Planning Commission Hearing Clarifications

City of West Linn Public Works Operations Complex
02/18/2026

Scott
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Architecture

Clarifications in the following areas:

1. Purpose and need for a new Public Works Operations Complex
2. Land Acquisition History, Intended Purpose and Site Selection
3. Geotechnical Engineering and Site Stability
4. Stormwater and Water Resource Management
5. Construction Parking Plan
6. Existing Operations Complex vs. New Operations Complex
7. Facility Generated Noise Study
8. Traffic Study

Purpose and need for a new Public Works Operations Complex (Part I)

- Current Public Works Operations Facility dates back to 1937
    - Approximately 2 acres located within a mix of R4.5 to R10 residential zoning.
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    - Has served a City of approx. 2,000 to 27,600 people
- Break room not equipped to support 24-hour operations.
- No quiet/sleep rooms available for 24-hour operations.
- Division team rooms are supervisor offices with limited space.
- Undersize locker rooms with limited shower and restroom facilities.
- Undersize conference room.
- Fleet Maintenance - 3 undersize work bays – not large enough for commercial vehicle maintenance.

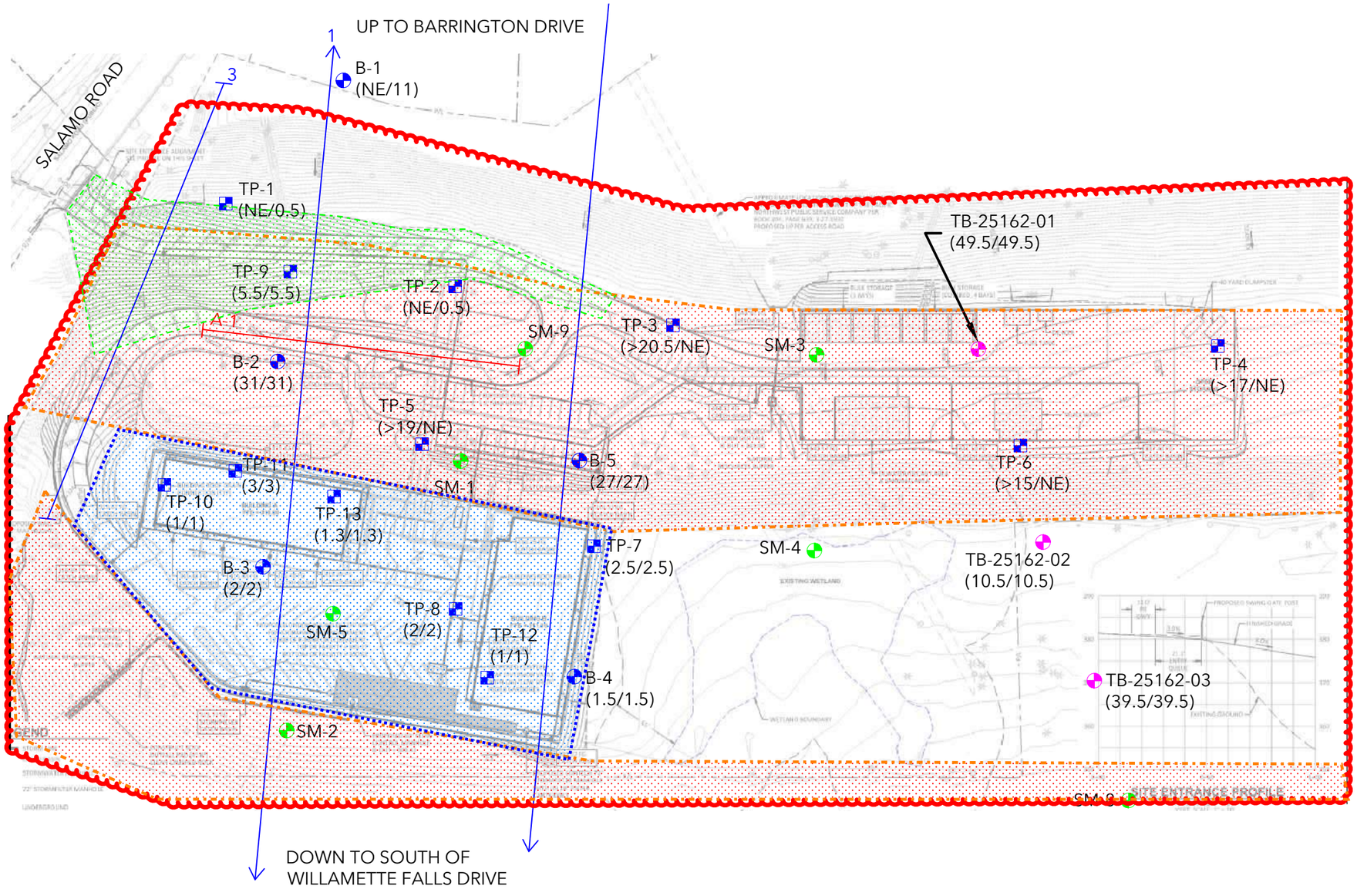
Purpose and need for a new Public Works Operations Complex (Part II)

- Limited indoor vehicle and equipment storage. Unheated bays limit emergency response times and wears on equipment.
- Unfinished restrooms, etc.
- Not enough parking for staff – requires on street parking in the neighborhood
- After hours calls – city vehicles are often double parked
- HVAC is old and in need of replacement.
- Admin building overcrowded
- Bird holes in wood siding
- No dedicated office space for crews to study to maintain certifications

Site Selection: Determination of Site Suitability

- Site is located outside of a primary residential neighborhood and a significant natural buffer is available between operations site and neighboring residential areas.
- Site is directly adjacent to primary snow and emergency services routes.
- Site is a developable parcel which greatly exceeds existing undersized operations site of 2.07acres.
- Site has close proximity to existing fire and police services located within the Willamette area.
- Site has an assumed natural noise buffer for operations activities due to proximity to the I205 corridor (to be confirmed with acoustic noise study).

Geotechnical Engineering & Site Stability



LEGEND

- BORING (COLUMBIA WEST 2025)
- TEST PIT (COLUMBIA WEST 2025)
- BORING (GEODESIGN 2010)
- BORING (CH2M HILL 1969 - SEE NOTE 4)
- APPROXIMATE REMI ARRAY
- SLOPE STABILITY CROSS SECTION

(NE/11) DEPTH OF FILL/DEPTH TO BASALT, WHERE ENCOUNTERED (FEET BGS)

NE NOT ENCOUNTERED

- LANDSLIDE
- FILL EMBANKMENT
- BASALT BENCH
- ACCESS ROAD FILL

3. Geotechnical Engineering and Site Stability

0 20 40 60 80 100 200

West Linn Operations Complex
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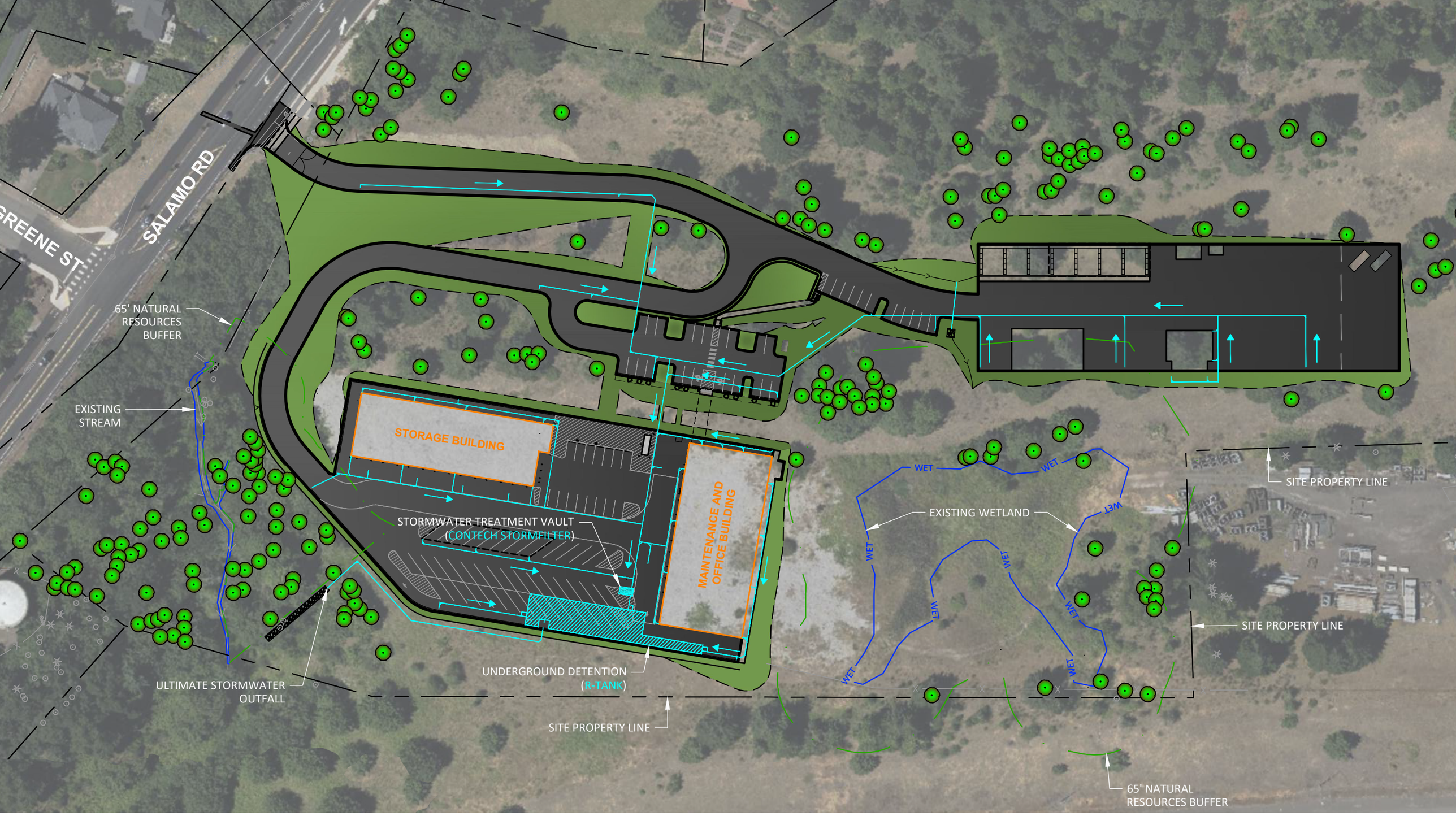

4. Stormwater and Water Resource Management

ASPHALT CONCRETE (AC)

LANDSCAPING

EXISTING TREE TO BE PROTECTED

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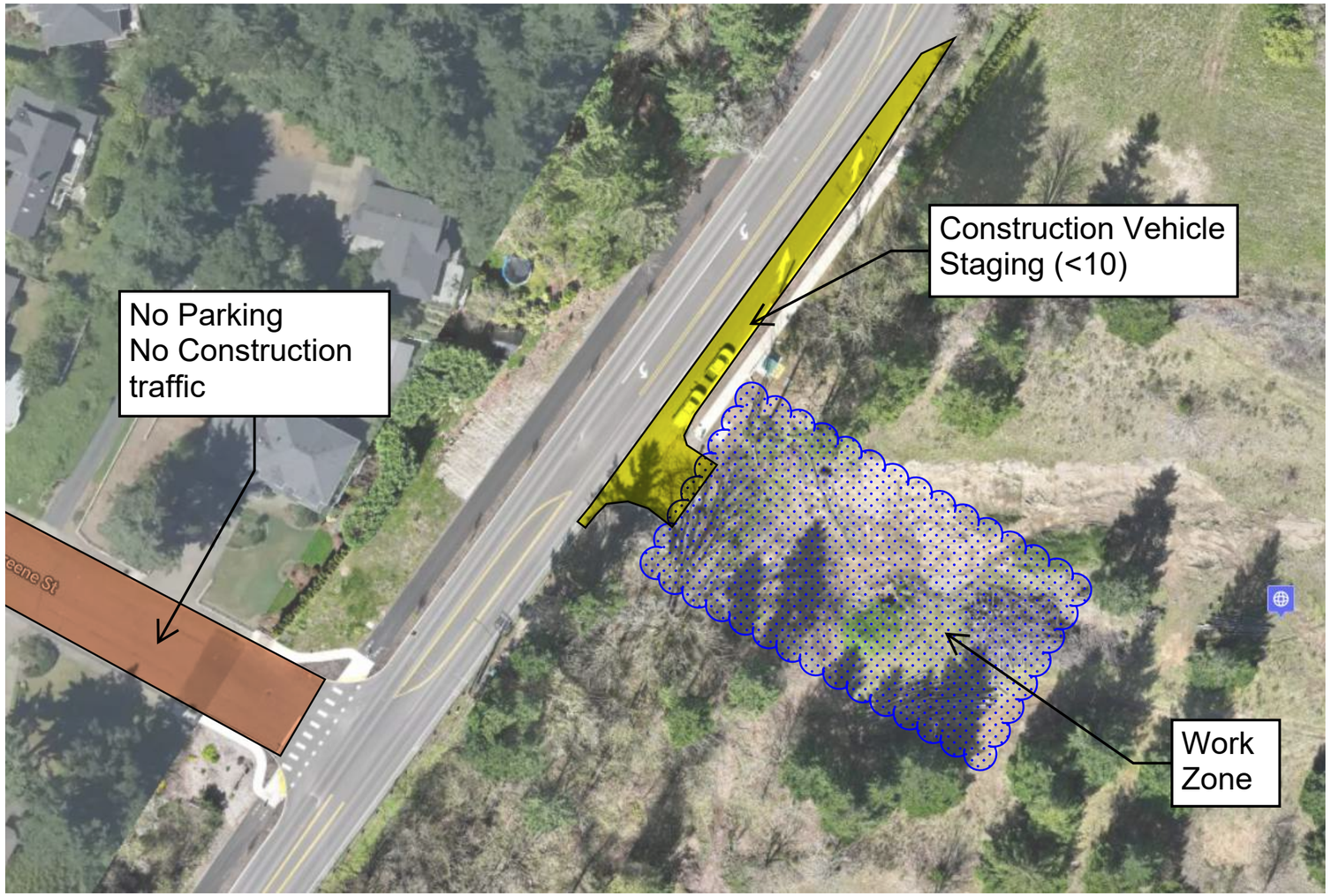
Construction Parking Plan



A computer generated image of the parking on Salamo road for that four week period.

Temporary: Limited to ~4 weeks during mobilization only

Capped & Contained: <10 vehicles in acceleration lane; none on neighborhood streets

Managed: Flaggers, daily oversight, off-site parking if needed

Existing Operations Complex vs. New Operations Complex

- New Operations Complex will house the same number of staff from the Water Division, Streets Division, Environmental Division (Sanitary Sewer and Stormwater), Parks Maintenance and Fleet Maintenance.
- All groups currently report to, and work out of the existing Norfolk facility.
- Any new pickups, trucks or equipment would be replacements for existing assets as outlined per the Capital Replacement Plan.
- The additional acreage of the new facility will allow for consolidation of approximately 4 satellite storage yards the Public Works and Parks Maintenance utilize as overflow storage located in residential neighborhoods.
- Consolidating these remote locations to the new facility will improve efficiency by cutting down the back-and-forth trips and reduce impacts to neighboring residents.

Facility Generated Noise Study

- Measure sound levels of activities conducted at the existing Public Works Site.
- Measure existing sound levels at the proposed site generated by traffic from I-205 or other nearby noise sources.
- Using measurements of the existing site, predict the noise levels of the proposed site and compare them to the West Linn noise ordinance and sound levels at the proposed site.
- Coordinate with the design team to make any adjustments to the proposed plans to meet the noise ordinance limits at the adjacent properties.

Traffic Study

- Existing land-use and transportation-system conditions at the study intersections during the weekday AM and PM peak hours.
- Approved but not yet constructed developments and transportation improvements planned in the study area.
- Build-out year background traffic conditions (without the proposed operations complex) at the study intersections during the weekday AM and PM peak hours.
- Trip generation and distribution estimates for the proposed operations complex.
- Build-out year total traffic conditions at the study intersections and site-access driveway during the weekday AM and PM peak hours.
- On-site circulation and site-access operations.
- Potential mitigation measures.

Thank You!