

**Willamette NA minutes July 10, 2024 via Zoom + ACC**

The meeting was called to order at 7:05 by President Kathie Halicki.

The minutes of the June meeting were approved

The treasury maintains a balance of \$1,869.66.

**West Linn Historical Society** requested support for a bench and plaque to honor Larry McIntyre that would be placed in Willamette Park. The main stage in the park will be named 'McIntyre Stage' in his honor. A suggested donation of \$250 toward the purchase of the bench and plaque will be voted on in September.

**Rivianna Beach PUD:** A proposed development of 56 townhomes on 26 lots, along 5th Street is proposed and presented by Mercedes Serra of 3J Consulting. Ms. Serra located the project between 4th St and 7th St on 5th Ave describing each unit will be on an R10 lot the lower portion of which will include an existing wetland. She described areas for a vegetative corridor and road improvements using a colored map which also indicated land owned by PGE and boundaries for each townhome. The garages will be on the front with shared driveways. There will be no fencing. No specific price nor design/sizing of housing, yet. There will be no traditional back yards. She then asked for questions.

Q: Have you considered the 100-year flood and its high mark?

A: The wetland area is to be preserved by the HOA. The line on the map between the pond and R10 lots represents the flood line. Density will be outside the protected habit area.

Q: Will ADUs be allowed on these lots?

A: No

Q: How will you manage traffic on existing narrow streets?

A: 6th Street is the main way to get into the development. 5th Ave will be widened from 4th St to 6th St. for paving and sidewalks. since street improvements are required. Each duplex will have a single garage in front plus space on a shared driveway. A PUD allows for some flexibility in setbacks. 2 variances are permitted.

Comment: The streets are so narrow now that two cars can't pass.

Answer: Widening the road will allow that. A traffic study is in progress with an extended traffic pattern.

Q: Will these two levels homes? What will the townhomes be affordable?

A: Duplexes will have a common wall. We have not established prices.

Q: There are now 3 ways to get out of the area in an emergency. In an ice storm, when the roads are steep and slippery, there is only one way in or out. Why is this PUD a good idea?

A: There is a housing need.

Q: How long will this project take?

A: We hope to begin next summer and finish in one year. A staging construction plan is required. We will provide a location for trucks.

Q: Has ODOT been engaged with this project and its impact on Willamette area?

A: A traffic study will address infrastructure. West Linn lists improvements recommended by the traffic engineer.

Q: These units will be built on a steep slope. Will there be any space for a backyard?

A: There will be a vegetative corridor running along the edge of the pond and wetlands but no traditional backyard. The project does not reduce the wetlands at all.

Q: The preservation of wetlands are included in West Linn Goals. Will you be able to keep chemicals and contaminants away from the wetland?

A: We are not proposing to alter or drain the wetlands. The PUD CC&Rs plus the HOA will manage the wetlands and protect them within the property lines.

Q: A feasibility study is usually required. These lots are long and narrow. Where will the extra space needed come from? Why are lots this size?

A: This is just the preliminary phase. A feasibility study is not complete. (map showed each lot extending into the wetland area). The design meets the R10 zone; lots are more than 10,000 sq. feet each.

Q: Will this feedback have any effect to deter this development?

A: This meeting is to see how issues can be addressed but the project will not be deterred.

Q: Will safeguards be in place regarding pollution?

A: Yes, water will be treated then released into the wetland. Swales and other treatments will be used.

Comment: The number of units should be decreased. Everybody hates this idea and wants to preserve the wetland.

R: The wetland will be preserved and planted with native species after weeds are cleared out. Storm water will be treated and released into the wetlands and the Willamette with an onsite filtration system.

Q: Will there be a barrier fence near the wetland?

A: No fencing is proposed. Native planting will act as a barrier.

Q: Do the borders on your map meet West Linn zoning boundaries?

A: The wetlands delineation from the West Linn survey has been reviewed by the state. The sludge pond will be on its own tax lot. West Linn requires a 100' buffer but if the buffer is enhanced, it can be reduced. Pacific Habitat Services will design the

wetland delineation to reduce the buffer. Their design will be reviewed by West Linn. A biologist is working on buffer reduction as well as a natural resource person.

Q: Where is the flood plain line? How can it be built upon?

A: FEMA determines where houses can be built.

Q: Who will own the wetland and maintain and preserve it? The HOA gets no enforcement of its rules in West Linn.

A: The care will be built into the CC&Rs for the homeowners' HOA.

Q: What is the timeline for submittal of your plans?

A: The plan is to submit our land use proposal in the Fall with drawings. There will be a full review by the WL Planning Commission.

Q: How many parking spaces will each unit have?

A: 1 parking space plus parking on the widened shoulder, looking of additional parking to make 2 per unit.

Q: How do you plan to keep residents out of the wetlands? Birds and animals will leave once construction starts. The wetlands will be a different place.

A: There will be no fencing. Natural vegetation.

Q.: How do you plan to keep people out of the residents out of the ponds, with the toxic waste?

Q: Did you ever consider 4plexes to allow more open space. Perhaps if the design had some variety, it would better fit the profile of the neighborhood.

A: Thank you for the idea.

Q: HOAs don't usually have any mechanism for enforcing its rules.

A: The state enforces habitat protection.

Comment: Wildlife will leave the area with all the disruption.

Q: What is the scope of the traffic study? Will it include Willamette? Will it be available?

A: Yes, it is part of the application.

Q: Has the number of vehicles generated by the project been determined?

A: Yes, we rely on previous data from similar projects

Comment:

There is a required 100' buffer around a wetland and this current plan does not meet that therefore the buffer must be adjusted. The land is now in a water resource area and therefore not buildable. Reduce the footprint, save the buffer zone, cut fewer trees, protect the pond, and offer diversity in size and style of design,

Q: Will there ever be sidewalks? What happens to power poles? Will you bring in fill?

A: Yes, there will be sidewalks and a green strip. The poles will be replaced by underground wires. Houses will be terraced so there is no need for landfill or use of a retaining wall. No cantilevered structures.

Q: There is a fire plug on 6th and WF Drive. Will you add more? In a fire, exiting will be very difficult. No fire plugs in this area.

A: We will consult the fire department.

Q: What are the development plans for the other areas around the pond?

A: We are testing the water and sludge now. There is no definitive plan for the sludge but a possible way to process it on site.

Q: Will we have a chance to meet the wildlife specialist?

A: He could not come tonight.

Comment: The recent community wide survey preferred a low development profile for the whole waterfront area.

Comment: Since private property boundaries extend into the wetland, homeowners will rightly think they can use their property as they wish.

CC&Rs cannot be tightened enough to ensure protection or be enforced.

Response: CC&Rs will be written by a lawyer and shown to the City for approval.

Q: Why did you choose this name? It has no relevance to the area.

A: (Schulz) It is a personal choice. It is named for our daughter Anna who died.

Comment:

There are several other pieces of property in the immediate area that are developable. You should be aware of and address infrastructure that affects the whole area.

A: SDC's fees can help in areas beyond the project.

Q: Will there ever be another presentation with more design detail?

A: Yes, we are gathering facts now. The city will give firm requirements as the design develops. Ideas and comments can be presented at the Planning Commission review. Kathie commented that the waterfront survey showed that most people preferred wetlands, low density and low-density residential development. Concerns were the impact to the wetland, traffic and flood resilience. You need to take this into account.

Comment: Please be sensitive to the neighborhood. We are passionate about our wetlands. There are other lots available in the neighborhood. The number of residents could double. We are worried. Please appreciate the community.

We feel under attack. The plan is offensive to us. If you reduced the number of houses, it would be more acceptable to us.

A: Bob also owns the holding pond. The Holding Pond is contaminated. We are testing the pond now. There are 200,000 cubic yards of sludge there. There may be a way to process it onsite. No plan will proceed until we receive information. However, this will not be done before the houses are built.

Q: When will the hotel be built?

A: It will be phase 3 and will be built on top of the pond area.

Comment: I am a resident and am still worried about traffic density.

A: The code requires improvements of street frontage. The traffic flow will be studied with proportion to the scale of the project. The development fees go to infrastructure and roads. We have no plans to come back to the WNA.

Comment: Name 4 or 5 positive aspects to this development.

A: Housing needed.

Comment: This is out of keeping with the rest of the neighborhood. Have you looked at Cascade Summit?

A: Will look at Cascade Summit.

Comment: This project, as presented, does not make it safer for kids walking to school. It is on the Safe Routes to School.

Comment: Residents could double in this area (with the extra lots for sale). There is not sufficient infrastructure to accommodate this increase.

**Main Street** Rebecca announced the continuation of the Summer Market and of the parade on Saturday as part of West Linn Days July 13 -14.

A chalk art event is planned on the sidewalks for September 4th

**Notes:** Comments can be forwarded to the Planning Commission with your concerns for this PUD project.

The meeting was adjourned at 8:55.

Elizabeth Rocchia  
Secretary

Letters sent into WNA email:

Dear WNA,

Our family has been here on 5<sup>th</sup> Ave since June of 2000 and over the decades we've raised our kids, enjoyed the peaceful small town feeling that comes from living in the Willamette District of West Linn. In the earlier years we marveled at how the area in front of us, the Wetlands was constantly changing and evolving.

The area was and still is a draw for local neighbors as a popular walking route and we've seen the loop around the wetlands used as part of routing of running and walking events. People often come here, park along 5<sup>th</sup> avenue and observe the wildlife, birds, Eagles, Hawks, deer, beavers, and even Coyotes that live in the wetlands area. I've engaged in conversations with some of these visitors and marveled that so many come here from other neighborhoods because they heard of what a great area this is for Birding and photography.

There's been countless pleasant encounters with my neighbors that start simply because I am out by the street while working on my yard and folks stop to say hello and comment on how much they enjoy the area and I get to point out details they many have missed and dispel any notions about the now defunct Blue Heron Paper Companies settling pond. Some believed it was a sewage treatment area until I educated them about the purpose of the 'Pond' and it's now growing history and unsettled future. We certainly see the advancement of the blackberry vines and we know they are invasive, but they also serve as habitat for animals in the area and create a seasonal local harvest for neighbors to pick berries each year.

My kids used to explore the area when they were young and forge into the overgrowth and create "forts" and report back on the wildlife they observed. We enjoy the sounds of birds of all types, deer that sometimes come out of the wetland area and treat my security cameras to a brief encounter as they pass through my property to gain access to the wooded areas to the north of my house.

In recent months, I've been made even more aware of how diverse and special this area is, how much the wetlands enhance our community and provide habitat for more species than I could have imagines, thanks to the work of neighbors with keen photographic skills and telephoto lenses.

The area is a blessing to the entire Willamette area and it's in danger of being damaged beyond redemption if this development is allowed to proceed. There are other ways to use this land and enhance the environment, even allow a few homes to be built. But it needs to be thoughtful and measured development that will preserve the wetlands, have a very small impact of the area, and not tax the limited infrastructure that exists here. There is no room for these 26 units that are proposed. The ecological damage to the land, construction impacts, eventual erosion of the character of the neighborhood, and increase in traffic and congestion it is going to create are all unacceptable.

The city should consider the ideas that we as residents had an opportunity to comment on in recent surveys that DON'T's include high density housing development. The ideas that included Interpretive Centers, Wildlife observation trails and platforms, a small effort for very light industry development like small shops and "maker spaces" along the Volpp St. corridor are all vastly better projects to pursue. Think and plan as if we are part of the US Fish & Wildlife Department and develop this area as if it is, and should be, a protected wildlife preserve with some room for development that will not destroy the wetland habitats.

It would be a travesty to see this proposal approved and the development proceed as it will mark the end of this area as a place where nature and people have co-existed and flourished. That would be a shame.

Thanks for hearing my thoughts.

Chris

Christopher P. Williams  
2622 5<sup>th</sup> Avenue  
West Linn, OR 97068  
503-723-6003 (H)  
503-318-7440 (C)

Dear Neighbors,

My central problem with the development above the Willamette Wetlands is the nature of the design. I've long believed that housing would eventually come to this part of our neighborhood as an alternative to building on the site of the settling ponds once they have been cleaned up, an option that would be at risk of flooding or liquefaction (in the event of a major earthquake). At issue is the way the current design of townhouses is not suitable for this particular location both from an environmental and social standpoint.

The housing as planned is too close to the wetlands and too dense for the supporting infrastructure in the adjoining neighborhood. An alternative would be to construct multi-unit (perhaps up to four separate apartments or condos) buildings that could be spaced at some distance from one another on the hillside while maintaining as much open space as possible. Something like this was done with the design of Cascade Summit.

The housing above the Willamette Wetlands could either be sold as condominiums or rented as multi-family apartments. This would allow for more control over how the land adjoining the wetlands would be cared for over the long term and potentially result in less disruption for both wildlife and neighbors. If the wetlands were in time transformed into a park with walking trails, ponds, and meadows, the site would be highly desirable from the standpoint of views and recreation.

Finally, to reduce the long-term impact of this development on the Willamette Neighborhood, it will be imperative to include in the development fees needed improvements to all adjoining streets that would be used to access new residences constructed on 5th and 7th Streets.

Sincerely yours,  
Greg Smith  
2140 Volpp Street

#### Questions for Rivianna Beach Planned Development Beau J Genot

1. What is the mitigation plan(s) for dealing with the toxic chemicals in the settling pond? 2. Who actually owns the land? Are you the sole owner? If not you, then who are the partners? 3. How do you plan on containing the toxic sludge while construction is happening? 4. How do you plan to prevent run-off into the rivers and wetlands? 5. If the plan is to turn the sludge into concrete, how do you plan to dry the sludge in order to use it? 6. How far do you plan to go with the toxic cleanup? 7. What is the eventual use plan for the toxic sludge pond? 8. How do you plan to prevent the forever chemicals that have leached into the ground from causing harm to people and wildlife? 9. Who is paying for the cleanup of the toxic sludge settling pond? 10. Everything I have heard so far is very costly. How do you plan to re-coup those costs if you are planning on middle housing which limits how much they can sell for? (the estimates for the settling pond were close to \$30M in 2019 dollars) 11. Provided there are still wetlands after this process, what is the plan to protect them from being invaded by the residents? 12. Why build a crystal lagoon when there is a river right there that could be cleaned up and made usable?

Hello,

My husband and I live off 9th street and love the wonderful sense of community we have come to enjoy in the last 5 plus years living in Willamette.

I personally run down 5th avenue to Vlopp, year around. I have paused many times to watch and listen to the eagles. While I know I am not alone, being a Native American from Tulalip, I feel a spiritual connection in their presence. I fear, with developments, the eagles in the area may decide to move their nest(s).

In addition to running, we walk our dog on 5th avenue, and we often ride our bicycles in the area as well. I am very concerned about traffic and how that will affect the community. I witness so many, young and old, enjoying the outdoors via 5th avenue, 4th and Vlopp.

Please consider the impact to not only wildlife but the local community before moving forward with such a large-scale project.

Katy Hiestand



## SAVE THE WETLANDS IN WEST LINN

Terence M. Shumaker

25430 Swiftshore Dr., West Linn, OR 97068

503-313-3910 shufly46@comcast.net

West Linn has the opportunity to purchase and rehabilitate the largest neglected wetland left in the city limits. Tucked between 5th Ave. on the hill above and Volpp St. along the river, this valuable habitat is squeezed further by the old abandoned Blue Heron Mill settling pond.

But this site, and its potential for future reclamation as wildlife habitat, trails, river access and boundless educational opportunities, is threatened by development. The developer, Bob Schultz, a West Linn resident, is proposing 26 duplexes on the slope above the wetland, and a hotel where the settling pond is located.

Should this development be approved, it will change the Willamette Neighborhood to its detriment, and further degrade the valuable wetlands on which this project will be excreted.

Mr. Schultz has stated that he values the wetlands, but the facts belie his proclamations. The proposed 26 duplex homes will all have driveways and yards. There is no way that he can mitigate the pollutants and toxics that will drain from driveways and yards into the wetlands.

In order to build those 26 duplexes, new infrastructure (sewer, power, gas, water etc.) will have to be installed, along with a new and wider 5th Ave. Construction access to 5th Ave. will have to be via narrow streets in residential neighborhoods, and take place for at least a year and possibly more.

In the end, this project will benefit only a few, degrade and destroy vital wetlands, and cause major disturbance to make major infrastructure upgrades before any construction work can be done. This proposed development might be good somewhere else, but has no place in the Bernert Wetlands.

This project should be denied and the city should do everything it can to purchase the property. The project goes against every goal for natural areas that is listed in the

Sustainable West Linn Strategic Plan. If the city follows the goals and strategies set out in this plan, then the proposed project will be denied summarily.

Bob Schultz proposed a development for Milwaukie, Wisconsin in 2007, with the same name of "Rivianna Beach." The project was never built. Now he wants to do the same thing in West Linn, but did not even possess the creativity to think of another name, so he now proposes a "Rivianna Beach" for West Linn.

This project must be shut down before it starts. If his investors have any sense they will run away from Schultz and take their money with them.

"Part of what we love about our neighborhood is the general quiet, the nature, and the overall space and ease we all can enjoy. We are concerned that this development will negatively impact all of these elements. Our roads are not big enough to manage that many more cars, the development would strip away more of our natural habitat (and more importantly that of the other creatures we share the area with), and it would create a much more dense living area in general. Though we understand there may be interest in higher density/low cost housing, we greatly urge you to find other locations better equipped to handle this."

Rose Snyder & Clint Talbert

I would like to submit comments regarding the proposal of 26 Duplexes/52 living units on 5th Avenue.

As a resident and homeowner in Willamette for the past 27 years, I walk almost daily in this area. This type of development would significantly impact the residents of the area.

First of all, the roads are not set up for the increase in traffic that would result in all of the additional residents moving to the area. 52 living units could add an additional 100+ cars to the area. 5th Avenue is a very narrow street. Frequently when I walk this road, if a single car is coming down the road I have to move way to the side to allow the car to pass. If it is a pick-up truck or delivery vehicle, I have to push myself into the bushes for the vehicle to pass me safely. The road is only wide enough for a single car.

Second, the area does not have a lot of options to get out of the neighborhood to the main roads. The increased magnitude of cars at the far end of 5th avenue would have to leave the area at Willamette Falls Drive at either 10th St or 6th St, resulting in increased congestion on an already busy road. The exit to Willamette Falls Drive at 10th St. now has high volume traffic coming off of the roundabout and it is often a long wait for an opening to make the left turn onto Willamette Falls Drive toward the roundabout.

Third, the additional traffic in an area with narrow roads and no sidewalks results in a significant safety issue for the many pedestrians and cyclists that enjoy the area where the only option is to walk on the road. This includes children that are trying to safely walk to school at Willamette Primary or wait for the school bus to Athey Creek and West Linn High School. We have already seen high speed and unsafe drivers trying to bypass Willamette Falls Drive during congested times. This would become a much more frequent occurrence when 100+ cars are added to the area

Finally, there is a significant environmental impact to the area with this type of construction. The additional people would add noise, light and chemical pollution to a wetland designated area. There would be a significant impact to wildlife. As a daily walker I enjoy seeing vegetation, birds and animals in the wetland. I frequently register 10-12 different species of birds in a 5 minute walk past the wetland (Merlin App). We see Bald Eagles, herons and other nesting and returning annually to the area. The loss of this wonderful habitat would be a severe detriment to the community

Thank you for your time

Laura Bergstrom  
1333 10th St

mike murr<murrmade@comcast.net>

Will there be a barrier fence to prevent intrusion to the wetlands from the residences?

Where will all the cars be parking? 5th Ave is not wide enough for on-street parking.

Good day,

I moved to the Willamette area in 1982 and still reside here today. One of the many reasons we moved here was because of the quaint and small community feel, that feeling is dwindling as we speak. Since moving here the congestion on Willamette Falls Drive has doubled, if not tripled, so much that we now have 2 stop signs on the main street just so cars can turn onto the street and pedestrians can safely cross. Often times there is a back up on Willamette Falls Drive back to Ek Rd. We also have increased congestion due to the new middle school that was built overlooking Fields Bridge Park.

Willamette Falls Drive has become a thoroughfare for traffic coming off of I205, both North and South when freeway traffic

is congested. Most of these cars are not even residents, they are just hoping it will be a quicker trip than the freeway. Adding a new development will only exacerbate these current traffic issues we face.

Proceeding down Willamette Falls Drive towards Oregon City we have another traffic concern. The round a bout that was installed at the end of Willamette Falls Drive did nothing for the back up for those cars that wish to turn left to head onto Hwy 43 and for those turning right to go across the West Linn bridge. Often times the cars coming from Willamette are often backed up for over 1/2 to 3/4 mile, this is on a good day when school is not in session. The residents of the proposed development will be turning onto Willamette Falls Drive one direction or another. Are we then going to have to install a traffic light so those residents can enter Willamette Falls Drive?

The proposed development will mean an additional of a minimum of 26 vehicles if the household only has 1 car, more than likely it will be 52 cars or more, added to this roadway on a daily basis, not to mention the side streets. The majority of our side streets do not have sidewalks which presents a pedestrian safety issue when adding more residents and vehicles to our already congested community and many of these pedestrians are children walking to and from Willamette Primary and Athey Creek Middle School.

Lastly, building a large development adjacent to our wetlands is inexcusable. Our wildlife is continually being choked out due to developments and they have no power to prevent their homes

from being destroyed. We wonder why coyotes roam our city streets looking for a meal, it's not because someone dropped them into our neighborhood, it's because we've driven them out of THEIR neighborhood. Humans can be a very selfish species and that's why our world is in the state it is. I would take wildlife as a neighbor any day over humans.

I urge the City of West Linn to please consider ALL of the ramifications of building this development instead of looking at the future tax benefits for the city.

Thank you

Lanette Clayton  
Concerned Willamette resident for 42 years.

Julie Antonucci<julantonucci@yahoo.com

I'd like to comment on the proposed development plan on 5th Ave in the Old Willamette area.

New development on the land surrounding the wetlands on 5th Ave in West Linn would destroy the wetland habitat that has been flourishing. It would be great to see the city protect and preserve this area of land.

Thank you

**The following concerns have been expressed by members of Friends of Willamette Wetlands. This is not a complete list.**

**Regarding the "Rivianna Beach" Planned Unit Development in the Willamette Neighborhood in West Linn / This area is an incompatible location for a large planned unit development due to:  
Lack of infrastructure**

Inadequate road connectivity - very few through streets and very difficult to make road improvements due to neighborhood footprint. Accessibility curtailed by I-205 and Willamette River.

Restricted emergency access

Average street width is 20 feet

Lack of parking

Insufficient sidewalks

**No required infrastructure upgrades**

The developer is only required to improve the street bordering new construction.

The City of West Linn has not indicated an obligation to, nor intention of, further upgrading neighborhood infrastructure.

**Traffic and road function obstacles lead to increased accident risk**

Significant increased congestion

Estimated additional vehicle trips = 494 DAILY

Increase in delivery vehicles, garbage trucks, utility maintenance vehicles

Construction vehicles and machinery will block roads during construction (possibly two years)

**Pedestrians**

Decreased safety for all pedestrians (Popular pedestrian walking area around wetlands)

Insufficient sidewalks: Children must walk to school - "Safe Routes to School" designation on 5th Avenue

**Wetland Habitat / Environment**

Proposed construction is less than 100 feet from wetland border

Protected riparian zone feeding Willamette River

Harmful, even potentially devastating, effects on ecosystem

Significant damage to wetland environment and wildlife habitat

Harmful construction waste, vehicles, machinery, and equipment

Construction and residential chemical runoff into wetland riparian zone

Increased air and noise pollution from construction and new resident's vehicles

Light pollution from 52 new homes will harm nocturnal creatures

Wildlife movements limited by human activities

Crucial bird habitat - 134 species of birds live in the wetland area (including several

species classified as vulnerable and threatened, nesting birds of prey, wood ducks and others harmed by tree removal)

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- Why do you want to build 26 duplexes (utilizing middle housing) in an area near Wetlands, a lack of infrastructure - which will cause much more traffic than the streets can handle AND with so much neighborhood contention?
- What is the approximate price point and size of the duplexes you plan on building? What date do you anticipate you would like to begin this project?
- How are you going to address parking for the families living in these homes?
- Besides the infrastructure city code requires, will you be making any other improvements to the streets or adding sidewalks to address the infrastructure problems?
- How are you going to go about mitigating any disruption to the Wetlands during construction?
- Once the homes are occupied, you will no longer have control of what property owners do on their land. With 52 families living in this delicate area, the wetlands will likely be impacted by people fertilizing lawns, using Roundup to mitigate weeds, etc. Runoff from all these properties as well as light pollution will have a big impact on the water, plant life, and animals that inhabit this property. Is this something you have thought about since protecting the wetlands is important to you?

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**1. Environmental Impact Assessment:**

- Have comprehensive environmental impact assessments (EIAs) been conducted, specifically focusing on the wetland ecosystem and surrounding areas?
- How do you plan to mitigate the negative impacts identified in the EIAs on the wetland ecosystem?

**2. Biodiversity:**

- How will the development affect the biodiversity of the wetland, particularly the 134 bird species, including vulnerable and threatened species?

- What measures will be taken to protect the habitats of endangered species such as frogs, turtles, and lampreys reported in the beaver pond?

**3. Water Management:**

- How will stormwater runoff and potential pollutants from the development be managed to prevent contamination of the wetland and riparian zones?
- What plans are in place to ensure that construction and residential chemical runoff do not harm the wetland ecosystem?

**4. Infrastructure and Traffic:**

- How will the development address the current lack of infrastructure, including inadequate road connectivity, restricted emergency access, and insufficient parking and sidewalks?
- What are the plans for managing the anticipated significant increase in traffic (494 additional daily vehicle trips) and the associated risks of congestion and accidents?
- What other roadways will be impacted - please speak to long-term and short-term. I've noticed a number of roads that have not been discussed in the initial plan.

**5. Construction Impact:**

- How will construction activities be managed to minimize disruption to the wetland, including noise, air pollution, and light pollution?
- What specific plans are in place to prevent construction vehicles and machinery from blocking roads and restricting access for local residents?

**6. Legal and Regulatory Compliance:**

- How does the proposed development comply with local, state, and federal environmental protection laws and regulations, such as the Clean Water Act and Endangered Species Act?



- Have all necessary permits and approvals been obtained from relevant environmental regulatory bodies?

**7. Community Impact:**

- How will the development ensure the safety and well-being of the local community, especially pedestrians and children walking to school on designated "Safe Routes to School"?
- What community engagement and feedback processes have been undertaken to address the concerns of local residents?

**8. Long-term Sustainability:**

- How does the development plan align with the long-term sustainability goals of West Linn, particularly in terms of preserving natural habitats and promoting green spaces?
- What assurances can be provided that the wetland will remain protected and viable for future generations?

**9. Alternative Solutions:**

- Have alternative locations or designs been considered that would have less impact on the wetland and surrounding environment?
- Are there any plans to incorporate green building practices or conservation efforts within the development project?

**10. Monitoring and Accountability:**

- What monitoring mechanisms will be in place to ensure compliance with environmental protection measures during and after construction?
- Who will be held accountable for any environmental damage or violations that may occur as a result of the development?

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We're interested in learning about specific plans to:

Protect the wetlands from chemical runoff and ravine erosion

Protect the wildlife from human activities / disturbances

Protect the wetlands and the wildlife from construction noise, mud, waste, vehicles, machinery, etc.

Preserve the many nearby trees used by the 130+ species of birds who live in the Willamette Wetland area

Protect the wetland and wildlife from changes of mind and / or changes of ownership

July 10, 2024

RE: PUD application to the City of West Linn:

Hello, I was unable to attend tonight's Willamette Neighborhood Association meeting. It is obvious the land in question is currently not listed as a wetland. With the community's interest in preservation I encourage the City of West Linn, at least look into the value of the request from the Friends of Willamette Wetlands.

Thank you,  
Rita Crawford, RDH  
West Linn Residence since 1989

Greg Smith<gasmith@lclark.edu>

Hi Kathie,

Thanks for moderating the meeting this evening. When Becky and I were driving home we remembered that the neighborhood association review process resulted in a significant redesign of the Summerlinn project. It had initially been envisioned as being like something you'd see in the Southwest. Feedback from the association resulted in a design more like what is seen in the Northwest. This just to suggest that we have more of an effect than we might think if we stay with this review process.

Best wishes,  
Greg Smith

Chris Cummins<cecummins@gmail.com>

Sometimes in life, you have to see the wrong path before you can make a good decision and choose the right path . Thank you to Mr. Schultz and his team for showing us what a wrong path forward for the waterfront redevelopment looks like. Now, as citizens of Willamette , we are asked to imagine a strange “New Willamette” stretching along the waterfront all the way to the Oregon City Arch Bridge and replacing the “Old Willamette” we all know and love. I would invite Bob Schultz and his team to spend more time in “Old Willamette” to find out what makes our neighborhood special. Only then can they possibly begin to imagine a “New Willamette”. -Chris Cummings

Katie Zabrocki<kzabrocki@gmail.com>

Hello,

Here are my list of written questions. Please let me know if you need anything else for inclusion.

Katie

1. Please share map from meeting with the survey data and the color overlays.
2. Please share an overlay showing the prior West Linn surveyed wetlands delineation areas and the latest PHS wetlands survey to identify if there are deviations.
3. It was noted that there are jurisdictional wetlands in the PHS report. What kind of permitting process will the project be undertaking with the Army Corp. of Engineers?
4. Please share project design, permitting and construction schedule
5. Please share final PHS report or send link if different than what was included in pre-app
  - a. Specifically wanting clarification on survey wetlands designation
  - b. Specifically wanting clarification on the 100-year flood line compared with FEMA designation boundary
6. Was the inundation area of the 1996 flood referenced (specifically worst case in SW corner of map)?
7. Please provide information on proposed project building unit sizes. A range is acceptable

8. Please provide information on proposed project Duplex sale prices. It's expected that the developer has a financial pro forma for the development so some type of range of acceptable sale price is likely penciled out to meet minimum development profit margins.
9. How would the project comply with the useable open space requirements as outlined in Chapter 24 of the CDD to be held in common or dedicated to the city and still maintain minimum lot line/FAR requirements?
10. Why are the lots 250' deep?
11. For a microgrid with onsite solar referenced in the pre-app, where are any proposed outbuildings going to be located? How will the project deal with batteries and protecting them near residential and wetlands areas?
12. Could the project consider developing less of the site to avoid encroaching so closely on the wetlands on the east side of the site? Current configuration creates a monolithic wall of housing with little space in between.
13. How is the biologist team considering things like light and noise pollution as well as pets in there assessment of wetlands impacts located on private property.

Katie Zabrocki