

REQUEST FOR PROPOSALS

THE NORTHEAST GATEWAY PROJECT

1799 Washington St. Oregon City, OR, 97045

Map & Tax Lot: 2-2E-29-01402

APN: 01692779

Zoning: Mixed-Use Downtown (MUD)



INTRODUCTION

The Oregon City Urban Renewal Agency ("AGENCY") is seeking proposals from developers ("DEVELOPER") for the purchase and development of the property located at 1799 Washington Street in Oregon City, formerly known as the Stimson Lumber Mill Property. The subject property consists of 7.7358 acres (336,972 sq. ft.) and is zoned MUD, Mixed-Use Downtown. This zoning category allows for a wide variety of development options such as office, multifamily, residential, and retail.

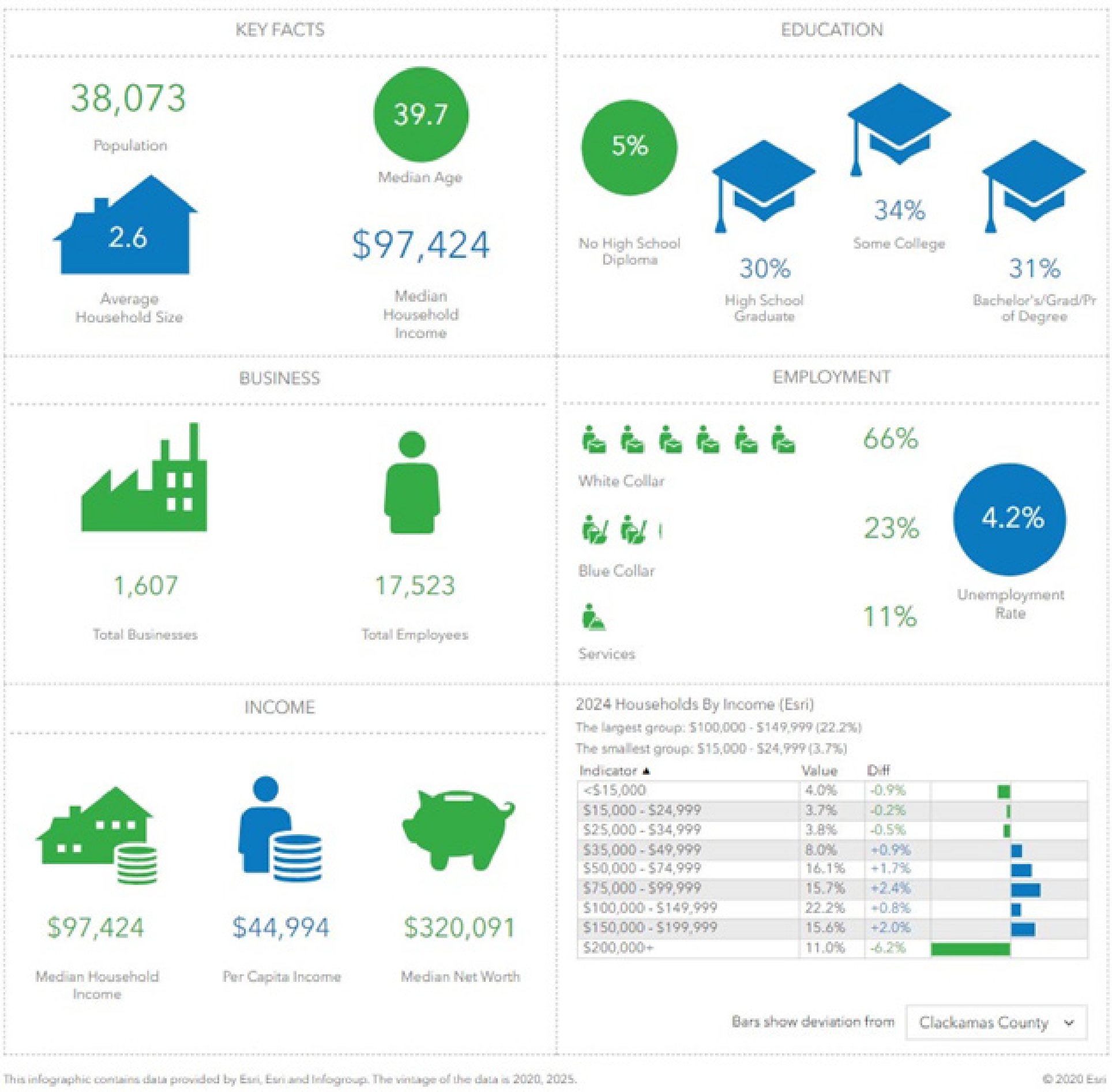
The Oregon City Urban Renewal Agency was created by city ordinance. It functions as a separate legal entity apart from the City government. Its governing board is comprised of five City Commissioners and two citizens at large. Urban Renewal is an economic development financing tool earmarked for a designated geographic area of the community to mitigate blight and revitalize underutilized properties. The subject site is located within the City’s Urban Renewal District.

ABOUT OREGON CITY

Founded in 1844, Oregon City is the first incorporated city west of the Missouri River. Oregon City is a historic and picturesque community in Clackamas County positioned along the Willamette River approximately 13 miles southeast of Portland. The Northeast Gateway Property is located in close proximity to the downtown core, an area celebrated for its blend of historic charm and vibrant urban life. The area is characterized by its walkable streets, historic architecture, and strong sense of local identity. Downtown serves as a focal point for the city's community and economic activities, featuring a mix of historic buildings, boutique shops, restaurants, and local businesses. This area reflects the city’s historic roots while offering modern amenities and services.

Downtown’s proximity to parks and recreational spaces offer residents ample opportunities for outdoor activities. Local attractions include the End of the Oregon Trail Interpretive & Visitor Center, Clackamette Park, Clackamette Cove, and the nation’s only vertical street, the Oregon City Municipal Elevator. Additionally, the Northeast Gateway Property is adjacent to the Amtrak Train Station. Passenger rail service stops three times a day. These and other natural and historic community assets contribute to the area's rich cultural tapestry.

Oregon City is an economically diverse community, home to more than 100 restaurants, coffee shops and bars, antique shops, a year-round Farmers Market, historic neighborhoods, an award-winning library system, a public pool, and much more.



SOLICITATION OVERVIEW

The Urban Renewal Agency seeks private sector redevelopment through a Disposition and Development Agreement (DDA) that results in economic vitality for the area and contributes to the City's tax base. Although the Urban Renewal Agency has various goals and objectives for projects developed within the Urban Renewal District, it is most interested in projects that include tourism-oriented elements for the Northeast Gateway Project.

The Urban Renewal Agency would prefer to see a mixed-use development that would encompass two or more of the following uses:

- hotel/motel and/or extended stay
- retail
- restaurant
- conference facility with banquet and meeting rooms
- studios/galleries
- small-scale grocery (not convenience store)
- indoor entertainment venues



Main St. Businesses



3 Best Western Rivershore Inn



White Rabbit Book Cafe

A combination of any of the aforementioned uses would be viewed favorably. The Urban Renewal Agency envisions a public/private partnership including parking and tourism-related transportation such as trolleys and shuttles.

The Urban Renewal Agency is not seeking proposals that consist of the following uses as standalone development, but may consider mixed-use development that includes some of these categories:

- offices
- multi-family housing/bed & breakfast
- live/work
- child care facility

The Urban Renewal Agency is prepared to negotiate a Disposition and Development Agreement. The agency will not be providing any type of funding assistance to acquire or develop the property. Any responses to this RFP that include funding requests will not be considered. The cost to purchase the property is negotiable.

The Urban Renewal Agency invites concept renderings and sufficient detail to demonstrate a compelling vision for the property from parties that demonstrate the capacity and experience to deliver that vision. It is not expected that respondents will provide final engineering drawings or designs.



IMPORTANT FEATURES AND BENEFITS OF THE PROPERTY

The Northeast Gateway Project is 7.7358 acres and features level topography which is ideal for various development opportunities. Other important characteristics of this property include:

- The property's zoning is MUD (Mixed-Use Downtown) which allows for a wide variety of development options such as office, multifamily residential, hotel, and retail. Ideally, the Urban Renewal Agency would like to see a hotel situated on the property.
- The property has a level topography and has access to utility infrastructure.
- The Northeast Gateway Property benefits from an average daily traffic count of 8,127 on Washington Street with an optimal location in downtown Oregon City, located +/- .25-mile from I-205 and Hwy 99E.
- The Northeast Gateway Property is adjacent to the Amtrak Train Station. Passenger rail service makes three stops per day.
- All water, sanitary, and storm sewer improvements necessary to serve the subject property are available within the adjoining right-of-way and there are no utility capacity or connection issues.
- The property is within the System Development Charges (SDC) Discount area. The discount area only applies to the Transportation SDC.
- The subject is located within Oregon City's Vertical Housing Zone, which will allow partial property tax exemptions for 10 years for qualified development projects that include a vertical housing component.
- The site is also located within the City's Urban Renewal District which is intended to revitalize the economic health of the city by supporting projects with appropriate incentives.
- The City has committed funds to make pedestrian and transportation improvements beginning at the southern end of Washington Street starting at the intersection of 17th and Abernethy streets, which would include new street lighting, and ADA Compliance features. Moving northward alongside the Northeast Gateway Property, improvements would include new street lighting, sidewalks, pedestrian crossing with ADA compliance features and tree plantings.
- The site is located in close proximity to the Willamette and Clackamas Rivers and Clackamette Cove.



Hard copy proposals should be submitted to:

Oregon City Urban Renewal Agency
c/o James Graham, Economic Development Manager
625 Center Street
P.O. Box 3040
Oregon City, Oregon 97045

Electronic Submittal:

The Urban Renewal Agency will accept electronic submissions in lieu of an official paper submittal.

- Electronic submissions are to be e-mailed to the Economic Development Manager’s email address on or before the deadline (jgraham@orccity.org).
- Email subject should read: Northeast Gateway Property RFP
- Any risks associated with ensuring the timely response to this RFP are borne by the respondent. The Urban Renewal Agency will send a confirmation email.
- The Urban Renewal Agency’s e-mail system will generally allow documents up to, but no larger than, 100 megabytes.
- If the respondent also submits a hard copy, the staff will determine which form takes precedence in the event of discrepancies.

Inquiries shall be directed to James Graham, Economic Development Manager, by phone (503) 496-1552 or email (jgraham@orccity.org). Verbal statements made by representatives of the municipal government and/or the Urban Renewal Agency are not binding unless confirmed in writing.

Respondents to this request for proposals are responsible for ensuring that their contact information is correct and that email updates are being received and not being sent to spam folders. The Urban Renewal Agency is not responsible for the failure of responders to receive notifications of any changes or corrections made.



GOALS AND OBJECTIVES OF THE URBAN RENEWAL AGENCY

***As per the Oregon City Urban Renewal Plan**

A project that accomplishes the goals and objectives of the Urban Renewal Agency will be considered. It is required that any development activity taking place on this property will contribute to the realization of some or all of the following Urban Renewal Agency Goals:

A. LIVABILITY

Livability is about building community amenities that enhance the quality of life through action to improve local environments and provide safe conditions in places where people live.

The following objectives are essential in accomplishing the goal of livability:

- Protection of community neighborhoods' unique identities, locating tourism amenities in appropriate places except neighborhoods
- Provision of various housing options with different price points
- Presence of unique shopping amenities
- Offering varied dining options
- Existence of recreational opportunities
- Establishment of quality childcare services
- Provision of good water quality
- Development of good job opportunities
- Creation of efficient multi-modal transportation services
- Presence of safe living conditions
- Existence of a quiet zone along the railroad route downtown



B. TOURISM OPPORTUNITIES

Creating an environment that offers amenities that establish a sense of vitality, excitement, and wonder and attracts visitors during the day and the night. The District will offer amenities that are designed to solidify the City’s brand as being Oregon’s Hometown.

The following objectives will enhance tourism not only within the District but throughout the community:

- Enhanced and upgraded End of the Oregon Trail Interpretive Center
- Increased use and improved Amtrak Train Station
- Increased use of the Clackamette Park RV area
- Projects that complement and enhance the downtown
- Hotels and convention meeting space
- Visitor parking
- Transportation options including shuttles and/or trolleys
- River transportation and recreational opportunities
- Public restrooms
- Transportation linkage(s) between tourism destination assets
- Good water quality (Cove, Clackamas, and Willamette Rivers)
- Willamette Falls Legacy Project





C. RECREATIONAL OPPORTUNITIES

The ability to establish recreational opportunities offering various types of outdoor and indoor amenities, man-made and/or natural, can contribute to a higher quality of life for residents. Investments in establishing the type of recreational investments are supported by the Urban Renewal Plan are necessary in accomplishing this goal.

The following investments are important to increase recreational opportunities within the District:

- Trails, Biking, Walking
- Good water quality (Cove, Willamette, and Clackamas Rivers)
- Accessible recreation at Clackamette and Jon Storm Parks
- Increased accessibility to the Cove, Willamette and Clackamas Rivers

D. INFRASTRUCTURE INVESTMENTS

New investments in a variety of infrastructure projects are designed to help mitigate the challenges of growth in the District and to allow visitors to enjoy all of the amenities that the District has to offer.

As visitors drive into Oregon City, the provision of the following assets will assist them to efficiently move in and around the District from one end to the other and to engage in various events and activities taking place.

- Public restrooms
- Lighting enhancements downtown
- Quiet Zone along the railroad route downtown
- Adaptive reuse of existing properties
- Walking and Biking Trails
- Adaptive reuse of existing buildings (i.e., seismic, ADA, etc.)
- Visitor parking structure(s)
- Multi-modal transportation

In summary, the Northeast Gateway Property's size and dimensions are capable of supporting various development scenarios. It benefits from a competitive market position with proximity to multiple primary transportation routes (Interstate 205, Highway 99E (McLoughlin Boulevard.), Highway 43 (Willamette Falls Drive), Highway 213, Amtrak rail and more). There are substantive retail support services along the proximate transportation routes, with multiple public transportation stops nearby. The site's access, topography, and utility infrastructure capacity further enhance its ability to support development. Furthermore, the Clackamas and Willamette Rivers' presence creates a unique environment. The project represents an ideal mixed-use development opportunity in a desirable location with access and connectivity to downtown and the region.



RELEVANT PLANS AND STUDIES

OC2040 Oregon City Comprehensive Plan

The City of Oregon adopted OC2040 in 2022 as its blueprint for the future, a policy document that will guide growth, development, and public investment over the next 20 years. The Comprehensive Plan serves as the basis for Oregon City’s land use planning process, and submittal should be in alignment with this document and other land use regulations. The plan can be accessed here: <https://www.orcity.org/1214/OC2040-Oregon-City-Comprehensive-Plan>

Downtown Community Plan

The Downtown Community Plan was adopted in 1999 by the City of Oregon City and serves as a guiding document for efforts to redevelop the downtown core. The Downtown Community Plan addresses the entire Two Rivers Neighborhood Association, which extends along the Willamette River from Willamette Falls to the mouth of the Clackamas River and eastward along the Clackamas River to the I-205 crossing. Findings and recommendations from the Downtown Community Plan are incorporated into the OC2040 Comprehensive Plan. The plan can be accessed here: <https://www.orcity.org/DocumentCenter/View/6624/Downtown-Community-Plan>

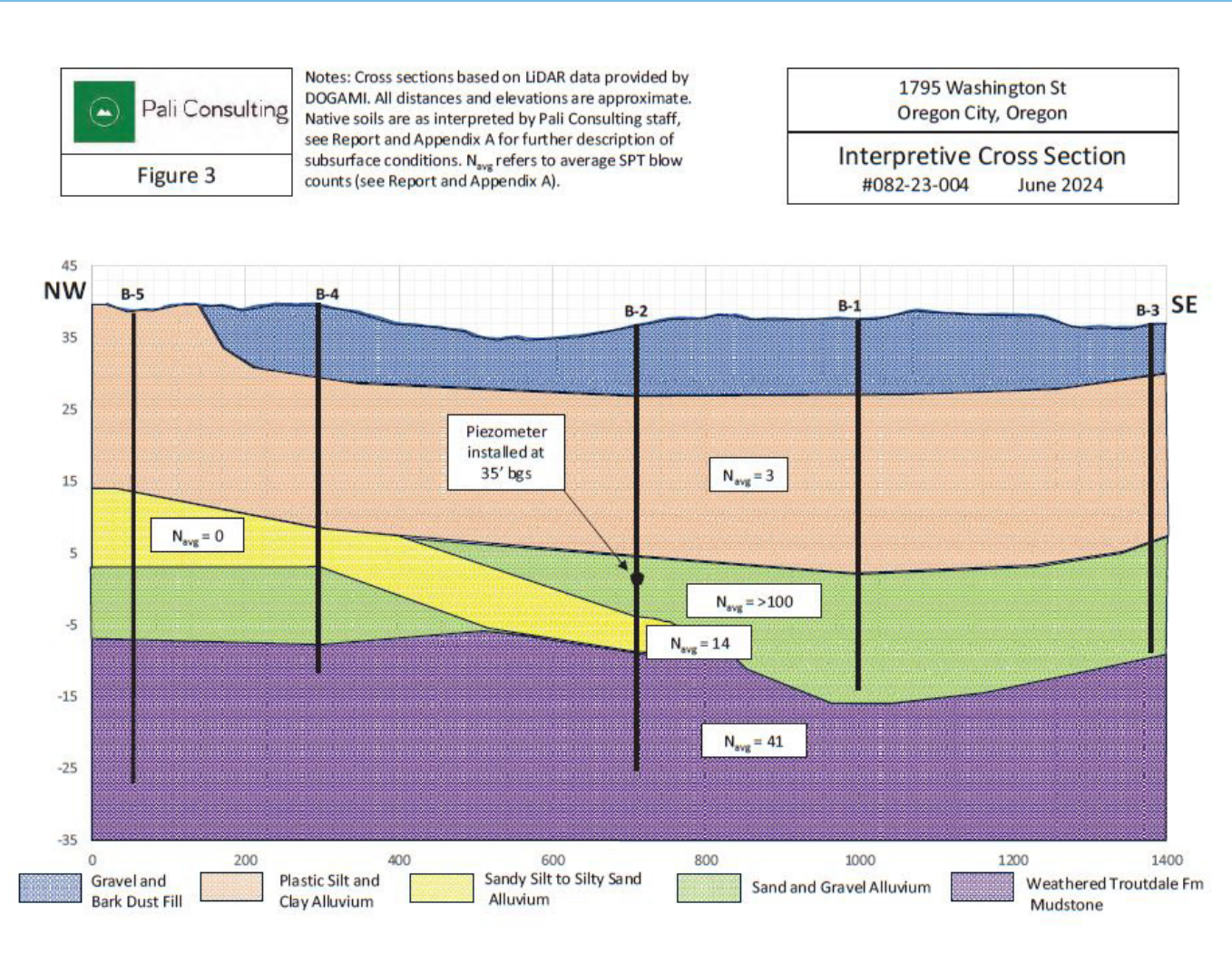
2023 Oregon City Urban Renewal Plan

Within the Urban Renewal District (“the District”) it is envisioned that residents will live, work, and play while having access to various amenities including vibrant visitor experiences that will attract the public during both the day and night; well-presented historical venues will provide visitors with different vantage points of the community’s past; enjoyable recreational opportunities of various types and venues will be established; livable environs will exist that enhances one’s quality of life, efficient transportation options will move people in and around the District; and sound investments in public infrastructure will be made to complement and support private investment. The plan can be accessed here: <https://oregoncitybusiness.com/wp-content/uploads/2023/03/Approved-URD-Plan-11th-Amendment-2.pdf>

2013 Transportation System Plan

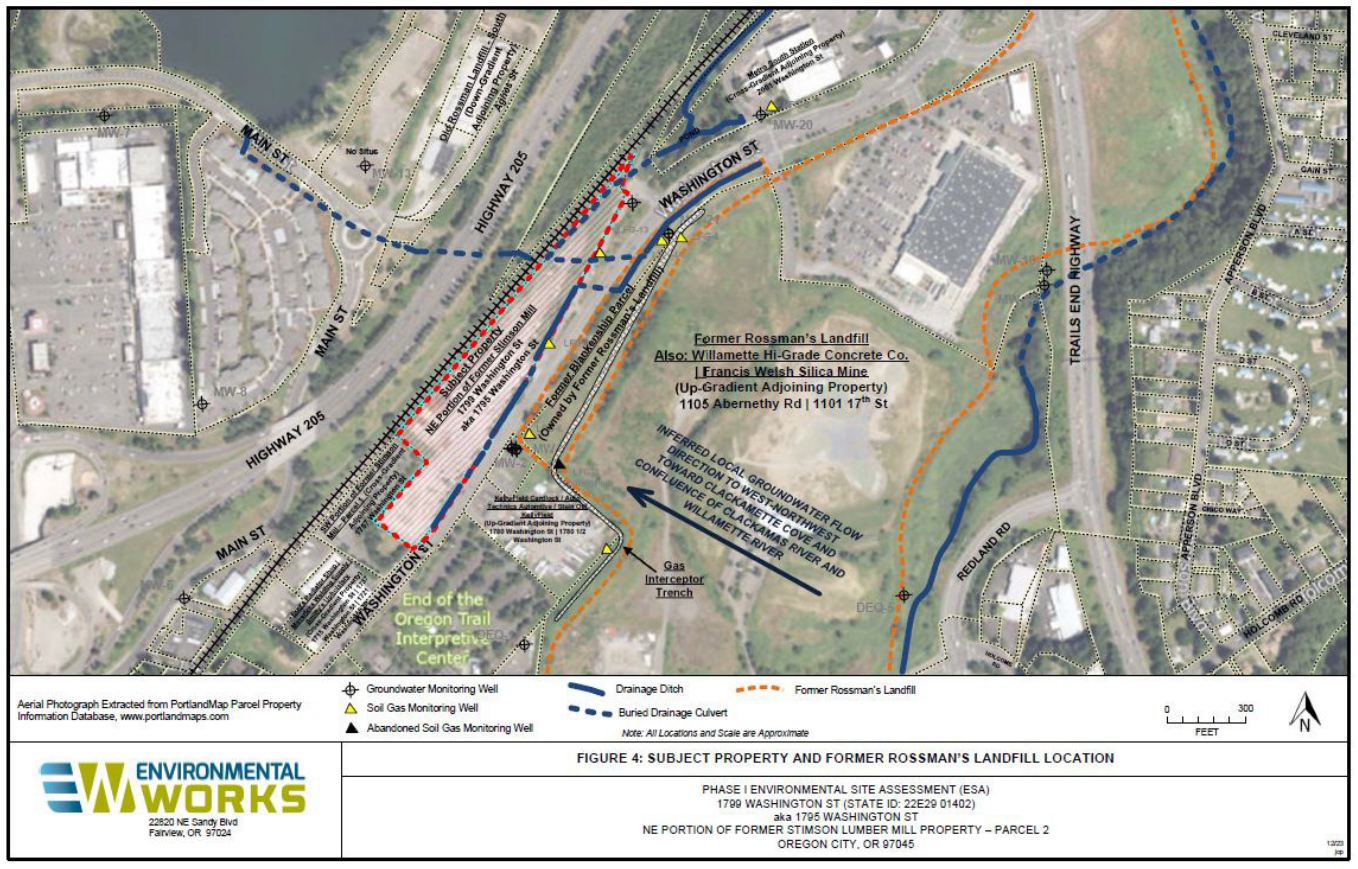
The City of Oregon City completed a Transportation System Plan in 2013, which identified the needs of the City’s transportation network, including multimodal transportation improvements. Findings and recommendations from the Transportation System Plan are incorporated into the OC2040 Comprehensive Plan.





SITE-SPECIFIC STUDIES

In addition to the City-wide plans mentioned prior, the Urban Renewal Agency has commissioned site-specific plans to determine the suitability of the Northeast Gateway property for development. Those studies include an Environmental Site Assessment (ESA) as well as a Geotechnical Report. Both of these reports and accompanying documents can be viewed on the City's website.



LINKS

[Environmental Site Assessment](#)
[ESA Photo Log](#)
[Geotechnical Report](#)

CRITERIA REVIEW

The Urban Renewal Agency seeks a qualified professional development team that can demonstrate capacity in staffing, knowledge, and experience to deliver a project that best fulfills the Urban Renewal Agency’s goals. Respondents are encouraged to address elements of the selection criteria stated below. Once it has selected a preferred team, the Urban Renewal Agency intends to enter into exclusive negotiations with that team, working toward drafting a DDA with the intent to initiate site development.

- Nature and scope of project to be developed
- Financial and market-based justification for choosing the type of project to be developed
- Financial capacity to acquire the property and implement the proposal
- Preliminary project pro forma
- Project ownership and operations of the property
- Project development and management expertise in delivering the project being proposed
- Four letters of reference
- Project’s contribution to the economic vitality of the community
- Projected timelines for project completion

It should be noted that the chosen development team will be expected to provide additional information that addresses a variety of topics such as financial statements that address the financial wherewithal and stability of the development company, the company’s access to capital, the company’s Dun & Bradstreet Report, and information about the general construction firm, just to name a few.

THE PROJECTED SOLICITATION SCHEDULE

Deadline for Proposal Submission:	January 30, 2026
Projected Proposal Selection Timeframe:	March/April 2026



Authorized Representative Certification

An authorized representative of the respondent or the respondents must sign the proposal and their name and title must appear below the person's signature. Signing the proposal certifies that:

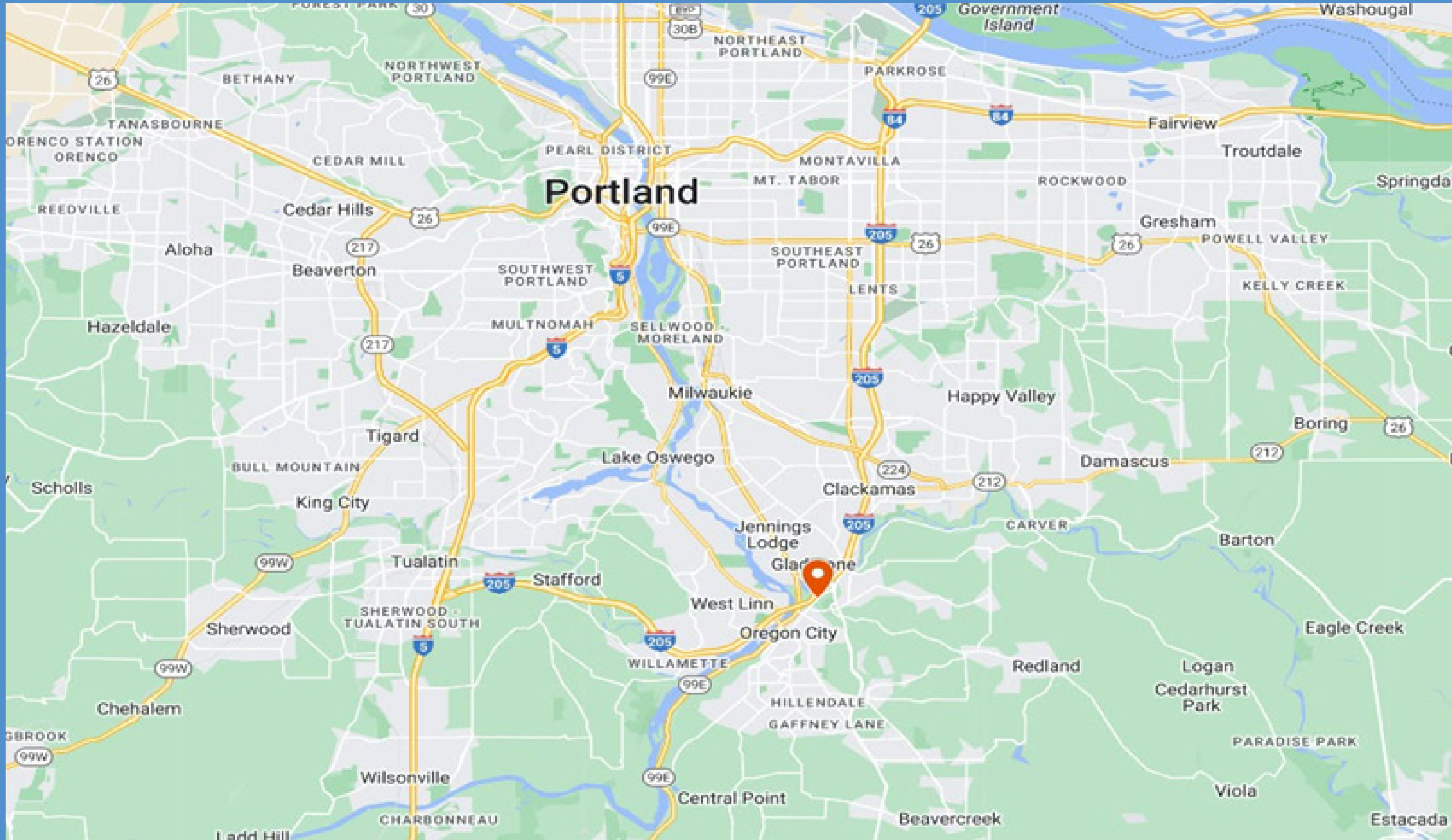
- a. the person has the legal authority to do so on behalf of the development team or company,
- b. no employee of The City of Oregon City or the Urban Renewal Agency, or any partnership or corporation in which the City has an interest, will or has received any remuneration of any description either directly or indirectly, in connection with the approval or performance of resulting from this RFP,
- c. the statements contained in the respondents' proposal are true and complete to the best of the team's knowledge,
- d. the Urban Renewal Agency reserves the right to waive any minor irregularity, informality, or non-conformity with the provisions or procedures of this RFP, and to seek clarification from the respondent if required,
- e. the Oregon City Urban Renewal Agency reserves the right to reject any proposal that fails to substantially comply with all prescribed solicitation requirements and procedures,
- f. questions regarding this project proposal must be submitted to jgraham@orccity.org in writing and that necessary, interpretations or clarifications in response to questions will be made by issuance of an "Addendum" to all responding consultants within a reasonable time prior to proposal closing, but in no case less than 72 hours before the proposal closing,
- g. if an addendum is necessary, the Urban Renewal Agency, at its discretion, can extend the closing date,
- h. only questions answered by formal written addenda will be binding; oral and other interpretations or clarifications will be without legal effect; and
- i. the respondent understands that late proposals will not be accepted.

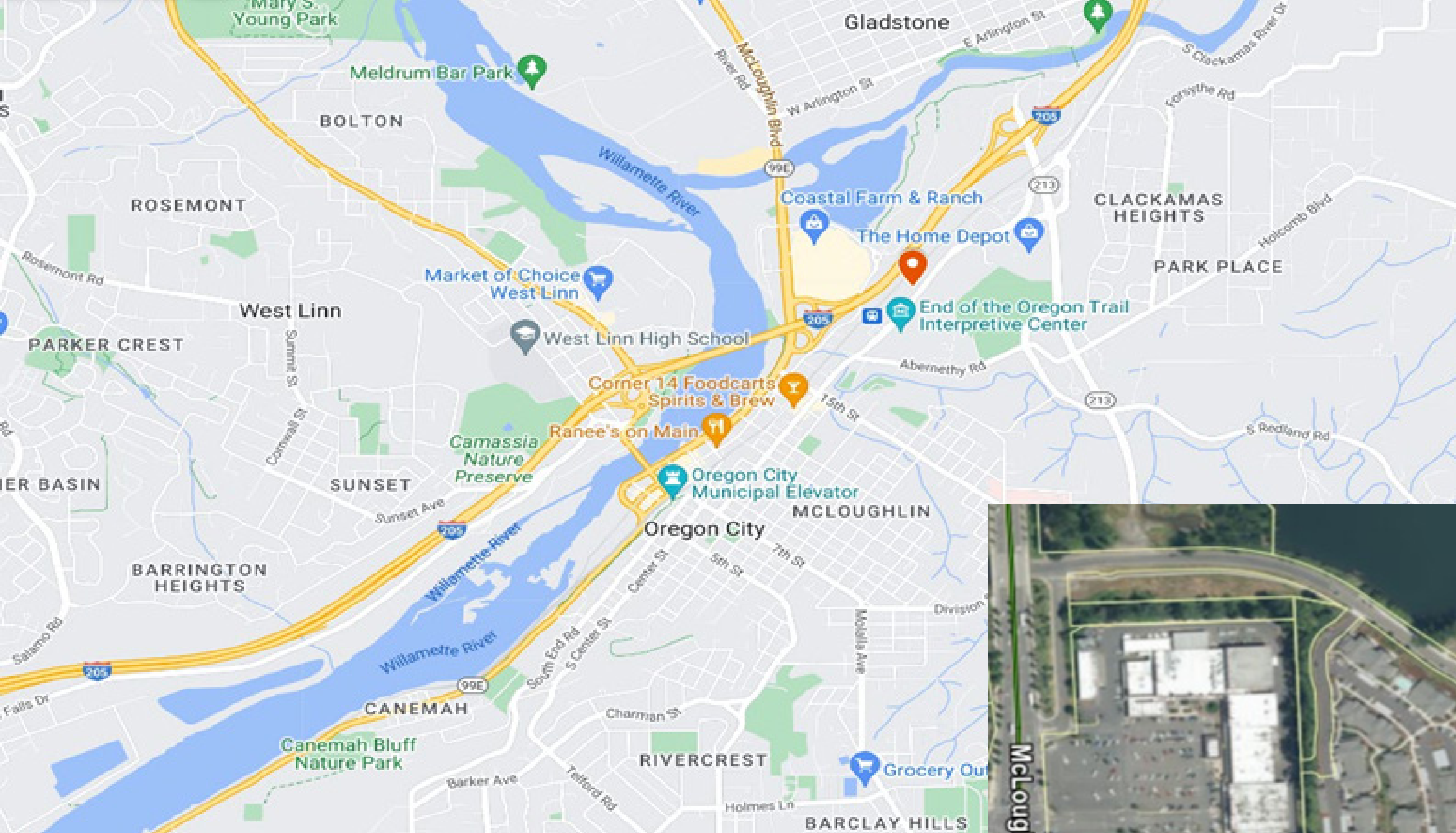
All proposals become part of the public file for the project, without obligation to the Oregon City Urban Renewal Agency. The Urban Renewal Agency may cancel or reject any or all proposals in accordance with ORS 279B.100. In such an event, the Agency is not liable for any costs incurred by the Consultant in the preparation or presentation of the proposal.

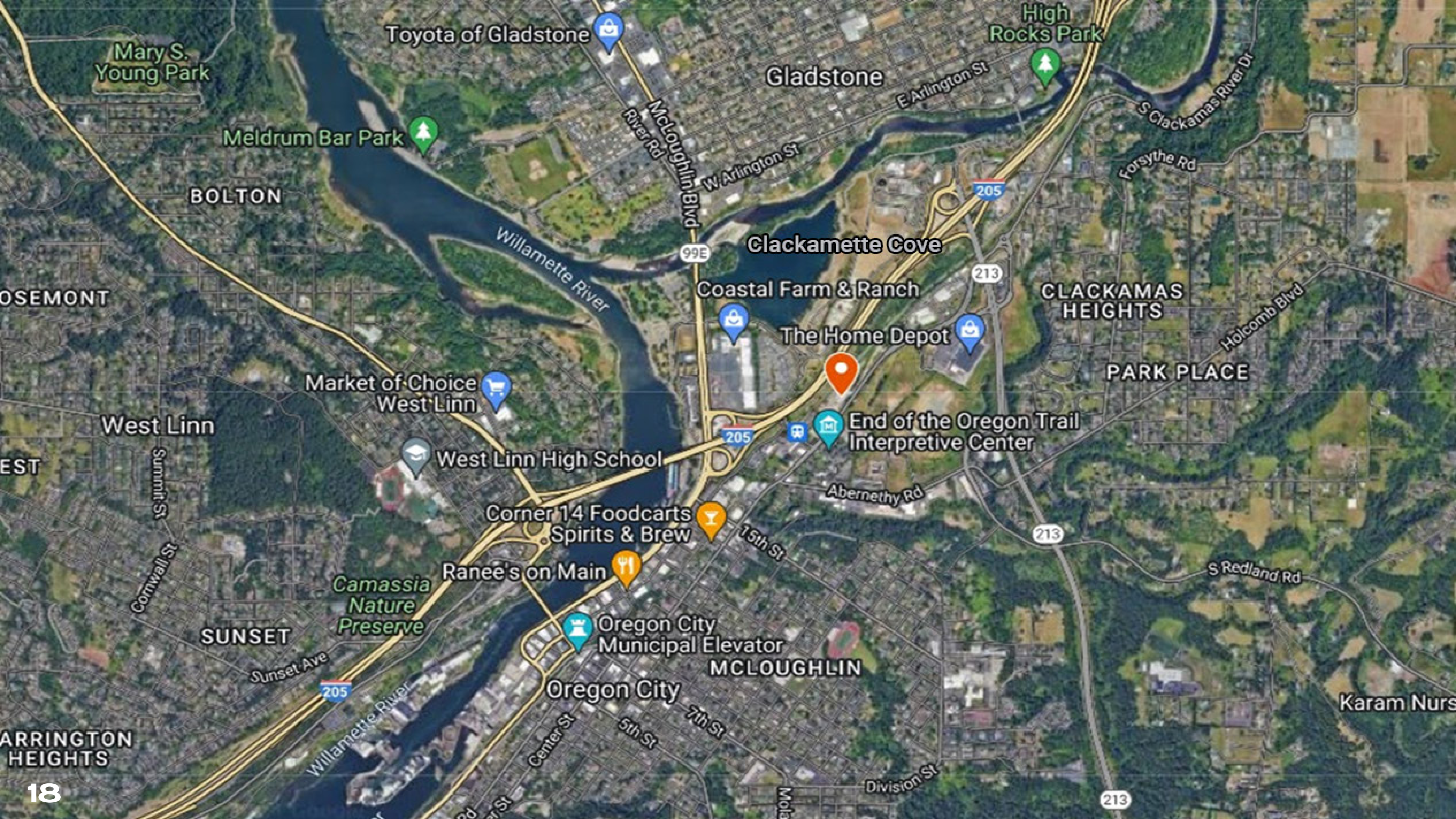


EXHIBITS

Location Maps







AERIAL PHOTOS



North 



North



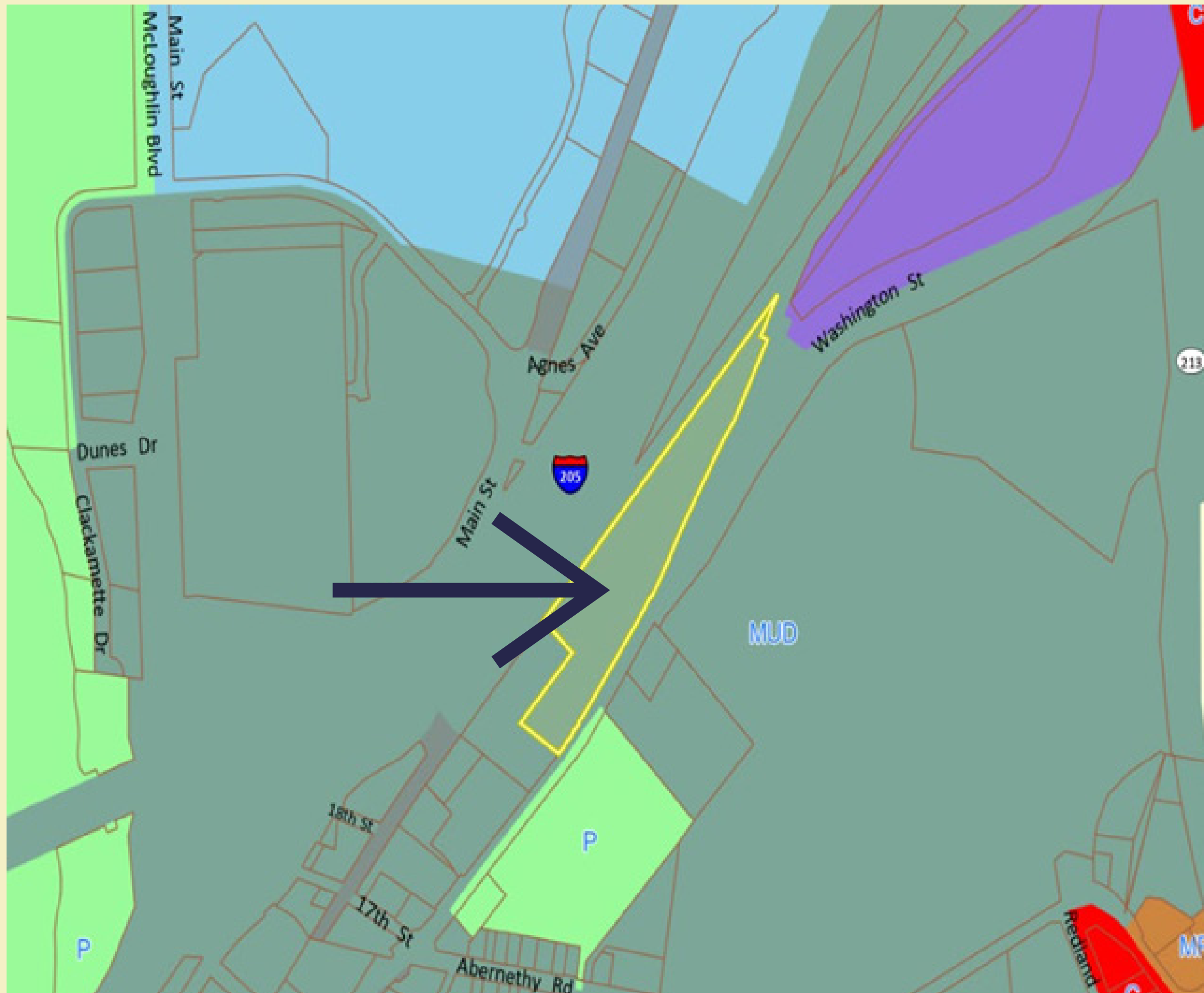












← North



APPROVED THIS 24TH DAY OF AUGUST
CITY OF OREGON CITY PLANNING DEPARTMENT
BY: _____





—	Comprehensive Plan
	LR - Low Density Residential
	MR - Medium Density Residential
	HR - High Density Residential
	Mixed Use-Corridor
	Mixed Use-Downtown
	C - Commercial
	Mixed Use-Employment
	I - Industrial
	QP - Public/Quasi Public
	P - Parks
	Future Urban

[View More Maps Here](#)

City of Oregon City Utility Map (Existing Utilities)



Utilities - Water
Water Pipes (City Owned)
Water Service Lines
Utilities - Sewer
Sewer Structures (City Owned)
Sewer Pipes (City Owned)
Force Main
Gravity Line
Outfall
Overflow
Sewer - Laterals
Inactive or Abandoned
Active
Utilities - Storm
Storm Structures (City Owned)
Manhole
Inlet
Outlet
Storm Conduits (City Owned)
Pipe
Culvert
Ditch
Detention Tank
Storm Ponds
Pond

[View More Maps Here](#)

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