

December 3, 2014

Dear Mr. Chris Kerr,

Regarding the Council Work Session of December 1, 2014, you made a couple of interesting points about checking out similar sites and about restoring the heart of West Linn.

A similar ~~sight~~^{site} is at the ^{PDX SW} waterfront marina. Take a hike through there and look at the similarities. To me it is The Plan in living color including the vacant storefronts.

Have you read the 1988 Econorthwest plan? It's on the website. One of the ways to make a city center is to locate government offices. Currently the City Hall is in Rosemont which, going by the 1988 assessment, is technically our Heart of West Linn.

Staying true to the Historic Heart of West Linn means what, to you? Do you ever see or imagine or think how the Historic Heart of West Linn might be developed by us, the residents?

Sincerely, Alan Smith

Mollusky, Kathy

Subject: FW: What's Your Attitude, West Linn?

From: ANGELA **Sent:** Monday, December 08, 2014 8:38 PM

To: Hall, Lori

Subject: Re: What's Your Attitude, West Linn?

Please delay any decisions regarding the Arch bridge plan until Jan. 2015. Thank you...this is very important.

Angela Dreher

----- Original Message -----

From: [City of West Linn](#)

To: [Angela](#)

Sent: Wednesday, December 03, 2014 5:32 AM

Subject: What's Your Attitude, West Linn?

Thank you for reading this week's email newsletter from the City of West Linn - stay in touch at WestLinnOregon.gov.

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WEDNESDAYS



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Events

[Stress Relief for the Holidays](#)

Dec. 3, 1-3pm

[Tales to Tails](#)

Dec. 3 and 4, 3:30pm

[Storytime \(ages 0-3\)](#)

Dec. 4 and 5, 10am

[Storytime \(ages 3-6\)](#)

Dec. 4 and 5, 11am



How are we doing?

Share your opinions about West Linn

We want to hear from you! Every two years, we conduct a survey on citizen satisfaction with city services, as well as trending policy issues. This online survey only takes a few minutes to complete, and your feedback is meaningful!

2014 DEC 5 PM 12 32

To the West Linn City Council,

Re: Arch Bridge/Bolton Center Master Plan

When the City of West Linn applied for and was granted a CET grant from Metro for a master plan titled the "Arch Bridge/Bolton Center Master Plan" the City explicitly accepted the designation of a "Town Center" as defined by Metro's 2040 growth concept and Functional plan for the area included in the Master plan boundaries.

Any designation by the City of West Linn of any area of the City as A "Town Center" is by it's very essence a change to West Linn's Comprehensive Plan, because currently no such designation exists in the Comprehensive plan. Therefore, any adoption of any part of the Master plan that includes the "Town Center" designation is inherently a change to the comprehensive plan.

West Linn Community Development Code (CDC) section 98.070 is very clear that changes to the Comprehensive Plan require two public hearings, one before the Planning Commission and another before the City Council. Oregon Administrative rule (OAR) 660-018-0020 requires that all proposed changes to the Comprehensive plan be submitted to the Director of the Department of Land Conservation and Development 35 days prior to the first public hearing. It is incumbent on the City that it abide by both CDC 98.070 and OAR 660-018-0020 and defer any hearing until they are in compliance. To do anything less is to give the direct appearance of acting in bad faith with the citizens of both Bolton and West Linn.

Sincerely,

Signature

Angela R. Dreher

Printed name

ANGELA R. DREHER

Address

Dec. 4 / _____ 2014

Date

5767 Terrace Dr
W.L. - 97068

To Whom It May Concern;

Attached is the final tally and copy of the resolution passed by members of the Bolton Neighborhood Association at their November 17th meeting. We purposely delayed submitting it to better coincide with the December 15th City Council Meeting where the issue of the Arch Bridge Concept is scheduled to come up for approval.

Residents are not opposed to redevelopment of the site, but want more time to study the implications to the area before giving our approval. We trust you will make our interests a key factor in determining whether or not consider or table the agenda item until more time is given.

Bolton Neighborhood Association

To: The West Linn City Council

From: The Bolton Neighborhood Association (BNA)

2014 DEC 9 PM 3 04

The Bolton Neighborhood Association (BNA) at it's November 17th, 2014 meeting voted in favor of the following resolution.

Resolved:

That the Arch Bridge/Bolton Center Master Plan has the potential to greatly and irrevocably alter land uses within the boundaries of the master-plan.

That a large number of members of the BNA and Bolton residents were unaware of the implications of the Master Plan area being designated a "Town Center".

That a plan of this sweeping nature should not be rushed to adoption due to the following issues of concern:

- Borders of the area are unclear;
- Designs for the area need to include the history of the neighborhood and the Bolton Neighborhood Comprehensive Plan;
- The West Linn Comprehensive Plan's goals are to involve the neighborhood association which has not been done;
- Need for studies of the geological, environmental, and traffic impacts.

A plan of this magnitude should never be adopted during the December holiday season.

Therefore, the BNA formally requests that the City Council defer any action to adopt the Arch Bridge/Bolton Center Master Plan until no earlier than April, 2015.

The BNA has no objection to the City having additional informational meetings on the Master Plan provided that they do not occur prior to January 15, 2015.

Sincerely,

The Bolton Neighborhood Association
Sally McLarty, President

39 In favor ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| ||||| |||||

11 Not in favor ||||| ||||| ||

Unsure _____

Comments: (optional)

56 in attend,

It Takes a Village... not just to raise a child – It takes a village to come together and plan for change – change that inevitably happens and happens much more smoothly with a plan in place – a plan that even our West Linn children have contributed to.

The City of West Linn has truly done an excellent job reaching out to the entire community, the Village, for input on the planning of the Arch Bridge Area over the past year. The process will continue to include all of the residents of West Linn throughout the future phases.

The conceptual plan includes new “Village” zoning South of I-205, where there is currently a tangle of congested streets, vacant lots and the old police station. A Village is a place where people live and work together. The Village represents a common vision to build a strong community. These new zoning areas are important multi-use spaces that will create an even more beautiful, safe and livable community for all of us.

I want to reiterate all of the comments by Mike Watters about planning for growth in our beautiful city. I have had the pleasure of working with him and others on the Arch Bridge Advisory Committee since last winter. We invite everyone to visit westlinnoregon.gov/planning/west-linn-plan-heart and review the proposed concept for the Village at the heart of West Linn.

It is our hope that the City Council will approve the plan – a concept that many thoughtful citizens have worked hard on all year. This is a *Conceptual Plan* - not a concrete one. It's a very flexible idea to better prepare the city for future growth. It is a Village Concept that I feel the West Linn citizens can be very proud of.

We are suggesting the name Charcowah Village as a way to honor the original native people that lived here on the west bank of the Willamette River. Charcowah (also spelled Charcowa, and pronounced char-cow-ah) was a Chinookan tribe of Clowwewalla, referenced by Lewis and Clark in 1806. And personally I like the term Village because *It Takes a Village...*

Donna Bezio
West Linn

Donna Bezio
4170 Rosepark Drive
West Linn, Or 97068
503-804-5059
Bezio@msn.com

Javoronok, Sara

From: Mollusky, Kathy
Sent: Tuesday, December 02, 2014 9:47 AM
To: Javoronok, Sara
Subject: FW: Arch Bridge Project

Sara,

Please add to the comments received.

Kathy

Kathy Mollusky, City Recorder
Administration, #1430



Please consider the impact on the environment before printing a paper copy of this email.
This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: Doug Erickson [<mailto:dme@lclark.edu>]
Sent: Tuesday, December 02, 2014 9:23 AM
To: Mollusky, Kathy
Cc: Zak, Teresa
Subject: Arch Bridge Project

Dear Kathy,

Can this be added to the packet for the City Council meeting that addresses the Arch Bridge project?

Thank you,

- Doug

As a regular at one of the West Linn coffee shops, I often hear people conversing about various neighborhood topics. One that has come up recently is the Bolton-Arch Bridge Project. I hear whisperings of conspiracy, and the use of eminent domain, and other interesting fodder from conversations in line waiting for my morning caffeine. So when given the opportunity, I attended a neighborhood meeting at the library on the project. I listened to Mayor Kovash, and West Linn Community Development Director Chris Kerr outline a possibility for the future of the area.

Just like many citizens, I am concerned about the outlook for our city, and want to be a contributing part of the process. I saw no indicator that homes would be condemned, and their land given to developers. I saw nothing that would lead me to believe that a conspiracy of any kind was in place by the City to deceive its citizens.

I was impressed at the amount of effort the City has taken to include the citizens as shareholders in this process. I applaud their efforts in creating a flexible plan that allows for change, growth, and partnership with its citizens and its community partners.

I also saw the complexity that the City faces, as not the complete controller of its own destiny. There is ODOT, TRIMET, Army Corp of Engineers, Clackamas County, the State of Oregon, private business, landowners, government regulators, and other vested parties involved, all with rights, and stakes in this area.

To not create a master plan now as we see the changes coming forward in Oregon City and other parts of Clackamas County would be foolish. There are many concerns regarding growth, parking, noise, traffic on Hwy 43, and associated environmental and economic impacts. The City, by creating dialogue and a flexible plan has helped the community to continue to be prepared, and be able “act” instead of “react” when the moments are the most important in regards to the future of our city.

To be able to act we must prepare. No one idea or plan will ever be unanimous amongst its citizen core, but it is far better to begin this process now, rather than wait, and be caught with reacting to a plan with no form to combat or control because we failed to put a plan in place when given the opportunity.

From: Bonnie McCullough
Sent: Thursday, December 04, 2014 5:45 PM
To: Javoronok, Sara; Hall, Lori
Subject: Letter to include in Council Packet for Dec 15 meeting

Hello,

Below please find the letter I submitted to the West Linn Tidings in anticipation of the December 15 City Council meeting. Please include this letter in the council packet.

Letter to include in Council Packet:

Dear Mayor, City Councilors and Staff,

We would like to thank the City of West Linn for the opportunity to help develop and provide input on the Arch Bridge / Bolton Town Center Plan. Multiple workshops, open houses, and "livingroom conversations" have easily allowed the community to share their vision for the area south of I-205 and have their concerns addressed for the already well-established area north of I-205.

There is no doubt that the Arch Bridge area will be developed. This concept plan is just the first step in moving the development in a direction that would be attractive and beneficial to community and less impactful on the surrounding area.

We support this plan and feel that it reflects the input provided to the City. We also look forward to opportunities to provide further input as development moves forward.

Eric & Bonnie Hirshberger
Bolton Neighborhood residents

To the West Linn City Council,

Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,



Signature

FABIO MINNITI

Printed name

5734 W A ST WEST LINN, OR 97068

Address

12 1 07 2014

Date

December 11, 2014

2650 Renaissance Court
West Linn, Oregon 97068

Mr. John Boyd
Planning Manager
City of West Linn
22500 Salamo Road
West Linn, Oregon 97068

Subject: Arch Bridge-Bolton Town Center Master Plan

Dear Mr. Boyd:

I would like to express my support, in general, for the proposed Arch Bridge-Bolton Town Center Master Plan. I appreciate the open and transparent process employed by the City of West Linn to encourage participation in the planning process for this area.

As the gateway to West Linn and Oregon City, the redevelopment of this area should be planned and promoted to create a welcoming entry to both cities. Also, the geologic and historic significance of the Willamette Falls presents an opportunity to create a destination, as well as a potential tourist economy.

I have one suggestion for the plan. Rather than mixed residential along I-205 (see Figure 6, buildings H, J, L, and A), I would suggest aligning office and commercial spaces along the freeway to buffer residential, retail, and hotel areas from traffic noise. Aside from that recommendation, I encourage the City Council to move forward in accepting the plan.

Best regards,

Gary Walvatne

Arch Bridge/Bolton Plan is 'well thought-out'

I would like to add my thoughts to the conversations regarding the Arch Bridge/Bolton Plan.

Having lived in Southern California for many years, I've had the opportunity to see a considerable amount of commercial and residential development – both good and bad.

I've seen the same thing here in Oregon for the almost 40 years I've lived here. It has been my observations that the good developments were planned well in advance of completion. The poor ones had little forethought and, in essence, just happened.

I've read through the Arch Bridge/Bolton draft that has been presented to the community. I think it has the attributes of most of the good, well-thought projects that I have seen in the past. For example, this plan creates new infrastructure, with the realignment of the Highway 43 and Willamette Falls Drive intersection, well in advance of any redevelopment.

It is my hope that those in the community who have or who are forming opinions about growth in this part of town will bring forth their positive, productive ideas. It should be done with a spirit of cooperation rather than one of conflict.

With that as a foundation, we can put a new face on West Linn that we can all be proud of.

— Grant Oakes is a West Linn resident.

From: Jeannie
Sent: Wednesday, December 03, 2014 7:52 PM
To: Tan, Jennifer
Subject: Re: Request for support of the Arch Bridge project

Hi Jenni,

I received your voice mail message today requesting a return phone call regarding the Arch Bridge project. Since you also sent an email to Roger, I decided to respond by sending an email testimony rather than returning your phone call. I hope that works for you.

First, I want to say thank you for all the work you and the other councillors are doing on this important project. You can definitely count on me as a voice on the side of making a change on the West Linn side of Arch Bridge. When I think of transformed waterfronts, I think of the Tacoma Washington waterfront. I was born and raised in that region. My childhood memories of Tacoma include the smell of the polluted air, the "Tacoma aroma!" Tacoma is now considered one of the most livable areas in the country, in no small part to the waterfront development. If you haven't already walked along their waterfront on Ruston Way along side Commencement Bay, it would be worth your time. There are many good restaurants, play areas for children, great walking, biking, roller blading paths, and more recently condos and stores.

Secondly, I just want to say we have an wonderful opportunity to not only create a place that invites views of the beautiful Willamette River and the waterfalls, but more importantly an opportunity to invite a place for children of all ages to gather with their family and friends. I hope their voices are added to all the adult voices in this process. The students, particularly at WLHS, may be motivated to share their creative ideas for how they would like to enjoy the waterfront.

Thank you for this opportunity to participate in the growth of our wonderful city.

Jeannie Woehl

December 11, 2014

Jesse Knight
1291 11th St
West Linn, OR 97068

To: City Council
Re: Arch Bridge/Bolton Draft Plan

To Whom It May Concern:

As a West Linn resident, I have been very pleased with the Arch Bridge/Bolton planning process. From my perspective, the city and Council did a great job making this a very public and transparent process where resident outreach was put at a premium.

From the task force make up to the storefront opportunities and online access to the draft plans, residents were given the ability to participate in the planning process. From my conversations with the architects and consultants, it is clear that residents' views were listened to and their ideas were incorporated wherever possible. In my opinion, this is how long term planning should be done as it leverages the city's best asset, its residents.

While there is certainly going to be disagreement going forward and no plan is ever met with 100% acceptance, my belief is that the Arch Bridge/Bolton Draft Plan successfully merges the need to develop the area while protecting and, hopefully, enhancing many of the area's best features, namely the view and access to the river.

It is also important to remember that this is simply a plan, a guideline and road map to potential development. In the end, how the area actually develops will be shaped over the years. Moving the draft plan forward, though, is a great step forward.

Sincerely,
Jesse Knight

Let's Envision Big Ideas for the Arch Bridge Area

The historic part of West Linn, where Oregon's earliest pioneers began the flood of immigrants who ultimately determined the United States would reach the Pacific, needs attention. In fact, that is exactly what the city did when it applied for and received a Metro Community Planning and Development Grant to study what might be envisioned in the area surrounding I-205 in Bolton. The grant equals about what properties in West Linn paid for in construction permits through 2012, so I am glad some of those dollars return to the city to assist us in these endeavors.

Let's envision big and not get sidetracked on non-issues. Metro is prohibited by its own charter from mandating density levels in suburban communities. The intergovernmental agreement the city signed to receive the funds only commits the city to see the study through and produce a product driven by city residents, with assistance from its planning staff and contracted professionals.

There are no developers in place (nor could there be at this time) and there were none on the 15-member Advisory Committee. In the category of "let's not get sidetracked," I would add the plan adds very few and focused suggestions for the area of Bolton north of I-205. Only a handful of specific properties primarily touching Highway 43 (e.g., the old Bolton fire hall) were given any attention and study about potential possibilities.

As one member of the Advisory Committee, I joined members from the Bolton Neighborhood, property owners in the Arch Bridge area, heritage buffs, a former Neighborhood Association president and others to offer up ideas on the planning that went into the study. By far, our major attention began with and ended with focusing on the possibilities of what could be envisioned south of I-205. Among other things, the contracted professionals provided excellent economic feasibility analyses, reached out to landowners on their potential interests in redevelopment of their properties, analyzed street alignments and transportation issues and opportunities, and outlined public financing tools for city infrastructure needs. All these and other issues should be thought about when trying to envision redevelopment of any area.

In addition to Advisory Committee involvement, the city used innumerable other tools to get citizen input on the study. City Councilors Tan and Frank both outlined those efforts extensively in their recent Citizen's View columns. I dare say we have never seen a more extensive and intensive outreach for citizen involvement.

The concept plan before the City Council gives a realistic vision of potential possibilities: a hotel, restaurants, office space, retail space, housing, better street alignments, better views and access opportunities to the Willamette River, Falls and Locks, to count a few. However, the plan does not tie the city down to specifics such as densities or building heights, for in the end if anything comes from this effort it will largely be through market forces and public infrastructure changes or additions. Nothing can happen until more definitive City Comprehensive Plan and Development Code changes are put in place through Planning Commission and City Council hearing processes.

Given everything else that is going on in the Falls area, West Linn should think and envision big ideas for redevelopment of the historic area where the community first began.

— Jim Mattis is a West Linn resident, a member of the Arch Bridge Advisory Committee and the Historic Review Board, as well as President of the Willamette Falls Heritage Foundation.

From: Kazi Ahmed <presidentrna@gmail.com>

Date: December 10, 2014 at 12:57:59 PM PST

To: "Kovash, John" <jkovash@westlinnoregon.gov>, "Thomas A. Frank" <mail@thomasafrank.com>, "Tan, Jennifer" <jt看@westlinnoregon.gov>, "Carson, Jody" <jcarson@westlinnoregon.gov>, mjones@westlinnoregon.gov

Subject: Regarding the acceptance and approval of Arch Bridge concept plan

My dear Mayor and Councilors of City of West Linn:

As I would be travelling to points overseas while you on December 15th will be taking up the issue of Acceptance and Approval of Arch Bridge Development Concept Plan, I would like to provide my comments hereby in writing as part of my citizen's right to provide input in this important due process that will affect the lives of so many who live in our communities adjacent and adjoining to the proposed plan.

In the last few month, as I have interacted with many neighbors within Marylhurst, Skyline Ridge, Robinwood, Bolton, Savannah Oaks, Willamette and Hidden Springs neighbors regarding the Arch Bridge Plan, I am so very surprised by the number of people who were left behind and were not included in the process, most importantly the neighbors in the Bolton Area. Despite the claim by the city that this discussion has been in the works for many years and that the City has conducted and collected surveys from over hundreds and thousands of contact with the resident over several years, the obvious question is "How is it possible that so many citizens are just now hearing for the first time" including myself and I have been involved with the City in several aspect.

This begs the question, are these Citizens just lying and to what benefit, ironically, I didn't find anyone with whom I have interacted or discussed this matter have any objection to the progressive and thoughtful development. All they have asked that you give them additional 30 to 120 days just to allow them time to understand how this development with impact their livability, livelihood and property values. They would also like to make sure the planning of this development has received adequate vetting from all perspective, Aesthetics, Traffic flow, Code and Zoning changes, Protection of environment and wild life, Preservation of history and local culture, Decor to match the neighborhoods existing decorum and finally who pays for it, will it be done on the backs of the local taxpayers and how will it impact the quality of life for future of our children. For a project that which we will all have to live for the rest of our lives, isn't it prudent to allow the buy-in by the community as close as 100% as you can get.

Mayor and Councilors, please employ the least bit of your sense of sensitivity and allow the Citizens to have their 30 to 120 days to complete this process with total acceptance and do it so not with fear but with show of your strength in representing the people that elected you. Please remember that your actions and its impact will vibrate in the hearts of many for a long time, reflecting the person you are and what benefits you have delivered by holding the position you hold in our community. If it is all true of what the City has been saying for as long as it has, then additional 30 - 120 days delay should have no effect. If this project is going to be a success, you will need the cooperation of this village and afford us a peaceful life for all. Please, Please, Please do not disregard this plea from this citizen of yours.

I wish you all success, happiness, good wishes for the holidays and a happy new year.

--

Thanks and best regards,

Kazi Ahmed

President

Robinwood Neighborhood Assoc.

robinwoodnhd.blogspot.com

westlinnoregon.gov/robinwood

On Dec 4, 2014, at 3:44 PM, Kris Dahlgren wrote:

Hmm—maybe? That is a nice one for certain but you wouldn't want to obstruct the view of the falls now that I think about it. I was reading what you wrote about a student's suggestion for a treehouse and that it translated into a market square. In my mind, I suddenly saw some sort of treehouse as *part* of the market square—we don't want to leave the kids out of the property—with kid stuff, it becomes more of a draw for parents and kids aimlessly running around can be dangerous and sometimes annoying. But if there were a place for them as part of the adult area, then that could be fun! It would give them an appropriate place play.

Or, even if it's not literally a treehouse, maybe some sort of sculptural pieces that could double as both art and a sort of play structure for kids (but ideally, for aesthetic purposes, not a literal play structure like Bridgeport has)? I would think that would really add to the site—I'm envisioning parents bringing the kids down on a Saturday afternoon—sitting with a cup of coffee or treat perhaps from a nearby vendor, while the kids can play—everyone wins! It makes it more of a destination. Perhaps this is already being discussed—please forgive me if, in my ignorance, I'm suggesting something that's already in play.

Just a thought for consideration . . .

Kindly,
Kris

--

From: Thomas A. Frank
Sent: Thursday, December 4, 2014 3:32 PM
To: Kris Dahlgren
Subject: Re: You Spoke, We Listened

Tree house? Like the one at Woodburn outlet mall?

Thomas A. Frank
503.985.6885

[w] ThomasAFrank.com
[t] [@mrthomasfrank](https://www.instagram.com/mrthomasfrank)
[in] [LinkedIn](https://www.linkedin.com/in/thomasfrank)
[f] [Facebook](https://www.facebook.com/thomasfrank)

On Dec 4, 2014, at 2:14 PM, Kris Dahlgren wrote:

How about a tree house in the market square? I'm serious! ☺

Regardless of outcome on the treehouse, thanks for listening!
Kris

Luke Roney

West Linn Tidings

To the editor of the West Linn Tidings,

Over the last year I have attended several meetings with my fellow citizens regards to the city's plan for the Arch Bridge/Bolton area and would like to offer a few thoughts as to what I have taken from these events. As a person who owns a single family home in the heart of the Bolton neighborhood I am very concerned with any changes that will potentially effect this area as are many of my neighbors. Let me be obvious in stating that I support the Arch Bridge project and urge the City Council to adopt the plan in its upcoming vote, December 15th. I agree with the city's ideal that we need to identify the heart of West Linn and create a city center to compliment the future development of the Willamette Falls Legacy Project in Oregon City.

It is important to recognize by adopting this plan we are not setting each structure in concrete. Rather, we are approving the general idea that this area can be utilized in a better way and are agreeable to the concepts suggested in the plan put forth. While no plan is ever going to be perfect, I do believe that city has put its best effort and grant resources to use by consulting with a variety of people to put forth the best possible suggestions for these sites. I believe by adding mixed use facilities such as commercial, residential, hotel, retail and parking we can invite people to our wonderful neighborhood while maintaining its charm and quality of community for us all.

As we move through this process I feel it is important to work through any concerns that come up such as traffic, parking and zoning rather than allow them to be obstacles to reasonable and thoughtful growth. I would urge my neighbors to participate in the city's meetings not to just voice your concerns but rather offer suggestions to help shape this development into something we all can live with and embrace.

Regards,

Kris Wolfe

West Linn Resident

To the West Linn City Council,

Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,

KWaits

Signature

Kristen Waits

Printed name

2765 Sunset Ave

Address

12/7 2014

Date

SHAME ON YOU.

You have an opportunity to make that area something special with it's interesting and important history and instead you are choosing to pillage it. I suspect you will be benefitting from this in your own way. I hope you sleep well. Tearing apart history does not serve future generations well.

To the West Linn City Council,

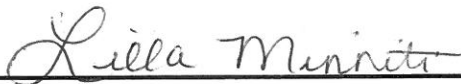
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Sincerely,



Signature

Lilla Minniti

Printed name

5734 W. A Street

Address

12 / 7 2014

Date

Mollusky, Kathy

Subject: FW: Support Arch Bridge Plan

From: Lisa Clifton

Sent: Friday, December 12, 2014 10:27 AM

To: Carson, Jody; Jones, Michael; Tan, Jennifer; Frank, Thomas; Kovash, John

Cc: Javoronok, Sara

Subject: Support Arch Bridge Plan

Dear Councilors and Mayor,

I would like to voice my support of the Arch Bridge Plan and encourage you to approve it with the understanding that this is a conceptual plan that will still need to undergo much revision and citizen input and approval into specifics. I appreciate all the outreach and volunteer effort that has gone into the planning effort and have read various iterations of the plan and other information, attended a meeting at the library as well as spoken to Sara Javoronok, city planner for the project.

I would also encourage the future of this plan to include the highest level of sustainable thinking. What about considering an Eco District (<http://ecodistricts.org/>) for this area?

Thank you for your commitment to our city!

Sincerely,

Lisa Clifton

3765 Ridgewood Way

Javoronok, Sara

From: Shroyer, Shauna
Sent: Monday, December 01, 2014 8:32 AM
To: Javoronok, Sara
Cc: Griffith, Lorie
Subject: FW: Community Comments for the CC

From: tomlorie@comcast.net [<mailto:tomlorie@comcast.net>]
Sent: Wednesday, November 26, 2014 4:33 PM
To: Shroyer, Shauna
Subject: Community Comments for the CC

Would you please forward this email to Sara J?

Thanks,

Commissioner Griffith

Dear City Council:

The Arch Bridge is a big opportunity

It's not often a small town, such as West Linn, gets a big opportunity. But that is just what we have in the area near the Arch Bridge and in the Bolton Neighborhood.

This opportunity is thanks to the hard work of city staff, our consultants and community volunteers.

Metro, our regional government, has offered community planning and development grants since 2006. These grants allow communities to plan for development and redevelopment within the urban growth boundary.

This year, Metro awarded \$4.2 million in the form of 20 grants. West Linn was fortunate enough to earn a \$220,000 grant thanks to the hard work of the city staff writing the grant application. Without this grant, the city could not afford the process and expanse of designing a master plan of this scope.

Using that grant funding, West Linn secured the best consulting firms with the most robust community engagement plans that I've ever seen in this city. The consultants and the city offered a variety of means and opportunities for stakeholders of all types to be involved at any point in time during the planning process and to whatever degree they wish.

I participated in a number of events, including the Aug. 23 walking tour of the area, the Oct. 20 Bolton Neighborhood Association meeting, the Oct. 7 open house and visited the storefront studio back in April. Those were just a few of the ways to get involved.

I'd also like to recognize the members of the Arch Bridge Advisory Committee. These volunteer members of the community met throughout the year to give input and guidance on the plan. They took hours from their

families and their personal lives to help plan for the city's future. Their participation helped shape the plan and ensures the plan truly reflects the wants and needs of the community.

I'm excited about the opportunities in this plan to revitalize the section of the city near the Arch Bridge and the Willamette Falls. This is an area rich in history that is sadly now in a state of decline. I can't wait to see it full of life and vitality once again and become "the heart" of West Linn.

However, I'd like to remind you, that this is just a starting point. This plan identifies who the players are and what we would like to see in the area, but nothing is set in stone. This is more of a vision, mind you, for what we would like to see happen. This plan will take years to implement and there will be community involvement all along the way.

The City Council is expected to vote on whether to approve this long-range plan during its Dec. 15 meeting. You can find the proposed plan online at westlinnoregon.gov/archbridge.

— Lorie Griffith is a West Linn resident and a member of the West Linn Planning Commission.

----- Original Message -----

From: Shauna Shroyer <SShroyer@westlinnoregon.gov>

To: Christine Steel <steelc123@gmail.com>, Axelrod, Russell <rbaxelrod@yahoo.com>, Lorie Griffith <tomlorie@comcast.net>, Jesse Knight <rosecityre@gmail.com>, Ryerson Schwark <ryersonschwark@gmail.com>

Sent: Wed, 26 Nov 2014 20:19:55 -0000 (UTC)

Subject: Agenda Packet

All,

I've attached the documents for the 12/3 agenda packet. I am not able to put them into Dropbox at this time, but hope to by the end of the day.

Have a wonderful Thanksgiving.

Shauna

Shauna Shroyer,
Administrative Assistant

Planning,
#1557



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This e-mail is subject to the State Retention Schedule and may be made available to the public.

Javoronok, Sara

From: Mark Mutschler <mark@greatgrins.net>
Sent: Tuesday, December 02, 2014 5:16 PM
To: Javoronok, Sara
Subject: Arch Bridge redevelopment

Sara,

I have participated before in the public comment opportunities and supported many of the proposed changes south of I 205. One area that has received much concerned attention has been the traffic problem at Willamette Drive and Hwy 43 and Broadway. Changing the Broadway overpass into public space is great but I remember an idea about turning that intersection into a roundabout. Although it would take up a lot of land, I think that it should be considered to show that you are really addressing one of the main concerns of the area residents and commuters alike.

Mark Mutschler
4993 Mapleton Dr
West Linn, OR 97068

Some Advice to the West Linn City Council.

A couple years ago one of the City Council's goals was to rebuild trust in the City Government. Perhaps that should be a renewed and ongoing goal. For the last month there has been an ongoing and public conflict between the City and some concerned residents regarding the Arch Bridge Project. This is a result of a much larger problem, but I am going to focus most of my comments on the current situation.

As reported in the West Linn Tidings, City Staff and Councilors have repeatedly denied that by accepting the Metro Grant for the Arch Bridge Project they have in return agreed to increase density, abide by the Metro 2040 Growth Concept, re-zone areas, increase building heights, or that it will effect areas north of I205. The City has taken a stance that these concerned residents are disseminating incorrect information and making erroneous statements. (A summary of these comments by the City are below).

However, a simple review of the City of West Linn Resolution, Metro IGA, Draft Arch Bridge Plan, Town Center Map, and Project Narrative quickly reveals why residents would think these things are true. Since all the claims are supported by documents provided by the City. (A summary of these supporting statements are below).

The City is perpetuating distrust and irritation by trying to play word games and splitting hairs by making statements such as the plan does not "set densities" "mandate buildings height" or "re-zone areas in Bolton". Of course the plan does not go into that level of detail, but what it does do is set the vision and path for code amendments that will specify those changes. That is how master plans work. You create a vision and master plan, then you change code to support that plan. That is the idea behind the Comprehensive Plan, Neighborhood Plans, and now the Arch Bridge Plan. So the residents' concerns do have merit!

Upcoming code amendments such as past Cut-the-Red-Tape and the new Regulatory Streamlining project are just the beginning to codify the conceptual plan. The initial draft of Cut-the-Red-Tape project proposed increasing building height to 5-6 stories, which is consistent with the draft plan Arch Bridge Plan. It has been said that this process will take decades, but according to the documents the final plan including implementation should be done in 18 months and development permits should be issued in 2-5 years.

So what could the City have done differently? How about being honest and transparent without mincing words. Here are a few suggestions: With regards to Regulatory Streamlining the Planning Commission asked repeatedly what was the vision, how was it tied to economic development and what was driving force behind the project. Especially knowing that most of the Regulatory Streamlining items did not come from the Economic Development Committee, but were from City Staff. Instead of being evasive or saying it's a good idea why not. The City should have told us that many of the ideas were to help pave the path for redevelopment for the upcoming Arch Bridge plan. It would have saved months off conflict, and created a more solid buy-in into the process.

It is clear now after reading the Arch Bridge Projective Narrative and Budget Narrative that the recent staff changes and Regulatory Streamlining project were due in large part by the grant funds and upcoming Arch Bridge project.

Instead of telling concerned Residents they are wrong. Why not try explaining that West Linn already supports and meets the 2040 Growth Plan as adopted by our Comprehensive Plan. So the IGA just restates something West Linn already does. Isn't that better than essentially calling people liars for believing that by accepting the grant we now have to support Metro's Growth Plan as stated in the City's documentation?

I am still puzzled by Chris Kerr's comments that the City is not required, nor are they planning to meet the Metro Town Center recommendations. Support for the Metro Town Center Concept is clearly stated in our Comprehensive Plan, Draft Arch Bridge Plan, Council Resolution, and IGA. Does Metro know the City has now publicly stated we are intentionally not going to meet the requirements we agreed to support prior to getting the funds? If Metro does know and doesn't care then why make it part of the agreement and create this confusion and conflict?

I am surprised that with all the articles and letters in the West Linn Tidings they have not read all the project documents and interjected with their own opinion on the facts instead of just reporting the "he said, she said" comments. Perhaps they will read this letter and all the project documents, so they can provide their own analysis of the facts.

One last piece of advice to the City Council. Many of them keep saying there is a difference between listening and agreeing. However, people don't know you're listening if you don't acknowledge it, or you diminish their comments. West Linn is filled with dedicated, educated, and informed individuals. The Washington DC mantra of deny everything, admit nothing doesn't work in West Linn.

You claim that West Linn gives residents more opportunities to be involved than most Cities, and that very well could be true. But you make it seem like you're doing the residents a favor and we should be grateful for that opportunity. I have a slightly different perspective, since West Linn is made up of mostly citizen volunteers including the City Council. The City should be thankful that we have so many dedicated, educated and informed people who dedicate countless hours and want to be involved in the City that they live. After all isn't that why you volunteered?

Michael D. Babbitt

michael@michael-babbitt.com

503-770-0355

West Linn Tidings – 12/4/14 Patrick Malee

Some in the community, for instance, have said that when the city accepted the Metro grant it also agreed to increase housing density in the Bolton neighborhood. City officials have repeatedly denied that.

The adoption of a master plan would be the first step in a process that will likely continue for decades, City Manager Chris Jordan said.

Nonetheless, in an Oct. 30 opinion piece in the Tidings, Councilor-elect Russ Axelrod, who was then a candidate, wrote that an intergovernmental agreement attached to the grant “commits the city to ‘Town Center,’ as envisioned in Metro 2040 Growth Concept, development across a substantial portion of the Bolton (north of I-205) and Willamette areas.”

Jordan said that is not the case.

“What you’re hearing about is a concept plan only,” Jordan said. “We’ve heard concerns raised by citizens and others about what regulations are associated with this, how much debt is going to be incurred when the city does this ... those are all discussions for the implementation stage, which is going to happen after the council considers the concept plan.”

Associate City Planner Sara Javoronok said “the IGA does not alter the town center designation or make any requirements of West Linn regarding a town center” and added that “Metro cannot require cities to increase density.”

Thus, the plans for what Hinshaw (LMN Architects Project Manager), calls the “North Village” area are considered to be relatively minor, and include general improvements to Highway 43 based on the previously approved Highway 43 plan, as well as the creation of a park in the area under the I-205 bridge, construction of apartment units at the former Bolton Fire Station and “gentle infill” at sites that could house townhomes, cottages or accessory dwellings.

West Linn Tidings – 12/4/14 Thomas Frank

If approved, implementation includes land use policy updates, zoning amendments and, later, review of development proposals.

West Linn Tidings – 11/27/14 Jenni Tan

This plan does not tie us to set densities. This plan does not mandate building heights. This plan does not dictate design. And those all good things not to have in a plan.

West Linn Tidings – 11/27/14 Patrick Malee

“There have only been minor changes,” Kerr said. “They provide greater clarity in the plan — what it is and what it is not — in response to the inaccurate assertions that arose.”

West Linn Tiding – 11/20/14 Chris Kerr

However, several critical incorrect assertions and misstatements about the project have been made recently, which need to be addressed directly, these include the following erroneous statements:

In conjunction with this project, Metro will require massive density increases and re-zoning in the Bolton neighborhood.

This is incorrect. The city is not required, nor is the city planning on meeting, Metro Town Center recommendations as part of this project. There are no zoning changes being made at this time and the city is not obligated to increase density at all.

The PUD/infill code amendments approved by the Planning Commission (CDC-10-02 and Ordinance 1633) are related to this project.

The amendments do not relate to the Arch Bridge/Bolton Plan. Ordinance 1633 is a separate project that began more than four years ago, long before the Arch Bridge/Bolton Plan was ever contemplated. This misinformation created confusion in the minds of many in the public and resulted in the council remanding the proposed amendments back to the planning commission, who will consider them at a later date, likely in 2015.

This project incorporates the Willamette Town Center and will increase densities in that neighborhood.

This is false. The Arch Bridge/Bolton Plan only applies to parts of the Bolton neighborhood and does not include any part of the Willamette neighborhood.

West Linn Tidings – 10/23/14 Arch Bridge Advisory Committee

When the city accepted the grant, Metro made no requirements for zoning or density for the study area. Additionally, the study area for the project is much smaller than the hypothetical Bolton Town Center proposed in a Metro 2040 plan, which is quoted by the writers of the flyer and website.

The current study includes areas south of the I-205 freeway, and north of the freeway only properties on Willamette Drive. It does not include or affect any residential properties north of the freeway. While Metro provided the planning grant, they do not control either the provisional or final plans.

Draft Arch Bridge Plan

The plan comports with regional objectives adopted by Metro to establish a series of urban centers – Page 6

The old Bolton fire station at the north end of the study area is vacant and likely not cost-effective to bring up to current building code standards. This site, although small, could accommodate a modest infill-type development of low-rise apartments. – Page 7

Finally, in the long term there are a number of parcels surrounding Willamette Drive that are less suitable for their current single-family detached uses and could potentially be rezoned to allow for low-rise townhouses or other uses over time. – Page 7

Redevelop the former Bolton Fire Station into low rise/higher density workforce/senior housing. Approximately 20-25 apartment units in 2-3 stories could be accommodated on this site. – Page 23

Encourage limited redevelopment in the longer term including townhouses and small areas of 2-3 story mixed-use development near Highway 43. There are several sites in this area that could, over time, be redeveloped into multi-story mixed use. – Page 23

Build a New Central “Market Square – Page 29

Encourage Multi-story, Mixed-Use Development in the Core with Higher Density Residential. It is recommended that the core area, flanking Willamette Drive and the Broadway right-of-way be an appropriate location for buildings that are up to six stories in height (up to 75 feet) and contain a mixture of uses. – Page 30

Encourage Residential Development of Moderate-High Density outside the Core Along Willamette Falls Drive and Territorial Drive, the density of development should be somewhat less than in the core – more like 3-4 stories (up to 45 feet). Housing in this range will still be relatively dense. – Page 31

V1: Village 1: This district applies only to the area south of I-205. This district contains the most intense development, with buildings in the range of 4 - 6 stories.

V2: Village 2: This district applies to areas north of I-205 now zoned OBC, and GC. It suggests mixed-use buildings with a height limit no greater than what is allowed under current zoning.

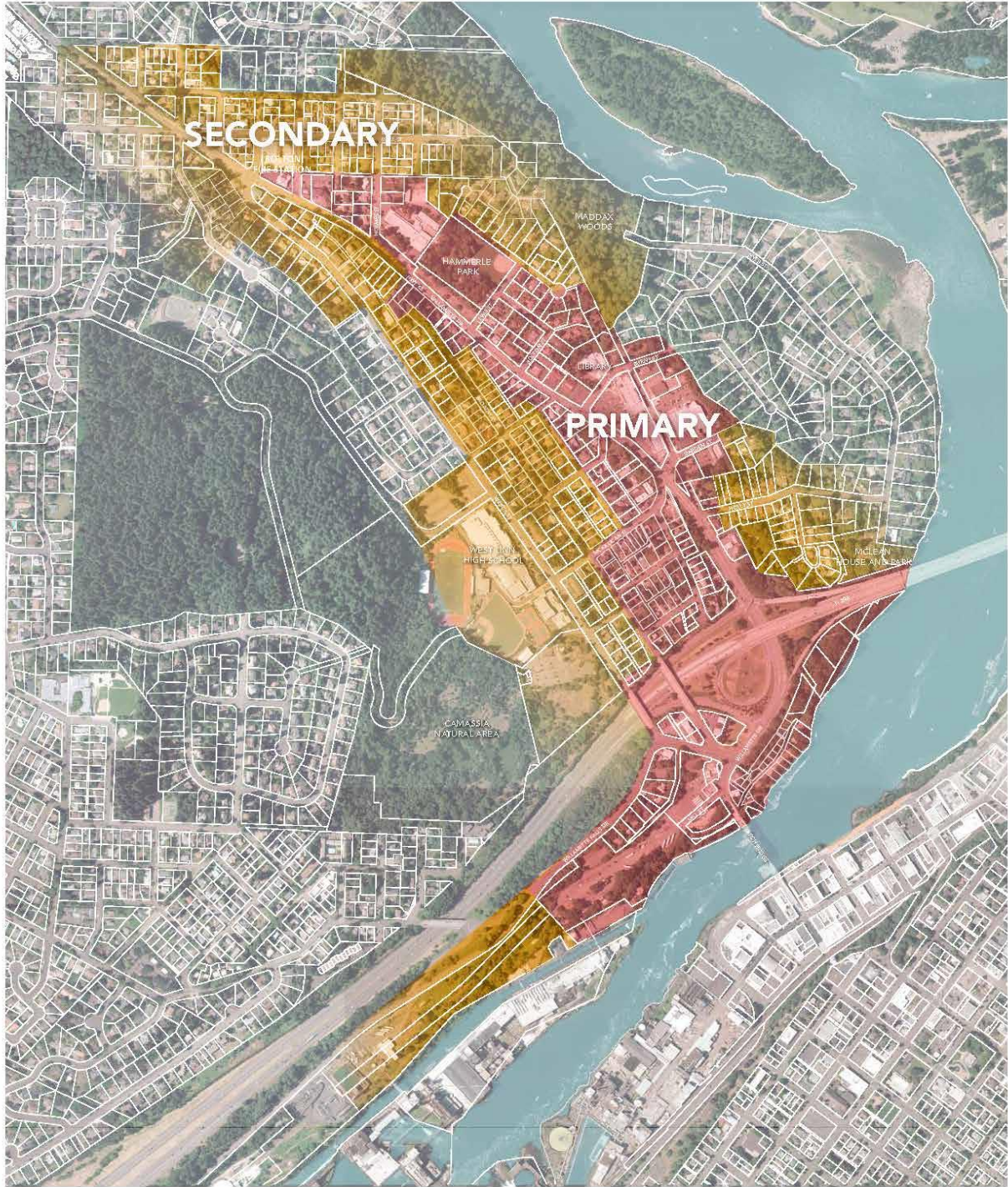
VR: Village Residential: This district applies to areas north of I-205 and along Highway 43. It suggests multifamily residential buildings with a height limit no greater than what is allowed under current zoning. – Page 38

Evolution of Town Center Plan – 9/3/14 Mark Hinshaw Memo

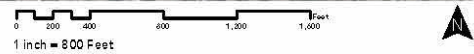
300-400 housing units, including rate and below-market rate apartments, condominiums, and row houses, 15,000sf of retail and restaurants, 80-100 room hotel, 30,000sf of office space, central town square, building heights from 35'-75' – Page 1

Moderate density housing along Willamette Falls Drive. – Page 2

Study Area Map



**ARCH BRIDGE AND BOLTON TOWN CENTER PLAN
STUDY AREA
MARCH 7 2014**



DATA SOURCE: CITY OF WEST LINN GIS
 THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR, OR BE SUITABLE FOR, LEGAL, ENGINEERING, OR SURVEYING PURPOSES. USERS OF THIS INFORMATION SHOULD REVIEW OR CONSULT THE PRIMARY DATA AND INFORMATION SOURCES TO ASCERTAIN THE USABILITY OF THE INFORMATION.

Grant Application Docs – City of West Linn

WHEREAS, Metro has agreed to provide the City CET grant funding for the Project in the amount of \$220,000 subject to the terms and conditions in this Agreement, and the parties wish to set forth the funding amounts, timing, procedures and conditions for receiving grant funding from the CET fund for the Project. – Page 1 of IGA

2. City Responsibilities. The City shall perform the Project described in the Grant Request and in Exhibit A, subject to the terms and conditions specified in this Agreement. The City shall obtain all applicable permits and licenses from local, state or federal agencies or governing bodies related to the Project, and the City shall use the CET funds it receives under this Agreement only for the purposes specified in the Grant Request and to achieve the deliverables and/or milestones in Exhibit A. – Page 1 of IGA

City Council RESOLUTION NO. 2013-03

WHEREAS, Metro seeks to support further development in town and regional centers, transportation corridors and employment areas that will result in on-the-ground development within five years; and,

WHEREAS, the Arch Bridge/Bolton area is designated as a Metro town center; and,

WHEREAS, the City Council supports the Metro Council's established regional development goals and outcomes, including sustainability practices; and,

City of West Linn Project Narrative April 18, 2013

The City requests funding to create a master plan and implementation strategy for the Arch Bridge/Bolton area, which is designated as a Town Center in the Metro 2040 Growth Concept, to facilitate redevelopment...

The implementation strategy would identify and prioritize funding and economic development strategies, catalytic public investments, public-private partnerships, and amendments to City plans and codes that would enable and spur appropriate new development. – Page 1

Land Use

The Arch Bridge/Bolton Center is located at the intersection of Highway 43 and Willamette Falls Drive. It is bisected by the 1-205 freeway, including the ramps for the Highway 43 West Linn/Lake Oswego interchange. It is bounded by Buck Street to the north, residential neighborhoods to the east of Highway 43, the Willamette River and the West Linn Paper Company property to the south, and West A Street on the west. The preliminary boundary of

the center is consistent with the Bolton Center identified on the Metro 2040 Growth Concept map. – Page 2

The expectation is that the center would be accessed by transit and contain pedestrian amenities, substantial employment, relatively high density housing, a gateway to the city, a heritage tourism attraction, and enhanced opportunities to view the Willamette River and Falls. – Page 4

It is likely that development permits would be issued within 2-5 years of the completion of this grant. – Page 4

Changes to West Linn's plans and codes near Bolton's Central Village development could result in infill development providing more jobs and housing on adjacent properties. – Page 4

The benefits and burdens of growth and change are distributed equally -This project has the potential to unite and redevelop a center for West Linn. With regional growth, the city became a bedroom community for workers in Portland and other nearby communities. This growth was suburban in nature and this project has the potential to alter that pattern of development and create additional jobs and retail in West Linn, both of which are low in relation to the total population, and provide for additional housing at a density greater than that of the City as a whole. – Page 5

West Linn Comprehensive Plan

The Comprehensive Plan has been drafted to reflect the needs of the residents of West Linn and reviewed in terms of the vision of the Metro 2040 Growth Concept and its goals as set forth in the Functional Plan. – Page 2

In the 2040 Growth Concept, the Bolton District is designated as a “town center.” Town centers provide localized services to residents within a two- to three-mile radius. The Willamette District is designated a “main street,” described as a district with traditional commercial identity and a strong sense of neighborhood community. Both of these designations fit the characteristics of these centers. – Page LU7

Cut the Red Tape Project

1. Increase building heights in multi-family residential and commercial zones to five and six floors. These would still be subject to the increased ‘transitional setbacks’ when adjacent to residential housing.

Mollusky, Kathy

Subject: FW: Arch Bridge Project and Rotary

From: Jennifer Tan
Sent: Wednesday, December 10, 2014 12:08 PM
To: Hall, Lori
Subject: Fwd: Arch Bridge Project and Rotary

Hi Lori,
Sorry for my confusion. I just saw Mike Bays and he would like to include his email below in public records for support of the project.
Thanks,
Jenni

Begin forwarded message:

From: Mike Bays
Date: December 9, 2014 at 8:59:06 PM PST
To: Jennifer Tan
Cc: Dwaine Rhea , thomas Frank
Subject: Re: Arch Bridge Project and Rotary

Jennifer, can I give proxy votes for Diane and me to take to the meeting Wednesday evening? Jim Beatty told me there was some need to do this so we have prepared letters. We are voting in favor of the project as proposed but wont be able to attend the meeting tomorrow evening. Otherwise I will be at the meeting on the 15th.

From: "Jennifer Tan"
To: "Dwaine Rhea"
Cc: "mikebays1", "thomas Frank"
Sent: Tuesday, December 9, 2014 7:06:14 PM
Subject: Re: Arch Bridge Project and Rotary

Thank you Dwaine and Mike for giving us this opportunity.
Warmly,
Jenni

> On Dec 9, 2014, at 11:01 AM, "Dwaine Rhea" wrote:
>
> Jenni,
>
> We'll make time for your presentation. Always happy to receive updates.

>
> Best regards,
>
> Dwaine
> Dwaine Rhea
> 503-312-6000
> 2484 Southslope Way
> West Linn, OR 97068
>
>
>
> Licensed OR Broker, Oregon Realty Co.
>
>
> -----Original Message-----
> From: Jennifer Tan
> Sent: Friday, December 5, 2014 8:16 AM
> To: Dwaine Rhea, Mike Bays
> Cc: thomas Frank
> Subject: Arch Bridge Project and Rotary
>
> Hi Dwaine and Mike,
> I hope that you are having a great week. Thomas and I were wondering who
> the speaker was for next Wednesday December 10 at Rotary? We were wondering
> if there was any possibility we could speak on the Arch Bridge project for
> 10 minutes. The Council is voting to approve the conceptual plan on
> December 15, and we are making a round of short presentations at various
> organizations to give an update on the project. Please let us know if this
> would be possible at all. Thank you for your consideration.
> Kindly,
> Jenni
>

Javoronok, Sara

From: Hall, Lori
Sent: Wednesday, December 10, 2014 3:07 PM
To: Shroyer, Shauna; Javoronok, Sara
Subject: FW: MNA November 25 2014 meeting minutes and budget
Attachments: MNA_Minutes_2014_Nov_25.pdf; MNA_budget_2014_Nov_25.pdf

Lori Hall, Citizen Engagement Coordinator
Administration, #1525



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From: teric518@comcast.net [<mailto:teric518@comcast.net>]
Sent: Wednesday, December 10, 2014 1:03 PM
To: Hall, Lori
Subject: MNA November 25 2014 meeting minutes and budget

Hello Lori,
Attached above are the MNA Nov 25, 2014 minutes and budget statement.
MNA would like the resolution passed regarding the Arch Bridge process to be added to the record for the upcoming Arch Bridge/Bolton Town Center hearing.
Thank you for your assistance,
Teri Cummings
MNA Secretary

Javoronok, Sara

From: Marylhurst Neighborhood Association
Sent: Monday, December 01, 2014 4:00 PM
To: CWL Council
Cc: Axelrod, Russell; Perry, Brenda; Javoronok, Sara; Wyatt, Kirsten; Neighborhood Associations
Subject: Marylhurst Neighborhood Association Resolution
Attachments: MNA_Resolution_Arch_Bridge.pdf; Resolution_for_BNA.pdf

Dear Mayor Kovash and Councilors Carson, Frank, Jones and Tan:

At the November 25, 2014 meeting of the Marylhurst Neighborhood Association, members discussed the Arch Bridge-Bolton Town Center Draft Plan and passed a resolution supporting the Bolton Neighborhood Association Resolution and that deliberations occur no earlier than April 30, 2015; and additionally, that the Planning Commission should hold at least one hearing with public testimony and make a recommendation to the Council. The MNA Resolution and associated BNA Resolution are attached.

The MNA Resolution arose out of concerns the city did not engage MNA in planning a master plan with such citywide significance and the Council is considering adopting it on December 15 without a Planning Commission hearing and recommendation, which is the procedure according to West Linn Community Development Code.

Please accept this resolution as testimony for the record of this project. Thank you in advance for your consideration of the MNA Resolution.

Sincerely,

Karie Oakes
President MNA

Marylhurst

MarylhurstNA@westlinnoregon.gov
<http://westlinnoregon.gov/marylhurst>
Phone(503) 657-0331



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Marylhurst Association Minutes- November 25, 2014

1. MNA President Karie Oakes called meeting to order at 7:10 PM and reviewed the agenda, noting that thirteen MNA members and a guest from another NHA were in attendance.
2. Minutes- Michael Wilson moved to approve Oct. 28, 2014 minutes. Second by Jim Koll and minutes were approved and per a show of hands with no votes against.
3. Former MNA treasurer Jim Koll reported \$5140.41 in bank balance with \$ 40.00 reimbursement pending to Teri Cummings for NHA sign materials.
4. Arch Bridge/ Bolton Town Center Master Plan- Several large maps and diagrams were set out with written materials. Pres. Oakes said the two Metro Planners scheduled to present at MNA meeting were re-assigned to a city sponsored event last Wednesday. None of the Arch Bridge Committee members contacted were able to attend on short notice. City Council is scheduled for a work session December 1, 2014 and then plans to make a public decision on the Arch Bridge/ Bolton Town Center Master Plan December 15, 2014.
Pres. Oakes showed where Bolton and Willamette “conceptual “ Town Centers appear on the Metro 2040 Map and displayed the March 7, 2014 Arch Bridge/ Bolton Town Center Plan Study Areas map with pink “primary” and yellow “secondary” Town Center areas. Pres. Oakes shared what she has learned about the process from city website, city staff and various meetings and the questions she has about whether the plan for Council to approve the master plan concept without having the Planning Commission hear it first met code requirements. The project timeline displayed indicated that no meetings with potentially affected neighborhood associations were planned even though it involves re-zoning the area as a Metro Town Center. MNA members expressed concern about the scale and traffic management and asked what Bolton residents thought about it. Bolton NHA’s recently approved resolution was displayed on the screen;
http://web.mail.comcast.net/service/home/~/?auth=co&loc=en_US&id=673324&part=3
Ms. Bev Burke moved to support Bolton Neighborhood Association’s resolution that deliberations on the Arch Bridge Bolton Town Center Master Plan occur no earlier than April 30th, 2015. Additionally, the Planning Commission should hold at least one hearing with public testimony and make a recommendation to the City Council.
http://web.mail.comcast.net/service/home/~/?auth=co&loc=en_US&id=673324&part=2
Jef Treece seconded the motion and per hand vote it passed by majority with none dissenting.
5. Former MNA President Jef Treece briefly explained minimum requirement and email protocol Neighborhood Association Presidents (NAP) group developed in 2013:
http://web.mail.comcast.net/service/home/~/?auth=co&loc=en_US&id=673325&part=3
http://web.mail.comcast.net/service/home/~/?auth=co&loc=en_US&id=673325&part=2
Mr. Treece moved for MNA to approve the NAP recommendations. Tom Neff seconded and the motion passed per hand vote with none dissenting .
6. Pres. Oakes announced that at the next meeting, January 27, 2015, MNA members will explore possible Transportation Plan changes. The meeting was adjourned at 8:45.

MNA Secretary Teri Cummings, December 2, 2014

Marylhurst Neighborhood Association Resolution

Approved by a majority vote of the members in attendance on this day

November 25, 2014.

Marylhurst Neighborhood Association supports the Bolton Neighborhood Association resolution that deliberations on the Arch Bridge Bolton Town Center Master Plan occur no earlier than April 30th, 2015. Additionally, the Planning Commission should hold at least one hearing with public testimony and make a recommendation to the City Council.

From: <paragon399@yahoo.com>

Date: December 7, 2014 at 7:37:09 AM PST

To: "tfrank@westlinnoregon.gov" <tfrank@westlinnoregon.gov>

Subject: Bull

Every step of the way?? More accurately, Behind closed doors.

The jig is up Can't blame Metro

Sent from my iPhone

Tools4Troops

Oregon State Public Benefit Corporation, Registry No. 1003414-94

IRS Tax Exempt 501 (C) (3) Non Profit Organization

PO Box 476 Lake Oswego, OR 97034. USA.

City of West Linn

December 10 2014

Attention: Thomas Frank - City Councilor

Dear Thomas,

Hi, it was a pleasure meeting with Jenni Tan and your good-self last evening, thanks to you both for the enlightening presentation on the planned Bridge project; in many respects it mirrors the Vancouver WA Columbia River Waterfront project where, the expressed intent is to return the waterfront back to the city after decades of industrial usage with the most recent being Boise Cascade's Fine Paper Making Mill.

Common denominators include:

1. Bridge – river city connection (Columbia v Willamette / Portland v Vancouver)
2. Waterfront - Vancouver is the half mile from I5 (Inn at the Key) west to the BNSF bridge
3. Close proximity to Amtrak Station's, namely Oregon City and Vancouver
4. Acreage is similar with both having invaluable waterfront access.
5. Columbia has a grand fathered in Dock intended for development as a boat marina & fishing platform
6. Both projects have ability to provide a much needed 'magnet' attraction, Washington State's intention is to have Vancouver become the attractive southern bookend to the City of Seattle.
7. Potential to boost economic development, including tourism E.G. 'End of the Oregon Trail'

The Columbia Waterfront Video can be accessed via following links:

<http://www.thewaterfrontvancouverusa.com/>

<http://www.vbjusa.com/news/top-stories/10237-vancouver-s-waterfront-project-gets-detailed-in-new-rendering>

Have a nice day,

Pete Wall LEED AP BD&C / President Tools4Troops PBC

Copy: Jenni Tan Councilor



Javoronok, Sara

From: Rebecca Adams <radams014@gmail.com>
Sent: Sunday, November 30, 2014 3:01 PM
To: CWL Council; Javoronok, Sara
Cc: tom.hughes@oregonmetro.gov; carlotta.collette@oregonmetro.gov
Subject: Written testimony for December 15th Meeting

To The West Linn City Council

And Sara Javoronok, Planner,

Please add this letter to the public comments for the West Linn City Council's December 2014 vote regarding possible approval of the Bolton/ Arch Bridge Redevelopment Plan. If the Arch area plan is now going by a different name, please add this to the public record even if my naming of the plan is out of date. Regrettably the three minutes allowed for public comment at Council meetings is insufficient for me to address the results of the two months of research I have devoted to this topic.

The lack of transparency in this project is a very big concern of mine. One thing I discovered from reading about similar development projects within the Metro Area is that it is **VERY UNUSUAL** for a plan of this scope to be presented in such sketchy form without the matching regulatory changes (i.e., code and zone changes) and without a clear outline of the financial instruments needed to achieve the plan. **LET THE RECORD SHOW THAT SINCE THE LIBRARY MEETING IN EARLY OCTOBER, I HAVE BEEN ASKING THE CITY TO RELEASE THE ZONING LANGUAGE ON THE ARCH/BOLTON AREA PLAN AND TO PROVIDE TRAFFIC ANALYSIS FOR WHAT APPEARS TO BE AN OVERBUILT PLAN. I NOW ALSO FORMALLY REQUEST PUBLIC DISCLOSURE OF THE INTENDED FINANCIAL INSTRUMENTS FOR THIS PROJECT.** So far many important details have not been made public, though to be fair, sometimes information is available, but hidden on your website. For example, the code changes regarding cottage housing (which would help to meet Metro's suggested criteria for housing density in Bolton Town Center) were available, but tucked very deeply into the "1633 Ordinance" that you all have been referring to as the "PUD rewrite." "Ordinance 1633" took me three hours to find on your website as the link provided in your public notice was inoperable.

I feel the citizens of West Linn are very much cheated when the city staff and council refuse to have an honest and open discussion about how the city is positioning itself to meet Metro's criteria for regional funding investment as described in Metro's Title 6 document entitled "Exhibit E of Ordinance 10-1244B." Perhaps pursuing Metro's regional investment dollars is a good idea, perhaps not. My point is that the staff, the council, and the citizens should examine what sort of rewards and sacrifices are involved in going after Metro funding, and by all means the council should not decide something so far reaching as the Arch plan from a position of ignorance regarding funding. I would like to know if the city staff are even telling you about how the regional funding criteria works. Shouldn't we all be privy to how much money is involved? As grants or low interest loans? Do we need to take out bonds? Would another recession leave us as bondholders vulnerable? Are some of the properties to be granted tax abatements? How essential for funding is Exhibit E's recommendation for

having 40 residents or workers per acre in the area identified as “town center”? Is that density binding in any way once loans are issued?

Since Exhibit E allows for more lax traffic infrastructure standards, how will this impact traffic congestion in the pinch point where the perpetually two lane bridge meets the perpetually two lane Highway 43 and the perpetually two lane Willamette Falls Drive? Perhaps the relaxed traffic standards make no sense given the geography of this place, and if so, perhaps the city’s lone proposed model of Arch development is over built and fatally flawed. People in my neighborhood wonder why no alternative designs were offered? Is this a design customized for a specific investor? Is there a builder in the waiting in the wings?

I am very concerned that this plan is barreling forward as if the “Willamette Falls National Heritage Area” were not eminently on the horizon of being made real. Is the idea to rush this through so as to avoid the design review that the Heritage area is likely to require? Wouldn’t it be better to coordinate the Arch development with the Heritage Area as well as the Bolton Neighborhood Comprehensive plan which calls for development that fits the character of the place. Imagine instead of high rises, we worked to build “Willamette Falls Heritage Lodge” , something like a National Park lodge with day use, history, commerce, lodging, and trips to the Falls in the “Talapus” war canoe. If we lock in high rises now, we lock out the option of development that deeply relates to the history, geography, and character of this place. The Falls were a meeting place for thousands of years, why not honor that heritage? When people visit the Falls viewpoint in Oregon City, would you like them to look over and see a lodge or post- modern high rises? When they explore the natural history of Camassia Preserve, would you like them to see the unbroken horizon with Mt. Hood, or the tops of high rises with HVAC units, lightning rods, and cell towers some of which block the snow cap? Crossing the Arch Bridge, would you like them to look up and be dwarfed by 75 foot structures that climb the hill or see something more quaintly related to the history of this place? Heritage status will open different possibilities for funding that could be used instead of or in addition to Metro funding. If we jump the gun now, we will never really know.

For the record, please note **THE NATURE CONSERVANCY, OWNER OF CAMASSIA PRESERVE, WAS NOT INFORMED ABOUT ANY POTENTIAL CHANGES IN THE ARCH AREA EVEN THOUGH THE PRESERVE IS ONLY ABOUT 800 FEET DUE WEST OF THE BUILDING SITE AND THEIR VIEWSCAPE IS LIKELY TO BE DEGRADED. ALSO, THERE APPEARS TO BE NO PUBLIC RECORD OF WHAT THE BOLTON/ARCH BRIDGE TECHNICAL ADVISORY COMMITTEE IS DOING.** I believe the public has a right to know who is on that committee and what the committee is doing. I am guessing that the regulatory and financial pieces of this project are their domain, since those pieces are conspicuously absent from the public record. Mr. Kerr said at the Bolton Neighborhood meeting that that particular committee does not have to keep or post minutes. Somehow this seems to me to be a violation of the public meetings laws as prescribed by the State of Oregon. **PLEASE RELEASE THE FACTS ABOUT THIS COMMITTEE OR GET A PROPER NON-BIASED LAWYER TO TELL YOU WHETHER YOUR STAFF ARE FUDGING THEIR LEGAL OBLIGATION ON THIS POINT.** It just seems impossible that we can tolerate a secret committee working on this when it is public money paying both our staff and the Plan’s consultants.

Please do not sell the citizens short by approving this Arch Master plan at your December 2014 council meeting. Honor Bolton Neighborhood Associations request for a six month moratorium to study and hopefully

improve the plan. Have your planners told you what will happen to the Mt. Hood view condos values should Oregon City develop its 75 foot highrise zone? Have they told you that Metro would gladly allow more time for this Master Plan should you just ask for it? We live in a special place whose legacy stretches far back in time. Ask yourselves, is this plan sufficient to the beauty and history of the place? Is it fatally flawed with an incontrovertible traffic pinch point? A pinch point that is the legacy of the Missoula flood meeting a mountain of basalt . The history of this place is both physical and cultural, and it deserves much deeper consideration. The people and the place deserve a better plan. I have listened to the tape of your goal setting meeting, and I understand how much you wish to wrap this up. Please put your goal of passing this by the end of the year aside, respect the voices of the many who are asking for sensible, thoughtful, and fitting alternatives . Please help us avoid this ghastly mistake.

Rebecca Adams

1941 Buck Street

West Linn, Oregon 97068

As a mother of young children and a middle school teacher, I am constantly thinking about what the future holds for our kids. The proposed Arch Bridge/ Bolton plan lays out an exciting future for West Linn. I will admit that I have lived in West Linn for a handful of years before I even knew about Willamette Falls. To finally showcase this natural area of beauty with responsible and needed development projects like a town center, a hotel, and shopping is a major improvement over the industrial space and parking lots that literally hide the river from our city. West Linn has so much to offer residents: a wonderful library, excellent schools, and superior parks, but we shouldn't stop there. It is only right that West Linn continue to grow and plan for the needs of the community. I support the Arch Bridge/ Bolton plan.

From: Riad Alharithi
Sent: Saturday, December 06, 2014 11:29 AM
To: Javoronok, Sara
Subject: Arch Bridge/Bolton

Hello;

As a West Linn resident and business owner in West Linn, I am writing this letter in support to the Arch bridge development.

As residents of West Linn my family will be enjoying all the outdoor activities once this West Linn entry is developed and as business owner on Willamette Dr, we will enjoy the additional business activities once businesses opportunities are developed at this location. Every new business in West Linn ,with the exception of businesses that negatively impact the West Linn beautiful environment, will have positive impact to the rest of the businesses

Thanks for taking the time to include my letter of support to the Arch Bridge concept plans.

Robinwood Neighborhood Association of the City of West Linn Minutes December 9th, 2014

Meeting of the Robinwood Neighborhood Association (RNA) called to order at 7:00 pm. November 2014 Minutes with corrections to name spelling approved by voice vote, Motion by Mary Hill, second by Mark Mutschler.

Treasurer Report: Balance on 12/09 is unchanged at \$899.59. Balance due to FORS +/- \$200.

Resolved: President Kazi Ahmed should have the Robinwood NA PCard currently held by Tony Bracco. **Motion** by Mary Hill, second by Lisa Clifton. Motion carries by voice vote.

Updates:

Robinwood Station - Randall Fastabend - Still working on CUP, continued usage, capital fund.

Community Garden - Lisa Clifton - Cleanup, prep and perennials. One weekly work party.

Bobbin' Robin - Holiday Party 12/13 6pm with John Nilsen and caroling around the bonfire.

Announcements: None

Guest Speakers: Councilors Thomas Frank and Jeni Tan – Promoting the Arch Bridge Development Vision plan with a slideshow.

Committee and Community Reports:

Emergency Preparedness - Christine Steel - Ad hoc committee held a couple meetings to organize preparedness effort. Map Your Neighborhood. Steering committee with co-captains. Incentives for participation. Promotion and outreach. Outside resources. Synergy with ROWL. Contact Christine.

Parks - Don Kingsborough - Kayak locker at Willamette Park. LDS volunteer work at MSY.

Community Development - Pre-App held for parcel split on Walling Circle awaiting report.

LOT - Hwy 43 pipeline construction with daytime lane closures in violation of ODOT regs.

Hwy43 sign proposal for construction information - LOT Twitter feed and phone numbers?

Public Works - None

New Business: Tools4Troops - Peter Wall - Collect and refurbish tools for armed forces, active and vets. Charitable organization looking for donations of good and repairable tools.

Arch Bridge - Request from Bolton NA to support their resolution to delay ArchBridge plan adoption until April 2015. Motion that support of Bolton is time sensitive by Lamont King, second by Mary Hill. Show of hands: 17 in favor, 1 against. **Motion to support Bolton**

resolution to delay Arch Bridge plan adoption until April 2015 by Lamont King, second by Ole Olsen. Motion approved by show of hands: 9 in favor, 7 against, 3 abstentions.

Ole presented a Metro natural hazards map for Emergency Preparedness.

Meeting adjourned at 8:33 Attendees: 28

Robinwood Neighborhood Association City of West Linn

Resolutions of the Robinwood Neighborhood Association December 9
2014

Motion by Lamont King, second by Mary Hill and approved by show of hands: 17 in favor, 1 against:

That support of the Bolton Neighborhood Association resolution is time sensitive as the city council agenda indicates action prior to the next RNA meeting.

Motion by Lamont King, second by Ole Olsen and approved by show of hands: 9 in favor, 7 against, 3 abstentions:

The Robinwood Neighborhood Association supports the Bolton Neighborhood Association resolution, as attached, to delay Arch Bridge plan adoption until April 2015.

History:

RNA President Kazi Ahmed received a request from Bolton Neighborhood Association to support their resolution to delay adoption of the Arch Bridge plan until April 2015.

Submitted by the RNA Secretary

To: The West Linn City Council

From: The Bolton Neighborhood Association (BNA)

The Bolton Neighborhood Association (BNA) at it's November 17th, 2014 meeting voted in favor of the following resolution.

Resolved:

That the Arch Bridge/Bolton Center Master Plan has the potential to greatly and irrevocably alter land use within the boundaries of the master-plan.
 That large number of members of the BNA and Bolton residents were unaware of the implications of the Master Plan area being designated a "Town Center".
 That plans of this sweeping nature should not be rushed to adoption due to the following issues of concern: x Borders of the area are unclear; x Designs for the area need to include the history of the neighborhood and the Bolton Neighborhood Comprehensive Plan; x The West Linn Comprehensive Plan's goals are to involve the neighborhood association which has not been done; x Need for studies of the geological, environmental, and traffic impacts.
 A plan of this magnitude should never be adopted during the December holiday season. Therefore, the BNA formally requests that the City Council defer any action to adopt the Arch Bridge/Bolton Center Master Plan until no earlier than April, 2015.
 The BNA has no objection to the City having additional informational meetings on the Master Plan provide that they don't occur prior to January 15, 2015.

Sincerely,

The Bolton Neighborhood Association

_____ Date: __ _____ Date: __

Sally McLarty, President Constance Weaver, Secretary

In favor ____

Not in favor ____

Unsure ____

c. West Lin Tidings

To the Editor of the West Linn Tidings

December 5, 2014

The Bolton/Arch Bridge Master Plan has a lot to like. This conceptual plan offers the possibilities for new shopping opportunities and restaurants with a river view; more employment opportunities for West Linn citizens; a viewpoint of the Willamette River Falls; improved trails and pedestrian and bicycle connections throughout the area; improvements to Westbridge Park; places for heritage interpretation; a public/private partnership for the old police station building for a possible museum and non-profit offices; redesigned traffic patterns for improved traffic flow; better access to the fishing dock; affordable housing opportunities; a public plaza for farmers markets, art shows, concerts and more; increased parking for West Linn High School; a hotel for out-of-town guests, and varied new housing alternatives. This plan is the result of the consultants and advisory committee listening to the large amount of citizen input and ideas for the area. Concerns about traffic, building height and views will be dealt with during Planning Commission and City Council discussion about rezoning the area south of I-205, and once a proposal is submitted by a developer. Both of these processes will offer a lot of opportunity for additional citizen input. City Council approval of this conceptual master plan does not commit the City to anything. The plan is just a starting point for further discussion for an area with a lot of positive possibilities.

Roger Shepherd, Bolton/Arch Bridge Master Plan Advisory Committee member

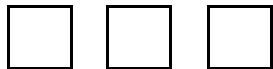
Javoronok, Sara

From: Roxanne Waterman
Sent: Monday, December 08, 2014 1:51 PM
To: Javoronok, Sara
Subject: FW: Dec eNews: Festive classes, art exhibits, downtown Light Up & more

This is a location to be cherished, enjoyed and profitable for the community. It was a co project between the city of Kelowna and Rotary. This could be unbelievably successful above the Willamette Falls on the West Linn side of the river. If there is room to include a hotel and walking paths why not? I have individual pictures that were taken when I was in Kelowna if there is an interest.

Best Regards,
Roxanne Waterman, President
Waterman & Associates Inc.
1753 Dollar Street
West Linn, Or3gon 97068
503-524-6974

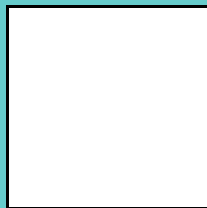
From: Rotary Centre for the Arts [mailto:info@rotarycentreforthearts.com]
Sent: Friday, December 05, 2014 4:30 PM
To: watermn1@europa.com
Subject: Dec eNews: Festive classes, art exhibits, downtown Light Up & more



DECEMBER 2014

RCA Monthly e-News #117

STAGE LEFT | RBC SUPPORTS THE ARTS
GALLERIA EXHIBIT | DEC EXHIBITS
ACTIVITIES & COURSES
DOWNTOWN LIGHT UP | LUNCHBOX SPEAKER
FACILITY RENTALS | UPCOMING EVENTS



Letter to the Editor

The inordinately controversial Arch Bridge Concept Plan is due for City Council review next week, and, after attending two community meetings about it and experiencing the frenzy of paranoia, I decided to read it myself. I live in Bolton, and I've lived through these 'revolutions' before, generated by foes of Metro regional planning.

I find that I'm very impressed by the obvious amount of real, thoughtful work that has gone into the draft plan, and by the sensitivity it shows to what exists today in Bolton. As a concept plan, or master plan, it puts in place some general guideposts for how the City should respond over the next few decades as properties in the area south of I-205 become vacant or available for redevelopment. I agree with its principles and objectives, and I'm grateful that we are having this conversation today, rather than in a panic at some future date if something were to suddenly change at historic West Linn Paper Company.

I've been following the Blue Heron mill site for the nearly four years since that property went silent, and am excited that West Linn is having the foresight to put in place our own long-range plan for our historic neighborhoods near the falls—one that will complement and create synergy with the legacy that Oregon City is working to create across our beautiful bridge.

I'm particularly interested in the replacement of any affordable housing that may eventually fall to redevelopment under the concept plan, and am pleased to see discussion of potential senior and worker housing ideas, which I believe we definitely need more of.

I'm a bit off-put by the plan's clarification that this wouldn't be true "low-income housing" — wording no doubt inserted into the concept language because the prospect of 'poor people' (as discussed during the approach of Walmart) would be threatening to many West Linn residents. Be that as it may, I believe the vision outlined in the Draft Concept Plan is a good one, achieved with great public input, undoubtedly with lots of compromise, with a sterling committee of West Linn residents and businesses achieving the near-impossible: Building a Master Plan for our historic waterfront community that will stand the test of time. It will provide a well-grounded sounding board for review of future redevelopment applications, which are sure to come whether or not we plan, and there are decades ahead in which to mold the implementation details.

Sandy Carter
2555 Dillow Drive
West Linn, OR 97068
503-655-0649

To the West Linn City Council,

Re: Arch Bridge/Bolton Center Master Plan

When the City of West Linn applied for and was granted a CET grant from Metro for a master plan titled the "Arch Bridge/Bolton Center Master Plan" the City explicitly accepted the designation of a "Town Center" as defined by Metro's 2040 growth concept and Functional plan for the area included in the Master plan boundaries.

Any designation by the City of West Linn of any area of the City as A "Town Center" is by it's very essence a change to West Linn's Comprehensive Plan, because currently no such designation exists in the Comprehensive plan. Therefore, any adoption of any part of the Master plan that includes the "Town Center" designation is inherently a change to the comprehensive plan.

West Linn Community Development Code (CDC) section 98.070 is very clear that changes to the Comprehensive Plan require two public hearings, one before the Planning Commission and another before the City Council · Oregon Administrative rule (OAR) 660-018-0020 requires that all proposed changes to the Comprehensive plan be submitted to the Director of the Department of Land Conservation and Development 35 days prior to the first public hearing. It is incumbent on the City that it abide by both CDC 98.070 and OAR 660-018-0020 and defer any hearing until they are in compliance. To do anything less is to give the direct appearance of acting in bad faith with the citizens of both Bolton and West Linn.

Sincerely,

Signature

SANTIAGO VEGA

Printed name

4845 WILLAMETTE FALLS DR 97068 WEST LINN

Address

12 17 2014

Date

Javoronok, Sara

From: Scott Reavely <scottreavely@newlifew.com>
Sent: Monday, December 08, 2014 2:27 PM
To: lroney@westlinntidings.com
Cc: Javoronok, Sara
Subject: Arch Bridge Letter to Editor

Dear Editor Roney,

I recently attended an Arch Bridge informational meeting at the library. I heard the plan for the Arch Bridge Town Center for the first time. I was struck with how complex the process is to create a master plan like this.

West Linn sits next to some of the most beautiful and spectacular real estate in the history of the United States, Willamette Falls. The city council and planning commission is to be commended for seeking to maximize our experience of the falls.

Several aspects of the plan seem especially worthwhile. I think the city needs a hotel. The team has identified a place for a hotel that will have a view of the falls. The transformation of Broadway Street into a plaza is a creative solution to a mostly redundant bridge over I205. A new Mill street and a new intersection will be a welcome improvement over the traffic challenges we currently have. It looks to me like it will more than mitigate against any increased traffic from the housing or commercial district in the neighborhood.

My favorite part of the whole project is more public parking in that area. Parking in the neighborhood of West Linn High School is at a premium. This would be close enough to even help with large events there.

This plan creates an entrance to our city that we can be proud of, but it is much more than that. I looking forward to this plan taking shape. Thank you to all those who have worked on this.

Sincerely,
R. Scott Reavely

Scott Reavely

Lead Pastor, New Life Church
P.O. Box 5 / 1984 McKillican St.
West Linn, OR 97068
503.784.6452

ScottReavely@newlifew.com
www.newlifew.com

Follow me on [Twitter](#)
Connect on [Facebook](#)

December 6, 2014

Dear West Linn City Council:

I use to teach a course at West Linn High School called Oregon Studies. One of my favorite activities with that class was a walking field trip to old Oregon City. Students and I would stand on the bluff above Willamette Falls and I would reveal that this was the end of the Oregon Trail, the "Garden of Eden" that pioneers sought after six arduous months on the trail. The second largest waterfall in the U.S., Willamette Falls is a precious treasure.

This is why I was honored to be invited to serve on the Arch Bridge Town Center Advisory Committee. With the closure of the Blue Heron mill on the south side of the bridge and the construction of a new police station in West Linn, we have a unique opportunity to reshape the land at the base of Willamette Falls with an eye to both protecting it and utilizing it for the benefit of West Linn residents for generations to come. As a former four-year resident of the Bolton neighborhood and a current eleven-year resident of the Willamette neighborhood, I want nothing less for our community.

I have enjoyed working with West Linn neighbors over the past year to learn about and help shape the plan before you now. For example, I recall early in the process questioning the value in leaving Broadway Street open to Willamette Drive, and appreciate that the plan now closes this connection, creating a larger tract of available space between Willamette Drive and the Broadway Bridge.

I recognize the efforts of the city to provide all citizens opportunities to provide input on the plan, whether electronically or in person. In particular, I appreciate the city's effort over the past two months to engage more directly with residents of the Bolton neighborhood to hear their questions and concerns. That said, I recognize from what I read in the West Linn Tidings and what I hear in the community that some West Linn residents fear that the Arch Bridge master plan steers toward development they consider unwelcome in the city. I trust city officials will, if necessary, slow down this planning process and, possibly, bring this draft master plan before the planning commission for comment, to ensure that West Linn residents feel heard and respected.

As for the proposed plan for "South Village," I am most excited for its potential to serve as a linchpin between the Willamette and Bolton neighborhoods. As the city moves forward with planning and development for this area immediately north of the Arch Bridge, I encourage the city to make a viable pedestrian and bike trail along the Willamette River running between the two neighborhoods, as well as development of West Bridge Park under the I-205 bridge, a priority.

Sincerely,

Todd Jones
Resident of the Willamette Neighborhood
West Linn High School Teacher
Member of the West Linn Parks and Recreation Board
Member of the Arch Bridge Town Center Advisory Committee



Please consider the impact on the environment before printing a paper copy of this email.
This e-mail is subject to the State Retention Schedule and may be made available to the public

From: DUTCH WEST
Sent: Wednesday, December 10, 2014 3:35 PM
To: Kerr, Chris
Subject: Arch Bridge Bolton Master Plan

To: Chris or To whom it may concern:

I live on Territorial Drive in West Linn. I have a great view of the Willamette River, easy access to I-205 and am a straight shot to either the historic Willamette Neighborhood or the Bolton Neighborhood. I enjoy my home, my neighborhood and my community.

However, for the last year the city has been working on the Arch Bridge/Bolton Plan, which looks to drastically redevelop the area near the Arch Bridge, near my home. In fact, the plan calls for 15 to 20 condos on Territorial Drive itself. My home and my neighborhood could be changed forever. And you know? I'm glad to hear it. This plan will revitalize a tired area of West Linn that used to be vibrant and full of life before the I-205 bridge sliced it off from the rest of the city in the 70s. I've been involved in the planning process and am supportive of all the thoughtful work that has been done to develop this long-range plan.

Recently I've been doing some remodeling of my home and it occurred to me that redeveloping a neighborhood is a lot like remodeling a house. I recognize that even imagining change can be scary when you are unsure of the end product. But, when you use your resources, call in experts and hire the right contractors, chances are the results will be everything you hoped for. You love your home. It's where you live and has history and character, but at some point in time, the home no longer fits your needs and requires some repairs, changes or additions. Perhaps it is too small because your family has grown. Or, you have grown tired of the cramped and outdated kitchen. Or, the flow of your floor plan just has never worked right even though you thought you could deal with it.

It may be scary to tear down a wall of take on an addition. However, with smart planning and a thoughtful process, the end product can be a great improvement to a place you can now continue to call home long into the future. My neighborhood is rich in history and has seen several reiterations as a town center since the early 1800s. I would like to see it return as a town center once again, a place where people live, work, shop, exercise and socialize. I am excited at the prospect of bringing new life back into this area of West Linn, which I am proud to call home.

Kind Regards,

Nancy Westermeijer and Todd Spencer - resident of West Linn
5083 Territorial Drive
West Linn, OR 97068

From: Troy Bowers
Sent: Monday, December 08, 2014 7:04 AM
To: Javoronok, Sara
Cc: Troy Bowers
Subject: Arch Bridge Concept

Good morning Sara-

Please find below for the upcoming council packet. Thank you!

It has been said that Failing to Plan is the same as Planning to Fail

This past year, this community has explored the possibilities for reinventing the Arch Bridge area. An inclusive public process approach was taken to glean people's ideas, audacious to mainstream. Those ideas, along with past visions for the area over the past 30 years, were pulled into some initial concepts for consideration. Those initial concepts were shared through additional public process, and feedback was eagerly accepted. The concepts were then refined and shared again through open public process.

Along the way, the Arch Bridge team (consultant, city staff, and community advisory committee) reality-checked the concepts taking into consideration physical, financial and other constraints while honoring the unfolding vision.

Most recently, additional efforts have been taken to understand concerns regarding areas being addressed to the north of I-205. The extra time and outreach has been very effective and have helped make clarifications and a better delineation of the area north of I-205.

As a member of the advisory committee, I am very pleased with the process, additional outreach, and product. I applaud all who have taken the time to help shape an inclusive concept with such broad appeal. The concept addresses the desires of most who have participated. It also celebrates the long history of the area in a way that is economically feasible, and it makes the most of the immediate opportunity in front of us as the mill looks to sell a portion of its property.

Without a plan in place, our ability to reintegrate this uniquely special location into the community in a meaningful and thoughtful way will likely not be realized.

I look forward to the additional public process that will unfold this year as we take the next steps needed to implement the concepts.

Troy Bowers

Again, thank you!

Troy

To the West Linn City Council,

Re: Arch Bridge/Bolton Center Master Plan

When the City of West Linn applied for and was granted a CET grant from Metro for a master plan titled the "Arch Bridge/Bolton Center Master Plan" the City explicitly accepted the designation of a "Town Center" as defined by Metro's 2040 growth concept and Functional plan for the area included in the Master plan boundaries.

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Sincerely,

Signature

Printed name

Address

Date

I WOULD ALSO LIKE TO ADD THAT TO DEVELOP THE AREA AND ENCOURAGE ON THAT LAND BETWEEN THE RIVER AND THE HISTORIC HOMES ALONG WILLAMETTE FALLS DRIVE IS TO ALSO OBSERVE THE ROOTS AND HISTORY OF THE ROBIN'S NEST AREA WHICH IS THE FIRST AND FOUNDING NEIGHBORHOOD OF WEST LINN. I AM ASHAMED OF THE GREED AND SHORT SIGHTED NATURE OF THIS PLAN AND EMBARRASSED BY THE ACTIONS AND BEHAVIOR OF MY CITY.

From: Will Waits

Date: December 7, 2014 at 8:11:32 PM PST

Subject: Arch Bridge Area

To: "tfrank@westlinnoregon.gov" <tfrank@westlinnoregon.gov>

Thomas,

I have only recently learned of the plans to develop the area south of the police station and north of the mill along the river. I have a vested interest in this area as I grew up in one of the historic homes there and we still own that home today.

I was pretty appalled to learn that some of these homes may be torn down or encouraged to be sold to be torn down to build condominium type homes and a hotel. My concerns are first that nobody in the city understands that these are the first homes of West Linn, this area was called Robins Nest when it was built to provide housing for the owners and the leaders of the west linn mill. To tear them down is to tear down the history of our city. My second concern is the short sighted nature of this plan. I read that this is to be considered our city center? A hotel and condos do not make a city center, it makes someone wealthy. We do have a city center already, it is Willamette, it is also historic and has depth. My third concern is the way the city council is trying to sneak this plan through, the property owners were not notified ahead of time, the council is trying to push this through before the new members take their positions after the new year. I grew up in this town and I moved back here with my children after leaving for about a decade. In that time I have watched this city grow based on greed and development rather than with a sense of community. If our side of the river is choked with crappy condos and buried history it sure makes me sad and let's me know that the city council doesn't care as much about community as they do about money and greed.

William Waits

RESOLUTION

of the

WILLAMETTE NEIGHBORHOOD ASSOCIATION

To the City Council of West Linn:

The Willamette Neighborhood Association respectfully represents as follows:

Whereas vibrant commercial spaces are an essential component of thriving and efficiently-planned communities; and,

Whereas the Willamette Neighborhood had been identified by Metro as a potential Town Center area; and,

Whereas the makeup and characteristics of Metro Town Centers vary widely and are, according to Metro, meant to provide a reference point for local jurisdictions to guide their own aspirations for a center that meets each community's specific needs; and,

Whereas the Willamette Neighborhood Association finds no reason to assume that the associated intergovernmental agreement with Metro binds the City to any predetermined planning or density outcomes; and,

Whereas Town Center guidelines are a worthwhile but not infallible guide to municipal planning; and,

Whereas it is imperative that when using Town Center guidelines to carry out planning activities, the City of West Linn ensures that all associated infrastructure is sufficient to support any new development; and,

Whereas the Willamette Neighborhood Association understands that approving the Arch Bridge - Bolton Draft Plan policy document makes no binding changes to zoning, the Community Development Codes, or the City's Comprehensive Plan, and the Willamette Neighborhood Association reserves the ability to express concern and opposition to these changes in the future; and,

Whereas approval of the policy document represents only a first step in a multi-year process of future planning that demands continued prudence, vigilance, public involvement, and ongoing careful consideration of infrastructure needs; now, therefore,

Be it resolved:

1. It is the position of the Willamette Neighborhood Association that given measured consideration of future development, town center planning can be a smart and efficient way of creating a vibrant and well-balanced community; and,
2. This position is predicated on the City ensuring that sufficient infrastructure is provided for prior to approving any resulting new development; and,
3. In furthering to goals of the Arch Bridge - Bolton Draft Plan, the Willamette Neighborhood Association asks that the City take appropriate measures that would enhance and honor the cultural and historic value of the area; and,
4. A copy of this resolution shall be delivered to the West Linn City Council and recorded in the minutes of the Willamette Neighborhood Association.

Resolved on December 10, 2014.



Michael Selvaggio, Chair

To: West Linn City Council

From:

Florrie and Leo Etlinger

Jackie Wetzsteon

Melinda Robinson

Janell Richards

Ellie Clang

Mandy Samra

Kimberly and Keith Steele

Prepared by: Kimberly Steele

Date: December 15, 2014

Re: Arch Bridge

Thank you for the efforts put forth thus far to bring us this decision regarding the Arch Bridge area. Many of us have participated in the meetings and events hosted by the Council to gain the input of citizens. We are impressed with the thoughtful approach taken to this very complex and important project. Both subject matter experts and citizens have engaged in conversations about this area, leading to recommendations we feel embrace the spirit of our community with an eye to the practical aspects involved with a large effort such as this one.

You have our support and appreciation for the direction put forth regarding the Arch Bridge.

2014 DEC 12 PM 4 22

To the West Linn City Council,

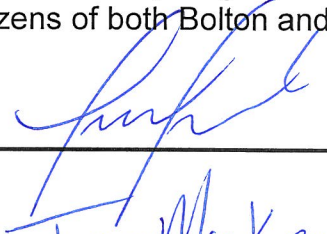
Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,



Signature

Troy Mackenzie

Printed name

5783 West A St.

Address

12 / 16 2014

Date

2014 DEC 12 PM 4 22

To the West Linn City Council,

Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,

Robert C Muehe

Signature

Robert C Muehe

Printed name

5905 West A St

Address

12 16 2014

Date

2014 DEC 12 PM 4 22

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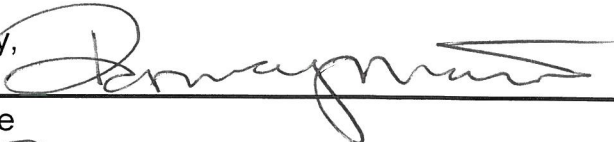
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Sincerely,



Signature

Pamela J. Martin

Printed name

5716 west 'A' St west linn, OR 97068

Address

12 / 4 2014

Date

2014 DEC 12 PM 4 22

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Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,



Signature

Lori Mackenzie

Printed name

5783 West A Street

Address

12 / 16 / 2014

Date

2014 DEC 12 PM 4 22

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Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,



Signature

Melissa Hamilton

Printed name

5815 West A St West Linn OR 97068

Address

12 1 10 2014

Date

2014 DEC 12 PM 4 22

To the West Linn City Council,

Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,



Signature

David Hamilton

Printed name

5415 W A St West Linn OR 97068

Address

12 / 6 2014

Date

2014 DEC 12 PM 4 22

To the West Linn City Council,

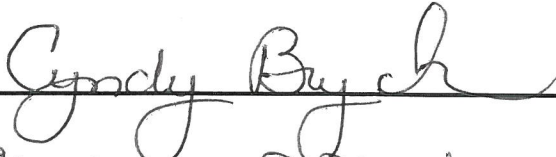
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Sincerely,



Signature

CYNDY BRYCK

Printed name

5888 WEST A STREET, WEST LINN, OR

Address

Dec 6 / 2014

Date

2014 DEC 12 PM 4 22

To the West Linn City Council,

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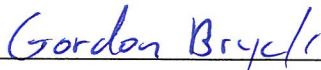
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Sincerely,



Signature



Printed name



Address

12 1 06 2014

Date

2014 DEC 12 PM 4 22

To the West Linn City Council,

Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,

Signature

Printed name

Address

Date



DAVID A BROST

5871 W A

12 16 2014

2014 DEC 12 PM 4 21

To the West Linn City Council,

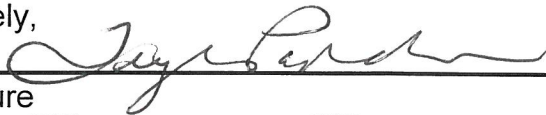
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Sincerely,



Signature

Terry Lee Paddon

Printed name

5901 West A St., West Linn 97068

Address

1216 2014

Date

2014 DEC 12 PM 4 21

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Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,

Signature

Printed name

Address

Date

Mary Ann Brost

Mary Ann Brost

5891 W. 'A' St West Linn

12/16 2014

2014 DEC 12 PM 4 21

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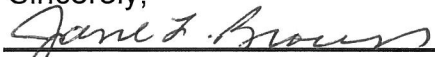
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Sincerely,



Signature

Jane L. Brown

Printed name

5901 W A Street

Address

12 1 6 2014

Date

2014 DEC 12 PM 4 21

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Re: Arch Bridge/Bolton Center Master Plan

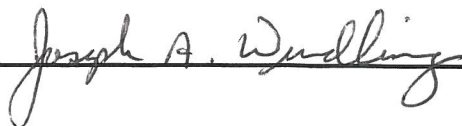
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Sincerely,

Signature



Printed name

Joseph A. Wendling

Address

5903 West A St, West Linn, OR

Date

12 / 06 2014

2014 DEC 12 PM 4 21

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Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,

Mary Wendling

Signature

Mary Wendling

Printed name

5903 West A Street

Address

12 / 06 2014

Date

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Sincerely,



Signature

Lloyd Stowers

Printed name

5955 WEST A ST WESTLINN OR.

Address

12 16 2014

Date

2014 DEC 12 PM 4 21

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Sincerely,



Signature

Lillian Stowers

Printed name

5955 West A St West Linn Or 97068

Address

12 16 2014

Date

2014 DEC 12 PM 4 21

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Sincerely,



Signature

DON CARVER

Printed name

5899 West A. St.

Address

12/6/1 2014

Date

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Sincerely,

Betty Osburn

Signature

Betty Osburn

Printed name

5910 West A. St. West Linn, Or. 97068

Address

Dec. 16, 2014

Date

To the West Linn City Council,

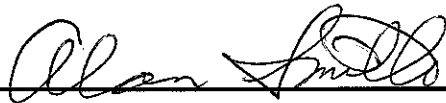
Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,



Signature

Alan Smith

Printed name

1941 BUCK ST WESTLINN OR 97068

Address

12 / 11 2014

Date

Sarah

2014 DEC 15 PM 2 08

To the West Linn City Council,

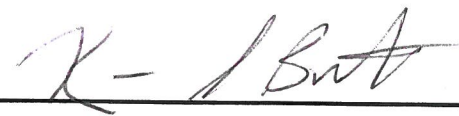
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Sincerely,



Signature

Karin Butts

Printed name

21170 Serango Dr. West Linn

Address

Dec 10 2014

Date

Sarah

2014 DEC 15 PM 2 08

To the West Linn City Council,

Re: Arch Bridge/Bolton Center Master Plan

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Sincerely,

Rachel O'David Vega

Signature

Rachel O'David - Vega

Printed name

4845 Willamette Falls Dr. West Linn, OR.

Address

12 115 2014

Date

97068

2014 DEC 15 PM 2 07

To the West Linn City Council,

Sarah

Re: Arch Bridge/Bolton Center Master Plan

When the City of West Linn applied for and was granted a CET grant from Metro for a master plan titled the "Arch Bridge/Bolton Center Master Plan" the City explicitly accepted the designation of a "Town Center" as defined by Metro's 2040 growth concept and Functional plan for the area included in the Master plan boundaries.

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Sincerely,

Nancy McMATH

Signature

NANCY McMATH

Printed name

5496 River ST West Linn OR 97068

Address

12 / 12 2014

Date

From: "Craig S. Bell"
Date: December 11, 2014 at 1:41:11 PM PST
To: <tfrank@westlinnoregon.gov>
Subject: Arch Bridge Draft Plan feedback

Dear Councilor Frank,

I write in response to [your post](#) yesterday, "You spoke, We Listened". First, a bit of background. Please note that I am generally in favor of the Arch Bridge neighborhood redevelopment.

I have lived in town for almost three years; but long before then, I felt the Arch Bridge area lacked a cohesive identity.

I think this part of town could use the improvements. I submitted an idea for 'Name The Neighborhood', and I hope it wins. =-)

I should note that my opinions are my own, and I speak only for myself, as a neighbor of (and frequent visitor to) the Bolton area.

I hope that you will choose not to categorize my thoughts alongside those of citizens who oppose the draft plan (whatever the merits of their concerns).

I have also communicated with Lori and Sara on these matters; but after reading your post, I wanted to take you up on your offer.

Thus ends the preamble... On to the issues at-hand. I currently have two primary concerns about the draft plan.

1) The West A x Willamette Falls Drive intersection. The draft memo reads:

"The Market Square would have a connection up the hill to West A Street and down the hill to a broad public terrace that would overlook the river."

I was disappointed to see that (beyond a couple of marked crosswalks), no further traffic-control improvements for West A at Willamette Falls Drive were shown on Figure 6.

Without a significant change in control, it will be quite difficult to turn left onto (or off of) West A. More importantly, pedestrians will find W.F. Dr. somewhat difficult to cross.

Non-vehicular access will be yet more sensitive, given how the pedestrian walkway from town-square will cross here to reach WLHS, and points north.

See westlinnideas.com for more about my thoughts on that intersection. I concede that the final design may prove to be a bit tricky, given the stoplight just down the hill.

Generally, I'm for any solution that will safely (and directly) convey pedestrians between West A and the Square

If vehicles can turn left onto (and off of) West A, more's the better. That's already a challenge.

2) Land acquisition. After reading the draft, my primary concern is the possible use of eminent domain to acquire property (page 44):

"Acquisition involves a host of legal steps ... possible use of eminent domain authority (even if a "friendly condemnation") ... etc.

This will require expertise and time to assemble and is critical as immediate follow-up to the approval of the plan"

I am against the use of eminent domain where there is no dire necessity, and especially where the resulting development includes private use.

I understand that this language leaves the door open for cooperative friendly condemnation, however that doesn't relieve my overall concerns.

So far as I'm aware, I don't know any of the private property owners affected by this plan. For all I know, every owner involved is willing to sell.

Even so, I would still find it difficult to support a development plan where eminent domain is available, as a matter of policy.

Unfortunately, Measure 39 does not relieve my concerns, given the large scope of this particular project.

Since the draft plan (taken as a whole) involves both public and private uses, I consider the overall outcome to be colored by the more extreme of the two: the private uses.

To put it another way: Regardless of how the land under each private parcel was acquired, the policies applied elsewhere in that project effectively improved their value.

If (for example) a project focused upon a much smaller area, served a single purpose, and resulted in 100% public ownership, then I would be more likely to accept its use.

To be clear, this redevelopment is desirable and respectable for many other reasons. My household would certainly benefit from the improvements.

I feel strongly that eminent domain - even when intended for the highest public purpose - should always be regarded as odious, and a last resort.

Q: Do you consider eminent domain necessary to the success of the redevelopment plan?

Q: Would the city consider foregoing the availability of eminent domain for this project?

Do let me know if you have any questions regarding my thoughts on either issue. Thank you for reading, and best regards.

-cheers, Craig S. Bell
6035 Skyline Drive

From: John Bailey
Sent: Sunday, December 14, 2014 8:58 PM
To: Kerr, Chris; Javoronok, Sara
Subject: Arch Bridge-Bolton Master Plan

Hi Chris and Sara,

Thanks for the the discussion about the subject plan we had last Friday afternoon. As property owners (TRCS Charter School Building) we are directly affected by what appears to be coming future changes in the area. After a cursory review of the master plan, Marcia and I want to go on the record with the position we appreciate the obvious and thoughtful effort done on this initial plan to date. In order to preserve a quality living and working environment with the expected increases of population and employment sites, the plan lays out a viable baseline for whatever ultimately happens. Thanks to you and all the folks who have provided the input on the plan to date.

Dean and Marcia Delavan

Date: December 15, 2014 at 2:12:00 PM PST

From: Dede Montgomery

To: <sjavoronok@westlinnoregon.gov>, <jboyd@westlinnoregon.gov>, <ckerr@westlinnoregon.gov>, <jkovash@westlinnoregon.gov>, <jcarson@westlinnoregon.gov>, <mjones@westlinnoregon.gov>, <jtan@westlinnoregon.gov>, <tfrank@westlinnoregon.gov>

Subject: Arch Bridge Plan Public Comments

To the West Linn City Council and West Linn Planning Department,

As a West Linn resident of 23 years and a 6th generation Oregonian whose ancestors lived at the Willamette Falls Mission, I am troubled by what I see in the Arch Bridge Concept Plan. I reviewed early plans and completed a survey issued by the city and do not see my feedback included in the plan. Listed below are my primary concerns about the current Arch Bridge Plan as submitted and why I believe it should not be approved:

1. I appreciate and value the first project goal identified in the plan: *Build on the natural and cultural history of West Linn, and its relationship to the environment, particularly the Willamette River.* However, I am disturbed to find little evidence of this goal being integrated elsewhere in the concept plan. Shouldn't there be elements dedicated to history and culture such as an interpretive center or space? I question why there is no evidence of partnership or conversations to include Native Americans or tribal organizations in this planning.
2. The plan lacks any significant plaza or open space dedicated to community use.
3. Tall condos or hotels should not be built along the river bluff area where they will block views and detract from the beauty and open space of the area. Please do not allow a development that could appear in "any city USA."
4. A planning effort that is truly interested in sharing and seeking diverse stakeholder opinions should include multiple development alternatives to consider.
5. Given that traffic is already a failure in this region, no plan of this significance should move on without a traffic and transportation study and considerations addressing increased traffic.

I appreciate your utmost attention to these comments and concerns.

Sincerely,

Dede Montgomery
19648 Wildwood Drive, West Linn OR 97068

Gregg Nitta
5007 Territorial Drive
West Linn, OR 97068

Chris Kerr
City of West Linn Planning Dept
22500 Salamo Rd.
West Linn, OR 97068

RE: Arch Bridge/Bolton master plan

Dear Chris,

I own property on Territorial Drive in West Linn. It's a fantastic street with great views of the river, but it's in dire need of revitalization. I have been following the planning being done on the Arch Bridge/Bolton master plan, and would like to offer my full support for the project.

I understand that it calls for 15-20 units on Territorial Drive. I understand that this may drastically change the character of my street, but I also understand that it's a great street that deserves to be enjoyed by its current and potential new residents. This street and the adjacent area above it has been neglected by the city since the I-205 bridge was developed. It's exciting to think about the new development above and along Territorial Drive, and the new services and jobs will available for residents.

I've been following the planning process and am in full support of what has been done so far. The residents and stakeholders have all had plenty of opportunity to voice their support or opposition to the project. It would be a shame to let all of the thoughtful, intelligent work that has been done by everyone to be unraveled by a vocal minority who is against the plan.

I look forward to the city passing the Arch Bridge master plan, as I believe the planning has been carefully thought out and will create a town center that will greatly benefit the residents of West Linn.

Regards,

Gregg Nitta

From: Jennifer Butts
Date: December 12, 2014 at 11:34:45 PM PST
To: Lori Hall <LHALL@westlinnoregon.gov>
Subject: It's time! Arch Bridge development

Hello Council,

I wanted to express my support for the responsible development of the area on the West Linn side of the West Linn/Oregon City bridge. When the proposed plan is visualized one can see the use of beautiful property providing places to view our grand river. Many years ago the areas in West Linn and Oregon City connected by Arch Bridge were once vibrant neighborhoods where residents gathered and commerce thrived. Today the historic Arch Bridge has been restored in appearance and load capacity. Pedestrian walkways provide easy access between West Linn and Oregon City. The bridge is the connection that can encourage economic development.

It's important to create an atmosphere in line with Oregon City's plans to create a consumer and business services-oriented commercial center near the bridge connection on the East side of the river.

West Linn has the opportunity to create a balanced landscape if we develop the Arch Bridge area on the west side. Plans to create a residential community, office space, restaurants and even a badly needed hotel will make the Arch Bridge area on both sides of the river a destination location for residents in West Linn, Oregon City and surrounding areas. It would be incredible to have my visiting family stay in the town where I live instead of taking their business to other suburbs.

The long-term vision for the Arch Bridge area is sound, respectful of natural surroundings and makes economic sense and the renovated bridge serves as the foundation for that development.

Please approve plans to move forward with the Arch Bridge development.

Kind Regards,
Jennifer Butts
West Linn Resident

--

Jen Butts
Have a great day!

Date: December 15, 2014 at 2:16:16 PM PST
From: Lamont King
To: "Frank, Thomas" <tfrank@westlinnoregon.gov>
Subject: Re: West Linn Pipeline Construction Update

Hi Thomas,

I think there are a significant number of people who would like to see the Arch Bridge Vote put off till after the new councilors have had a time to discuss it on the council. What I read in the IGA and various media sources seems pretty clear that Metro has designs on increasing density in West Linn and it appears CJ accepted their vision when he signed the IGA on our behalf.

Have a great day!

Lamont

From: Peggy Kirkendall
To: <tfrank@westlinnoregon.gov>
Subject: Arch Bridge
Date: December 4, 2014 at 9:41:44 PM PST

Councilor Frank,

I understand you want to think the very best of the West Linn staff and the work they have done on the Arch Bridge project. I don't know how long you have lived in West Linn, my husband and I have lived her since 1996. During that time we have seen West Linn staff and council say and do things that aren't accurate and the citizens end up paying a huge price for it. It doesn't matter who the staff or city council is, the patterns keep reoccurring. People associated with WL Neighbors are attempting to get the city to tell the truth and abide by the rules set in place by the state and our own city, not only to help the citizens but also to help the council members so you will know beyond a shadow of a doubt what is true and what isn't. We also want and have continually requested to see other alternatives which have been denied by city staff. It doesn't matter how many meetings they have had with citizens, **what matters is that they have not listened to citizen concerns and made changes nor have they talked to the people most effected until recently which I alerted people in Bolton to the issues.** In essence, they (and possibly even you) are hearing only what you want to hear which can severely limit the choices you have in front of you. I have taken a survey of my own which I will present at the upcoming meeting to add credence to our concerns.

We ask that you be thoughtful and listen with an open mind.

Peggy Kirkendall

To :The West Linn City Council

And Sara Javoronok, Planner(please add to record)

Metro Auditor, Suzanne Flynn

cwl_council@westlinnoregon.gov

sjavoronok@westlinnoregon.gov

auditor@oregonmetro.gov

Re: The Appearance of Fraud Regarding Metro/West Linn CET Grant

Having noticed what appears to be a pattern of fraud regarding fulfillment of the Metro grant, please add these additional comments, appendices, and audio files to the public comments for the West Linn City Council's December 15th, 2014 meeting regarding approval of the Bolton/ Arch Bridge Redevelopment Plan. Should an investigation or a hearing occur later, I believe it serves the public interest to have the record be as thorough as possible prior to the 15th. Appendix A is the Construction Excise Tax (CET) grant proposal with portions highlighted in yellow. Appendix B is a detailed transcription of approximately 20 minutes of Audio file SR003F recorded at the City Council's Goal Setting Retreat in early January 2014. Appendix C is a general transcript that can serve as a guide to the bulk of the four audio files collected at the Goal Setting Meeting (relevant portions highlighted in yellow). Each piece is important to the public record for this up- coming council meeting.

The curious and potentially illegal pattern was only recognizable to me by correlating the details of a number of large documents, the most relevant are included here. To put it simply, portions of the audio file (see Appendix B highlights) of the 2014 West Linn City Goal Planning Session suggests quite directly that the Arch Bridge /Bolton plan was by and large preset by planning staff long before the Citizen Advisory committee was formed and long before citizen engagement was even possible. The preset plan and the extensive discussion(about Neighborhood Associations, committee members, and creation of a parallel system of citizen involvement to replace the Neighborhood Associations) suggests that from the onset, this plan's leaders were intent on side-stepping the meaningful public engagement actions that they had committed to in the Metro CET grant. The Metro Grant and the in-kind expenditures by the City of West Linn involve dollars belonging to the public, so any failure to fulfill the terms of the contract of the grant, and any faking of the public involvement requirements would represent a serious betrayal of the public's trust and the public's rights to due process. This apparent betrayal is worthy of any investigation by someone who knows how to hold public officials accountable to the law, starting with the Metro Auditor. Since the potential for monetary gain by up zoning this area involves multiple millions of dollars, I ask the Metro Auditor to carefully evaluate whether evidence exists to warrant a higher level of inquiry than Metro can provide.

There are quite a few ways in which the Metro/West Linn CET contract is being shorted, most notably the Public Involvement portion. On Page 6, the grant describes the composition of the advisory committee which will "guide the project." Nowhere does it say a city council person will be on this

committee carefully crafting its charge and guiding it with a strong hand. West Linn's city council rules say council people are not supposed to be on Advisory committees, so Ms. Carson's presence on the committee in the leadership role is questionable from multiple angles. A community workshop was supposed to occur offering a chance for the public to review the preliminary design "alternatives." Alternative designs were never presented, with the heartbreaking exception of the disappearance of the traffic circle from the design. That design change was major, but it wasn't a choice. It was an ominous sign of how the trajectory of the project had left common sense and public welfare far behind.

The CET grant states: "A hearing process is required for adoption of the plan, requiring additional review by the City's Planning Commission and City Council. This will provide additional opportunity for public comment." The plan never went to the Planning Commission, not for a hearing, not for a review. On December 15th, the plan leapfrogs forward to the end, skipping over part of Task II (the design alternatives part), skipping or keeping secret all of Task III (Implementation Strategy including disclosure of regulatory changes and funding mechanisms), skipping the Planning Commission's review part of Task IV. Skipping forward to adoption, to what can only in the most cynical sense be referred to as a public hearing. In a strange inversion of democratic principles, in West Linn in 2014, a "hearing" is where the public speaks, but where the council studiously ignores the testimony. Hearings are not for hearing, they are for voting.

I do hope the Metro Auditor will look carefully into this whole debacle, including whether the consultant was paid properly given that on the tapes there are multiple references to the plan that the planning staff already has, possibly from some "Visions" project (possibly executed by the same consultant 2008?). I really hope the public isn't paying full price for a dusted-off recycled one-dimensional plan. Another questionable expense is the gobs and gobs of public relations propaganda work done by city staff. The purpose of this PR appears to have been to create a parallel but controllable mechanism for public engagement via twitter, Facebook, tele-surveys, and the open house living rooms. Since none of these contrivances have had the least impact on the plan's overall design, their purpose seems more to create the appearance of public input. Meaningful public input vehicles such as the collective bargaining force of the Neighborhood Associations have been strategically marginalized. Also marginalized is the immediacy of hearings and meetings and committee where public ideas are heard, discussed, and engaged with. The parallel system to replace the Neighborhood Associations is discussed on SR00F minutes 27:52-56:05, and on SR002F minute 57. The tapes are very revealing regarding this topic.

West Linn's development code is quite strict about changes to our Comprehensive Plan, and it's really only by an act of profound intellectual dishonesty that anyone can claim that adopting this Master Plan isn't changing the Comprehensive Plan. Its density-heavy "Town Center" designation and its 75ft tall mixed use development zone are things we do not have, do not allow, and nothing short of a Comprehensive Plan change can make these novelties legal. As a resident and property owner I assert my right to be notified 35 days ahead of time about any Comprehensive Plan changes and I assert my right to two public hearings before any such change is ushered through. Why the council and staff hold themselves above the law by faking their way through the CET plan process and ignoring the Comprehensive Plan rules is beyond me. Maybe a skilled investigator can get to the bottom of this unfathomable undemocratic abuse of position.

Rebecca Adams

1941 Buck Street

West Linn, Oregon 97068



January 24, 2014

Chris Kerr
Economic Development Director
City of West Linn
22500 Salamo Road
West Linn, OR 97068

Dear Mr. Kerr:

Enclosed, please find an original and signed copy of the Community Planning and Development Grants Intergovernmental Agreement between Metro and West Linn – “Arch Bridge / Bolton Center Master Plan and Implementation Strategy.” The Metro contract number for this project is 932488. Please use this number when referencing this project in your invoices and reports.

Do not hesitate to contact the Metro liaison for this project, Ms. Miranda Bateschell, Senior Regional Planner, at 503-797-1817 or miranda.bateschell@oregonmetro.gov

We look forward to working with you and the City of West Linn on this project.

Sincerely,

Gerry Uba
CDPG Project Manager

Enclosure

c: Miranda Bateschell, Senior Regional Planner, Land Use Planning
Sherrie Blackledge, Senior Management Analyst, Planning & Development

**CONSTRUCTION EXCISE TAX GRANT
INTERGOVERNMENTAL AGREEMENT
Metro - City of West Linn
Arch Bridge/Bolton Center Master Plan & Implementation Strategy**

This Construction Excise Tax Grant Intergovernmental Agreement ("Agreement") is effective on the last date of signature below and is entered into between Metro, a metropolitan service district organized under the laws of the state of Oregon and the Metro Charter located at 600 Northeast Grand Avenue, Portland, OR 97232-2736 ("Metro") and the City of West Linn, located at 22500 Salamo Rd., West Linn, OR 97068 ("City"), collectively referred to as "Parties."

WHEREAS, Metro has established a Construction Excise Tax ("CET"), Metro Code Chapter 7.04, which imposes an excise tax throughout the Metro regional jurisdiction to fund regional and local planning for the development of land within the Urban Growth Boundary;

WHEREAS, the CET is collected by local jurisdictions when issuing building permits, which the local jurisdictions then remit to Metro pursuant to Construction Excise Tax Intergovernmental Agreements to Collect and Remit Tax entered into separately between Metro and the local collecting jurisdictions;

WHEREAS, the City has submitted a CET grant request ("Grant Request") for the Arch Bridge/Bolton Center Master Plan & Implementation Strategy Project ("Project"); and

WHEREAS, Metro has agreed to provide the City CET grant funding for the Project in the amount of \$220,000 subject to the terms and conditions in this Agreement, and the parties wish to set forth the funding amounts, timing, procedures and conditions for receiving grant funding from the CET fund for the Project.

NOW THEREFORE, the Parties agree as follows:

1. Metro Grant Award. Metro shall provide CET grant funding to the City for the Project as described in the City's CET Grant Request, attached and incorporated as Exhibit B, in the amounts and at the milestone and deliverable dates attached and incorporated in Exhibit A, subject to the terms and conditions in this Agreement.
2. City Responsibilities. The City shall perform the Project described in the Grant Request and in Exhibit A, subject to the terms and conditions specified in this Agreement. The City shall obtain all applicable permits and licenses from local, state or federal agencies or governing bodies related to the Project, and the City shall use the CET funds it receives under this Agreement only for the purposes specified in the Grant Request and to achieve the deliverables and/or milestones in Exhibit A.
3. Payment Procedures. Within 30 days after the completion of each deliverable in Exhibit A, the City shall submit to Metro an invoice describing its expenditures that satisfies fiscal requirements. Within 30 days of receiving the City's invoice and supporting documents, and subject to the terms

and conditions in this Agreement, Metro shall reimburse the City for its eligible expenditures for the applicable deliverable as set forth in Exhibit A. Metro shall send CET payments to:

City of West Linn
Attn: Richard Seals, Chief Financial Officer
22500 Salamo Rd.
West Linn, OR 97068

4. Funding, Termination and Waiver.

(a) Funding; Termination due to lack of CET Funds. Metro's funding commitments shall be fulfilled solely through the programming of CET funds; no other funds or revenues of Metro shall be used to satisfy or pay any CET grant funding commitments. The parties recognize and agree that if the CET is ever held to be unenforceable or invalid, or if a court orders that CET funds may no longer be collected or disbursed, that this Agreement shall terminate as of the effective date of that court order, and that Metro shall not be liable in any way for funding any further CET grant amounts beyond those already disbursed to the City as of the effective date of the court order. In such case, the City shall not be liable to Metro for completing any further Project deliverables as of the date of the court order.

(b) Waiver. The parties hereby waive and release one another for and from any and all claims, liabilities, or damages of any kind relating to this Agreement or the CET in excess of the liability limitations set forth herein.

5. Project Records. The City shall maintain all records and documentation relating to the expenditure of CET Grant funds disbursed by Metro under this Agreement. The City shall provide Metro with such information and documentation as Metro requires for implementation of the CET grant process. The City shall establish and maintain books, records, documents, and other evidence in accordance with generally accepted accounting principles, in sufficient detail to permit Metro or its auditor to verify how the CET Grant funds were expended. Metro and its auditor shall have access to the books, documents, papers and records of the City that are directly related to this Agreement, the CET grant moneys provided, or the Project for the purpose of making audits and examinations.

6. Audits, Inspections and Retention of Records. Metro and its representatives shall have full access to, and the right to examine, all City records related to this Agreement during normal business hours and as often as Metro deems necessary. Such representatives shall be permitted to audit, examine, and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls and other matters covered by this Agreement. To facilitate any audits or inspections, all documents, papers, time sheets, accounting records, and other materials pertaining to costs incurred in connection with the Project shall be retained by the City and all of their contractors for three years from the date of completion of the project, or expiration of the Agreement, whichever is later.

7. Term. This Agreement shall be effective on the date it is executed by both parties, and shall be in effect until all deliverables/milestones have been achieved, all required documentation has been delivered, and all payments have been made as set forth in Exhibit A, unless terminated earlier pursuant to this Agreement.

8. Amendment. This CET Grant IGA may be amended only by mutual written agreement of the Parties.

9. Other Agreements. This CET Grant IGA does not affect or alter any other agreements between Metro and the City.

10. Authority. City and Metro each warrant and represent that each has the full power and authority to enter into and perform this Agreement in accordance with its terms; that all requisite action has been taken by the City and Metro to authorize the execution of this Agreement; and that the person signing this Agreement has full power and authority to sign for the City or Metro, respectively.

Metro

By:



Martha Bennett

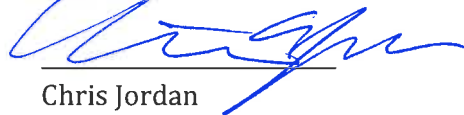
Title: Metro Chief Operating Officer

Date:

1/13/19

City of West Linn

By:



Chris Jordan

Title: City Manager

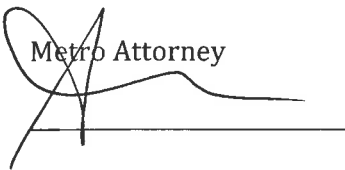
Date:

December 18, 2013

Approved as to form:

By: Alison Kean

Title:



Metro Attorney

Date:

By: Megan Thornton

Title: Assistant City Attorney

Date:

December 17, 2013

Attachments:

Exhibit A – Milestone and Deliverables Schedule for Release of Funds

Exhibit B – City's Grant Request

Exhibit A

CET Grant IGA West Linn – Arch Bridge / Bolton Center Milestone and Deliverables Schedule for Release of Funds

Milestone	Deliverable	Date Due*	Grant Payment
1.	Execution of CET IGA	December 2013	\$0
2.	Project Initiation a) RFP prepared and issued b) Consultant contract c) Detailed work program, schedule, and budget approved d) Advisory committee appointments	January 31, 2013	\$0
3.	Completed Existing Conditions Analysis a) Background and analysis report including background information, an opportunities and constraints analysis, market analysis, potential redevelopment areas, and key transportation issues b) Agenda and notes from the initial advisory committee meeting(s)	May 30, 2014	\$32,000
4.	City Council review and approval of Design Alternatives and Master Plan a) Design alternatives and Master Plan concepts b) Workshop agenda and handouts from a community workshop to identify community preferences among viable options c) Documentation of outreach to developers d) Web-based community survey results and any agency comments e) Agendas from advisory committee meeting(s) f) Final master plan g) Agenda and recording from a City Council work session where master plan is approved	November 29, 2014	\$98,000
5.	City Council adoption of Implementation Strategy a) Draft implementation strategy including catalyst projects, cost estimates, infrastructure needs, and financing strategy/funding options. b) List of key aspects of plan and zoning changes to	June 30, 2015	\$90,000

	implement the master plan and catalyst projects (e.g., comprehensive plan, TSP, and code amendments) and design guidelines c) Agendas from advisory committee meeting(s) d) Final implementation strategy e) Agenda and recording from a City Council work session and meeting adopting the implementation strategy		
TOTAL REIMBURSABLE AMOUNT			\$220,000

*If the Grant contained any Funding Conditions, Grantee shall demonstrate satisfaction with those conditions at the applicable milestone or deliverable due dates.

*Due dates are intended by the parties to be hard estimates of expected milestone completion dates. If the City anticipates that a due date cannot be met due to circumstances beyond its control, it shall inform Metro in writing no later than ten (10) days prior to the due date set forth above and provide a revised estimated due date; and Metro and the City shall mutually agree upon a revision to the milestone due dates set forth in this Agreement.

Note: City of West Linn match = \$80,000

Exhibit B

City Grant Request

[attach]

Community Planning and Development Grant Cover Sheet

Check one:
 Letter of Intent
 Full Application

Project Name	Arch Bridge/Bolton Center	Applicant Organization	City of West Linn
Contact Name	Sara Javoronok	Address	22500 Salamo Road, West Linn, OR 97068
Phone	503-722-5512	Fax	503-656-4106
Email	sjavoronok@westlinnoregon.gov	Fed. Tax ID #	

Fiscal Agent Organization (if different from applicant) _____

Contact Name	_____	Address	_____
Phone	_____	Fax	_____
Email	_____		

Project Location Description (25 words or less)

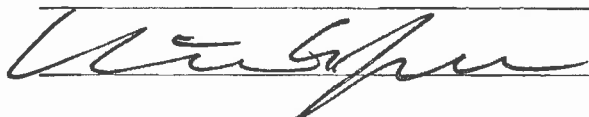
The Arch Bridge/Bolton Center is located at the intersection of Highway 43 and Willamette Falls Drive in West Linn.

Project Summary (50 words or less)

The City requests funding for a master plan and financing strategy for the Arch Bridge/Bolton area, identified as a town center in the Metro 2040 Growth Concept, to guide redevelopment in the area, to maximize the potential of the area, complement plans for the redevelopment of the former Blue Heron mill across the river, and avoid independent actions that may foreclose preferred redevelopment options for the area.

Construction Excise Tax Grant funding request	\$ 220,000	If submitting more than one proposal, please rank this proposal in order of priority	Metro Council District of Project
Total project cost	\$ 300,000		

We, the undersigned, attest that to the best of our knowledge the information in this application is true and that all signatories have authorization to submit this grant application to Metro's Construction Excise Tax Planning Grants Program.

Applicant	Organization Name	City of West Linn	
	Printed Name	Chris Jordan	
	Signature		
		Date	4/18/2018
Fiscal Agent	Organization Name	_____	
	Printed Name	_____	
	Signature	_____	
		Date	_____

To ensure complete letter of intent or full application, please see section 2 of the Grants Application Handbook for a complete list of necessary documents for submittal.



City of West Linn

April 18, 2013

Martha Bennett
Chief Operating Officer
Metro
600 NE Grand Ave.
Portland, OR 97232

Dear Ms. Bennett:

Please accept the City of West Linn's attached application for the Metro Community Planning and Development CET grant. The City Council identified economic development as one of its six priorities for 2013 and has directed staff to initiate the Arch Bridge/Bolton Town Center project for which the grant funds are requested. The Council approved Resolution 2013-03 (Attachment 1) on April 8, 2013, authorizing staff to apply for the grant. The meeting is available for viewing online: http://westlinn.granicus.com/MediaPlayer.php?view_id=2&clip_id=368.

In addition, staff presented an overview of the project to the Council at a work session on February 4, 2013. The work session is available for viewing online: http://westlinn.granicus.com/MediaPlayer.php?view_id=2&clip_id=338&meta_id=12901.

The City is excited about this project, which aligns the City's vision for this area to move forward directly with Metro's Regional Framework Plan.

Sincerely,

Chris Jordan
City Manager

Cc: Gerry Uba, Metro
Paulette Copperstone, Metro
Gail Curtis, ODOT

Attachments:
1. Resolution 2013-03

WestLinnOregon.gov

1913 - 2013: West Linn Centennial

CITY HALL 22500 Salamo Road West Linn, Oregon 97068 ☐ Telephone: (503) 657 0331 Fax: (503) 650 9041

RESOLUTION NO. 2013-03

A RESOLUTION OF THE WEST LINN CITY COUNCIL INDICATING ITS SUPPORT TO APPLY FOR A METRO CONSTRUCTION EXCISE TAX (CET) PLANNING GRANT

WHEREAS, in 2006 the Metro Council established the CET to provide funding to local governments for regional and local planning; and,

WHEREAS, Metro seeks to demonstrate best practices in planning and development, achieve regionally significant outcomes, reduce greenhouse gases; and,

WHEREAS, Metro seeks to support further development in town and regional centers, transportation corridors and employment areas that will result in on-the-ground development within five years; and,

WHEREAS, the Arch Bridge/Bolton area is designated as a Metro town center; and,

WHEREAS, the City Council supports the Metro Council's established regional development goals and outcomes, including sustainability practices; and,

WHEREAS, the City Council Priorities for 2013 call for initiating the development of a Master Plan and Implementation Strategy for the Arch Bridge/Bolton area and securing grant funding.

NOW, THEREFORE, THE CITY OF WEST LINN RESOLVES AS FOLLOWS:

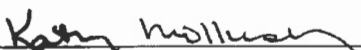
SECTION 1: The City shall prepare and submit a CET Grant application to Metro by April 18, 2013, to develop a Master Plan and Implementation Strategy for the Arch Bridge/Bolton center.

This resolution was PASSED and ADOPTED this 8th day of April, 2013, and takes effect upon passage.

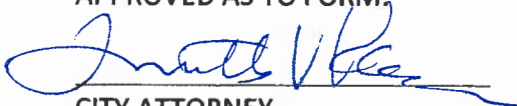


JOHN KOVASH, MAYOR

ATTEST:



KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:


CITY ATTORNEY

City of West Linn
Arch Bridge/Bolton Center Master Plan and Implementation Strategy
Metro Community Development and Planning Grant

Project Narrative
April 18, 2013

a. Project Description

The City requests funding to create a master plan and implementation strategy for the Arch Bridge/Bolton area, which is designated as a Town Center in the Metro 2040 Growth Concept, to facilitate redevelopment that will enhance the community's livability, economic vitality and yield a better jobs to housing balance.

In addition to development of a master plan and implementation strategy for this area, the CET grant would enable completion of a critical gap in the OR 43 Design Plan, an adopted multi-modal plan, which terminates at Hood Street rather than extending the remaining ½ mile to the Arch Bridge linking West Linn to Oregon City. The proposed master plan project would include analysis of the following:

- Center boundaries
- Existing and potential land uses
- Economic and market conditions
- Opportunities and incentives for mixed-use, pedestrian friendly, and transit-supportive development
- Regulatory barriers to mixed-use, pedestrian friendly, and transit-supportive development
- Accessibility for non-automobile modes of travel
- Physical constraints and opportunities
- Alternatives to the type, location, scale, and character of infill/redevelopment including public spaces, potential street modifications, and enhancement to the public realm.

The result would be a master plan for the area that delineates the type, scale, and intensity of appropriate land uses, including the location and type of public spaces and amenities. It would also provide for street alignments and configurations that facilitate pedestrian, bike, and vehicular access, and make better use of the current excess public right-of-way in the Arch Bridge area. Key project components include the plans for redevelopment of the underutilized West Linn Paper Company parcel adjacent to the Arch Bridge, the reuse of the current Police Station building (the City is constructing a new police station in the Willamette neighborhood that will open in 2014), and the redevelopment of the former Blue Heron paper mill in Oregon City, which will directly impact this area as it lies on the other side of the Arch Bridge. This plan would also allow for increased connectivity for non-SOV modes of transit, including a river trail/esplanade that would connect the Bolton and Willamette neighborhoods.

The implementation strategy would identify and prioritize funding and economic development strategies, catalytic public investments, public-private partnerships, and amendments to City plans and codes that would enable and spur appropriate new development.

b. Project Site Description

Land Use

The Arch Bridge/Bolton Center is located at the intersection of Highway 43 and Willamette Falls Drive. It is bisected by the I-205 freeway, including the ramps for the Highway 43 West Linn/Lake Oswego interchange. It is bounded by Buck Street to the north, residential neighborhoods to the east of Highway 43, the Willamette River and the West Linn Paper Company property to the south, and West A Street on the west. The preliminary boundary of the center is consistent with the Bolton Center identified on the Metro 2040 Growth Concept map.

Land uses in the 188 acre area are varied. Commercial areas total 32 acres and are located on Highway 43 from Central Village south to the Arch Bridge. This includes scattered smaller commercial strips and formerly residential properties with commercial uses. The areas surrounding Highway 43 are predominantly residential with varying densities. Residential uses total 130 acres. I-205 and its right-of-way comprise 21 acres.

Transportation

The center includes the intersections of some of the City's busiest roads and the interchange of I-205 and OR 43, a high-volume ODOT controlled roadway. In 2010, approximately 10,000 vehicles used the interchange to travel northbound on I-205 and nearly 10,000 exited from southbound I-205. I-205 itself has 90,000 AADT. On OR 43, the section north of the I-205 interchange had 23,000 AADT in 2010 and the Arch Bridge had 12,700 AADT in 2010. For more recent years, the closure and rehabilitation of the Arch Bridge in 2011-2012 alter these numbers significantly.

Historic and Cultural Resources

Significant natural and cultural resources are present nearby, to the south of the Arch Bridge. Willamette Falls is the second largest waterfall by volume in the United States. The Willamette Falls Heritage Area Coalition is seeking national and state heritage area status for the area around the falls. The area was settled by pioneers early in Oregon's history and they capitalized on the area's potential for industrial development building a mill, locks, and hydroelectric plant. The mill continues to operate today as the West Linn Paper Company. The Willamette Falls Locks are listed on the National Register of Historic Places and were operational until two years ago when they were placed in caretaker status by the Army Core of Engineers. Since then, the National Trust for Historic Preservation has identified them as a National Treasure. PGE continues to operate the T.W. Sullivan Plant, which is the oldest hydroelectric plant west of the Mississippi. The City takes great pride in its early industrial heritage, but is seeking a way to provide increased access and visibility to the river and falls that are surrounded by ongoing industrial enterprises. These areas lie just outside the proposed project boundary and the proposed esplanade linking the Arch Bridge/Bolton center and the Willamette neighborhood would provide at least visual access to these features while promoting and protecting adjacent enterprises.

Demographics

Within the preliminary Center boundary there are approximately 1,100 residents and 420 housing units, and within ¼ mile of the project boundary (extending into the Oregon City regional center) there are approximately 1,100 housing units and 2,600 residents. West Linn has a median household income of \$92,342, a median household size of 2.54, and a median age of 43.5. Generally, the study area is demographically representative of West Linn.

c. Project Background

This Arch Bridge area is the gateway to West Linn from Oregon City and it has the potential for the most dramatic positive change in West Linn given numerous factors:

- Excellent transportation accessibility
- Broad community support for redevelopment as a town center in recent plans
- Political readiness with economic development as a City Council priority in 2012-3.
- Views of the Willamette River and Falls
- Proximity to the regional center in Oregon City with potential symbiotic relationship
- Significant local and regional investments in the area
 - Recently completed \$15 million rehabilitation of the Arch Bridge between West Linn and Oregon City.
 - Passage of a 2011 City bond measure approval for the construction of a new Police Station. The current station, at the base of the Arch Bridge, will be available for reuse in 2014.
 - Across the bridge, Oregon City recently completed \$2.4 million in streetscape improvements in their downtown, which is a regional center.
 - \$300,000 in available parks bond and SDC funding for development of a river trail extending from Willamette Park to the Arch Bridge/Bolton center.
- Redevelopment opportunities and major property owner support
 - The West Linn Paper Company, owner of a significant amount of redevelopable commercial land near the Arch Bridge, is actively seeking to reconfigure their site to maximize the use and value of their property located in the study area and is interested in working with the City.
 - Oregon City and other organizations' investments in the former Blue Heron mill site.

These factors underlie the importance of having a plan in place to guide the redevelopment of the study area on the West Linn side of the Arch Bridge. The City is seeking to realize the potential of the area, complement plans for the redevelopment of the former Blue Heron mill across the river, and avoid independent actions that may foreclose preferred redevelopment options for the area.

The City has worked on three recent planning efforts in the area: Imagine West Linn (2008), which envisions redevelopment of the area as a vibrant town center (<http://westlinnoregon.gov/planning/imagine-west-linn-0>); West Linn OR 43 Conceptual Design Plan (2008) a multi-modal plan for much of Highway 43 in West Linn, (<http://westlinnoregon.gov/planning/highway-43-conceptual-design-plan>); and the 2011 Highway 43/Willamette Falls Drive Vision and General Feasibility Assessment (Highway 43 Vision). As part of the latter project, City staff and consultants (Crandall Arambula) worked with the community to develop the vision (<http://westlinnoregon.gov/vision/draft-concept-vision>) through a survey, neighborhood meetings, and a community workshop attended by 150 people. The Highway 43 Vision identified several discrete projects, including the master plan for the Arch Bridge-Bolton area that provides for a walkable neighborhood center around Bolton's Central Village and a regional center, essentially an extension of the Oregon City regional center, in the area near the Arch Bridge. Planning staff presented options for implementing the Highway 43 Vision to the City Council in early 2012 (Attachment 1) but there was not sufficient funding to proceed.

d. Evaluation Criteria

Expected Development Outcomes

a. The West Linn Paper Company has indicated that it is interested in maximizing the use of its property, particularly underutilized parcels adjacent to the river and just to the west of the Arch Bridge. The relocation of the Police Station in 2014 will result in additional space for reuse. The redevelopment of this gateway area has the potential to create a “center” for West Linn where one is lacking due to historic industrial development and the I-205 freeway. The expectation is that the center would be accessed by transit and contain pedestrian amenities, substantial employment, relatively high density housing, a gateway to the city, a heritage tourism attraction, and enhanced opportunities to view the Willamette River and Falls.

b. & c. It is likely that development permits would be issued within 2-5 years of the completion of this grant. The West Linn Paper Company is currently assessing its options to determine how it can consolidate its footprint and maximize the value of its land. The Police Station will be vacated in 2014, making its historic building and associated parking available for reuse. Changes to West Linn’s plans and codes near Bolton’s Central Village development could result in infill development providing more jobs and housing on adjacent properties.

d. The Highway 43 Vision signifies the community’s readiness for change in the Arch Bridge/Bolton Center. The proposed Arch Bridge and Bolton centers were overwhelmingly supported by a majority of attendees at the community workshop held as part of the Highway 43 Vision process. Eighty-one percent of attendees supported the Arch Bridge Center and 93% supported the Bolton Center. In addition, nearly 90% supported protected bikeways on Highway 43 and an esplanade near the Willamette River linking the Arch Bridge Center with the Willamette neighborhood.

The existing transportation infrastructure is not conducive to support future development and the existing urban form does not provide for strong redevelopment opportunities. A primary purpose of the plan would be to look at alternatives that would provide for a better development pattern and urban form. There has been a community desire for years to establish a “center” to replace and build on what was lost with the construction of I-205. Approximately four acres would be available for redevelopment on the southwest side of the Arch Bridge. There are several additional acres of underutilized land and right-of-way along Highway 43 and adjacent to the river that also have the potential for redevelopment.

Central Village was expanded and remodeled in 2006. This area is also home to the West Linn Library and Post Office. Property owners in this area recognize the potential for additional jobs and housing here and a plan for this area that retains its character while allowing for additional infill, jobs, and housing will be favorably received.

e. The City is the applicant and will act as the project manager. Staff has had discussions with ODOT, PGE, and the City of Oregon City. The City of Oregon City is supportive of development at the west end of the Arch Bridge and West Linn’s application for a CET grant. Please see the attached letters of support (Attachment 2) from the City of Oregon City, West Linn Paper Company, Willamette Falls Heritage Area Coalition, Willamette Falls Heritage Foundation and Bernard Hartung and Donna Gelderman for additional information.

Evaluation Criteria - Regionally Significant

a. *People live and work in vibrant communities* – The Highway 43 Vision calls for walkable centers that meet the neighborhood’s routine needs and provide jobs, a range of housing types, and other amenities that are connected by complete streets with a protected bikeway. Further development of the concepts

in the Highway 43 Vision will provide for an increase in the opportunities for residents to walk for pleasure and to meet their daily needs. West Linn is attractive to families and, consistent with overall population trends, its over 55 population is increasing. The proposed plan would provide for additional density and amenities in close proximity to residences, which would be desirable for both of these groups. In addition, the proposed plan would seek to improve the jobs-housing balance within the City, Oregon City, and other adjacent communities.

b. Residents benefit from the region's sustained economic competitiveness and prosperity – Planning efforts in this area are highly likely to result in development that increases the jobs, retail, and housing available in West Linn. This will benefit existing and future residents, add to the region's sustained economic competitiveness and prosperity, and provide a better jobs-housing balance.

c. Safe and reliable transportation choices – The Highway 43 Vision provides for complete streets that will increase the safety of commuters through this high volume area. The proposed plan can further develop these concepts that are a real concern for residents that travel between neighborhoods to the north and south of the freeway, both in vehicles and via other modes of transportation.

d. The region is a leader in minimizing contributions to global warming – The Highway 43 Vision calls for complete streets and the proposed plan would further develop this approach. The OR 43 Design Plan provides for multiple modes of transit and the proposed plan would continue these elements through to the Arch Bridge and nearby areas. A complete center with good bicycle, bus and pedestrian access, and a range of housing types would enable fewer and shorter trips to meet routine household needs. In addition, more jobs and housing would enable residents to work closer to home. All of these would result in lower greenhouse gas emissions.

e. Current and future generations enjoy clean air, clean water, and healthy ecosystems – The proposed plan would seek to provide increased access for people to enjoy and view the river and falls. Access to the river is limited and street or trail improvements could provide for safer passage through the area. Resulting development would seek to protect, if not improve upon, the area's existing ecosystems.

f. The benefits and burdens of growth and change are distributed equally – This project has the potential to unite and redevelop a center for West Linn. With regional growth, the city became a bedroom community for workers in Portland and other nearby communities. This growth was suburban in nature and this project has the potential to alter that pattern of development and create additional jobs and retail in West Linn, both of which are low in relation to the total population, and provide for additional housing at a density greater than that of the City as a whole.

Location

The proposed project would facilitate the redevelopment of the Metro 2040 Growth Concept designated Bolton Center. The project would include determining precise boundaries for this center, which currently extends along Highway 43, roughly from the Bolton Fire Station to the Arch Bridge, and includes the existing Central Village Shopping Center. It is bounded by residential development to the east and west and the Willamette River to the south.

Best Practices Model

A key challenge for the City in redeveloping this site, shared by other suburban communities in the area, is how to overcome existing development patterns and constraints in a desirable location to create an economically vibrant area that provides a community focus and identity. This location in West Linn provides an opportunity to plan for a pedestrian and transit-friendly environment in a challenging location. The center is bisected by a freeway, has a high-volume state highway passing through its

center, and is near 140 year old industrial development. In the future, the City would be willing to share this information in a variety of ways including through the project website, presentations, and other documents as desired. Elements that are developed for this project in West Linn could be applied elsewhere in the region.

Leverage

The proposed planning grant will leverage outcomes across jurisdictions and create opportunities for additional private and public investment. The Oregon City regional center is located just across the Arch Bridge and Oregon City's continued downtown efforts plus anticipated planning efforts on the former Blue Heron mill site are likely to create spillover effects in West Linn. Development in West Linn would provide the same benefit to Oregon City. West Linn is a popular choice for new construction, and as the City becomes increasingly developed, opportunities for redevelopment will be seen more favorably.

Matching Fund/Potential

Staff time will serve as an in-kind match for the project. This is detailed in the attached Budget Narrative.

Equity

The City has not previously applied for or received a CET grant. As of December 31, 2012, and since the inception of the tax, permits in West Linn generated \$229,852.49. The proposed plan and strategy are likely to result in additional permits and development plans.

Public Involvement

An advisory committee, comprised of members from City advisory boards, adjacent property owners, and the community at-large, will guide the project. The general public will have the opportunity to participate through a web-based survey early in the process and a community workshop to review the preliminary design alternatives. The process will also include two check-in meetings with the City Council. A hearing process is required for the adoption of the plan, requiring additional review by the City's Planning Commission and City Council. This will provide additional opportunity for public comment.

e. Collaborations

Staff has discussed the opportunity with the West Linn Paper Company and other adjacent property owners and they are interested in the project, although not at the level of a partner. The City owns a small parcel where the existing Police Station is located.

f. Proposed milestones and deliverables

Task I – Existing Conditions Analysis (3 months)

Following the execution of the IGA, staff will select a consultant for the project. The consultant will meet with staff, collect background information, perform an analysis of existing physical, environmental and market conditions, prepare an opportunities and constraints analysis, and meet with the advisory committee.

Task II – Design Alternatives (6 months)

Staff and the consultant will develop and conduct a web-based survey. The consultant will work with staff to develop and analyze land use and circulation concepts and design options, hold a community workshop, meet with the advisory committee twice, refine the land use and circulation concepts, prepare a draft plan, and check-in on the project with the City Council.

Task III – Implementation Strategy (7 months)

The consultant would develop an implementation strategy, list of catalyst projects with cost estimates, assess public-private partnerships, prepare necessary amendments to City plans and codes, and meet with the advisory committee.

Task IV – Adoption (2 months)

Following review by the Planning Commission and City Council, the final plan and implementation strategy will be adopted by the Council.

g. Project Management

The project manager for the application is:

Chris Kerr, AICP
Economic Development Director
City of West Linn
22500 Salamo Road
West Linn, OR 97068
(503) 723-2538
ckerr@westlinnoregon.gov

Supplemental Attachments

1. Highway 43 Implementation Options
2. Letters of support
3. Vicinity map
4. Site map
5. Photos

ATTACHMENT 1

POSSIBLE IMPLEMENTATION APPROACH FOR THE HIGHWAY 43/WILLAMETTE FALLS DRIVE CONCEPT VISION (PHASE II)

Concept Vision Component	Support at Workshop	Possible Next Steps	Rough Cost /Staffing	Recommendation	Priority	Council Direction	
						Yes/No	Priority
Centers o Willamette Center (see Attachment 1, pages 8-9)	70 Yes/6 No	A plan to provide for appropriate infill development and coordinated streetscape amenities to enhance the commercial area as a destination, tie the old and new areas together, address traffic issues, and potentially provide for housing within walking distance of the commercial area could be accomplished with comprehensive plan, zoning code and Transportation System Plan (TSP) amendments and new design guidelines. Alternatively, an analysis could be done using renderings or computer simulations to explore the options for the location and scale of infill commercial and residential development, public spaces prior to amending the comprehensive plan and code.	\$30,000-\$80,000 plus 1 FTE staff	Start in 2013	Staff -6 PC -		
o Arch Bridge Center (see Attachment 1, page 10)	67 Yes/16 No	This area has the potential for the most dramatic positive change in the corridor. Potential redevelopment of the Arch Bridge area is best explored though an alternatives analysis using renderings or computer simulations to identify potential street modifications, the location, scale and character in infill development and public spaces. A public process would be used to test the desirability and feasibility of the alternatives. This effort would yield a master plan that would provide the basis for amending the comprehensive plan, zoning code and drafting design guidelines. It would be best to perform this work in conjunction with the TSP update.	\$100,000 plus .5 FTE staff	Start in 2013. Plan for the Arch Bridge and Bolton area together. Start in 2012 if there is not sufficient support for a Robinwood center plan (see below).	Staff -5 PC-		
o Bolton Center (see Attachment 1, page 11)	75 Yes /6 No	A plan to provide for appropriate infill development and streetscape amenities could be addressed with comprehensive plan, zoning code and TSP amendments and new design guidelines. Alternatively, an analysis could be done using renderings or computer simulations to explore the options for the location and scale of infill commercial and residential development, public spaces, and streetscape improvements. In that case, comprehensive plan and zoning code amendments and design guidelines would follow.	\$80,000 plus .5- 1 FTE staff				
o Robinwood Center (see Attachment 1, page 12)	74 Yes/11 No	This area is undergoing change. Planning now would allow the community to shape the development that is likely to occur in the commercial area in the next few years with the addition of Wal-Mart. Minimally, design guidelines should be created to produce desired development character. This area would also benefit from a master plan derived through an alternatives analysis using renderings or computer simulations to explore the options for the location and scale of infill commercial and residential development, public spaces, streetscape improvements and a gateway to West Linn. This work is best done in coordination with the TSP update. Comprehensive plan and zoning code amendments and design guidelines would follow.	\$40,000-\$80,000 plus .5 FTE staff	In 2012, check with residents and commercial property owners to see if there is support for planning for potential redevelopment as a center. If so proceed in 2012.	Staff -1 PC -		
Transportation related improvements Complete streets o Mobility and destination street designations that give higher priority to pedestrians and bicyclists in centers improve traffic flow on Highway 43 and Willamette Falls Drive outside of centers. - Mobility segments (see Attachment 1, page 14) - Destination segments (see Attachment 1, page 16)	Average: 59 Yes/15 No 64 Yes/13 No	The transportation related components of the concept vision could be addressed through the update of the TSP expected to be undertaken in 2012-2013. The TSP update would involve a design process to create and evaluate alternatives through a public process and to ensure that each element could be accommodated in context. (The City sought but did not receive a grant to perform a TSP update in 2011, reportedly due to a state funding shortfall. Staff intends to reapply during upcoming funding cycle. Grant awards will be made in July, 2012).	\$100,000 and .3 FTE staff	Start in mid-2012 as part of the TSP update.	Staff -4 PC -		
o Protected bikeways (see Attachment 1, page 18) - Highway 43 - Willamette Falls Drive	79 Yes/10 No 73 Yes/14 No						
o Safe pedestrian crossings in key locations							
o Transit improvements -improved stops and service							

Concept Vision Component	Support at Workshop	Possible Next Steps	Rough Cost /Staffing	Recommendation	Priority	Council Direction	
						Yes/No	Priority
Riverfront improvements along Willamette Falls Drive section o Esplanade (see Attachment 1, page 20)	78 Yes/9 No	In coordination with the TSP and Master Trail Plan and building upon the 2005 Willamette River Trail Plan, staff and consultants would refine the esplanade concept. We would explore with representatives from the mill, PGE, and the future Blue Heron owners the possibility of eventual access through their properties, test the desirability and feasibility of various alignments and access points, and work with the community to decide on the alignment. The Phase II product could be a typical esplanade cross section and alignment and identification of key trail features/view points to guide acquisition of easements. Design could wait until implementation was pending. The Parks Department currently has approximately \$200,000 set aside for a riverfront trail in this area. These funds could potentially be supplemented with grant funds if easements are secured.	.3 FTE. and \$25,000	In 2012, secure an appropriate easement for the esplanade through the Blue Heron site and the adjacent West Linn Paper parcels. Establish the esplanade alignment and secure other needed easements as possible and finalize the design the when funding for implementation is available.	Staff -2 PC -		
o Blue Heron site (see Attachment 1, page 21)		Comprehensive plan and zoning code amendments could be done to establish appropriate zoning for the Blue Heron site and potentially adjacent properties that provides for an acceptable range of uses and prohibits undesirable uses.	.3 FTE	In 2012, rezone the Blue Heron site and adjacent property as appropriate.	Staff -3 PC -		
o Potential overlooks along Willamette Falls Drive (i.e., at the recycling center and/or bus garage).		Evaluate the potential of reuse of the recycling center and discuss options for the bus garage with the property owners. Develop site plans as appropriate.	?	Coordinate with esplanade planning	Staff -7 PC -		



Doug Neeley, Mayor

625 Center Street | Oregon City OR 97045
Ph (503) 657-0891 | Fax (503) 657-7026

April 9, 2013

Martha Bennett
Chief Operating Officer
Metro
600 NE Grand Ave.
Portland, OR 97232

Re: Oregon City and West Linn's CET Grant Proposals

Dear Ms. Bennett,

The City of Oregon City supports the City of West Linn's application for a Metro Community Planning and Development Grant to plan for redevelopment in the Arch Bridge/Bolton Center. Oregon City recognizes the close connection between these communities and the mutually beneficial aspects that planning and development can provide. The recent rehabilitation and reopening of the Arch Bridge makes this an ideal time to strengthen the connections between the two communities.

Planning and redevelopment at the west end of the Arch Bridge would provide for a number of benefits to Oregon City. It would establish a gateway to West Linn from Oregon City and more closely tie the communities together. Redevelopment could increase the visibility and accessibility of the Willamette River and Falls, thus increasing the area's appeal as a tourist destination. Changes in this area would also provide a benefit to Downtown Oregon City in the form of potential residents, employment, and visitors. In addition, this project supports our work in the redevelopment of the former Blue Heron property.

We look forward to working with you. Please let us know how we can be of further assistance.

Sincerely,

Doug Neeley
Mayor



April 15, 2013

Martha Bennett
Chief Operating Officer
Metro
600 NE Grand Ave.
Portland, OR 97232

Re: West Linn's CET Grant Proposal for Arch Bridge/Bolton

Dear Ms. Bennett,

The West Linn Paper Company fully supports the City of West Linn's application for the Metro Community Planning and Development CET Grant. If appropriately planned for, a Master Plan for the area would serve our long term interests. In particular, our company is actively seeking to better utilize the property it owns south of the Highway 43 - Mill Street intersection and behind the West Linn Police Station, and is committed to cooperate with the City to explore alternative options for the reconfiguration or rerouting of the truck traffic that is required for pulp delivery and the shipping of our finished paper products. We have already spent approximately \$4,000 in engineering to study alternate access routes.

Our company reopened the mill in this location 15 years ago. Today we are the City's largest private employer with approximately 250 employees. The over 100 employees who work at the mill each day depend on these jobs to support their families. We are the only manufacturer of coated free sheet paper west of the Mississippi and make over 700 tons per day.

We recognize the opportunity that the relocation of the City's police station, the rehabilitation of the Arch Bridge, and the closure of the Blue Heron Paper Company offer both West Linn and Oregon City. We are open to creative and responsible plans for redevelopment around and perhaps on our property, particularly if such comprehensive plans create a thriving city center with jobs, housing and tourism, provided that such plans complement and enhance the mill's long term viability and the family wage jobs it supports. A center of this kind this would not only bolster economic activity in the region, but also connect the community to its history.

Please let us know if we can be of further assistance.

Sincerely,


Brian Konen
Chief Executive Officer

Cc: Chris Kerr, Economic Development Director
City of West Linn



WILLAMETTE FALLS HERITAGE AREA COALITION

April 1, 2013

Martha Bennett
Chief Operating Officer
Metro
600 NE Grand Ave.
Portland, OR 97232

Re: West Linn's CET Grant Proposal for Arch Bridge/Bolton

Dear Ms. Bennett,

On behalf of the Willamette Falls Heritage Area Coalition (WFHAC), I want to express our organization's support for the City of West Linn and its application for a Metro Community Planning and Development Grant. WFHAC is composed of public, private, and nonprofit partners, including the City of West Linn, that share a common passion for the Willamette Falls area, its cultural heritage, its economic revitalization, and the experiences of visitors to the Falls area from near and far. West Linn's intentions to plan for redevelopment in the Arch Bridge/Bolton Center align with our vision to protect, enhance, and share the unique and special resources in the Willamette Falls Heritage Area.

As you know, heritage conservation and promotion efforts are grounded in a community's pride in its history and traditions as well as in residents' interest and involvement in interpreting the landscape for future generations. The planning and redevelopment proposed by the City of West Linn respects the heritage area designation and meets crucial economic needs for the community and the region. We support their efforts to plan and develop a thriving city center that will bring tourism and jobs to West Linn, benefitting residents, contributing to a sense of identity, and helping WFHAC and its partners achieve our vision for the region.

Thank you for your consideration of this significant proposal.

Sincerely,

Alice Norris
President



*Willamette Falls
Heritage Foundation*

P.O. Box 635, West Linn, OR 97068
www.willamettefalls.org

April 2, 2013

Martha Bennett
Chief Operating Officer
Metro
600 NE Grand Ave.
Portland, OR 97232

Re: West Linn's CET Grant Proposal for Arch Bridge/Bolton center

Dear Ms. Bennett,

The Willamette Falls Heritage Foundation (WFHF) supports the City of West Linn's application for a Metro Community Planning and Development CET Grant to plan for redevelopment in the Arch Bridge/Bolton center. The WFHF's mission is to preserve and promote the magnificence and history of the Willamette Falls so that it may live in the minds and imaginations of people of all ages. Responsible planning and development of the areas surrounding Willamette Falls can only serve to further our mission.

WFHF encourages the City of West Linn's plans to increase the visibility and accessibility of the Willamette River and Falls and welcomes redevelopment that highlights the historical and cultural significance of the site. We support investment that protects and promotes community assets such as the Willamette Falls Locks. Although temporarily closed, the Locks are the oldest continually operating multi-chambered canal and navigation lock system in the United States. Redevelopment of the Arch Bridge/Bolton area would raise the profile of the area as a destination for locals and tourists alike, in turn helping to support our public education and heritage-related programs. These programs allow WFHF to achieve its goals of increasing public involvement in preservation, building heritage partnerships and enriching the quality of life of Oregonians. Redevelopment of the Arch Bridge/Bolton center can also complement the preservation activities underway in old town Oregon City and the revisioning prospects for the Blue Heron site in Oregon City.

Please consider supporting the City of West Linn in their efforts to meet the local need for a thriving and historically-relevant center and the regional need for a healthy economy. Thank you for your time and let me know if we can be of further assistance.

Sincerely,

James Mattis
President, WFHF

Cc West Linn City Council

April 8, 2013

2013 APR 12 AM 8 38

Martha Bennett
Chief Operating Officer
Metro
600 NE Grand Ave.
Portland, OR 97232

Re: West Linn's CET Grant Proposal for Arch Bridge/Bolton center

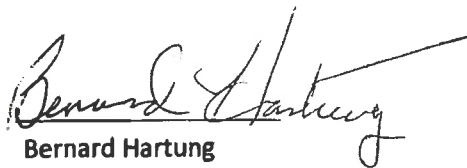
Dear Ms. Bennett,

As the owners of several properties along Territorial Drive, which lies under and around the Arch Bridge, we fully support the City of West Linn's application for a Metro Community Planning and Development Grant to plan for redevelopment in the Arch Bridge/Bolton area. This area has been underutilized and underserved for many years and we believe that a Master Plan results in greater economic vitality will enhance everyone's property values and greatly benefit the entire City.

We are excited about the City's desire to create a plan that would improve access for our residents, both walking and driving, and that could provide additional residents and businesses in the area.

Thank you for your consideration of their grant proposal.

Sincerely,

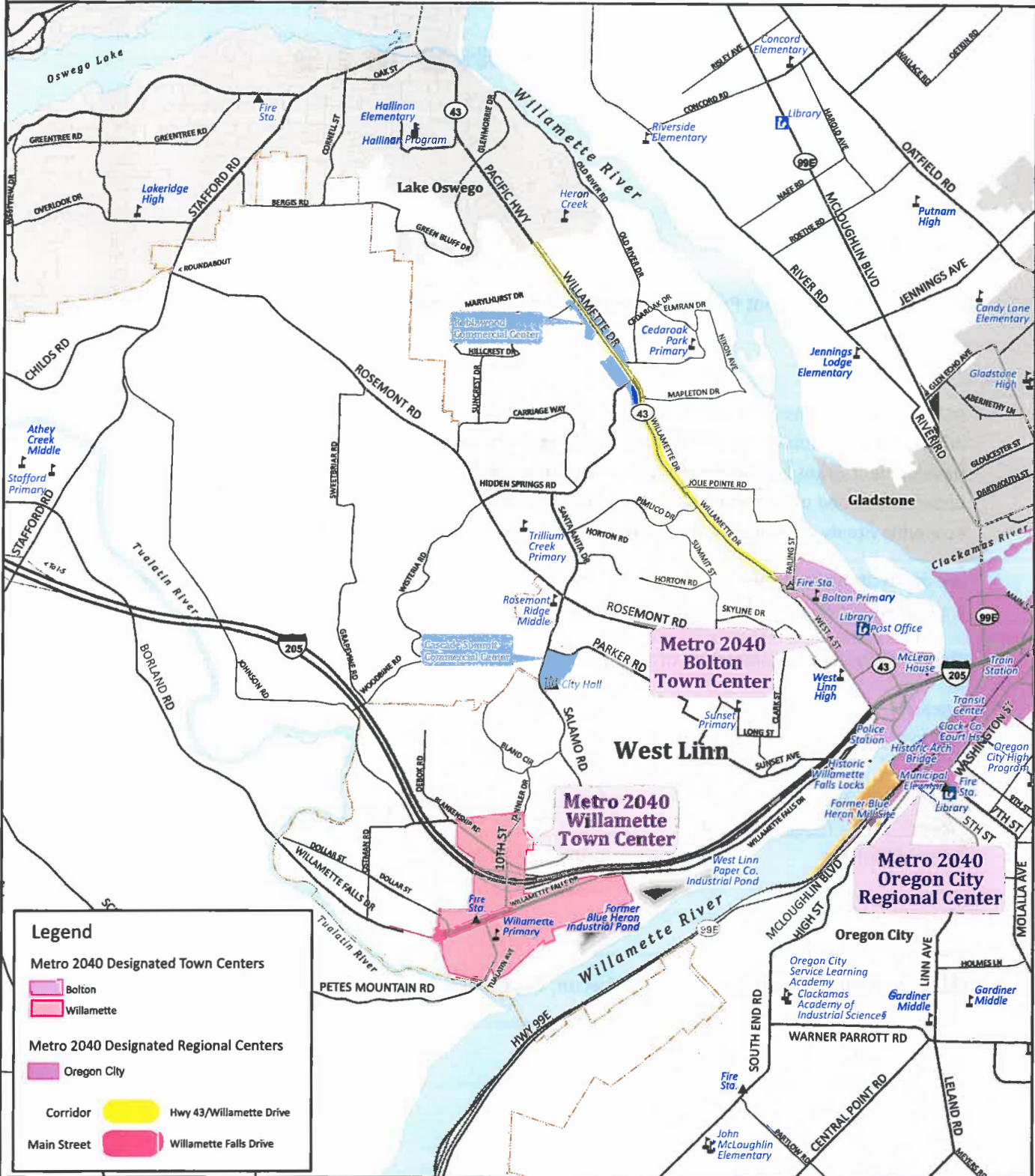

Bernard Hartung


Donna J. Gelderman

CC: Chris Kerr, Economic Development Director, City of West Linn



Arch Bridge/Bolton Center Vicinity Map



Map & Overlays Developed by West Linn Planning and GIS
 This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.
 Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Map Created: 4/15/2013
 LOC: G:\PROJECTS\GIS\HWY43\GRANT_APP_2013_BOLTONCENTER\BOLTONCENTER_VICINITYMAP_201304.MXD | KAH




APRIL 2013



Arch Bridge/Bolton Center Site Map



Air Photo: Summer 2012
 Bolton Center

Map & Overlays Developed by West Linn Planning and GIS
 This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the Information.



Map Created: 4/12/2013
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 BOLTONCENTER_SITMAP_201304_AERIAL_V2.MXD | KAH



Arch Bridge/Bolton Center Area Photos



Willamette Falls viewed from the West Linn Paper Company



Buena Vista ferry traveling through the Willamette Falls Locks in 2011.



View from the Arch Bridge towards Willamette Falls



Recently rehabilitated Arch Bridge



Entrance to West Linn from Oregon City



Existing Police Station that will be vacated in 2014



Existing residential development



Existing residential development



Highway 43 and I-205 interchange



Commercial development on Highway 43



Central Village development



Central Village development

City of West Linn
Arch Bridge/Bolton Center Master Plan and Implementation Strategy
Metro Community Development and Planning Grant

Budget Narrative
April 18, 2013

The City has made economic development and the proposed plan City Council priorities in 2013. The City anticipates the cost of the master plan and implementation strategy to be \$300,000 and that it will be completed in a period of 18 months. The City is requesting \$220,000 for the master plan, with a City match of \$80,000 for staff time and direct costs (1.6x) as an in-kind cost.

The City plans to complete the majority of the project through consultant services with assistance from staff, primarily economic development and planning staff. Significant public outreach is planned utilizing an advisory committee to guide the project, a community workshop to evaluate alternatives, and work sessions with the City Council.

A. Applicant Personnel

Economic Development (Economic Development Director – \$76/hr, 510 hours, \$38,728)

The Economic Development Director, formerly the City's Senior Planner, will have the primary role in overseeing the project including consultant selection and management, project management, and coordination with the public and elected officials.

Planning (Planning Director \$81/hr, 77 hours, \$6,237; Associate Planner \$48/hr – 480 hours, \$23,019)

The Planning Department will have a secondary role in the project, including research and analysis, coordination with consultants on the development of alternatives, community involvement, preparation of design and development standards, and review of the draft and final products.

Administrative (Administrative Assistant – \$44/hr, 70 hours, \$3,084)

Administrative assistance for document and meeting preparation, scheduling, and other daily activities.

Engineering (Public Improvement Program Manager – \$63/hr, 37 hours, \$2,331)

Technical review of preferred alternatives and plans.

Finance (Manager -\$75/hr, 40 hours, \$3,000)

Technical review of estimates, funding options, feasibility assessment, and plans.

Legal (Assistant City Attorney – \$80/hr, 45 hours, \$3,600)

Legal review of development standards and related plan amendments.

B. Consultant

Task I – Existing Conditions Analysis (\$32,000)

Following the execution of the IGA, staff will select a consultant for the project. The consultant will meet with staff, collect background information, perform an analysis of existing physical, environmental and market conditions, prepare an opportunities and constraints analysis, and meet with the advisory committee.

Task II – Design Alternatives (\$98,000)

Staff and the consultant will develop and conduct a web-based survey. The consultant will develop and analyze land use and circulation concepts and design options, hold a community workshop, meet with the advisory committee twice, refine the land use and circulation concepts, prepare a draft plan, and hold check-in meetings with the City Council as necessary.

Task III – Implementation Strategy (\$84,000)

The consultant would develop an implementation strategy, with a list of catalyst projects with cost estimates, assess public-private partnerships, prepare necessary amendments to City plans and codes, and meet with the advisory committee. In addition, the final plan and implementation strategy will be reviewed by the Planning Commission and adopted by the City Council.

Task IV – Adoption (\$6,000)

Following review by the Planning Commission and City Council, the final plan and implementation strategy will be adopted by the Council.

C. Overhead/indirect costs

The City is not requesting funding for indirect costs that would be associated with the project.

D. Line Item Budget

Attached.

E. Statement of Matching Funds

Attached.

Project Budget

		Consultant	City In-Kind
Task 1	Existing Conditions Analysis		
1.1	Project team meeting and on site orientation	\$4,500	\$2,043
1.2	Collect background information	\$6,000	\$1,460
1.3	Review, inventory, and perform baseline analysis	\$9,000	\$2,008
1.4	Opportunities and constraints analysis	\$8,000	\$2,642
1.5	Advisory committee meeting #1	\$4,500	\$847
	Subtotal	\$32,000	\$9,000
Task 2	Design Alternatives		
2.1	Web-based community survey	\$1,000	\$2,122
2.2	Develop and analyze land use and circulation concepts and design options	\$26,000	\$3,963
2.3	Community workshop	\$11,000	\$7,205
2.4	Advisory committee meeting #2	\$6,000	\$1,036
2.5	Refine preferred land use and circulation concept and design option	\$20,000	\$4,625
2.6	Prepare draft master plan/"build out" scenario	\$22,000	\$2,885
2.7	Advisory committee meeting #3	\$6,000	\$948
2.8	City Council Work Session #1	\$6,000	\$2,216
	Subtotal	\$98,000	\$25,000
Task 3	Implementation Strategy		
3.1	Develop draft implementation strategy and action plan with catalyst projects identified	\$15,000	\$4,493
3.2	Develop cost estimates for catalyst projects	\$5,000	\$5,291
3.3	Prepare design and development standards and recommend next steps for regulatory updates	\$15,000	\$6,810
3.4	Advisory committee meeting #4	\$6,000	\$1,080
3.5	Develop list of funding options	\$3,000	\$4,537
3.6	Assess feasibility of options	\$9,000	\$4,807
3.7	Prepare draft implementation strategy report	\$6,000	\$4,898
3.8	Advisory committee meeting #5	\$6,000	\$1,080
3.9	City Council Work Session #2	\$6,000	\$2,382
3.10	Final master plan/"build out" scenario and implementation strategy report	\$13,000	\$7,122
	Subtotal	\$84,000	\$42,500
Task 4	Adoption		
3.11	Adopt master plan and implementation strategy report	\$6,000	\$3,500
	Subtotal	\$6,000	\$3,500
	Total	\$220,000	\$80,000

F1 - Project Budget Form

Personnel Costs	Financial Match	InKind Match	CET Grant Request	TOTAL
Task 1: Existing Conditions Analysis				
Agency staff		9,500		9,500
Consultants			32,000	32,000
Task 2: Design Alternatives				
Agency staff		24,500		24,500
Consultants			98,000	98,000
Task 3: Implementation Strategy				
Agency staff		42,500		42,500
Consultants			90,000	90,000
Task 4: Adoption				
Agency staff		3,500		3,500
Consultants				

Other Costs	Financial Match	InKind Match	CET Grant Request	TOTAL
Overhead/Indirect costs				0
Total for Other Costs				0

TOTAL PROJECT COSTS		80,000	220,000	300,000
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Community Planning and Development Grants Program
 F2 - Match Form

Instructions: If your "Match Source" is a professional or technical service received as "In Kind," use the market average or actual salary or bid for that individual or service. Use the "Notes" field to document methodology.

Match Source	Choose One		Choose One		Amount	Notes
City of West Linn	<input type="radio"/> Financial	<input checked="" type="radio"/> In Kind	<input type="radio"/> Pending	<input checked="" type="radio"/> Secured	\$ 80,000.00	
	<input type="radio"/> Financial	<input checked="" type="radio"/> In Kind	<input checked="" type="radio"/> Pending	<input type="radio"/> Secured	\$	
	<input type="radio"/> Financial	<input type="radio"/> In Kind	<input type="radio"/> Pending	<input type="radio"/> Secured	\$	
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	<input type="radio"/> Financial	<input type="radio"/> In Kind	<input type="radio"/> Pending	<input type="radio"/> Secured	\$	

Total \$ 80,000.00

(Transcriber's Note: UNDERLINED MEANS THE SPEAKER VOICED THE EMPHASIS)

00:09 Greg: Okay I think we've come up with three goals so far Water infrastructure, community engagement and transportation.

00:34 Jones: I think economic development however we define that really, does anybody have anything beyond those four? That they want as a goal? (00:46) Okay so this is our last goal. (0:50) So we're gonna have four goals.

00:54 Greg: You've got four robust goals. (01:15)the communications piece in the community engagement I think is really important. So anyway, Economic Development. Chris.

01:23 Jordan: This is what I have. Um. I had A B and C and a couple of bullets under each one of these. I had A: Arch Bridge project. Arch bridge Master Plan ...my subcomponents of that were..appoint a citizen sounding board and we talked about that...uhm approve to the Council, approve a master plan and now what I mean by that is we kind of talked about this before is that within 2014 is to get a plan in front of you that you can approve by resolution something like that that would not include any ordinances that might be required for CDC changes comp plan changes things like that (02:00)but if we can get a plan in front of you that you can approve that should be the goal for 2014. And and the contract that you approved includes getting to that point. Um and then three, initiating comp plan and CDC changes that are required to to complete the Master Plan. So those are the three goals that I have under Arch Bridge Master Plan.

(02:23)Carson: Can I jump in there? This probably gives me nightmares...(03:22) um without the same kind of public process, but they did take it all out. The issue I have is that a lot of the Bolton people that fought the term Opportunity Areas tooth and nail and also gave Graymore and Associates just incredible amounts of struggles just to do the redevelopment of Central Village, all still are alive and well and living in Bolton. And so this is one of those ones where just like with the reservoir we have to figure out a way to get the citizens that are concerned about that area being (4:09) developed, dirty word, engaged in seeing this as something that's gonna be beneficial for the community, and it isn't going to affect their residential street. Um some of those people live very close in to that area, and you know concerns about Holly Street and you know, how it comes out onto 43, I mean you know, I think we all heard that one land use application about the one business that wanted to develop on the corner of Holly and 43.

(04:45) So I mean I think that this is a wonderful opportunity, and I really want to see us do it...I think we really have to engage the public in a very proactive, um grassroots talk to people about what they see and they want really really early on, and we really need to have someone who is not tone deaf on this project in terms of the lead person. What I mean by tone deaf is when those rumblings start to appear they can go and talk with the citizens back to the same stuff we talked about with the Bolton reservoir. But talk to people and really hear what they want, and say okay what is it what is your vision? And which parts of this do you want to see changed? And what parts do you think we should just...of this area we shouldn't touch? And really not saying that that is going to be the final plan, that somebody is going to really hear and listen and not sort of say oh well we can do all these marvelous things come in with a preplanned concept (5:45) **because my concern is I've already heard some of the Planning Staff that they**

have a vision of what should happen there already mapped out, and if we go out and start having public meetings that the vision created by Planning Staff all mapped out based on what the vision was in those meetings a few years ago, without having that pre-discussion with citizens about what they would like to see, I think we're gonna have an immediate bunch of people who will come together and start talking to their neighbors and say "Don't let them develop anything."

Jones?: I agree

Carson: That is my nightmare right there that we could end up wasting 220 thousand dollars on...

Greg?Frank? I would change one thing you said ...I don't disagree with anything other than the word development. We need to change that to be redevelopment.

Carson: Yes.

Greg?Frank?: It's already developed. We have we have a chance to make it...

Carson: Oh yeah.

Greg?:...better and that's what we did (need?) to communicate is ...apparently it hasn't worked. So how do we now make it a better opportunity for us?

Carson: I think redevelopment...

Frank: That is the message we have to put out there.

Carson: Yeah, but I think we still have to be really thoughtful in how we approach it because if they feel it's a we're gonna do it to 'em no matter what they say it's gonna blow up.

Frank or Facilitator: So that's another alpha test.

Frank or Kovash: ...another word for redevelopment ... (unintelligible) planning ... (unintelligible)... the next one is Sounding Board, and that doesn't sound very important to me? Is there is there another term that something...

Jones: Task Force?

Kovash: ...Planning...Task force...Planning Task Force?

Carson: And this is one place where I think we actually have to engage the Neighborhood Association because the Bolton Neighborhood Association , the people who show up at the Bolton Neighborhood Association are these people.

Jones: Well it is also the Sunset Neighborhood Association that is not just Bolton.

Carson: That's true.

Jones: It is Sunset and Bolton.

Carson: (unintelligible)

Facilitator?: And you've got to engage those people that don't ordinarily show up for those meetings...

Carson: Absolutely

Facilitator?: ... which are the positive, maybe neutral supporters of the project so you hear from them ...as well as the ten you don't want...

Carson: Absolutely do...absolutely, and you're right it is Sunset

Jones?: ...and Willamette...

Carson: And Willamette

Jordan: We already (started?) a list for that we will talk about that in a few minutes.

(8:45) Kovash: I think if we Coengage? The Neighborhood Association I would be very happy to look into the individuals who come, but if somebody says "I represent a neighborhood association" that's going to drop off my radar because they are talking about more people, representing more people than they really do, and I.....unfair advantage..

M: There may have been five people at that meeting were they came up with policy that has no real representation in that neighborhood whatsoever.

Carson: we should say engage the "Neighborhood" it's really..

Jones: So I have a question for Ben...here's the spread sheet for the neighborhood associations...Bolton has...Did they not meet last year?

M: Um, they didn't submit any minutes

M: If they did meet or they didn't?

M: They don't operate by email

Carson: they don't operate by email...Sally

F2: She has a liason whose supposed to be Alma

M: No

F: No it's Gordon

M: Yeah it's Kevin Bright.

F2: and so

Carson: That's Right

F2: But they also as far as I know, haven't meet.

Carson: All year?

Jeni: Not.. we didn't receive an agenda, agenda in the last year because that's they other thing we looked at. If they had an agenda, but no minutes..another meeting potentially, but we never received an agenda from them, we certainly....

Carson: That's really weird cause I'm pretty sure they were talking about stuff related to the centennial..

Jeni: wwe haven't..

M: Well, and you might find that if they been meeting infrequently, they will start meeting frequently because of the influence of others coming into the , the carpetbaggers come in there and they...stir they up because other ..people will have ...prises..

Carson: I'll Inquire with some people...attended those meetings, because maybe they haven't meet all year. I supposed it's possible

Jenni;;;... had an election like in the last?

Carson: No Sally's still president ...for life

Background everyone talking at once

M: She lives in Gladstone. How is that possible?

M: ..she a property owner?

Carson: Because she still

Not any more

She owns one property

Yeah

Does she still

Yeah

..be weird

Carson: She still is? A property ownr

M: ..Next to the..

Carson: first was the Condemned property. It's next to that property

M:...condemned..property

Carson ..it's the other property

(10:44) Jordan: In terms of engaging people early I think, Jody this might help a little bit, part of the role of the consultant who we hired is a, he knows, that we're gonna be doing this task force, he knows we are going to be putting this group together, one of the first things they're doing is having a uh uh um they're going to be interviewing stakeholders the first time they come which is around January 27th Council Meeting can't remember if it's before or after, so you put together a list of stakeholders groups that they might want to meet with, the group that we have listed right now is there's a group that meets at Starbucks most every morningErickson is a member of that group, it's an ad hoc thing, they'd be a good group they live right there. Uh, Oh, Mike Watters has aanother good group. Uh..

Jody: The McClean house folks?

Jordan: Uh, there's the Chamber group down that area. We had a... Sally, Alma, Rich broder?etc.. the group you're talking about I think.

Jody: Yeah, that's what I'm talking about.

M:...businesses, owners, school district, um, the bridge area property owners right around the bridge there . We..engage...clearly impacted by..

Jody: PGE wants to be engaged.

M: They're on a different list actually. All of you. That's why the reason why they're coming they want to.. all of you as well as a stakeholder group..oh ee...

Jody: How about Sunset?

M: We don't have them listed here, but on the advisory group

Jody..they should be...

(12:06) Jordan: ...on the advisory group we have um this real tentative, it's up to all of you to make these decisions, (unintelligible)...um...we were going to suggest that one of the councilors, one of you five chair it, um the um, West Linn Paper Company, PGE, Graymore, we thought one or two Planning Commission members, we thought maybe Michael Babbitt, as one of those two, even though he's off now, but he certainly has a lot of ...we thought maybe Christine Steele, would be good, uh uhm from the HRV Willamette Falls Heritage Area coalition, we thought Jim Mattis, um we think the West Linn Wilsonville School District, (have somebody from that group?) maybe if not one of the members of the board maybe Bill Rhoades or Tim (unintelligible). We thought t two of the following four, we're just trying to get numbers here but, these four people I kinda threw out there, (Charay or Ray?) Bowers, John Moss, Traci Spangler, Todd Jones...thought a couple of those might be good uh ...

Carson: Absolutely.

Jordan: Then we thought four from the following list, um John Gordon, Mike Bessner(?), (B?)randy Rasmussen, (?) Erikson, Mike Watters, Roger Shepperd, Mike Gates (Gage?), Sherry Klein(?)...

Carson: A lot of those people are really good group to choose from.

Jordan: We can't have them all of these people we will have an unwieldy amount, throw that out to all of you as sort of examples of people and ...have other people...that's just great ...thought that if you could pull four or five members from that first group of eight, we got a pretty darn good task force that's really representative of the area and community as a whole also, it's not...it shouldn't be just the neighbors...much broader implications.

Jones: (13:52 -:55)

Carson: Bob was, Sally, um if you...one of the...moved away...Laura

Jones: Laura

...Horsly, Horsly..she's moved away

Jordan: (unintelligent)

Jody: I'm trying to remember who showed up. There was, during that , I would say Alma, not Alma but Sally, there was Bob

Jones: Bob

Jody: um, I'm trying to think, picture that bunch that would show up.

Jordan: put this list together, I..have my criteria

Jody: We'll ask Alma she can give us the..

(14:35) Jordan: When we put this list together, remember that I have my criteria for putting together boards and part of it is work well with other people in a group setting...and are positive pro-active individuals. Doesn't mean they are going to support everything, but they are going to be positive in terms of being engaged (unintelligible)(14:47) Again there may be a lot more people...that is kind of our ad hoc list, I was gonna share that list with you today I can email this out to you and you all can play with it if you want, our idea was on the 27th during the ...consultant comes and talks to you and gets this whole thing started would that be the evening you could appoint a group also to be this task force (unintelligible 15:11)

Greg:

(15:29) Jordan: Good I think that's a great point which is why we are calling it a sounding board because ...there may be a better term, but once you start calling it a task force or something like that it makes that group believe the consultant works for them and that (15:44) is not going to be the case. The

consultant's scope of work is already done (15:47. And it is and it's not if the if the task force we need to go do this this and this our 220 thousand dollar contract just became a 350 thousand dollar contract. We are being charged for all that extra stuff. And that's why we call it something other than the task force, but maybe that's the right term as long as the charge is what it needs to be.(16:09).

M: A group. Just call them a group.

Carson: I'm not married to task force either.

Jordan: But whatever you all want

Carson: Advisory committee.

Jordan: I'm just concerned because as Greg said the charge needs to be clear.

Jones:...responsibilities as a group

Carson: I know we have some preliminary thoughts I mean from the visioning I just think how's that's handled, how it's approached in terms of sharing those is the piece, not that we don't want to utilize some of the work that's already been done because that would be a waste not utilize work that's been previously done.(16:44)It truly is a matter of how that's framed, oh we have some ideas that came out of this other process how bout you know reviewing those and sharing your feedback on on your thoughts now or something that to that you know that kind of a frame as opposed to here's the stuff that 's already, (chuckle) planned (ha ha)(17:06).

(17:07)Jordan: ...sensitivity Jody, you mentioned the houses down there...Chris Kerr and I were talking the other day about the map of the area that we want people to see and if you include the Bolton Town Center Plan or whatever it was it includes all of the houses down to the river including Holly Street and down da, all that area

Carson: Right.

Jordan: Um, Chris and I have been talking about we should cut all that out because that's not changing anytime soon

Carson: Yes.

Jordan: Now I think there's little...

Carson: I think if you do that it will drop the anxiety level

Jordan: There are little areas around the Graymore Development and stuff that can probably be included because there may may have something there that could happen but otherwise the bulk of the neighborhood, there's not much reason to touch because I can't imagine going into trying to change that all around, but the Highway 43 corridor that's a different ball game...

(18:00)(Carson and Jordan talk at once unintelligible)

(18:04)Jordan...that needs to be kind of on the list but in terms of showing the map...

Carson: ...the area that's up Willamette Falls Drive you know down there in terms of the apartments and charter school...include too.

Jordan: but just a map like that that shows this whole big area includes the houses in some cases oh we probably won't touch the houses, but it is on the map is going to get a lot of people very scared...

Carson: That is my concern. That is exactly my thinking.

Jordan: We're trying to avoid those things.

Jones: The study corridor goes to the recycle center, the bus station?

Carson: I hope so.

Jordan: I am not sure how far we are going to take it in this first phase right now, we'll take a look at it but I don't think we are going quite that far south in the first phase.

Jones: I think when they made their presentation if I remember did not go that far south.

Jordan: I don't think it did either, I think (unintelligible) but that's when you get into the PGE issue, and paper company issue...

Carson: Well the PGE issue starts right there because they own the area right where the mill is is on PGE property so PGE we have to get them engaged.

Jordan: Oh yeah and we have them on the list, so if I email this out you can play with it the list that we came up with add subtract whatever...this is your group you are just trying to come up with ideas (unintelligible).

19:33: Oregon Solutions; involved across the river; he make positive comments about our side good synergy...Mr. Lee..20:07 which ever way he must be involved

Carson: I hears...somebody involved in the Blue Heron/Main Street planning on the other side of the river ...synergy ...(20:09) we would like whatever we're doing to be complimentary and if anything be synergistic. (unintelligible)

20:45 and somebody for the Historic Preservation because we have about 13 properties that are either listed ... have the potential to be listed properties ... on that in that arena. The Police station, all the mill buildings all the buildings on the road.

M: So let me see if I can get back to a couple things here

(21:38)Jones: How many token members do we want?

Jordan: With this list right now we were looking at 14 I think, uh (unintelligible at 21:43).

END OF THIS TRANSCRIPTION.

Notes transcribed from the official record of the West Linn City Council Meeting Goal Setting Retreat on January 3 and 4 2014, consisting of four separate recordings: SR000F, SR001F, SR002F and SR003F. This is not a complete transcript and is meant to navigate the recordings. Quotation marks indicate quotes, but should be checked on the recording for accuracy, as well as any statement here should be checked in the recording for context.

Copies of the audio recordings are unedited. The recordings do not identify the meeting or those present but it can be determined that present are: Mayor Kovash, Councilors Carson, Jones, Tan and Frank, City Manager Chris Jordan, Assistant City Manager Kirsten Wyatt, City Recorder Kathy Molesky, ELGL intern Ben Kittelson, Meeting Facilitator Greg McKenzie and citizen Alice Richmond.

SR000F 2:18:36 partial recording of January 3. Tape turned off last hour of meeting.

00:00- Communications and Engagement Survey Preliminary Results-Kirsten Wyatt- 300 by phone and 300 by online- this report only on phone because online not completed.

Top three communication tools difference in preference by age demographic 18-34, 35-54, 55+:

- 1) City web site
- 2) City emails
- 3) Utility bill inserts: newsletter, other, typed on bill

14:45 Social media: Facebook, Twitter. 64% use, only 1 in 4 users are connected to city channels. Identified as a key potential outreach in education for the city.

16:00 Question: did you attend a public meeting, specifically, CC, PC, Advisory Board in last 12 months? 23% have attended. 0% in ages 18-34 and 1/3 in ages 55+ (Wyatt ? if 23% high. ?did ages 35-54 confuse school mtg. with city mtg.)

201:10 Wyatt “We continue to try to grow our Face Book presence by focusing on the more light hearted and up beat aspect of West Linn like highlighting the street topper signs in Willamette that just went up.”

24:00 Kovash “How many people want information that are quote, dissatisfied? I get a huge sense in my neighborhood don’t bother me: I’ve got kids, I’ve got jobs, I’ve gotta do the laundry. You send me something about the city, I’m gonna throw it away.”

26:43 Jones “Let me take some of this a step further and goes also to the compilation of information about neighborhood associations, that spread sheet that we got about who attended NA meetings and yada yada yada...”

Carson “All 26 of them.”

Jones “653 people attended NA meetings last year, that’s double counting. So you figure less than 1% of our population attends NA meetings. Basically NAs some supportive, some non-supportive have become very significant gate keepers as it relates to land use and not always in a positive way. The issue is that NAs are not mandated by the state. They were an idea that was thrown out when Goal 1 was set up in the 1970s and 1980s. And we’ve got so much more technology and so many more ways to deal with it. I would really, just think about this and we can discuss it later.”

27:52 Jones “I would really like to set up some parallel systems, specifically for land use, to see if we can get more neutral, either pro, you know I’m not taking one side or the other, more neutral comments and more citizen participation in the land use process, but it’s not gonna be through regular meetings. I mean, I don’t attend regular meetings. Well, I do because I have to, but I attend those that I have to. How many people in here have been to a NA meeting?”

Tan “Ours is nonexistent.”

Frank “Well it is existent, Bill is the only one that goes.”

Tan “I mean really, no, but in reality its non-existent.”

Laughter.

Carson “And mine is on a night that I have a conflict, so I don’t go anymore.”

Jones “I go once a year maybe, just to show up. “And I think we really need to spend some time looking at that process which I think is dysfunctional and I think it harps back to the days when we still used carbon paper to make copies of things.”

Kovash “I would agree. And it’s, when are we going to spend time doing that? In the land use process, the most effective neighborhood involvement that I’ve seen are there is a specific issue and the neighborhood comes together and addresses the issue. Developer your design does not fit our neighborhood. Will you change it? Yes, I will. When they built the Mormon Church there were all kinds of issues with traffic. That neighborhood came together. Today they are non-existent. They don’t have a reason to meet. When there was a reason, the neighborhood came together and met so I agree with you. I just don’t know where we’re gonna go.”

29:51 Jones “Well, I think we’re gonna have to be really creative and, and.. I mean basically, our NAs, some again supportive, some not, are little uhmm, for want of a better word, are little political, uhmm, uhm, you can’t call them empires, what would you call them?”

Frank “Kingdoms?”

?Kovash “Kingdoms”

Carson “Fiefdoms”

Tan “Kiefdoms”

Frank “Yeah, Kiefdoms.”

Carson “Kiefdoms”

Unidentified “Kiefdoms.”

Laughter.

Jones: “Kiefdoms, that you know, really exclude as many as they attract.”

Wyatt References survey where NAs are not indicated as a meaningful communication tool.

Jordan “This may be blasphemy in West Linn, but we had seven, the PC had seven quasi-judicial hearings this past year and I think collectively there were about four people who spoke in opposition at about seven different meetings. I think there were a few of them where only the applicant even testified and that’s it. We focus as a group, this is sort of inside the beltway thinking, we focus a lot on land use. I think there’s 25325 people out there minus the 50 who make it, who aren’t that engaged in it and don’t really care. Now, I think they care about what goes on immediately next door to them, and maybe with economic development, like, you know, what might happen with Arch Bridge, which I think is really a fun thing I think a lot of people will engage in that. I think the rest of the community isn’t that engaged and doesn’t really care a whole lot. Now, again, I may be off, but I’m just looking at the people who show up and there’s not that many outside of LOT.”

Carson “ I would absolutely agree. And I’ve said this before. I agree with Mike that we need think about other ways to engage the people that want to be engaged in land use decisions. And I think that we need to look at is there other roles that NAs do?”

Carson describes Willamette NA and how their other roles

Frank “It’s a generational divide. I think the survey results definitely point that out.” “And looking at the survey results, that generation of people up to 50 or probably in the 40s are gonna be comfortable on a computer and are going to be on their smart phones and on their tablets, trying to get their information.

35:35 Jones I think were all, all of us on council are committed to smart economic development, but here is still a small group of people opposed to smart economic development who are absolutely not and will fight it and they control a couple of the NAs and have a larger voice in what goes on than really they should. I’m just gonna say it.

Kovash Well put. If we didn't have land use issues in front of NAs, what would they do? Ours holds a picnic once a year.

Jones “NAs are an anachronism and I think in many ways they’re being used inappropriately.

Kovash “I agree.”

Jones “And I think its time we address that. And we have tried. I think everybody has tried to, you know since I have been on council since 2008 we have made every effort to ...”

Jones “Our most active NA, Savanna Oaks, Ed Schwarz told me his email list is 35 people.”

Kovash “Yeah, out of the whole neighborhood.”

Carson “Yeah.”

Jordan about Marylhurst NA accomplishment of adding 10 addresses to their email last year, comparing to the city having 6000

38:03 Jones “Taking it one step further, the boundaries of NAs are an anachronism.”

Carson “Oh my gosh, they’re ridiculous.”

Carson on about not seeing any minutes of NAs except Willamette.

Wyatt “I think generally speaking, it can safely be said, if we were to replace all of the staff time that goes into the NAs today and we took all of that time and put it into list building, email list building, social media outreach, we would be able to, with all of that time, we would be able to build a list, to build a outreach machine that was reaching so many more people in the community, but right now we spend a lot of time dealing with these groups and worrying about them and responding to their concerns. I think you can take that time and you can tangibly take it and move it to a different set of tasks that you see that you need..”

41:45 **Jones** “But one of the things I would like to see us proactively do is figure out ways to communicate with our citizens that are more effective than NAs and quite frankly get rid of the NAs.”

Kovash “And that’s what you were just talking about. We do have the means of improving our communications. And you’ve done a lot in two years.”

Kovash “And you (who?) stated that what is the function of NAs and should they exist for having a picnic at the cost of \$600 per year, once a year. Good question.”

Carson “Maybe they can have that. Who cares if they have that \$600 picnic once a year?”

Kovash “And maybe we’re gonna leave the structure there so that when they really need to do something they can do something, maybe we don’t. I don’t know. But. Excellent. And you know whether that’s on the goal setting agenda.”

Laughter.

McKenzie “OK, it is. So one of the questions I’ve asked you to think about since that is a very robust topic of conversation that has the potential at least, to arise to the level of a goal, is what would be necessary to make that happen? I don’t know if it’s in the code. I’m sure it’s probably in the code they exist. It’s probably in the Comp Plan.”

Kovash “I don’t think it’s in the code.”

Carson “Oh, yes it is. Ohhh, yes it is! Big time!”

Jones “Oh yea, oh yea it is.”

Others: inaudible.

McKenzie “It’s in the whole land use planning laws.”

Carson “Yes, yes, it’s in there.”

McKenzie “So think about, you know, if you’re going to go there, be sure to think about what is involved to get there.”

Kovash “Mike was alluding to that it might not be too easy.”

Laughter.”

Jones “It’s going to be very difficult. And there’s going to be all sorts of blow back, but hey, it’s not the first time.”

Wyatt "Surveys tell you a lot and they are representative of the community as a whole, so when you see a number in here and its contrary to what some one is yelling at you at community comments about the change to Chapter 2" (code where NAs are established) "that's where I think this concept comes into play and you know, if want to keep a copy of this in your binder, sometimes it can be helpful and because it can help you during times of severe blow back."

43:14 **Carson** "Well, you know, I think you're right. I think the problem with this is not us. I mean if we are going to take some of this on, we have a bigger challenge in terms of the people who have, the process it has to go through to make those changes, which is the PC. Who absolutely believes that every one of those people from each one of those NAs who show up regardless of what these findings say, represents the entire community. And so I think, I guess, I'm willing to talk about this in our goal setting as to what we want to do with NAs. I'm not sure if I want to, I don't know if I want to see us spend a year of trying to get the PC to make changes in the code around NAs."

Carson "To me that feels like that could be a huge sucking sound in terms of staff time, resources ..."

Jones "Yeah, that's not gonna happen."

46:16 **Jones** "We can restructure the CCI..."

Carson "Yes"

Tan "Yes"

Carson "That we can do."

Jones "...and then move, I mean this is something that is not going to happen in a year, right? I don't see we're not going to get rid of NAs in a year or you're right it's just going to be a giant sucking sound from all 20 people that have a vested interest in their NA."

Carson "Right and its going to take a huge amount of staff time and resources and I mean I guess that's what I have to balance when I think about that its like what can we do positively that will provide the engagement we want."

Jones "And then if we could create the parallel system.."

Carson "parallel system then.."

Jones "that provides the engagement we want"

Carson "Then you could do something about, OK we've got the engagement People are happy with the engagement, they have a sense they are being heard, those 20 people still have a conduit for their discussion, then you do something with the NAs."

Jones "I totally agree."

Carson "To me its.. if they don't have a purpose, they stop meeting. We've sort of already proven that point."

Jones "We've proven that point."

McKenzie “The expectation that you’re going to have people coming to meetings at neighborhood associations or something else at city hall..”

Jones “It’s not reality.”

Carson “It’s not reality.”

Jones “There’s nothing that says that if we have a land use case that we can’t find the 500 people who are really interested in that do a ..

Wyatt “GIS?”

Jones “Well, we’ll run it with GIS, but then we can do a survey, you know, through any of a number of tools, not expensively, all we really need..”

Carson “You like this design. Don’t you like this design? Do you want to support it? Do you have feedback?”

Jones “Do you have any feedback, if you, yeah. All we have to know is that, and it’s important, is that we’ll get two kinds of feedback. One is the person who identifies themselves and they have standing. OK? The second is the person doesn’t identify themselves and provides input.”

Jordan “We can do that, I think one more step in the evolution of that is that when you have a meeting and you are deliberating on a topic and maybe you have five or ten people come yell at you or something like that, is to use the written testimony that you have received, by a survey, by an email, whatever else, and use that equal to what you heard at the meeting. We have a terrible tendency, all of us do, to respond to who ever is yelling at us, but in reality, you may have 20 emails in support of this position and you have five people yelling at you. You don’t need to engage those five people any more than the twenty people who have said positive things.

56:05 Jodan “You have all done one thing already that’s really important in terms of measuring community support ion any item- you ran for office and you got elected. And that means that generally speaking the community trusts you and wants you to do what you said you would do when you ran.

McKenzie training on change processes. Seven Stages of Concern for Change : 1) Awareness of change 2) How does it work 3) How does it impact me 4) What is the need ...must be addressed first. Compares two processes police station and pool bonds. Managing Transitions by William Bridges addresses the impacts on people., three phases. Reason for bringing these up is for you to know these processes and not to ignore how people are impacted so you are successful in your goals. Also wanted you to read Who Moved My Cheese?

1:34:35 **PC, Red tape**

2:03:30 **Frank** They were unhappy with the process. They wanted this bottom up approach where they came up with the ideas, they wrote the code and then that got blessed by staff and it moved ahead. Last year we changed that. We had set the goals, gave it to staff, then that went to staff. **PC** felt that there wasn't the proper outreach because the 17% of the people that came there, the 10 or 12 people that came there that spoke about the process, the process is wrong, and everything is screwed up and they bought into it. And they tried to fix that. etc And they could never rally around the process has changed. And I think that's what we are talking

Carson The process has changed. That's what I said the process has changed.

Jones. There is one specific individual on the PC who also is influencing a lot of the people on the PC.

Carson uhuh.

Jordan brags about 2003-4 PC who rubber stamped expedited land use and how it was questionable if it was even legal, and they got it done in 90 days.

2:08:40 Kovash When the Cut red tape project went in, something happened between Kerr and PC and they never got over it.

Jordan "I think our project manager on that got off on the wrong foot and so did PC. I think that's part of it. And I think our former PD was not the least bit supportive. And I have no doubt that he was undermining the project from behind the scenes. Just no doubt. I'm just confident of that. So I think that's the combination then. And I've talked to one individual about it and the other (inaudible)."

2:17 Jones is going over the spreadsheet about NAs, noticing he missed spoke the number of "contacts and not unique." What we don't have in this spreadsheet is how many of unique visitors they have."

Jordan "We can't track that."

Frank "You can't track that 'cause they just like put how many people showed up "

Jones "Yeah, I know. I read their minutes. They don't take roll call.

Wyatt "That one is the Savanna Oaks meeting. Chris Kerr was there and he said that of the twelve people, four of them were friends of Teri and Karie and all of them."

Carson "Oh that happens all the time when I was there."

Tan "They have like more friends."

Carson "I don't know. " I haven't looked at it."

Carson turns off recorder, apparently thinking she turned it on.

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SR001F 45:43

19:00 McKenzie "I could see a situation where people with loud voices come to the CC meeting in the public forum portion and express themselves vigorously, expecting to get some sort of a reaction. And there, silence is probably the best response, just... "thank you!"

Jones Well, in the public comment portion, what's interesting, it's most the time.

Carson "I was gonna say, we do get angry people at the public comment portion, but in terms of somebody accosting me on the street..

McKenzie It's what they want when they come to the public comments section. And they're expressing themselves vigorously. Its they want reaction. They want someone to respond to them.

Frank "Well, they know it is on TV."

McKenzie “They know it is on TV. And so silence is golden.”

Jordan “I think Greg you pointed out to me before, when they're doing that, it not about the Council, it's not about the staff, it's just about them.”

McKenzie “Right. It's like getting attention for themselves.”

Jordan No matter what you say, no matter what you do, its not going to matter. Its still going to be about them.

McKenzie That's why you can never give them the right answer. It will always be the wrong answer. It's always about them. They're showcasing themselves. Getting a little attention.

20:40 Council Rules:

21:08 Bias and Disqualification

- **Jordan** recommends not requiring a vote because that is what tripped us up at LOT.

30:00 Meetings- Rules currently state “may” have two regular/month. Reasons to change to one:

- 1) **No need for more. (Jordan-last yr: 13 reg. + special mtgs + work sessions)**
- 2) **Public perception is CC must have two/month, even though “may”**
- 3) **People don't attend/want to attend meetings and don't watch on Channel 30 (per survey)**
- 4) **Can make up for lost items of regular agenda: updates from CM, CC, Community Comments; by adding to work sessions: Council Communications and public testimony (not Community Comments) on specific items as noticed.**
- 5) **Meetings are not a communication tool (per survey).**
- 6) **CC deliberates at work sessions; meetings are efficient and for making votes.**

30:45 **Jordan** “What we're finding is, we generally don't have enough real deep agenda items to warrant having two regular meetings in a month, an occasional one, but we generally haven't.”

34:30 **Jones** “From my experience previously, the CC should have, could go down to one meeting a month and keep the meetings tighter and we'd be a whole lot better off.”

38:44 **Jones** “How do we deal with the Teri-Karie gallery?”

Kovash “Well, we wouldn't.”

39:40 **Kovash** “People abuse public input.”

Carson “They're gonna abuse it anyway. No matter what we do, people if they want to abuse things, they're gonna abuse it.”

SR002F 1:45:50 total

City in better financial position due to higher property tax revenues and lower PERS, with expected 1.5 million more over a few years, so can add back to budget, with about 100-200K more this year for spending.

3:53 Review of 2013 Goals progress and set 2014 Goals and Priorities facilitated by McKenzie.

4:15 Confidential Memo Jordan to CC Nov. 2013 Re: Performance Evaluation mentioned.

14:00 \$35K grant received "Economic Opportunities Analysis" PC & CC will review.

16:40 **Jordan** steers priority & goal setting with his own list.

25:20 Transportation Board is reviewing pathways and trails and prioritizing for CC adoption of "Trail Capital Improvement Plan."

Jones "Make sure the 205 trail is right at the top."

Laughter.

Frank "Number one."

Louder laughter.

Tan "With the Berlin wall."

Continued laughter- sounds like room full.

28:50 Round-about at 10th ST recent study: possible, topography, ODOT.

45:45 Carson asks if Nature & Neighborhood grant would apply to building sidewalks to parks.

Jordan says not worth it per Ken Worcester, process convoluted with audits.

46:20 Regulatory Streamlining Process (Cut the Red Tape)

Jordan "One of the things the PC did, without any citizen engagement, without going through any process at all, the last night, at like 11:00 at night, threw in that all pathways and trails 200 feet long have to go through design review." "That will kill your Eagle Scout projects. That will kill your Rotary projects."

48:00 **Blue Heron project** removed as goal because of litigation around DEQ outflow permits could take years.

51:52 Water infrastructure- Bolton Reservoir and Pipes

Jordan: "The LOT project had a lot of outcry in that portion of the community. The Bolton reservoir for this, a smaller neighborhood, will have a lot more impact than the LOT project." Increased size, close proximity to homes, steep slope down to homes and prior landslide on Skyline.

57:30 Citizen Engagement

Jones Two goals of parallel land use and communications model – pull all together where we have verifiable results for land use. One consultant.

Jones speaks about McKenzie's statement last night for CC to not make decisions based on 20 people that screamed or 5 people that wrote in emails that obviously didn't understand it, but on all 25K people.

Discussion on Citizen Engagement and Communications and model for a new Land Use Process. Verifiable by LUBA, court. Substance of message, communicate message (PR), and feedback. Need to work on feedback piece where people will feel heard and know what we did about their concern.

Jordan on taking state law out of the 50's- so unbelievably time consuming to notice land use cases and so little value- and creating a new system using today's technology.

Jordan That's my goal of citizen engagement. Having a title for this, Citizen Engagement 2020.

Carson Right.

1:23:58 **Kovash** Do we need more words in there maximizing citizen engagement, including land use?

Wyatt Not neighborhoods. Sorry. Giggles.

McKenzie This gets back to the attitude shift. Before you make decisions sitting here, go out and ask people who are going to be impacted what the impacts are going to be and let them come back to you with recommendations. It buys ownership for them and it also gives you better information.

1:25:04 **Carson** I like the way you stated that Kirsten. Because look how citizens are interacting with the city, I think it has too much, chhh, we can't just listen to NAs.

Kirsten "I would bet that the people who feel they didn't get heard didn't get their way."

Jones questions Wyatt if there is any body in Oregon who use something other than NAs for verification of land use processes?

Wyatt and Jordan answer no one uses NAs. LO doesn't. They just have to notice within 500 feet. No NA meeting with developer.

1: Frank one thing we know about land-use is if we are going to be breaking ground, it's going to be challenging, obviously and we know who is going to challenge it.

Kovash: I think you're talking about administrative changes and I look at what happened with the PC and you look at the number of people who complain in an orchestrated effort, there were 19 people.

BREAK for 5 minutes. Tape does not resume.

SR003F – 1:49:31 total

McKenzie wants to be done by 3:00PM.

Come up with 3 goals: Water Infrastructure, Communications & Community Engagement and Transportation, and last goal Economic Development:

Arch Bridge Master Plan

Carson really wants to see Arch Bridge-Bolton area developed. She is worried about all of the people who opposed Bolton designation as an “opportunity area” for economic development a few years ago talking to neighbors and telling them, don’t let them develop anything. Really need community engaged and not come in with a plan by staff.

Carson “And this is one situation where I think we actually have to engage the NA because the Bolton NA, the people who show up at the BNA are these people.”

It’s also Sunset NA and Willamette NA.

McKenzie “And you’ve got to engage those people who don’t ordinarily show up to those NAs, which are the positive, maybe neutral supporters of the project so that you hear them as well as the ten who don’t want it.”

Carson “Yes. No, we absolutely do.”

Jordan “We’ve already started to develop a list for that.”

8:15 Kovash “I think if we quote engage the NAs, I would be very happy to listen to the individuals who come, but if somebody says, I represent a NA, that’s when it drops off my radar because they are talking about more people, representing more people than they really do.”

Carson “Oh, I agree with you.”

Kovash And I think that gives them an unfair advantage. And I wouldn’t”

McKenzie “So there may have been five people at that meeting where they came up with a policy which has no real representation of the neighborhood what so ever.”

Carson “Right.”

Kovash “That’s right.”

Carson “I think we should say engage the neighborhood.”

Agreement.

Frank questions Kittleson spread sheet of NAs- no meetings for Bolton NA. They didn’t submit any minutes or agenda. Jody questions that. Gordon VP communicates w/city.

McKenzie “Well, and you might find that if they had been meeting infrequently, they might start meeting frequently because of the influence of others coming into the , you know, the carpet baggers that will come to their NA to stir them up because of heartburn they have about different projects .”

Discussion about Sally’s service as BNA President and her eligibility.

10:45 Jordan goes over two lists from staff of stakeholders and people to be on task force.

Jones “Who are the negative voices in Bolton, Bob McCarthy?”

Sally, Laura Horsey (moved), Roger Shepard.

Carson “We’ll ask Alma. She’ll give us the names of the rest of them.”

17:10 Discussion about the geographic scope of the Arch Bridge redevelopment

22:20 State and National Heritage Area

25:50 Also under Economic Development: **Red Tape Project renamed Regulatory Streamlining Project**

Carson Need to look at areas still needing streamlining and figure out a better process than last time.

Jordan has mixed -use , trees, etc.

Jordon Wants to conduct an audit of the CDC to identify it and assist in creating greater efficiencies in public and private sector. Gives example of Alzheimer’s care facility Conditional Use or Permitted Use not clear, Kerr will interpret. Costly (guess ¼ million), needs to be done for 10 years, requires outside consultant, guess a year.

Jones We can do it with an outside consultant, got money. “Butt he issue is what’s gonna go on with the PC? Is the PC gonna hold eighteen months of hearings on it and listen to 10 people?”

Tan “Right.”

Jones “And if they are, then we shouldn’t do it.”

Tan “No.”

Frank “Well, I guess that comes down to who is the chair of the PC.”

Babbitt and all individual members of PC say the code needs to be redone because it’s so conflicting.

Carson “We need to make sure they’re engaged in, in some way so that when it comes to actually having to make a decision, they don’t have twenty hours of hearing from twenty people.”

Would probably save a lot of LUBA money.

Talk about the proposed Alzheimer care facility.

42:00 Jones “We can impose whatever we want on the PC. We can change the CDC and not even put it before the PC.”

45:45 Carson “ I think that in terms of Robinwood, that we should, and I’m not sure how to say this because LOTS gonna be

Jones “Start a movement to annex themselves into Lake Oswego.?”

Laughter.

Frank “That’s off the record, Kathy.”

Laughter.

Carson throws out idea of making a goal to support LOT “Buy Local.”

Jones “I think all you’re gonna do is just catch crap if you put that in as a goal.”

Kovash “I agree. Don’t bring up (inaudible).

McKenzie “ I’ll give you fair warning. This should not be in the record.” But this is a cynical observation. I go to the Linn City Pub a lot. I don’t think I’ve ever seen anybody from Robinwood Association in there, at least the ones that are visible and the loudest. I wonder how much they actually shop up and down the Hwy. 43 corridor. I don’t think they do. I think most of the merchants along Hwy. 43 and in that area get their business from others.

Restaurants, banks, all of that sort of stuff, I don’t think the people down there support them. I don’t have any information other than anecdotally, not seeing them around.”

49:05 Pursue Local Improvement District (LID) for street lights in main street area of Willamette

Carson “The NA two years ago, with some of the merchants present, had voted that they were in support of doing a local improvement district to replace the light fixtures on Willamette Falls Dr. so”

Carson “Robinwood on the Metro plan is also a main street, but I think I heard loud and clear, we don’t want to touch Robinwood at the moment with a ten foot pole.”

Discussion balancing doing something in each of the business districts: Willamette, Bolton, Robinwood, Top of Hill. Should LID be a goal? Take it off?

Jones “I would take the last one off (LID) frankly, because it goes to Jody’s statement that we’re, ya know, going to catch crap from Robinwood for not doing something. If we doing something for Robinwood we’re going to catch crap for doing something, but if Willamette is not up there”

On-going projects: Stafford, Sustainability Plan, ACC, Stormwater & Sewer Master Plan

1:05 Councilors written comments to McKenzie:

What frustrates councilors?

- Communications among staff, PC, council
- Disconnect between some factions of community and council-“those who come and yell and scream and those 30 people in the community...Influence weighted beyond their representation.... a vocal minority.”
- Council members should stick up for each other more often and be less tolerant of rude and inappropriate behavior at council meetings and other places

Staff written comments to McKenzie:

What would you like to see done next year? Staff comments:

- RFP for city attorney services (couple people)
- Stick up for each other and not react to the whims of individuals

1:09:35 **City Attorney-Explore In-House VS Outside and do RFP**

Jordan: “Let me ask you a question, do you want to have an in-house city attorney?”

Jones: “No.”

Carson: “No.”

Frank: “That’s a bigger question.”

Jordan: “Because I will tell you the impression of other lawyers looking at our city right now. You have an in-house city attorney right now. “

Carson “Yes, we do.”

Jordan “Despite what everyone thinks, you do.”

Carson “I know we do.”

Jordan “Megan is acting as your city attorney. She is giving you 97% of the advice that you receive is coming from Megan. It is not coming from outside the (inaudible)”

Carson “That’s true.”

Frank “Well, the charter is very clear, that the city attorney reports to council.”

Jordan “Absolutely.”

Frank “So if it is an in-house attorney, it would have to report to council.”

Jordon "Absolutely."

Frank "That position."

Jordon "Yep. That's what other cities do."

McKenzie "Currently, do the assistant city attorney report to city manager?"

Agreement.

Kovash "But operationally, I'm not sure that there would be a whole lot of difference in how a city attorney in-house versus the way Tim operates now. I think the part time attorney, they have different allegiance and their working for a lot of clients...I would certainly like to entertain the idea of the advantages of having an in-house attorney."

Carson "I'd be willing to entertain that as well."

McKenzie

Jenni questions what other cities do.

McKenzie "Once you get to a city this size or LO's size you almost always have an on staff attorney in some role, it might be an assistant city attorney answering to the city manager or it might be a city attorney answering to the council, so this about the size you'd find making it a full time position."

Jordan It would clearly require some additional outside assistance as well.

Jones "I think having an outside city attorney, and I don't fully agree with you John, "there have been times this year and I think you guys know about some of them when I've worked directly with Tim on stuff. I mean sure Tim works with Chris and works with Megan, but Tim in those instances wasn't getting his marching orders from Chris. And I think there's some real significance to that. My concern with having an in house attorney, and I know it works, is an in-house attorney is where the real loyalty rests."

Lengthy discussion about loyalty of city attorney to council if in house.

Will explore in-house city attorney hired by council by gathering information from other cities with the intent of doing a RFP. Jordan suggests talking with Jeff Condon who's been an in house city attorney and outside attorney.

Need to do evaluation of city attorney Tim Ramis.

Jordon on staff relationships with the PC and PC annual report. Staff can't stand working with PC and annual report was outside of their purview.

Carson PC can maintain control and moderate conversations can set rules.

Jones “When I was chair typically when someone started screaming or got out of line, I never had to really correct it, I just pointed to the city attorney , who would go point of order and shut that person down.”

1:31 Monday meeting with PC: budget, efficient Mtg., hostile environment with staff, robert’s rules, trust with citizens, those twenty people who are awful. Get their ideas about how to get work done.

CCI Committee

Jody “Take it over.”

PC is vested in the CCI.

Frank “Yea, they’re probably vested in that more than any other piece that they do.”

Kovash “The staff told me that the business people were well aware of the red tape project and they refused to testify at the PC. They were going to wait until they came to the CC because they just won’t go and that’s an indictment of the PC.”

Carson I don’t think we should get into NA thing at this meeting, maybe make a second meeting.

Frank “My question is the CCI, how we’re going to approach that subject, I mean, I feel strongly it needs to come back to council.”

Everyone agrees to council taking back CCI.

History of CCI. No one can recall.

Send work plans to all advisory boards.

Adjourned.

December 11, 2014

Mayor Kovash and Council Members Carson, Jones, Tan and Frank
City of West Linn
22500 Salamo Road
West Linn, Oregon 97068

Subject: Proposed Agenda Bill 2014-12-15-01: Resolution 2014-20, Arch Bridge Master Plan

Mayor Kovash and Council Members,

This letter concerns Agenda Bill 2014-12-15-01: Resolution 2014-20 and plan by the West Linn City Council (CC) to approve the Arch Bridge Master Plan (AB Plan) based on its grant agreement with Metro (IGA). I offer this letter and comments for the record as a citizen of West Linn.

It's important to understand that I am very interested in seeing the Arch Bridge area improved in ways that enhance the economic viability of our community while also preserving and honoring the great history and heritage of this grand Willamette River setting. I also want to acknowledge the efforts of City staff and Arch Bridge Advisory Committee Members (task force) in the important master planning process for this unique area.

However, it is regrettable that the City's process seems to have cut short the kind of transparent, creative and collaborative approach and outcome that I and many in our community expected. I am particularly disappointed with the lack of creative and functional design opportunities reflected in the single Proposed Concept plan (Concept Plan) the City is recommending. The citizens of West Linn, neighboring communities, Native Americans, and all other visitors to this great setting deserve so much more.

In this letter I describe several concerns about what I believe are shortcomings in the process of approving the IGA, unresolved conflicts with key elements in the existing community vision documents (listed below), and a questionable ability to meet code and legal requirements if our City proceeds on its current course of action. I have identified six critical aspects of the Concept Plan that could be changed to create a plan that better honors the unique setting which our entire community could support and embrace.

The City's master planning process should be consistent with the key visionary documents central to West Linn's community planning. These documents include: *2009 Community Growth Aspirations Report*; *2008 Adopted Imagine West Linn*; *2006 Adopted Bolton Neighborhood Plan*; *2003 Vision Statement and Action Plan for the Willamette Neighborhood (Main Street)*; and, *West Linn Comprehensive Plan*. Unfortunately, the City has acted contrary to a truly transparent planning process and community vision/spirit reflected in these documents. The City did not engage the Neighborhood Associations and did not follow the Planning Commission public hearing process that should apply to this early master planning process. In addition, by its independent signing of the IGA with Metro before the AB Plan project was vetted to the community, the City committed West Linn to Metro 'Town Centers' that Bolton (and West Linn) does not need and Willamette never wanted.

In this master planning process, the City has downplayed and patronized concerns raised by the community. The City has accomplished this by repeatedly focusing its responses to a limited number of topics that it can defend with overly-simplistic explanations from staff and CC members. Using this technique, the City has not addressed the bigger picture planning and development issues and long-term implications of its actions. I find these response tactics unacceptable. It's not the level of honesty and rigor that I want and expect from our City for such important community planning.

Listed below are principal concerns with the City's process for the AB Plan approach. This is followed by concerns with the single Concept Plan the City proposes. In the final section I outline recommendations for next steps to renew the process and restore community engagement in our master planning.

AB Plan Process Violations or Conflicts

- The IGA prematurely committed West Linn to (Metro) '*Town Center*' development schemes for the Bolton and Willamette neighborhoods before these schemes were explained, discussed or agreed upon through a neighborhood/community engagement process as required in the *West Linn Comprehensive Plan*. Before applying for the Metro grant and signing the IGA with the '*Town Center*' commitments, the City should have established an ad-hoc committee to frame the parameters of the City's commitments to development in the IGA that would be acceptable to the community – this process/procedure did not occur.
- Statements made by City/staff that Bolton and Willamette were 'designated' '*Town Centers*' by the City and Metro years ago are incorrect and misleading. Prior to the IGA, the Metro '*Town Center*' vision within West Linn was only considered "conceptually."¹ Yes, '*Town Center*' labels do appear on some maps prepared previously by Metro or the City, but these are in "concept" only and they did not/do not carry formal or legal status or designation as they now do in the signed IGA for the Metro grant.
- A '*Town Center*' designation for Willamette does not exist in any of West Linn's vision documents including the Willamette Neighborhood Plan which only envisions Willamette as a Main Street area. Thus, the IGA to accept Metro grant money was based on erroneous assumptions about the true interests of the community. This predetermined outcome is in violation of the community's interests and the process of community planning reflected in the *West Linn Comprehensive Plan*.
- As noted in the second bullet above, a '*Town Center*' label for Bolton appears on some maps previously generated for the area and this concept is identified as a potential option in the future for Bolton in the *West Linn Comprehensive Plan*. However, the Comprehensive Plan clearly states (page LU-7) that the '*Town Center*' scheme is conceptual and it could only be adopted in Bolton if the neighborhood wanted the additional development after an extensive neighborhood engagement process with the City. In addition, *Imagine West Linn* describes the community's preference for a less developed plan for the Arch Bridge area specifically. It describes a plan more open to the river and a smaller scale development ("village-scale that is compatible with the adjacent neighborhoods") for areas to the north

¹ One example illustrating this point is the fact that the recent urban development in Bolton (i.e., the Market of Choice shopping area) was called the '*Bolton Center*' - a subtle but very important distinction from '*Town Center*' or '*Bolton Town Center*' as it would have otherwise been identified under Metro's concept before the newly signed IGA.

along Hwy 43 in accordance with the *Adopted Bolton Neighborhood Plan*. It's critical to recognize that a community engagement process that led to a neighborhood agreement to become a 'Town Center' did not occur, and certainly was never agreed to before the IGA to formally designate Bolton as a Metro 'Town Center' was signed.

- Contrary to claims by the City/staff, the signed IGA does define the boundaries of the Bolton 'Town Center' across a majority portion of the Bolton neighborhood. Now, because of the 'Town Center' commitment in the IGA, these boundaries can only be changed by City resolution or ordinance, and this requires approval by Metro – Metro staff confirmed this during the City's November 19, 2014 presentation at the Library. This is an example of unnecessary and uncertain involvement by Metro on West Linn planning already as a result of the 'Town Center' designation.
- I find no compelling reason or basis to commit to Metro's 'Town Center' concept for future planning/development in West Linn. Based on discussions with Metro staff about Metro Title 6, Metro will not fund or invest in 'Town Center' areas unless they are capable of accommodating a high-capacity transit system (e.g., TriMet Max Line). In fact, under Metro's vision, 'Town Centers' are by design intended for areas that will be served by such high-capacity transit systems. There are no plans for such high-capacity transit systems in West Linn. Further, the desired development schemes described in our current aspirational documents (e.g., *Imagine West Linn* and *West Linn Comprehensive Plan*) can be accomplished with our current master plan (e.g., *Adopted Bolton Neighborhood Plan*) and community development code with minor revisions/regulatory adjustments for the Arch Bridge area. In other words, there is no need to go through a 'Town Center' process in order to plan the Arch Bridge and other Bolton neighborhood areas.
- Despite City/staff claims that the " 'Town Center' label does not matter" to West Linn's planning, it does bring inherent expectation for design standards that will accommodate a significantly greater density and intensified uses (e.g., taller building structures). The City has stated that the 'Town Center' label doesn't matter only because Metro does not require a specific density for the AB Plan. The real concern here with the 'Town Center' designation is the pressures from corporate interests that will influence future projects/developments in the area – development that is likely to adversely change the complexion of our community. These concerns/expectations are very real and they are more likely to degrade the future character and quality of life in West Linn if the 'Town Center' designation is not abandoned. **This doesn't mean that we don't develop these areas of interest more densely. It means we go about the development on a slightly more reduced scale and under terms better-fitting our community interests and control.** We understand that our City, not Metro, will ultimately determine the level and type of future development that will occur in West Linn; however, the signed IGA has changed the development scenario for the community and the formal 'Town Center' designation is already influencing other development plans in West Linn². We don't need the 'Town Center' designation and we don't want unnecessary outside corporate pressures directing our community planning.

² For example, national developers are already using the 'Town Center' argument to substantiate a proposed large apartment complex in Willamette that is opposed by Willamette and surrounding neighborhoods. This 'Town Center' designation puts these neighborhoods, and our entire West Linn community, in a defensive position from the onset as developers pressure our community in the future.

- Master planning of this scale and magnitude, and for a heritage area as important as this, requires full review by our Planning Commission with public engagement (hearings) at the early concept level of planning and design. I have heard City staff and officials say that the Planning Commission has been involved with the project from the beginning. This is misleading and inaccurate characterization of the level of engagement with the Planning Commission. Although two Planning Commissioners sat on the Arch Bridge Advisory Committee and the Planning Commission sat in on two CC work sessions where updates on the project were briefly summarized, the citizens should not be deprived of their right to participate in a meaningful way in a public hearing process before the Planning Commission. This plan has never had a public hearing before the planning commission and, therefore, is in violation of CDC 98.070.
- The task force the City put together to prepare the AB Plan is problematic. City Council approved Resolution 2014-01 on January 27, 2014 to create the *Arch Bridge/Bolton Town Center Master Plan Advisory Committee* which would be chaired by a City Councilor chosen by the Council. Jody Carson became the Chair of the Advisory Committee. This is not normally allowed because CC rules require Councilors to: *"respect the separation between policy making and advisory boards, commissions and committees by: A. Not attempting to lobby or influence boards, commissions and committees on any item under their consideration. It is important for the advisory body to make objective recommendations to the Council on items before them."* Unfortunately, no public discussion took place regarding whether breaching the Council rules might serve the best interests of the public or not. Nor to my knowledge was a vote conducted to suspend Council rules. While the resolution may have been passed to allow Councilor Carson to lead the task force, this does not abdicate the responsibility for conflicts of interest and this should not have been allowed in this case. It is also unclear whether the task force members properly declared potential conflicts of interests in keeping with Municipal Code 2.060 (5) Conflict of Interest. Collectively, I believe this task force lacked the objectivity needed to provide alternative creative designs and was biased toward the desire of City staff to move quickly to achieve other economic development goals and interests.
- The City/staff and its task force have also showed great antipathy toward community members that question the AB Plan process and the singular Concept Plan the City insists on advancing. Many citizens trying to better understand the City's plans have been mistakenly and insensitively characterized and brushed aside as NIMBY's or simply antagonists that "don't represent the community," to quote one City leader. After more than 100 concerned citizens showed up at a Bolton neighborhood meeting in October with legitimate concerns about development plans, the City's own task force, including at least one City official and others with standing, published an article referring to the community members concerns as "scare tactics." This is unacceptable conduct. This is not the behavior or outcome I want or expect from my City government and its advisory representatives.

General Comments on Proposed Concept Plan

- The single Concept Plan from the consultants looks pretty much like any other roadside town mall. Look at what they have designed or built in other cities - they pretty much all look the same. Consider that the singular linear concept being offered could have been

- sketched on a napkin without ever seeing the site location for a few thousand dollars. This linear, car-centric design is the wrong style and layout for this unique setting. We need to think outside the box here and scale the design to better match a majority of the citizens interest (large plaza design open to the river), the limitations on infrastructure (especially traffic), and the environmental and historical setting before we even think of moving to the next level of regulatory and land use changes.
- Please do not patronize citizens further with the point that this is only a general Concept Plan and that it doesn't matter where things appear. Nonsense. We have seen this tactic before – our failed Safeway car mall for example. While there may be small adjustments to the design here and there, based on the current conduct, it's apparent that the City/staff and its consultants plan to push hard and fast to advance this standardized Concept Plan in its current general form/design layout.
 - In a master plan process like this there are typically multiple possible concept designs offered with different styles and attributes to choose from. I attended the 'storefront' workshop for the AB Plan and Concept Plan and there were a lot of great ideas being shared and documented. What happened to all that brainstorming guidance, where are all those great ideas and innovations the citizens proposed? Again, West Linn residents are given one linear, car-centric design and told "not to worry" and to "trust us it's only a concept." Actually, from what I see overall, the Concept Plan has not changed significantly from citizen input. If the Concept Plan is not altered appreciably based on public suggestions, then this is merely the appearance of public participation to a predetermined outcome. To be offered only one concept design at this early scoping phase is unacceptable for a major project like this. I heard from a very trustworthy and concerned citizen that when our community development director was asked why we don't have alternative designs to consider that he got upset and said he couldn't do that because if he offered multiple designs "you would pick the least dense alternative." So much for creative thinking, objectivity, and sensitivity to community interests/desires.
 - Given the already failed traffic conditions in the area, traffic flow and patterns should have been given higher priority, analysis and consideration in this early concept phase. It is inconceivable to me that the consultants and City/staff would create such a car-centric design (see related comments on building design below) given the poor existing traffic conditions well known for the area. The limited traffic analysis conducted by staff in early December in response to public concerns is insufficient to understand potential future traffic flow and implications of the AB Plan design for the immediate area or the adjacent Bolton and Oregon City areas.
 - There are, at minimum, six critical aspects of the Concept Plan that should be changed or at minimum shown as alternative Concept Plans for the community to consider:
 1. **Create a Large Open Plaza as the Central Design Component.** *Imagine West Linn* describes the resident's vision for the Arch Bridge to include as its central component "**a large public plaza, opening out to the activities and beauty of the river.**" I saw this desire reflected in many of the sketches and comments I have heard from residents, and which I shared with the City/staff and design consultants at the 'storefront' workshop – what happened to this vital central component of the design? The current Concept Plan provides only a very small (postage stamp) 'market square' with a couple benches surrounded by buildings – this is completely

unacceptable. We have one shot at this and we need to create a large, open plaza environment where the community can gather and embrace and celebrate the uniqueness of this historic, environmental setting. This location should become to West Linn what Pioneer Square represents to the City of Portland.

2. Move the Buildings Away From the River. The large hotel and residential buildings should not be constructed along the river frontage between the river and the larger developed property. This is akin to West Linn putting the back side of buildings and dumpsters between the people and the best views at the top of the hill in West Linn (the Safeway parking lot mistake). Let's not mess up another great location in our haste to build quickly and cheaply to meet a marketing scheme suggested by an outside consultant. Rather than a standard linear roadside mall design with no sensitivity to the setting, we should evaluate an overall amphitheater style design to the larger property with the buildings terraced back from the riverfront between the large open plaza on the south and I-205/Willamette Falls Drive on the north. This will help to preserve the larger canyon landscape and provide a very grand backdrop setting with excellent views from all areas on the larger property, including from any hotel, condominiums or other commercial spaces and pathway/corridors (e.g., view from Broadway Street), while still providing the open vistas to the river for all to enjoy in an enlarged plaza area.

Freeway sound is also critical to the building plan layout and this has not been considered seriously in the current Concept Plan. If you build large/tall buildings along the riverfront they will capture and echo the freeway sounds back throughout the developed property and it will be much worse than existing conditions. However, if you terrace the buildings on the north side of the property they will tend to block/shelter the freeway sounds from the larger property to the south and this will greatly enhance the overall experience across the larger property. Using today's design strategies and technologies, these buildings can be located next to the freeway and not be adversely affected by nearby traffic noise on the north side. Constructing the buildings on the north side in a terraced design will also allow for larger buildings to be constructed without them feeling so overbearing and oppressive.

Another significant benefit to moving the large buildings to the north side of the property is it helps to focus traffic closer to the freeway side and it significantly reduces the need to drive cars deep into the property which supports a much preferred people-centric design overall.

3. Build the Roundabout. Without question the main intersection needs to incorporate a roundabout design and the traffic light concept must be eliminated. This is readily achievable with the available space with just a slightly scaled-down commercial development. The fact that mill trucks are now expected to use an alternative connection to Willamette Falls Drive supports this approach, although truck activity can still be facilitated in a roundabout design. Roundabouts can be very creative and even aesthetically appealing and pedestrian/bikeway crossings can be easily incorporated set back from the core structure as in many European designs. One critical flaw with the traffic light design is it would completely fail/disrupt traffic backing up to the south across the bridge into an already challenged intersection in Oregon City. The Concept Plan will fail if traffic to and from the area is even moderately worse than current conditions, which are barely passable for significant periods of the day.

4. Integrate Historic/Heritage Components. The Concept Plan should honor the historic and heritage aspects of the site by incorporating relevant elements into the design. This is identified as Goal 1 of the project, but I don't see any aspect of this reflected in the Concept Plan. This is

unacceptable. The task force should have included at least one tribal representative and it appears the design process should incorporate further input from tribal interests. A large plaza design would allow space to incorporate historic or cultural elements of interest such as large art sculptures (e.g., perhaps large salmon and other fish species of the Willamette River) and/or fountains of interest for play and aesthetic value. Historic aspects could be showcased in educational panels or actual historic pieces if available or a museum of western art and culture could be built as a central theme for tourism. The space/design should celebrate the historic and heritage elements and be greatly distinguished from typical town mall developments as it now appears in the Concept Plan.

5. Scale-Down Slightly the Commercialization/Development. Given the physical constraints of the site setting, and especially traffic flow concerns, I think the overall design needs to be scaled-down somewhat to better fit the space and make the developments functional and attractive to residents and visitors. If it is difficult to get to and from the location the development will not be popular or desirable.

6. Better Coordinate Design with Oregon City. It is important that our development in West Linn be coordinated with development plans of our neighbors in Oregon City. This is perhaps most important for design affecting traffic generation and flow. The Oregon City Bridge near the main intersection is a critical pinch-point and I don't believe any development will have a chance of success if a roundabout design is not integrated north of the bridge in West Linn.

Recommendations Moving Forward

Based on the available information, the City should put on hold the current AB Plan process until certain aspect of the project plan and commitments are discussed and clarified with the community. It's imperative that the community and City work together to establish the most appropriate framework for our planning objectives. Once the planning framework is agreed upon with the community, further design alternatives more fitting for the unique Arch Bridge setting should be developed for consideration before any regulatory and land use steps are implemented in the next phase of the project. Additional recommendations for next steps are summarized below along with the six action items described above:

- The City should take whatever action is necessary to remove the '*Town Center*' designation/agreement for Willamette with Metro.
- The City and community should discuss whether it's appropriate to retain the '*Town Center*' designation/agreement with Metro for Bolton. West Linn does not need the '*Town Center*' designation to develop the Arch Bridge and Bolton areas more densely as it prefers, and it appears more favorable for the community and City not to have the additional governmental oversight in our community planning.
- If the community determines to retain the '*Town Center*' designation/agreement with Metro for Bolton, the City should prepare a resolution or ordinance, as appropriate, to reduce the boundaries of the '*Town Center*' north of I-205 to the immediate corridor along Hwy 43 in agreement with the *Adopted Bolton Neighborhood Plan* and a majority of our community members. Future development along the corridor should not deviate from the *Adopted Bolton Neighborhood Plan* unless a majority of the community determines any necessary changes.

Proposed Agenda Bill 2014-12-15-01: Resolution 2014-20, Arch Bridge Master Plan
Comments from Russ Axelrod
December 11, 2014

- If the community determines to remove the 'Town Center' designation/agreement for Bolton with Metro, this will likely require abandonment of the grant and reimbursement of the grant money to Metro. The City and community can work together to find alternative ways to pay for its master planning. Consider that the grant money is less than the price of a median home in Bolton or approximately \$10/citizen. I would be the first to offer my \$10 to help West Linn plan its future and to see that potentially negative interferences on our community planning are minimized.
- After these steps and at least two or three Concept Plan alternatives are prepared, the Planning Commission should convene a public hearing to consider the plans according to CDC98.070. To support the public review process, the City should conduct a series of well publicized open house events in the community.

Thank you for your time and consideration on these important matters before the CC. I trust that the CC will respect and address these comments and recommendations with the goal of building a better, healthier community for the citizens of West Linn.

Respectfully,

A handwritten signature in black ink, appearing to read "Russell Axelrod". The signature is fluid and cursive, with a long horizontal stroke at the end.

Russell Axelrod
Vice Chair Planning Commission and Council-Elect for 2015
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