



Date: August 29, 2024

To: West Linn Planning Commission

From: John Floyd, Senior Planner

Subject: West Linn Waterfront Project Update

As previously discussed with the Planning Commission on [March 6th](#), the goal of the [West Linn Waterfront Project](#) is the creation and implementation of a preferred community vision for approximately 275 acres of land near Willamette Falls, from I-205 in the north, to the former Blue Heron Aeration and Settling Basin in the south (near Volpp and 4th Street).

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 District) and the development of four guiding principles (Reinvestment Opportunities, Transportation Improvements, River Access, and Historic Character).

The second phase began in 2023 when City Staff and Toole Design Group developed [a Draft Community Vision Plan](#) based on the prior work, then spent Spring 2024 presenting that plan to the community through a series of public events, meetings with civic groups, conducting an online survey, and the formation of the Waterfront Working Group. The goal of the engagement was to confirm that the proposed vision plan is consistent with current community desires, and the results of that engagement are reflected in a revised vision plan and a community engagement summary, both of which are attached to this memorandum.

The August 29th briefing is intended to provide a general overview of the Draft Vision Plan and the overall progress of the project. A more detailed examination of the Draft Community Vision Plan will occur after the Waterfront Working Group and other stakeholders have had a chance to review and comment.

Next steps for the project include the following:

- Confirming the revised Vision Plan revisions with the West Linn Waterfront Working Group and stakeholders, prior to formal consideration by Planning Commission and City Council.



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- Comprehensive Plan Map, Zoning Map, 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 analysis necessary to support map and text changes above.
- 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.

Attachments:

1. Draft Community Vision Plan (August 2024)
 - a. Appendix A – [Community Engagement Summary](#)
 - b. [Appendix B – Existing Conditions Summary](#)