

WEST LINN MIDDLE HOUSING SURVEY RESULTS

As part of West Linn's update to the development code to comply with the state requirements of HB 2001, an online survey to gather community input on how West Linn would implement HB 2001 was created. The survey was live from April 1 to April 18, 2021. A total of 669 responses were received on the survey. The survey included a total of 17 questions with some questions open for respondents to write in comments to some of the questions. Write-in comments are included as Appendix A.

KEY FINDINGS

- Most respondents live in West Linn in single family detached housing. Few respondents are very familiar with zoning regulations, most are either somewhat familiar or not familiar at all.
- Respondents felt that conserving undeveloped land and redeveloping underused parcels served by existing infrastructure were most important to housing availability, although affordable housing options and housing for older residents were also important.
- Revising development standards to make building a variety of housing easier and permitting a range of different housing types were the top choices for encouraging housing options in existing neighborhoods. About a third of respondents felt that another option not listed could better encourage housing options. Some of these included encouraging Accessory Dwelling Units and emphasizing in-fill development.
- The density of a development is the most important siting requirements to respondents.
- Respondents did not feel that any of the design requirements listed (entrances, orientation, façade elements) were most important to them.
- Respondents were split on whether they support a streamlined permit process for townhomes and cottage clusters.
- Reducing the amount of required parking was not supported by survey respondents, even in areas where there is access to transit or services.
- Respondents support allowing smaller lot sizes for cottage clusters.
- The majority of respondents do not support permitting middle housing types on all properties currently zoned for single-family uses.

Figure 1: Housing Availability Benefits

Which benefits do you feel are most important in housing availability? Choose your top 3.

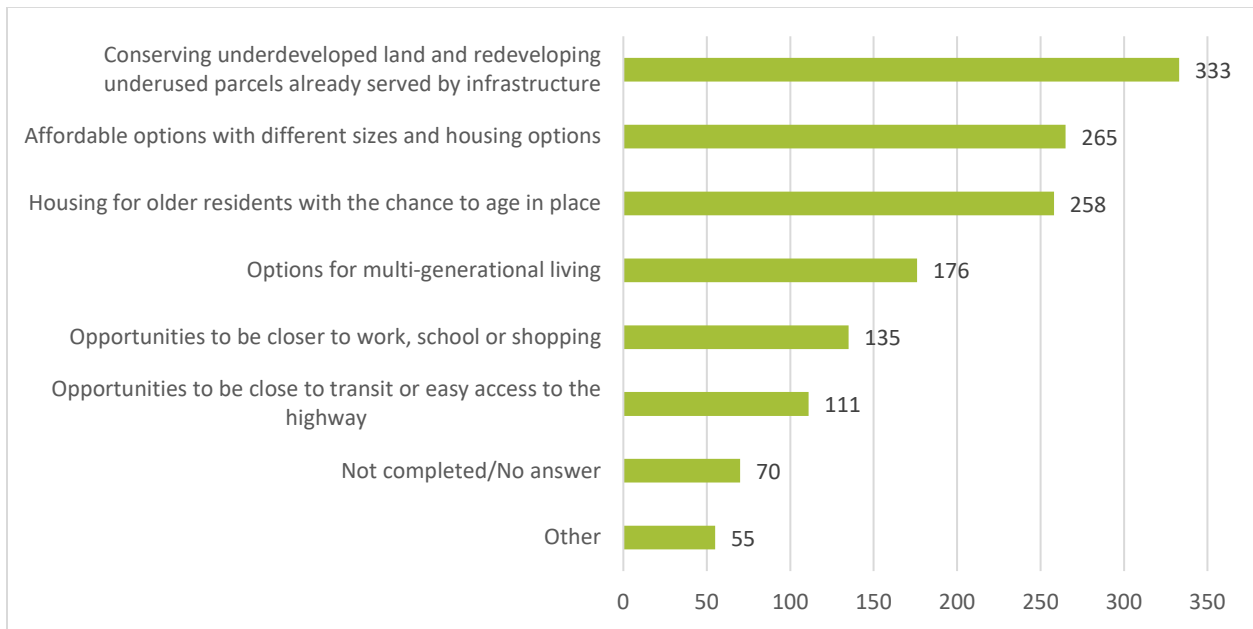


Figure 2: How to Encourage Housing Options

The City has recently completed a housing analysis that shows a need for middle housing types over the next 20 years. How would you encourage more housing options in existing neighborhoods?

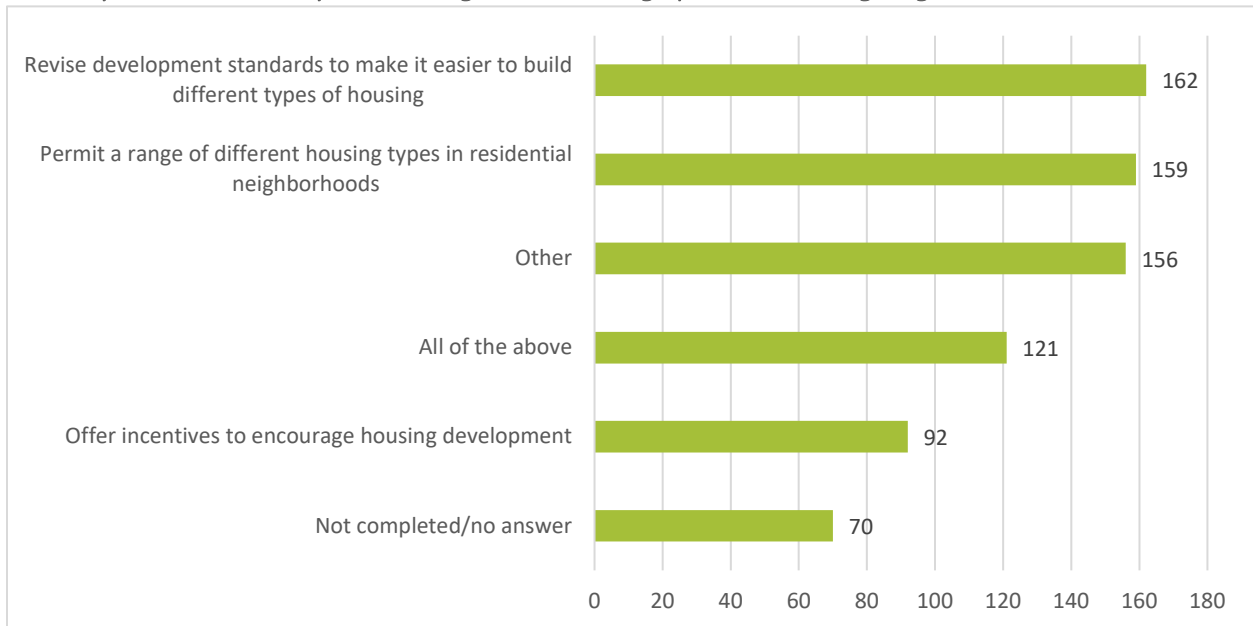


Figure 3: Off-Street Parking Credit

Would you support the ability for on-street parking spaces to be used to meet off-street parking requirements if it helped encourage more housing options?

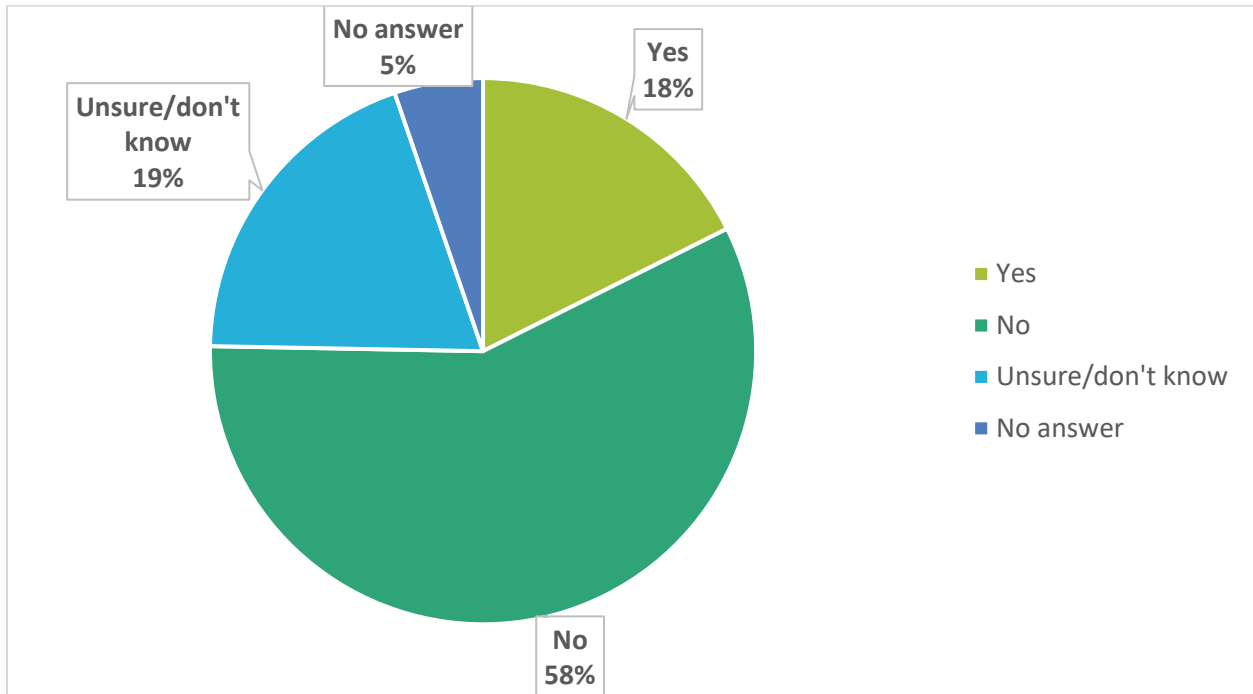


Figure 4: Off-Street Parking in Certain Areas

Would you support less required off-street parking in areas where it is easier to get around without a car (located near transit stops, services, etc.) if it helped encourage more housing options?

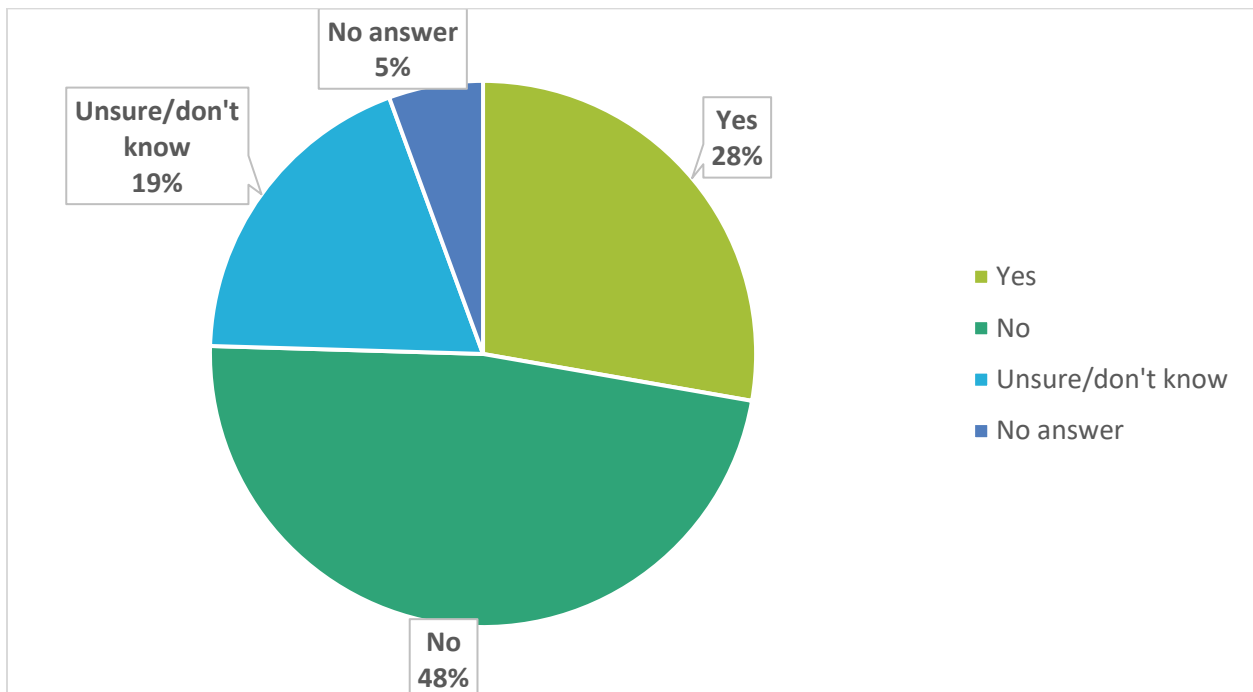


Figure 5: Support for Parking Credits

If yes, are there certain conditions where you would be more supportive?

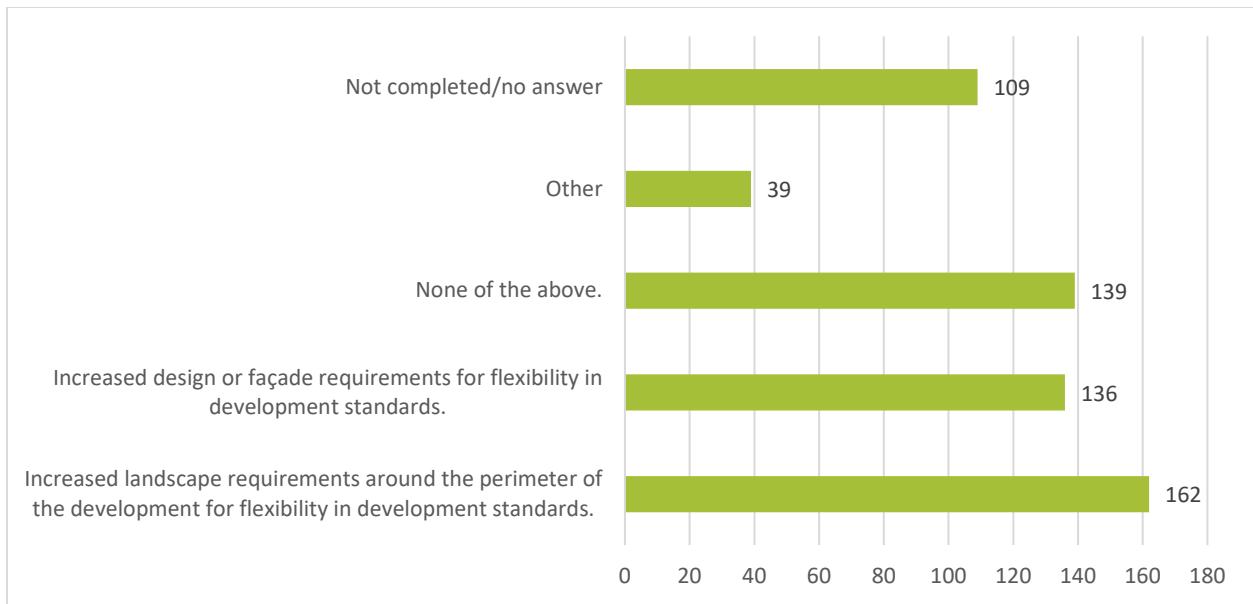


Figure 6: Important Siting Requirements

Thinking about siting requirements for new middle housing (the position, bulk, scale or form of a building as shown in the images above), what is most important to you?

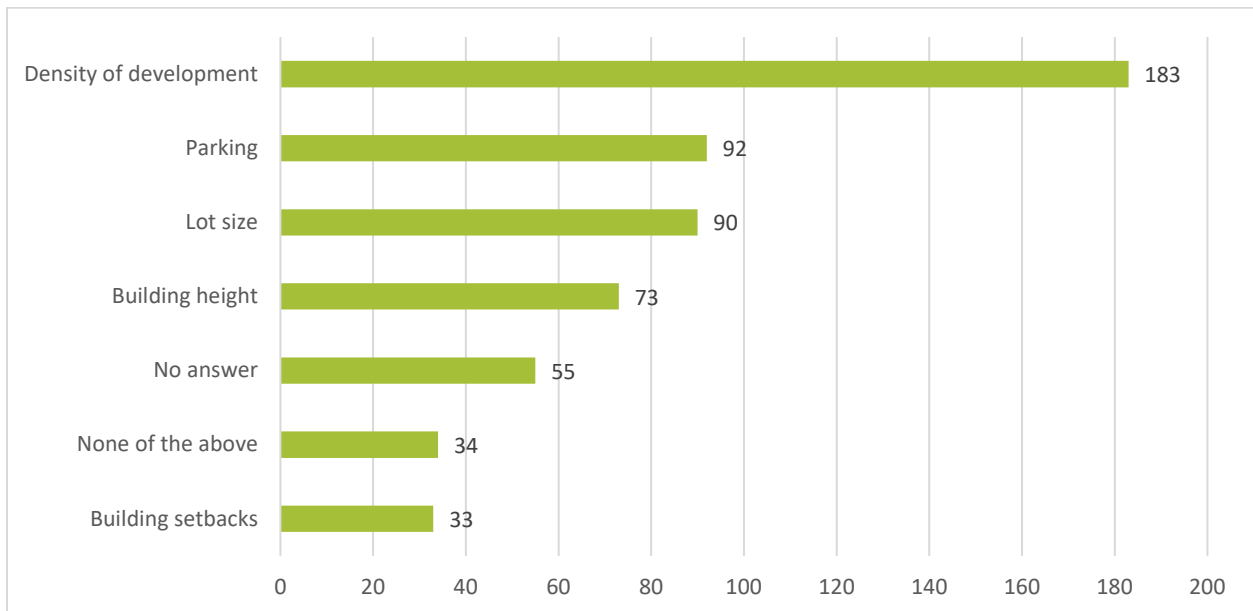


Figure 7: Important Design Requirements

Thinking about design requirements for new middle housing (the aesthetics or orientation of building features as shown in the images above), what is most important to you? (Choose one)

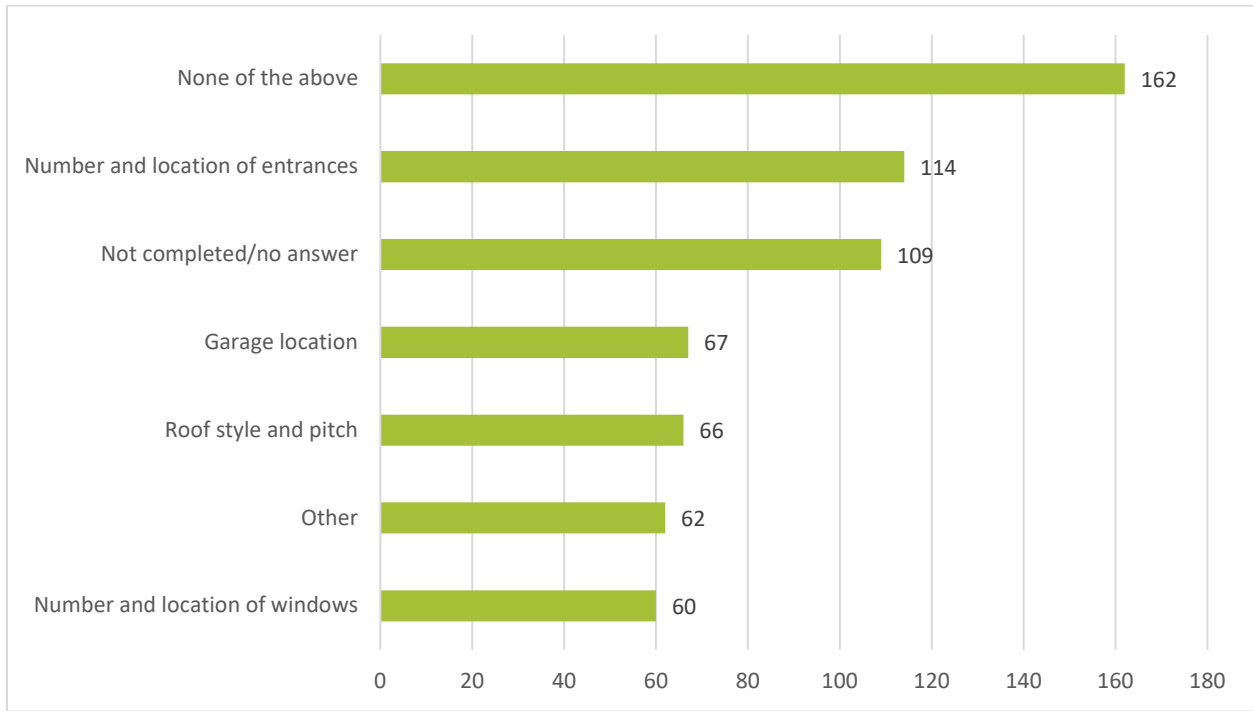


Figure 8: Cottage Cluster Sizing

Would you support allowing smaller lot sizes for cottage clusters if it resulted in more affordable home ownership opportunities?

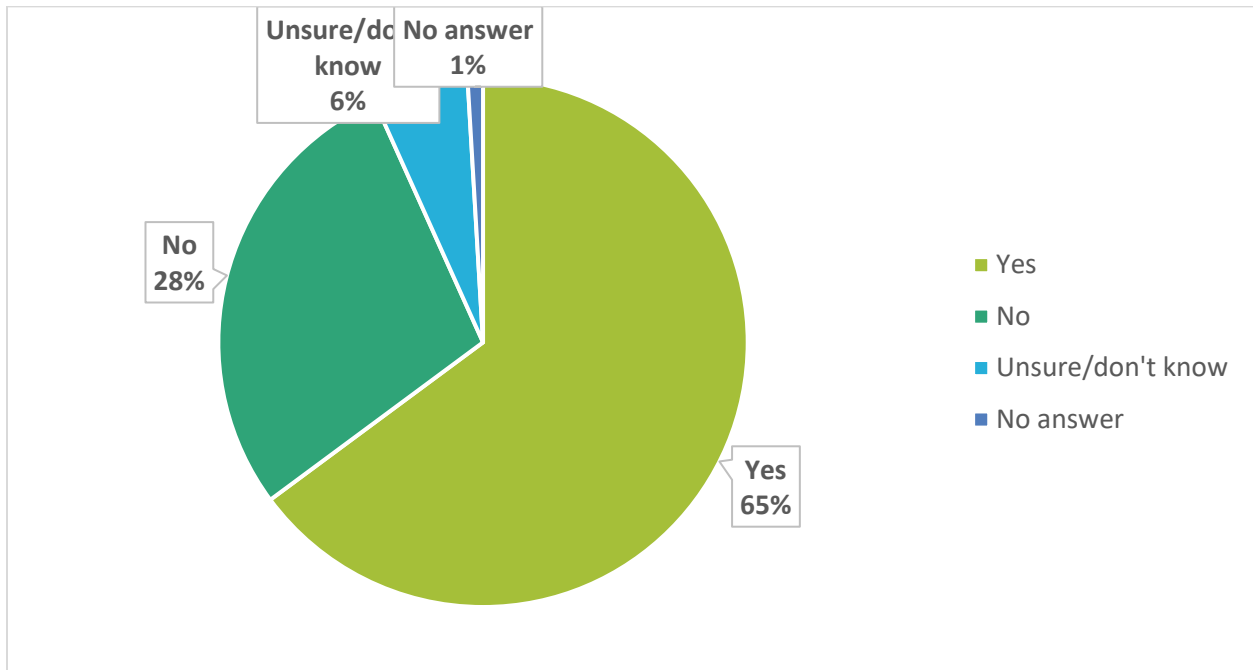


Figure 9: Streamlined Process

Would you support a streamlined land use approval process for townhomes and cottage clusters if it resulted in more affordable home ownership opportunities?

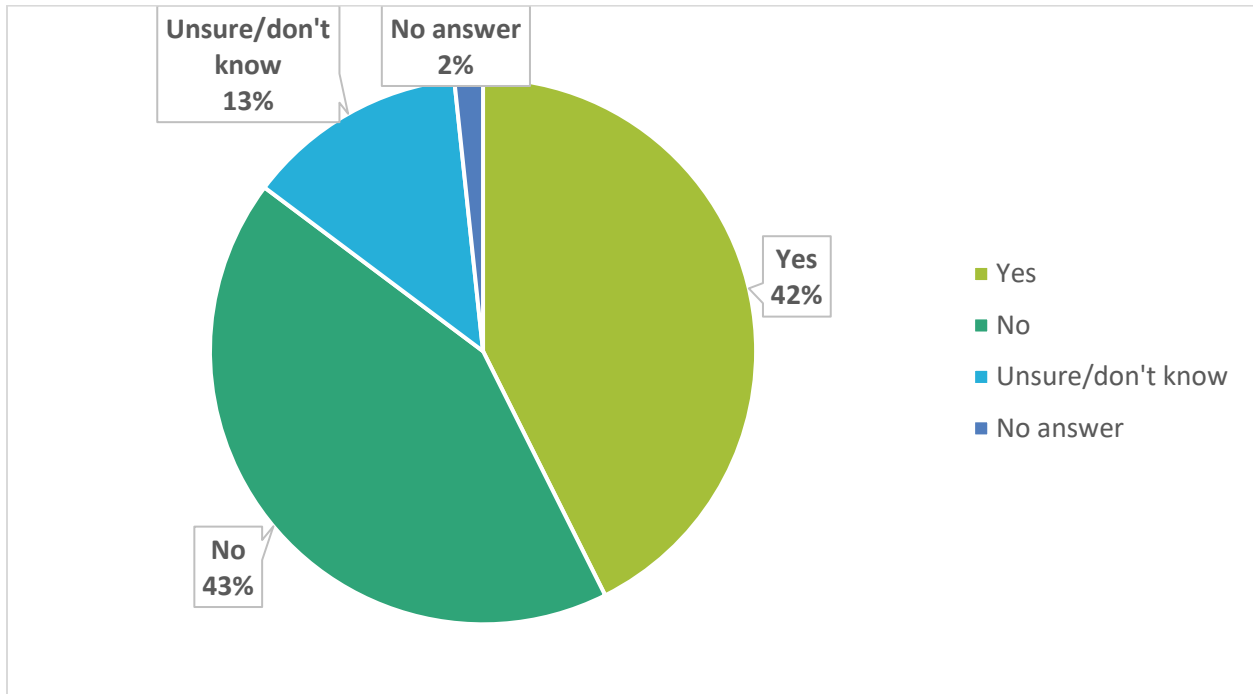


Figure 10: HB 2001 Support and Implementation

Do you support the City allowing all middle housing types on all properties currently zoned for single-family use?

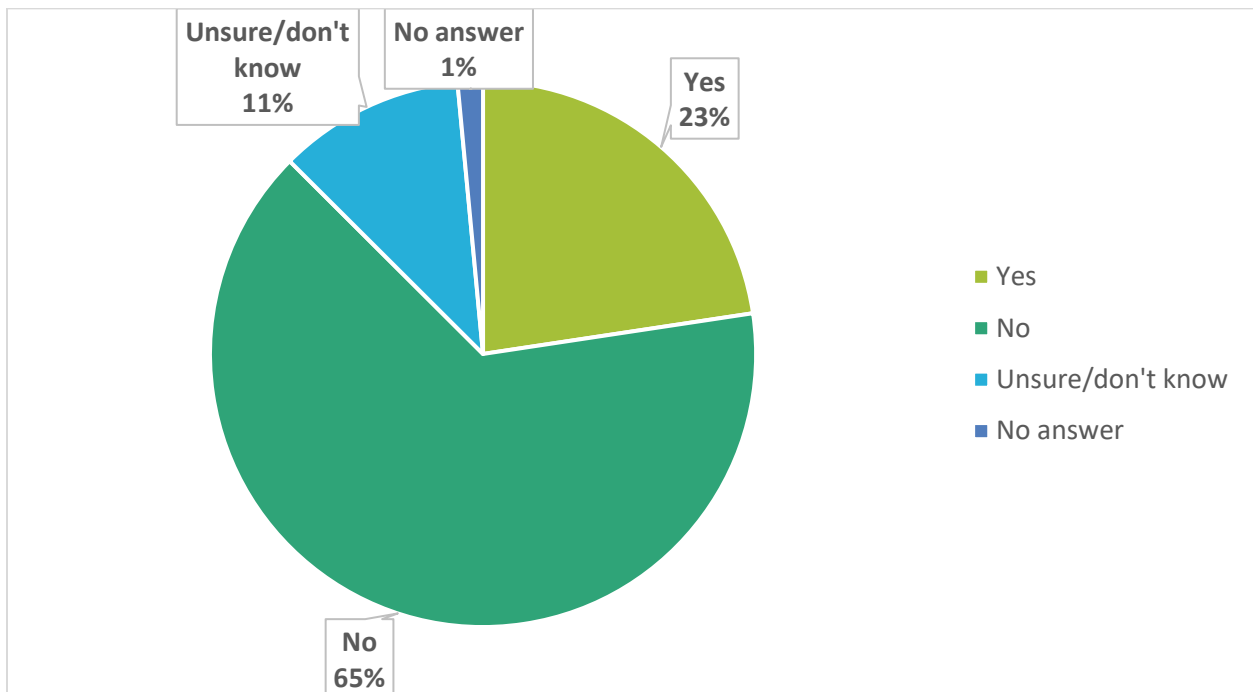


Figure 11: Reasons for 'No' Answers

If you answered no or unsure to the previous questions, please tell us why below.

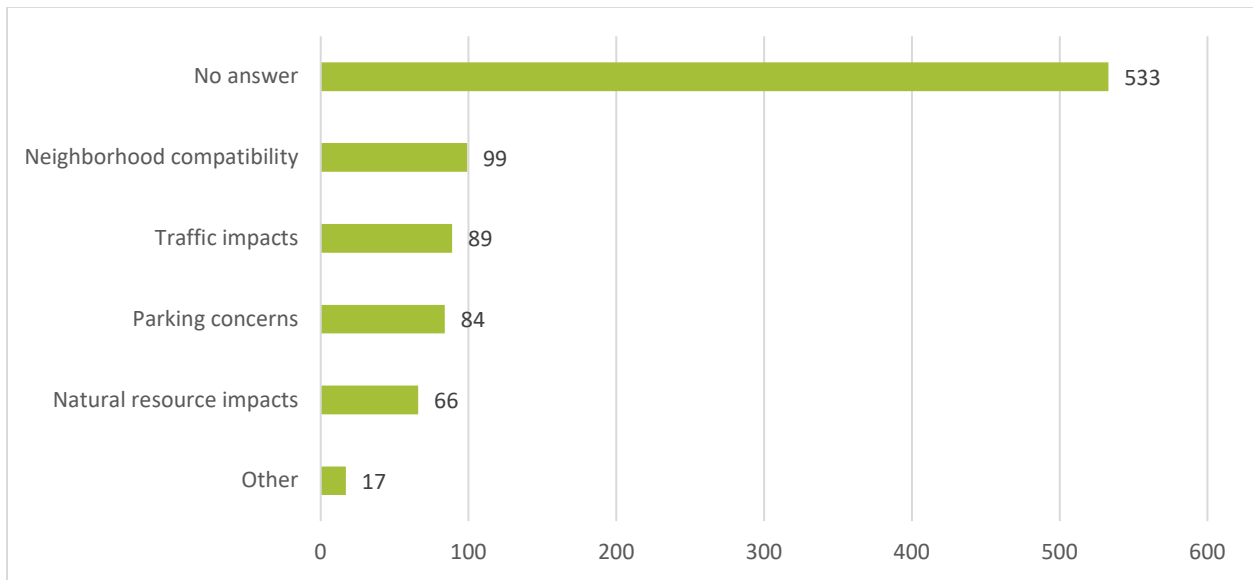


Figure 12: Do you currently live in West Linn?

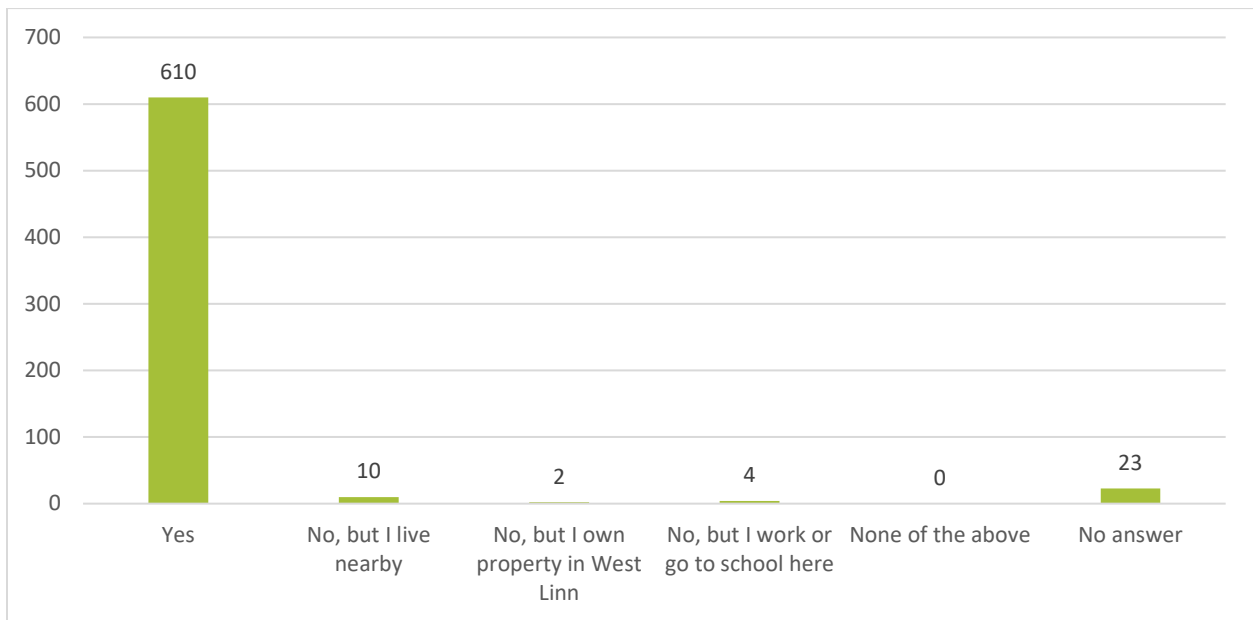


Figure 13: Familiarity with Zoning Regulations

How familiar are you with zoning regulations where you live?

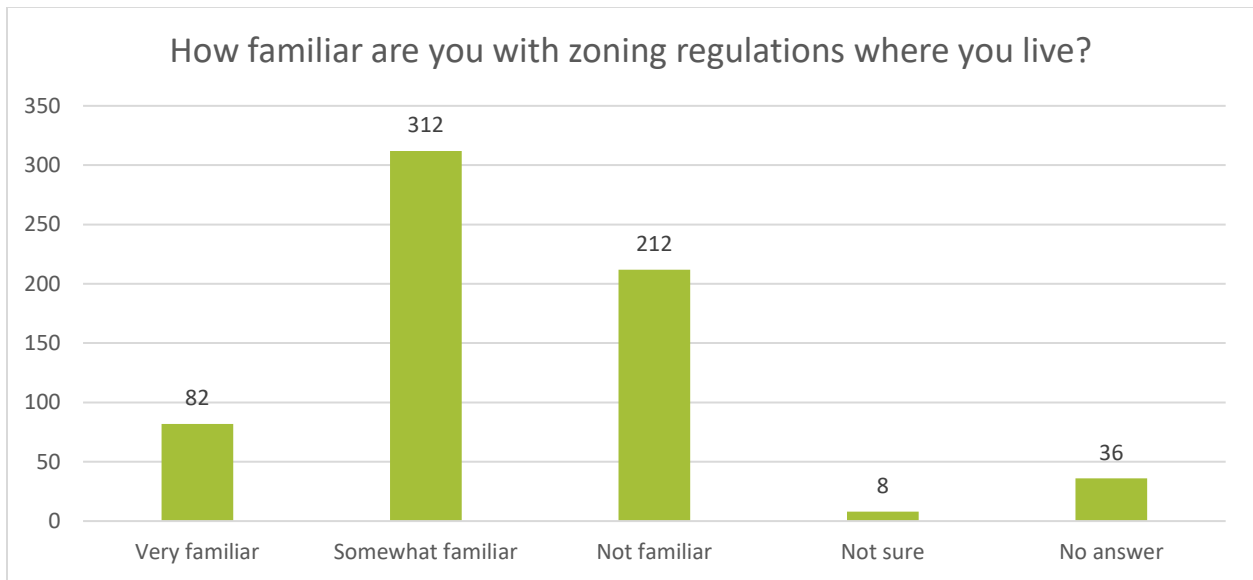
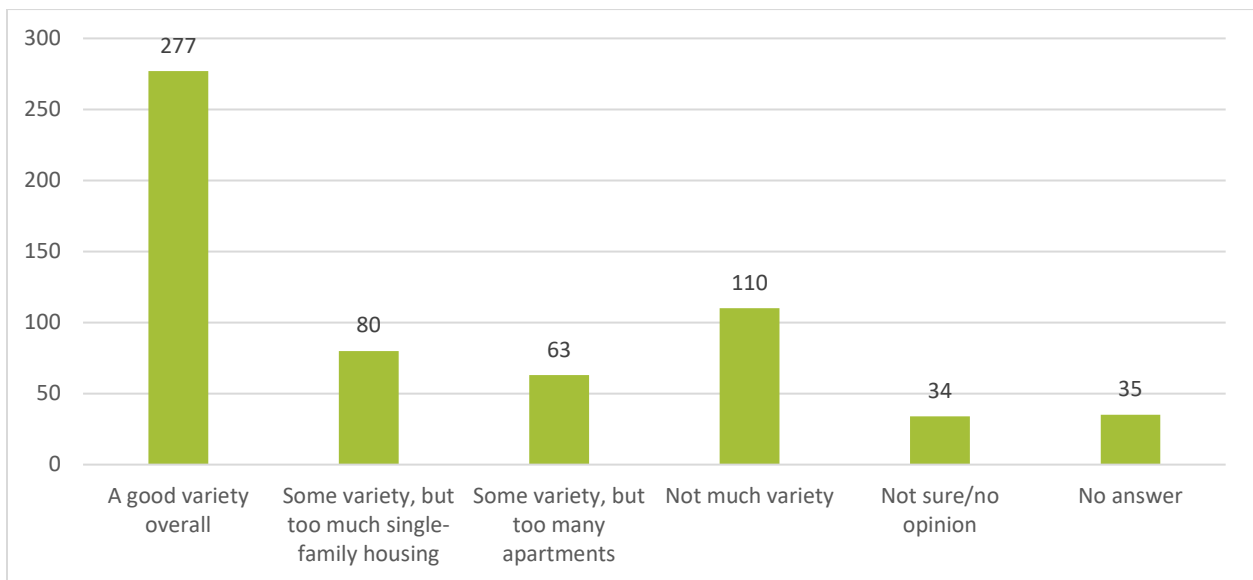


Figure 14: Housing Variety

How would you describe the current variety of housing in West Linn?



APPENDIX A: WRITE-IN COMMENTS

Which benefits do you feel are most important in housing availability? (Choose your top 3) [Other]

Once you hit other cant undo. Wanted to pick close to work
?
Affordable senior apartments near transit.
Appealing to a broader, more diverse range of potential residents
Availability is not measured in a quantitative manner, but qualitative. We need to ensure our housing provides an environmentally sound living conditions with attention to over building, congestion and over crowding. Focus on quality of neighborhood.
Being able to have a second home on property for multi generational families living not in the same home but on the same property that may not have the appropriate zoning for that currently
city is already quite crowded, it's important to limit new construction and preserve parks and natural beauty
Conserving and preserving green space
Conserving the environment and natural spaces.
Creating options for young and economically limited buyers to increase WL's diversity. This will in turn improve the business varieties that operate in WL.
Existing neighborhoods should remain current zoning. Apply new codes to new construction only.
Having open spaces & large lots
High quality homes
housing based on sound, capitalists principles based without the overreach of government interference
I do not want multi density housing in West Linn. The condominiums
Increase opportunities for more affordable housing by designating areas with SF dwelling size restrictions.
land and yards with houses
Large single family homes with large yards areas for gardening or personal sport court.
Lots of ADU's and cottages
lower system development charges so that smaller, one level houses can be built where seniors can age in place. This is what I believe seniors want. No one wants apartment complexes on a street that is not wide enough to handle the increased traffic. Their are already plenty of huge homes set up for multi-generational living.
Maintain home value by accepting people who pay rent/mortgages. If a charity or org wants to offer subsidized mortgages/rents it's their right as long as it's not at the demise of those who invested early. If you're asking me to allow people with a history of substance abuse low self esteem or unwillingness to improve the local community to take over. It's like asking wether I like drinking from salt or fresh water
Maintaining current zoning.

Maintaining existing city character
Maintaining low density
Maintaining the rural and suburban character of the area, not congesting it with denser housing.
no answer
none of the above
none of the above, most important is to have quality of neighborhood and quiet
none of the above. Good schools and quality of life are the most important factors.
None of the choices above. Single family homes only
None of these
none of those choices
not too close to each other, people need space to keep their balance with nature
Opportunities for lower income housing
Options that provide lower cost types of housing
Our infrastructure is already an issue. Until issues on 205 are addressed, we need to focus on our roads, sidewalks, bike lanes, and water infrastructure that serves the city.
Owner occupied but affordable
Peace and quiet
Preservation of community character.
Preserve the zoning.
Preserving current zoning
Preserving equity value of existing housing, esp
Preserving rural and natural areas
Preserving the large lots that drew us to West Linn in the first place.
Preserving WL's niche as a premium community
regionwide housing affordability through private sector development
Respecting market forces
safe and stable neighborhood
Seems that WL already has most of these options
Stay out
Stop developing and keep to single family housing
Stop ICON from building houses on postage stamp sized lots. We moved here to escape density and the traffic problems associated with that overdevelopment.
The ability to live in a quiet, non-urban area that isn't crowded with enough personal space to create a private outdoor oasis without having neighbors too close.
This survey seems biased. There are not options for those that want to live in quiet upscale gated communities
Walkable neighborhoods

The City has recently completed a housing analysis that shows a need for middle housing types over the next 20 years. How would you encourage more housing options in existing neighborhoods? [Other]

addressing affordability issue
Allow ADUs on SFD lots subject to design standards to blend in with the SF neighborhood.
Allow ADU's or Tiny Housing. Dangerous to add apartment housing to neighborhoods that have no speed bumps and no sidewalks. Our street can be very dangerous for walkers and adding more people just seems like putting more people at risk.
Allow/encourage ADUs on existing properties
Amend zoning codes so that new development is distributed throughout the city instead of being focused in areas like Bolton and Sunset
bought in existing neighborhood due to less crowding and bigger yards
build middle housing on land already zoned for various housing types. Leave single family neighborhoods as is.
Build upscale senior living condominiums
Clustered housing is for city living not west linn
condos overlooking falls
Develop on the edges. No infill.
Do not incentivize growth until the roads and water system are fixed.
Do not want middle housing in West Linn
Don't ruin the city
Encourage ADU development
Encourage building more smaller single story homes in the 1400-1500 sq ft range in smaller lots
Encourage multifamily close to transit, expand ADU options for SFH areas
Enforce the entry level home construction. Building townhomes or "affordable" housing by a road and then having huge xxxsqft homes might benefit the developer but not the entry level buyer. First time home buyers don't have an option in West Linn as the prices are so high. For the same house in surrounding areas the house in West Linn is easily thirty thousand more.
Existing neighborhoods should not be destroyed for developer whims.
expand UGB to accommodate additional housing as needed.
Focus on single detached homes
Harmonize infrastructure and density to keep streets safe
housing MUST be affordable. What is the good of having new housing requirements if the units are priced above \$500,000? The newest houses in West Linn are along Salamo and are going to sell for ?? Certainly not "affordable".
I am hesitant to select of those listed above because it is unclear. Are you going to put a towering apartment complex next to an existing private secluded residence? I need to know examples of what you're trying to do.
I don't agree with this plan. West Linn is not built for high density housing. West Linn is not in urban setting. We moved to West Linn because it offers a respite from the chaos of traffic, pollution, dense population, and homelessness. This plan will change the character of West Linn and cause it's decay. We moved to West Linn because it was once lauded as one of the best places to live in oregon. Your proposed plan will lower the home values, investments, and desirability of the city. We will move if this plan proceeds.
I don't want to see other types of housing replacing single family homes on the same lot.

Move to a different city
Must be consistent with design and lot size. Willamette should retain character. No zero boundary clearance - 10ft to prop line.
Need and tolerance are not necessarily symbiotic. We need more water to support condensed living by our climate and infrastructure can't support it
No change / this is a terrible idea
No encouragement.
no high density
No more building
No more building. Save the land
No more development
No more middle housing
No ones lives in West Linn because they wish it was more like Portland
No thanks.
Non of the above
none
None
None
None
None
none of above
None- I think it's a bad idea
None of above
none of the above
None of the above
None of the above
None of the above
None of the above
None of the above
None of the above
none of the above
None of the above
None of the above
None of the above
None of the above
None of the above
None of the above
None of the above
None of the above - lower system development charges so that smaller, one level houses can be built where seniors can age in place. This is what I believe seniors want. No one wants apartment complexes on a street that is not wide enough to handle the increased traffic. There are already plenty of huge homes set up for multi-generational living. Multi-family housing/high density unit need to be located near main arteries and close to bus lines.
None of the above.
None of the above.
None of the above.

None of the above.
None of the above. I like the large lot sizes currently required by the zoning regulations.
None of the above. I would not encourage different housing types in existing residential neighborhoods.
NONE of the above. Definitely NOT change development standards Limited permitting of change of housing in residential neighborhoods
None of the above. Leave existing neighborhoods alone.
None of the above?
None of these
None of these
None of these. Do not encourage building in West Linn.
none of those choices
none, existing neighborhoods should stay the same
None, let the market decide. The "need" is manufactured. As a resident, I "need" to live in a neighborhood without middle housing types
None, retain current approach
None. You'll drive away people and dilute the tax base
None. Do not suck us in again. We have too much population and density now!!!
None. I don't want apartments in single family neighborhoods
None. We are fine how we are
None. West Linn does not have the infrastructure (schools especially) to add more housing
None. WL does not need high density homes
Not allow a range of different housing types in residential neighborhoods.
Not applicable, there are a lot of housing developments
not encourage
Not encourage over crowding.
Not excited about middle housing in West Linn.
Not sure
Not sure. I like my neighborhood as it is. Multi unit housing would really alter the feel and tempo.
Not violate cc&rs and existing neighborhoods with traffic and garbage
Offer incentives to build accessory units
Permit middle housing in designated areas but not in existing single house zones.
Preserve current zoning, seek subsidized low-income housing, reduce city development fees
Propose tolling in our neighborhood which may discourage people from wanting to live here
Require mixed housing choices when approving new developments
Require that new middle housing meet affordability standards, otherwise this is just a huge giveaway to developers based on real world results in Portland.
Residents moved here to enjoy a community of single family homes and open spaces. If more middle housing types continue to be built, people will move, taking their tax dollars with them.
Set aside areas that do it change the character of single family housing that families have worked and saved to trade up to.
Should not offer incentives—if there is market demand for the housing, then it will be built so long as code allows it to be constructed. That said, the existing code / development standards should not be selectively revised for middle housing types—any changes should apply to both single family and middle housing
Sidewalks and better streets in older neighborhoods

Sliding scale on development fees for new construction. Buildings with more housing units could have some sort of discount.
Spend an inordinate amount of time, local neighborhood input and resources to approach development. Do not mandate options.
Stay out
Stop allowing townhomes and apartment
Stop building
Stop the Harndris family from gentrifying the community.
Tax break to current homeowners for ADU
The survey is steering towards the desired answer you wish
There's already variety
town homes and cottages
We do not need more housing on West Linn
We do not want more multidensity housing.
We live here because we want to live in an upscale single family community with open spaces.-
We need more affordable housing.
West linn already has tons of housing options
What need? Why can't the city remain the size it is? Growth is not a requirement is it?
Would not encourage this in existing neighborhoods. Would tax the infrastructure. Would encourage housing options options in new areas being built

If yes, are there certain conditions where you would be more supportive? [Other]

adding housing in an established neighborhood should not change the character of the area. It should blend in.
Again, limit units, add alley to accommodate rear parking to keep pedestrian environment on street. People chose not to buy in Portland because you can't find a place to park. So cars must have a place on the site
At least parking spaces for 4 cars each residence (such as 2 in garage and 2 on driveway)
Both. (This is confusing, fyi.)
do not degrade or devalue existing structures ...
Each case would need to be carefully evaluated to preserve neighboring properties views and ease if access in the case of setbacks being changed.
Ensure that there is adequate green space and plantings to offset carbon footprint and manage drainage/runoff
growth is inevitable and privacy, from neighbors is a thing of the past
Have a maximum number of housing units per lot size
have the design fit with the surrounding styles of housing
Height limitation in existing neighborhoods to avoid narrow vertical monstrosities.
Height, design, zero greenspace restrictions should apply. Neighborhoods should reflect the character of West Linn, include space for trees, greenery, and scenery plus light.
I am strongly opposed to the plan and there are no conditions that can make me support it. West linn is not built to accommodate such high density housing. This is not an urban metro. It's plan will destroy the character of West Linn.
I answered "no" to the previous question
I don't understand the question

If we move setbacks, permeable surface and greenspace standards should kick in
Improvement of OR 43 and Rosemont!
Just No!
Limit height restrictions to blend with neighborhood
my answer was "No"
New buildings should not be allowed to cast shadows on existing neighbors.
New housing must match existing dwellings
None
None of these options are acceptable. I chose to move to West Linn specifically to avoid these exact housing developments.
none. I've seen what happened in Portland where a tall building is built next to a short one. It ruins the aesthetic of the neighborhood.
Not supportive. Our town is perfect as is.
Off street parking must be provided for every unit.
Only if size and site design respects the privacy of existing residents
Parks must be put in near any new upscale condominium. (Ideally senior condominium housing only)
Reduce design requirements to make development less onerous on developers.
Require conditions for alternative modes of transportation and some green building
require maximum 2 story heights of new construction; new construction must have off street parking available
Require minimum density standards even if it means some middle housing has much smaller square footage.
Require solar energy systems on all new dwellings.
Step back upper stories so they do not loom over-the street
the answer was No
This is a bad idea.
west linn is fine the way it is
Would still like to see some consideration for existing character of the particular neighborhood with relaxed standard for sites closer to public transportation / major roads

Thinking about design requirements for new middle housing (the aesthetics or orientation of building features as shown in the images above), what is most important to you? (Choose one) [Other]

Accessibility of Mass Transit
Adequate off-street parking
Aesthetic
Aesthetics are not a clear and objective standard under Oregon land use law.
All of the above
Blending into surrounding neighborhood
Character similar to homes in our city
Communal green space
Design aesthetics should be up to property owner, not the city!
design should fit in with existing neighbors
Design style of neighborhoods must be retained! Those are too modern.

design these some place else
Don't build new houses
Don't make West Linn look like a big inner city. We moved here to escape that.
Don't support middle housing in West Linn
duplexes and triplexes only
Fit into look of neighborhood
Garage/off street parking
Green spaces and landscaping adequate to handle runoff and offset carbon footprint of new structures and more cars!
Greenery. Lots of yard space.
High density only along main roads like Willamette where the infrastructure can handle the density and there are bus routes. The charm of West Linn is the single family housing. Don't ruin it.
How it fits in with the general feel of the neighborhood
I don't want multi family housing on my street.
I don't know if you can make variety a requirement, but different people have different needs, and a wide variety of designs would be what serves the community best.
I have no interest in adding to the density of West Linn.
I like the first one
I strongly oppose the plan, so there is nothing to choose from the above options.
I worry most about the style being very abrupt and not matching that of the neighborhood. Blending in to the existing nearby houses is important
I'm calling my realtor! Leave us alone!
Infill buildings fit into the given neighborhood
It should blend with the established neighborhood. One size/design does not fill all!!
keep these in Portland
Landscape
Match local development style
matching look of nearby homes
New housing must match existing dwellings
New housing should not alter the characteristics of a neighborhood. New housing should blend in with the surrounding neighborhood.
no need for new middle housing
No!!
none are acceptable
None are appealing to me
One story homes
overall blend with the style of the existing neighborhood
Overall mass relative to lot size
Parking
Parking location, not only garage location.
quality of materials used and good design standards, but not necessarily keeping with existing design.
Setbacks
Should match existing aesthetic. In Portland they approve so many modern "boxes" that do not have any awnings or eaves and I guarantee they will leak in ten years
similarity to others in neighborhood
Size of yard

some architectural similarity so it's not a mish-mash of styles - make it pleasing to the eye
Staying with the character of the neighborhood
Stop using marketing surveys to push big agenda
That the home is consistent with the neighborhood.
That's a really hard one; not sure how to pick just one
The ability to distinguish one unit from another
The quality of the middle housing units
The siting standards and the design requirements questions are not clear. What is being asked? For example, is it important to have more density or less density, more or less parking.
This is not Portland. We moved out of Portland because it was too crowded.
Variety in design
Visual privacy between the units

If you answered no or unsure to the previous questions, please tell us why below.

[Other]

aesthetics (want to preserve open spaces)
Density impacts
Did not understand what the questions were asking
Haven't really thought about it
Historic Neighborhood Preservation
I checked yes
I think that the addition of middle housing is beneficial to the city but I don't think that all types of middle housing should be allowed in all areas that are zoned single family now. I think a thoughtfully designed duplex would be a welcome addition to a neighborhood but I don't think a four plex or condo building would fit into all of our areas.
impacting current homeowners
It really depends on the property and what would be built there. Don't want to shortchange the process for review.
Many but not all
Other cities have been ruined by over development, let's plan this right. PLEASE
Poorly-done / tenement-style housing - these images only show thoughtful development in higher-cost areas
Possible impact on housing values
So long as they are incorporated in a thoughtful way, I think it's great. But a random triplex here and a random apartment or cottage dwelling there might be awkward
Traffic is ill-designed and with the toll on 205 will get worse
We have community resources such as schools and grocery stores that are already overwhelmed in some areas. I can't agree with allowing all single-family zoned housing being able to carry more than one home on it when we already have density issues. We need to consider whether or not we have the infrastructure in that area to support more families before we allow folks to build any type of new housing.
you questions were about All and All, there have to be exceptions from time to time.

Do you have any other thoughts or comments on middle housing for West Linn?

"Middle Housing" in West Linn is not desirable. Don't ruin West Linn.
A cohesive zoning process should be implemented so WL doesn't lose its charm, character, and quality of life. Density that increases noise, traffic, light and sound pollution should be considered. People living on top of each other has been shown to mean more civil disruption, fewer yards for kids to play in, more barking dogs and angry neighbors. Some restrictions on infill, perhaps by lots size, should be made.
"Above all we need good architectural considerations.. with landscaping considerations. People need to take pride in their homes. The litter that has grown over the last year in our Communities is sad and needs
to be addressed.
"
Adding multi family units into areas of single family development is a short term solution to a problem that creates several other issues, parking, noise, and often congestion on poorly designed streets. West Linn will not benefit from creating middle housing opportunities and this survey and its questions are slighted towards answering in a way that supports this idea rather than being objective and getting true feedback
Additional home building creates traffic and crowding. I go not support any efforts to encourage building.
Affordable housing is needed in West Linn. Cottage clusters are fabulously adorable and would be a fantastic solution.
Allowing middle housing types to be constructed on any currently single family lots creates a visual hodgepodge and a neighborhood loses its identity unless there are certain style requirements.
Any high density housing needs to include infrastructure for traffic and parking or will reduce the livability/appeal of living in West Linn vs other less expensive areas. If congestion makes West Linn a more difficult area to live then property values could decrease but also, I would rather move some place easier to live as I no longer have confidence in our school district.
As someone who is getting older, there are limited newer single story homes in the 1300-1700 sq ft range. This doesn't address those issues.
Building Multi family dwellings, on land currently zoned as single family, will encourage developers to buy up older single family homes and tear them down to build Apts. or larger. This will destroy the ambiance of the neighborhoods, devalue the homes adjacent to the property with new multi family homes. Developers will destroy the reason we bought here in the first place. Quality of life here will be destroyed by greed!
City must work for more affordable housing, and with more density, and match the neighborhood the new housing would be allowed in.
Comply with the bill and don't spend city funds litigating against it. Consider requiring design review for all housing including single family homes to comply with the bill and maintain neighborhood design quality.
Concerns with managing density - development should not disrupt / degrade livability of the neighborhood. Also want to keep current building height restrictions. Just drive around Sellwood to view many examples of what I would hate to see happen to West Linn.
condos downtown. keep neighborhoods the same. people invested in West Linn as is.
"Consider stormwater management, native plantings, avoiding the piece-meal look of really modern housing next to historic homes.

Give neighbors input on new development proposals as they come forward--- don't just green light all new development. If you increase density, this impacts schools. How will this be addressed? Explore ADU options. "
Cottage clusters allow fit more one level housing. Tall skinny houses with three floors are not good for seniors. Do not allow more development than our existing roads, again for water mains, and crumbling neighborhood streets can reasonably support.
Creating affordable housing is important. However, I've seen what has happened in Portland where a high rise modern building is squeezed into a small space without giving any thought to the aesthetics of the neighborhood. It's important to consider how a new build will fit into the existing style of the neighborhood.
Do not allow housing to be built on low lying wetlands, such as occurring in Willamette off of 9th, between 4th and Volpe Street where large new construction homes are being built on wetlands.
"Do not change what the city is, a desirable place for upper middle class, versus trying to conform to middle housing.
We all worked hard and continue to work hard to afford to live here. We had to move to a less desirable city, then move back when we could afford to do so. Why should someone be allowed the ability to live in this city if they haven't worked hard enough to earn that?
If you want to gentrify our city into"
Do not support destruction of our city with higher density or more multi-family units, such condos or apartments. This is not why we want to live here. We paid a lot of money for our home and pay a lot in property taxes. Leave the zoning as it is.
Don't destroy our beautiful community
Don't develop here. It's perfect
Don't Portland my West Linn.
Don't ruin West Linn! The roads are not built for high density housing in most parts of the city.
each application or site of middle housing must be analyzed individually. No blanket approvals.
Each middle housing development needs to include open common or green areas.
Eliminate as much middle housing as possible and keep West Linn livable.
Encouraging a greater diversity of people and income levels that can afford to live, serve and prosper in West Linn will help pop the insulated bubble that we and our children live in and enrich the community overall.
"Enforce current laws affordable housing comes from people who don't spend money on drugs who are gainfully employed in open spaces then the companies that employ people treat them with dignity and give them
Space to live.why is Portland trying to condense space urban growth boundaries are not free market. Portland is dying because of gentrification in urban zones "
Existing single family properties that could partition part of their lot and meet the minimum lot size for a cottage home should be allowed to do so. This would promote more diversity and multi-generational neighborhoods.
Exterior design (instead of zoning, roof pitch, setbacks and other developer concerns) will have the most emotional impact on residents. The design will need to match or 'one level up' surpass the local area aesthetics. For example, cottage clusters will work well in Hidden Springs but taller duplexes will not. Contemporary skinny townhomes will look nice in Willamette's Main Street area etc...
Feels like a classic push poll
Fix the infrastructure for water, roads, sidewalks, bike lanes, schools, and recreation facilities before adding to the housing. Provide more equity training and behavioral and mental health resources in schools. Provide options for our kids. We are not serving the current residents of West Linn. Do not

add to an already overburdened system. Once the infrastructure is addressed, then we can add higher density options.
Having had a custom home built in West Linn, I've seen first hand how high West Linn's development fees/SDCs are. If we truly want more affordable housing, the city MUST get these fees under control. There seems to be a cognitive dissonance with city officials who call for affordable housing yet insist on having the highest SDCs in Oregon. Choose one or the other...you can't have both.
HB2001 seeks an overhaul of Oregon land use law, which has been effective for 45+ years. This law supports and provides for market-driven change to community land use, as opposed to the thoughtful planning process that has established Oregon as a national leader in effective land use policy, law, and local community implementation. West Linn should join with other communities to oppose HB2001.
Higher density should be encouraged closer to freeways and jobs/shopping opportunities. In other more residential areas, some higher density housing could be added as long as traffic/parking impacts are considered.
I am concerned about traffic and parking. I love the idea of more housing choices, but the extra traffic this will cause needs to be addressed.
I am generally in favor of increasing density. West Linn's big challenge is that Hwy 43 sucks. Frequent bus service on the 35 bus would help a lot, but it's only accessible without a car if you're in walking distance of the highway, which is why I would suggest that the area served by the 35 bus be prioritized for where density is increased. Maybe get a Tualatin to Oregon City bus route and put density there too.
I am nearly run over by speeding cars every time I drive on Hidden Springs. I am concerned that the more densely populated our area gets, the more traffic and impatient drivers it will bring to our neighborhood where we value our peace and truly have pride of ownership.
I am not interested to see middle housing in West Linn. There is a reason we live here and if the city will start moving in such direction there are other places to live. Losing property value is not an option with ever raising property taxes.
I am retired and enjoy a home with relative privacy and little turmoil. We will move if zoning becomes jumbled with constant street activity with people packed together. This zoning effort has forgotten to ask what the purpose of the city really is. West Linn will be a different place with different problems, a different school system and a different look if you are not careful. What a pity.
I appreciate the concerted effort by WL City Government in promoting this survey and for addressing the current housing crisis. I believe there needs to be better communication from the state to our city government and from the city government to our residents about why this change to city code is important to the sustainability and future of our city.
I appreciated the thoughtfulness & options presented. I encourage concepts that keep the aesthetics of WL in mind (not trying to cram in housing but being mindful about open spaces, even between buildings) & parking needs. I really like the cottage cluster concepts; hopefully the pictures provided reflect what would be considered (these looked beautiful but if the reality is more of a brutalist style I would oppose).
I current live in the townhouses across the street from Safeway. Parking is the biggest issue and we have issues with the fire department not being able to fully access Viewpoint Road due to illegal parking. My concern with cluster housing is parking.
I do not think it's in the city's interest to permit middle housing to be scattered in existing single home zones areas. It results in general devaluation of the neighborhood.
I don't want apartments!!!
I don't believe we need more housing in neighborhoods that don't have sidewalks or speed bumps. I do believe in cottages, ADU's and Tiny Housing. thank you.

<p>I don't disagree that we need some more options that are not apartments or single family homes - but we moved here for a specific reason (schools and neighborhoods) and pay some of the highest tax rates. I would be 100% against tear downs in SFH neighborhoods and adding higher density. On street parking can already be an issue due to bike lanes, I think there are options for thoughtful development of existing land</p>
<p>I encourage the City to allow many different types of housing and to allow increased density. Thanks for working on this important issue!</p>
<p>I favor cottage clusters and townhomes if not single family homes. Plans that allow for walkability and community interaction are very important, so new shops and parks near the development is preferred. I'm very concerned about congestion and school capacity. Our roads are already badly congested. These changes can't be done in a vacuum without the city taking into account the flow of traffic, schools and local culture.</p>
<p>I favor cottage clusters over taller townhomes. They would be more compatible in our older neighborhoods. Traffic is a huge issue now, so additional arterial streets and traffic control measures would be needed to increase density in West Linn.</p>
<p>I feel West Linn already has plenty of middle housing opportunities for individuals. I do think existing middle housing developments could be updated/ revised to allow for more density. However, I don't like the idea of any more developments as it changes the landscape and future property values of current west linn homeowners.</p>
<p>I firmly believe cottage clusters make neighborhoods more liveable for all generations. I'm not sure that individuals will still own cars 15 or 20 years from now. Parking options and garages can very successfully exist on the perimeter of a cottage community, and so can what we now call "home-based businesses."</p>
<p>I have my doubts about whether or not West Linn is the best location for much more middle housing. I think the city has a fair amount of housing "diversity" as it exists currently. I am generally in favor of keeping things pretty much "as is."</p>
<p>I have some concerns that these changes will affect neighborhoods such as mine that suffer from extremely limited parking (I'm on Hemlock St). I feel that bigger wealthier neighborhoods will fight these types of developments and leave the rest of us with a potentially "streamlined" (I'm reading this as difficult to object to) process that will have negative impacts on already lower-valued neighborhoods like mine. Thanks!</p>
<p>I know density is the answer to get the most out of the land. If there was a way to combine density with lot size that would be idea. I see the townhomes and affordable housing acting as a sound barrier for the houses further in. Good luck with your development. As a soon to be first time home buyer (2-5) years I am hoping there are more options in this area (\$450,000 to \$500,000) shouldn't be the price of a starter home.</p>
<p>I lived in a "middle housing unit" in SE Portland (a single family home with the back yard converted into a duplex). Having a with driveway enough room to park 3 cars off street made a huge difference. I am supportive of multi family only if there is room for at least one on street and one off street parking space. The Hoodview townhouses are exactly what doesn't work. The lack of parking make those areas is a nightmare.</p>
<p>I love cluster cottages, they provide a great sense of neighborhood . They also blend into the older sections of West Linn well. My main concern with row houses, duplexes, etc is that developers end up cramming them onto a lot in a neighborhood with large lots. All the houses will have yards and a cohesive look until that one lot and Bam! It's like Minecraft built to the max filling out every square inch.</p>
<p>I love the idea of creating more affordable housing!</p>

I strongly support increasing the affordability of new homes in West Linn. To many of the new developments are out of the price range for many and we need to develop more affordable homes that aren't always rental apartments.
I support the overall concept and hope the City can find a way to require that that middle housing architectural styles blend with/compliment the surrounding neighborhood. I think design requirements will be key to saving the charm of the neighborhoods.
I think it would diminish the value of West Linn and what this community is.
I think middle housing is really important but I don't want to see West Linn turn into the Swllwood/Moreland area where single family homes were replaced with condos and apartment buildings.
I think more, affordable housing is a key in promoting diversity in our city.
I think that regardless of home pricing and availability, our community needs to invest in public transportation if we want to be a feasible option for folks with fewer means.
I think the design needs to blend in with the existing structures in the neighborhood. I do not want to see housing that stands out markedly from other residences, either in size or architecture.
I think the most important thing is the general cosmetic look to the building....not the pitch, garage number, door number but, instead, the architectural presentation.
I think there is room for some tasteful middle housing in all of our single family neighborhoods as long as it doesn't change the feel significantly. We need more affordable single level homes in the city for our seniors.
I think this law is a classic example of bad public policy, developed without consideration for its impacts on factors that affect community quality of life besides affordable housing - the city should have the flexibility to increase density where it makes sense not across the board.
"I think we definitely need more. I am in favor of them being designed so they fit into the current community single family home design and space. For example the building you showed with the very modern look and angled roof is not consistent with the design of the homes in West Linn.
"
I would like to build a granny flat with no city fees. I want to move into a little house on the back of my property and have my son take over the current house.
I would like to see adequate affordable housing in West Linn. However continued livability is also an important goal. Increasing medium density housing in current single family neighborhoods should be allowed, but it also should not overwhelm existing infrastructure.
I would like to see the City of West Linn make it easier to understand requirements for developing an ADU on the city website. I think encouraging ADUs (in addition to other forms of affordable housing) could make our community more accessible to a broader range of folks and help encourage needed diversity in our community.
I'm concerned about preserving West Linn's natural aesthetics, possible increase crime AND devaluation of property due to low income housing.
If property is zoned for single family homes, then build single family homes. That's what West Linn is all about. Homeowners have the right to live in the single family homes that have been established over many years. Don't disturb the existing neighborhoods. Build middle housing in other areas of the city where appropriate.
If the design is nice, I think people wouldn't mind duplexes and triplexes. Space the entrances, make the design attractive, feature landscaping, and don't allow junk that raises people's hackles. Allow for parking unless it's actually a housing type where folks don't have as many cars. Take a deep breath everyone, it'll be ok.

If the region wants housing that is affordable, then each city/county in the region needs to make an effort to adopt more diverse development in as many neighborhoods as possible. In West Linn's case, that means not stuffing all the new middle housing along 43 or Salamo Rd, in Bolton and Sunset. It means every SF neighborhood, whether that is Barrington Heights or Robinwood.
If units are built without off-street parking, the DMV should not allow vehicles to be registered at those addresses.
If you are going to encourage middle housing, there is a need for additional parking options and more retail/restaurant options as well. Consider parking garages near multi-use areas.
If you can't get a post office how do you expect to get this done in a city with no land?
I'm fine with all middle housing types on any property provided it doesn't block the view for neighbors and that it has adequate off-street parking. I currently work for a housing authority and not having enough off-street parking (even when a lease only allows one vehicle per household) is a constant issue we have to deal with; too many cars on neighboring streets, blocking driveways, mailboxes, inoperable cars.
I'm not opposed to middle housing per se, but don't like the idea of housing that's crammed together or of housing that is haphazard in appearance.
In a push to put more housing within our urban boundary, try not to give up mental, physical and emotional health of our residences. Crowding housing tightly can bring on other issues that must be taken into account. Think of the health of current West Linn residents.
In my 45 years I've seen a House that should have never been permitted be built on our street and is still causing problems for us and every home owner that has been stuck with it. What will happen forward to the laws and regulations that this never happens again to a neighborhood?
In order to address climate change I feel it is important that all new homes are all electric. Most importantly should be the requirement that all dwellings have solar collectors and battery storage systems. This will go a long way in eliminating the use of fossil fuels, but also in reducing utility bills for customers, and in providing power backup in case of power outages.
In principle I understand why the Middle Housing bill was introduced but geographically and simply from a road infrastructure point of view this city is inappropriate for increasing the density, it will have multiple damaging effects on the community. You need to be extra careful. Think about the upcoming toll road on Abernethy Bridge and the already congested Willamette Dr, single lane in each direction. Won't work!
Increasing middle housing opportunities is a natural next step for a community that used to be primarily farmland and is now a suburb.
It HAS to be affordable...and that is less than \$1,500 per month.
It is difficult to find any home under 1000 sq ft in West Linn so I had no option but to buy a condo.
It is very important that middle housing blends in as much as possible with existing housing within single-family neighborhoods. It shouldn't matter whether a structure is a duplex, triplex or quadplex so long as it is designed to be compatible with surrounding single family homes. Layout and design are crucial elements to integrate middle housing into the fabric of predominantly single family neighborhoods.
It should be limited to areas with good transit and wide enough streets to accommodate off street parking. But the process to build should be the same as any other home type. Developers should not get "special treatment" for building multi-family housing. That is an unfair advantage for those landowners who want to just rebuild their house or build another house on a double lot.
It would be nice to have townhomes in Willamette and have an area like DT LO
It would benefit all to allow for more building of ADUs and property owners' choice of placement (ie removing a tree).

It's getting so crammed. Can we work on an idea that helps revamp current already existing areas that are in need of updating in lieu of developing more and more and more on what little land remains?
It's too bad this is foisted on the city.
Keep current zoning standards.
Keep them out! West Linn already has enough people.
Kick the Californians out!!!! #westlinnstrong
Leave West Linn as it is
Let markets determine housing not socialism ideals
let portland build the apartments
Let the market decide, stop government design.
Let's focus on managing our existing living environment spending energy and resources to impacting quality of life. Example, traffic, speeding, thriving business community and safety to start.
Limit the number of single family homes that are rentals
Lots of dense housing and multifamily housing (like Villebois and River Terrace) have a variety of price options, but the cheaper ones have zero yard. Even a small yard is better than nothing. Many people have dogs, and a place without a yard isn't an option (and while not a major issue for cities, but less yards will result in more homeless pets as well).
Lowered cost of SDC & permitting fees
Maintain the aesthetics of a modern West Linn.
Maintain the ex-urban feel here in Bolton
Make sure the infrastructure can support an increased population before adding more housing! Portland is a mess because there is so much housing with no parking. How many more students can our schools support? Don't make West Linn a crowded mess— there's a reason I left Portland and pay the extremely high property tax here in West Linn.
Make sure we have the community resources (schools, roads, grocery stores) established and supported before new construction is approved.
Make the process easier so the dwellings could be affordable.
Many moved to West Linn for the neighborhood and space that was not available in the overcrowded Portland area. With greater density you get more of the issues faced in Portland being recreated in West Linn. The cottage clusters are the only option presented that seems like it could fit in the current West Linn neighborhoods without adversely effecting the current neighborhoods.
Many of the questions asked here were things that I never gave any thoughts to. It will take a while to learn and digest what these changes will mean. I think the city should put some efforts into educating its citizens about options and their possible consequences.
Many of us located in West Linn because of the quality and value of housing. Yes it is expensive, but that is what many of us wanted. I disagree with the notion that we need to be everything to everyone. When I started my career I could not afford West Linn, so I had to wait until I could. I moved to this community where people can afford good schools and other public amenities.
Middle housing can and should be provided in accordance with existing community aesthetics. Decreasing setbacks, decreasing lot size, increasing height, allowing on-street parking, are all options that serve developers but not current or future residents. Do not reduce the liveability of West Linn, it has been damaged enough by our corrupt police department and the racism protected at the highest level of city govt.
Middle housing does not belong in the middle of established neighborhoods. Is the city going to support adequate roads, sidewalks, water, retail and parks if they are looking to increase density? Will the city even consider the impact increase density will have on already over crowded schools?

Middle housing is important to not only address the region’s housing crisis but also to diversify the population of West Linn.
Middle housing is not needed in West Linn. Our town is perfect and beautiful. Wilsonville, Oregon City, Tualatin....literally every other city are better suited
Middle housing should be located near shopping and public transportation, not in existing West Linn neighborhoods.
Middle housing, if left to developers, never appropriately accommodates enough off-street parking. For example, a "two-car" garage barely fits a single vehicle and is most often utilized for storage, with the resident utilizing street parking...which quickly becomes overwhelmed as additional co-located residences do the same. This issue has proven out in Wilsonville's Villebois, and is a point of tension among residents.
Mixing types of residential housing in new developments would be preferred over attempting to build more higher-occupancy buildings in existing neighborhoods where traffic density and off-street parking exceed neighborhood capacity.
More consideration for the impacts on existing neighborhoods with regard to infrastructure, safety, and traffic. Listen to the community over the developers that don’t care about our livability- only their personal profit.
More middle housing means more population, more school-age kids. Does the City plan to build new elementary schools, middle schools or high schools?
More middle housing! This will make West Linn more welcoming and diverse. I am 100% supportive of this effort.
More people crammed together is more pressure on roads and parking.
Multi-family living should continue to be located near/and/or within walking distance to City commerce, i.e. near City Hall / Safeway Shopping on Salamo Rd, near Market of Choice of Hwy 43, near Willamette Falls Blvd and Willamette neighborhood.
New housing must match the character (style) of existing dwellings. New housing must also have on-site, off-street parking accommodations (driveway).
No more building of homes. We need more schools...we need more grocery stores, we need more “good food” restaurants. We need more benefits to this town than more building of homes. We don’t even have a post office. We need more to offer in this town to the existing residents. All we do is pay high taxes and why...what’s the benefit for living in WL now???
No more high density or row houses
No!
Non-auto transportation options are so limited that reducing parking requirements can only burden neighbors. Allowing “middle housing” in single-family neighborhoods is a significant enough change as to require a complete reevaluation of all housing zoning.
Not all neighborhoods should have middle housing. Maintaining the property values of exciting homes should be of highest priority.
On street parking is increasing as households use their garages as living space. Streets need to be wider to accommodate on street parking. Setback is very important to avoid noisy and cramped “canyon” streets. Upper stories should be setback to reduce canyon effect and create space. Do not reduce parking reqts because we do not have many transit options and reducing parking will only force more cars onto streets.
Open green spaces provide value and health benefits to all residents regardless of income. Once the rural/agricultural and natural areas are developed there is no going back. It is not NIMBYism it is in recognition that these types will be increasingly rare and as a community we should do everything in our power to conserve them.

Other than the lack of commerce I like West Linn how it is and that's why I live here. I work in Gresham and I have see what higher density living does to an area and it's not pretty
Our public transportation options are simply not adequate to reasonably assume that a new resident will use it in lieu of having a car. So if you change the parking requirement, that new car will end up on the street and streets will be clogged. In addition, the street will not be able to be cleaned or plowed because the car is there. The best way to improve our affordability is to offer better public transportation!
Parking is getting to be an issue where I live with cars sitting on the street for days. Think having higher density housing closer to amenities like shopping makes sense. Please find a way to make Willamette Drive more accessible to I-205, it takes way too long during rush hour. Stuff like widening the street for a turn lane since ONE car can stop flow and then you can reduce stop lights.
Parking must be a consideration
Placement should be thought out and not placed haphazardly.
Please do this in a thoughtful well planned fashion. Don't ruin our neighborhoods like they did in Portland with no parking, little to no setback and no added transit options and or infrastructure upgrades. We left and came to West Linn to get away from that mess after living in PDX for a long time.
Please keep our city feeling like a community and neighborhood instead of Portland! More affordable housing means more pressure on our schools and public services, as well as more pressure on our environmental resources.
Retaining quality of existing residential neighborhoods is key. Small, single level residences are essential for downsizing adults.
Serious lack of single-story housing (without steps) inventory. Older people need somewhere for downsizing. Multi-level townhomes are not an option.
Slow down growth unless the infrastructure is grown at the same %.
Socioeconomic diversity is important and supports better quality of life for all West Linn residents. It's particularly important for folks who work in West Linn to be able to live here, which is currently very difficult for many workers. We would all benefit by having the people who work in our community also feel a sense of ownership and belonging here, which is increased by living here full time.
Some of these questions seemed geared toward people in the housing industry and were difficult to answer for those of us who are in the business. I'm in strong support of creating housing that makes West Linn more affordable and brings in a more diverse community. In order to do this effectively, we need much better access to public transportation.
Some of your questions earlier in the survey that use the terminology of "what is most important to you" is deceptive and vague. The terms used later in the survey such as "do you support" are much better.
Square peg / round hole
Stop building. Our infrastructure and the land can't handle it. Don't change or expand west linn. It is not a big city.
Stop destroying Oregon to pile more homes on top of each other
Stop developing land in West Linn. Leave the green space.
Stop packing them in.....
Stop stuffing this city with houses and ruining our city's beautiful nature.
Thank you for providing an opportunity for input. This planning is crucial to update equity and access. Including community input on what and how to implement it is so vital for public buy-in and a feeling of, "the city is with us and not against us".
Thanks for doing this work, even if its state mandated. Housing choice and opportunity and this engagement and inclusion for all community members regardless of age, income, ethnicity, household

size or disability status matters. Ps: FHCO has a few pdf infographic guides that would be helpful for neighbors and elected officials to learn how certain arguments against housing middle, &affordable housing are discriminatory.
The City of West Linn is not the City of Portland. A lot of people choose to live here because of that. If you want high density live in Portland. If you want affordable live in Canby.
The design of the buildings needs to fit in with its surrounding neighbors. No 3 story modern builings next to the older, more traditional designs.
The development of "site condos" in Anchorage, AK were a disaster due to lack of parking provisions and failure to heed the comments of firefighting officials. Don't make the same mistake here. Cluster cottages and relaxed provisions to allow auxiliary dwellings in existing single-familiy neighborhoods would go a long way toward addressing the severe shortage of affordable housing.
The developments look terrible and overwhelm our limited parking and traffic capacity
The idea of middle housing is good. I do not want to see a blanket policy for all of West Linn. This city is diverse in it's neighborhoods and potential of available building lots. I think the permitting process should be done carefully and with input from neighborhood where housing will be built. Allowing the building of housing and not requiring onsite parking is wrong and creates crowded streets
The need is here.
The quality of the housing and its ability to blend with existing development is important. I don't want to see developers building bottom dollar, high density housing in established neighborhoods. I like the idea of quirky cottage clusters if done right.
The state has grossly exceeded it's authority in mandating housing density and zoning regulations. I did not move to West Linn and pay it's high property taxes just to promote low income housing.
There are not enough single story homes in the 1400-1600 sq ft size. Even more so affordable. Homes as such are important for disabled, aging in place and affordable housing options for entry level homeowners. There are too many large multi story single homes greater than 2500sq ft in comparison.
There are several tasteful townhome, duplex, etc. complexes in West Linn already. This survey would have been more suited for residents to answer if local examples had been used in the photos where possible.
There are so many seniors living in big single family homes that can't afford to move into something small that is easier for them to care for. The houses start to deteriorate around them but there are no options. Also your idea of affordable and someone getting less than a \$1000 social security check are way different
There is a shortage of affordable housing in West Linn with few options for condos/townhomes/apartments. Rents and housing prices have gotten so expensive.
There is very little land in existing neighbor hoods.
This bill - HB2001 - is written in the usual manner: it is required for implementation in Oregon while it really is targeting Portland. So keep all this in Portland and let other cities out of it. I would encourage the city leadership to take it to the county or whoever else and repeal this stupidity.
This bill is illegal and I hope West Linn challenges it.
This is a bedroom community. There is very little that can be accomplished within the city itself. And, it is largely situated in old neighbors and neighborhoods with hilly windy roads, which do not accommodate/facilitate mass transit. People living here need to have space for a car or cars. We are locked in a small space without much room to make "improvements" to higher density living. (no room for more schools, etc)
This is a great idea. I currently live in an apartment that is not meeting acceptable maintenance standards so I will have to move at the end of my lease. I want to continue to live in West Linn but

there is only one other complex that I'm aware of that allows dogs, and rental homes are above budget and too big for my needs. Middle housing would be a great solution to this problem.
This is a terrible idea and should not be pursued.
This is West Linn, not Portland. Why would you want to replicate policies that have been proven to create unstable neighborhoods. Allowing high density and low income housing will inevitably produce higher crime levels and lower property values. The definition of insanity is doing the same thing over and over and expecting a different result; knock it off.
This plan will be the death of what makes West as one of the best places to live in the state. This plan for middle housing is misguided, one-sided (did not consider input from homeowners- who voted for this plan?), irresponsible, and will not fix the housing problem. You don't destroy a city thinking it's to fix a problem. Why destroy West Linn?
This seems to focus on home ownership, but affordable housing needs to include the acknowledgment of the importance of decent rental units...
Too many homes have real big lots. Above 12,500 sq. Ft. Landlords that have just a few rentals are not responsible for maintaining property and following laws. There should be a bond or ins. For all new landlords
Traffic along Willamette Falls Drive is a huge issue - planning should factor into road use and not add to current congestion
Transportation impacts of increased density need to be considered, and the expectation that people will use public transport and not need cars is not realistic given current public transportation service levels and actual ridership numbers. In addition, SDCs for new development must be appropriately calculated to pay for increased costs of maintenance and operation of City systems that will result from increased density.
Understanding the imperative provided by HB2001/2003, the housing density plan needs to focus on meeting the absolute minimum requirement. WL does not have the same character as Fairview, Beaverton, etc. Lot prices are higher, SDC and permits are more restrictive and home values are higher than other communities. We cannot bring our standards down to accommodate density objectives that are more appropriate elsewhere.
Until the permitting and other on-costs make it considerably more expensive to build a 3200sqft home than two 1600sqft homes, I don't see developers really taking the opportunity to provide lower cost (and higher density) housing except for vastly inflated in-fill projects.
Very important that housing options fit in with the existing style of homes in the neighborhood. Smaller footprints/ square footage to allow for greenspace around the buildings.
We already have terrible traffic along hwy 43 and with the proposing tolling on the bridge, I expect it to get work. This should be taken into consideration when thinking of adding even more residents to the area.
We are in favor of building upscale cottages and condominiums for senior living. We should also require a park be built for every new senior living development. We don't want to add apartments or condominiums for the general public. Our schools are excellent and our city is voted the safest because we offer hardly any apartment housing. If we must add housing it should be upscale or only for seniors.
We can not lose the natural aesthetic of West Linn.
We certainly need more options for dense housing than the single-family homes that currently dominate WL.
We definitely need more 1 level affordable housing for seniors.
We do not want neighbors putting up adu's all over the place. Use small infill lots.

We moved to West Linn because of the low housing density and the preponderance of single family homes. If we had wanted to live in an city with a lot of high density residential areas we would have moved to Portland.
We moved to West Linn because of the size and character. We enjoy the open spaces. The schools and roads can not handle an increase in population. It would be unfortunate if West Linn became as crowded as Portland.
We need a better infrastructure to support housing growth in general. Especially at the top of the hill.
We need affordable housing. We can get creative. Love the cottages and options for multigenerational homes. We need to support our community and families that live here with affordable housing.
We need housing for low to middle class families in low cost one story homes with yards so children don't have to play in the streets.
We need one level single family homes affordable for seniors. There is nothing like this in West Linn
We need to be more flexible so people who are having a difficult time finding affordable homes will be able to do so. I am very concerned about the homeless problem in the Portland metro area. Every county and city needs to contribute to the solution. I support any solution that will solve the homeless problem.
West Linn does not need to be more dense
West Linn already has townhouses built in dedicated areas. People bought single family homes for low density and privacy. That is a key value of suburbs traded off against urban amenities. Retired people may have most of their net worth in their home's equity. They are already aging in place. But should they need care facilities their house equity will determine the quality of those. Please don't condemn them to misery.
West Linn and much of Clackamas County is a transit desert. There are several locations served by transit to allow for denser housing, like Hwy 43. Upcoming tolling will directly impact bus routes (and housing built among bus routes) with I-205 diversion traffic clogging the same lanes transit uses. Our transportation system, including limited multi-modal options, does not support the level of infill needed to meet needs.
West Linn does not have adequate infrastructure to support dense housing. Pretending that dense housing would be suitable for an area with so few thoroughfares is ludicrous and will get significantly worse when the proposed toll roads dump additional traffic into the area.
West linn does not need to add more options for more housing. Keep our green spaces green and our bigger lots big so children can play outside in yards and grow up in the west linn I did.
West Linn has a lot of unused space and the solution is not to fill it with massive homes on massive lots. Nor is the solution to fill it with super dense dwellings. The roads in and out of West Linn are already not great and quite busy. Dumping a bunch of developments along Rosemont or Borland would make a bad situation quite worse. We would be in a far different situation if we had the public transit system to support..
West Linn has almost all of these options right now. Why do we need to force more?
West Linn has already built enough middle housing within the city.
West Linn is a charming small town. Increasing density will lose that charm. With density comes the other problems of cities. We don't want to be Like one of the neighborhoods in Portland.
West Linn is a high end area with excellent schools. We choose to live here and can afford to do so. People who want a cheaper option can live elsewhere.
West Linn is already an exclusive high-rent area. Trying to downgrade it isn't going to work nor does it add value to single family homeowners like myself. If you need low rent options, move to Oregon City. We don't want the drugs and crime here in West Linn.

West Linn is already over developed, and the desirability of living here has declined dramatically the past few years.
West Linn is desirable for many specifically because it has offered more areas of up-scaled homes surrounded by a lot of mature trees and flora, with numerous green spaces; a quiet and calm city. Over the last 10 years a lot of green spaces have been converted into housing lots, and traffic is becoming worse. This push towards more density will only compound traffic congestion, less ease of parking, and overall noise.
West Linn is mostly a bedroom community. We do not need to overbuild and increase congestion. We can't even get another grocery store or a post office, we don't need more middle housing. Our school system is already suffering from our growth and is falling behind. On top of that our taxes are ridiculously high considering our lack of amenities and infrastructure.
"West Linn roads are problematic. Marylhurst Heights is unsafe to walk and pushing a stroller or walking a dog or two on leashes is taking a risk to your safety. Please put sidewalks in our neighborhood. It has been planned to do so for over 30 years. All streets being looked at for adding housing should have safe walking in place first. West Linn needs safer roads before any added housing, added density. Thanks
West Linn should push back against the state
west linn will lose it's charm as a great family location with the addition of middle housing opportunities. The desirability of this city will drop like a rock it this type of housing is allowed. Just leave well enough alone.
What impact do fees, taxes, licenses, permits, etc. have on the overall costs of housing? Have these costs ballooned to the point that it does not make economic sense to build affordable housing?
What the State has done with this bill is horrible and takes from all the decades of land use planning and Comprehensive Plans. It violates home rule and I wish the city would push back on the State. No way should these types of buildings be put in the midst of established single family residential zoned areas. And, I'm concerned about mountain views being blocked.
When we moved to West Linn, Imperial Drive, I was impressed by the amount and integration of duplexes into the neighborhood. Though parking comes to mind as a constant topic of conversation. I like West Linn's nature feel, a city, but one that has managed to keep nature visually substantial. I would not want that to change with these housing projects.
Without strict affordability standards the result is demolishing affordable single family houses for high-priced prestige condos as has actually occurred in Portland. Think huge million dollar blockhouse condos on the riverfront where a ranch house stood. Street parking is ridiculous. Real world, it means, "I park my junker or work truck on the grass in front of the neighbors' house."
Yes, though my comment is actually about zoning for parking at elementary schools. Would you please forward this comment to the appropriate committee? Currently, the zoning requires many more parking spaces than elementary school children actually need. Witness the empty lot at the west end of Sunset Elementary, built to code and unused. Please change this code before another elementary school is built.
Yes. Given limited land and resources in West Linn, maybe increasing the population and density via middle housing is not a good idea. Also, maybe respect the fact that many people already chose and invested in West Linn because it has single family housing and not a lot of developments like some other areas. Do the *people* of West Linn want this or just some policy wonks with agendas?
You all should be fired. This is as bad of an idea as a pedestrian bridge to OC. And almost worse than a toll.
You can expand the space
You can expand the space

