

Memorandum

Date: June 26, 2020

To: West Linn Planning Commission

From: Darren Wyss, Interim Senior Planner

Subject: West Linn's Waterfront Project Update

At its July 1, 2020 meeting, the Planning Commission will be provided an update on the West Linn's Waterfront Project. The project is a planning effort to create a master plan along the Willamette River, from the Arch Bridge to the Willamette Neighborhood. The goal of the project is to find consensus on a vision for future land uses and activities, as well as the framework to implement the vision. Community engagement is a critical component of the project and will help guide changes to the transportation network, identify redevelopment opportunities and appropriate zoning, and establish a financial plan.

To date, the following project tasks have been completed:

- Council approval of the project's Community Engagement Plan (recommended by the Committee for Citizen Involvement)
- Review of existing planning studies, adopted plans, and vision documents to draft project Guiding Principles
- Three open houses (June 2017, Oct. 2017, April 2018) to glean feedback on:
 - Vision for the three project districts
 - Project Guiding Principles (reviewed and finalized)
 - Hwy 43/Willamette Falls Drive intersection improvements (reviewed and finalized)
- Project outreach to community groups, neighborhood associations, partner agencies, and a booth at the West Linn Farmer's Market
- Council initial consensus on intersection realignment concept (Feb. 2019)
- Two open houses (May 2019, June 2019) in partnership with PGE
- Two Council discussions (October 2019, January 2020) on Tax Increment Financing
- Two open houses (December 2019) to glean feedback on future land uses

Moving forward, there are two near-term goals for the project:

1. Adopt the Willamette Falls Drive Conceptual Design (Arch Bridge to Tualatin River) into the West Linn Transportation System Plan (TSP); and
2. Combine information from all open houses into a draft Master Plan to identify proposed trails, parks, open spaces, transportation improvements, and the general land use

pattern for the planning area. Distribute to community, property owners, Planning Commission, and City Council for feedback.

Longer-term goals for the project include:

1. Historic City Hall District zoning/design standards discussion and development of code language.
2. Develop an infrastructure financing plan, including a decision on a Tax Increment Financing district.

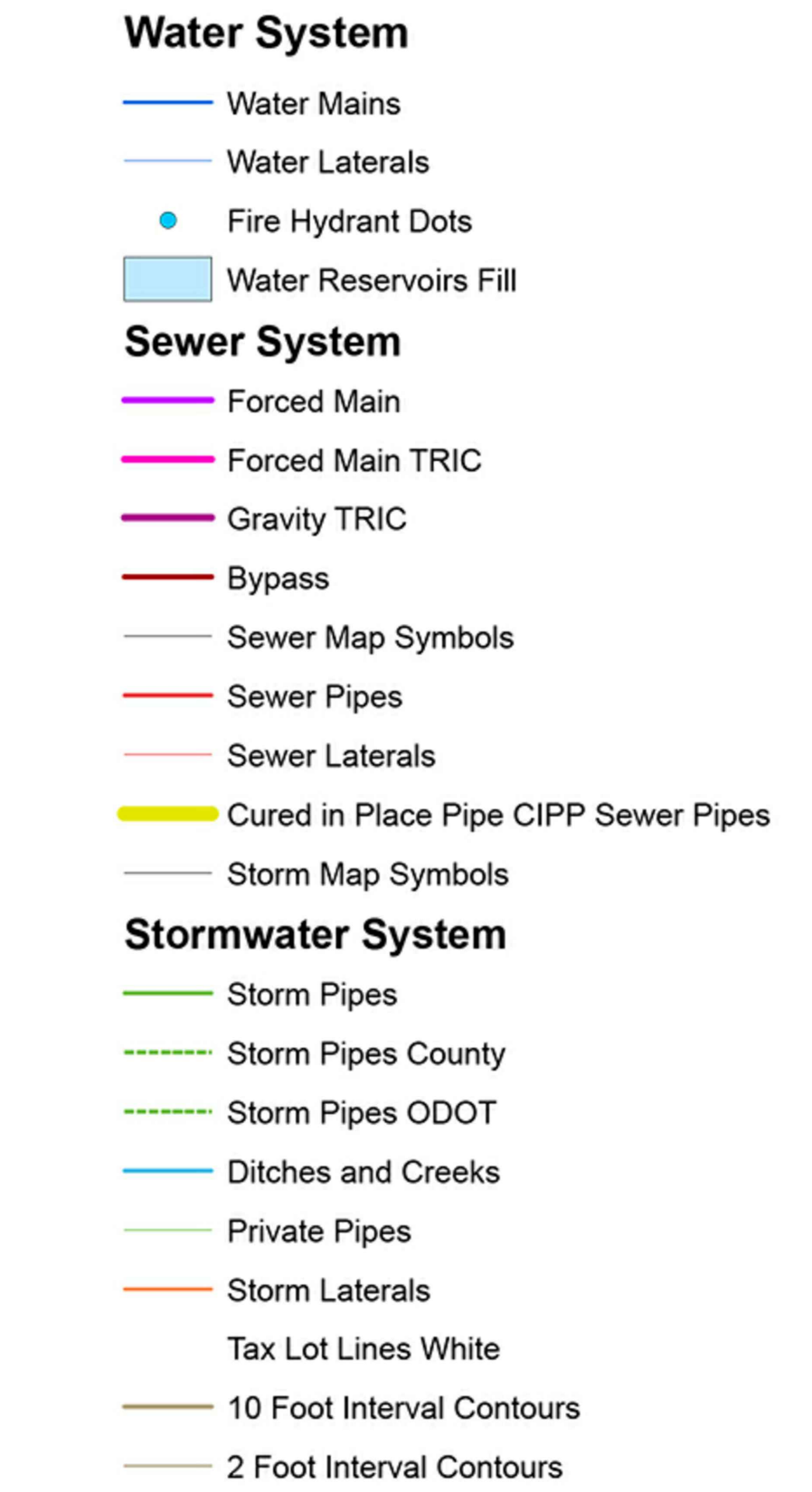
Attached is a conceptual design for the realignment of the Hwy 43/Willamette Falls Drive intersection. Staff is still engaged in conversations with affected property owners, but improving safety and property access was a goal of the project and design options are limited.

Also attached are results from the December 2019 open houses. The primary function was to get community feedback on future land uses in the project's three districts. A map of each district was available and attendees were asked to prioritize uses. Each district had different areas identified because of different access challenges/natural resources/historic resources and attendees used dots to prioritize land use categories. A survey was also distributed with general land use categories for each district, with attendees asked to prioritize as a means of corroborating results. Staff has found community feedback on future land uses has remained consistent throughout the project.

The City is engaged in a number of projects that are closely related to the Waterfront Project:

- I-205 Widening Project: ODOT is nearing complete design of the corridor, but no funding has been identified. With the I-5 Rose Quarter Project being controversial and delayed, the idea of transferring funding to I-205 has been discussed. The tolling study is ongoing and now includes both I-5 and I-205.
- Highway 43 Improvements: City is lobbying to have funding as part of Metro 2020 Transportation Bond. Public support/testimony is strongly encouraged.
- Willamette Falls Locks Commission: Two bills were introduced in the 2020 Legislative Session: 1. Create a public corporation to manage the locks; 2. Allocate \$14 million for repairs. Unfortunately, neither made it to a vote with the session being cancelled.
- Historic City Hall: City Council has agreed to provide additional funding for renovations in partnership with Heritage Area non-profits to develop a cultural center. Target date is to have building operating in 2021.

If you have questions about the work session or materials, please feel free to email or call me at dwyss@westlinnoregon.gov or 503-742-6064. As always, please submit questions before the meeting to increase the efficiency and effectiveness of the discussion as it allows staff to prepare materials and distribute them for your consideration. Thanks and hope to see everyone on the 1st.

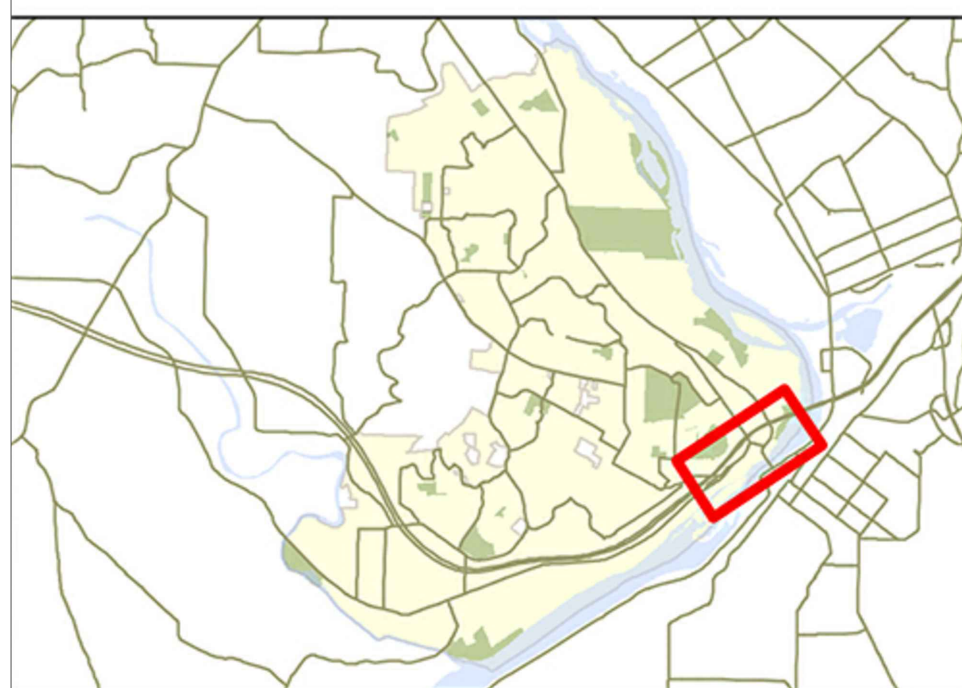


Map Angle 326.5 degrees

This map was generated using the City of West Linn's GIS ArcGIS Desktop Environment using the same map layering as the City's MapOptix program. Source: "MapOptix Source Layers" template using File Geodatabases

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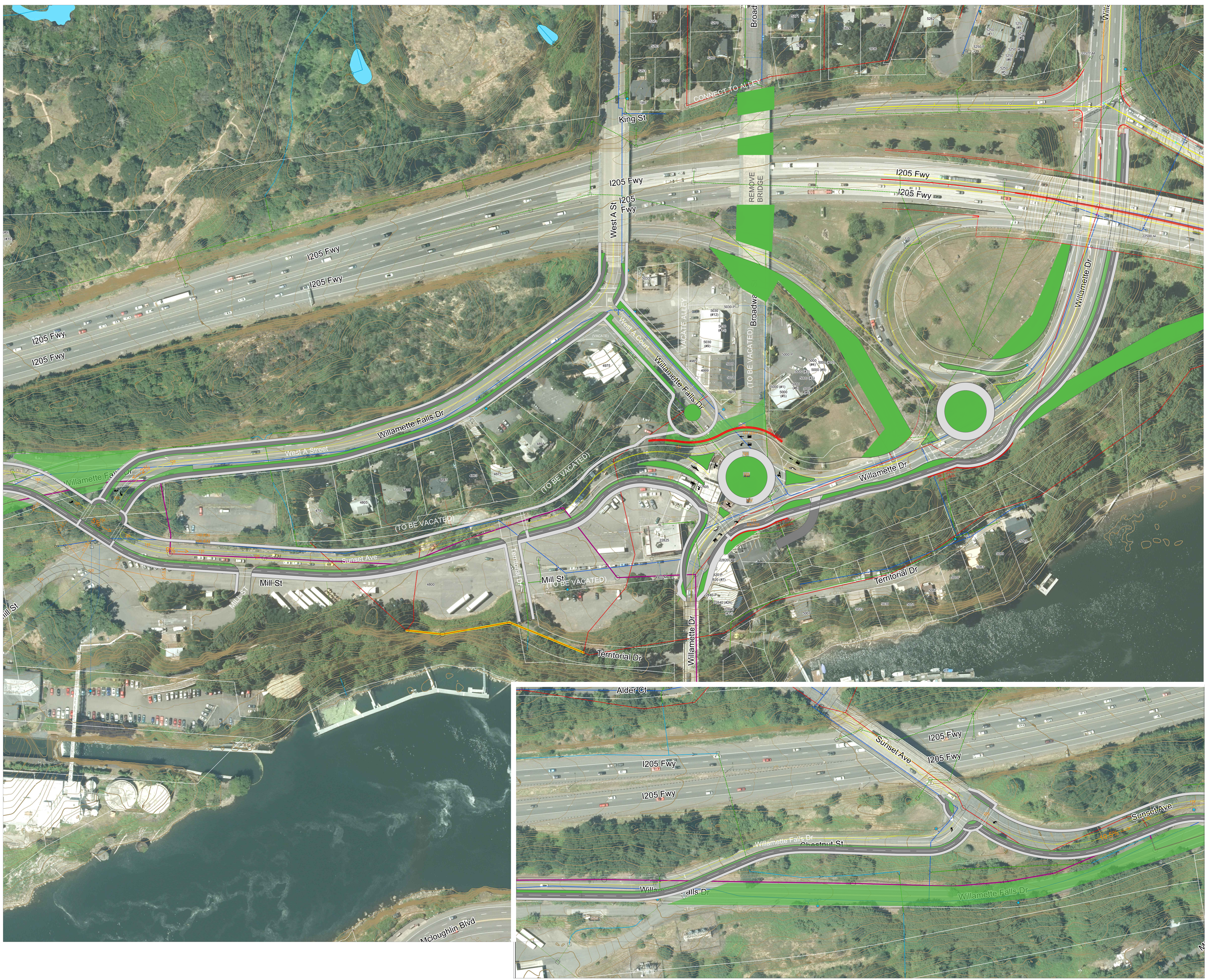
Map Created: 1/26/2018
 MAP CREATED BY: KAJHA
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DRAFT CONCEPTUAL WATERFRONT TRANSPORTATION PLAN

DATE: 10/24/2018

DESIGNED/DRAWN: LEC





Open Houses – Dec. 10/12, 2019 - Results

As part of West Linn's Waterfront Project, the City is evaluating potential land use changes in the project area. The first step is to find consensus on general land use patterns, with the detailed zoning conversations to follow. What land use changes would be appropriate to see along the Waterfront in 10 to 20 years? Please rank each of the Districts from 1 to 5 in order of preference, with 1 being most preferred, 2 second most, etc.

There were a total of approximately 60 attendees at the open houses. The table below shows the results of the open house feedback. The number shown is the average ranking from all of the responses from attendees of the open houses. The two highest ranked are highlighted in **red**.

	Old City Hall District	Industrial Redevelopment District	Pond Redevelopment District
Commercial	2.4	2.5	2.9
Industrial	4.3	3.0	3.9
Mixed-Use	1.8	2.1	2.3
Multi-Family Housing	2.9	3.5	3.8
Parks/Open Space	3.3	3.3	1.9

Do you have any comments about the proposed Comprehensive Plan Goals and Policies?

Generally agree

Make sure to connect the districts with trail/bike-pedestrian access.

Housing goals should include multi-family and mixed-use in addition to preserving the number of units already existing.

For Moore's Island, the new mill needs to have the existing industrial zoning preserved, but the part of the island not leased to the mill should be available for industrial heritage and interpretation purposes in co-operation with PGE.

We need an industrial heritage district (Moore's Island) with some areas set aside for historic interpretation.

West Linn would like more parks and open spaces. No new development. Keep it as is. More roads will bring more traffic.

Any other land use related comments?

Much of the land is wetland and floodplain and should not be developed.

I like mixed-use and parks for these areas.

Transportation impacts in existing neighborhoods should be considered and mitigated.

RV park/commercial in pond area is an interesting idea.

Will there be water access?

Mixed-use will provide the most usable option.

Bikes, pedestrians, and no parking will trump – business, hotel, marina that generates revenue to be taxed should be first priority, wanted, and implemented.

Development would take away from the natural beauty of the river.

It would be short-sighted to position a road and the heavy traffic that will follow closer to the waterfront. You should be focusing on enhancing the attractiveness of the waterfront and making it as green as possible. Look to the future.

Feedback on the Open House?

Great!

Very good information

Great to have such intimate time with staff and the maps.

Thank you

Very informative

Good process!

Need updated maps that reflect current uses.

Too slow of a process as people living and paying for it won't be here to use/enjoy it.

Planners do not seem interested in our position.

Additional Comments Submitted on Land Use Maps.

Old City Hall District

Indoor/Outdoor attraction near Old City Hall to attract Oregon City residents.

Industrial Redevelopment District

Look at 2040 West Linn Plan for the site.

Please allow for trail from park to bridge.

Pond Redevelopment District

Senior retirement community on Blue heron pond site.

Flood egress from Tualatin River flows thru open space just north of blue heron pond and into Bernert Creek.

RV Camping on Blue Heron site

Water skiing facilities

Marina/boating/restaurant amenities

Turn area into wetland habitat for beavers and salmon restoration and great economic development opportunities as the public becomes more aware of wildlife in the urban interface. Also an educational opportunity for local students and cultural significance to indigenous people cannot be overstated.

Proposed Land Use



www.westlinnoregon.gov/waterfront

West Linn

Mixed-Use Designation - Redevelopment Focus	
Multi-Family Residential	12.2%
Mixed-Use Commercial/Residential	12.2%
Professional/Office Services	12.2%
Retail Services	12.2%
Eating/Drinking Establishments	18.3%
Hotel/Motel	15.9%
Parks/Open Space	17.1%

Mixed-Use Designation - Historic Structure Focus	
Existing Single-Family Residential	17.1%
Professional/Office Services	11.0%
Retail Services	6.1%
Eating/Drinking Establishments	19.5%
Mixed-Use Commercial/Residential	29.3%
Multi-Family Residential	0.0%
Parks/Open Space	17.1%

Old City Hall District

Medium Density Residential - No Proposed Changes	
<input type="checkbox"/> Single-Family Homes Detached	
<input type="checkbox"/> Single-Family Homes Attached	
<input type="checkbox"/> Duplex Residential	
<input type="checkbox"/> Parks/Open Space	

Oregon City

Industrial Heritage District

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Data Sources: City of West Linn, Clackamas County, Metro
Cartography: West Linn Planning - Dec 2019

Proposed Land Use



www.westlinnoregon.gov/waterfront

West Linn

Mixed-Use Designation - Industrial/Re-Use Focus	
Existing Industrial Uses	13.9%
Industrial Manufacturing	2.8%
Mixed-Use Industrial/Commercial	12.5%
Mixed-Use Industrial/Residential	0.0%
Mixed-Use Industrial/Commercial/Residential	16.7%
Professional/Office Services	2.8%
Retail Services	5.6%
Eating/Drinking Establishments	31.9%
Parks/Open Space	13.9%

Mixed-Use Designation - Redevelopment Focus	
Multi-Family Residential	4.4%
Mixed-Use Commercial/Residential	17.6%
Professional/Office Services	1.5%
Retail Services	2.9%
Eating/Drinking Establishments	27.9%
Hotel/Motel	20.6%
Parks/Open Space	25.0%

Old City Hall District

Oregon City

Industrial Heritage District

Pond Redevelopment District

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Proposed Land Use



www.westlinnoregon.gov/waterfront

Mixed-Use Designation - Redevelopment Focus	
Multi-Family Residential	16.9%
Mixed-Use Commercial/Residential	13.8%
Professional/Office Services	15.4%
Retail Services	3.1%
Eating/Drinking Establishments	26.2%
Hotel/Motel	13.8%
Parks/Open Space	10.8%

- Medium Density Residential
- No Proposed Changes
- ☐ Single-Family Homes Detached
 - ☐ Single-Family Homes Attached
 - ☐ Duplex Residential
 - ☐ Parks/Open Space

West Linn

Pond Redevelopment District

Mixed-Use Designation - Industrial/Re-Use Focus	
Existing Industrial Uses	7.1%
Industrial Manufacturing	7.1%
Mixed-Use Industrial/Commercial	11.4%
Mixed-Use Industrial/Residential	4.3%
Mixed-Use Industrial/Commercial/Residential	12.9%
Professional/Office Services	8.6%
Parks/Open Space	48.6%

Mixed-Use Designation - Industrial Redevelopment	
Existing Industrial Uses	12.0%
Industrial Manufacturing	0.0%
Multi-Family Housing	13.3%
Single-Family Housing	2.7%
Mixed-Use Industrial/Residential	21.3%
Parks/Open Space	50.7%

Mixed-Use Designation - Industrial Redevelopment	
Industrial Manufacturing	2.2%
Multi-Family Housing	7.9%
Single-Family Housing	6.7%
Hotel/Motel	5.6%
Professional/Office Services	6.7%
Mixed-Use Commercial/Residential	14.6%
Parks/Open Space	56.2%

Oregon City

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