

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:

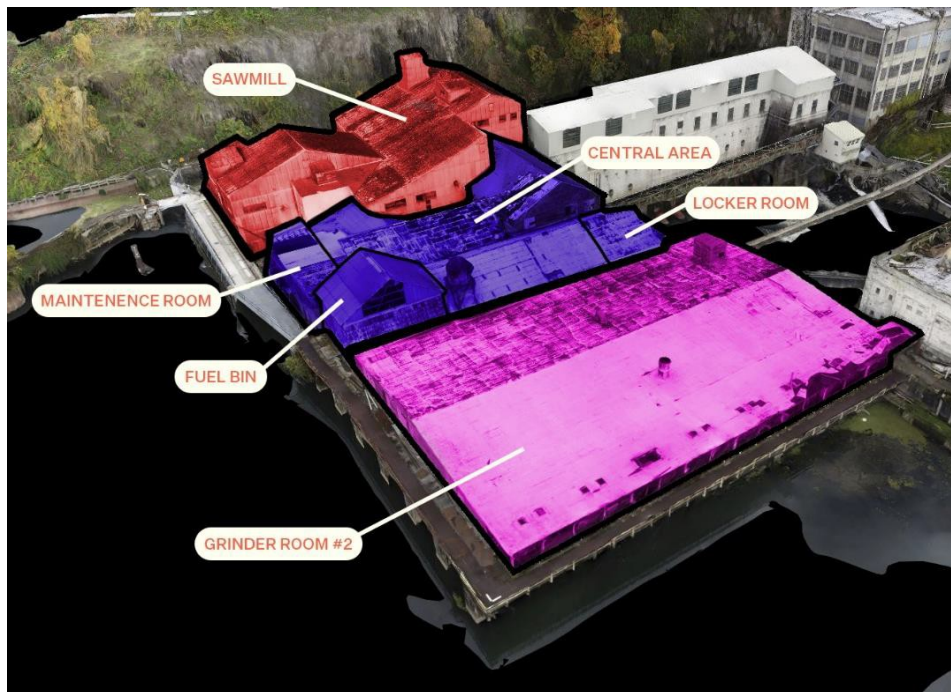
- The safety of people and the environment around Mill A.
- Fulfilling FERC hydropower license obligations, including Section 106 of the National Historic Preservation Act.
- Capturing the stories of Mill A as an important part of Oregon history.
- Including historical and cultural aspects of Mill A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



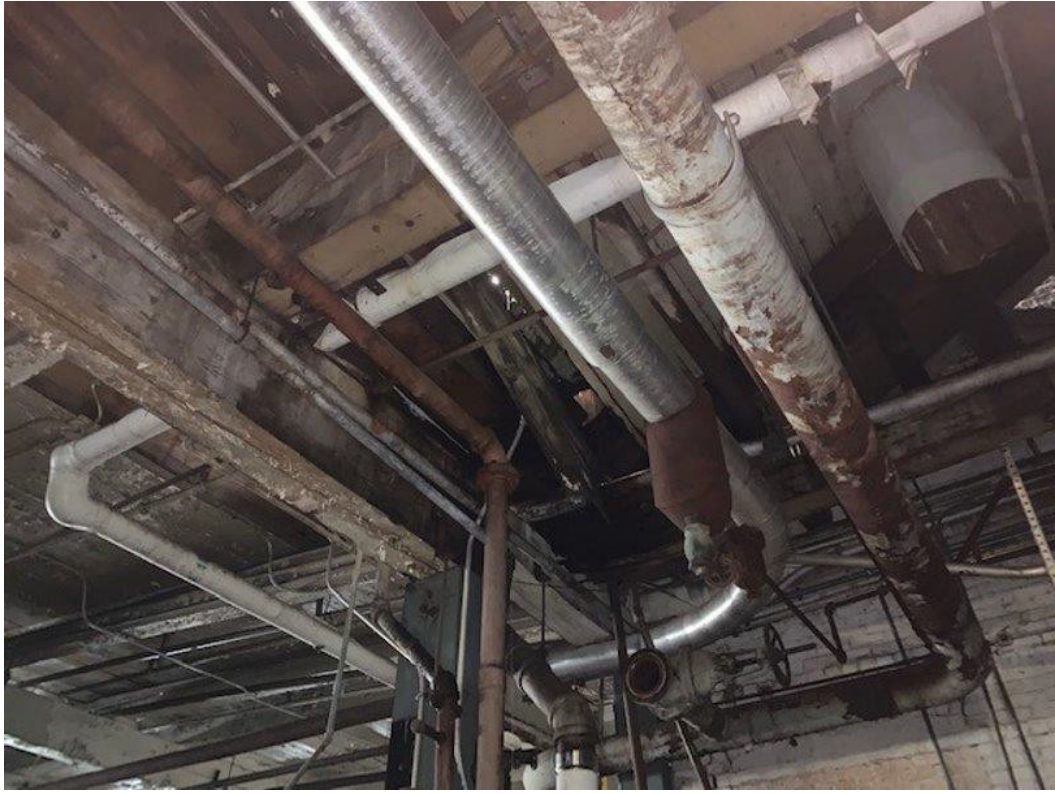
Transite (asbestos) siding



Disparate rooflines



Rooflines from the East

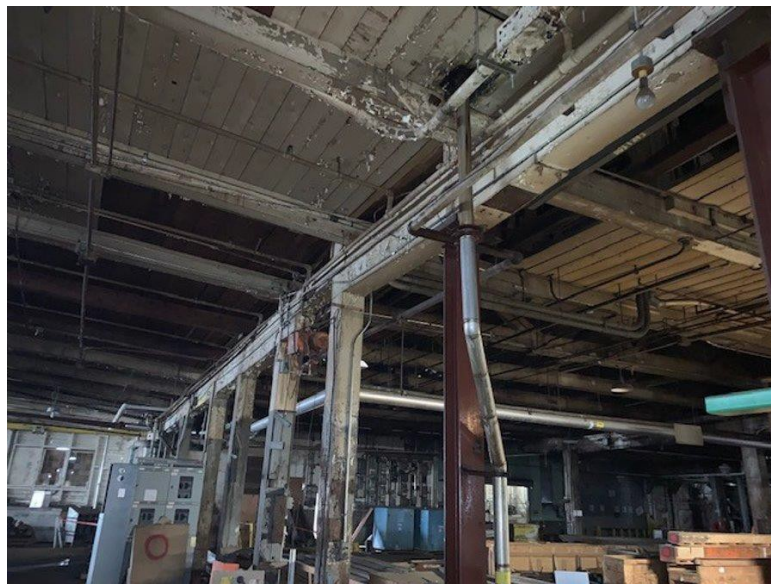


Decayed roofing





Decayed siding

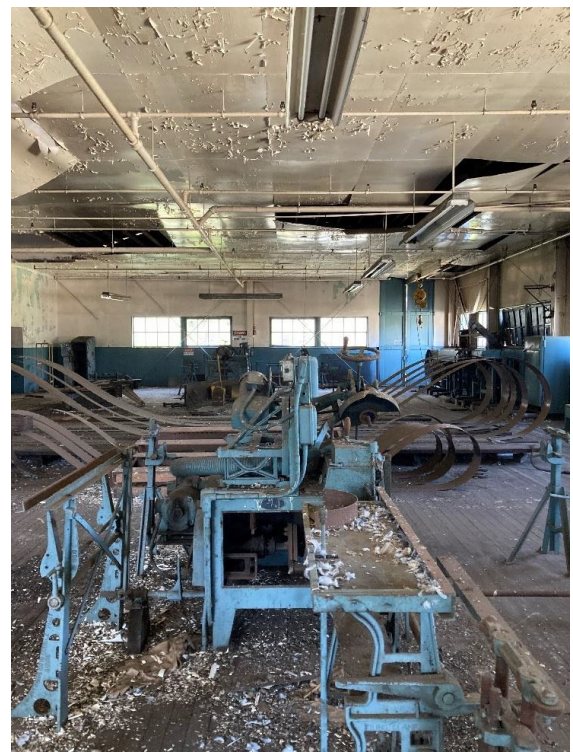


Structural Hazards





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.



December 2023

This summer, a barge was placed above Willamette Falls, to help with the strategic demolition of the Mill A superstructure, which was structurally unsound. This followed abatement activities that were undertaken in late 2022 to remove lead paint, asbestos-containing materials and biohazards. Before strategic demolition began, PGE removed building materials and paper making equipment that historic groups and other stakeholders had requested, and that could potentially be used in interpretive elements.

PGE began by removing the exterior materials of the north side of the Sawmill, Central Area and Grinder Room #2. This allowed for an excavator to be placed inside the Mill A complex to help remove debris, rotten decking materials and additional parts of the superstructure.

Demolition is ongoing. Due to structurally unsound areas of floor structure, demolition equipment is placed on bridge mats to span multiple floor beams and distribute weight. Structural engineering assessments are performed before the larger pieces of demolition equipment are moved, to prevent floor failure. Demolition debris is loaded into drop boxes, then transloaded onto a barge and taken up- river where it is transferred to trucks and hauled for disposal. PGE estimates that demolition will be completed by mid-2024.

The beach cleanup involved placing a barge downstream, or north of the falls and the Sullivan hydroelectric plant fish bypass chute. Using divers and a team of workers on the shoreline bricks long ago discarded by the paper mill were removed by hand, loaded onto the barge and transported downstream where they were loaded onto trucks and transported for disposal. In 2024, when seasonal rainfall and river conditions allow, PGE plans to install a stone cap to prevent erosion of the beach. PGE anticipates completing this project by the end of 2024.



Diver looking for submersed bricks





Sawmill demolition begins



Remainder of Sawmill is dismantled



Removing the roof of Grinder Room #2



Main decking in the Central Area is removed



New views from the south of PGE's Sullivan plant



Aerial view of the Mill A complex, Nov. 2023

