

# Updates on PGE's West Linn waterfront property

March 2020

As we shared in our open houses and online in 2019, the conditions of the buildings on the island portion of PGE's property varied widely. One of the buildings, Mill J, had been unused since the late 1960's and presented a serious safety risk.

In October 2019, removal of Mill J began to prevent an unplanned collapse. We protected Mill J's stone foundation during the demolition and it remains in place.

We take environmental and cultural stewardship seriously. In addition to preserving

The deconstruction by hand was completed in March 2020. In addition to preserving the stone foundation and documenting the building before and after deconstruction, PGE is providing archival-quality photos to the Oregon Historical Society, the University of Oregon and the State Historic Preservation Office.



**Mill J interior**



**Mill J roof**



**Mill J before demolition**



**Mill J foundation after demolition**

## October 2021

Mill A sits at the southern tip of the island that is home to PGE's T.W. Sullivan hydropower plant. It is a rambling series of structures that are built on top of the Willamette Falls dam, with multiple rooflines covering roughly 55,000 square feet.

Mill A has not been used or maintained for over 30 years. When the West Linn Paper Company closed in late 2018, PGE began sitewide assessments to understand conditions and future possibilities for the property. After the first phase of analysis in 2019, more detailed structural analysis was completed, which identified conditions that require urgent attention to reduce environmental (asbestos, lead paint and biohazards) and immediate structural risks. Addressing these risks may include environmental remediation, demolition and/or selective repair limited to mitigating collapse.

As a steward of the environmental, historic and cultural aspects of Mill A, PGE will host several workshops for the Federal Energy Regulatory Committee (FERC) Cultural Working Group and representatives of historic preservation groups that are focused on this area. Stakeholder input will help inform PGE's plans to mitigate the impact of remediating hazards under the National Historic Preservation Act and our FERC license.

The values that will guide this work include:

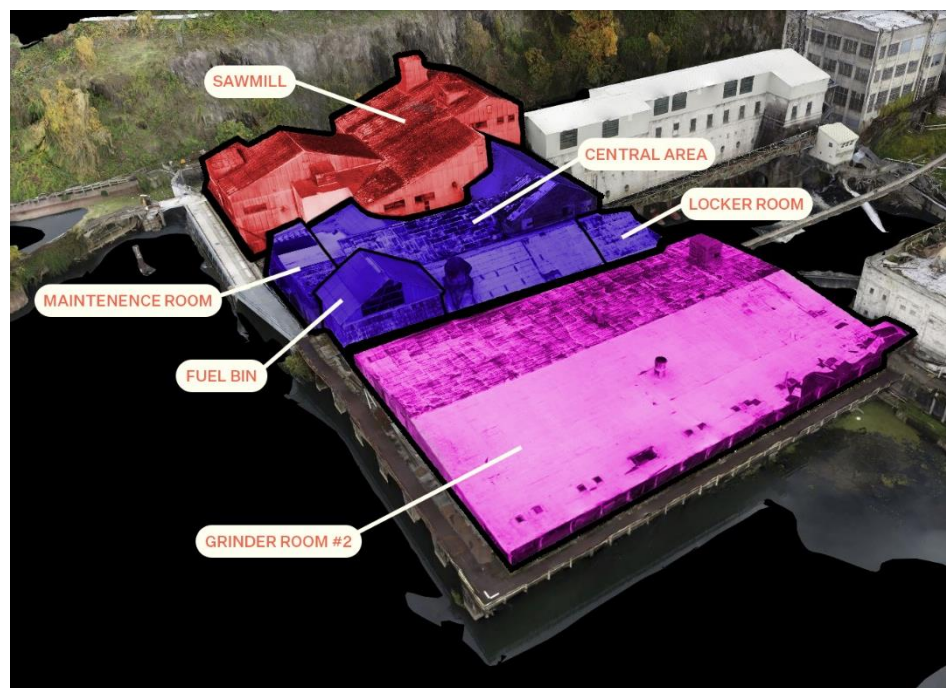
- The safety of people and the environment around Mill A.
- Fulfilling FERC hydropower license obligations, including Section 106 of the National Historic Preservation Act.
- Capturing the stories of Mill A as an important part of Oregon history.
- Including historical and cultural aspects of Mill A in plans for remediating the hazards.

PGE will share the outcomes of those workshops with the West Linn community in the months ahead.



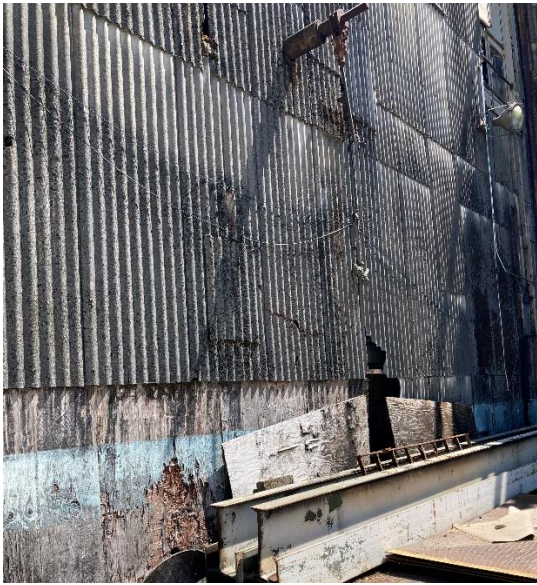


**An overview of Mill A and Moore Island**



**The Mill A complex**





**Transite (asbestos) siding**



**Disparate rooflines**



**Rooflines from the East**





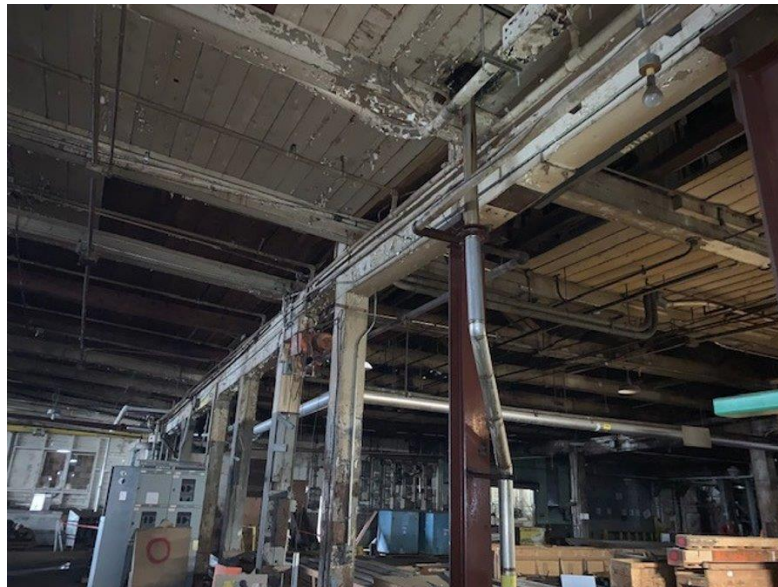
**Decayed roofing**



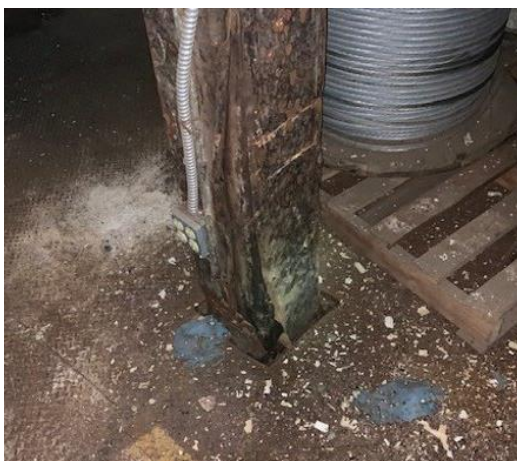




**Decayed siding**



**Structural Hazards**







**Biohazards**



**Lead Paint**

## July 2023

In late 2021, PGE conducted a series of workshops and meetings with Tribes, stakeholders, and community members about the conditions and hazards in Mill A, a series of significant paper mill structures on PGE's property. In 2022, after considering recent structural assessments and feedback, PGE decided to remove the superstructures from the Mill A complex for the sake of safety and to protect the environment.

Since Mill A is eligible for listing in the National Register of Historic Places, PGE began consulting with members of the Cultural Resources Working Group, which includes Tribes, on a plan to mitigate the adverse effect of the superstructures' removal. We began working toward a Memorandum of Agreement as stipulated by Section 106 of the National Historic Preservation Act to memorialize the history and meet the interests of consulting parties. The Memorandum of Agreement was signed by PGE, the Oregon State Historic Preservation Office and federal regulators in June 2023.

Using a barge that is staged up-river, above the Willamette Falls, and through overland access, PGE will abate environmentally regulated building materials, and remove the Mill A superstructures and most floor decking located at and above the top-of-dam elevation. Selected historic paper making equipment and building materials are being retained for potential future use in historic interpretation.

PGE will not remove any components of the Willamette Falls dam, Sullivan powerhouse, fish passage features or Mill A basement structure. Removal will not impact the bedrock below that is associated with the Project.

A separate, nearby United States Army Corps of Engineers ("USACE") project related to the locks will also take place within the same time frame. USACEs served as the lead, considering potential impacts to cultural resources with consultation from Tribes and the State Historic Preservation Office through the Cultural Resources Working Group process. PGE will deploy a barge below the Willamette Falls within the Sullivan powerhouse tailrace to help remove building debris that contains contaminants. A stone cap will be installed to prevent erosion on a short span of 'beach' area.

We'll share updates and images when this work is complete toward the end of 2023.

