

West Linn Waterfront Master Plan

COMMUNITY ENGAGEMENT SUMMARY

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PROJECT OVERVIEW

The goal of the West Linn Waterfront Vision Plan is to present an inspired and achievable framework for the transformation of West Linn’s Waterfront into a vibrant place that provides new opportunities for residents and visitors to access and experience the natural beauty and cultural richness of the area. The Vision Plan puts the community’s interests at the center of the process and aligns their thoughts with analysis of the area’s physical, economic, and regulatory issues to develop a physical plan for realizing the potential of the Waterfront.

The study area is shown on Figure 1 and covers approximately 275-acres and is the stretch of land running between the I-205 corridor and the Willamette River, and from where I-205 crosses the river at the Abernathy Bridge to approximately 7th Street at the southwest end. The site includes the eastbound on- and off-ramps to I-205, the Arch Bridge connecting to Oregon City, the Willamette Falls Locks, and Moore’s Island. The study area has been broken into three districts, each having their own distinct history, character, challenges, and opportunities.

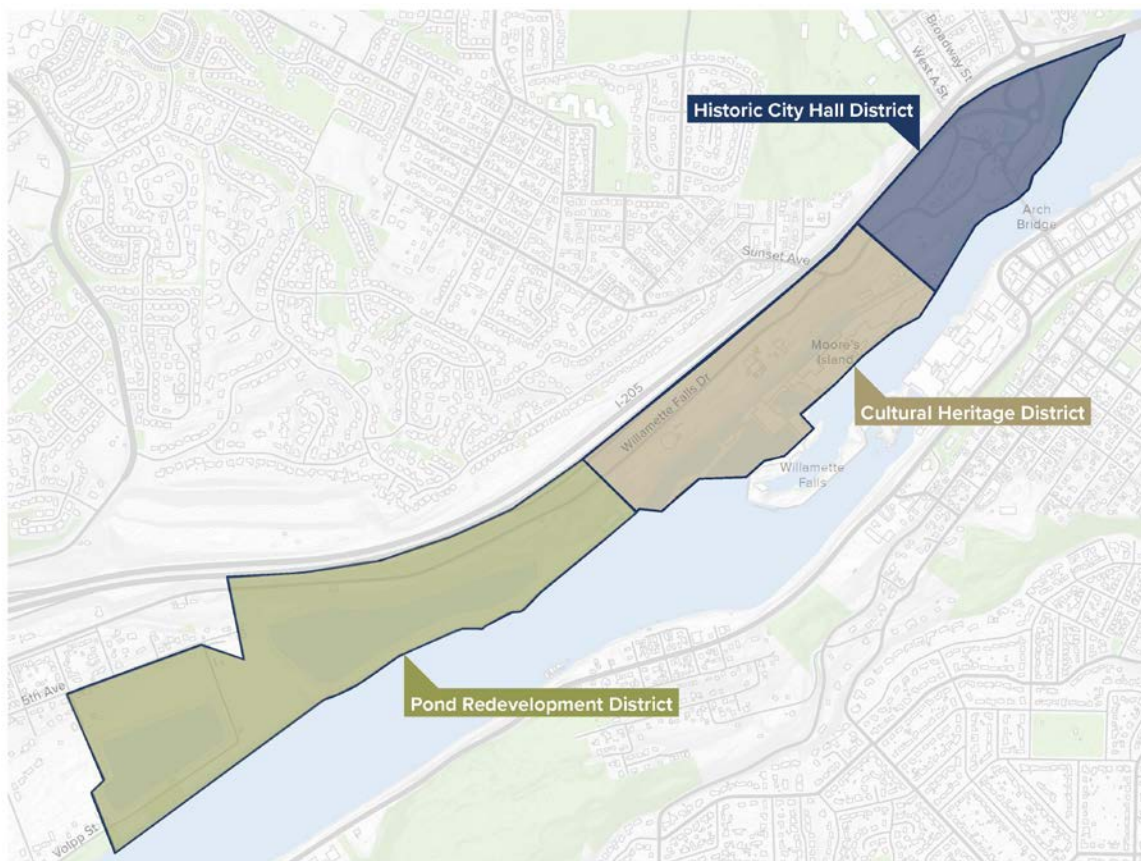


Figure 1: West Linn Waterfront Planning Districts.

The Vision Plan builds on decades of work conducted by City staff and the community to reimagine the Waterfront. Planning conducted between 1986 and 2016 included several neighborhood and redevelopment plans within and nearby the project area as shown on Figure 2. These were used by City staff to develop a set of preliminary guiding principles that were taken out to the public as part of the City’s most recent planning effort between 2016 and 2021.

Aligned Projects and Planning Efforts

Planning for the study area has been ongoing for almost 40-years. Most recently, there have been numerous planning efforts and projects that will help inform the larger vision for the site.

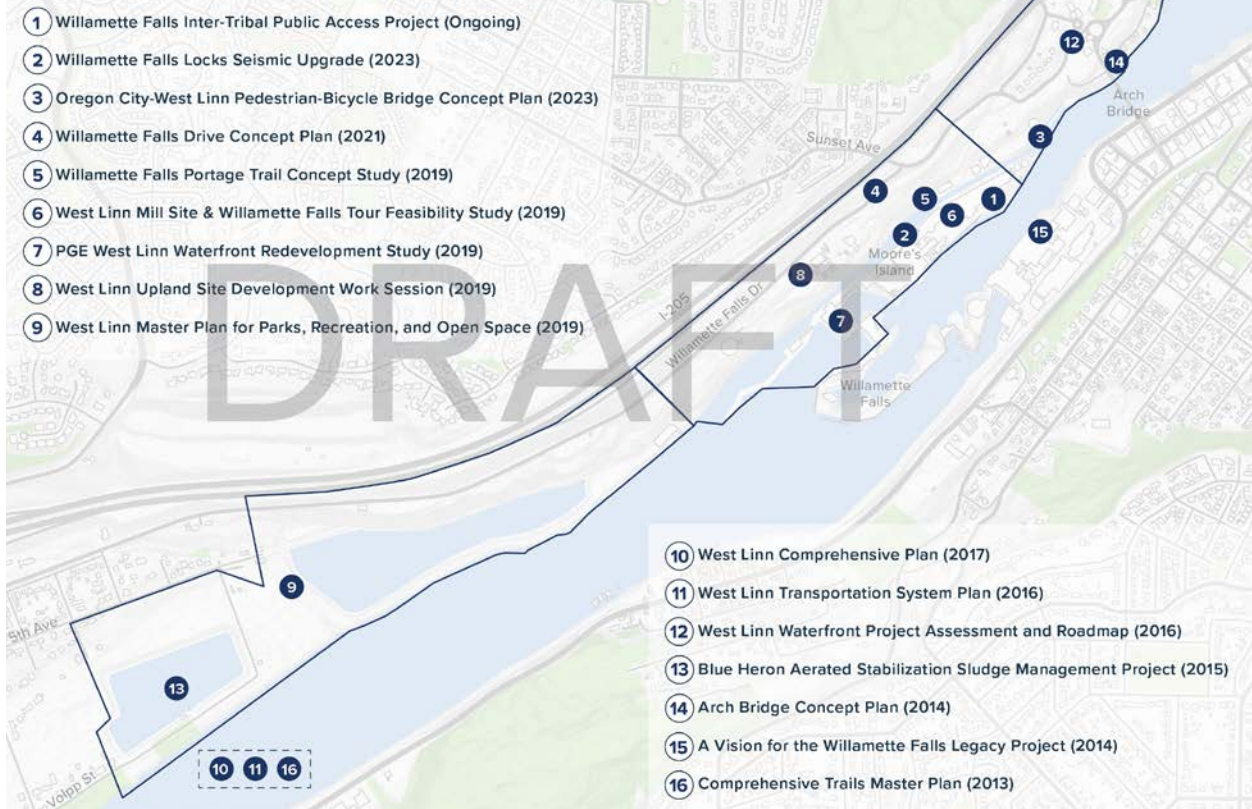


Figure 2: Summary of Previous Planning Efforts.

Public engagement conducted between 2016 and 2021 is shown on Figure 3 and included open houses, community group presentations, and property owner meetings. This resulted in refinements to the guiding principles and identification of land uses and amenities that the community would like to see on the Waterfront. From this process, the City also developed a concept plan for Willamette Falls Drive that was adopted into the City's Transportation System Plan.

Some of the key stakeholders and property owners have also conducted their own planning processes to understand how they can best realize the potential for the Waterfront. A summary of previous community engagement is included in Appendix A.

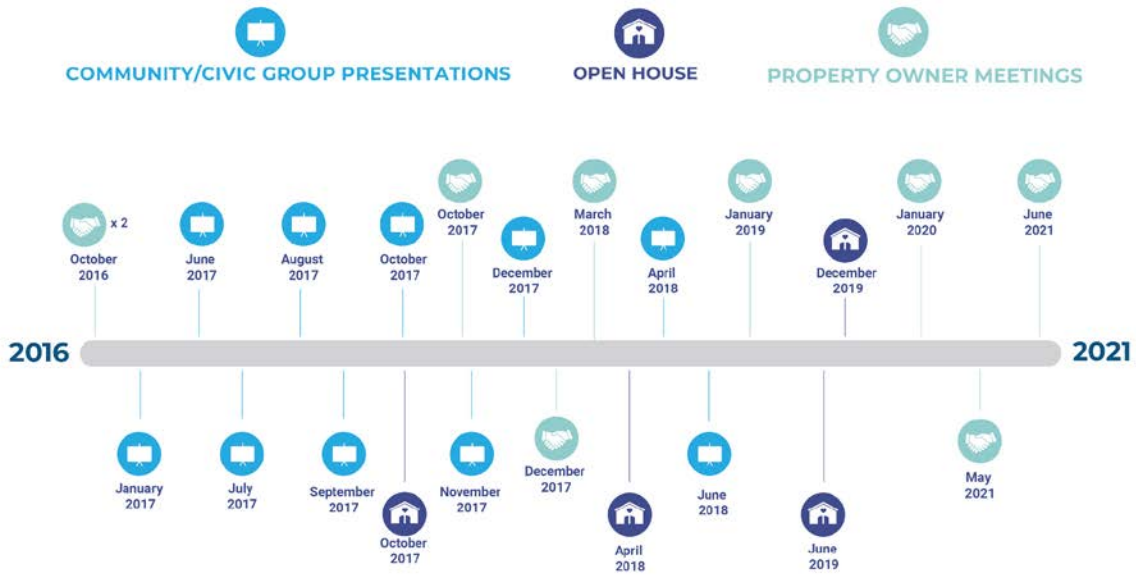


Figure 3: Prior Community Engagement conducted from 2016 to 2021.

ENGAGEMENT APPROACH

The intent of this round of community engagement was to take a Draft Vision Plan for the West Linn Waterfront that was built from previous planning and community input and vetted by key project partners including property owners, tribal interests, and community group input out to the public.

The approach to community engagement involved two steps:

- Partner Engagement: including meetings of a Project Working Group (PWG), a Technical Advisory Committee (TAC), and interviews with major property owners and tribal interests. This engagement was used to inform and review the content of the Draft Vision Plan that was taken out for public engagement.
- Public Engagement: including virtual engagement through a project website, online survey, interested parties sign-up link, social media, city newsletters, and comment form; and in-person engagement through a public open house, presentations to community organizations, and tabling events. Public engagement was used to obtain input on the Draft Vision Plan and confirm the direction of the vision in each of the planning districts.

Input received from this process will be used to revise the Final Vision Plan and will inform future phases of implementation including zoning, land use, transportation, and code development.

Future community engagement will be conducted to provide partners and the public with an opportunity to comment on these stages of implementation.

ENGAGEMENT STRATEGIES

This section summarizes the techniques that were used to date to conduct partner and public engagement.

PARTNER ENGAGEMENT

Partner engagement includes meetings with the PWG and interviews with key project partners to inform the content of the Draft Vision Plan and a meeting with the TAC to review the Draft Vision Plan.

PROJECT WORKING GROUP (PWG)

The project team met with the PWG in November and December 2023 to introduce the project, summarize previous planning and engagement efforts, to gather information, and to receive comments and feedback on the Draft Vision Plan that would go out to the public.

The PWG was comprised of representatives from the following organizations. The PWG charter and full membership list is included in Appendix B.

- West Linn City Council.
- West Linn Planning Commission.
- West Linn Historic Review Board.
- The Confederated Tribes of the Grand Ronde.
- Willamette Falls Trust.
- Belgravia (property owner).
- Individual Property Owner.
- PGE (property owner).
- Bolton Neighborhood Association.
- Sunset Neighborhood Association.
- Willamette Neighborhood Association.
- Economic Development Committee.
- River Access & Recreation.
- Sustainability Advisory Board.
- Waterfront Development Professional Community Member at Large.
- Willamette Falls and Landings Heritage Area Coalition.
- Willamette River Keepers.
- Youth Advisory Council.

PARTNER INTERVIEWS

The project team conducted follow-up interviews with several partners from the PWG that have major stake in the West Linn Waterfront. These included:

- Belgravia (property owner).
- PGE (property owner).
- The Confederated Tribes of the Grand Ronde (CTGR).
- Willamette Falls Trust: representing the Confederated Tribes and Bands of the Yakama Nation, the Confederated Tribes of Siletz Indians, the Confederated Tribes of the Umatilla Indian Reservation, and the Confederated Tribes of Warm Springs.

City staff also had conversations with all other project partners on the PWG. Feedback received from these groups informed the project team's understanding of the area and supported the development of the Draft Vision Plan that went out for public engagement.

TECHNICAL ADVISORY COMMITTEE (TAC)

The project team will present at a TAC meeting in June 2024 to gather input on the Draft Vision Plan and ensure the work is performed in a coordinated manner with other regional partners and regional and state requirements. The TAC is comprised of representatives from the following organizations:

- City of Oregon City.
- Oregon Department of Land Conservation and Development (DLCD).
- Oregon Department of Transportation (ODOT).
- Oregon Department of State Lands (DSL).
- Oregon Metro.
- West Linn Economic Development.
- West Linn Engineering.
- West Linn Parks.

PUBLIC ENGAGEMENT

The public engagement period seeking feedback on the Draft Vision Plan was open for input on the Draft Vision Plan from the start of February to the end of May 2024.

ONLINE PUBLIC ENGAGEMENT

PROJECT WEBSITE

The project team created a [project website](#) as a central point for virtual public engagement. The website included a project overview and timeline, links to the Draft Vision Plan and online survey, a list of upcoming in-person engagement events, a sign-up option for an interested parties email list, the City project manager's contact information, and an input link to submit a comment or question on the Draft Vision Plan. The public was directed to the website through social media posts, advertisements in newsletters, and handouts at outreach events.

Key statistics:

- Website address: www.westlinnwaterfrontproject.com.
- Number of visits: 3.2k since January 2024.
- Other stats: 52% from desktop, 46% from mobile, 2% from tablet.

INTERESTED PARTIES LIST

The website provided a link for people to sign up for an interested parties list to receive email updates on the project.

Key statistics:

- Approximately 167 people signed up to the interested parties list.

ONLINE SURVEY

The survey was available from February 5, 2024 to May 31, 2024, and asked for input on the identify and character statements and specific land use and programming preferences in each of the planning districts. The survey also included several demographic questions.

Key statistics:

- A total of 573 survey responses were received. Of those, 54 percent (311) were complete surveys responding to all questions and 46 percent (262) were partial survey responses.
- Nearly two thirds (64 percent) of respondents indicated they had not participated in prior engagement activities related to the West Linn Waterfront.
- Over 90 percent of respondents indicated they live in West Linn, while 43 percent indicated they shop or use services in West Linn. Only 18 percent said they work in West Linn. (Respondents were able to select more than one option).
- Over half of respondents (52 percent) were between 25 and 54 years old. A majority (83 percent) identified as white or Caucasian. Most (60 percent) identified as female, while 35 percent were male. Five percent were nonbinary or preferred not to answer.

Survey responses were received from West Linn residents, residents of neighboring communities, and from people that live further afield but visit or would visit West Linn. The demographic questions were used to determine how representative survey respondents were of the West Linn community. An analysis was conducted to compare the demographics of survey respondents living in West Linn to census data of the wider community. The analysis is summarized in Appendix C and shows that the survey generally over-represented people living in West Linn between the ages of 25 and 74, and under-represented people under 24 and 75 or older. Women were overrepresented in the survey compared to men.

WRITTEN COMMENTS AND QUESTIONS

The project website provided an opportunity for people to comment on the Draft Vision Plan or email the City's project manager a question or comment.

Key statistics:

- 11 people or organizations left written comments on the Draft Vision Plan.
- 15 people submitted waterfront specific questions to the City's project manager by email, phone, or a visit to the permit counter after reviewing the website.

IN-PERSON ENGAGEMENT

In-person engagement included the presentations to community organizations and tabling events listed in Table 1. These were conducted by City staff with some events attended by the project team. A summary of the public open house is included in Appendix D.

Table 1: In-Person Engagement Events

Date	Event	Event Type	Other Notes
02/08/24	Historic Willamette	Presentation	General project update
03/04/23	City Council	Presentation	General project update
03/06/23	Planning Commission	Presentation	General project update
03/09/24	Public Open House	Open House	Project boards, handouts
03/13/24	Willamette Neighborhood Association	Presentation	Over 100 members of the public attended
03/14/24	West Linn Economic Development Committee	Presentation	General project update
03/17/24	St. Patrick's Day in Willamette	Booth	Project boards, handouts
04/16/24	Bolton Neighborhood Association	Presentation	General project update
04/16/24	Historic Review Board	Presentation	General project update
04/20/24	Volpp Street & 4 th Street	Booth	Popular location for morning dog-walking in the study area (booth from 7am-11am). Approximately 30 members of the public engaged with city staff at this event.
05/05/24	Cinco de Mayo in Willamette	Booth	Project boards, handouts
05/08/24	Willamette Farmers Market	Booth	Project boards, handouts
05/15/24	Willamette Farmers Market	Booth	Project boards, handouts
05/16/24	Neighborhood Association Presidents	Presentation	General project update
05/21/24	Historic Review Board	Presentation	General project update
05/22/24	Friends of Willamette Wetlands	Presentation	General project update

In-person events included project boards or a powerpoint showing a summary of the overall project and the draft vision in each of the planning districts. Attendees were able to discuss the project with City staff and the project team, complete an online survey, or add their comments to the project boards using sticky notes. Handouts containing project information and a QR code to access the project website and virtual survey were distributed at every event.

Key stats:

- Public open house attendees: approximately 100 people.
- City staff conducted presentations at 10 community meetings.
- City staff provided a booth at 5 different community events.

TAKEAWAYS

The section below summarizes input received from partner engagement and from the public – summarized by district. This input will be used to refine the Draft Vision Plan and inform future phases of project implementation.

PARTNER ENGAGEMENT

Some of the key themes coming out of engagement with partners and the Project Working Group included:

- Partnerships are essential to the delivery of the Vision Plan. The City owns very little land on the Waterfront, but has a critical role in creating policy that allows the community's vision to develop. The majority property owners – Belgravia and PGE – have both conducted or are conducting master planning exercises to determine the best use of their sites. This process can help inform that planning. As well, Willamette Falls Trust and the Confederated Tribes of the Grand Ronde are important partners moving forward initiatives to restore Tribal access to the waterfront. There is significant support for the Willamette Falls Inter-Tribal Public Access project, which could provide a catalyst for future development.
- The West Linn Waterfront has significant assets that could make it a regional attraction including Willamette Falls, an opportunity to celebrate the area's Tribal history and restore traditional Indigenous practices, industrial heritage and salvageable buildings, an historic and working lock for river navigation, and connections to Oregon City and the Willamette, Bolton, and Robinwood neighborhoods in West Linn.
- Public access projects can bring funding to create a destination that will then encourage private investment in the planning area.
- The Vancouver Waterfront provides a good comparable to parts of the West Linn Waterfront in that it is former industrial land along the Columbia River, owned primarily by the Port of Vancouver and other private land owners, subject to a planning process led by the City and materializing over 30 years into a economic hub with increased public access to the waterfront. PWG members also encouraged the project team to look at lower-intensity developments and natural enhancement / wetland restoration examples to inform options in lower-lying parts of the project area.
- The steep sloping topography down to the river creates an uplands and a lowlands. Some uses such as commercial and residential may be better suited to uplands development with wetland restoration, natural and open space, and other lower intensity uses more suitable for the lowlands.
- Access will be a key driver of what is feasible in the project area, particularly on Moore's island where access is via a single drawbridge. The T.E. Sullivan Hydroelectric Station will remain in place and other industrial uses including the Paper Mill will need to retain access so long as they are operating. Topography limits options for the street network and significant infrastructure and cost may be required to reconstruct Willamette Falls Drive to accommodate multimodal traffic and support increased development.
- The upgrade of the locks provides a significant opportunity for river access and navigation up and down the river with unprecedented access to the Falls.

- PGE owns a significant amount of property in the project area. Parts of the property are related directly to the generation of electricity and within a Federal Energy Regulatory Commission (FERC) boundary. PGE's FERC license renewal comes up in 2035 and it is PGE's intent to secure a 50-year renewal for the T.E. Sullivan Hydroelectric Station. Safety and security are top priorities within the FERC boundary and the current natural state and limited access have historically provided this buffer - changes will need to take this into account. Other property not related to power generation is similar to any other private property where decisions would be subject to approval from PGE's shareholders.
- ODOT explored two alignments for a ped-bike bridge connection between West Linn and Oregon City. One is downstream of the Arch Bridge and the other would connect from the Historic City Hall District to the tip of Moore's Island to Tumwata Village.
- Historic City Hall District provides the most logical place for higher-density and mixed-use development built around public gathering spaces. Densities will need to balance the need for sufficient densities and intensities to be economically viable, while also staying within a reasonable scale in the context of West Linn.

PUBLIC ENGAGEMENT

Key takeaways from public engagement have been organized by district below.

HISTORIC CITY HALL DISTRICT

Survey Results

Almost two-thirds of respondents (64 percent) indicated that the proposed Identify and Character statement and the Land Use focus of the Historic City Hall District aligns with their vision for the District. A further 22 percent mostly supported the Vision. Approximately 14 percent did not support the draft Vision, although some of these people indicated that they could support the Vision if certain issues (such as traffic and parking) were adequately addressed (see below).

Within the Historic City Hall District, survey respondents favored a plaza as a park and recreational space, along with street-facing cafes and restaurants as cultural and commercial spaces. For housing, respondents preferred low-rise apartments, and structured parking for public use. See Table 2.

Table 2. Historic City Hall District - Ranking of Preferences

Category		1st		2nd		3rd		4th		Total
Parks and Recreation Spaces	Central Public Square	151	49%	58	19%	57	19%	41	13%	307
	Terraced Outdoor Amphitheater	65	22%	105	35%	75	25%	52	18%	297
	Open Lawn Area	67	23%	77	26%	89	30%	62	21%	295
	Improved Boat Launch + Fishing Docks	51	18%	71	25%	70	25%	90	32%	282

Category		1st		2nd		3rd		4th		Total
Cultural and Commercial Spaces	Street-Facing Cafe/Restaurants	216	69%	54	17%	25	8%	16	5%	311
	Concert/Performance Venue	45	16%	118	41%	89	31%	36	13%	288
	Destination Hotel/Lodging	38	14%	78	29%	76	28%	78	29%	270
	Tourist Center	23	8%	54	19%	87	31%	116	41%	280
Housing Types	Townhomes	129	46%	51	18%	102	36%	-	-	282
	Low-Rise Apartments	100	37%	145	54%	24	9%	-	-	269
	Mid-Rise Apartments	79	30%	73	27%	115	43%	-	-	267
Parking	Structured Parking	184	64%	103	36%	-	-	-	-	287
	Surface/Field Parking	137	49%	145	51%	-	-	-	-	282

General themes heard from community engagement for this district include:

Support:

- Amongst supporters, there was a general sense of excitement around something happening with the West Linn Waterfront. People were excited about the opportunity to create an iconic and central heart that could create an identify for West Linn. This was seen as an opportunity to create interest and excitement in West Linn and further economic development for other parts of the City by linking this area with the Willamette, Bolton, and Robinwood neighborhoods. The connection to Oregon City and Tumwata Village was also seen as important in creating a regional destination and attraction, including the mutual benefits of locating a new ped/bike bridge that would connect development on both sides of the river.
- There was a lot of support in this District for creating a central place – such as a public square - where people could gather and meet. There was also overwhelming support for creating a mixed-use environment, particularly one that brings opportunities for restaurants, shops, and local businesses. People saw this as the most logical district to create density (if space and topography allows – see below). There was support for low-rise housing – particularly above retail in a mixed-use building – though there were some comments that did not support housing in this district.
- Walkability was seen as critical in this district along with strong urban design principles that tied into the historic character of the District and created pedestrian-oriented spaces supported by trees, natural surfaces, and street activity.
- Overall, there was an interest in reusing and preserving historic buildings and the District's historic character - including ideas to reuse Historic City Hall as a library, theater, museum, arts center, or community center. However, there were some respondents that did not see preserving the Historic City Hall as important. There were some supporters for a hotel in this District, but just as many that did not support this.
- One of the key aspects of the Vision Plan that was well supported in this District was the connection to the river – both in terms of utilizing the topography to create views of the River

and Falls or direct access to the river. There were strong themes to ensure this area celebrates the natural and cultural assets of the area. Specifically, people generally supported the idea of a riverfront trail, incorporating other open space where possible, and enhancements to the fishing dock, either in its current form or creating more opportunities for launching and docking watercraft or swimming. Some commenters raised important points about the challenges with topography in creating accessible pathways down to the waterfront.

- Some other ideas brought forward from public comment were ensuring there were no/low cost activities programmed into the space, play areas for kids, and more opportunities for art and music.

Examples and case studies:

- People saw parallels to other communities in the Metro region including an opportunity to create similar benefits and successes as the Vancouver Waterfront (especially river-access components) and Downtown Oregon City redevelopments. People saw parallels between this area and mixed-use and commercial developments in Downtown Lake Oswego. There were also some comparisons made to the Hood River Waterfront.

Concerns:

- Although many community members agreed with the draft vision plan for this district, they had concerns about how traffic and parking impacts would be accommodated and whether there was physical space for the proposed programming to be constructed in a cost-effective way. These are areas that will need to be addressed to confirm the scale and feasibility and will drive final programming in this district.
- There were concerns around environmental sensitivity and the need to preserve natural space. It is noted that some of these comments were related to the project area as a whole, but people respected the natural beauty and environmental sensitivity of this District and believed any future vision needed to be respectful, preserve, and/or enhance these community assets.
- There were also localized concerns about impacts on individual properties and houses that should be addressed through future public engagement. There were also some concerns expressed around gentrification, the “sameness” of development with other communities in the Metro area, and attracting crime and homelessness.
- Some commenters raised concerns about industrial land uses in this area and the traffic, truck, and parking needs – and the future – of the Paper Mill.

Some quotes that captured some of the more common themes above included:

- “Reclaiming the site at the Arch Bridge as a public space for walking/dining/meeting is vital and would give the City a focus that it doesn’t currently have. Rosemont/Old Willamette/Bolton and Robinwood are disparate and unconnected. We need a center and this is the place.”
- “This area is uniquely situated for commercial development due to proximity to OR43, I-205, Downtown Oregon City, historical resources, and relative (to other defined districts) lack of natural resources. Accordingly, denser development with increased activity and diverse uses is desirable at this site.”
- “We need this.”
- “It sounds good. I would have questions and concerns about the environmental impact and on how accessible the area would be given the congestion that already plagues the area. Would

bicycle / public transit etc. options be available so that less space would need to be taken up for parking?”

- “The proposal aligns fine but I don't feel that the intense traffic problems around and coming into/out of West Linn are being addressed currently and these developments will only exacerbate the issues.”
- “What is wrong with what we have.”

CULTURAL HERITAGE DISTRICT

Survey Results

Over three-quarters of respondents (77 percent) indicated that the proposed Identify and Character statement and the Land Use focus of the Cultural Heritage District aligns with their vision for the District. A further 15 percent mostly supported the Vision. Approximately 8 percent did not support the draft Vision.

Within the Cultural Heritage District, survey respondents indicated a strong preference for trails with viewing platforms as a park and recreation option and tribal specific spaces for cultural and commercial spaces. Respondents also favored low-rise apartments and structured parking. See Table 3.

Table 3. Cultural Heritage District Ranking of Preferences

Categories		1st		2nd		3rd		4th		Total
Parks and Recreation Spaces	Trails with Viewing Platforms to the River and Falls	163	57%	91	32%	29	10%	5	2%	288
	Nature Preserve with Limited Access	80	28%	90	31%	67	23%	49	17%	286
	Flexible Outdoor Venue	44	16%	52	19%	83	31%	92	34%	271
	Learning Landscapes + Outdoor Classrooms	16	6%	59	23%	91	35%	91	35%	257
Cultural and Commercial Spaces	Tribal Specific Spaces	141	56%	37	15%	32	13%	40	16%	250
	Market Space	99	39%	91	35%	42	16%	25	10%	257
	Destination Hotel/Lodging	19	15%	33	26%	38	29%	39	30%	129
	Flexible Venue/Event Space	25	10%	67	27%	95	38%	60	24%	247
	Maker Space	10	5%	48	26%	51	28%	73	40%	182
Housing Types	Townhomes	110	42%	53	20%	100	38%	-	-	263
	Low-Rise Apartments	102	40%	133	52%	23	9%	-	-	258
	Mid-Rise Apartments	67	27%	66	27%	112	46%	-	-	245
Parking	Structured Parking	160	65%	87	35%	-	-	-	-	247
	Surface/Field Parking	121	47%	136	53%	-	-	-	-	257

General themes heard from community engagement for this district include:

Support:

- Amongst supporters, there was a general acknowledgement that this is an under-utilized area and an excitement around creating access in an area that has historically been difficult for the public to access. One of the major themes for this District was celebrating and preserving the natural assets and beauty of the area and providing more access to the river including to Willamette Falls and the Locks. There was a particular interest in more connections to the river – this included more access to trails as well as water uses (such as kayaking).
- Supporters saw this as an opportunity to create an iconic location and visitor attraction for West Linn that provides educational and interpretive opportunities to learn about and acknowledge the area's Tribal significance and its cultural and industrial heritage.
- There was significant support for Tribal recognition and celebration in the District and an extremely positive response to the materials included in the Vision Plan showing the Willamette Falls Trust's vision for public access to Moore's Island and the Falls.
- There was also support for acknowledging the area's industrial heritage through repurposing existing buildings (where appropriate) for new uses. There was some interest in a public market and other light industrial / maker spaces and a strong reaction against a hotel in this area. There were several comments received about the Paper Mill including responses that valued it staying open as long as it was viable to maintain manufacturing jobs to cleaning up the site and repurposing the site. There was an acknowledgement from the public that this District is reliant on public-private partnerships including PGE's long-term plans for its property.

Examples and case studies:

- People saw parallels to the Vancouver Waterfront and its transition from prior industrial use to active mixed-use development that promotes and celebrates the Columbia River Waterfront and provides access to the water.
- One commenter also drew comparisons to Granville Island in Vancouver, BC and its adaptive re-use of old buildings into a public market, light-industrial spaces, art spaces, and an active concrete batching plant that is still in operation.

Concerns:

- The most concern in this District related to over-programming the area and adversely impacting natural areas and wildlife habitat. There was also recognition that any development occurring in this area would need to be cognizant and resilient to potential flooding of the lower parts of the District.
- There were also concerns with traffic and access to the District given its steep topography and challenging property ownership as well as the cost of needed infrastructure and clean-up of pollution and industrial sites for any potential re-use.

Some quotes that captured some of the more common themes above included:

- "Celebrating the cultural heritage and importance of Willamette falls should be a top priority. Access to the falls for pedestrians and also an educational experience should be strongly encouraged."
- "This district has to be the centerpiece for the waterfront vision considering the amazing historical and natural resources contained in and around it."

- “Access to the river is paramount - we've been looking at the falls from Willamette Falls Drive our whole lives and it would be a travesty if we don't implement public access for getting close and viewing them and the locks in this project.”
- “The preservation of natural spaces and environments is a top priority for me.”
- “I would like to see the structures, as old as they are and still standing, repurposed into something that retains the history and legacy of the area.”

PONDS DISTRICT

Survey Results

Sixty-nine percent of respondents indicated that the proposed Identify and Character statement and the Land Use focus of the Ponds District aligns with their vision for the District. A further 18 percent mostly supported the Vision. Approximately 13 percent did not support the draft Vision.

Within the Ponds District, survey respondents strongly favored wetland trails with viewing platforms as the option that was ranked highest by the most respondents. Visitor and nature center was ranked the highest for cultural and commercial spaces, while townhomes and surface/field parking were ranked highest for housing types and public parking strategies, respectively. See Table 4.

Table 4. Ponds District Ranking of Preferences

Categories		1st		2nd		3rd		4th		Total
Parks and Recreation Spaces	Wetland Trails with Viewing Platforms	196	70%	49	18%	22	8%	13	5%	280
	Sports Field + Courts	42	19%	54	24%	66	29%	65	29%	227
	Boat Launch + Fishing Docks	27	11%	126	51%	79	32%	16	6%	248
	Marina	19	9%	28	13%	61	28%	109	50%	217
Cultural and Commercial Spaces	Visitor + Nature Center	136	51%	55	21%	48	18%	29	11%	268
	Sports + Recreation Facility	97	42%	47	21%	58	25%	27	12%	229
	Community Center	28	25%	28	25%	28	25%	28	25%	112
	Destination Hotel/Lodging	15	7%	29	14%	40	19%	126	60%	210
Housing Types	Single Family	102	45%	34	15%	92	40%	-	-	228
	Low-Rise Apartments	95	42%	32	14%	98	44%	-	-	225
	Townhomes	56	25%	159	70%	13	6%	-	-	228
Parking	Surface/Field Parking	138	57%	106	43%	-	-	-	-	244
	Structured Parking	124	57%	93	43%	-	-	-	-	217

General themes heard from community engagement for this district include:

Support:

- The overwhelming majority of comments in this area were to retain and enhance this as a natural area with minimal development. There was also a desire to see environmental clean-up of the ponds to help restore wetlands and species habitat.
- People also wanted increased access to open space with more trails in the area as well as access to the river for paddling, swimming, and fishing. There was few comments and only mixed support for a more intensive marina.
- There was limited support for more intense development in the area because of the potential impact on natural areas and wetlands. There was little support and significant opposition to a hotel and to residential development. There were concerns that these uses would contribute significant traffic to the narrow streets in the area and would also need to be resilient to flooding in this area.
- There was general push back to creating sports fields in the District and people identified that there were already other locations in West Linn for this use. Nevertheless, there was some support for a community pool that does not currently exist in West Linn.

Concerns:

- These are documented above, but mostly related to the impact of more intense development types on natural areas, wetlands, and wildlife habitat. There were also concerns related to the potential traffic generation of these uses and the impact on the existing neighborhood.
- Although people identified a strong interest in wetland restoration, there were concerns raised about the need for and cost of environmental remediation of the ponds. There may be opportunities for federal, state, or regional funding to support this.

Some quotes that captured some of the more common themes above included:

- "We do need to keep this area natural and preserved. While also connecting it to all the other sites around it. It would be so cool to have a walking/hiking/biking trail that could go from Historic Willamette district all the way even to Lake Oswego!"
- "Wetlands and species restoration should take precedence over ball fields and sports use, except for water recreation; kayak, SUP, and canoe use. Wetlands are critically, shrinking habitats that perform crucial pollution filtering and flood mitigation roles."
- "Wetlands and beaver are important. Along with eagles, wildlife and bird watching."
- "This area should NOT include a sports complex, hotels, a marina or imitation lagoon, high density housing or any other development. This is an important wetlands area that should be protected and kept as natural as possible. Put any large development in the previous two areas and maintain this area as a wetlands preserve with trails for walkers, birders and nature lovers. This area is what makes West Linn so special."
- "The Pond Redevelopment seems like it should be two districts, with the east end for nature and preservation, and the west end for development and an extension to the Willamette commercial and housing area."
- "There is not good access, traffic is in the neighborhood that has narrow streets and no through access."

APPENDIX A: SUMMARY OF PREVIOUS COMMUNITY ENGAGEMENT

This appendix summarizes previous community engagement efforts conducted as part of the West Linn Waterfront project that were interrupted by the COVID-19 pandemic. Previous engagement consisted of meetings with property owners in the area, public open houses, and community / civic group presentations. The timeline for these events is shown on Figure A1 and summaries of these events are included in the sections below.



Figure A4: Timeline of previous engagement conducted on the West Linn Waterfront Plan.

The timeline shows that the waterfront planning process was delayed by two events: firstly, the closure of the West Linn Paper Mill and secondly, the COVID-19 pandemic. This project is the restart of the planning process that had been halted since the pandemic.

It is a goal of the new public involvement plan to recognize and respect the outcomes of previous engagement and any additional engagement will focus on confirming those outcomes have not changed since the pandemic.

The project includes the three districts shown on Figure A2.

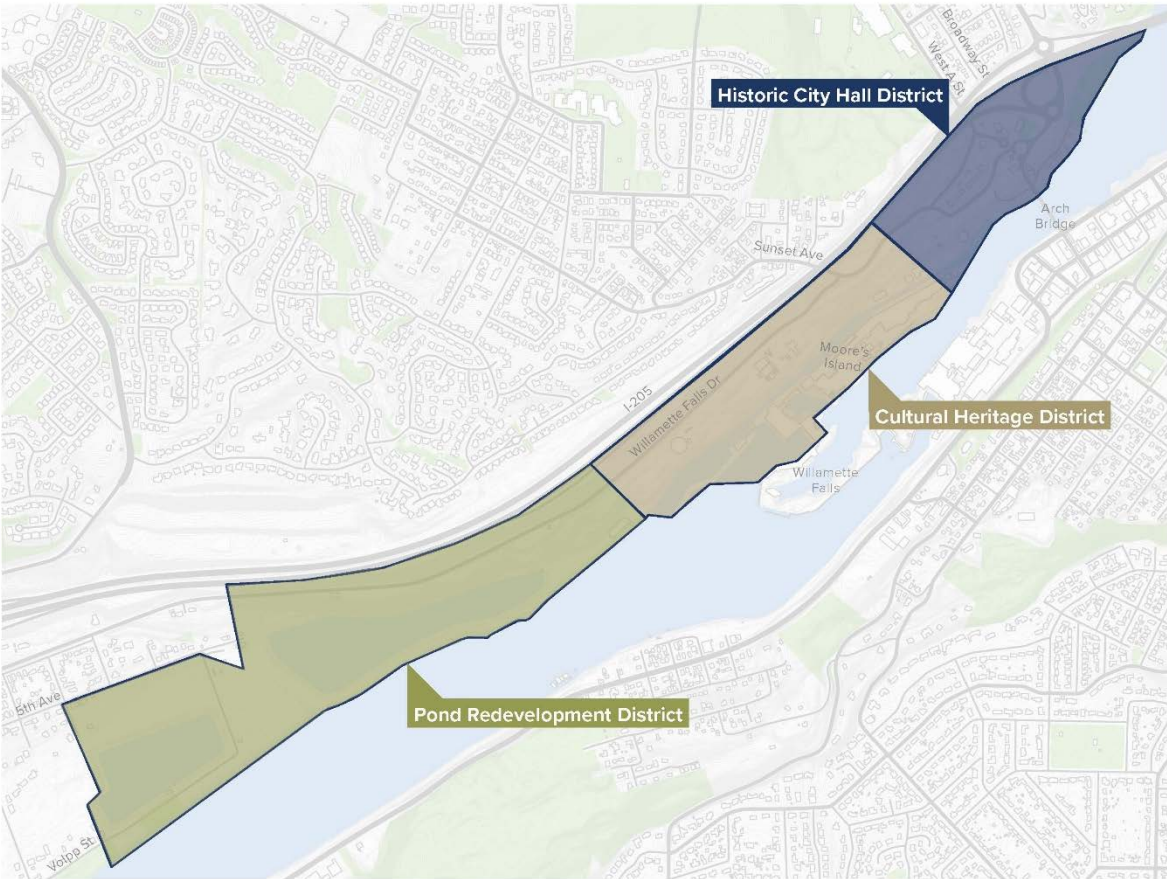


Figure A5: West Linn Waterfront District Map and Project Boundaries.

The public conversation from 2017-2019 yielded four guiding principles that are supported by the goals and policies summarized in Table A1:

- River Access.
- Historic Character.
- Reinvestment Opportunity.
- Transportation Improvements.

While elements of these principles may be refined and updated through the current process, they will remain foundational to our work and serve as key themes in our messaging.

Table A5: Guiding Principles for the West Linn Waterfront Master Plan

Principle 1: River Access	Principle 2: Historic Character
<p>Goal: Provide visual and physical access to the river.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1. Coordinate public access to key viewing locations of the Willamette River and Falls. 2. Construct a continuous trail network along the river to connect the Willamette Neighborhood and the historic Arch Bridge. 3. Establish spaces to provide safe and convenient access to the river for aquatic recreation opportunities. 4. Integrate water quality and fish and wildlife habitat improvements into development efforts. 	<p>Goal: Protect the historic resources and character of the waterfront.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1. Collaborate with other regional efforts. 2. Collaborate with efforts to repair and reopen the Willamette Falls Locks. 3. Collaborate with Native American Tribes to protect rights and traditions. 4. Identify and protect natural, historic, and cultural resources of the area. 5. Support business viability and vitality along the waterfront. 6. Support economic connections to Willamette Main Street Commercial Area.
<p>Principle 3: Reinvestment Opportunity</p> <p>Goal: Develop a framework that creates opportunities for reinvestment in the waterfront.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1. Zoning and design guidelines will implement the community vision and enable private sector investment/reinvestment in the area. 2. Accommodate access, parking, and security for existing industrial uses. 3. Develop public/private partnerships to increase reinvestment opportunities in the area. 4. Promote the adaptive reuse of existing buildings. 5. Work with property owners on redevelopment transitions to encourage high quality places. 	<p>Principle 4: Transportation Improvements</p> <p>Goal: Design transportation improvements to increase safety and support land uses in the area.</p> <p>Policies:</p> <ol style="list-style-type: none"> 1. Safely accommodate pedestrians, bicyclists, motorists, transit, and truck traffic. 2. Ensure a balanced land use and transportation design. 3. Preserve truck access to support commercial and industrial activity. 4. Plan for the livability and accessibility of nearby neighborhoods. 5. Improve access to properties in the area, as well as local access through the area. 6. Leverage public funds with private investment for safety and capacity improvements.

PROPERTY OWNER MEETINGS

More than ten meetings were held with key property owners in the area between October 2016 and June 2021. Keeping property owners engaged is vitally important as they will be making future decisions about development in the area and must be fully committed to the plan adopted by the City. Property owners engaged during this process included:

- 2 Hemispheres
- Atlas School Property
- Belgravia
- Bridgefront Apartments
- Broadway Mixed-Use Building
- Charter School Property
- Mill Parking Lot owners
- PGE
- Single-family homeowners
- Teachers Development Group
- Union 76 Gas Station
- West Cliff Apartments
- West Linn Apartments
- West Linn Paper Company.

Initial meetings gathered information on the vision for the planning area, the need to address traffic issues, how the concept plan fits into the process, plans for I-205, challenges facing the property owners, and gauging interest in an overlay zone to limit allowed uses until the process is complete.

Later meetings were used to report out on findings from the open houses and to explore specific issues related to land owned in the area, e.g., the closure of the West Linn Paper Company, evaluation of the Federal Energy Regulation Commission mandates for the licensing of the Sullivan Hydropower Plant, PGE property evaluations, updates on the status of the Willamette Locks, improvements to the I-205 interchange, the Willamette Falls Drive Concept Plan, discussions on tax increment financing, the development of a cultural center at the Historic City Hall, etc.

PUBLIC OPEN HOUSES

The following public open house meetings were conducted. A summary is provided for each to document what was presented at each meeting and the general themes of input provided by the public.

PUBLIC MEETING #1 – JUNE 2017

The open house was a kick-off to the West Linn Waterfront project in 2017. The event was attended by 125 individuals. The intent of the meeting was to obtain feedback on the draft Guiding Principles developed by the City from previous planning efforts in the area (see Figure A3) and to gain a better understanding of the community's vision for the three planning districts.

	River Access	Historic Character	Reinvestment Opportunity	Transportation Improvements
West Linn City Center and Waterfront Development Report (1986)	<ul style="list-style-type: none"> Orientation Toward River and Natural Features Create Public Focal Points and Spaces Establish Pedestrian and Visual Links With River 	<ul style="list-style-type: none"> Develop Strong City Image Thru Clear Definition of its Center Create an Architectural Landmark Provide Transitions into Adjacent Development 	<ul style="list-style-type: none"> Expand Buildable Area Along Waterfront Provide a Mixed-Use Development With Many Activities Provide Facilities for Public Market Activities 	<ul style="list-style-type: none"> Resolve or Lessen Existing Traffic Conflicts and Hazards Reduce Dominance of Automobile and Highway System on this Area
West Linn Waterfront Study, Market Analysis and Concept Design (1988)			<ul style="list-style-type: none"> Government Offices to Support Retail & Reduce Risk 24,400 to 34,400 sq. ft. Office Space 25,000 to 40,000 sq. ft. Retail Use 	<ul style="list-style-type: none"> Highway Ramps & ROW Present Constraints Need for Realignment of Hwy 43 Intersections Need to Accommodate Paper Mill Access, Parking, & Security
Bolton Neighborhood Plan (2006)		<ul style="list-style-type: none"> Restore the Historic Heart of West Linn in Vicinity of Willamette Locks Design Theme Incorporating Style of Historic Landmarks Preserve Existing Historic Buildings 	<ul style="list-style-type: none"> Encourage Redevelopment of Area North of Willamette Falls Dr. & West of Willamette Dr. 	<ul style="list-style-type: none"> Explore Reconfiguration of I-205/Hwy 43 Interchange Redesign Streets to Encourage Non-Vehicular Use and Increase Traffic Safety Provide Safe Pedestrian Routes
West Linn Parks, Recreation and Open Space Plan (2007)	<ul style="list-style-type: none"> Willamette River Greenway Trail from Tualatin River to Lake Oswego 			
Sunset Neighborhood Plan (2008)	<ul style="list-style-type: none"> Develop a Plan for the Future of Sunset's Willamette River Waterfront 		<ul style="list-style-type: none"> Collaborate with Other Neighborhoods to Plan for the Future of the Waterfront 	
Imagine West Linn Update (2008)	<ul style="list-style-type: none"> Trail Along Willamette River is Priority Trailheads Radiate Out from Center and Along River 	<ul style="list-style-type: none"> New Center Coincides with Old West Linn Downtown Promote Willamette Falls Heritage Site Pursue Landmark Status for the Property 	<ul style="list-style-type: none"> "Willamette Falls Center" is Gathering Place with Mix of Uses, Including Multi-Family Housing Plan for Mixed-Use Development and Increased Densities Along Transit Corridors Support Density Bonuses & Affordable Housing 	<ul style="list-style-type: none"> All Neighborhoods, Schools, Parks, and Centers are Interconnected by Safe Pedestrian and Bicycle Facilities
Blue Heron Pond Redevelopment Analysis (2013)	<ul style="list-style-type: none"> Need to Certify Levee/Berm for Removal from 100-year Floodplain 		<ul style="list-style-type: none"> Remediation Costs Increase As Intensity of Use Increases Passive/Active Recreation to Residential/Commercial/Industrial Development 	<ul style="list-style-type: none"> Substandard Access Streets
Arch Bridge/Bolton Concept Plan (2014)	<ul style="list-style-type: none"> River Trail from Willamette Park Enhance Network of Parks, Trails, Public Spaces & Natural Areas 	<ul style="list-style-type: none"> Enhance and Honor the Cultural & Historic Value of the Area Build Upon the Natural & Cultural History & its Relationship to the Environment 	<ul style="list-style-type: none"> Encourage New Forms of Commercial/Residential Development Identify Strategic Public Investments, Regulatory Changes & Market Strategies to Attract Private Investment 	<ul style="list-style-type: none"> Improve Street Network for Pedestrians/Bikes/Transit Examine Traffic Calming Measures to Make Arterials More Attractive & Accommodating Work With ODOT to Address I-205 Ramps/Hwy 43
West Linn Waterfront: Project Assessment and Roadmap (2016)	<ul style="list-style-type: none"> Public Open Space Part of Future Development Enable Views of River, Falls, Urban Landscape Accommodate Community Gatherings Great Streets and Walkways 	<ul style="list-style-type: none"> Adaptive Reuse of Old City Hall Historic/Interpretive Elements 	<ul style="list-style-type: none"> Land Uses in 2014 Plan are Reasonable City's Role to Set Expectations & Parameters (Zoning/Design Guidelines). Private Sector will Determine Ultimate Uses Danger in Being Overly Prescriptive in Zoning 	<ul style="list-style-type: none"> Infrastructure in 2014 Plan is Capital Intensive Intersection Realignment Difficult to Phase

Figure A6: Summary of previous planning efforts for the West Linn Waterfront organized by the guiding principles developed for the project.

Attendees provided 80 comments on the draft Guiding Principles. The comments were general in nature and appeared to support the four principles.

Attendees provided 176 comments on their preferred vision for the three districts. There was no consensus on the preferred vision, and comments for each district spanned the spectrum from parks/no development to tourism focused development to mixed-use development. However, two consistent

themes were to develop a continuous pedestrian/bicycle trail through the planning area and to make intersection improvements in the Old City Hall District.

In addition to this public open house, City staff conducted two tabling events at the West Linn Farmers Market to get feedback on the project.

PUBLIC MEETING #2 – OCTOBER 2017

This event was attended by 50 individuals with the primary focus was to glean feedback on several options for improving the intersection at Highway 43 and Willamette Falls Drive. Attendees completed a ranking exercise regarding intersection improvements that showed the following priorities in order of importance:

1. Moving vehicles efficiently and safely at rush hour.
2. Improving pedestrian and bicycle safety.
3. Creating redevelopment opportunities.
4. Improving access to current and future businesses and residences.
5. Keeping cost of improvements minimal.

PUBLIC MEETING #3 – APRIL 2018

The focus of the meeting was to gather feedback on a preferred option for transportation improvements surrounding the Highway 43 & Willamette Falls Drive intersection.

PGE PUBLIC MEETING – MAY/JUNE 2018

When the West Linn Paper Company ceased operations in late 2017, Portland General Electric (PGE) began the revisioning process of its property along the West Linn waterfront to align with the City's efforts. To help inform PGE's decision-making process and provide recommendations for future development and zoning, PGE conducted two open houses to gather information on citizens and stakeholders values and priorities around redevelopment, sustainability, and the future of the West Linn waterfront.

An estimated 250 people participated in the open houses. Community members provided 169 comments at display stations and on comment cards. People were asked to provide their opinions on how to recognize the history of the site, their priorities for environmental stewardship and protection, access and infrastructure, and other general feedback on priorities for the waterfront.

PUBLIC MEETING #4 - DECEMBER 2019

This event was attended by approximately 60 individuals with the primary focus to ask for feedback on general land use patterns for the three planning districts. The results of a ranking exercise showed the top ranked land uses for each area as follows:

- Old City Hall District: mixed-use and commercial development.
- Cultural Heritage District: mixed-use and commercial development.
- Pond Redevelopment District: parks and open space and mixed-use development.

More specific land use priorities for each area are shown in Figures A4 to A6 below. Some of the key feedback obtained from attendees was focused on ease of access to different areas, environmental concerns, amenities lacking in the community, affordable housing, existing uses, and access to the river.

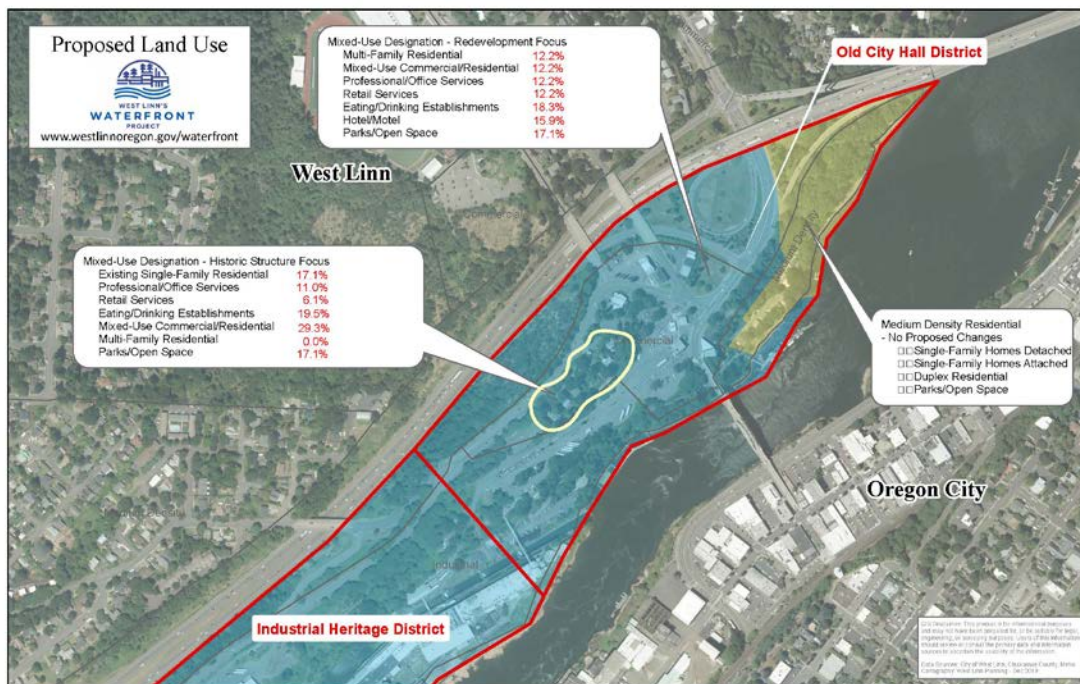


Figure A7: Land use preferences for the Old City Hall District from the December 2019 public open house.

COMMUNITY / CIVIC GROUP PRESENTATIONS

Meetings were held with community and civic groups in the area including:

- Bolton Neighborhood Association
- Clackamas County Business Alliance (CCBA)
- Oregon City Business Alliance (OCBA)
- Robinwood Neighborhood Association
- Savanna Oaks Neighborhood Association
- Sunset Neighborhood Association
- West Linn Chamber of Commerce (WLCC)
- Willamette Falls Heritage Foundation
- Willamette Neighborhood Association
- Youth Advisory Council

Information about the waterfront project was presented to the CCBA, OCBA, and WLCC early in the process in 2017. Feedback from these groups included significant interest in the project, the potential to coordinate with the Willamette Falls redevelopment project in Oregon City, and interest in the reopening of the locks. These groups identified transportation, site constraints, and existing property interests as the greatest challenges for the project. The WLCC expressed interest in seeing development that focused on the mill, restaurants, hotels, tourism, and access to the rivers and falls.

The Youth Advisory Council meeting was conducted early in the process in 2017 and focused on gathering ideas for how to engage youth in the planning process and ideas for proposed uses and attractions in a redeveloped waterfront. Engagement ideas included: a scavenger hunt, a photo contest, integrating planning efforts with middle and high school classes, and providing easy-to-access ways to provide comments (e.g., social media). Ideas for potential uses included: tours of the lock and historic sites, plaza and water features, and an iconic project to provide a catalyst for the site.

The neighborhood association meetings were conducted in 2019 and focused on obtaining feedback on the transportation proposal for Willamette Falls Boulevard. Feedback included highlighting the need for the design to address operations and safety (for all roadway users), facilitate future access to the waterfront, and the relationship of the project to I-205 and ODOT's proposed tolling project.

RESULTS OF COMMUNITY OUTREACH

Prior to the project being placed on hold, City of West Linn staff compiled the feedback received from the community and developed three (3) land use options for further consideration. These are shown in Figures A7 to A9. The draft Community Vision will continue public outreach to identify the preferred land use option for the Waterfront and then move towards developing the details (e.g., building heights, specific uses, lot coverage, design standards, etc.) in future phases of the project.

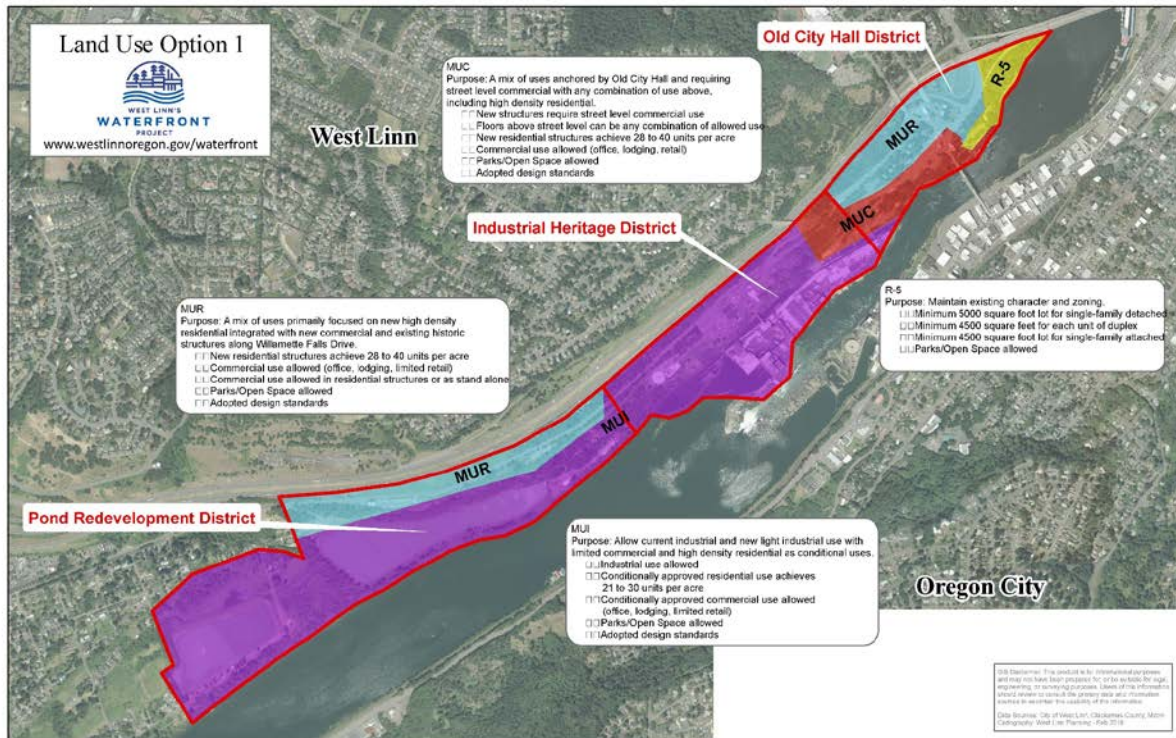


Figure A10: Land Use Option 1.

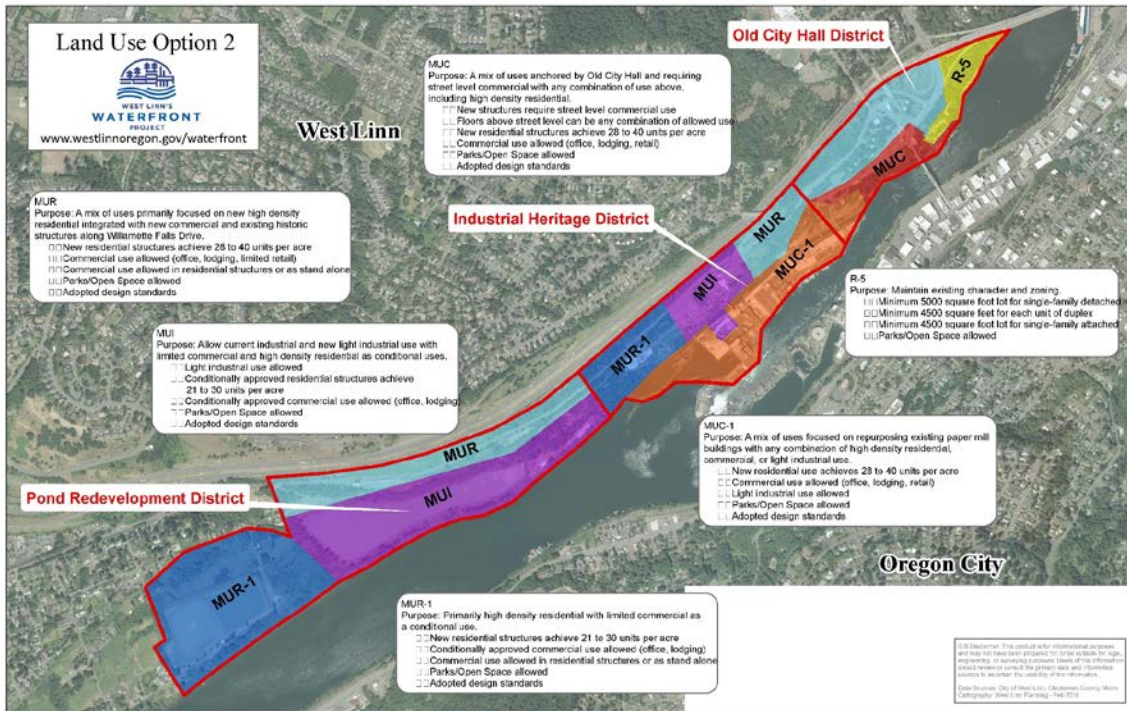


Figure A11: Land Use Option 2.

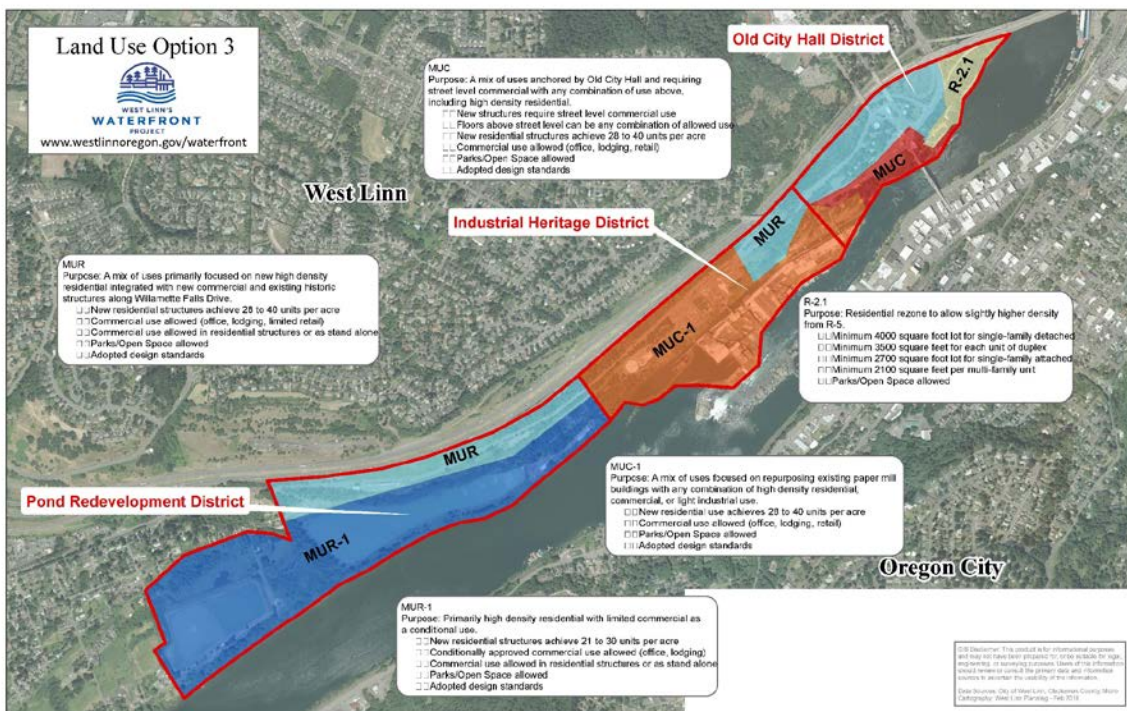


Figure A12: Land Use Option 3.

APPENDIX B: PROJECT WORKING GROUP CHARTER AND MEMBERSHIP LIST

West Linn Waterfront Plan

Working Group

The West Linn Waterfront Plan will complete pre-pandemic work to establish a preferred community vision for the area adjacent to the Willamette River from I-205 to the Willamette Neighborhood. The planning area is split into three districts (Historic City Hall District, Cultural Heritage District, and Pond Redevelopment District) as each area contains distinct access, topography, infrastructure, and zoning issues to consider. The goal of the project is to complete a draft vision plan, perform public engagement to verify the plan has broad community and stakeholder support, conduct a final transportation analysis, and develop a framework of changes to the Comprehensive Plan, Transportation System Plan, Zoning Map, and Community Development Code necessary to implement the vision in the Historic City Hall District and Pond Redevelopment District.

Working Group Purpose

Provide input by reviewing, discussing, and revising the draft documents brought forward by staff and the consultant team and make a final recommendation to the Planning Commission.

Working Group Goals

Evaluate and recommend a final plan that includes:

1. Proposed Draft and Final Preferred Community Vision for the Waterfront Area.
2. Proposed changes to the Comprehensive Plan and Zoning Map for the Historic City Hall District and Pond Redevelopment Districts.
3. Proposed changes to the Community Development Code, inclusive of design standards, for the Historic City Hall District and Pond Redevelopment Districts.
4. Proposed final alignment options, TSP amendments, and financing options necessary to support all modes of travel within the project area.

Working Group Membership

City Council	Mary Baumgardner Lou Groner (Alternate)
Planning Commission	Tom Watton
Historic Review Board	James Manning
Willamette Neighborhood Association	Kathi Halicki
Bolton Neighborhood Association	Patrick Hogan
Sunset Neighborhood Association	Bayley Bogess
PGE (Property Owner)	Julie Hernandez, Local Government Affairs Manager
Belgravia (Property Owner)	Kyle Anderson, GBD Architects
Willamette Falls Trust	Andrew Mason, Willamette Falls Trust
Confederated Tribes of the Grand Ronde	Jon George

Willamette Falls and Landings Heritage Area Coalition	Britta Mansfield, Executive Director
Waterfront Development Professional	Jim Edwards
Planning Area Property Owner (Willamette)	Robert Schultz
Planning Area Property Owner (Historic City Hall)	Chris Boston
Youth Advisory Council	Caroline Nielson
River Access & Recreation	Jeff Kohne
Sustainability Advisory Board	Josh Carter
Economic Development Committee	Greg Smith
Willamette Riverkeepers	Travis Williams

DRAFT REVISIONS

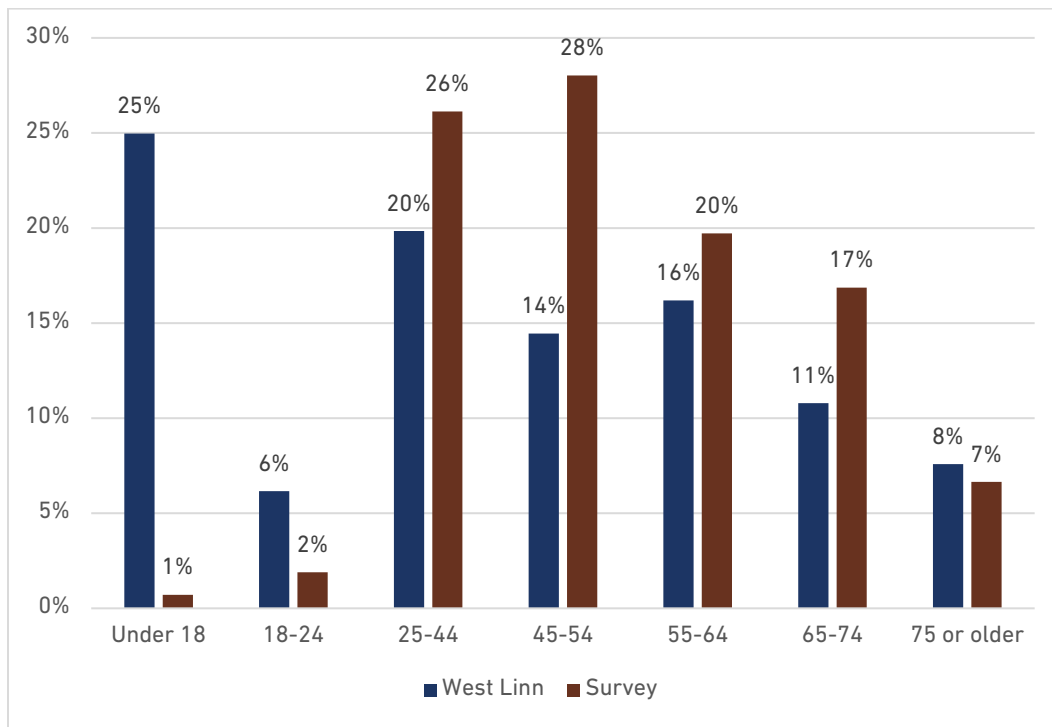
APPENDIX C: DEMOGRAPHIC COMPARISON OF SURVEY RESPONDENTS TO WIDER WEST LINN COMMUNITY

AGE

Table C1: Age comparison of West Linn residents and survey respondents. (2022 5-Year ACS Census).

	West Linn		Survey respondents	
	Number	%	Number	%
Under 18	6,784	25%	3	1%
18-24	1,675	6%	8	2%
25-44	5,391	20%	110	26%
45-54	3,925	14%	118	28%
55-64	4,400	16%	83	20%
65-74	2,932	11%	71	17%
75 or older	2,060	8%	28	7%
Total	27,167	100%	421	100%

Figure C1. Age comparison of West Linn residents and survey respondents. (2022 5-Year ACS Census).

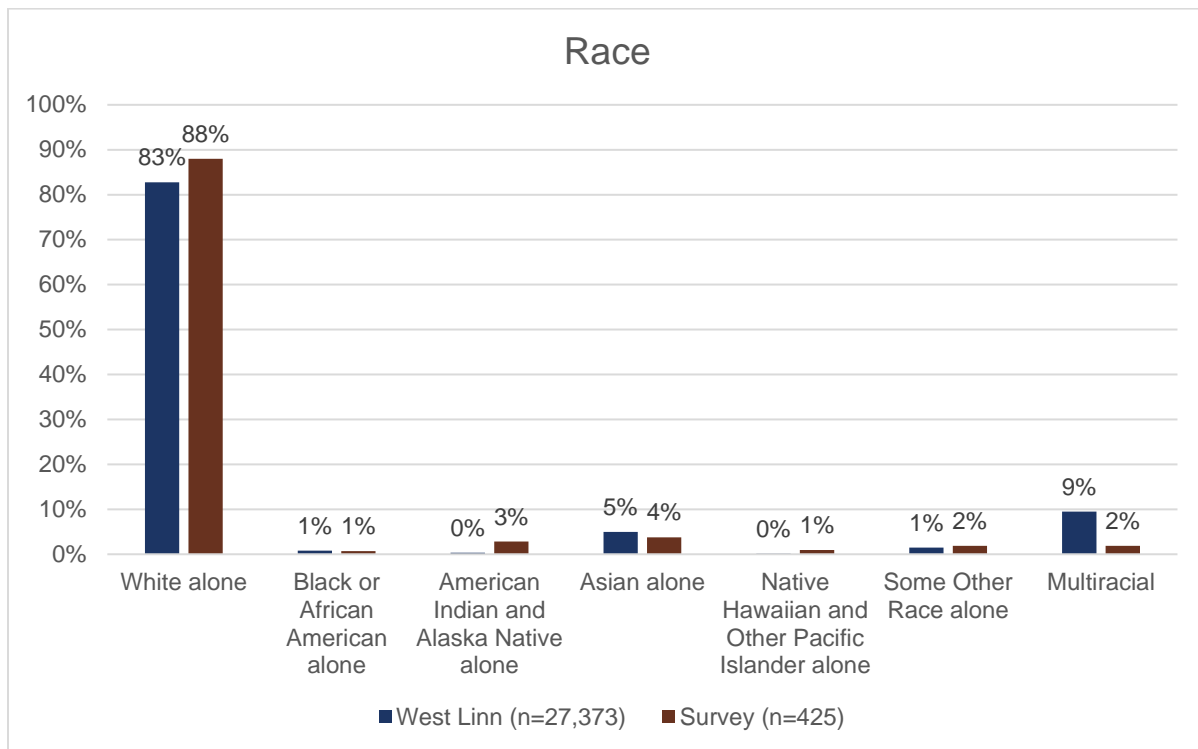


RACE

Table C2. Race comparison of West Linn residents and survey respondents. (2020 Decennial Census).

	West Linn		Survey	
	Number	%	Number	%
White alone	22,656	83%	374	88%
Black or African American alone	225	1%	3	1%
American Indian and Alaska Native alone	91	0.3%	12	3%
Asian alone	1,358	5%	16	4%
Native Hawaiian and Other Pacific Islander alone	35	0.1%	4	1%
Some Other Race alone	409	1%	8	2%
Multiracial	2,599	9%	8	2%
Total	27,373	-	425	-

Figure C2. Race comparison of West Linn residents and survey respondents. (2020 Decennial Census).

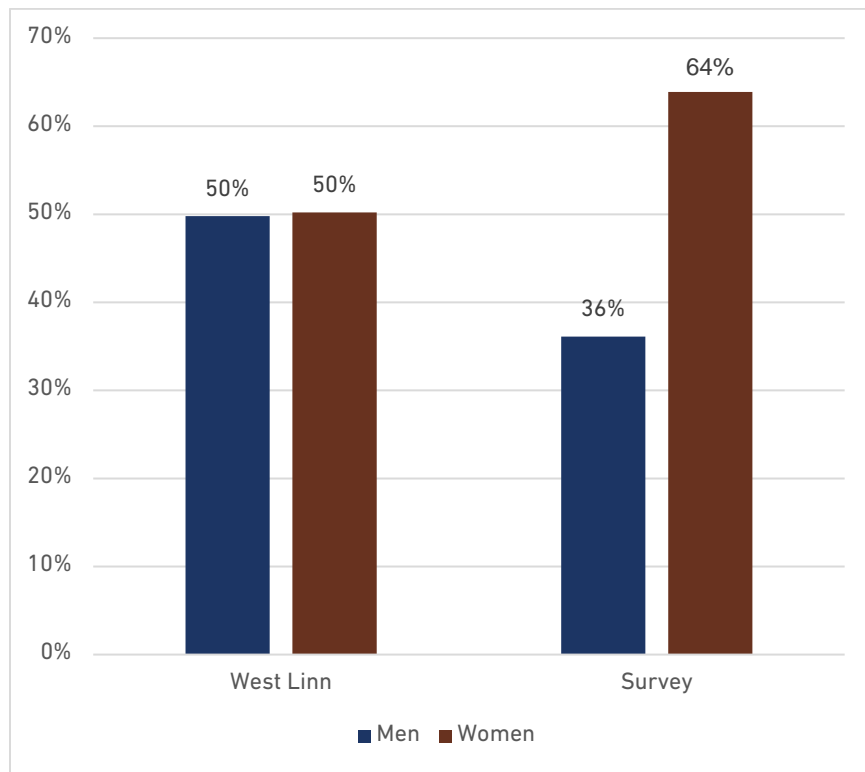


GENDER

Table C3. Gender comparison of West Linn residents and survey respondents. (2022 5-Year ACS Census).

	West Linn		Survey	
	Number	%	Number	%
Men	13,526	50%	152	35%
Women	13,641	50%	269	63%
Nonbinary/prefer not to say	-	-	8	2%
Total	27,167		429	

Figure C3. Gender* comparison of West Linn residents and survey respondents. (2022 5-Year ACS Census).



*Graph does not include nonbinary/prefer not to say responses.

**APPENDIX D: SUMMARY OF PUBLIC OPEN
HOUSE CONDUCTED ON MARCH 9, 2024.**

Engagement Summary



Event: Waterfront Open House

Date: 3/9/2024 **Time:** 1:30 to 3:30

Location: West Linn Library Community Room

Host Organization: COWL

Number of Attendees: >100

Discussion or Activity Notes

The strongest theme that emerged was the importance of access to the River and Willamette Falls. In the Historic City Hall District, attendees largely supported cafes and restaurants and midrise apartments. Moving south to the Cultural Heritage District, most support was for trails with viewing platforms and access to the River and Willamette Falls. In the Pond District, attendees identified wetland trails and viewing platforms as a desired outcome.

People expressed support for a mixed-use trail/promenade through the entire length of the 3 districts.

There was strong support for wetland preservation in the Pond Redevelopment District.

Many people discuss how they would like access to the falls. Specifically, the ability to see the falls. Another major theme is that the falls could help the West Linn Economy. Lastly, a hotel or restaurant with a view of the falls would be a good option.

A few times, mixed-use residential development and city parking lots were mentioned.

People were generally positive and eager to provide input. Access to the River and Fall continue to be the strongest theme throughout the planning areas.

Results of a dot exercise on the project board resulted in the following expression of preferences.

Engagement Summary



HISTORIC CITY HALL DISTRICT		CULTURAL HERITAGE DISTRICT		POND REDEVELOPMENT DISTRICT	
Parks & Recreation Space		Parks & Recreation Space		Parks & Recreation Space	
Central Public Square	7	Flexible Outdoor Venue	7	Sport Fields & Courts	2
Terraced Outdoor Amphitheater	4	Trails with viewing platforms and access to the River & Falls	10	Wetland Trails with Viewing Platform	15
Open Lawn	6	Nature Preserve with Limited Access	6	Boat Launch & Fishing Docks	3
Improved Boat Launch / Fishing Dock	7	Learning Landscape & Outdoor Classrooms	7	Marina	
Cultural & Commercial Space		Cultural & Commercial Space		Cultural & Commercial Space	
Café & Restaurants	11	Tribal Specific Purpose	2	Community Center	1
Tourist Center	2	Market & Maker Spaces	7	Visitor & Nature Center	3
Concert /Performance Center	4	Flexible Venue & Event Space		Sports & Recreation Facility	4
Destination Hotel or Lodging	3	Destination Hotel or Lodging		Destination Hotel or Lodging	2
Housing		Housing		Housing	
Midrise Apartments	6	Midrise Apartments	2	Low rise apartments	2
Low rise apartments	1	Low rise apartments	1	Town Houses	
Townhomes		Townhomes		Single Family	
Public Parking		Public Parking		Public Parking	
Structure Parking	2	Structure Parking	1	Structure Parking	1
Surface parking		Surface parking		Surface Parking	

West Linn Waterfront Project Open House
March 9, 2024
West Linn Library Community Room

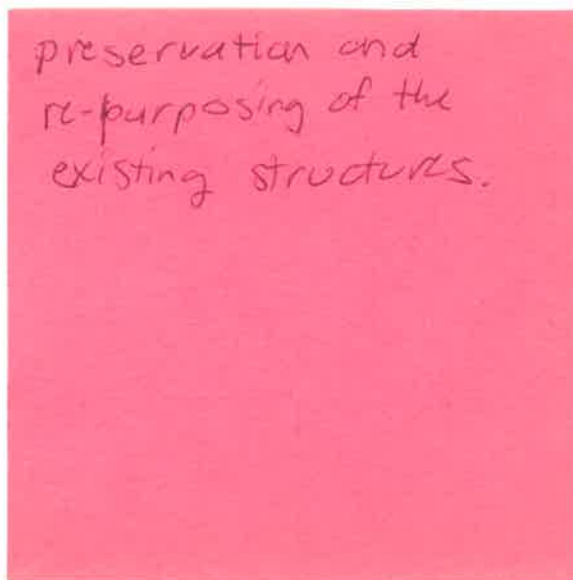
Overall Project

2017-2019 Committee
said no housing due to
housing becoming multi-million
dollar. Waterfront or
Waterfront view get up
dollar.

Would like to see it kept as
natural as possible. Park?

West Linn Waterfront Project Open House
March 9, 2024
West Linn Library Community Room

Historic City Hall District



preservation and
re-purposing of the
existing structures.

West Linn Waterfront Project Open House
March 9, 2024
West Linn Library Community Room

Cultural Heritage District

A place to pull up your kayak, get out & go get lunch. So, docks for kayakers.

I want this process STOPPED until / unless the property owners are present.

Education & display of historical structures & machinery on the site

MAINTAIN AND ENHANCE Natural Resource Areas in the "Vision" Reach, while maintaining Access to the River AND places to walk AND enjoy this section of the River. Development for commercial AND more residential needs Review.

Restaurant on cliff on WFD
(old bus depot)

PUBLIC MARKET?

MUSIC venue / amphitheater

Farmers MARKET?

Retain and restore wetlands in Reach given significant Natural Resource values as wildlife AND Fish Habitat, and for managed public enjoyment. to include walking, Biking, boating, birding, Fishing

trails / ped. path
bikes

no housing

Multi-use - Commercial / cultural
1st floor
w/ housing units above

West Linn Waterfront Project Open House
March 9, 2024
West Linn Library Community Room

Pond Redevelopment District

Traffic!
Access routes
into the pond area!

- Traffic is
an issue
- Wetland
for beavers,
eagles, birds
important

NO parking
structures

no apartments
townhomes
single family
homes

agree w/ others -
Avoid
structures,
allow natural
areas for
resilience to
climate change +
wetland restoration +
wildlife habitat

I'M CONCERNED
ABOUT ACCESS POINTS
AND TRAFFIC GETTING
IN AND OUT OF
NEIGHBORHOOD.

- no apartments
& condos
- no structured
parking

Turn pond area
over to Fed govt
for converting
back to
wetlands