



**WEST LINN WATERFRONT WORKING GROUP MEETING
Draft Meeting Notes of December 7, 2023**

<u>Members:</u>	James Manning, Kathie Halicki, Mary Baumgardner, Leo Groner, Britta Mansfield, Jeff Kohne, Kyle Andersen, Josh Carter, Tom Watton, Jim Edwards, and Gregory Smith. Jon George and Julie Hernandez arrived late.
<u>Members absent:</u>	Bayley Boggess, Robert McCarthy, Julie Hernandez, Andrew Mason, Bob Schultz, Chris Boston, Mark Lindley, and Caroline Neilson
<u>Staff present:</u>	John Floyd, Senior Planner, Ben Gardner, Assistant Planner, and Lynn Schroder, Community Development Management Analyst
<u>Consultant present:</u>	Adrian Witte – Project Manager, Toole Design and Anjulie Palta – Urban Designer & Planner, Toole Design

The meeting video is available on the [here](#).

1. Call to Order and Roll Call

Senior Planner Floyd John Floyd called the meeting to order at 1:00 pm and took roll.

2. Approval of Meeting Notes: [11.02.2023](#)

Member Baumgardner moved to approve the meeting notes for 11.02.23 with a spelling correction. Member Halicki seconded. **Ayes: Manning, Halicki, Baumgardner, Groner, Mansfield, Kohne, Andersen, Watton, Edwards, and Smith. Nays: None. Abstain: None. The motion passed 10-0-0.**

3. Presentation and Discussion of Draft Community Vision Plan (Project Consultant)

The draft Community Vision Plan has four sections. New sections for Working Group review include the Market Analysis and the District Concept Plans. In November, the Working Group reviewed the Introduction and Planning Framework. Working Group comments received for these sections have been incorporated into the document. Anjulie Palta recapped the Planning Framework and walked through the new Market Analysis and District Vision Plan sections. She asked members to provide their feedback on these sections in one week.

The Planning Framework provides the existing conditions framework and identifies key planning issues in each district. Councilor Baumgardner asked about the potential for cleanup grants for the area. Witte replied that a later phase of the Visioning Process will look at potential funding sources for identified priorities.

The Market Analysis section evaluated housing, retail, office, industrial, hospitality, and civic/institutional opportunities and challenges within the planning area. The analysis provides a framework for the feasibility of specific land uses.

Multi-family housing is in high demand in the Portland-Metro area and can seed other multi-use opportunities. Small-format, destination retail in conjunction with other uses is feasible. Office uses are less attractive due to the expected flattening rents due to work-from-home trends. Breweries, wineries, and coffee roasters would be compatible with other Waterfront uses. Destination or experience-based hotels could be a significant draw to the Waterfront. Civic amenities like green space, parks, waterfront

access, and event space can help catalyze commercial development. Civic spaces that host events, festivals, and recreational activities can increase foot traffic and benefit new local businesses. Members discussed concerns about floodplains and potential flood damage for proposed uses.

The Waterfront is divided into three District Planning areas. Planning for each district will require a three-fold approach:

- The overlay of a robust Planning Framework.
- Integration of community-identified interests and considerations.
- A thorough market analysis that aligns development goals with economic viability.

While all the Waterfront guiding principles remain fundamental, certain principles will be prioritized over others, as necessitated by each district's unique characteristics and needs.

Members discussed examples of community recreation facilities in the Pond Redevelopment District. Councilor Baumgardner advocated preserving biodiversity and nature spaces in the Pond Redevelopment District. She emphasized the need to include tribal voices in decision-making and consideration of tribal cultural resources. Some challenges include Willamette Falls Drive (WFD) bisecting land into narrow areas. Creating layers of pedestrian scale and reducing speed on WFD would be beneficial. Members asked to include a discussion of the Locks and its potential to draw tourism to the area. Jon George of the Confederated Tribes of the Grande Ronde expresses a desire to provide education about the tribal history of the region, open views of Willamette Falls, and physical access to the water. Councilor Groner supported the marina concept because it could seed other commercial activities in the area. He expressed interest in preserving the industrial heritage of the area. Members discussed providing several housing types options. James Manning noted that the existing wetlands near the ponds are artificial and did not exist before the ponds were constructed (1970), so preservation should be considered in a historical context. Members noted that the topography and geology of the districts should be considered when determining proposed land use for the Districts. Councilor Groner asked how much the Waterfront Master Plan is coordinating with Oregon City planning for the other side of the river. Witte responded that they have contacted the developers and will coordinate with them as the planning processes proceed. He noted that there may be opportunities for mutual development, like a bicycle and pedestrian bridge/viewpoint across the river.

Witte discussed the community engagement timeline. He identified three phases:

- i. Present draft Vision Plan, restart community engagement, collect feedback – Fall/Winter 2023-2024
- ii. Report on feedback, develop and present a Preferred Plan for each district – Spring 2024
- iii. Gather public feedback on the preferred plan, and proposed zoning code updates and report back – Summer/Fall 2024

Stakeholders, including technical advisors, landowners, decision-makers, the general public, hard-to-reach populations, local tribes, and civic groups, will be solicited for feedback on the draft Vision Plan.

4. Meeting 3 Agenda/Tasks (Project Consultant)

Witte noted that the January Working Group meeting will be canceled to allow the consultants to finish the draft Vision Plan.

5. Public Comment

None.

6. Adjourn

Chair Manning adjourned the meeting at 2:30 pm.