Jennings Lodge Estates Historic Mitigation Summary

May13, 2017

* Developer (Lennar) plans include a storm water outfall into the Willamette River equal to two-year overflow average. Oak Lodge Water Services District (OLWSD) suggests Lennar must have special device required by Army Corps of Engineers (Corps) to handle storm water above the average two-year overflow.
* Developer applies for outfall permit from U.S. Army Corps of Engineers (Corps) [#NWP-2016-495] triggering Section 106 of the National Historic Preservation Act. This, in turn, requires Corps to consider entire property. Corps realizes property might be classified as a site eligible to be listed on the National Register of Historic Places. Research then takes place and the Oregon State Historic Preservation Office (SHPO) says that the site would qualify as National Historic Site.
* Based on above-ground resources (historic buildings) Corps determines that the Jennings Lodge Retreat Center complex site is eligible for listing in the National Register of Historic Places (NRHP).
* Because the historic site would be damaged by developer’s plans calling for demolition of all 32 buildings on the site, mitigation is required by Section 106 and,
* Corps implements Section 106 of the National Historic Preservation Act
* Jennings Lodge Community Planning Organization (JLCPO) and others are identified as potentially interested in consulting on the undertaking.
* Two archeological resources surveys are done – “pedestrian” and “sub-surface.
* Oregon State Historic Preservation Office (SHPO) concurs [case 16-1922]
* The Advisory Council on Historic Preservation (ACHP) in Washington D.C. requests information from the Corps, and that Corps keep them informed about the Section 106 review of the project.
* Corps determines development constitutes an “adverse effect to historic properties” and that developer must mitigate for the adverse impacts to the historic properties as per Section 106 of the National Historic Preservation Act. SHPO concurs.
* Corps submits SHPO ‘Clearance Form’ describing 32 buildings on the subject property and identifies 17 eligible for listing on NRHP. JLCPO requests copies.
* Corps sends JLCPO list of developer’s proposed mitigation measures to reduce or avoid the adverse impacts of demolishing the historic resources, and requests comments by May 5, 2017.
* JLCPO and Oak Lodge History Detectives (OLHD) collaborate to submit mitigation requests.
* JLCPO requests an extension to Corps of the deadline for comments. Deadline is extended to May 19th.
* JLCPO and OLHD solicit comments by the public for submission to Corps.