

## Memorandum

Date: June 20, 2024

To: West Linn Waterfront Working Group

From: John Floyd, Senior Planner

Subject: Meeting #3 – Public Engagement Summary

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The June 26<sup>th</sup> Working Group meeting will be the third meeting of the West Linn Waterfront Working Group, and will focus on the results of public outreach conducted through May of this year. As discussed at the prior meeting, the City has a consultant team assisting with the Waterfront Project, with Toole Design as the lead, and they will be in attendance to present the Public Engagement summary, answer questions, and receive feedback.

As a reminder, the intent of this round of community engagement was to present the Draft Vision Plan that was built from previous planning and community input conducted prior to the pandemic, as a “check-in” to confirm the vision accurately reflects community engagement.

As noted in the report, this engagement was conducted both virtually and in person. Virtual engagement occurred through a project website, online survey, interested parties sign-up link, social media, city newsletters, and a comment form. In-person engagement occurred through a public open house, presentations to community organizations, and tabling events at community events and on the project site. 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.

In approaching the engagement summary, working group members are encouraged to consider the following aspects of the document and be ready to provide verbal feedback at the meeting, or written comments by July 3<sup>rd</sup> if you cannot make the meeting:

- Clarity and legibility of the document
- Scope, nature, and utility of the content
- Organization and structure of the information

The following items are included in the packet:

1. Working Group Purpose, Goals, and Membership
2. Approved Meeting Guidelines
3. Meeting 2 Summary Notes (Agenda Item 2)
4. Draft Community Engagement Summary

The working group meetings are being recorded and posted to the [City's meetings page](#). Staff will also produce a general summary of each meeting, with the goal to capture major points of discussion and consensus. Please review the attached Meeting 2 Summary Notes and bring recommended additions/deletions to the meeting for discussion and consensus.

If you have questions about Meeting 3 or materials, please feel free to email or call me at [ifloyd@westlinnoregon.gov](mailto:ifloyd@westlinnoregon.gov) or 503-742-6058. 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. Thank you and hope to see everyone on June 26th.

## 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

## **West Linn Waterfront Working Group Meeting Guidelines**

1. Meetings will generally be held on the 1<sup>st</sup> Thursday. They will begin at 1:00 PM and end by 2:30 PM. **Meetings will start and end on time.** Changes to the meeting day or time must be approved by a majority of the committee.
2. Staff will provide agendas and all supplemental meeting materials to the members by the Friday immediately preceding the next meeting.
3. Staff will record the meetings.
4. Members accept the responsibility to come to the meetings prepared for the discussions.
5. To promote efficient and effective meetings, members should make a reasonable attempt to provide questions to staff in advance of meetings to allow time for research and distribution of answers/materials to the group before the meeting.
6. The Chair will manage meetings by keeping discussions focused, ensuring all points of view are heard, maintaining civility, and adhering to the agenda.
7. Members will fully explore the issues and search for creative solutions before forming conclusions. When members have divergent perspectives on topics under discussion, members should identify where they disagree as well as where they agree and identify the rationale for their position.
8. Each member is an equal participant in the process and will have an equal opportunity to voice opinions and contribute ideas.
9. Members shall make a concerted effort to focus on the topics under discussion.
10. The Working Group will strive to achieve consensus on recommendations. If consensus cannot be achieved, a vote of members present will be taken. The majority recommendation and dissenting opinions will be forwarded as appropriate.
11. Requests for information from staff will be limited to items that can reasonably be provided.
12. Members may not present themselves as speaking for the Working Group unless authorized to do so by a majority vote of the Working Group. Members are welcome to participate in any public meetings and discussions as private citizens.
13. Time shall be allotted at the end of each meeting to allow members of the public to comment.
14. Any written comments received from the public by staff will be provided to all members.



**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

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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.