

Meeting Notes

Job: West Linn Operations Complex (WLOC) Job #23028

Date: 06/09/2025 West Linn Public Mtg w. Neighborhood Association Groups

Time: 6:00PM

Attendees: Erich Lais, Public Works Director/City Engineer, City of West Linn
Morgan Lovel, Support Services Supervisor, Management Analyst, City of West Linn
Luke Borland, Public Works Coordinator, City of West Linn
Brandon Dole, Scott Edwards Architecture
Jeff Dunn, Scott Edwards Architecture
Neighborhood Associations: Barrington Heights, Willamette & Savannah Oaks

Location: West Linn City Hall

01 Public Meeting Notes

- A** Introduction of the West Linn Operations Complex with Erich Lais, Luke Borland, Brandon Dole and Jeff Dunn, showing site plan, floor plans, elevations and renderings of the project and what the developmnet will look like when completed. The project will be the new home for Public Works, Fleet Maintenance, Water, Environmental and Parks & Recreation staff and operations. The Scott Edwards team also gave a brief description of the design ambitions for the project including landscape/site design of the steep grade of the site, celebration of the wetlands, mass plywood structural system, and preservation of existing trees on site. A high-level schedule update was also shared.
- B** Question-and-Answer Session with Neighbors.
1. Question about exterior materials of the 3 buildings
 - i. Answer from Design/City team: exterior cladding and roofing will be painted metal panels. The roofing, specifically, will be standing seam metal. All will be the same dark gray color with some visible mass timber structural elements. The material and formal qualities of the building also relate contextually to the residential buildings in the vicinity.
 2. Question about seismic risk on site
 - i. Answer from Design/City team: the design team will adhere to all geotechnical and structural requirements. Civil engineer and geotechnical team are engaged and providing guidance to the design team in terms of grading, structures and soil capacities.
 3. Question about Grand Ronde tribes
 - i. Answer from Design/City team: this will be handled during land use process. If the site is an area of significant resource then we will need to coordinate with SHPO and tribal communities as required.
 4. Question about having any water treatment facilities on site
 - i. No water treatment as part of the project, but there is a SCADA system (office space) as part of the project which helps control/maintain water treatment facilities.

5. Question about the grading/soils makeup of the site and if there are any risks to surrounding communities during or after construction
 - i. Answer from Design/City team: there has been a thorough geotechnical study performed of the project site by a licensed geotechnical engineering firm which defines the requirements of site and foundation design within established limits of safety. The design and structural/civil engineering teams will adhere to all requirements defined by the geotechnical engineering team. The general contractor will take various precautions on site during construction to monitor any vibration during construction.
6. Question about noise pollution during construction and after
 - i. Answer from Design/City team: It is assumed that because of the steep slopes of the site that sound will mostly be directed south toward 205 because of the natural features of the site, but project will also follow all regulations related to construction hours.
 - ii. Once complete, most Operations work actually happens off site and out in the City itself, so for the most part there shouldn't be a lot of noise generation from the Operations Complex.
7. Question about traffic and potential for back-ups and/or flagging on Salamo Rd and concerns about parking in nearby neighborhood streets
 - i. Answer from Design/City team: Once the entry road is built for the site, most construction vehicles and equipment should be able to be staged on the site itself, and there shouldn't be a need for it to be parked on the road or elsewhere in public areas. There may need to be flagging as certain equipment is brought in but this should be minimal and all safety/traffic regulations will be followed. Right-time delivery will also be used to coordinate deliveries to avoid any congestion.
8. Question about information flow and how to be sure community will receive answers to questions/concerns during construction phase
 - i. Answer from Design/City team: Luke Borland (West Linn Communications) will field all questions from community and work with general contractor, architect and City staff to get answers and share those with community. City is working on the platform for this system currently.