



WEST LINN

ECONOMIC DEVELOPMENT COMMITTEE

Agenda

November 9, 2017
6:30 PM
Willamette Room, City Hall

1. Review of Agenda
2. Approval of Minutes
3. Old Business
 - West Linn's Waterfront Project
4. New Business
 - Annual Report – accomplishments, challenges, and goals
5. Other items of interest:
 - from EDC members (5 minutes)
 - from Council or Staff liaisons (5 minutes)
6. Public comments on Economic Development matters not on the agenda (3 minutes per speaker)
7. Announcement of next meeting (6:30pm, December 14, 2017)
8. Adjourn

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.