

Memorandum

Date: February 29, 2024

To: Planning Commission

From: John Floyd, Senior Planner

Subject: West Linn Waterfront Project Update

The goal of the West Linn Waterfront Project is the creation and implementation of a preferred community vision for the area adjacent to the Willamette River, from I-205 in the north to 7th Street in the Willamette Neighborhood to the south.

The first phase of this project was conducted between 2016 and 2021 through a series of community group presentations, open houses, and property owner meetings. Key outcomes of this public consultation included the identification of three subarea districts (Historic City Hall District, Cultural Heritage District, and Pond Redevelopment District) and the development of four guiding principles (Reinvestment Opportunities, Transportation Improvements, River Access, and Historic Character).

After a two-year pause in the project, the City hired Toole Design Group to develop a Community Vision Plan and related implementation tools based on the pre-pandemic efforts. City Staff and the consultant spent the latter half of 2023 and the first two months of 2024 working on a Draft Community Vision Plan and community consultation tools. As part of that development, a project working group was formed and consulted on early iterations of the Vision Plan. This working group will continue to be consulted throughout the remainder of the process. In addition to the working group, staff and the project consultant conducted direct engagement with significant stakeholders, including representatives of five tribal nations associated with this area. Concurrent with development of the Vision Plan was the development of community engagement tools, including a [project website](#), a project [survey](#), and an [interactive platform](#) to register comments and engage in dialogue with other community members.

Planning Staff and the project consultant are now focused on broader community engagement to refine the Draft Vision Plan and confirm that it continues to reflect community desires. This engagement will include both face-to-face meetings (civic groups, property owners, intercept surveys, community events, regulatory agencies) and virtual engagement (website surveys, a virtual open house).

Concurrent with that engagement, staff and the project team will soon begin work on implementing tools and strategies to help manifest the vision. This work is expected to include the following:

- Comprehensive Plan and Development Code analysis to identify zoning map and development code changes necessary to achieve the vision in the Historic City Hall and Pond Redevelopment Districts.
- Transportation System Plan amendment recommendations to allow and support the recommended zoning changes.
- A financing plan documenting opportunities and obstacles, financing strategies, and a phasing plan for implementation.

As always, please contact me with any questions about this project or related work at jfloyd@westlinnoregon.gov or 503-742-6058.