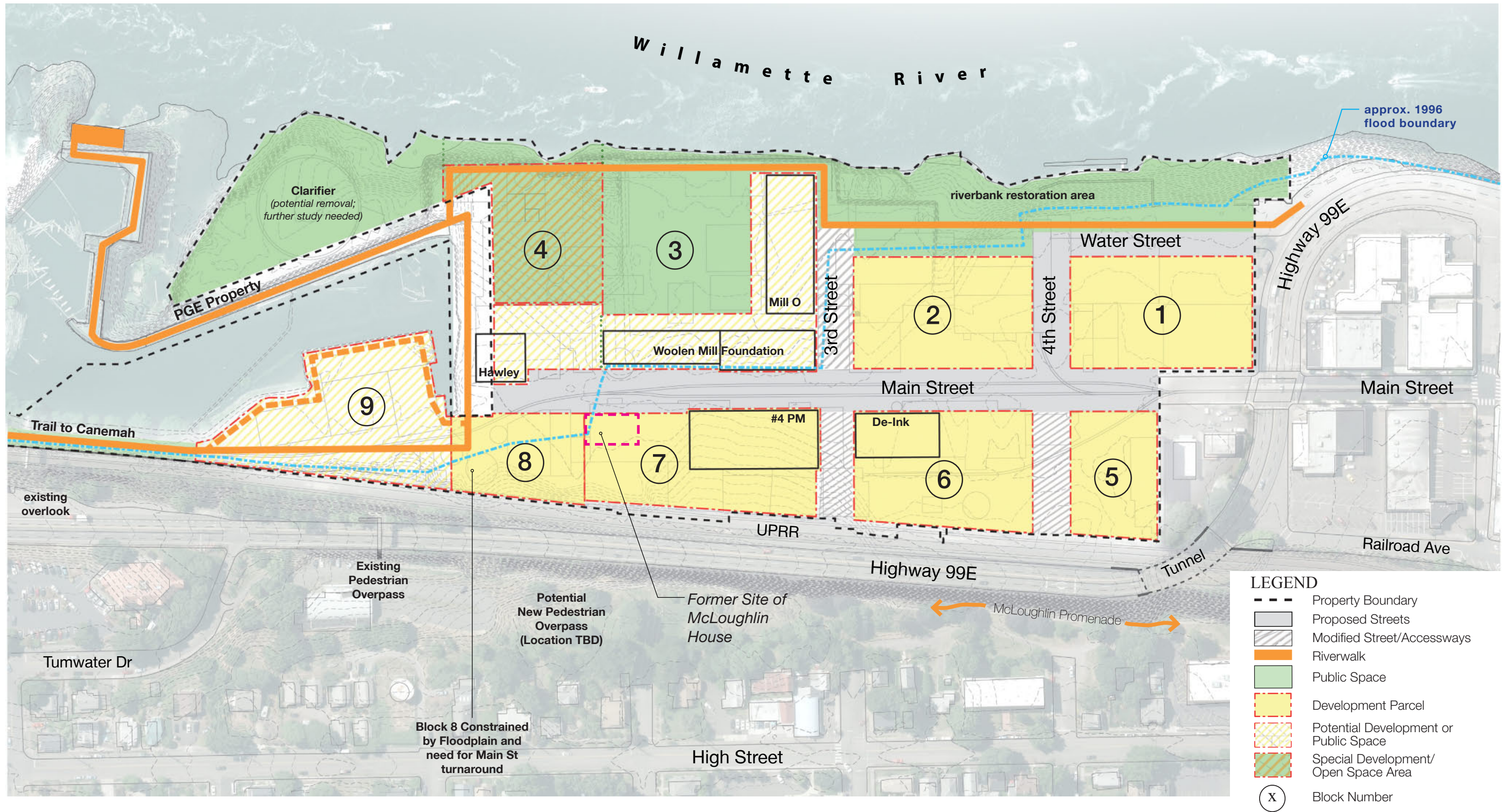
July 2014



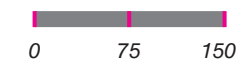
6a Willamette Falls Legacy Project: General Development Plan
Geologic Hazards and Natural Resource Overlay (detail)



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7 Willamette Falls Legacy Project: General Development Plan Framework Master Plan



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Motor Vehicle Related Objectives:

Objective A: Identify at least one additional site access point for motor vehicles

Objective B: Allow for safe left-turns for motor vehicle from McLoughlin Boulevard to Main Street

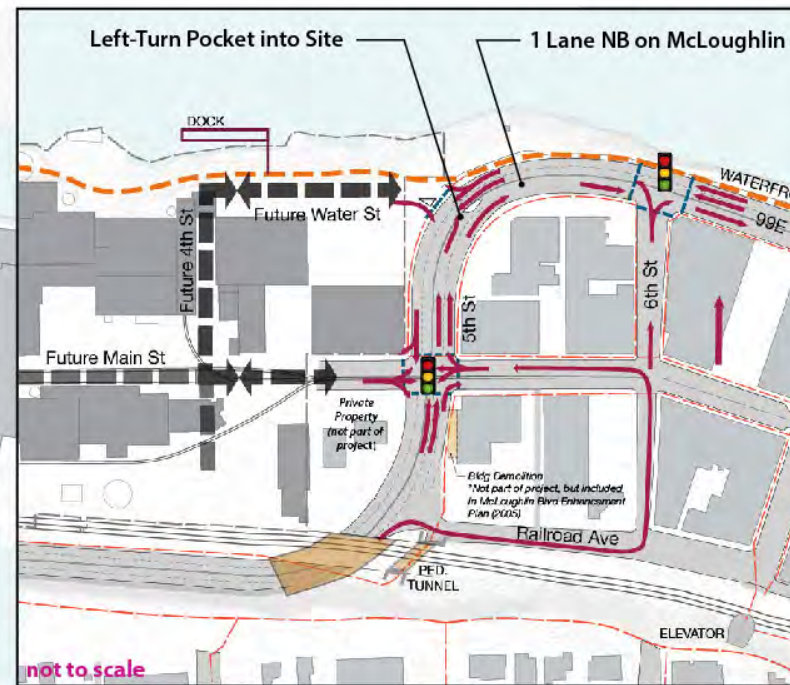
Objective C: Maintain adequate operating conditions at the McLoughlin Boulevard/Main Street intersection

Walking/Biking Related Objectives:

Objective D: Create at least one additional safe crossing of McLoughlin Boulevard between Downtown and the site

Objective E: Create at least one convenient pedestrian and bicycle overcrossing of McLoughlin Boulevard and the railroad tracks at the south end of the site

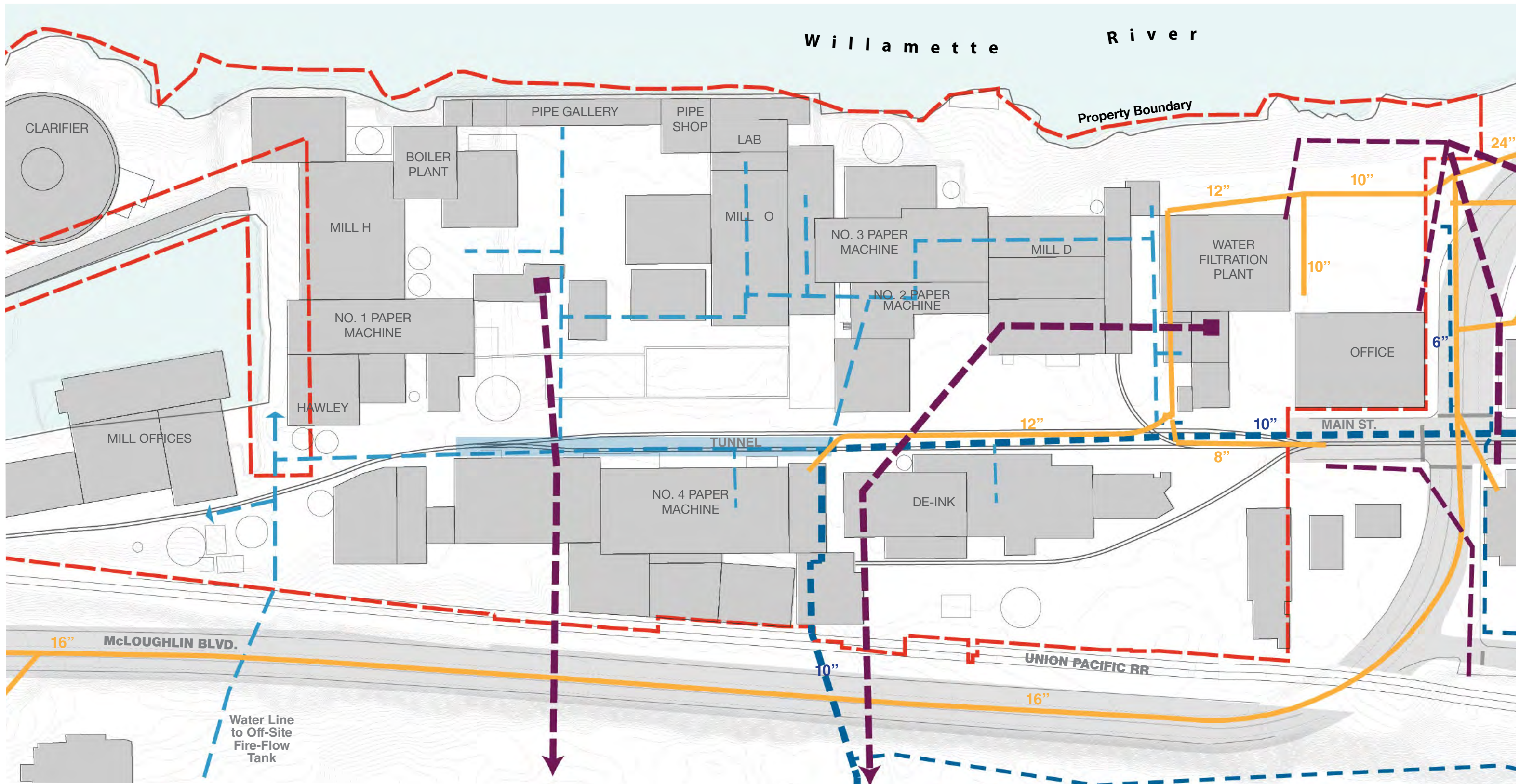
Objective F: Create a continuous walking and biking connection between the Willamette River Trail and the site



OPTION: Remove 1 NB Lane on McLoughlin, shift lanes to enhance Pedestrian Walkway along Willamette River

- 1** Signal at 6th
- 2** Shared Use Path along River
- 3** Right-In/Right Out at Water St
- 4** Water Street/4th Connection into Site
- 5** Main Street Intersection
- 6** Indirect Left Turns
- 7** Pedestrian Bridge to Site





LEGEND

- Sewer Line
- Water Line **(Assumes that process water lines have been cut/alterd, so not shown)*
- - - Remnant Site Water Line
- - - Power Line

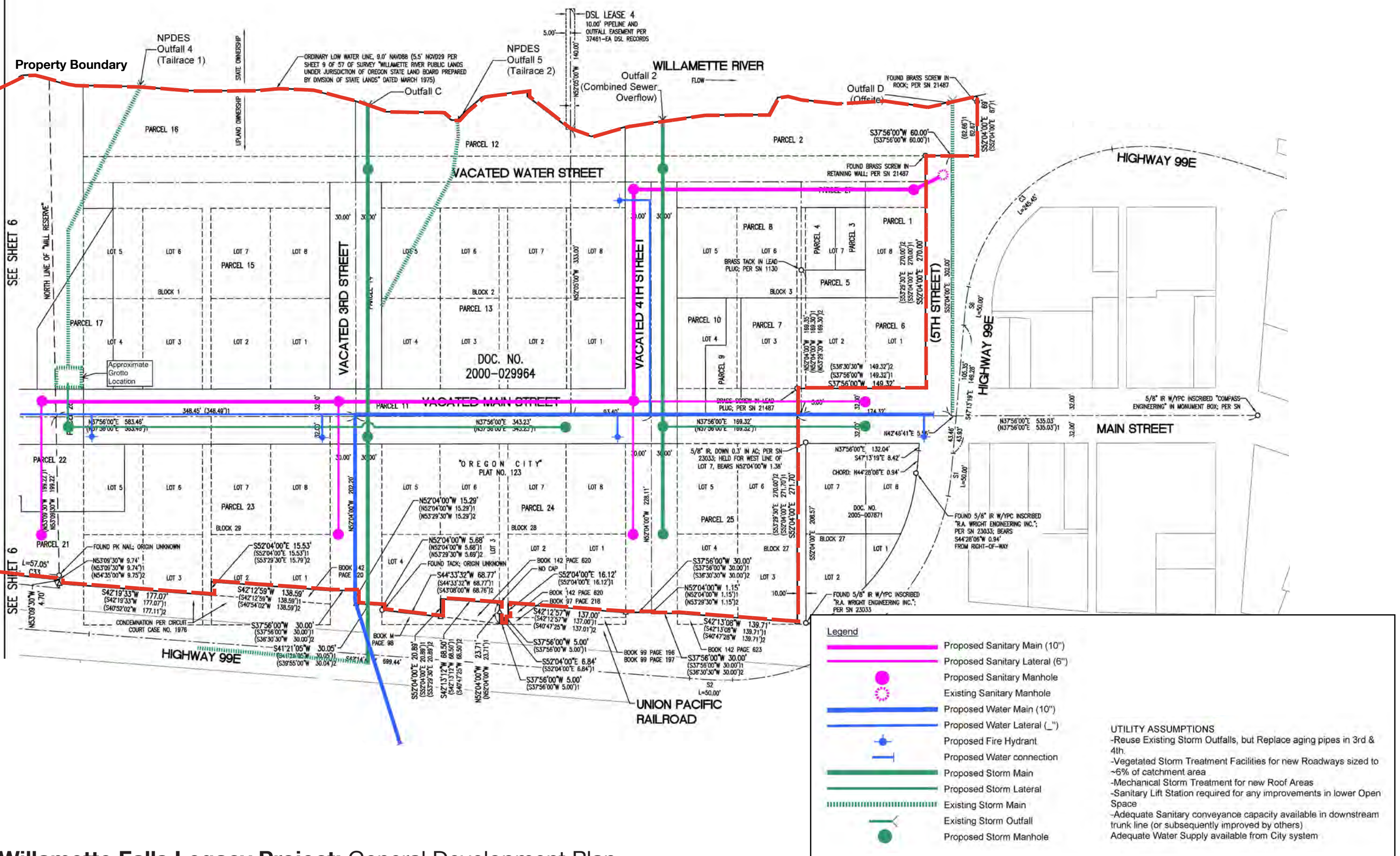
North

0 50 100

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9 Willamette Falls Legacy Project: General Development Plan
Existing Utilities

10 Willamette Falls Legacy Project: General Development Plan Proposed Utilities



Legend

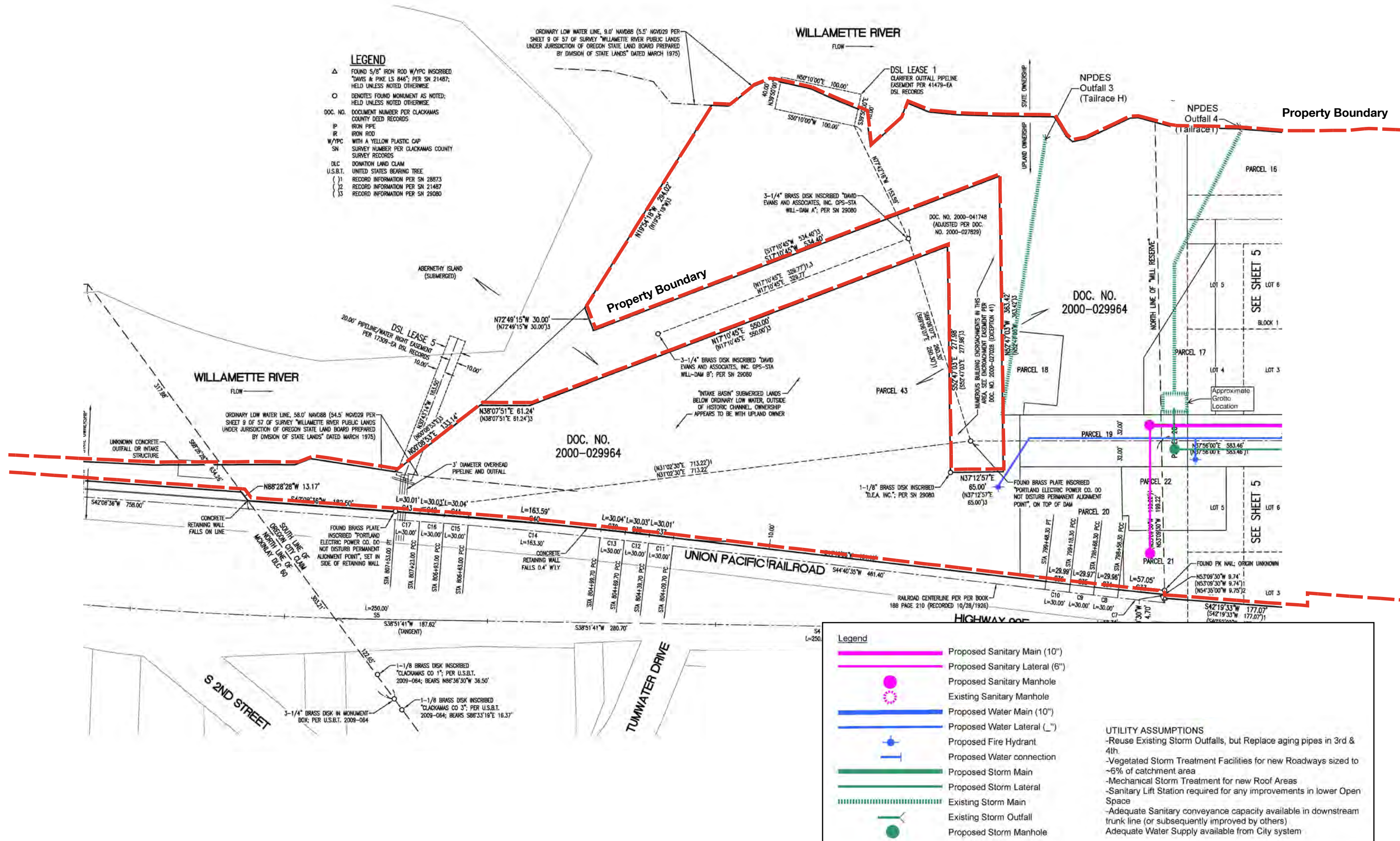
- Proposed Sanitary Main (10")
- Proposed Sanitary Lateral (6")
- Proposed Sanitary Manhole
- ⊙ Existing Sanitary Manhole
- Proposed Water Main (10")
- Proposed Water Lateral (")
- Proposed Fire Hydrant
- Proposed Water connection
- Proposed Storm Main
- Proposed Storm Lateral
- ⋯ Existing Storm Main
- ⊙ Existing Storm Outfall
- Proposed Storm Manhole

UTILITY ASSUMPTIONS

- Reuse Existing Storm Outfalls, but Replace aging pipes in 3rd & 4th.
- Vegetated Storm Treatment Facilities for new Roadways sized to ~6% of catchment area
- Mechanical Storm Treatment for new Roof Areas
- Sanitary Lift Station required for any improvements in lower Open Space
- Adequate Sanitary conveyance capacity available in downstream trunk line (or subsequently improved by others)
- Adequate Water Supply available from City system

11 Willamette Falls Legacy Project: General Development Plan

Proposed Utilities



- LEGEND**
- △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "DAVIS & PIKE LS 846", PER SN 21487; HELD UNLESS NOTED OTHERWISE
 - DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - DOC. NO. DOCUMENT NUMBER PER CLACKAMAS COUNTY DEED RECORDS
 - IP IRON PIPE
 - IR IRON ROD
 - W/YPC WITH A YELLOW PLASTIC CAP
 - SN SURVEY NUMBER PER CLACKAMAS COUNTY SURVEY RECORDS
 - DLC DONATION LAND CLAIM
 - U.S.B.T. UNITED STATES BEARING TREE
 - (1) RECORD INFORMATION PER SN 28873
 - (2) RECORD INFORMATION PER SN 21487
 - (3) RECORD INFORMATION PER SN 29080

Legend

- Proposed Sanitary Main (10")
- Proposed Sanitary Lateral (6")
- Proposed Sanitary Manhole
- ⊙ Existing Sanitary Manhole
- Proposed Water Main (10")
- Proposed Water Lateral (")
- Proposed Fire Hydrant
- ├ Proposed Water connection
- Proposed Storm Main
- Proposed Storm Lateral
- - - Existing Storm Main
- ├ Existing Storm Outfall
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Structures with Higher Priority for Preservation

(Category A in 2013 Assessment and Category B with historic significance and high re-use potential)

# on Map	Building Name	Purpose of Building	Category (from 2013 Building Assessment)	Date of Construction	National Register Status	Within Floodplain	Building Rating Historic		Building Rating Structural		Building Rating Reuse Potential		Redevelopment Issues	Master Plan Concentration
							H-SI	H-SC	S-EC	S-RP	RU-B	RU-P		
1	Blue Heron Paper Office Building (Post Office)	Office Space	B	1932/1970	Potentially eligible	No	-2	-3	0	0	-1	+1	Simple re-use potential of open office plan. Site is prominent and easily redeveloped with more density than a 2-story bldg. Building also sits at gateway to the site and new use should serve as connection to historic downtown.	Preservation to be determined through market viability in future redevelopment process
2	Water Filtration Plant	Filter Plant	B	1953	Potentially eligible	No	+1	-2	n/a	n/a	n/a	n/a	Specialized building function not conducive to redevelopment of existing structure	Preservation to be determined through market viability in future redevelopment process
9	Mill D Warehouse	2 Story concrete structure used for painting and storage	A	1910-1916	Potentially eligible	Partial	+2	+3	-0.5	+0.5	+1	0	Specialized building function not conducive to redevelopment of existing structure	Preservation to be determined through market viability in future redevelopment process
12	No. 2 Paper Machine	Industrial	A	1910	Potentially eligible	Partial	+1	+2	n/a	n/a	0	+2	Structure is part of larger group but stone wall elements may add character to redeveloped site	Elements of structure to be considered for incentives or regulatory protection
13	No. 3 Paper Machine	Industrial	A	1913	Potentially eligible	Partial	+3	+3	-2.5	-2	0	0	Structure is part of larger group but stone wall elements may add character to redeveloped site	Preservation to be determined through market viability in future redevelopment process
18	Mill 'O'	Storage	A	1918	Potentially eligible	Partial	+3	+3	-2	-1.5	-2	+2	Unique footprint and structure may challenge redevelopment but waterfront location and open space adjacency may make site attractive	Building identified for rehabilitation/adaptive reuse through the master planning process
19	Carpentry Shop	Carpentry	B	Pre 1911	Potentially eligible	Partial	+1	-1	-2	-1.5	-1.5	+1	Structure is within area designated for major public open space	Preservation to be determined through market viability in future redevelopment process
23	North Woolen Mill Stone Walls and Foundations	Woolen Mill	A	1860s-1870s	Potentially eligible	Partial	+2	+3	n/a	n/a	+1	+3	Stone walls add historic character and portions or all should be incorporated into the redevelopment of this site	Elements of structure to be considered for incentives or regulatory protection
25	South Woolen Mill Stone Walls and Foundations	Woolen Mill	A	1860s-1870s	Potentially eligible	Partial	+2	+3	n/a	n/a	+1	+3	Stone walls add historic character and portions or all should be incorporated into the redevelopment of this site	Elements of structure to be considered for incentives or regulatory protection
28	Mill 'G'	Recovery Boiler	B	1950's	Potentially eligible	Yes	-1	+0.5	n/a	n/a	n/a	n/a	Structure is metal frame on concrete floors surrounding large WW2-era multi-story boilers. Potential for boilers to become focal point of future open space, but no re-use potential otherwise.	Elements of structure to be considered for incentives or regulatory protection
29	Mill G Boiler Plant	Recovery Boiler	B	1950s	Potentially eligible	Yes	-1	+0.5	n/a	n/a	n/a	n/a	Same as above.	Elements of structure to be considered for incentives or regulatory protection
32	Hawley Building	Office	A	1917	Potentially eligible	Partial	+3	+3	-1	0	+0.5	+2.5	Iconic structure with prominent location for views to and from the building. Large window opportunities. Small floor plates. Will need stair and elevator additions and code updates.	Building identified for rehabilitation/adaptive reuse through the master planning process
33	Hawley/#1PM Finishing Rm		A	1923	Potentially eligible	Partial	+3	+3	0	+0.5	+1	+2.5	Open structure could be combined with redevelopment of Hawley Bldg. Lagoon-front location may be more prominent in future	Elements of structure to be considered for incentives or regulatory protection

# on Map	Building Name	Purpose of Building	Category (from 2013 Building Assessment)	Date of Construction	National Register Status	Within Floodplain	Building Rating Historic		Building Rating Structural		Building Rating Reuse Potential		Redevelopment Issues	Master Plan Concentration
							H-SI	H-SC	S-EC	S-RP	RU-B	RU-P		
39	Sulphite Plant	Entire Building	B	1916 (Southern) 1956 modified	Potentially eligible	No	+1	+1	n/a	n/a	-2	-2.5	Occupies prime redevelopment site. Proximity to RR line and retaining wall requirements on east side of this parcel to be determined.	Preservation to be determined through market viability in future redevelopment process
40	Digesters	Entire Building	B	1890 / 1910	Potentially eligible	No	+2	+3	n/a	n/a	-2	-2.5	Occupies prime redevelopment site. No potential to reuse building for habitable income producing space. Recommend that a portion of the structure/elements be left for future interpretation if possible. Proximity to RR line and retaining wall requirements on east side of this parcel to be determined.	Elements of structure to be considered for incentives or regulatory protection
42	No. 4 Paper Machine	Main Building	A	1928	Potentially eligible	No	+3	+3	-1	-0.5	+1	+2.5	Occupies prime redevelopment site. West facade could be retained and incorporated onto new building behind existing facade.	Building identified for rehabilitation/adaptive reuse through the master planning process
42A	No. 4 Paper Machine	South Addition	A	1928	Potentially eligible	No	+2	+3	-1.5	-0.5	-1	+2	Iconic building defines Main Street.Occupies prime redevelopment site but west facade could be retained and incorporated onto new building behind existing facade.	Preservation to be determined through market viability in future redevelopment process
44	No. 4 Finishing Room / Warehouse		A	1928	Potentially eligible	No	+2	+3	-0.5	+0.5	0	+1	Occupies prime redevelopment site and is adjacent to railroad ROW. Proximity to RR line and retaining wall requirements on east side of this parcel to be determined.	Preservation to be determined through market viability in future redevelopment process
45	No. 4 Finishing Room / Warehouse		A	1911	Potentially eligible	No	+3	+3	-2	-1	-0.5	0	Occupies prime redevelopment site and is adjacent to railroad ROW. Proximity to RR line and retaining wall requirements on east side of this parcel to be determined.	Preservation to be determined through market viability in future redevelopment process
46	No. 4 Finishing Room / Warehouse	South Addition	A	1925	Potentially eligible	No	+2	+3	-2	-1	-0.5	0	Occupies prime redevelopment site and is adjacent to railroad ROW. Proximity to RR line and retaining wall requirements on east side of this parcel to be determined.	Preservation to be determined through market viability in future redevelopment process
49	Mill 'B' - Deink	Entire Building	A	1927	Potentially eligible	No	+3	+3	-1	-0.5	+1.5	+2.5	Iconic building defines Main Street.Occupies prime redevelopment site but facade could be incorporated into new building	Building identified for rehabilitation/adaptive reuse through the master planning process

Structures with Higher Priority for Preservation



1. BH Office Bldg



2. Water Filtration Plant



9. Mill D



12. #2 Paper Machine



13. #3 Paper Machine



18. Mill O



19. Carpentry Shop



23, 25. Woolen Mill Foundations



28, 29. Mill G/Boilers



32. Hawley Office Building



33. Hawley/#1 Paper Machine



39. Sulphite Plant

Structures with Higher Priority for Preservation



40. Digesters



42. #4 Paper Machine



42A. #4 Paper Machine South



44-46. Finishing Room/Warehouse



49. De-Ink



Sulphite Sphere



#2 Mill Wheels



Mill G Boilers

**Structures with Lower Priority for Preservation
(Category B in 2013 Assessment with low re-use potential)**

# on Map	Building Name	Purpose of Building	Date of Construction	National Register Status	Within Floodplain
2A	Water Filtration Plant	"Stair / Elevator Tower"	1953	ES	No
3	Water Filtration Plant	Control Tower	1953	ES	No
4	Fire Station	One Story Addition - South	1955	NP	No
5	Office	Restroom Addition - East	1953	NP	No
6	Guard Shack	Entire Building	1953	NC	No
7	Mill "'D' - North Train Siding on 4th Street	Entire Structure	1947	ES	No
8	Mill 'D' - Metal Roof west end of 4th St	Entire Structure	TBD	ES	No
10	Mill 'D' Warehouse	No. 3 Finishing	"1910 - 1916"	ES	No
11	Mill 'D' Warehouse	No. 2 Finishing	1925	ES	No
14	No. 3 Paper Machine	West Additions	"Post 1962, Post 1972"	ES	Partially
15	Butler Building east of No. 2 Paper Machine	Entire Building	1970's	NC	No
16	Roof Structure over 3rd St Access	West	"Post 1972"	NP	Partially
17	Roof Structure over 3rd St. Access	East	"Post 1962"	NP	Partially
20	Pipe Shop	Entire Building	1960's	NC	Yes
21	Millwright Shop	Entire Building	1960's	NC	Yes
22	Auto Shop		mid-1950s	NC	Yes
24	North Woolen Mill Roof Structure	Shelter	unknown	NC	Yes
26	South Woolen Mill Roof Structure	Shelter	unknown	NC	Yes
27	South Substation	South Substation	"Post 1962"	NC	Yes
30	Mill 'H'	Deink / THP Area	1950's	NP	Yes
31	Mill 'H'	"THP Reject Refining"	"1970-1979"	NP	Yes
34	# 1 PM Bleach Plant		1960	NC	Yes
35	#1 PM Rewind		1960	NC	Yes
36	Mill 'E'	Main Building	1945	NC	Yes
37	Mill 'E'	West Addition	"1944-45; 1970's"	NC	Yes
38	Mill 'E'	Weld Shop	1970's	NC	Yes
41	Save All	Entire Building	"Post 1972"	NP	No
43	#4 PM North Addition		Unknown	NC	No
47	Shipping Shed	Shed	1977	NC	No
48	North Substation	Power	1927	NC	No
50-51	De-Ink ONP Repulper	Shed	1953, 1960s	NC	No
52	PGE Dam * <i>Not on site and not part of planning process</i>		1943	ES	No
53	Pipe Chase		1967	NP	Yes
54	Clarifier Control		1967	NP	Yes
55	Clarifier		1967	NP	Yes
56	Sulphite Sphere		Post 1947	NC	Yes
57	Tile Tanke		Varies	NC/NP	Varies