



Working Group Purposes & Goal

Community Development Code Chapter 59: Willamette Neighborhood Mixed-Use Transitional Zone

The Working Group was appointed by the West Linn City Council and prescribed the following tasks on November 7, 2017.

First Purpose

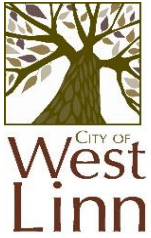
To review and update as necessary the list of permitted and conditional uses in the Willamette Neighborhood Mixed Use Transitional Zone (MU Zone - Chapter 59).

Second Purpose

Consider a definition of mixed use.

Goal

Updated lists are needed to reflect current business culture and categories (terminology or categories of uses) and to facilitate compatible mixed use, commercial and residential uses. Updated lists will support community and economic goals and will assure appropriate transition between the Historic Willamette commercial core and surrounding Willamette neighborhood.



Working Group Membership

Community Development Code Chapter 59: Willamette Neighborhood Mixed-Use Transitional Zone

Name	Organization	Contact Info
Russ Williams	West Linn Chamber of Commerce	
Jim Farrel	West Linn Planning Commission	
Shannen Knight	West Linn Economic Development Committee	
Noelle Brooks	Historic Willamette Main Street	
Gail Holmes	Willamette Neighborhood Assn.	
Rishi Bansal	Savanna Oaks Neighborhood Assn.	
Roger Straus	Bolton Neighborhood Assn.	
Jim O'Toole	Robinwood Neighborhood Assn.	
David Lawrence	Property Owner	

Working Group Meeting Guidelines

CDC Chapter 59: Willamette Neighborhood Mixed-Use Transitional Zone

1. Meetings will generally be held on Thursday. They will begin at 5:00 PM and end by 7:00 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 recommended amendments to CDC Chapter 59. 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 beginning 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.

City of West Linn | 2017 City Council Goals

Citizen Engagement

- Implement quarterly Council Town Halls.
- Continue to engage the CCI to address a range of public involvement issues, including land use engagement, CDC and Comprehensive Plan revisions. Improve the land use process and code and increase citizen engagement.

Economic Development

- Participate in Willamette Falls Locks activities according to the governor's task force recommendations.
- Review City zoning to enhance the City's opportunities for economic development in the business districts.

Fiscal Sustainability

- Balance city service needs with fiscal realities over the coming several biennia given the impact of PERS funding on local governments.
- Assess the City's Capital Improvement Plan and options for capital improvement financing.
- Identify ways to increase the General Fund.

Planning/Community Development

- Draft a plan to address waterfront/river corridor master planning along I205/Willamette Falls Drive and engage public as appropriate.
- Complete City properties review and evaluation.
- Participate in Stafford urban rural reserve discussions to protect the City's interest for the Stafford area.
- Assess the appropriateness of zoning in potentially developable areas for consistency with neighborhood plans and city vision.

Transportation

- Continue steps to move forward the Highway 43 Concept Plan project, including citizen outreach and public education.
- Open dialogue with Tri-Met for improved transit services in the City.

Utilities

- Engage and track the WES governance discussions to protect West Linn ratepayer interests.
- Evaluate fiber feasibility.



Working Group – Mixed Use Definition

CDC Chapter 59: Willamette Neighborhood Mixed-Use Transitional Zone

City of West Linn Comprehensive Plan Definition

Mixed Use Development. A combination of different types of uses. This most frequently refers to allowing homes and businesses to be located in the same area (e.g., apartments over shops or other businesses or apartments adjacent to grocery stores or other commercial establishments).

Comparison Definitions for other cities in the south metro area

Tigard (Development Code)

“Mixed-use development” - The development of a tract of land, building or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public or entertainment, in a compact urban form.

Lake Oswego (Development Code)

Mixed Use

A development consisting of more than one broad category of use (e.g., commercial, industrial, residential, public use, or institutional).

Oregon City (Comprehensive Plan)

Mixed-use development.

Combination of different types of uses. Most often refers to allowing homes and businesses to be located in the same area (e.g. apartments over shops or other businesses or apartments adjacent to grocery stores or other commercial establishments).

Milwaukie (Development Code)

“Mixed use” means the combination of residential uses with commercial (e.g., office, retail, or services), civic, or light industrial uses on a site or in a building

Tualatin (Development Code)

Mixed Use Development. A tract of land or building or structure with two or more different uses such as, but not limited to, residential, office, retail, manufacturing, public, or entertainment, in a compact urban form.

Chapter 59
WILLAMETTE NEIGHBORHOOD MIXED USE TRANSITIONAL ZONE

Sections:

- 59.010 PURPOSE**
- 59.020 PROCEDURES AND APPROVAL PROCESS**
- 59.030 PERMITTED USES**
- 59.040 ACCESSORY USES**
- 59.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS**
- 59.060 CONDITIONAL USES**
- 59.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS**
- 59.080 ADDITIONAL USE REQUIREMENTS**
- 59.090 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES**
- 59.100 OTHER APPLICABLE DEVELOPMENT STANDARDS**

59.010 PURPOSE

The purpose of the mixed use/transitional zone is to provide for a transitional area between commercial and residential zones with a desirable mix of residential land uses with limited commercial land uses. The limited commercial uses allowed in this district are selected for their compatibility with residential uses and their ability to meet the needs of the neighborhood. Uses in this district are intended to be compatible with the design and aesthetic qualities of the adjacent neighborhood. This zone is intended to implement the Willamette neighborhood plan as authorized by the policies set forth in the Comprehensive Plan. (Ord. 1515, 2005; Ord. 1547, 2007)

59.020 PROCEDURES AND APPROVAL PROCESS

- A. A use permitted outright, CDC 59.030, is a use that requires no approval under the provisions of this code. If a use is not listed as a use permitted outright, it may be held to be a similar unlisted use under the provisions of Chapter 80 CDC.**
- B. A use permitted under prescribed conditions, CDC 59.050, is a use for which approval will be granted provided all conditions are satisfied, and:**

1. The Planning Director shall make the decision in the manner provided by CDC [99.060\(A\)\(2\)](#), Administrative Procedures, except that no notice shall be required; and
 2. The decision may be appealed by the applicant to the Planning Commission as provided by CDC [99.240\(A\)](#).
- C. The approval of a conditional use (CDC [59.060](#)) is discretionary with the Planning Commission. The approval process and criteria for approval are set forth in Chapter [60](#) CDC, Conditional Uses. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter [80](#) CDC.
- D. The following code provisions may be applicable in certain situations:
1. Chapter [65](#) CDC, Non-conforming Uses Involving a Structure.
 2. Chapter [66](#) CDC, Non-conforming Structures.
 3. Chapter [67](#) CDC, Non-conforming Uses of Land.
 4. Chapter [68](#) CDC, Non-conforming Lots, Lots of Record.
 5. Chapter [75](#) CDC, Variance. (Ord. 1515, 2005; Ord. 1547, 2007)

59.030 PERMITTED USES

The following are uses permitted outright in this zone:

1. Single-family detached dwelling;
2. Multi-family dwelling;
3. Common-wall single-family dwellings above a permitted use;
4. Residential use of the second floor or a portion of the ground floor of a permitted use;
5. Residential home;
6. Family day care;
7. Bed and breakfast lodging. (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1604 § 60, 2011)

59.040 ACCESSORY USES

Accessory uses are allowed in this zone as provided by Chapter [34](#) CDC. (Ord. 1515, 2005; Ord. 1547, 2007)

59.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions:

1. Signs, subject to the following provisions:
 - a. Wall signs. Shall not exceed 10 percent of the square footage of the front elevation. The calculation of allowable signage is explained in CDC [52.300](#). The sign(s) shall be proportionate to buildings and signs on adjacent buildings. The 10 percent shall be broken up into multiple signs. The sign(s) shall be mounted or painted on the second floor, on the valance of the awning, on the windows at pedestrian level, or on four-by-four awning posts.
 - b. Ground-mounted signs. One ground-mounted sign is permitted in the front yard with a maximum size of 16 square feet, a maximum height of four feet, and a minimum setback of five feet from the right-of-way.
 - c. No signs shall be the internally lit “can” type. No backlit signs are permitted. Illumination by spotlight is permitted for either sign type. Neon signs are permitted only inside the windows. No flashing signs are allowed. By temporary sign permit only, neon colored lettering or designs painted on windows or on paper or banners in the windows are allowed, but discouraged. Small signs or plaques that describe the building in a historical sense are exempt from the allowable square footage restrictions. Signs cannot project from the building face.
 - d. Temporary signs. Temporary sandwich board signs are permitted without the temporal restrictions of Chapter [52](#) CDC.
 - e. All other provisions of Chapter 52 CDC. Signs are applicable unless they conflict with the provisions of this chapter.
2. Temporary use, subject to the provisions of Chapter [35](#) CDC.
3. Home occupations, subject to the provisions of Chapter [37](#) CDC. (Ord. 1515, 2005; Ord. 1547, 2007)

59.060 CONDITIONAL USES

Only the following conditional uses are allowed in this zone subject to the provisions of Chapter 60 CDC, Conditional Uses:

1. Children’s day care center.
2. Community center for civic or cultural events.
3. Small appliance repair services.
4. Governmental offices.
5. Religious institution.
6. Senior or community center.
7. Public support and public safety facilities, including public parking lots.
8. Nursery.
9. Parks and open space.
10. Boutiques.
11. Small business equipment sales and service.
12. Craft shops.
13. Cultural exhibits and library services.
14. Eating and drinking establishments.
15. Retail sales and service, except no drive-through service.
16. Professional and administrative services.
17. Medical or dental offices or clinics.
18. Financial, insurance, and real estate services, except no drive-through service. (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1655 § 6, 2016)

59.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
2. The average minimum lot width shall be 50 feet.
3. The average minimum lot depth shall not be less than 90 feet.
4. The minimum yard dimensions or minimum building setback area from the lot line shall be:
 - a. For a front yard, 12 feet minimum and 20 feet maximum to the structure, except that a porch, patio, or pedestrian amenity may be six feet from the front property line.
 - b. For an interior side yard, seven and one-half feet.
 - c. For a side yard abutting a street, 12 feet.
 - d. For a rear yard, 20 feet. However, where the use abuts a residential district, the setback distance required in the residential district shall apply, and within the setback area a buffer of at least 10 feet of landscaping in addition to a fence is required.
5. The maximum building height shall be two stories above grade, or 35 feet, whichever is less.
6. Maximum building size for all floors shall not exceed 6,000 square feet above grade excluding porches.
7. The building floor area ratio shall be 0.4, except that the ground floor of the building shall not exceed 5,000 square feet.
8. The minimum lot size shall be 4,500 square feet and the maximum lot size shall be 10,000 square feet, unless defined as an existing lot of record.

B. Design standards. All uses in the mixed-use zone shall comply with the provisions of Chapter 55 CDC, except for CDC 55.100(B)(7)(a), (b), (c), (h), (i), and (j). Further, single-family and duplex residential uses shall also comply with the Class I design review standards. In addition, the design standards described below apply to all uses.

1. Residential-style building with single story porch on the front, and on the side where it abuts a street.
2. New sidewalk construction shall be allowed to match the historical sidewalk standards in this zone.
3. Off-street parking shall be behind, under, or on the side of building.
4. Garages shall not extend any closer to the street than the street-facing facade of the house.
5. There shall be no illuminated outdoor advertising on accessory buildings, equipment, or vending machines
6. These design standards, subsections (B)(1) through (5) of this section, shall not apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional requirements, cannot readily be configured to meet these design standards. However, attempts shall be made to make the design sympathetic to surrounding properties through compatible architecture, enhanced landscaping, setbacks, buffers, and other reasonable means. (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1565, 2008)

59.080 ADDITIONAL USE REQUIREMENTS

In addition to all other provisions of this section, the following additional requirements may apply:

- A. Permitted uses may only be open from 6:00 a.m. to 10:00 p.m. and are subject to the noise provisions of Chapter 55 CDC.
- B. Exterior business activity shall not take place beyond the rear wall of the building when the subject property abuts a residential district, except for parking and refuse storage. Refuse storage must be buffered or enclosed and may not abut a property line that adjoins a residential zone. (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1614 § 11, 2013)

59.090 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Except as may otherwise be established by this code, the appropriate lot or parcel size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth

in CDC [60.070](#)(A) and (B). (Ord. 1515, 2005; Ord. 1547, 2007; Ord. 1636 § 42, 2014)

59.100 OTHER APPLICABLE DEVELOPMENT STANDARDS

The following standards apply to all development including permitted uses:

1. Chapter [28](#) CDC, Willamette and Tualatin River Protection.
 2. Chapter [36](#) CDC, Manufactured Homes.
 3. Chapter [32](#) CDC, Water Resource Area Protection.
 4. Chapter [34](#) CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses.
 5. Chapter [35](#) CDC, Temporary Structures and Uses.
 6. Chapter [37](#) CDC, Home Occupations.
 7. Chapter [38](#) CDC, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards.
 8. Chapter [40](#) CDC, Building Height Limitations, Exceptions.
 9. Chapter [42](#) CDC, Clear Vision Areas.
 10. Chapter [44](#) CDC, Fences.
 11. Chapter [48](#) CDC, Access, Egress and Circulation.
 12. Chapter [46](#) CDC, Off-Street Parking, Loading and Reservoir Areas, except for the provisions of CDC [46.140](#), apply to all uses.
 13. Chapter [55](#) CDC, Design Review.
 14. Chapter [54](#) CDC, Landscaping.
 15. Chapter [53](#) CDC, Sidewalk Use. (Ord. 1547, 2007; Ord. 1614 § 12, 2013)
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The West Linn Community Development Code is current through Ordinance 1663, passed November 13, 2017.
Disclaimer: The City Recorder's Office has the official version of the West Linn Community Development Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://westlinnoregon.gov/>
(<http://westlinnoregon.gov/>)
City Telephone: (503) 657-0331
Code Publishing Company
(<http://www.codepublishing.com/>)

Uses in the West Linn CDC	General Commercial	Office Business Center	Neighborhood Commercial	Mixed-Use Transitional Zone	Campus Industrial	General Industrial
1 Agricultural sales.	P					P
2 Agricultural services.	P					P
3 Animal sales and services, grooming.	P					P
4 Building maintenance services.	P				A	
5 Business equipment sales and services.	P	P		C		
6 Business support services.	P	P			P	
7 Communications services.	P	P				
8 Consumer repair services.	P		C			
9 Convenience sales and personal services.	P	C	C		PC*	
10 Eating and drinking establishments.	P	PC*		C	PC*	
11 Drive-through restaurants.	P				PC*	
12 Family day care.	P	P	P	P		
13 Financial, insurance and real estate services.	P	P	C	C*		
14 Food and beverage retail sales.	P	C	C			
15 General retail services.	P			C*	C*	
16 Hotel/motel, including those operating as extended hour businesses.	P	P			C*	
17 Laundry services.	P					P
18 Senior center.	P			C		
19 Medical and dental services.	P	P	C	C	PC*	
20 Parking facilities.	P	P				
21 Participant sports and recreation, indoor.	P	P			P	
22 Personal service facilities.	P	P	C		P	
23 Professional and administrative services.	P	P	C	C		
24 Research services.	P	C			P	P
25 Utilities, minor.	P	P	P		A	P
26 Cultural exhibits and library services.	P	P	P	C		
27 Extended-hour businesses that do not include the construction of a new building or expansion of an existing structure.	P					
28 Transportation facilities (Type I).	P	P	P		P	P
29 Lodge, fraternal, community center, and civic assembly within the commercial districts along Highway 43, Salamo Road or Blankenship Road.	P					
30 Religious institutions within the commercial districts along Highway 43, Salamo Road, or Blankenship Road.	P					
31 Residential above commercial	PC	PC				
32 Animal sales and services: kennels	PC					P
33 Animal sales and services: veterinary	PC	PC				P
34 Signs	PC	PC	PC	PC*	PC	PC
35 Temporary Uses	PC	PC	PC	PC	PC	PC
36 Home Occupations	PC	PC		PC		
37 Wireless Communication Facilities	PC	PC	PC		PC	PC
38 Children's day care center.	C	C	C	C	A	
39 Automotive and equipment:	C					P
40 a. Cleaning.	C					P
41 b. Repairs, heavy equipment.	C					P
42 c. Repairs, light equipment.	C					P
43 d. Sales/rentals, heavy equipment.	C					P
44 e. Sales/rentals, light equipment.	C					P
45 f. Storage, recreation vehicles and boats.	C					P
46 g. Fleet Storage						P
47 Construction, sales and services.	C					P
48 Heliports.	C	C			C*	C
49 Hospitals.	C					

Uses in the West Linn CDC	General Commercial	Office Business Center	Neighborhood Commercial	Mixed-Use Transitional Zone	Campus Industrial	General Industrial
50 Light industrial, manufactured.	C				P	P
51 Light industrial, finished products.	C				P	P
52 Spectator sports facilities.	C					
53 Vehicle fuel sales.	C	C				
54 Utilities, major.	C	C	C			P
55 Wholesale storage and distribution:	C					P
56 a. Mini-warehouse.	C					P
57 b. Light.	C					P
58 c. Heavy						P
59 Single-family homes, non-conforming and damaged over 50% of cost	C	C				
60 Household hazardous waste depot.	C				C*	C
61 Super stores.	C					
62 Amusement enterprises.	C					
63 Public agency administration.	C					
64 Public safety facilities.	C	C	C	C		P
65 Public support facilities.	C	C	C	C	A	P
66 Recycle collection center.	C				A*	P
67 Postal services.	C	C	C			P
68 Religious institutions not listed as permitted uses in CDC 19.030.	C			C		
69 Schools (with under 200 students).	C					
70 Transportation facilities (Type II).	C	C	C		C*	C
71 Lodge, fraternal, community center and civic assembly not listed as permitted uses in CDC 19.030.	C					
72 Extended hour businesses that include a new building or expansion of an existing structure	C		C			
73 Convenience Grocery Store			P			
74 Single-family unit above permitted use			P			
75 Nursery			C	C		
76 Single-Family Detached Dwelling				P		
77 Multi-Family Dwelling				P		
78 Common-Wall Single-Family Dwellings above a Permitted Use				P		
79 Residential Home				P		
80 Bed and Breakfast Lodging				P		
81 Community Center for Civic or Cultural Events				C		
82 Small Appliance Repair Services				C		
83 Governmental Offices				C		
84 Parks and Open Space				C		
85 Boutiques				C		
86 Craft Shops				C		
87 Corporate Headquarters/Regional Offices					P*	
88 Offices					P*	
89 Participant sports and recreation, outdoor.					P	
90 Banks					PC*	
91 Water Dependent Uses					PC	PC
92 Transient Lodging & Convention Facilities					C*	
93 Packaging and Processing						P

P Permitted Use

A Accessory Use

PC Permitted Under Prescribed Conditions

C Conditional Use

* Additional requirements unique to the particular zoning

West Linn Comprehensive Plan

Goals & Policies

Goal 2: Land Use

Section 2: Neighborhood Commercial Development

Section 3: Mixed Use/Commercial Development

Section 4: Industrial Development

Goal 9: Economic Development

SECTION 2: NEIGHBORHOOD COMMERCIAL DEVELOPMENT

Neighborhood commercial centers are intended to provide residents with opportunities to walk or bike to shops to purchase items or services needed on a frequent basis (i.e., weekly or more frequently). They also provide opportunities to reduce auto travel. They are to be very limited in size and include appropriate small businesses.

GOAL

Provide convenient shopping opportunities and services adjacent to, or within residential neighborhoods, reducing the need to travel by automobile and increasing opportunities to walk to shopping for frequently needed items.

POLICIES

1. Neighborhood commercial centers should be located to serve trade areas of up to 2,000 people and the center shall be no more than two acres in size.
2. Protect surrounding residential areas from possible adverse effects such as loss of privacy, noise, lights, and glare.
3. Require neighborhood commercial centers and uses therein to be aesthetically attractive and landscaped.
4. Emphasize pedestrian scale and accessibility and discourage auto-oriented development in neighborhood commercial centers.

SECTION 3: MIXED USE/COMMERCIAL DEVELOPMENT

BACKGROUND AND FINDINGS

West Linn is unique in that it does not have a major commercial district or downtown. Instead, it has four commercial districts (not including neighborhood commercial centers) that collectively fulfill the needs of residents for commercial retail and business activities. The major districts are Willamette, including the area north of I-205 at the 10th Street interchange, Bolton, the Robinwood area adjacent to Highway 43, and the Cascade Summit area in the Savanna Oaks neighborhood. These areas are intended to develop into walkable, mixed-use districts that provide access to transit connections and deliver essential services and employment opportunities for the surrounding neighborhoods.

The Historic Willamette District was one of the first commercial and residential areas in West Linn. The commercial area still retains some of the turn-of-the-century architecture along Willamette Falls Drive, and has on-street parking and residential units above retail establishments. Newer commercial and office buildings have been built to the north and east of the Historic District, including north of I-205.

Robinwood and Bolton commercial districts are centered around contemporary retail, service, and public uses. Some of the existing businesses have developed in small centers and others have developed along Highway 43, typically in strip commercial development fashion. As part of the *Imagine West Linn* visioning process in the early 1990s, a city center plan was created for the Bolton area. In part because this included lands fronting the Willamette River that are zoned industrial and currently support industrial uses, this plan was never implemented. The Tanner Basin commercial area continues to develop according to the 1991 Tanner Basin Master Plan.

Since the adoption of the 1983 Comprehensive Plan, West Linn has seen a significant growth in local business and commercial development. Major developments since then have included the Cascade Summit Shopping Center on Salamo Road, the West Linn Corporate Park Office Center on Blankenship Road, and the River Falls Shopping Center on Blankenship Road. These three projects resulted in the development of 32 acres with approximately 150,000 square feet of new retail commercial space and 130,000 square feet of new office space. In addition, the City has seen new commercial development along historic Willamette Falls Drive, and smaller commercial development projects along Highway 43 in the Robinwood and Bolton neighborhoods. These developments have reduced the need for City residents to leave the City in order to obtain goods and services and have provided greater employment opportunities within the City.

However, the amount of land dedicated for commercial and business development in West Linn is small (approximately 144 acres zoned for commercial and office uses). Only 35 of these acres remain undeveloped, and the remaining sites, while suitable for commercial use, have topographic and environmental constraints that will limit the size and scale of such uses. Any attempt to significantly expand this land base with the intent of providing greatly enhanced employment and shopping opportunities for West Linn residents has a high probability of altering, for the worse, the quiet, primarily residential character of West Linn which makes the City so attractive to its citizens.

Metro adopted the 2040 Growth Concept that includes a number of “design types” reflecting different growth patterns – regional centers, town centers, corridors, station communities, main streets, inner neighborhoods, and outer neighborhoods. Except for inner and outer neighborhoods, all are mixed use concepts that incorporate residential and commercial uses within compact, pedestrian-friendly environments. Particular design standards apply to these

design types to encourage use of alternatives to the automobile and promote a stronger sense of community.

In the 2040 Growth Concept, the Bolton District is designated as a “town center.” Town centers provide localized services to residents within a two- to three-mile radius. The Willamette District is designated a “main street,” described as a district with traditional commercial identity and a strong sense of neighborhood community. Both of these designations fit the characteristics of these centers. The Robinwood area is designated a corridor, while Tanner Basin does not have a designation in the 2040 Growth Concept. Designations on the 2040 Growth Concept map and in the City’s Comprehensive Plan will influence future funding decisions for transportation improvements and other financial support from grant-funding agencies.

The designations discussed above are tentative pending respective neighborhood plans. While West Linn recognizes the Metro land use designations, it is important that the ultimate evolution of these areas be further resolved through the neighborhood plan process. The decisions for these areas will be made primarily with the input of the residents and property owners within and adjacent to each of these commercial districts. Depending upon the outcome of these planning processes, the City may request an amendment to the Metro land use designations for West Linn.

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

- GOALS**
1. Develop/redevelop commercial areas as mixed use/commercial districts that blend housing and commercial uses to: enhance the community’s identity; encourage strong neighborhoods; increase housing choices; promote socioeconomic diversity; promote alternative modes of transportation; promote civic uses; and improve community interaction and involvement.
 2. Consider the development of commercial and office facilities in West Linn that will increase employment opportunities, reduce dependence on services outside of the City, and promote energy-efficient travel and land use patterns, while recognizing that there will be limits imposed by West Linn’s topography and limited available land.
 3. Encourage retail commercial uses to be located in centers that facilitate one-stop shopping and discourage strip commercial development.

4. Protect surrounding residential areas from adverse effects of commercial development in terms of loss of privacy, noise, lights, and glare.
5. Require mixed use/commercial centers and uses to be aesthetically attractive and landscaped.
6. Provide for multi-modal connections to, and interconnections between, mixed use/commercial centers via automobile, transit, bicycle and pedestrian facilities, or other means.
7. Require standards for mixed-use commercial districts to promote safe access into and within these areas for walking, biking, and transit use from surrounding neighborhoods and that also create livable areas compatible with existing neighborhood character.
8. Provide enhanced opportunities for neighborhood involvement in neighborhood plan decisions to ensure they are livable, provide service improvements to area residents, and fit with the character of the neighborhood. Any significant changes of residential zones to commercial shall occur only after a neighborhood planning process is completed.

POLICIES

1. A portion of the Bolton District is currently designated in Metro's 2040 Design Map as a town center. The neighborhood plan for Bolton shall guide future changes to this area. If appropriate, the City will submit a request to Metro to remove the town center designation from Bolton, and substitute another more appropriate designation.
2. A portion of the Willamette District is currently designated in Metro's 2040 Design Map as a main street. The neighborhood plan for Willamette shall guide future changes to this area. If appropriate, the City will submit a request to Metro to amend land use designations for the Willamette District.
3. A portion of the Robinwood District is currently designated in Metro's 2040 Design Map as a corridor. The neighborhood plan for Robinwood shall guide future changes to this area. If appropriate, the City will submit a request to Metro to amend land use designations for the Robinwood District.
4. Design and locate existing or proposed commercial uses in a manner that:
 - a. Protects remaining natural spaces, significant stands of trees, wildlife corridors, streams/riparian zones, and historic resources.
 - b. Encourages the use of alternative transportation.
 - c. Encourages creation of meaningful public gathering places that incorporate uses

- such as entertainment and recreation venues, restaurants, and unique shopping opportunities to increase activity in surrounding areas.
- d. Encourages small businesses, retail establishments, and other employment activities.
 - e. Requires that any redevelopment of existing land or buildings be completed in a manner which conforms to the adopted neighborhood plan.
 - f. Integrates aesthetically pleasing commercial development with residential uses.
 - g. Ensures ingress and egress points do not create traffic congestion.
 - h. Improves traffic patterns within the immediate area.
 - i. Provides easier access to transportation for the physically/mentally challenged.
 - j. Provides safe and convenient pedestrian and bicycle paths and crossings.
5. Commercial rezoning that promotes strip commercial activity shall be prohibited.
 6. Commercial development shall be planned at a scale that relates to its location in the district and trade area to be served.
 7. Until the City adopts new code provisions consistent with adopted neighborhood plans, the City shall apply appropriate development standards consistent with the existing Community Development Code.
 8. Where appropriate and necessary, the City shall incorporate provisions for individualized neighborhood design standards consistent with adopted neighborhood plans as overlay zones within the Community Development Code.

RECOMMENDED ACTION MEASURES

1. Adopt and periodically update neighborhood plans.
2. If authorized by an adopted neighborhood plan, request that Metro amend the 2040 Growth Concept map to redesignate areas within West Linn in a manner consistent with the adopted neighborhood plan.
3. If authorized by an adopted neighborhood plan, amend the Community Development Code to modify existing zoning districts or create new zoning districts that best implement the provisions of the adopted neighborhood plan.
4. Continue to enforce the special standards that apply to the Willamette Historic District, and continually improve code language to meet the needs of the District.
5. Review, maintain, and enforce design and development standards for commercial centers.
6. Develop additional historic standards as appropriate to protect historic resources in all

community interest areas.

7. Require businesses converting non-business structures to business use to redesign the structure in a professional and aesthetic way, compatible with surrounding buildings.
8. Encourage aesthetic designs of business structures to enhance the overall business and professional atmosphere of the immediate location and the community.

SECTION 4: INDUSTRIAL DEVELOPMENT

BACKGROUND AND FINDINGS

There are 173 acres of land in the City zoned for industrial development, with 167 acres zoned for general industrial use and six acres zoned as campus industrial. Much of the area zoned for industrial development is near the Willamette River and is constrained by severe slopes and areas susceptible to flooding.

Industrial uses can include clean, employee-intensive industries, offices, and retail commercial uses, as well as manufacturing, processing, and assembling businesses. Industrial areas typically constitute large areas of economic activity and centers for employment.

West Linn does not contain any additional lands suitable for large-scale industrial development. There are no remaining undeveloped areas in the City of at least 10 acres in size, relatively level terrain, adequate public services (particularly transportation), and suitable buffering from the residential development that characterizes most of the City. This factor, in conjunction with the slope and floodplain constraints on the existing industrially zoned areas along the Willamette River, means that West Linn will be unable to significantly increase its employment base through the construction of new industrial facilities.

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOALS

1. Protect existing lands currently zoned for industrial development from encroachment by non-industrial or incompatible uses except for appropriately sized and sited supportive retail development.

2. Encourage compatible mixed commercial and industrial use of land near the river, including current industrial zoned land, which can gain value from views of the falls and river.

POLICIES

1. Maintain a general industrial zone to provide for manufacturing, processing, and assembling activities.
2. Maintain a campus industrial zone to provide for a combination of clean industries, offices, and supportive retail commercial uses.

GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES

GOAL

1. Encourage the recruitment, retention, expansion and economic viability of West Linn business and industry.

POLICIES

1. Recruit and encourage businesses, particularly those that provide family-wage jobs to locate in West Linn.
2. Support retail businesses and services that enhance the community and provide wanted goods and services.
3. Encourage the economic vitality of the City's existing commercial areas.

4. Promote home occupations by developing and implementing supportive zoning and building codes and services and other regulations.
5. Encourage West Linn employers, including the City, to offer the option to telecommute (i.e., work from home).
6. Adopt City regulations that are predictable, easy to understand and contain standards that can be uniformly applied.
7. Consider, when appropriate, encouraging economic development through streamlined permitting processes and development fees.
8. Work with the Chamber of Commerce, business community, and other agencies and organizations, to meet the economic needs of West Linn.
9. Coordinate with Tri-Met, Metro, Oregon Department of Economic Development, and other organizations in economic development planning and implementation efforts.
10. Consider incentives such as reduced system development charges (SDCs) and shared parking districts to encourage commercial and mixed-use development.

GOAL
2. Support tourism-related business and services.

POLICIES

1. Support efforts and programs that promote tourism in the City.
2. Enhance recreation based tourism in the City focused on parcels constrained by the Willamette River floodplain or other environmental constraints.
3. Work with interested property owners to attract and accommodate a significant new hotel(s).

GOAL
3. Promote the efficient use of commercial and industrial land adequate to serve a range of employment opportunities in the City.

POLICIES

1. Preserve employment (commercial and industrial) land to ensure an appropriate mix of

- uses and jobs-housing balance.
2. Inventory and maintain a list of vacant and redevelopable sites for new or expanding businesses.
 3. Ensure the City has adequate public facilities and infrastructure to support economic activities, especially transportation. Maximize the use of regional, state, and federal funding for infrastructure planning and development. Work with ODOT to realize the full potential of the I-205 maintenance parcel.

Vision Statement and Action Plan for the Willamette Neighborhood of West Linn

This document is a result of many neighborhood "visioning" brainstorming meetings, written surveys at the West Linn Old Time Fair, Email Surveys (120), and additional input from community members. Survey results validated the final version of the vision with resounding support.

This document, created by the Willamette Neighborhood Association contains:

- ❖ Willamette Neighborhood Vision Statement
- ❖ Willamette Neighborhood Vision Descriptions
- ❖ Tactical Plans: Prioritized City Efforts
- ❖ Detailed Tactical Plans by Goal With Task Forces

Willamette Neighborhood Association Facilitators:

Jody Carson
Franny Heald

Stephanie Nicoletti
Edward Springman

Chris Henry
Vicki Handy-Dunstan

Additional Facilitation: Paul Koch

Vision Statement for the Willamette Neighborhood of West Linn

We are a safe neighborhood with a strong sense of community and connectivity. The most unique aspect of Willamette is our ability to retain a small-town feel with a designated historic district, while maintaining connection with surrounding communities.

Those elements that make Willamette neighborhood special for us and reflect our values are seen in our commitments. We are committed to:

1. Safety for our community
2. Education and activities for children and adults.
3. Vibrant business growth, consistent with our historical downtown area standards
4. Communication and involvement with our citizens
5. Respectful use and care for the environment including our city, river, parks and trails
6. Well thought out neighborhood planning which sustains the value of the land
7. Systemic and fiscally responsible long-term planning, working with the neighborhood, community, city, county, and state partners.

Vision for Willamette Neighborhood of West Linn:

1. Safety for our community

- We maintain and support our police and fire services.
- We have excellent lighting and parking in our historic downtown area and other commercial areas.
- We have sidewalks and bike paths on our major streets and accessing neighborhood destinations. (Willamette Falls Drive from HWY 43 to Fields Bridge and Blankenship; parks, schools and businesses).

2. Education and activities for children and adults

- We continue our annual "Old Fashioned Fair"
- We will continue our annual Arts Festival
- We support and protect the students of Willamette Primary and other neighboring schools.
- Adults volunteer and are involved in the school activities.
- Our parks host a wide variety of activities and sports.
- We have a multifaceted community center and pool.

3. Vibrant business growth, consistent with our historical downtown area standards

- We maintain strict standards and codes regarding the type of business and structure in our business areas.
- We aggressively pursue the businesses and restaurants that bring tasteful value to our neighborhood.
- We aggressively discourage growth of large chain wholesale or discount stores.
- We use roundabouts, planters, and landscaping to beautify our neighborhood streets.

4. Communication and involvement with our citizens.

- We have an active Neighborhood Association that listens to all input, actively engages those impacted by decisions, employs behaviors that treat all with respect, and works collaboratively with City leaders to plan effectively.
- We have up-to-date information on the Web.
- We use the Metro West Linn segment of the Oregonian for news and information.

5. Respectful use and care for the environment including our city, river, parks and trails

- We use environmentally friendly solutions and support recycling in all things.
- We maintain our rivers, parks and connecting trails.
- We try to partner to develop the beauty and access of the Willamette Falls area.
- We have a trail system along the river.
- We are part of the systemic planning for West Linn Parks and Recreation.
- We have a dog park, family parks and sports fields.
- We try to save and actively plant trees and local flora throughout our neighborhood.
- Field's Park will grow to both sides of Willamette Falls Drive.

6. Well thought out neighborhood planning which sustains the value of the land

- Our freeway, neighborhood and business access is effective, efficient and safe for pedestrians and bicyclists.
- We have effective neighborhood public transportation that focuses on connectivity
- Development needs to be consistent with the value of the area.
- Developers need to take ownership for impact to the infrastructure such as streets, sidewalks, schools, water, sewer, etc.
- We will encourage development that sustains a park-like environment with homes with livable lot sizes that add value and beauty to the neighborhood.
- We will sponsor a farmers market
- Utility lines are underground.
- We will effectively use transition zones between the historic business district and the surrounding neighborhood.

7. Systemic and fiscally responsible long-term planning, working with the neighborhood, community, city, county, and state partners.

- We see planning as multiple "phases" that will eventually reach our goals within financial and legal boundaries.
- We partner with the City and it's planners for effective planning for all of West Linn.
- We abide by and activity influence improvement to the regulations, laws and initiatives that impact our neighborhood.

TACTICAL PLANNING:

PRIORIZED ACTION: Prioritized Funded Efforts in partnership with City of West Linn:

1. Sidewalk Plan Implemented
2. Traffic Control Planned and Initiated
3. Continued Implementation of West Linn Park Master Plan with emphasis on developing access to Willamette Falls along the Willamette River

TACTICAL PLAN IN DETAIL BY GOAL:

Goal #1: Safety for our community

- We maintain and support our police and fire services.
- We have excellent lighting and parking in our downtown area.
- We have sidewalks and bike paths on our major streets and accessing neighborhood destinations. (Willamette Falls Drive from HWY 43 to Fields Bridge and Blankenship; parks, schools and business)

ACTION PLAN:

Vision Element	Actions to create reality	Partners for Implementation
We have excellent lighting and parking in our downtown area.	WNA define the criteria	WNA
	Develop scope and cost of project with alternatives if necessary	City Planners
We have sidewalks and bike paths on our major streets	Create mater plan of sidewalks and bike paths that connect major sites (Willamette Primary, Willamette Park, Fields Park, Willamette Falls, Willamette Marketplace)	WNA Task Force with City Planners
	Develop scope and cost of project with alternatives if necessary; generate funding options	City Planners
	Break project into prioritized "phases"	City Planners & WNA
	Communicate to those impacted and ask for input	Neighborhood Association

Sidewalk Taskforce Members: Karin O'Brien, Vicki Handy-Dunstan, Bob Miller

GOAL #2: Education and activities for children and adults

- We continue our annual "West Linn Old Time Fair"
- We will continue our annual Art Fair
- We support and protect the students of Willamette Primary and other schools.
- Adults volunteer and are involved in the school activities.
- Our parks host a wide variety of activities and sports.
- We have a community center and pool.

ACTION PLAN:

Vision Element	Actions to create reality	Partners for Implementation
We continue our annual "Old Fashioned Fair"	Continue current planning	
Art Festival	Continue current planning	
Protect and Support Willamette Primary	Proceed with Sidewalk plan (see #1)	City Planners
Adult Volunteer Programs	Continue with school volunteer coordination	Willamette Primary
Activity and sports in parks	Continue activities through Parks and Rec.	Parks and Rec.
Community Center and pool	Long term plan TBD	WNA, Parks & Rec., West Linn School Dist., City Planners, Retirement Communities, Etc.
	Look into buying Willamette Christian Church for this purpose	City & WNA

Goal #3: Vibrant business growth, consistent with our historical downtown area standards

- We maintain strict standards and codes regarding the type of business and structure in our business areas.
- We aggressively pursue the businesses and restaurants that bring tasteful value to our neighborhood.
- We aggressively discourage growth of large chain wholesale or discount stores.
- We use roundabouts, planters, and landscaping to beautify our neighborhood streets.

ACTION PLAN:

Vision Element	Actions to create reality	Partners for Implementation
Business area standards consistent with historic district	WNA review and update code and criteria to be consistent within historical area	WNA
	Complete the historic inventory	WNA
	Enforce code	City
Recruit Trader Joe's (or other business) to Marketplace	Survey and petition community citizens regarding type of business	WNA: Chris Henry
	proposal developed and submitted to Trader Joe's	WNA: Chris Henry
	Collaborate with Bolton NA for business planning in market areas	WNA
Transitional Zoning	Define the transitional zone, business and residential	WNA
	Revise code language	City
Learn about funding options	Presentation on LID, Lottery, TIF, Main Street Grants, etc.	WNA

Business Taskforce Members: Chris Ling, Javad Farza, Larry Tonks, Brad Willams, Clint Coleman

Goal #3: Communication and involvement with our citizens.

- We have an active Neighborhood Association that listens to all input, actively engages those impacted by decisions, employs behaviors that treat all with respect, and works collaboratively with City leaders to plan effectively.
- We have up-to-date information on the Web.
- We use the Metro West Linn segment of the Oregonian for news and information.

ACTION PLAN:

Vision Element	Actions to create reality	Partners for Implementation
WNA Excellence	WNA adopt code of conduct and process for input for WNA efforts	WNA
	Continue using email, web, surveys, and meetings	WNA
	Appoint a Communications Specialist for web updates and input to News	WNA
Maintain and support our Taskforces	Each Task force will have a facilitator to ensure continuation	WNA
	Each Task force will be on the WNA email list	WNA

Goal #4: Respectful use and care for the environment including our city, river, parks and trails.

- We use environmentally friendly solutions and support recycling in all things.
- We maintain our rivers, parks and connecting trails.
- We try to partner to develop the beauty and access of the Willamette Falls area.
- We have a trail system along the river.
- We are part of the systemic planning for West Linn Parks and Recreation.
- We have a dog park, family parks and sports fields.
- We try to save and actively plant trees and local flora throughout our neighborhood.
- Field's Park will grow to both sides of Willamette Falls Drive.

ACTION PLAN:

Vision Element	Actions to create reality	Partners for Implementation
Develop access / trail to Willamette Falls Area on the Willamette River	Develop a cross-NA planning group to develop a vision and coordinated plan for the Willamette Falls area	WNA, BNA, SNA, Will. Falls Cultural Heritage Comm., League of Neighborhoods; WL Parks and Rec.
Implement West Linn Parks Master Plan	Work with WL Parks and Rec.	WNA
	Look at appropriate park usage	WNA for WL Parks and Rec.
	Continue to develop parks (neighborhood, city, athletic fields, trails)	WL Parks and Rec.
We use environmentally friendly solutions and support recycling in all things.	Preserve wetlands and riparian areas	Follow the suggestions from the WL and Winterbrook planning

Parks Taskforce: Jay & Brita Zimmerman, David Carr, Karen Bettin, Pat Beisel, Vicki Handy-Dunstan, Kathi Haugen, Fran Soder, and Shelly Knight

Goal #6: Well thought out neighborhood planning that sustains the value of the land

- Our freeway, neighborhood and business access is effective, efficient and safe for pedestrians and bicyclists.
- We have effective neighborhood public transportation that focuses on connectivity
- Development needs to be consistent with the value of the area.
- Developers need to take ownership for impact to the infrastructure such as streets, sidewalks, schools, water, sewer, etc.
- We will encourage development that sustains a park-like environment with homes with livable lot sizes that add value and beauty to the neighborhood.
- We will sponsor a farmers market
- Utility lines are underground.
- We will effectively use transition zones between the historic business district and the surrounding neighborhood.

ACTION PLAN:

Vision Element	Actions to create reality	Partners for Implementation
Create a master street/HWY plan for anticipated growth of area. See specific recommended changes below	Ask for process recommendations and current planning from City	WNA and City

Recommended changes to traffic:

1. Put a stop light at the off ramp from I-205 on the south side of the freeway.
2. Place a control or light at the intersection of 10th St. and 8th. Ave. (round-about or light)
3. Include the Thriftway property in the traffic flow to enhance the development potential of this property and other properties along the freeway.
4. Change the configuration at I-205 in accordance with the master plan.
5. Use longer speed bumps, raised sidewalks and other traffic calming solutions to reduce speeding in Old Willamette.
6. Improve the ability to cross Tualatin River Bridge to get to the Park.
7. Create a park and ride lot for transit.

Neighborhood Planning & Traffic/Parking Taskforce Members: Larry Tonks, Edward Springman, Franny Heald, Stephanie Becker, Rae Henry, Pat Styles, Nancy Zauner, Shelly Knight, Beverly Lyons

Goal #7: Systemic and fiscally responsible long-term planning, working with the neighborhood, community, city, county, and state partners.

- We see planning as multiple “phases” that will eventually reach our goals within financial and legal boundaries.
- We partner with the City and it’s planners for effective planning for all of West Linn.
- We abide by and activity influence improvement to the regulations, laws and initiatives that impact our neighborhood.

ACTION PLAN:

Vision Element	Actions to create reality	Partners for Implementation
Partner with others and long term planning in phases	Build the tactical plan for the WNA Vision	WNA
	Reference and do not duplicate other City efforts in our planning	WNA
	Work collaboratively with other NA and city functions	