

LONG-RANGE PLANNING PROJECTS FOR 2012-13

updated-10-2012

| PROJECT | PROJECT DESCRIPTION/ RATIONALE | STATUS | FTE NEEDED |
|--|--|--|--|
| 1. Blue Heron Redevelopment | Prepare a feasibility analysis and master plan for the redevelopment of the 39-acre former Blue Heron site. Consider comprehensive plan and zoning code amendments that provides for the preferred uses and prohibits undesirable uses. This project would address a potential esplanade alignment. | Over the summer staff solicited ideas from the community regarding the future uses of the former Blue Heron site. More than 500 people offered their ideas. A task force was formed to evaluate the ideas. This coming winter, they will select the most viable concepts to present to the community for comment and, based on the community's input, recommend the preferred reuse of the site to the City Council. A master plan and any needed zoning changes will be prepared based on the redevelopment concept approved by City Council and the County. (45 % complete) | .5 FTE and a consultant to prepare the master plan |
| 2. Willamette Historic District code update – Phase II | This project will complete the code update started in Phase I (which concluded in the spring of 2010). This project will refine the Willamette Historic District code and supplement it with illustrations. The City received a CLG grant in 2011 to help fund the project. | A consultant was hired which to produce a draft which was refined with the help of an advisory committee. The draft will be released for public review following Planning Commission and Historic Review Board review this coming winter. Public hearings are expected in late winter. (70% complete) | .2 FTE |
| 3. Historic accessory structure and Willamette Neighborhood Survey | This survey will add accessory structure data to the existing survey of the historic district and survey all properties in Willamette that are over 45 years of age and were not previously surveyed. The City received a CLG grant to help fund the project. | Completed | |
| 4. Historic Resources Rehabilitation Grant Program | In 2011, the City established a grant program using CLG grant funds to provide small matching grants (50% grant funding) to owners of contributing National Register homes for rehabilitation or restoration work. The program was very well received in its first year. CLG funds are only available every two years on a 17-month grant cycle. Staff and the Historic Review Board would like to continue the program in 2013. | The Historic Review Board awarded \$6,000 that went towards projects that cost nearly \$24,000. Completed | |
| 5. Evaluate and refine the Water Resource Area (WRA) regulations (Chapter 32) | Determine if the WRA regulations are working as intended. Amend as warranted to provide consistency with riparian Habitat Conservation Areas and improve the clarity of language and diagrams (e.g., regarding hardship, disturbed area and applicability). Identify possible changes that would protect the functions of the resources, at least to the degree provided by current regulations, while minimizing unnecessary impediments for appropriate development. Establish a mitigation fund to provide for offsite mitigation when it's not possible on site. | Draft amendments prepared by a Planning commission subcommittee are under internal review. The draft will be presented to the full Planning Commission early this coming winter (60% complete) | .4 FTE |

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| <p>6. Unrelated, substantive code fixes</p> | <p>This project addresses significant, potentially controversial, unrelated code problems. The project components are listed below:</p> | <p>Draft amendments have been prepared and are under review by the Planning Commission. They will be released for public review later this year. Hearings are expected this coming winter (65% complete)</p> | <p>.2 FTE</p> |
| | <p>Address residential lighting impacts. In at least one instance flood lighting at residences has become a nuisance for neighbors.</p> | | |
| | <p>Chapters 18 and 19. Residential uses above commercial. The CDC does not allow residential units above the first floor of commercial businesses in the some commercial districts unless it is multi-family housing (defined in Chapter 2 as three or more units) which closes the door on the opportunity to have one or two residential units above smaller commercial buildings, for example in the Willamette. The City has recently had inquiries about this possibility. The proposed amendment below would provide for one and two dwelling units in commercial buildings in the General Commercial (Chapter 19) and Neighborhood Commercial (Chapter 18) districts.)</p> | | |
| | <p>Chapter 35. Temporary uses. The City has had requests for temporary use approval for construction trailers and staging areas that were needed for at least two years. These requests were acted on by the City Council. Processing a temporary use requiring a public hearing takes a couple of months and costs several thousand dollars. The proposed amendments would allow all temporary uses to be acted on by the Planning Director or by the Planning Director and Planning Commission.</p> | | |
| | <p>Chapter 52. Consider specific sign code amendments to allow blade/projecting signs in the Willamette Falls Drive Commercial District. Blade/projecting signs would enable increased visibility of businesses for motorists and pedestrians. Address signs/advertising at sports fields. Signs for businesses are common around sports fields to help finance operation of the facility.</p> | | |
| | <p>Chapter 53. Consider allowing sidewalk uses, such as tables and merchandise, along the street side of the sidewalk as well as next to a building provided that it does not interfere with pedestrian passage. The current code only allows tables on sidewalks and displays next to buildings. However some wide sidewalks, e.g., at sidewalk extensions, have room for tables and displays along the street without interfering with pedestrian passage.</p> | | |
| | <p>Chapter 55. Clarify and refine the submittal requirements for Class II design reviews. There is some confusion about what is required for a complete submittal for a design review application.</p> | | |
| | <p>Chapter 85. Number of dwellings allowed on cul-de-sacs. The code (Subsection 85.200 A (11)) currently limits the number of lots accessed by a cul-de-sac to 12. Consider increasing the number of lots along cul-de-sacs under certain circumstances. Also consider allowing dead end streets to be narrower so developers are less motivated to proposed private streets instead of public ones for small groups of houses. The purposes for limiting the number of dwellings along cul-de-sacs are to provide for connected streets where possible and to avoid access problems for emergency response vehicles. In some instances, the current limit of 12 dwellings along a cul-de-sac may be an unnecessary impediment to appropriate development. Some existing dead end streets have no potential for connection (i.e., due to I-205, topography or existing development) but they access land capable of accommodating infill development that would not pose traffic or public safety problems. Metro requires (3.08.110 E) that proposed residential development on 5 or more acres involving construction of a <u>new</u> cul-de-sac be limited to 200 feet in length and provide access for no more than 25 dwellings.</p> | | |

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| | <p>Chapter 92. Amend the code to provide opportunities for applicants to offer a fee-in-lieu of certain public improvements, such as sidewalks, where they are not appropriate. For some small infill lots, full public street improvements may be inconsistent with the surrounding built environment. The code allows a fee-in-lieu of sidewalks, but lacks a viable method for determining the amount of the fee and where to apply the funds.</p> <p>Chapter 98. Establish a docketing process to enable City boards and commissions, staff, and the public to suggest planning, historic and sustainability related projects to the City Council and to become aware of proposals under consideration. The Council would review the proposed projects, add projects of interest, and decide which of the proposed projects to include in the Planning Department work program. The docket would be set biannually in coordination with the budget, with an annual review.</p> <p>The docketing process would allow Council to review all of the projects together and decide which ones are of greatest importance and community benefit. It also gives the Council the ability to align planning efforts to further Council goals rather than the Planning Commission and staff working on projects that the Council will not ultimately support. (This amendment was on hold pending completion of Phase I of the Highway 43/WFD vision project.)</p> <p>Chapter 99. Reevaluate notice requirements; consider expanding the notice distance for proposed projects beyond 100 feet. Some Planning Commission members believe that 100-foot notice is insufficient for some projects.</p> <p>Sport courts. Residential yards provide a safe and convenient play area that is important to families and the community. However, in recent years, the City has heard from residents alleging that their neighbor's recreational activity (e.g., basketball and batting cages) creates noise that is distracting inside their residence well after dark and that the associated lighting illuminates their bedrooms; results in dozens of balls entering their yard, some of which damage landscaping; and generates excessive storm water runoff. They assert that this activity significantly diminishes their quality of life, poses safety risks, impacts their ability to conduct a home occupation, and may reduce their property's value. The proposed draft amendments are intended to avoid or reduce the potential adverse impacts of active recreational activity on the neighbor's quality of life without unduly impinging upon reasonable use of residential lots</p> | | |
| <p>7. Residential infill/PUD update</p> | <p>Amend the CDC to provide for infill housing on small, infill properties that is compatible with the surrounding area. Amend the PUD regulations to coordinate with other applicable regulations, remove obsolete and ineffective provisions, clarify confusing and contradictory provisions, and facilitate appropriate development. Identify and implement ways to improve the design and minimize the adverse impacts of flag lots. Since the city is largely built out, infill and redevelopment will be dominate forms of development in the future. The PUD chapter is outdated. It was not designed to provide for the small scale development likely to occur in the future. In addition, it is not coordinated with related code provisions.</p> | <p>The project is on hold due to staff reassignment. Work will resume in the winter of 2012/2013. (70% complete)</p> | <p>.25 FTE</p> |
| <p>8. Parking management program for the Willamette Commercial area</p> | <p>Prepare a parking management program for the Willamette Commercial area. The purpose of the program would be to explore short, mid and long-term actions to manage existing parking, help accommodate infill development, make the area more walkable, and reduce the need for additional parking in the study area. The City Council committed to preparing a parking management program for the Willamette Commercial area in exchange for a state funded roundabout feasibility study at 10th Street and Willamette Falls Drive. The parking management study has to be completed by August 2013.</p> | <p>Work will begin this winter (2012/2013) and will be completed by August, 2013.</p> | <p>.4 FTE</p> |

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| 9. Update the Transportation System Plan | Amend the City's Transportation System plan (TSP) in conformance with Regional Transportation Plan (RTP). Also address Highway 43/Willamette Falls Drive (WFD) vision components: Complete streets with mobility and destination street designations that give higher priority to pedestrians and bicyclists in centers and improve traffic flow on Highway 43 and Willamette Falls Drive outside of centers; protected bikeways; safe pedestrian crossings in key locations; and improved transit stops and service. The City is required to amend the TSP to implement Metro's RTP by December 2014 (the deadline was extended from 2012 due largely to a lack of grant funding). This project would be performed by planning and public works staff with consultants. | On hold. Staff has prepared a detailed work program and sought a State TGM Grant In 2011 and 2012 to help fund the project. The grant was denied largely due to state funding shortfall. Staff is currently considering alternative courses of action. At this point, staff intends to reapply for a TGM grant in 2013. (2% complete) | 1 FTE |
| 10. Energy Audit | Identify water, energy and waste generated by City of West Linn facilities. Develop benchmarks to begin reducing resource use. | Complete. Phase 2 would be to implement projects identified by Siemens during their audit. | |
| 11. Master Trail Plan | The Master Trail Plan is intended to identify the future trail network in the city. | The Parks Department making amendments to the draft plan with planning staff support (70% complete) | .05 FTE |
| 12. Organize the Robinwood Commercial Area to participate in the Main Street Program | Implement a Main Street Program in Robinwood similar to the Willamette program. With the help from the County Main Street program staff and their consultants, study the Robinwood area to determine the economic needs Main Street could address, and organize business owners and other stakeholders in the area into an "Exploring Main Street" level group under the Main Street Program. | This project was transferred to the Economic Development Director. The decision was subsequently made to not pursue a Main Street Program in Robinwood at his time. | 0 |
| TOTAL FTE NEEDED | | | 3 |

Potential Projects for 2013

Staff expects to have approximately .8 to 1.8 FTE planners available in 2013 to perform long range planning projects. This is consumed by the previously approved/mandated projects above which are estimated to require a total of 3 FTE. (The Planning Department lost a senior planner position in 2012). If the Council decides that any of the projects listed below are of higher priority than the previously approved projects they can delete or defer one or more of the projects listed above or add staff or consultant capacity. Alternatively, the Council can add one or two projects to the 2013 docket recognizing that staff will not be able to complete, or perhaps start them, in 2013.

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|--|---------------------------------------|--|--|--|
| 10. Update Sustainable West Linn Strategic Plan | Sustainability Advisory Board | Coordinate with West Linn Comprehensive Plan and focus action items into 5 year work plan; complete benchmarking criteria, review plan goals and accomplishments, reformat to resemble Comprehensive Plan. Many goals in the existing plan have been accomplished, many are no longer relevant. Reformat to improve implementation and understanding by staff and other users. The Sustainability Advisory board and staff are currently discussing plan update options regarding scope and plan format. Also weighing benefits of plan update vs. more tangible projects given available resources. | .25 FTE. | |
| 15. Highway 43/WFD Vision - implementation | | The City Council indicated in 2012 that it would reevaluate the following projects in conjunction with an economic study | | |
| • Arch Bridge Center | Workshop support: 67 Yes/16 No | Potential redevelopment of the Arch Bridge area is best explored through an alternatives analysis using renderings or computer simulations to identify the location, scale and character of infill development, public spaces, and potential street modifications. 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. The Arch Bridge area has the potential for dramatic positive change, largely due to its transportation accessibility (particularly if high capacity transit becomes available) and proximity to the river and Oregon City. It has potential to accommodate employment and higher density housing, if desired. It should be planned in conjunction with the TSP and the Bolton area with consideration of the former Blue Heron site across the river. The plan for this area would set the eastern alignment for the esplanade. The plans and regulations applicable to Bolton can be improved to protect and enhance the character and quality of the area as it evolves, bolster the viability of the business area, and improve the streetscape along Highway 43. | \$80,000 - \$100,000 plus .5 FTE staff | PC: Second priority among centers Staff: Highest priority among centers |
| • Bolton Center | Workshop support: 75 Yes /6 No | A plan to provide for appropriate infill development and streetscape amenities could be accomplished 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 FTE staff (\$156,000 if combined with Arch Bridge area) | |
| • Robinwood Center | Workshop support: 74 Yes/11 No | Minimally, design guidelines and zoning code refinements should be prepared to ensure that short-term development is of a type and character supported by the community and compatible with an ultimate center plan. This area would also benefit from a master plan derived through an alternatives analysis 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. Comprehensive plan and zoning code amendments and design guidelines would follow. This area is undergoing change. Planning now would allow the community to shape the development that is likely to occur in the commercial area with the addition of Wal-Mart. | \$35,000 plus .4 FTE staff for interim fixes; \$80,000 for a center plan | PC: Highest priority among centers Staff: Second priority |

*Based on 2080 hours = a Full Time Equivalent (FTE); 0.04 FTE = 80 hours; 0.1 =208 hours

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| • Willamette Center | Workshop support: 70 Yes/6 No | Provide for appropriate infill development and coordinated streetscape amenities to enhance the commercial area as a destination, address traffic issues, and potentially provide for housing within walking distance of the commercial area through comprehensive plan, zoning 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 and public spaces prior to amending the comprehensive plan and code. Willamette is a strong center that could be enhanced to be more attractive as a destination and better serve the surrounding community. | \$30,000- \$80,000 plus 1 FTE staff | Staff /PC: Lowest priority among centers |
| • Esplanade between Willamette and the Arch Bridge area | Workshop support: 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. Staff would explore, with representatives from the mill and PGE 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 eastern alignment would be coordinated with the Arch Bridge Center Plan. The Phase II product could be a typical esplanade cross section and alignment and identification of key trail features/viewpoints to guide acquisition of easements. Design could wait until implementation was pending. An esplanade along the Willamette River would be an option to bike lanes along Willamette Falls Drive which is constrained by topography. It would also provide recreational access to the river. The potential alignment was largely set by the 2005 Willamette River Trail Plan. 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. | .1 FTE plus consultants (Parks Department lead) | PC/staff: Third highest priority among the Highway 43/WFD vision components |
| • Overlooks along Willamette Falls Drive | | 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. Several participants at workshops suggested that the recycling center and bus garage along Willamette Falls Drive are not the optimal uses of these view points over the Willamette River. | | PC/staff: Defer unless there is an acquisition opportunity |
| 16. Historic CLG Projects | Historic Review Board | The City is eligible for approximately \$15,000 in CLG grant funding from SHPO every two years. The next grant cycle starts in spring 2013. The HRB will develop a 5-year work program in 2012. Tentative projects include continuing the Historic Resources Rehabilitation Grant program, continued Reconnaissance Level Surveys, intensive level surveys for properties/districts potentially eligible for the National Register, or a National Register nomination for properties throughout the community through a multiple property documentation form. These projects would support historic resources in West Linn. The rehab grant program gives funding directly to owners for work on their historic property. The surveys are the first step in designating additional resources. Listing of properties on the National Register also requires them to follow any local regulations. | | Staff: Seek grant funding |
| 17. Routine minor code refinements | Staff | Identify and correct minor errors and refine vague language in the code to make it easier to administer and avoid unnecessary impediments for appropriate development. This is a routine, annual exercise to refine the code and address minor issues that come up when administering the CDC. | .1 FTE | Proceed if needed |
| 18. Refine the commercial design regulations (Chapter 55) | City Council | Identify and address issues related to infill commercial development to improve the quality of such development. Consider using a form based code, a design review board, and other alternative approaches and best practices. This program could be done in conjunction with center planning. Consultant assistance may be needed. | .7 FTE plus consultants | PC: Tied for second priority Staff: Coordinate with center planning |

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| 19. Overhaul the Mixed Use District | Staff | Review the effectiveness of the Mixed Use District (Chapter 59). Explore options for making the district more effective. Consider alternative regulatory approaches for providing for mixed use/transitional use. Recommend where the district should be applied. Evaluate the merits of the general commercial zoning in Willamette and near the mill and explore alternatives, and amend the zoning and warranted. This project could be done in conjunction with the centers projects | .5 FTE | PC: Third priority Staff: Coordinate with center planning |
| 20. Sustainability amendments to CDC | Sustainability Advisory Board/ Council member | Work with the Sustainability Board and Planning Commission to prepare CDC amendments that require more sustainable practices with regard to alternative energies, urban agriculture and environmentally sustainable development practices. On hold. Staff has completed a rough draft of a white paper summarizing alternative approaches for addressing sustainability. | .7 FTE | Staff: Defer |
| 21. Implement and update the neighborhood plans | Planning Commission member | Implement and, as needed update the approved neighborhood plans | | Staff: Defer until comprehensive plan/center plans are done. |
| 22. Wildlife Habitat Areas, protection options | Staff | Prepare a report for the City Council's consideration that addresses regulatory protections for wildlife habitat areas that are not currently protected or adequately protected. Consider creating a plan to holistically address wildlife/habitat at an appropriate scale to establish the context for site specific decisions. Without an understanding of the context and natural processes at work, site specific decisions regarding habitat areas may be inappropriate. | .1 to 1 FTE plus consultant | Staff: Defer |
| 23. Prepare Hidden Springs neighborhood plan | Hidden Springs Neighborhood Association | The HSNA has expressed an interest in 2010 in finalizing their Neighborhood Plan for adoption by the City. | | Staff: Defer, reconsider after the goal and policy analysis |
| 24. Overhaul the sign code (Chapter 52) | Staff | Overhaul the sign code to clarify the requirements and incorporate easier to comprehend tables and examples. The Council could also consider providing for amortization of illegal signs. Allow definition of a sign to have more exceptions, e.g., now it encompasses everything including numbers on people's houses, etc. Consider making temporary signs allowed for more than 60 days per year. Prohibit monument signs in residential districts and address electronic reader boards. The existing sign code is patchwork that been revised in a piecemeal fashion over time. It includes language in 'text portion' that conflicts with the tables. This makes determination of the approval requirements difficult. Consequently, staff often relies on interpretations rather than direct code language. Specific areas that need clarity include: gas station signs; neighborhood event signs; signs on City property; subdivision entry signs; highway oriented signs; home occupation signs; and temporary commercial signs on commercial property. Issues with all of these topics have boiled up to the City Council level. | .9 FTE | Staff: Defer |
| 25. Evaluate and reorganize the CDC | Staff | Evaluate the CDC regulatory approach and structure. Identify deficiencies in current code. Identify alternatives for addressing deficiencies and improving its effectiveness and ease of administration. Determine if an alternative code approach is worth doing. Reorganize the code into the preferred format and make associated editorial changes. This would result in a reorganization of the CDC and an assessment of gaps and substantive problems. It would not involve significant substantive changes. | .6 FTE | Staff: Defer. This needs to be done, but not immediately. |