



**WEST LINN WATERFRONT WORKING GROUP MEETING
Draft Meeting Notes of September 5, 2024**

<u>Members:</u>	James Manning, Tom Watton, Kathie Halicki, Kyle Andersen, Britta Mansfield, Bob Schultz, Jim Kohne, Patrick Hogan, Greg Smith, and Ansary. Kate Brown arrived late.
<u>Members absent:</u>	Jon George, Mary Baumgardner, Bailey Boggess, Jim Edwards, Chris Boston, Josh Carter, and Bob Salander
<u>Staff present:</u>	John Floyd, Senior Planner
<u>Consultant present:</u>	Adrian Witte – Project Manager, Toole Design
<u>Public:</u>	Rus Axelrod

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

1. Call to Order and Roll Call

Chair Manning called the meeting to order at 1:06pm and took roll.

2. Approval of Meeting 3 Summary Notes 06.26.24

Member Watton moved to approve the meeting notes for June 26, 2024. Member Halicki seconded.

Ayes: Manning, Watton, Halicki, Andersen, Mansfield, Schultz, Kohne, Hogan, and Smith. Nays: None. Abstain: Ansary. The motion passed 9-1-0.

3. Presentation and Discussion of Revised Community Engagement Summary

Adrian Witte, consultant, presented the revised Community Engagement Summary, including normalized scores for public survey responses. The following steps involve incorporating public engagement feedback into the intensity of use, zoning, building sizes, and fares.

Witte will define low-density, medium-density, and high-density housing and provide more specificity about what the different zoning options mean.

Member Schultz suggested that the summary incorporate references to smart growth development and its benefits.

Witte noted that the next steps involve incorporating the insights from the public engagement process and visioning exercise into concrete actions, including identifying the appropriate intensity of land uses, the types of uses that align with community visions, and how these fit within the applicable zoning categories. Additionally, considerations around building sizes, design elements, and related factors will be addressed. These findings will be presented to the group at the next meeting for further discussion and input.

Floyd added that the Vision Plan is essentially a broad concept plan. It does not address specific densities or housing types at this stage. Those details will be part of the next phase of the process, which will be revisited in December.

4. **Presentation and Discussion of Revised Community Vision Plan**

Witte presented the revised Community Vision Plan. The revised Plan is an update to the preliminary draft shared for public engagement earlier in the year. The document has been revised to incorporate feedback received during that process and has been streamlined for clarity. Some of the more technical analyses have been moved to the appendices, allowing the document's main body to be more concise. A new Design Principles section was added to pull out some of the key elements of the technical analyses.

The Plan is a high-level visioning document that captures feedback on what residents want for the area. Once common community themes are identified, the next step is determining how those ideas can be implemented and made a reality.

Kyle Anderson asked how closely the Community Vision Plan lines up with the proposed realignment of Willamette Falls Drive. Given the significant pressure to establish the Historic District as a Main Street, he asked how to slow traffic down to match up with the imagery in the Plan. Witte responded that the next step is to take a deeper dive into the transportation networks that would be needed to support the community vision for the area.

Gregory Smith raised concerns about parking and the lack of space in the area. Smith felt the lack of parking was a fundamental disconnect with the main street vision for the area. Witte acknowledged the parking constraint and discussed a district-wide approach to parking.

Tom Watton highlighted the proposed removal of a primary pedestrian bridge over I-205 (Broadway Street) and the area's ongoing development. He noted that Willamette Falls Drive will continue to be used as a bypass for I-205. Witte pointed out that the Technical Advisory Committee is discussing the proposed transportation projects for the area.

Access to the cultural heritage district was a major concern. The middle subdistrict is not currently within the scope of the plan, and future non-mill use of the island is uncertain. The city does not own property in the area, so some responsibility for figuring out access and development lies with the property owner. Additional planning for the area with the property owners is needed.

Raihana Ansary, PGE, noted that after an initial review of the revised Vision Plan, it appears to align with PGE's vision for its Willamette Falls holdings at a high level. However, she noted several areas of concern. First, some concepts should recognize the FERC boundary and security and operational issues around the Sullivan Plant. Second, specific ideas limit development potential within the various sub-districts. Third, some areas need to adequately consider the access and infrastructure necessary to realize the site's development potential fully. As raised today, PGE is particularly interested in discussing access, transportation infrastructure, and alignment.

The community vision for the Pond District includes lower intensity uses and restoration of ecological environments. Greg Smith noted that an additional challenge or constraint regarding this site that ought to be acknowledged is the potential for liquefaction in case of a major earthquake. Witte requested any further comments about the revised Community Vision Plan to John Floyd by September 12.

The next steps are refining the vision based on the feedback received and beginning the zoning analysis and transportation network plan. The intention is to present these updates to the group at a meeting in early December.

5. Meeting 5 Agenda/Tasks

The next steps are refining the vision based on the feedback received and beginning the zoning analysis and transportation network plan. The intention is to present these updates to the Working Group at the next meeting tentatively scheduled for December 5, 2024.

6. Items of General Interest – City Staff

None.

7. Items of General Interest – Working Group Members

None.

8. Public Comment

Russ Axelrod emphasized the importance of including input from all West Linn residents and neighborhood associations, not just those from the Bolton, Sunset, and Willamette neighborhoods adjacent to the planning area. He expressed a desire for this to be a stated goal of the process. Additionally, he requested that the planning effort explore the possibility of a cap over I-205, which could be repurposed for local needs such as parking, housing, and access to key waterfront areas.

9. Adjourn

Chair Manning adjourned the meeting at 2:14 pm.