



tumwata village



The Confederated Tribes of Grand Ronde
Community of Oregon

Winter 2022

GBD Architects Walker | Macy



This document is intended for review by the Confederated Tribes of Grand Ronde Community of Oregon, their Tribal Council, the Authority having Jurisdiction, potential development partners, and potential community partners.



"It's just that message that we're still here, that we're still connected to the landscape, to the river, to the tumwata."

*Greg Archuleta, Tribal Elder and Treaty Signing
Descendant from tumwata*

People

We honor our Ancestors of tumwata, the Clowewalla and Clackamas. Nearby neighbors of this place include the Molalla, Kalapuya, Multnomah, and Watlala (Cascades). All of these peoples along with others from today's Northwest Oregon, signed the Willamette Valley Treaty of 1855 and were removed to the Grand Ronde Indian Reservation. The Clowewalla and Clackamas are culturally Chinookan peoples who spoke the Upper Chinook language. Peoples from across the region have come as travelers, traders, and guests to this place. The Clowewalla and Clackamas- Tribes of the Grand Ronde Confederation- continue to be the hosts of tumwata, as it is at the core of their ancestral homelands. We are the Grand Ronde Tribe, and we are the people of the Falls.



tumwata



Four Clackamas Men by Paul Kane



Lamprey Harvest at tumwata



Tomanowos (Willamette Meteorite), Grand Ronde Annual Visit to NYC



Grand Ronde Canoe Family Dancers

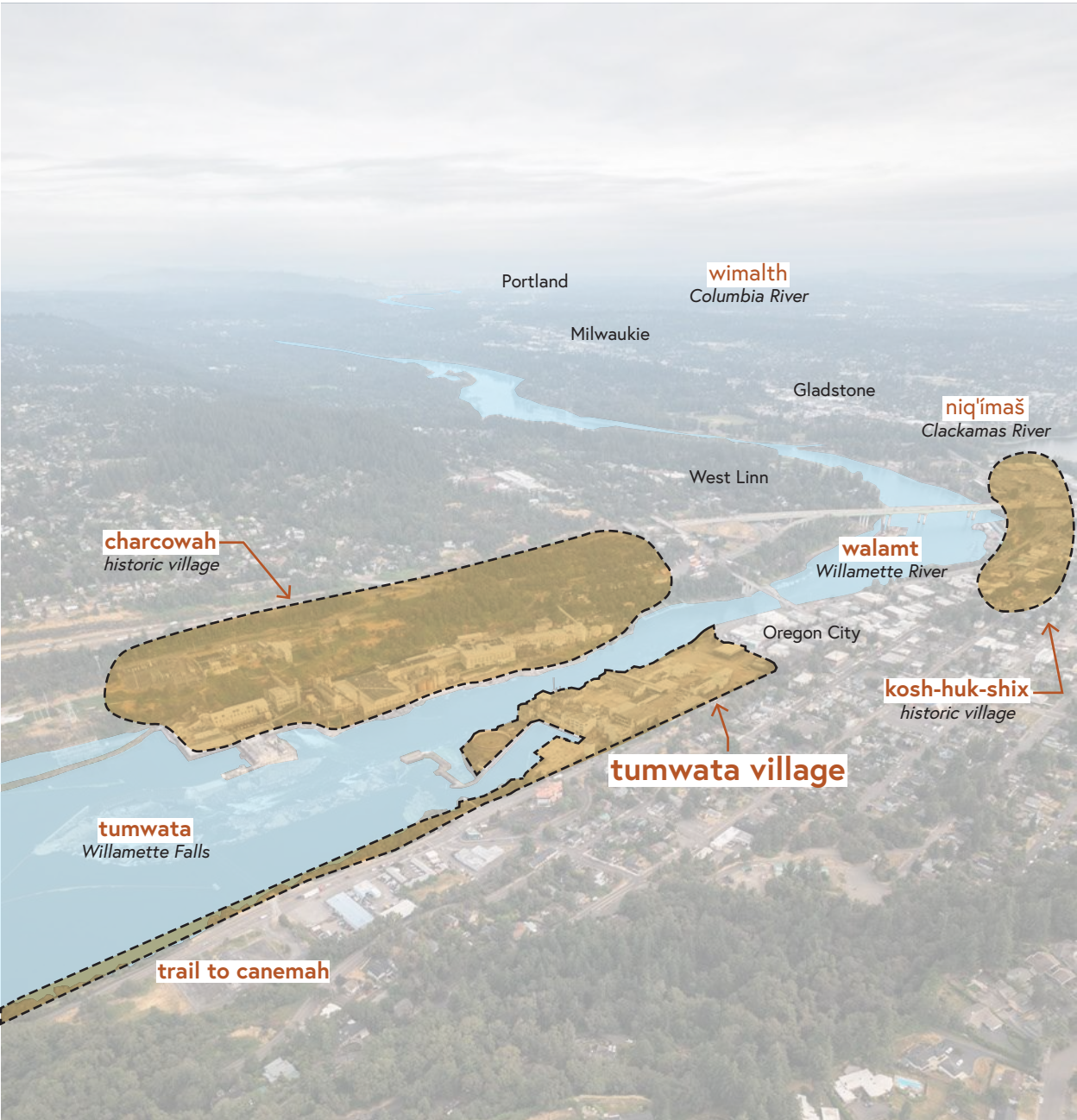
Importance of the site

What is here Today?

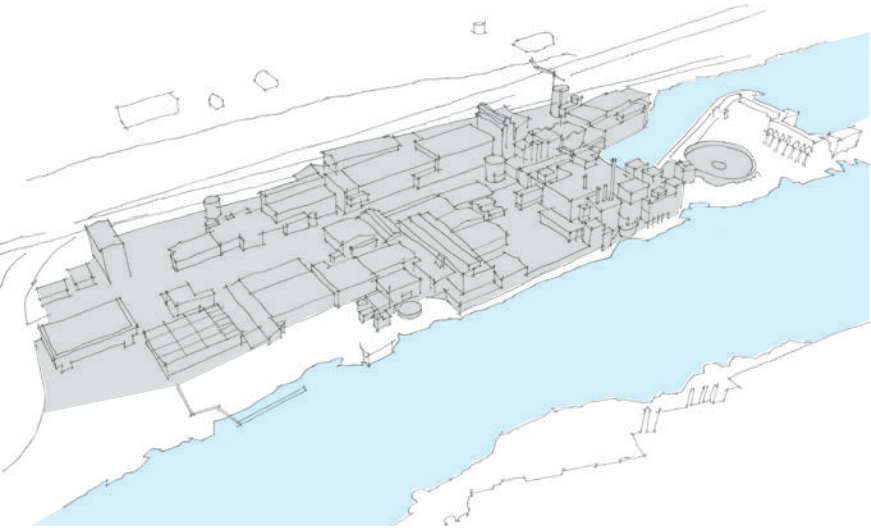
The 23-acre site is located between the city of Oregon City, the walamt, and tumwata.

The lands were once home to the village of the Clowewalla (Willamette band of Tumwaters) and the Kosh-huk-shix Village of Clackamas people. They were ceded to the United States Government under the Willamette Valley Treaty of 1855. Following the Willamette Valley Treaty, tribal members were forcibly removed from tumwata and relocated to Grand Ronde, Oregon onto the Grand Ronde Indian Reservation.

The purchase of this land in 2019 allows the Tribe to reclaim a culturally important part of that homeland, allows the Tribe to tell the story of tumwata accurately, and assures that tribal members will always be able to access tumwata for cultural purposes.



tumwata transformation



Current conditions



Restorative conditions

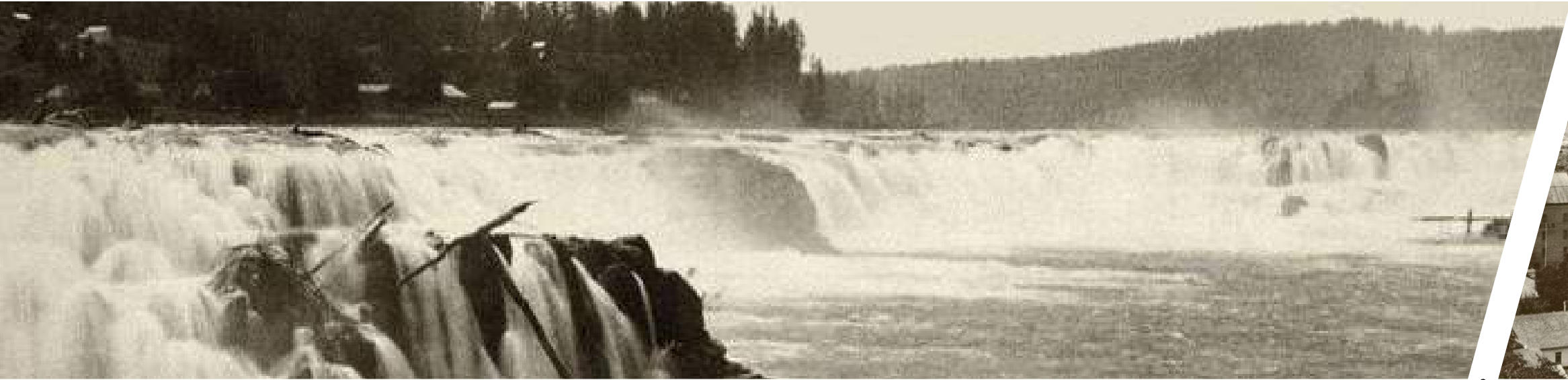
Project Description

The vision for the site is a transformation from its current condition as a former industrial complex into an environmentally-restored, mixed-use village on the banks of tumwata.

Buildings will be sensitively placed in an expansive green space that evokes the character of the site's historic landscape, extensive basalt channel formations and the site's unique topography and relationship to the falls.

Buildings will offer spaces for special tribal functions, events and ceremonies as well as new opportunities for working, living, visiting and learning.

From time immemorial



Lifeways
The Storied Time

The connection for the Confederated Tribes of Grand Ronde to tumwata goes back to creation. Their people have been at the falls for hundreds of generations. In the early 19th century, the incursion of this and many locations took place. Euro-American settlement expanded and the site became grounds for heavy industry; it would remain in that state until the 21st century. In 2019, the Confederated Tribes of the Grand Ronde purchased the property.

The Willamette Valley Treaty of 1855 provided for the removal of tribal people from the area of tumwata and beyond to the Grand Ronde Indian Reservation. The federal government removed people from Clackamas, Tumwater band of Clowwewalla, Molalla, and Kalapuya.



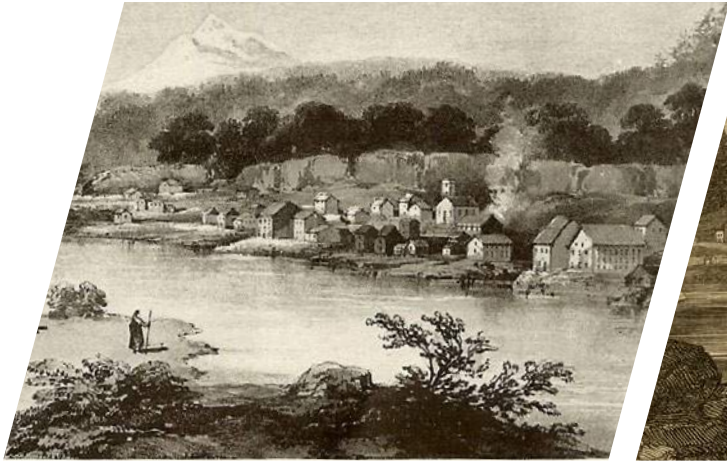
Persistence
Contact Window: 1820 - 2011



Healing
Present - Future

Tribal members return to tumwata to fish and gather. Industrialization and contamination of the site spreads. The Western Oregon Indian Termination Act of 1954 was passed, severing the trust relationship between the federal government and the Tribe.

In 2019, the Confederated Tribes of Grand Ronde purchase the tumwata property. Efforts commenced and continue for removal of abandoned industrial elements, site cleanup, and overall site and habitat restoration.



Early Incursion
1820 - 1840/45



Removal
1840/45 - 1860



Devastation and Survival
1860- 2011

Culture

Ikanum, the ancient histories, tell us how this place, tumwata, was created for the benefit of our people. Grand Ronde's Tribal cultural identity is a recurring theme throughout the site. Cultural identity will be incorporated into the design of public spaces, buildings, and infrastructure. For example, details like door transoms, paver designs, sidewalk benches, light fixtures and naming throughout the site will reflect cultural identity at tumwata village. These elements will evoke Chinookan aesthetic which is most notably found in the art form known as Lower Columbia River Art. Chinookan design is most visible in utilitarian objects and material culture of Chinook peoples past and present. Imagery includes designs and motifs as well as representations of landscapes, humans and animal forms. Integrating cultural identity in this way is consistent with long held teachings of "Keeping it Living" in which art, design, and utility are intended to be interacted with and experienced continually. The pedagogy focuses on renewal and ongoing interaction, reflection, and refinement. As a result, this internalized teaching will inform how integrating culture is enacted on the site. Inter-generational and ongoing contributions will lead to envisioning a place for successive generations.



Wapato Woman by Travis Stewart



achaf-hammi Plankhouse



Maple Bark Skirt Weaving



Huckleberry Gathering



Kingfisher Bunkrail by Adam McIssac

Healing

Healing landscapes and people requires consideration of multiple scales and timelines. Success at tumwata village will be evident by creating activity spaces intended to gather and connect people, views, and resources of abundance. tumwata village is a celebration of perseverance and healing for the Grand Ronde Tribe and families who have been connected to this land since time immemorial. The guiding principle of site redevelopment is healing. This landscape has been significantly harmed by industry and an extractive mindset over the past 170 years. Environmental restoration of the landscape using native plants and natural areas to support wildlife are key components for the physical healing of this place. The earliest histories of tumwata recall the importance of water, its role continues to be a central focus by integrating its presence on site, as well as renewing linkages and access to the Willamette River for healing.



tumwata



Dragonfly Carving by Qahir Beejee Jamil Peco-Llaneza



Riparian Riverbank



Native Plantings



Water Habitat

tumwata village

tumwata village, located at the south end of downtown Oregon City, is a modern development that will provide a mix of open space, retail, shopping, residential, office, restaurants, and a hotel/event space for visitors and patrons. It will become a vibrant pedestrian destination that includes opportunities for public and Tribal celebration. As a Grand Ronde Tribal Village, this is a place for our people to be welcomed. It is a living honor to the Tribal people of the Falls and their continued persistence, a thriving modern tribal village and place of prosperity and abundance. tumwata village will contribute to economic development not only within the site, but also within Oregon City, West Linn, Clackamas County, and the State of Oregon (as it has for thousands of years).

tumwata village, will be a visually noticeable tribal space that is an extension to downtown Oregon City's Main Street. As one moves west toward the river or south toward the falls, ones senses will be enlivened with sounds and references to moving water. The feeling of association created by this experience will contribute to the sense of place for a modern landscape-based tribal village. tumwata village is a testimony to perseverance. It is a place that reflects ancestral knowledge and teachings. A place where our perpetual obligations and responsibilities to the plant and animal peoples is seen. It is a place where Tribal values are put into actions. The Falls were a gift to our ancestors and will be a gift to our descendants until a time that's unimaginable.



Community



Active Open Space



Water Features



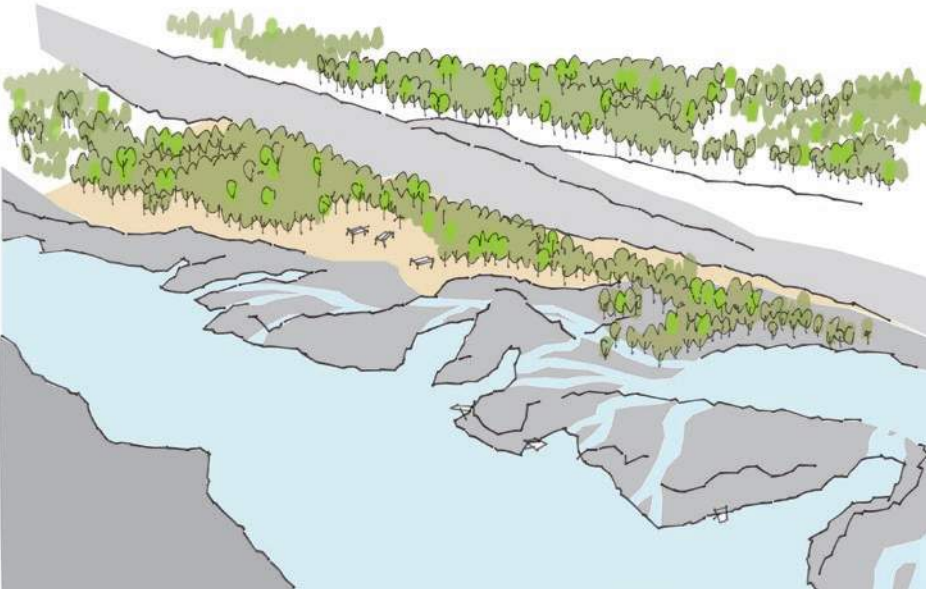
Cultural Practice Integration



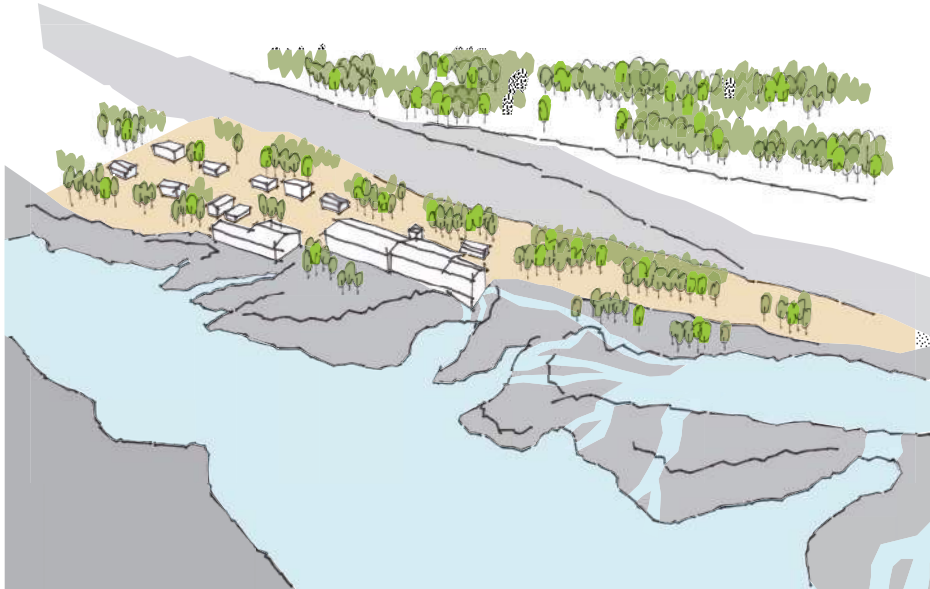
Development with Nature

Story of the site

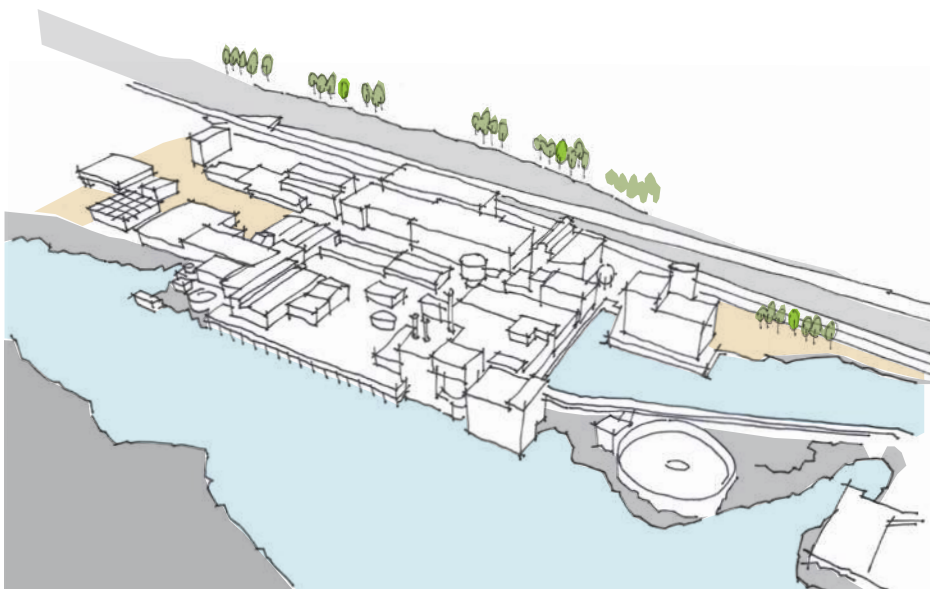
From time immemorial to the founding of Oregon City to unchecked industrial expansion to today, the tumwata village site has undergone dramatic change. Since the paper mill closed, the site has sat vacant and abandoned, buildings slowly deteriorating and nature methodically reclaiming the landscape.



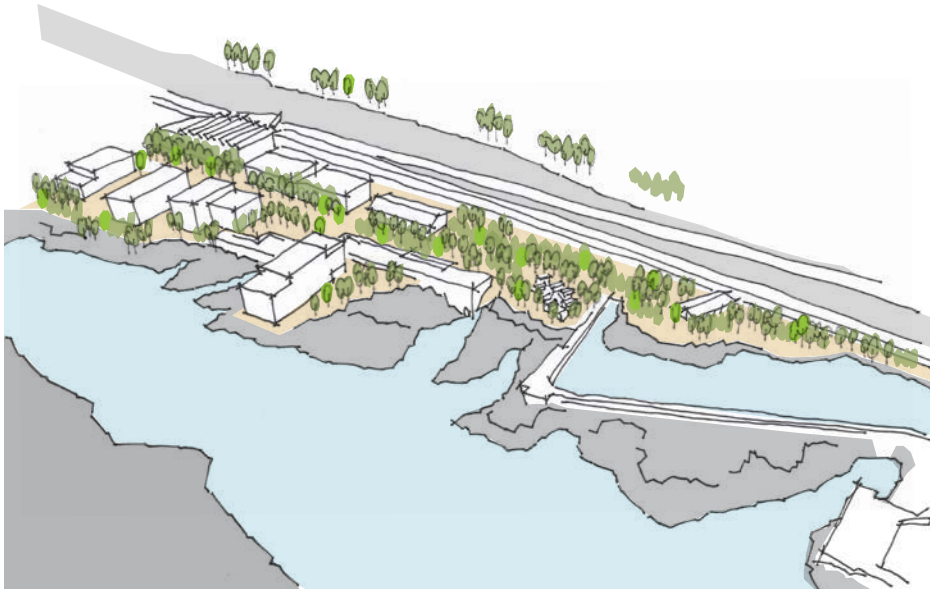
Time Immemorial



Early Oregon City



Industrial Expansion



tumwata village

The process of removing some of the industrial structures has begun, creating space at the river's edge for a restored riverbank featuring a series of basalt channels. This riverfront will be linked by a system of new streets, connections and green open spaces.

These spaces will be energized by a cluster of buildings, generally stepping down in scale and activity from downtown Oregon City to tumwata.

tumwata village

The redevelopment of the site will embody the Tribe's commitment to healing. Through significant ecological restoration this will be a place that enhances the river's natural functions, provides habitat and refuge for migratory fish, replaces industrial degradation with resilient native vegetation and cleans the site's water. The village will provide opportunities for a variety of mixed-use buildings for living, working and enjoyment within its green framework. Visitors will be welcomed and provided access to the river's edge, views of the restored native basalt riverbank and to enjoy a public gathering space with ever changing activity. As one moves from the site's northern entry, the journey changes from one of urban activity to one that is natural and connected to the environment as it invites contemplation and awareness. This transformed site will provide important messages about the benefits of the natural environment, the value of nurturing restoration and the Tribe's long term commitment to healing.



tumwata village | north

The redeveloped site will welcome visitors with significant native planting areas and restored ecology. Upon crossing McLoughlin, the configuration of the streets, walks and planting areas will indicate an entrance into a place of restoration and revitalization. A broad planting area of native trees and shrubs along Main Street will establish a green gateway. Mixed use buildings will be integrated in the landscape and provide places to live, work and enjoy. Along the river's edge, a broad walkway along a new Water Street will establish direct connections to the Oregon City promenade and to the restored riverbank. The existing boat dock will be restored and new access to the river provided. A lively gathering space that can accommodate a wide variety of events and support daily activity will be established adjacent to the historic Flour Mill foundations and the re-emerging river alcove area. A variety of overlooks and seating will provide opportunities to enjoy views of the river and invite all to enjoy the restored ecology of the enlivened place.



Green Entry



Streetscape

- 1 A lush native plants area welcomes visitors to the site
- 2 A mix of building uses are integrated into the site's landscape
- 3 The riverbank is restored and new access to the renovated boat dock provided
- 4 New street names to be selected to reflect Tribal values



Street Activity



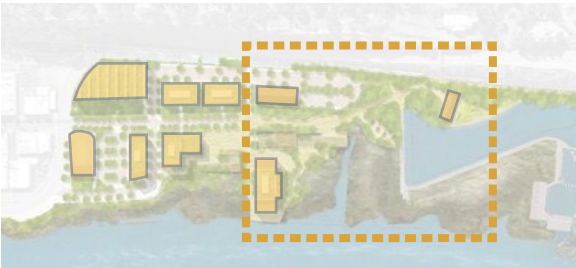
Plaza Activities

- 5 A future pedestrian elevator welcomes visitors to the site
- 6 New alcoves for refuge of migratory fish, plants, and animals are established by removing past industrial elements
- 7 An open gathering space welcomes a variety of activities adjacent to the historic Flour Mill Foundation



tumwata village | south

As one moves from north to south, the character of the village evolves from a green urban form to one that embodies the natural character of the river. Main Street changes character at 3rd Street to a pedestrian-oriented route and becomes increasingly naturalized as one journeys towards Canemah. This broad walkway provides lush planting and variety of places to sit and enjoy. A mix of uses including a hotel will be established within the new green framework. The historic Woolen Mill foundations will be restored and provide spaces for gathering, an outdoor café and connections to the river's edge. Significant restoration of the native basalt riverbank will provide river alcoves for migratory fish refuge, as well as plants and animals. Removal of industrial degradation such as the clarifier will establish new ecological value on the river. Visitors will be welcomed to the upper riverbank to enjoy views and be within this restored ecology. An area of small overnight structures will be available adjacent to the restored riverbank. A Tribal cultural area will be established adjacent to the restored lagoon as a place for gathering and direct connection to the upper river. From the renaturalized site, a trail will be extended south along the restored riverbank to Canemah.



Overnight Housing



Riparian Planting

- 1 Main Street transforms to a broad, naturalized walkway
- 2 The Woolen Mill foundations are restored and provide places for people to enjoy
- 3 A new hotel is developed on the Mill O footprint
- 4 New street names to be selected to reflect Tribal values
- 5 Significant native vegetation is established improving the site's ecology



Existing Woolen Mill Walls



Walkway

- 6 Significant removal of fill and industrial infrastructure makes way for a restored basalt riverbank and alcoves for migratory fish
- 7 A cluster of overnight structures enjoy proximity to the restored riverbank
- 8 A tribal gathering space is established adjacent to the restored lagoon
- 9 A trail is extended along the restored riverbank to Canemah



Restoration

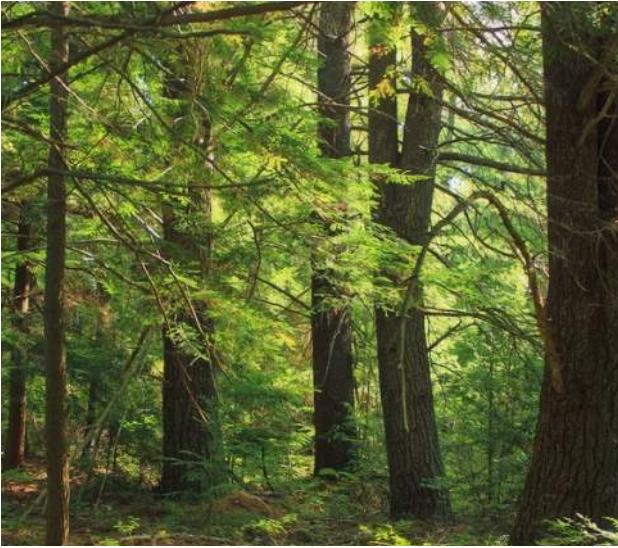
A primary objective to the site's transformation is its healing. This important Tribal place has been significantly altered by over 150 years of industrialization which has erased its environmental function and health, greatly modified its topography, and left a legacy of industrial structures. The Tribe seeks to dramatically reverse this condition by re-establishing environmental integrity and bringing the site back to life in a sustainable and long-lasting manner.

Strategies for restoring the site include:

- Removal of industrial materials and structures to enable the site's ecology to re-emerge
- Development of an integrated storm-water cleaning system that will naturally lessen toxins and enable water to be used to hydrate plants
- Removal of industrial fill and daylighting much of the native basalt riverbank
- Re-establishing shallow water refuge for migratory fish to assist in their movements up and downstream
- Improving site soils to support vegetation and natural ecological systems
- Planting of native riparian plants for improved habitat for birds, animals, and insects as well as to enhance the river's ecological functions
- Planting of native plants on site to provide shade, habitat and improved air quality
- Nurturing the site's restoration to ensure long term success



Native Basalt at tumwata



Revegetate



Restore River's Edge



Improve Air Quality



Rehabilitate Soil



Improve Habitat



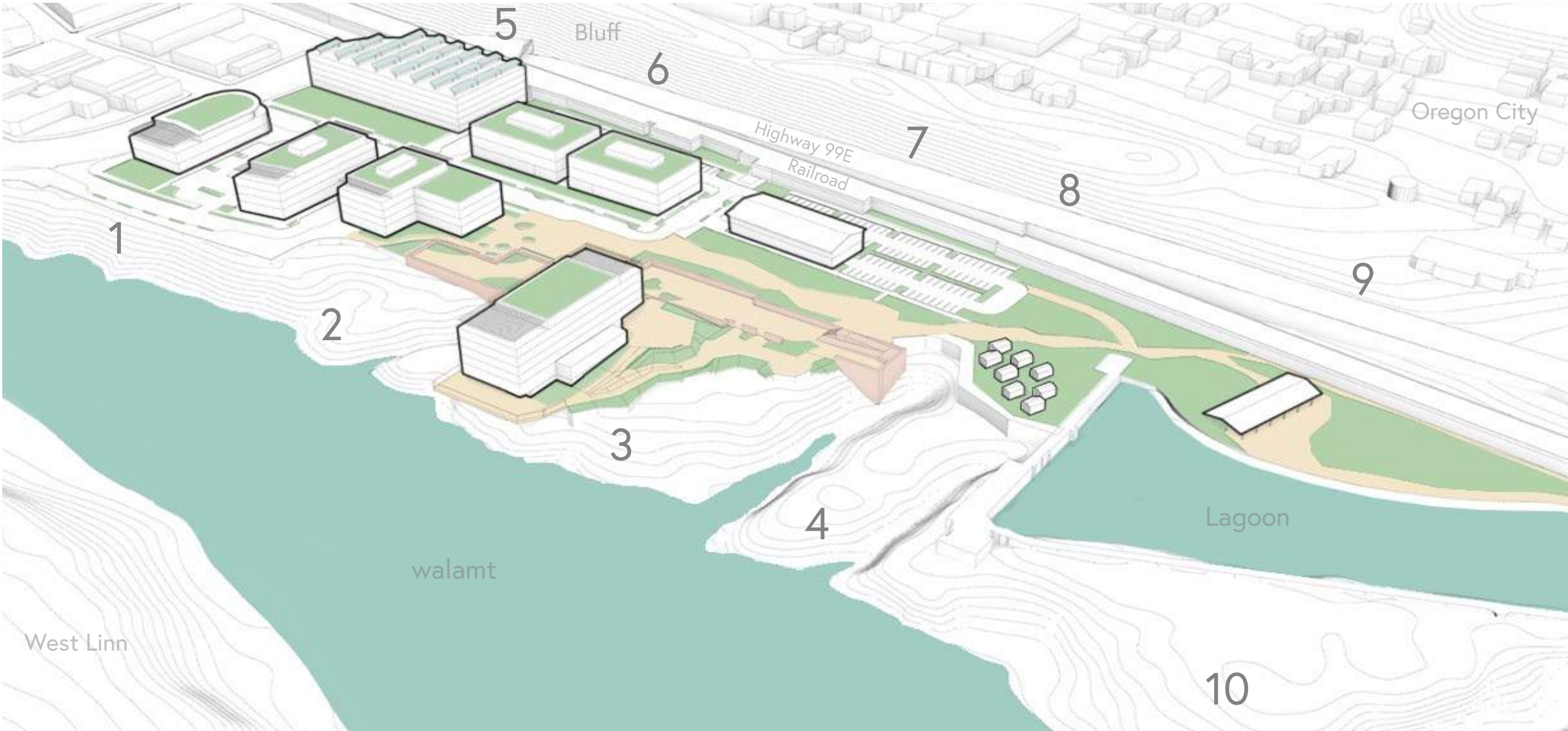
Improve Water Quality

Restoration

The restoration of the site's ecology and improving river quality is fundamental to the Tribe's approach. Through an integrated process of removal of industrial damage and restoration of natural systems, the site will come back to life and participate in improving the river's ecological health. Areas of restoration include reestablishment of the river's undulating riverbank to assist migratory fish, the restoration of the upper riverbank and site with native plant materials to provide habitat, shade and filtration of water and the establishment of an integrated management approach that will nurture the site's restoration long term. The goal is to re-establish a functioning ecology that will be resilient and provide environmental benefit to the site as well as to the region.



Potential development scenario

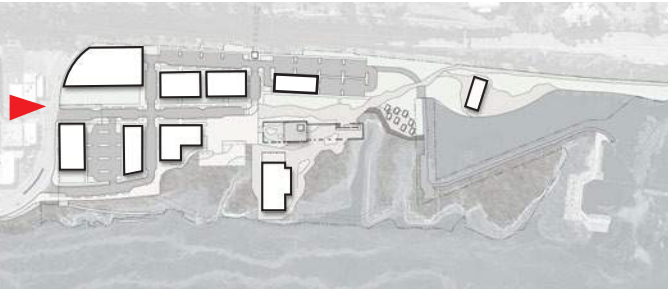


Potential Development Amounts

tumwata village is anticipated to comprise 300,000 – 350,000 sf of program development, including buildings with tribal, hotel, residential, employment and retail uses. Building massing and intensity of use is expected to generally step down from north to south, emphasizing a transition from an urban to a natural character. At full build out, structured parking will be necessary to serve development on the site, proposed at the northeastern corner of the site near the McLoughlin/99E tunnel.

Block 1	Office + Residential	90,000 GSF
Block 2	Residential	63,750 GSF
Block 3	Hotel	89,000 GSF
Block 4	Restoration	0 GSF
Block 5	Parking Structure	147,500 GSF
Block 6	Flex Buildings	64,000 GSF
Block 7	Flex Building	17,000 GSF
Block 8	Village Cabins	3,000 GSF
Block 9	Tribal Building	4,700 GSF
Block 10	Restoration	0 GSF
Subtotal Development		331,450 GSF
Subtotal Parking Structure		147,500 GSF
TOTAL		478,950 GSF

tumwata village green gateway



Historic photograph looking down Main Street



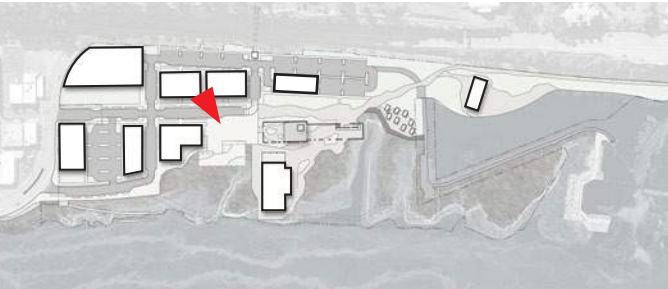
Existing condition. View looking south from 99E and Main Street

Looking south from downtown Oregon City, people will be welcomed by a Green Gateway signaling the healing of the site and Tribal art identifying the entrance to the restored landscape. Diminishing scale of buildings to the south will open the view to Canemah ridge beyond.

View looking south from Main St.



Open space plaza and hotel



1874
Historic Photograph of Site looking at the Woolen Mill Site



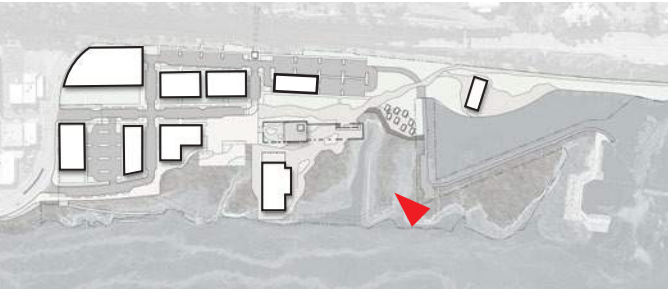
TODAY
Existing condition. View looking southwest at Woolen Mills Foundation

A central public space surrounded by other ground-floor building activities, will create an active flexible gathering area framed by remnants at the Woolen and Flour Mills. This location offers views to the river and space for public markets and events.

View looking southwest from t'alapas/coyote st.



Restored alcoves



Historic Photograph of Site looking toward Bluff from West Linn



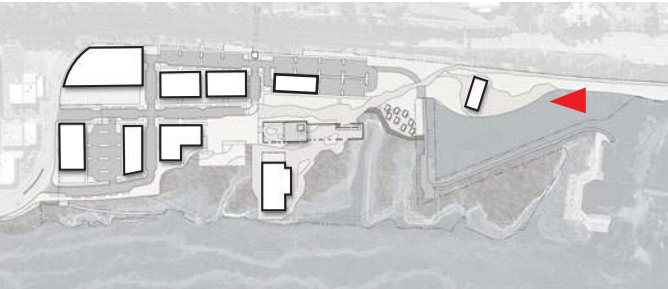
Existing condition. View of Site looking east towards Bluff from West Linn

The original basalt landscape forms of the falls will be restored, returning critically important resting points for salmon and lamprey. The exposed basalt landforms and basalt Woolen Mill foundations become the focal point for a signature development opportunity and powerfully reconnecting the site to walamt. This passive open space provides moments of quiet reflection and connection to the landscape.

View looking northeast across alcoves



Naturalized lagoon



Historic Photograph of Site looking north towards Lagoon.



Existing condition. View of Site facing North.

The southernmost end of the site adjacent to the lagoon will offer spaces for Tribal ceremony, celebrations and special events, augmented by direct access to the water and close proximity to tumwata. Lagoon and river bank restoration will repair the environment. Return of native trees and plantings will separate this special area from the rail lines and highway . A path along the east provides a link from tumwata village to a trail that runs along the rivers edge south to Canemah.

View looking north from lagoon



Healing has begun



Block 1 - Industrial building removal for Water Avenue and entry buildings. Removal of Water Filtration Plant accomplished in Spring 2022.



Block 4 - Removal of carpentry shop, automotive shop, and Millwright shop accomplished in Summer 2022, making space for restored alcoves and hotel.



Block 2 - Removal of Butler Building, Mill D, Paper Machine No. 2 and No. 3 in Winter 2022/Spring 2023, making space for open plaza and site integration with Flour Mill Foundation.



Grand Ronde Tribal Council at tumwata with former property owner, 2019

"This is a historic day for the Grand Ronde Tribe and our people...Since 1855, the government has worked to disconnect our people from our homelands. Today, we're reclaiming a piece of those lands and resurrecting our role as caretakers to Willamette Falls – a responsibility left to us by our ancestors."

Reflections on purchasing the Blue Heron Paper Mill in 2019 from Tribal Council Chairwoman Cheryle A. Kennedy, Tribal Elder and Treaty Signing Descendant from tumwata.