

WEST LINN

ECONOMIC DEVELOPMENT COMMITTEE

Meeting Minutes

October 12, 2017

Call to Order

6:43 Call to order by Gail Holmes - Chair

Members Present

Gail Holmes
Shannen Knight
Rachael Vidin
Russel Williams
Richard Sakelik City Councilor

Members Absent

Kazi Ahmed
Bev Burke
Jennifer Harmon

Staff

John Morgan

Review of Agenda

No Changes

Minutes

Approval of minutes of September 19, 2017 with changes. Shannen Knight moved to accept with changes; Rachael Vidin seconded, approved unanimously.

Old Business

- 3A Commercial Broker Meeting Discussion:
Shannen Knight stated the work group thought with all the zoning issues feel it best not to meet with brokers until we have answers to anticipated questions. This came out of Shannen's experience with the General Store property. Russel William challenges to bring this back to the fore front and not let one building hold up the process to meeting with the brokers. Gail Holmes explained we are trying to develop a relationship, have more than one meeting and start the conversation as to what stops the brokers from leasing property. Rachel Vidin agreed agrees not to table while waiting for code changes; open opening the communication doors for collaboration. Richard Sakelik describes council point of view, they would like to see what changes to the code could bring what types of business. John Morgan states the zone changes could take more

than a year, need to move forward with meetings; discussion that the feedback can lead to fine tuning zoning based on need and present to council the data of what is needed and what the barriers are, not necessarily exclusive to zoning. Is a phone survey possible or is a one on one/face to face best way to develop relationships. Would a personal interview at their place of business foster a relationship for a possible meeting with a group of brokers, possible for constructive information to focus on? By communicating that Council is serious regarding economic development and it is part of Council goals. Let's get to the point where property information is available for business owners on an Economic Development page on the website. Is it possible when renewal of permit "for lease sign", can we gather data that is valuable to add to website. Add this discussion item as an agenda item for the next meeting.

- 3B Joint Work Session with City Council:

The meeting is scheduled to start at 5:45 ending at 6:30, John Morgan will not be attendance, nor Kazi Ahmed. EDC feels like putting a 20 year lease on the Old Police Station in an area the City is hoping to redevelop is not good. Councilor Richard Sakelik states City staff is meeting with the County on October 17 to discuss potential lease (draft) and City Manager has asked for input from all Council members as what should be in the lease before meeting with the County. EDC needs to share priorities with Council, this is a vital area and we should not tie up potential in a lengthy lease making no revenue. Discussion of public use vs commercial use. This is prime location and gateway to the waterfront. We should wait and not rush to appease other outside agencies. Will repairs be rehabbed without City money if we consider the lease in its draft form, so not exactly giving revenue away and a way to finance refurbishing? Need to consider the County's offer and the financial impacts. Is this a good investment for the City? Let's focus on concerns at the joint meeting with Council; length of lease and stifling waterfront plans; would the city have a say in building cosmetics and tenants in the building. Need to look at the development agreement associated with the lease. It is early in the game, let's not be premature. Hard to start a visioning process and have to work around this building if we are not mindful.

- 3C Water Front Project:

John Morgan provided an update and the nature of the planning work. There have been 8 planning projects over the last 30 years on this area's redevelopment and much common thought. No new ideas but what is the threshold the community needs to cross to actually do something. Difference now than in 2014 Arch Bridge Plan is multi-fold. Expansion of the entire project to cover 2.5 miles of water front, doing four plans that bind the waterfront together; and three sub area plans. Overall, how does this relate to the Willamette Falls Heritage Area, West Linn needs to step up to the plate, seven separate groups in Oregon City are working on this area and has been in the public eye for 8 or 9 years. OC has a movement for creating a world class visitors area and History Park, their ideas are strong. Oregon City adopted a general Master Plan and our now working on sub area plans. We are back in the original master plan stage, how do we fit in with the Heritage project and what binds the 2.5 miles together. Biggest

issue is transportation. Two transportation things tie the area together, one is the continuous bike and pedestrian path, and two what is the role of Willamette Falls Drive. How do we resolve the 205 bypass status? How might we use it if it did not have the traffic, can we create more capacity that allows more intense land use or stay constrained. How does the Willamette Main Street tie into all this with the continuous path and creates opportunity to link these districts and celebrate what is in the middle. Interesting potential. We will never will eliminate congestion; how much congestion is the public willing to accept to create viable areas, how do we manage that? What land use patterns and uses are appropriate and access to river, how do we relate to it. Industrial Heritage district, how do we take advantage of the vacant space and get people access. Big component is the pond redevelopment area, potentially developmental. Land around pond is wetland and floodplains, ponds out of that. Ideas of filling and planting native vegetation or rehabilitation and become buildable. Access is a complex issue. Input from open houses has been compiled, categorized by source, and not yet broken down my topic. Comments on developing a basic guiding principle, draft based on information received so far and hoping to go back to Council to get their blessing. Summaries of information from the first open house. Discussion on continuous trail network connecting Oregon City Main Street and Willamette Main Street, need that flow. Should invest time and money in that connection and include Bolton, what about the Trolley Trail. PGE is a great potential partner, they own most of the property. Clackamas County owns the far pond, Blue Heron Property and is part of the decision making. Community would like to see more access for recreational activities. Discussion on the Mill truck access and traffic. Looking for a way to get additional parking for access and reduce pressure on the Arch Bridge. Need to look at the Historic aspects of the area, possibility of a story line with a pathway. Need to development partnerships with outside agencies for additional help after the planning stage.

- John Morgan discussed next waterfront open house is October 24 at the Adult Community Center 5 to 7 and will focus on traffic and transportation. Hope to do another Open House on Land Use in January and be able to write a draft plan.

New Business

No new business.

Other items of interest

EDC Members

- Shannen Knight discussed information on Target in a grocery capacity for possible use of the old Albertson store. Sprouts Grocery out of California will also be contacted. Gail Holmes think a full pharmacy would be viable. Property off Salamo discussing annexation be build a subdivision, sent around a petition at the WA meeting.
- Russel Williams stated the Chamber is ready to launch their new website in the week or two. Chamber holding a lunch and learn every two weeks. Chamber is looking for a large venue for John Morgan's presentation on the Waterfront.

From Council or Staff liaisons

- Richard Sakelik suggested the committee need to start thinking about their year-end report for the Council.
- John Morgan discussed commercial vacant property fee and legal opinions. Appropriate finding would have to be made to determine how these buildings affect surrounding properties and values, need research. Problems with enforcement of regulations if established. How do you administer this process?

Adjourn

Meeting adjourned at 8:40. Next meeting November 9, 2017.



Community Input - Vision for Waterfront Project Districts

Reference	Key Elements	Event	Comment	Keywords											
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Comment Card	Old City Hall	6/6/2017 Open House	Make Arch Bridge one way. 2 minutes lights to control traffic		X										
Comment Card	Old City Hall	6/6/2017 Open House	Another traffic light at Route 43 and Willamette Falls Drive, synchronized with traffic light northeast of it.		X										
Comment Card	Old City Hall	6/6/2017 Open House	Old City Hall - Anything is posible - if tourism, get AAA, Oregon City, the County, and the State to populate the building.			X								X	
Comment Card	Old City Hall	6/6/2017 Open House	The building should be preserved and used. It shold not ccreate more traffic congestion, and bottle necks. It sholud be mostly left natural with bicycle access and easy pedestrian access. View from this area should be preserved, and Riverbanks in Willamette be left natural and native.			X									
Comment Card	Old City Hall	6/6/2017 Open House	Retail - family friendly Open Space Community Center			X							X	X	
Comment Card	Old City Hall	6/6/2017 Open House	To preserve historic homes and properties. Create open spaces - park spces or trails/walkways. Limit car access! I love the idea of connecting OC w/walkways. Arch Bridge - walking bridge only!	X	X	X	X			X					
Comment Card	Old City Hall	6/6/2017 Open House	All the districts should exude beauty, welcome, access to the water, etc., We need to promote what we already have - outstanding scenic beauty. The Old City Hall, if it is an info center - will need parking, a café, a place to look out over the river.			X								X	
Comment Card	Old City Hall	6/6/2017 Open House	Keep and refurbish the old police station until too much money. No plan to increase density or traffic until curent traffic issues are solved. Would like to see traffic counters on roads so true amount of traffic is measured at different times of the year in the intersection.		X	X									
Comment Card	Old City Hall	6/6/2017 Open House	Preserve historic buildings - Old City hall - Old residential buildings (convert to mixed use or maintain as residences)			X								X	



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Comment Card	Old City Hall	6/6/2017 Open House	Old City Hall to be Clackamas Culture Center housing County Tourism Department and selected area heritage non-profits. The building listed on National Register and a catalyst for getting whole district developed with appropriate period design. Bring back a new version of the old Inn.			X								X			
Comment Card	Old City Hall	6/6/2017 Open House	Tear down the Old City Hall - incorporate an open area (multi-purpose) which can be dedicated to events. Also can be used by tribes for access to the Falls for fishing of lampreys.			X							X	X			
Comment Card	Old City Hall	6/6/2017 Open House	Become historical and cultural focus for West Linn. Pedestrian oriented and linked to OC redevelopment by Arch Bridge. Insure transportation will work!			X							X	X			
Comment Card	Old City Hall	6/6/2017 Open House	Greek Village architecture trundle down to the walkway along the river. Do an archaeological survey first before any construction.			X											
Comment Card	Old City Hall	6/6/2017 Open House	A heart & center for West Linn. Something not like a strip mall/So. Cal. A multi-user opportunity.			X								X			
Comment Card	Old City Hall	6/6/2017 Open House	Citizen focused opportunities for walking & enjoyment of the river. Uses that do not increase rush hour traffic meaning minimal residential use. Nothing tall, 35 foot maximum would fit right into the landscape.		X	X								X			
Comment Card	Old City Hall	6/6/2017 Open House	A cultural area w/ indoor activities for the rainy half of the year. A small movie theater/play theater, cafes, galleries, a community arts center, a YMCA, a museum and some shops with a plaza and replanted for trees.			X							X	X			
Comment Card	Old City Hall	6/6/2017 Open House	An interpretive center for visitors. A place where travelers can rest and re-orient for the southern Portland suburbs.			X	X							X			
Comment Card	Old City Hall	6/6/2017 Open House	Mixed use redevelopment as proposed in the old Arch Bridge Plan. Create a tie to Development in Oregon City and provide a revenue generation stream for the city and investors			X											
Comment Card	Old City Hall	6/6/2017 Open House	Keep & reuse City Hall. Public access & gatherings. How about a real esplanade from this area to the Falls. Be cautious about creating more traffic issues. Create pedestrian and non-auto spaces (eg. Arch Bridge)		X	X								X			



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Comment Card	Old City Hall	6/6/2017 Open House	Design area for community use. Continuous paved trail along Willamette River with river access, picnic areas, fishing dock/platforms. Large piazza area with fountains, cafes, retail (not industrial or offices), limited high-end condos, Willamette Falls Drive expanded with shoulder and bike lanes. Marina with water spots rentals. Parking. Please do not: turn it over to developers. Leave it difficult to access.			X							X	X	
Comment Card	Old City Hall	6/6/2017 Open House	Needs to be developed for maximum citizen environment and relaxation. A small lodge (see Indian Lodge in 24) would work well there and create interest and ambiance. The Indian heritage and their helpfulness to settlers should be highlighted throughout. River access is essential. Consider river taxes, too.		X	X									
Comment Card	Old City Hall	6/6/2017 Open House	I hope that the apartment complex and off building at the north corner of Broadway and 43/Willamette Falls Drive will be totally remodeled or torn down at some point. That is a beautiful spot and too bad that it is one of the first things you see when you cross over from the O. C. Bridge.			X									
Comment Card	Old City Hall	6/6/2017 Open House	It would be nice for the area to be updated with a combination of mixed use and open space. I liked the plan that was presented 1-2 years ago.			X									
Comment Card	Old City Hall	6/6/2017 Open House	I am new to the community and came to see what part of the future holds. I moved down here from Kelso, Longview and am very familiar with river city issues/opportunities. I would be great to have an attractive interactive section. A Focus of History looking forward to the future.				X								



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Comment Card	Old City Hall	6/6/2017 Open House	It is essential that the "old" building include history of Native Americans and history of West Linn. The first floor should be a museum! One side dedicated to Native Americans and the other side Roger Shepard's displays (they are terrific!) Up stairs? OK but the tourist people but they are not single reps of West Linn! office space only. This is old building. Should be the center peice of the area! Outdoor activity - great as a park/picnics, concerts, playground, etc.			X	X				X			X			
Comment Card	Old City Hall	6/6/2017 Open House	West Linn Firehouse Pizza in the old police building			X								X			
Comment Card	Old City Hall	6/6/2017 Open House	Businesses such as hotel, restaurant, bike rental, etc., to support visitors and residents. Walking access to revitalized downtown Oregon City.			X								X			
Comment Card	Old City Hall	6/6/2017 Open House	As much open space as possible. No national chain businesses. Small local only. 2 story height maximum.			X									X		
Comment Card	Old City Hall	6/6/2017 Open House	No mill. Turn the parking lot into a park & make waterfront more accesible. Mill = poopoo			X											
Comment Card	Old City Hall	6/6/2017 Open House	As much open green space as possible so that it is an area to be enjoyed rather than endured. Trucks should not be driving through		X								X				
Comment Card	Old City Hall	6/6/2017 Open House	Traffic signals, redesigned intersection!. Parking. Park & ride?		X												
Comment Card	Old City Hall	6/6/2017 Open House	They need to find a place for parking		X												
Comment Card	Industrial Heritage	6/6/2017 Open House	It is going to be along hard endeavor to do anything - but we need to do something - The Falls are important to WL and OC.														



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Comment Card	Industrial Heritage	6/6/2017 Open House	Bike & pedestrian trails or access that is safe. Limiting all developemnt that would increase traffic should bea focus. The buildings should be quality and resored to be more upscale. A pedestrian brige which goes to Oregon City would be a reat addition if funds become available.			X				X							
Comment Card	Industrial Heritage	6/6/2017 Open House	Live/work space. Recreation facilities Community Center			X							X				
Comment Card	Industrial Heritage	6/6/2017 Open House	Open spaces for parks - trails - walkways/. This area could be a beautiful dynammic area if we share the same vision making choices that will preserve character.										X				
Comment Card	Industrial Heritage	6/6/2017 Open House	Again - This should be a park or/and tourist amenities - place to relax, have a meal, etc. We need to tell the story of West Linn with signs along the river trail and a museum in one of the old buildings. Keep thinking "National Scenic Area."			X							X	X			
Comment Card	Industrial Heritage	6/6/2017 Open House	Clean up of area. View of Falls. Trails for walking and biking. No increase in density unless parking and roads are included.		X								X				
Comment Card	Industrial Heritage	6/6/2017 Open House	Redevelop in a manner similar to the Oregon City side - tourism focus. Public access to the Falls and River. Incorporate tourist attractions into PGE buildings and paper mill.			X	X					X	X	X			
Comment Card	Industrial Heritage	6/6/2017 Open House	Helping the Paper Mill get a local, industrial heritage district designation and grants to preserve its Mill A and other historic buildings. Perhps reuse of some buildings for food establishments with great view of the falls.				X						X				
Comment Card	Industrial Heritage	6/6/2017 Open House	I would like to see an open space with a landscape potential devoted to native plans which the native people used for foraging. Many still exist in the riparian riverbanks.										X				
Comment Card	Industrial Heritage	6/6/2017 Open House	Demo old unused buildings				X										
Comment Card	Industrial Heritage	6/6/2017 Open House	Turn the buildings into a sort of "Pike's Place" Seattle thing. That's a nice area and atractive for culture. (Maybe we can steal some tourism dollars meant for Seattle!)				X							X			



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				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Comment Card	Industrial Heritage	6/6/2017 Open House	I don't thin the mill is really viable and it's owned by a firm that typically sells assets over time, so we should not assume they will stay. The new zoning should be based on an assumption that they will someday fold. This area has beautiful oaks and creeks so some portion of it should be kept as a natural preserve. This could be an interpretive feature of a tourist area.			X	X								X
Comment Card	Industrial Heritage	6/6/2017 Open House	Condos and a "Pike's Place" Market type area.			X									
Comment Card	Industrial Heritage	6/6/2017 Open House	Please continue discussion with West Linn Paper to provide walking and disabled access to the Falls and the wildlife that can be viewed from the River.							X					X
Comment Card	Industrial Heritage	6/6/2017 Open House	Mill tours, redevelopment of south end of island with access from south, not north as it is now.		X	X									
Comment Card	Industrial Heritage	6/6/2017 Open House	Mainly accessible trail with river and Falls view						X	X			X		
Comment Card	Industrial Heritage	6/6/2017 Open House	Open the locks. Get rid of the trucks for the Mill. Remove delapidated buidlings and use historic items as art in the area.		X	X									
Comment Card	Industrial Heritage	6/6/2017 Open House	Well, it is pretty ugly, but it's jobs and it does serve a function. I think it would be wise for us to use and generate all the hydro electricity we can get from the Falls.			X			X						
Comment Card	Industrial Heritage	6/6/2017 Open House	It would be nice for older buildings that are no longer used to be repurposed. Allow for more public access.			X	X								



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				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Comment Card	Industrial Heritage	6/6/2017 Open House	Question I have is how much is current industry - pulp mill, PGE, willing to contribute to the clean up of the ponds. I don't know the process in Oregon, but in Washington it seemed the onus fell on the current property owner, i.e. Millennial is responsible for the clean up left by the alumna facility and Longview Fiber for the old Longbell mill.			X									
Comment Card	Industrial Heritage	6/6/2017 Open House	Retail development with a heavy emphasis on historic restoration.			X									X
Comment Card	Industrial Heritage	6/6/2017 Open House	Adaptive reuse business - office - creative - marketplace. Possible mixed-use with residential on upper floors.			X									X
Comment Card	Industrial Heritage	6/6/2017 Open House	Mill gone. Sold to someone else.			X									
Comment Card	Industrial Heritage	6/6/2017 Open House	Limited commercial type - small, local, market space - historic information - Native American restored.			X					X				
Comment Card	Industrial Heritage	6/6/2017 Open House													
Comment Card	Pond Redevelopment	6/6/2017 Open House	As mentioned above, there are a wide range of possibilities. But in reality, West Linn is faced with the fact that besides the Police Department Building, all of this has to be done with cooperation of either the County, the State, or the Federal government. The pond area likely best outcome is to extend Willamette Park.		X	X									



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Comment Card	Pond Redevelopment	6/6/2017 Open House	Riverbanks should be restored and left natural wth native plants and trees. Bicycle/pedestrian trail should go from Willamette Falls to Willamette Park. No more boad docks should be built in West Linn. They hurt wildlife, recreation on the river and they block cizen access to the river and its views.		X					X		X					
Comment Card	Pond Redevelopment	6/6/2017 Open House	Park space										X	X			
Comment Card	Pond Redevelopment	6/6/2017 Open House	Incorporate the ponds into scenic park areas. In the future this green area will seem small. Create an arboretum around the ponds - plants native to West Linn.										X	X			
Comment Card	Pond Redevelopment	6/6/2017 Open House	Useable public access- access to the ponds if cleaned up.										X				
Comment Card	Pond Redevelopment	6/6/2017 Open House	Can it support mixed use commerical and residentail development?			X											
Comment Card	Pond Redevelopment	6/6/2017 Open House	Drain it												X		
Comment Card	Pond Redevelopment	6/6/2017 Open House	A pond w/ trail around it. A wetland w/ reeds, boardwalks, and soccer fields.							X					X		
Comment Card	Pond Redevelopment	6/6/2017 Open House	This has nasty, nasty, nasty PCBs which have settled for decades. This may be a superfund clean up site, though Tri-Cities is supposedly going to clear it up. I would like this to be cleaned up and used as a natural buffer/wetland.			X										X	
Comment Card	Pond Redevelopment	6/6/2017 Open House	Talk to the Mill. They may be interested in a land swap.			X											
Comment Card	Pond Redevelopment	6/6/2017 Open House	Same as other side			X											



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Comment Card	Pond Redevelopment	6/6/2017 Open House	I don't have one other for concerns about soil and water contamination. Whatever is developed needs to be safe for environment and users alike.			X											
Comment Card	Pond Redevelopment	6/6/2017 Open House	Definitely prefer a natural setting rather than development, if the ponds could be cleared that would be great.										X		X		
Comment Card	Pond Redevelopment	6/6/2017 Open House	A combination of open space/park area w/ mixed use if area could support it.			X									X		
Comment Card	Pond Redevelopment	6/6/2017 Open House	Soccer fields. Sports complex.										X				
Comment Card	Pond Redevelopment	6/6/2017 Open House	Multi-family residential with riverfront especially to connect to Willamette and also to Oregon City. Open space buffer to existing residential. Primary access from the North.			X											
Comment Card	Pond Redevelopment	6/6/2017 Open House	Clean them up first & then see - unclear level of contamination			X											
Comment Card	Pond Redevelopment	6/6/2017 Open House	Please keep the smaller one publically owned. Disc golf, nature play, etc., are valuable to our community. Willamette has so many families that will use this area, as well as West Linn & Oregon City. Westmoreland nature play area is world class. Bring that here.			X							X				
Comment Card	Pond Redevelopment	6/6/2017 Open House	The area needs to be a simple park. It is next to a wetland area. There is no good way to allow a lot of traffic to access this area.										X				
Comment Card	Additional Comments	6/6/2017 Open House	I favor a boat dock ban going forward. A primitive campground may be a possibility is designed right, tents only. Maximize nature and native plants in the area. People are attracted to natural paradises. The focus of the Falls and riverbanks should be preserving and restoring the nature beauty of this significant asset.										X				



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				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Comment Card	Additional Comments	6/6/2017 Open House	Traffic issues are the biggest one to address. The Arch Bridge must be made one way - 2 minute light in each direction. B) raffic light put in place at Willamette Falls Drive and Routh 43, synchronised with the light immediately to the northeast. C) Any throught of widening roads comes with the danger of more cars and more people?		X										
Comment Card	Additional Comments	6/6/2017 Open House	To value and preserve historic properties and creat bettter traffic flow - limiting traffic and creating safe spaces for people to enjoy.		X		X								
Comment Card	Additional Comments	6/6/2017 Open House	Thank you for getting public input.												X
Comment Card	Additional Comments	6/6/2017 Open House	I would love to be able to take an evening stroll along the river and sit somewhere to enjoy a drink or a snack or just enjoy the scenery.			X				X			X		
Comment Card	Additional Comments	6/6/2017 Open House	Purchase the First Student bus site and build a restaurint/hotel complex.			X									
Comment Card	Additional Comments	6/6/2017 Open House	The overabundance of industrial buidings is a little off putting, as is the concrete lip of the Falls. I think if this is to be truly attractive in a touristy way, as many natural features as possible should be preserved. Also, as many beautiful structures as possible should be highlighted such as the wonderful Arch Bridge designed by Oregon's premier bridge designer: Conde McCollough.			X									
Comment Card	Additional Comments	6/6/2017 Open House	Transit to downtown OC is needed! Amtrak/Max Station		X										
Comment Card	Additional Comments	6/6/2017 Open House	Parking and traffic. Don't neglect them.		X										
Comment Card	Additional Comments	6/6/2017 Open House	Keep the ex-urban, natural quality of West Linn! We are not downtown Lake Oswego and do not want to be.			X									



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Comment Card	Additional Comments	6/6/2017 Open House	I am not concerned about paper mill access or parking. It is not viable now and the only interest is historical. City should purchase mill parking lot and lease it back to them while the city develops a master plan. Out of country owners - temp workers does not make sacrificing access and parking for the facility.			X											
Comment Card	Additional Comments	6/6/2017 Open House	This must evolve into a unified effort with OC, Metro, Clackamas Co., and the Tribes														X
Comment Card	Additional Comments	6/6/2017 Open House	Traffic is a big concern- would like to see the locks area developed mostly as green space - interpretive signs and info on Native American history surrounding the Falls and Willamette Valley.		X		X										
Comment Card	Additional Comments	6/6/2017 Open House	It seems like any of these areas could be majorly contaminated.			X											
Comment Card	Additional Comments	6/6/2017 Open House	There are many unused roads and right of way that should be vacated. Some of them cross protected wetlands.		X												
Comment Card	Additional Comments	6/6/2017 Open House															
Comment Card	Open house feedback	6/6/2017 Open House	Very good and well attended														X
Comment Card	Open house feedback	6/6/2017 Open House	Wonderful - I am very impressed with the knowledge of many of the city workers. I have learned a lot today.														X
Comment Card	Open house feedback	6/6/2017 Open House	Thank you!														X
Comment Card	Open house feedback	6/6/2017 Open House	Thank you.														X



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				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Comment Card	Open house feedback	6/6/2017 Open House	Great start!												
Comment Card	Open house feedback	6/6/2017 Open House	It's nice lots of people came. I was a little confused about what to do until someone started putting sticky notes up there on the boards.												
Comment Card	Open house feedback	6/6/2017 Open House	It was fine. Would have been better in a larger space such as the rooms in old Bolton Fire Station.												
Comment Card	Open house feedback	6/6/2017 Open House	Thank you												
Comment Card	Open house feedback	6/6/2017 Open House	Good that we have an opportunity to voice our opinion												
Comment Card	Open house feedback	6/6/2017 Open House	Good Job, AICP												
Comment Card	Open house feedback	6/6/2017 Open House	A good first step!												
Comment Card	Old City Hall	9/5/2017 Savanna Oaks NA	Huge open community area to socialize with shops, restaurants, historic art and parking that's easy to get in and out	X			X	X					X	X	
Comment Card	Industrial Heritage	9/5/2017 Savanna Oaks NA	Historic walking tour				X		X				X		
Comment Card	Industrial Heritage	9/5/2017 Savanna Oaks NA	Falls viewing area				X		X			X			
Comment Card	Industrial Heritage	9/5/2017 Savanna Oaks NA	Walking path as close to the falls as possible to view it				X		X	X					



Community Input - Vision for Waterfront Project Districts

Keywords

Reference	Key Elements	Event	Comment	Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources	Economic Dev'l	Process
Comment Card	Old City Hall	9/5/2017 Savanna Oaks NA	I like it being something that promotes "community." A gathering place - something that would be a draw for people. Be sure to tie it into the path(s) or trail(s).	X			X			X			X				
Comment Card	Industrial Heritage	9/5/2017 Savanna Oaks NA	What about having a great interpretive center - educational - recreational - history center, too. I think of the End of the Oregon Trail site near by and how it could also be woven into this project. So much history that should be recognized.				X		X								
Comment Card	Pond Redevelopment	9/5/2017 Savanna Oaks NA	I think the pond redevelopment offers opportunities for developers or others to find an option for economic development			X							X				
Comment Card	Additional Comments	9/5/2017 Savanna Oaks NA	Need a way to allow people to get across the river other ways than just the Arch Bridge		X					X							
Comment Card	Old City Hall	9/5/2017 Savanna Oaks NA	Shining example of WL Public Space like Foothill Park in Lake Oswego. Venue for music events under the bridge	X			X						X	X			
Comment Card	Industrial Heritage	9/5/2017 Savanna Oaks NA	Central gathering area for food, drinking, and watching the Falls	X		X	X		X								
Comment Card	Pond Redevelopment	9/5/2017 Savanna Oaks NA	Quiet park area to enjoy the wetlands on the walking and biking trail				X			X			X				
Comment Card	Additional Comments	9/5/2017 Savanna Oaks NA	Must be connection between Oregon City development and WL development. A pedestrian bridge is absolute waste.		X					X							
Comment Card	Old City Hall	9/5/2017 Savanna Oaks NA	Waterfront park limilar to Foothills Park in LO. Park area, concerts										X				
Comment Card	Industrial Heritage	9/5/2017 Savanna Oaks NA	Showcase the Falls and the Heritage Area. Update the mill so it can be pedestrian friendly.				X		X								
Comment Card	Pond Redevelopment	9/5/2017 Savanna Oaks NA	Park area with the foot path that connections entire waterfront							X			X				



Community Input - Vision for Waterfront Project Districts

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Comment Card	Additional Comments	9/5/2017 Savanna Oaks NA	Private developer with a vision could create a master plan that could benefit the current land owners so the project the project could benefit the current land owners			X										X	
Comment Card	Industrial Heritage	9/5/2017 Savanna Oaks NA	Easy access to view the falls. Easy parking. Get rid of water treatment eyesore.		X		X		X								
Comment Card	Pond Redevelopment	9/5/2017 Savanna Oaks NA	Something not an eyesore														
Comment Card	Old City Hall	9/5/2017 Savanna Oaks NA	Anything financial/ecologically sustainable! Public/Private partnership														
Comment Card	Industrial Heritage	9/5/2017 Savanna Oaks NA	Complement the hydro electric generation and/or wind/solar heritage of power generation. Tourism plus!				X										
Comment Card	Old City Hall	9/19/2017 Sunset	Focus on community services for esidents such as family friendly community center/play areas/entertainment/river access									X	X				
Comment Card	Industrial Heritage	9/19/2017 Sunset	Fishing/park options. River access									X	X				
Comment Card	Pond Redevelopment	9/19/2017 Sunset	Lodging/restaurant area. River access			X	X					X					
Comment Card	Old City Hall	9/19/2017 Sunset	Fixing the traffic at the base of Willamette Falls Drive and Highway 43	X													
Comment Card	Industrial Heritage	9/19/2017 Sunset	Maybe a museum with event space			X	X										
Comment Card	Pond Redevelopment	9/19/2017 Sunset	Playing fields/park with a food cart cluster			X							X				
Comment Card	Additional Comments	9/19/2017 Sunset	Walking/biking paths that are stroller friendly. A lot near the old city hall district to minimize traffic to the rest of the area		X					X							
Comment Card	Old City Hall	9/19/2017 Sunset	Hotels. Restaurants - brewery/pub, fish house (Newport Seafood?). Cultural and heritage in every aspect of design and history			X	X									X	



Community Input - Vision for Waterfront Project Districts

Keywords

Reference	Key Elements	Event	Comment	Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources	Economic Dev'l	Process
Comment Card	Industrial Heritage	9/19/2017 Sunset	Natural areas, access - vista/viewpoint. Traffic and walkways, bikes, trails. Old-style Rail - little cars for pedal power (quick turnarond and accessable for those with disabilities.)			X	X			X			X				
Comment Card	Additional Comments	9/19/2017 Sunset	Additional bridge to OC (one way and old one other direction) or old one walk, bike?		X												
Comment Card	Additional Comments	9/19/2017 Sunset	Desire to stay in West Linn for entertainment instead of going to Lake Oswego! Opportunity. Tax \$, incomes. Preserve locks			X										X	
Comment Card	Old City Hall	9/19/2017 Sunset	Fix traffic mess!		X												
Comment Card	Industrial Heritage	9/19/2017 Sunset	Incorporating private developer with paper mill to enable viewing of the falls			X			X								
Comment Card	Pond Redevelopment	9/19/2017 Sunset	Some sort of marina access to the river. Boats/Houses together as is done in Florida			X						X					
Comment Card	Old City Hall	9/26/2017 Marylhurst	Sell it to the highest bidder. That would put it in the hands of someone who has proven virtue with real estate and finance			X								X		X	
Comment Card	Industrial Heritage	9/26/2017 Marylhurst	Sell it to the highest bidder. Also if this is kep in public hands, not nly will plans be stilted, but legitimate investors will stay away.			X										X	
Comment Card	Pond Redevelopment	9/26/2017 Marylhurst	Sell it			X											
Comment Card	Additional Comments	9/26/2017 Marylhurst	The speaker, John Morgan's, observation that (current) zoning is not applicable around the old city hall is encouraging.			X								X		X	
Comment Card	Industrial Heritage	9/26/2017 Marylhurst	Train system right along the river. Good use of flood plain. Bicycle and ped's. Make it a boardalk in the industrial area.				X			X							
Comment Card	Old City Hall	9/26/2017 Marylhurst	Preserve history and heritage			X	X							X			
Comment Card	Industrial Heritage	9/26/2017 Marylhurst	Preserve history and heritage			X	X										



Community Input - Vision for Waterfront Project Districts

Reference	Key Elements	Event	Comment	Keywords														
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources	Economic Dev'l	Process	



Community Input - Draft Guiding Principles

Guiding Principle	Key Elements	Event	Comment	Keywords											
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Transportation Improvements	Balanced land use and transportation	6/6/2017 Open House	Transportation is an on-going problem. This will have to be a priority		X										
Transportation Improvements	Balanced land use and transportation	6/6/2017 Open House	Increase auto capacity of lanes - free flow of traffic		X										
Transportation Improvements	Balanced land use and transportation	6/6/2017 Open House	Plenty of parking with extra spots for large gatherings. People won't come if it is a pain to park					X							
Transportation Improvements	Balanced land use and transportation	6/6/2017 Open House	Traffic on Highway 43 near shopping center already bad. Traffic from new OC development and this could be worse.		X										
Transportation Improvements	Balanced land use and transportation	6/6/2017 Open House	Transportation analysis first		X										
Transportation Improvements	Balanced land use and transportation	6/6/2017 Open House	Finish trail along river from old Willamette to Arch Bridge							X					
Transportation Improvements	Balanced land use and transportation	6/6/2017 Open House	Do a real transportation analysis first		X										
Transportation Improvements	Balanced land use and transportation	6/6/2017 Open House	Need solution for traffic flow for anything to work		X										
Transportation Improvements	Balanced land use and transportation	6/6/2017 Open House	Traffic!! First!!		X										



Community Input - Draft Guiding Principles

Guiding Principle	Key Elements	Event	Comment	Keywords											
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Transportation Improvements	Livability and accessibility	6/6/2017 Open House	Protect neighborhood from becoming parking lot for commercial district in Willamette					X							
Transportation Improvements	Truck access	6/6/2017 Open House	High priority - need to support mill		X										
Transportation Improvements	Truck access	6/6/2017 Open House	Does not sound compatible - dangerous curves		X										
Transportation Improvements	Truck access	6/6/2017 Open House	Need realistic estimate of continued viability of the Mill			X									
Transportation Improvements	Truck access	6/6/2017 Open House	Not willing to sacrifice for the Mill which may not last			X									
Transportation Improvements	Improved local access	6/6/2017 Open House	Work with Mill, PGE, and County on access		X										
Transportation Improvements	Improved local access	6/6/2017 Open House	"Improved local access" without increasing traffic through the historic district of Willamette		X										
Transportation Improvements	Improved local access	6/6/2017 Open House	An Amtrak or Max station in the Blue Heron area of Oregon City will help keep traffic out of Old Willamette		X										
Reinvestment Opportunity	Opportunities for reinvestment	6/6/2017 Open House	How will the city announce/advertise these opportunities?												X



Community Input - Draft Guiding Principles

Guiding Principle	Key Elements	Event	Comment	Keywords											
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Reinvestment Opportunity	Opportunities for reinvestment	6/6/2017 Open House	Please do a lodge type hotel - NW Native design and pioneer design			X	X								
Reinvestment Opportunity	Opportunities for reinvestment	6/6/2017 Open House	Please no high density housing in Willamette			X									
Reinvestment Opportunity	Accommodate mill access, parking, and security	6/6/2017 Open House	Please, no. Keep the scenic area in view where all can appreciate the beauty			X			X						
Reinvestment Opportunity	Accommodate mill access, parking, and security	6/6/2017 Open House	Work with Mill on providing public access									X			
Reinvestment Opportunity	Accommodate mill access, parking, and security	6/6/2017 Open House	Get rid of Mill and all old ugly buildings			X									
Reinvestment Opportunity	Accommodate mill access, parking, and security	6/6/2017 Open House	Without limiting public access to Falls/Waterfront			X			X			X			
Reinvestment Opportunity	Market feasible zoning and design guidelines	6/6/2017 Open House	Make sure zoning allows flexibility to respond to market			X									
Reinvestment Opportunity	Market feasible zoning and design guidelines	6/6/2017 Open House	Work to preserve historic resources as part of the design			X					X				
Reinvestment Opportunity	Market feasible zoning and design guidelines	6/6/2017 Open House	Need to provide housing for starters and retirees (empty nesters). No place for seniors to stay in West Linn			X									

Community Input - Draft Guiding Principles

Guiding Principle	Key Elements	Event	Comment	Keywords											
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Reinvestment Opportunity	Private sector investment	6/6/2017 Open House	Please define "places."			X									
Reinvestment Opportunity	Private sector investment	6/6/2017 Open House	Investors are already doing well in West Linn. Open space is valuable for everyone.			X									
Reinvestment Opportunity	Private sector investment	6/6/2017 Open House	Hotel - restaurant businesses to support visitors and residences			X	X								
Reinvestment Opportunity	Private sector investment	6/6/2017 Open House	Use tax credits - develop affordable workforce housing			X									
Reinvestment Opportunity	Private sector investment	6/6/2017 Open House	Mixed use and multi-family developments			X									
Reinvestment Opportunity	Adaptive reuse	6/6/2017 Open House	Limited please. Use Cannery Row in Monterey as an example. Walkable tourist destination			X	X			X					
Reinvestment Opportunity	Public/private working together	6/6/2017 Open House	Advertise these "work together" sessions. Make at least the first meeting public, perhaps the last also												X
Reinvestment Opportunity	Public/private working together	6/6/2017 Open House	High priority to work together												X
River Access	Public and private spaces woven together	6/6/2017 Open House	Work with PGE, Mill, and County to get better access		X							X			

Community Input - Draft Guiding Principles

Guiding Principle	Key Elements	Event	Comment	Keywords													
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources	Process	
River Access	Public and private spaces woven together	6/6/2017 Open House	More public than private			X						X					
River Access	Public and private spaces woven together	6/6/2017 Open House	Is PGE willing to lease the land for now?			X											
River Access	Public and private spaces woven together	6/6/2017 Open House	I prefer seeing Area 3 - where the ponds are - planned first. Steps: 1) Test for PCB's; 2) superfund cleanup?; 3) How to drain the ponds? Make sure the City does RFP for minority owned businesses. We have to start breaking the glass ceiling. 4) trails; 5) open roller rink; 6) a carnival place														
River Access	View of river and Falls	6/6/2017 Open House	Very important						X								
River Access	View of river and Falls	6/6/2017 Open House	Public boardwalk for viewing Falls						X								
River Access	View of river and Falls	6/6/2017 Open House	Tour boats				X		X								
River Access	View of river and Falls	6/6/2017 Open House	Kayaking, canoes, limited motorboats.				X		X								
River Access	View of river and Falls	6/6/2017 Open House	Increase tourism attractions				X		X								
River Access	View of river and Falls	6/6/2017 Open House	The best view is on the West Linn side				X		X								

Community Input - Draft Guiding Principles

Guiding Principle	Key Elements	Event	Comment	Keywords												
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources	Process
River Access	View of river and Falls	6/6/2017 Open House	River and Falls Heritage Area - Maybe a National Scenic Area in the future.				X		X							
River Access	Water quality and fish habitat	6/6/2017 Open House	How can we get the salmon to return?												X	
River Access	Water quality and fish habitat	6/6/2017 Open House	Yes!												X	
River Access	Trail network	6/6/2017 Open House	Limited							X			X			
River Access	Trail network	6/6/2017 Open House	Prioritize walkability and trails							X						
River Access	Trail network	6/6/2017 Open House	Trails are important to my whole family							X						
River Access	Physical access to river	6/6/2017 Open House	Need lots of safe river access									X				
River Access	Physical access to river	6/6/2017 Open House	Yes - picnic area and walking trail							X			X			
River Access	Physical access to river	6/6/2017 Open House	Must invite Natives to build and use fishing platforms								X	X				

Community Input - Draft Guiding Principles

Guiding Principle	Key Elements	Event	Comment	Keywords											
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Historic Character	Natural, historic, and cultural values	6/6/2017 Open House	Emphasizing the historic, geologic, and scenic areas are paramount. Development can go elsewhere in town.			X									X
Historic Character	Natural, historic, and cultural values	6/6/2017 Open House	Keep the electric transmission history however is most appropriate												X
Historic Character	Natural, historic, and cultural values	6/6/2017 Open House	Priority								X				X
Historic Character	Natural, historic, and cultural values	6/6/2017 Open House	Keep the West Linn side focused on Native American history of the area								X				X
Historic Character	Natural, historic, and cultural values	6/6/2017 Open House	Incorporate native plant materials that tribes used for foraging riparian areas								X				X
Historic Character	Collaboration with regional efforts	6/6/2017 Open House	Coordinate with Legacy Project												X
Historic Character	Collaboration with Locks planning	6/6/2017 Open House	White water parks like in Bend!										X		
Historic Character	Collaboration with Locks planning	6/6/2017 Open House	Preserving history of locks and providing exercise and outdoors				X						X		
Historic Character	Collaboration with Locks planning	6/6/2017 Open House	Critical aspect of project for access, heritage				X					X			



Community Input - Draft Guiding Principles

Guiding Principle	Key Elements	Event	Comment	Keywords											
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources
Historic Character	Support WLP and PGE viability	6/6/2017 Open House	Need to support both Mill and PGE as part of the project			X									
Historic Character	Support WLP and PGE viability	6/6/2017 Open House	This is not an appropriate site for any factories. This should be a tourist destination honoring natural beauty and history			X	X								
Historic Character	Support WLP and PGE viability	6/6/2017 Open House	How to support the paper mill? Buy paper? Urge the owner to sell for...?			X									
Historic Character	Support WLP and PGE viability	6/6/2017 Open House	Encourage West Linn Paper Co. to paint/reskin all buildings. With Legacy Project moving forward, the OC riverfront needs something more pleasant to look at on the West Linn side.			X									
Historic Character	Support WLP and PGE viability	6/6/2017 Open House	Urge paper mill to leave			X									
Historic Character	Support WLP and PGE viability	6/6/2017 Open House	The mill is one of the biggest employers in the city (tax base); is working hard to stay green and should stay			X									
Historic Character	Connections to Main Street	6/6/2017 Open House	Bike/ped trail from Willamette Main Street to new Waterfront development							X					
Historic Character	Connections to Main Street	6/6/2017 Open House	Need to reconnect Mill area with Willamette Main Street							X					
Historic Character	Connections to Main Street	6/6/2017 Open House	Candy store/arcade			X									

Community Input - Draft Guiding Principles

Guiding Principle	Key Elements	Event	Comment	Keywords												
				Plaza	Traffic	Land Uses	Tourism	Parking	Falls	Bike/Ped	Native American	River Access	Parks	Old City Hall	Natural Resources	Process
Historic Character	Connections to Main Street	6/6/2017 Open House	Make this Willamette destination #2			X										
Historic Character	Connections to Main Street	6/6/2017 Open House	Address transportation improvements on WFD including on-street bike lanes		X											
Historic Character	Native American rights & traditions	6/6/2017 Open House	This needs to be a high priority, not last on the list									X				
Historic Character	Native American rights & traditions	6/6/2017 Open House	Move this to top of list. Natives were here first.									X				
Historic Character	Native American rights & traditions	6/6/2017 Open House	Develop sparingly Native American focus - open space with interperative signing									X				
Historic Character	Native American rights & traditions	6/6/2017 Open House	Work with Tribes. Hotel built in lodge style - Native American. No condos. Keep views unobstructed			X	X					X				
Historic Character	Native American rights & traditions	6/6/2017 Open House	Definitely honor the Native American in some way. People need to know the sad history here.									X				
Historic Character	Native American rights & traditions	6/6/2017 Open House	What Indian tribes are to be recognized?									X				

Guiding Principle: River Access

The community and visitors will have enhanced visual and physical opportunities to enjoy the river and falls through trails, open spaces both natural and within the built environment, and aquatic recreation.

Key Elements

- Public and private spaces woven together in a singular experience
- Views of the Willamette River and Falls
- Water quality and fish habitat protections
- Continuous trail network
- Physical access to the river's edge

Guiding Principle: Historic Character

The community and visitors will experience a revitalized and vibrant waterfront area, while experiencing and celebrating the working mill and important natural, historic, and cultural resources of the area.

Key Elements

- Natural, historic, and cultural values are protected and embraced
- Collaboration with other regional efforts
- Collaboration with efforts to repair and reopen the Willamette Falls Locks
- Support the paper mill and PGE's ability to be viable businesses and maintain employment levels
- Maximize economic connections to Willamette Main Street
- Respect Native American rights and traditions along the Willamette River and Falls

Guiding Principle: Reinvestment Opportunity

The area will maintain its long history of a working waterfront, while creating opportunities for reinvestment in the historic heart of the community.

Key Elements

- Provide opportunities for reinvestment in the three planning districts
- Accommodate paper mill access, parking, and security
- Land use decisions support community vision and market principles
- Set expectations and parameters through market-feasible zoning and design guidelines
- Encourage and enable private sector investment to build high quality places
- Adaptive reuse of existing buildings
- Public and private owners work together on timing of land use transitions

Guiding Principle: Transportation Improvements

Through public and private investment, the waterfront area will safely accommodate pedestrians, bicyclists, motorists, and truck traffic through improved facilities and turning movements, while reducing conflicts and supporting land uses.

Key Elements

- Balanced land use and transportation design
- Livability and accessibility of nearby neighborhoods
- Preserve truck access to and from the paper mill
- Leverage public funds with private investment for safety and capacity improvements
- Improved local access through the area
- Creative solutions for multi-modal improvements