



22500 Salamo Road
West Linn, Oregon 97068
<http://westlinnoregon.gov>

CITY COUNCIL AGENDA

Monday, October 7, 2025

1:00 p.m. – Work Session – Council Chambers & Virtual*

- | | |
|-----------------------|------------------|
| 1. Call to Order | [1:00 pm/5 min] |
| 2. Approval of Agenda | [1:05 pm/5 min] |
| 3. Public Comments | [1:10 pm/10 min] |

The purpose of Public Comment is to allow the community to present information or raise an issue regarding items that do not include a public hearing. All remarks should be addressed to the Council as a body. This is a time for Council to listen, they will not typically engage in discussion on topics not on the agenda. Time limit for each participant is three minutes, unless the Mayor decides to allocate more or less time. Designated representatives of Neighborhood Associations and Community Advisory Groups are granted five minutes.

- | | |
|--|------------------|
| 4. Mayor and Council Reports | [1:20 pm/10 min] |
| a. Reports from Community Advisory Groups | |
| 5. Proclamations | [1:30 pm/10 min] |
| a. Indigenous Peoples' Day | |
| b. National First Responders Day | |
| c. Filipino American History Month | |
| 6. Oregon Legislative Update | [1:40pm/25 min] |
| 7. Sustainability Advisory Board Joint Meeting | [2:05pm/30 min] |
| 8. Waterfront Vision Plan | [2:35pm/90 min] |
| 9. City Manager Report | [4:05 pm/5 min] |
| 10. Adjourn | [4:10 pm] |

**City Council meetings will be conducted in a hybrid format with some Councilors, staff, presenters, and members of the public attending virtually and others attending in person. The public can watch all meetings online via <https://westlinnoregon.gov/meetings> or on Cable Channel 30.*

Submit written comments by email to City Council at citycouncil@westlinnoregon.gov. We ask that written comments be provided before noon on the day of the meeting to allow City Council members time to review your comments.

If you cannot attend the meeting in person and would like to speak live at a public meeting by videoconferencing software or by phone, please complete the form located at: <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> by 12:00 pm the day of the meeting to be input into our system. Instructions on how to access the virtual meeting will then be provided to you by email prior to the meeting. If you miss the deadline and would like to speak at the meeting, please fill out the form and staff will send you a link as time allows.

The City abides by Public Meetings law. If you believe a violation has occurred, please [click here](#) to inform the staff of your concern.

To request an interpreter or other communication aid, please contact Kathy Mollusky at 503-742-6013 or kmollusky@westlinnoregon.gov.

When needed, the Council will meet in Executive Session pursuant to ORS 192.660(2).

PROCLAMATION

City of West Linn, Oregon

WHEREAS, the City of West Linn recognizes that the Indigenous People of the lands that would later become known as the Americas have occupied these lands since time immemorial; and

WHEREAS, the City recognizes the fact that West Linn is built upon the homelands and villages of the Indigenous Peoples' of this region and affirms the legal rights of the nine federally recognized tribal nations in the State of Oregon and those seeking to reestablish federal recognition and all Indigenous Peoples everywhere; and

WHEREAS, the City recognizes the value of many contributions made to our community through Indigenous Peoples' knowledge, labor, spirituality, technology, science, philosophy, arts and the deep cultural contribution that substantially shaped the character of West Linn; and

WHEREAS, the City has a responsibility to oppose the systematic racism towards Indigenous Peoples in the United States, which perpetuates high rates of poverty and income inequality, exacerbates disproportionate health, education, and social stability; and

WHEREAS, the City promotes the closing of the equity gap for Indigenous Peoples through policies and practices that reflect the experiences of Indigenous Peoples, ensuring greater access and opportunity, and honoring our nation's Indigenous history and contributions; and

WHEREAS, Indigenous Peoples' Day was first proposed in 1977 by a delegation of Native Nations to the United Nations sponsored International Conference on Discrimination against Indigenous Populations in the Americas; and

WHEREAS, the United States endorsed the United Nations Declaration on the Rights of Indigenous Peoples (the "Declaration") on December 16, 2010 and the Declaration recognizes that "indigenous peoples have suffered from historic injustices as a result of, inter alia, their colonization and dispossession of their lands, territories and resources"; and

WHEREAS, Article 15 of the Declaration recognizes the right of indigenous peoples "to the dignity and diversity of their cultures, traditions, histories and aspirations which shall be appropriately reflected in education and public information" and places an obligation on States to "take effective measures, in consultation and cooperation with the indigenous peoples concerned, to combat prejudice and eliminate discrimination and to promote tolerance, understanding and good relations among indigenous peoples and all other segments of society".

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF WEST LINN, that Monday, October 13, 2025, is

INDIGENOUS PEOPLES' DAY

in the City of West Linn and we encourage all residents, businesses, organizations, and public institutions to acknowledge, honor, value, and celebrate Indigenous Peoples' historic and current contributions locally and beyond, while also recognizing the ongoing and interconnected struggles of all Indigenous communities locally and beyond.

DATED THIS 7TH DAY OF OCTOBER, 2025

MAYOR RORY BIALOSTOSKY

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

PROCLAMATION

West Linn, Oregon

WHEREAS, first responders dedicate their lives to public service, education, and the protection of life, property, and the environment; and

WHEREAS, first responders include paramedics, firefighters, police officers, nurses, doctors, public works professionals, military personnel, volunteers, and countless others who are first on the scene in an emergency; and

WHEREAS, according to the Department of Homeland Security, 4.6 million career and volunteer first responders support the communities in which they live; and

WHEREAS, serving as a Day of Gratitude, we pay tribute to their endless hours and around-the-clock service provided to their communities; and

WHEREAS, the day also pays tribute to fallen first responders; and

WHEREAS, often the very people serving our communities are our neighbors, friends, and family members and their families know the price they pay for the dedication to the job; and

WHEREAS, even though they are an integral part of our communities, their sacrifices go beyond the hours they work. They may face high stress and the trauma they see wears on them both mentally and physically; and

WHEREAS, the service, dedication and commitment of first responders deserves to be recognized and honored; and

WHEREAS, in 2017 the United States Congress designated that October 28th of each year would be proclaimed as National First Responders Day.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF WEST LINN, that October 28, 2025 is

NATIONAL FIRST RESPONDERS DAY

in the City and we encourage all residents to join in this observance.

DATED THIS 7TH DAY OF OCTOBER, 2025

RORY BIALOSTOSKY, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

PROCLAMATION

West Linn, Oregon

WHEREAS, the City of West Linn recognizes October 2025 as the 438th anniversary of the earliest documented Filipino presence in the continental United States; and

WHEREAS, the City recognizes that Filipino Americans comprise one of the largest Asian American ethnic groups in the United States and have had an enduring and significant impact on our city, state, and nation in fields such as education, business, healthcare, government, the military, agriculture, and the arts; and

WHEREAS, the City acknowledges that Filipino Americans have enriched the fabric of civic life in our community through their leadership, service, traditions, and cultural values that strengthen and inspire future generations; and

WHEREAS, the City recognizes that Filipino American History Month provides an opportunity to celebrate the positive contributions of Filipino Americans, promote cross-cultural understanding, and acknowledge the challenges faced and overcome by this community throughout U.S. history; and

WHEREAS, the City recognizes it is important for all residents, especially youth, to learn about the diverse histories that shape our society, to draw inspiration from Filipino American role models, and to build an inclusive future;

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF WEST LINN, that October 2025 is:

FILIPINO AMERICAN HISTORY MONTH

DATED THIS 7TH TH DAY OF October, 2025

RORY BIALOSTOSKY, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

Oregon 2025 Special Session & News:



Key Developments and Insights



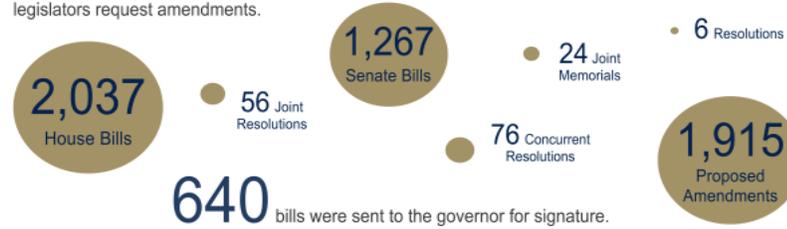
2025 Legislative Session Summary



Oregon's 2025 regular legislative session convened January 21, 2025, and adjourned June 27, 2025.

Measures

Measures include bills, resolutions, and memorials, which may be revised if legislators request amendments.



Committees

Each measure is sent to one or more committees, where lawmakers hold public hearings to gather testimony from community members, and conduct work sessions to decide whether to amend (change) a measure before sending it to the Oregon Senate or House of Representatives for a vote.



1,483
Committee Meetings

2,377
Public Hearings

2,295
Work Sessions

Public Engagement

Oregonians can participate in the legislative process by submitting written testimony or delivering verbal testimony virtually or in person during public hearings.



101,899
Pieces of Written Testimony Submitted

17,678
Sign Ups to Testify in Public Hearings





Regular Vs. Special Legislative Sessions

Regular Sessions Schedule

Regular legislative sessions follow a fixed, predetermined schedule each year or term.

Special Sessions Purpose

Special sessions convene as needed to handle urgent or unfinished legislative business.

Flexibility of Special Sessions

Special sessions provide flexibility to address unexpected issues outside regular schedules.



Legal Requirements and Procedures

Statutory Rules Governing Sessions

Special sessions are governed by laws defining who can call the session and what topics are covered.

Authority to Call Sessions

The governor or legislature typically has the authority to initiate special sessions under certain conditions.

Scope of Issues Discussed

Special sessions focus on specific, defined issues as outlined in the statutory requirements.

Legislative Special Session Highlights



Key Issues Addressed in the Latest Special Session

Infrastructure Funding

Transportation!





Transportation Proposal

Maintains the 50/30/20 distribution for the increased fuel tax, registration and title fees (50% going to ODOT, 30% to counties and 20% to cities).

Increases the gas tax from \$0.40 to \$0.46, effective Jan. 1, 2026.

Increases annual registration fees from \$43 to \$85 for passenger vehicles, \$63 to \$105 for utility vehicles, light trailers, low-speed vehicles and medium-speed EVs, and \$44 to \$86 for mopeds and motorcycles.

Increases title fees for passenger vehicles from \$77 to \$216.

Increases registration surcharges from \$35 to \$65 annually for cars with a 40+ miles-per-gallon rating, and from \$115 to \$145 annually for EVs, and

Phases in a **mandatory EV road usage charge program** by 2031. Drivers could pay 2 cents per mile in exchange for lower registration fees or a flat \$340 annual fee.

Compared to the previous package, this version:

Sunsets the .02% **payroll tax increase** (up from 0.1%) **allocated to transit after 2 years.**

Completely removes ODOT's authority to toll I-205 and stops state agencies from increasing taxes without prior Legislature approval.

Eliminates a proposed sales tax on cars and tires, and

Adds a **full audit of ODOT.**

THIRD READING OF HOUSE BILLS

McLain

HB 3991 A

Reported from: Transportation Funding

PASSAGE

Aye 36

Nay 12

Absent 0

Excused 12

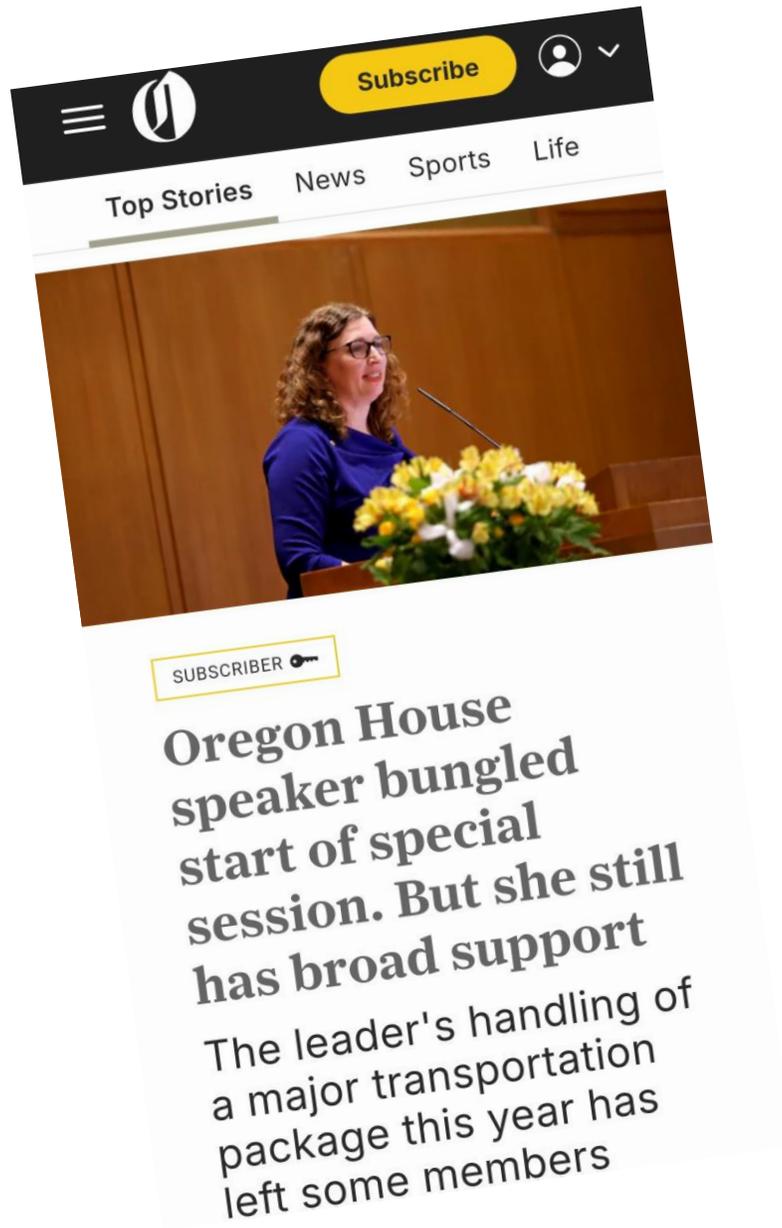
HB 3991

Y Andersen	E Elmer	Y Javadi	Y Nathanson	E Scharf
N Boice	Y Evans	Y Kropf	Y Nelson	E Skarlatos
E Boshart Davis	Y Fragala	E Levy B	Y Nguyen D	E Smith G
Y Bowman	Y Gamba	Y Levy E	Y Nguyen H	Y Sosa
N Breese-Iverson	Y Gomberg	N Lewis	Y Nosse	Y Tran
E Cate	Y Grayber	Y Lively	E Osborne	Y Valderrama
Y Chaichi	E Harbick	N Mannix	N Owens	E Wallan
Y Chotzen	N Hartman	Y Marsh	Y Pham H	Y Walters
N Diehl	E Helfrich	Y McDonald	N Reschko	Y Watanabe
Y Dobson	Y Helm	N McIntire	Y Rieke Smith	E Wright
N Drazan	Y Hudson	Y McLain	Y Ruiz	N Yunker
N Edwards	Y Isadore	Y Munoz	Y Sanchez	Y Speaker Fahe

Vote In House

1 Republican Yes

1 Democrat No



But Not Smooth

Oregon Democrats put special session on hold amid key senator's absence

Oregon Public
Broadcasting | By **Dirk
VanderHart**

Published September 3, 2025 at
6:20 AM PDT



Kristyna Wentz-Graff / OPB

Senate Vote
Delayed....but now
passed (narrowly)

Legislative Cause & Effect

Politics

Oregon representative switches parties days after key transportation vote

Updated Sep 06, 2025; Posted Sep 05, 2025



Oregon Rep. Cyrus Javadi of Tillamook will leave the Republican party and register as a Democrat.



An R is Now a D

Notable #orleg news. State Rep. Annessa Hartman, D-Gladstone, says she won't run for re-election. Instead she's seeking a seat on the Clackamas County Commission.

Hartman does not have many positive things to say about legislative politics in her announcement.

But this journey has also come with immense heartbreak. I have seen how often party power overshadows people, how votes are dictated by allegiance rather than conscience, and how voices are silenced for daring to dissent. I have felt the weight of conformity pressed against my chest, and I have shed tears - not for myself, but for every Oregonian who deserves better than a system that prioritizes headlines over humanity.

I have given this work my whole heart, my whole self, but I cannot sustainably continue in a system that demands I betray either my values or my family. I cannot be the mother my children deserve, work another full-time job to pay the bills, and continue in a role that consumes every ounce of me.

This was not an easy decision. The last thing I want is for someone who felt safe coming to our office to feel abandoned. I need you to hear me clearly:

I am not giving up.

I am not running away.

Instead, I am bringing my heart home. I am shifting my fight from state politics to the heart of our community.

And a D Leaves



As the World Turns

**Ironically, both parties want
the package to pass**

Top Stories

Latest News



Oregon Democrats weighing whether to cancel state tax cuts linked to federal ones

If the Legislature does not decouple from federal tax changes by the end of the year, the state will miss out on roughly \$400 million for public services next year.

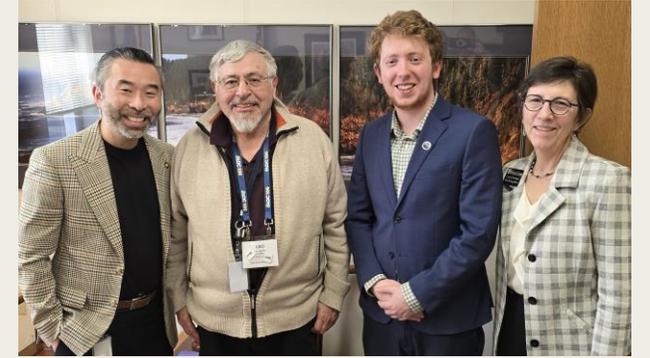
What's Next

Revenue Forecast Bleak

- ✓ \$845 below May forecast
- ✓ Oregon has lost 25,682 + private sector jobs in 9 months
- ✓ Only state agency employment is growing
- ✓ Cuts? Disconnect?



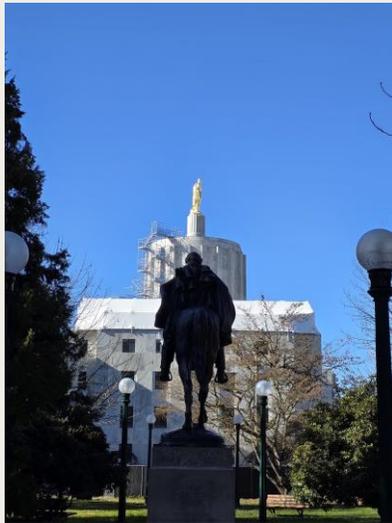
West Linn Role:



Setting Priorities

**Coordinating with
Our Legislators**

**Coordinating with Allies / LOC
/ CC / Metro**



Tips for Success

- ✓ Recognize budget realities
- ✓ Align your requests with known Legislative priorities
- ✓ Prior successful requests can guide our requests
- ✓ Work through your local legislators
- ✓ Usually, it's a multi-Session process
- ✓ The “interim” is key



MEMORANDUM

Date: August 1, 2025
To: West Linn Sustainability Advisory Board
From: Rory Bialostosky, Mayor
Subject: Sustainability Advisory Board 2025-27 Priorities and Work Plan

As part of our effort to maintain greater communication with our community advisory boards, the City Council would like to share with you the Council Priorities for 2025-27 (attached) that align with a work plan we are providing to each of the community advisory groups. Council wants to ensure that limited City and volunteer resources remained focused on the primary goals of the Council and delivering quality core municipal services. The City's Municipal Code section 2.020(2) provides these workplans as a way for Council to provide direction and focused alignment on the city's priorities. We believe these work plans are a positive step in this direction and hope that you find it helpful in your efforts in influencing policy for the City.

We also want to take time to emphasize our overarching goal of belonging and reaching out to the community. Community advisory groups are a key part of connecting with our community and we greatly value the role you play in this. We hope the Sustainability Advisory Board continues to find new ways to engage and involve a broad range of community members in the important work that you do and considers ensuring belonging and inclusivity in all the work that you do.

Based on your annual report we received from your group and in furtherance of the Council's adopted Priorities, the Council would like the Sustainability Advisory Board to focus attention on the following work this biennium:

1. **Gas Powered Equipment:** Provide Council a recommendation on reducing gas powered equipment use in West Linn (e.g. electric equipment incentives) and find funding for this work (PRAB to also work on this related to Parks)*
2. **Consultant:** Provide Council recommendations on high-impact projects, with consultant assistance*
 - a. See attached report from consultant. SAB to hold joint meeting with Council to discuss further.
3. **Conservation Pricing:** Consider conservation pricing options and make recommendations to Council (UAB to lead process and involve SAB)*
4. **EV Charging:** Work with community stakeholders to encourage installation of EV charging stations.
5. **Education:** Provide community education through articles in the Tidings and City newsletter and at City events, including the Old Time Fair.
6. **Waterfront/Vision43:** Provide recommendations on the Waterfront Vision and Vision43 Plans as requested by consultant team*
7. **Indoor Recreation:** Advise on Indoor Recreation Center sustainability features (future phase)*
8. **Community Engagement & Belonging:** Work to improve diversity, equity, inclusivity and belonging in the community and consider recommendations and actions through an equity lens*
**denotes a direct 2025-27 Council Priority*

If something arises during the year that you believe necessitates a change to this work plan, please feel free to have your chair forward your request to the Council in writing for our consideration and we will provide you with feedback. CAGs may request funding or sponsorship for events, activities, or programs not specifically listed in this workplan through their Council liaison or by providing a request in writing.

As always, a heartfelt thank you for your dedicated service to West Linn,

Mayor Bialostosky

DATE: January 8, 2025
TO: Dylan Digby, City of West Linn
FROM: Grace Thirkill & Tracy Lunsford, Parametrix
SUBJECT: Recommended Sustainability and Climate Action Strategies and Implementation Plan

Introduction

This memo includes eight recommended sustainability and climate action strategies for the City of West Linn to consider. It also includes implementation considerations including roles, timeline, potential funding and financing opportunities, peer examples, and next steps for each of the recommended strategies. In total, 71 existing strategies were reviewed from the Sustainable West Linn Strategic Plan (2021), the West Linn Sustainability Advisory Board (SAB) 2024 workplan and priority list, and strategies mentioned during the initial project meeting. Our team recommended two additional strategies that were not already represented that we believe are good opportunities for West Linn.

Our recommendations focus primarily on greenhouse gas (GHG) mitigation strategies, which are strategies aimed at reducing or removing GHG emissions to slow climate change. We further reviewed and prioritized strategies based on cost and staff capacity needed for implementation, greenhouse gas emission reduction potential, and resilience co-benefits, which are benefits to help the community (including people, infrastructure, and natural systems) to withstand and recover from current and future impacts of climate change. Additional criteria considered for prioritization include alignment with West Linn Council goals and the Sustainable West Linn Strategic Plan.

Prioritized Sustainability and Climate Action Strategies

Of the strategies reviewed, we recommend five strategies that are specific to City of West Linn operations and three strategies that would have community-wide impacts. These eight strategies are listed in order of priority below.

While the city has greater control over its own operations and the operations strategies present an opportunity to lead by example, GHG emissions from City operations tend to be a small portion of community-wide emissions. Reducing community-wide emissions is important, but the city doesn't have direct control over these emission sources or mitigation opportunities and community-wide strategies often require additional policymaking, partnerships, and resources to implement.

Recommended City Operations Strategies

1. Develop a policy regarding the purchase of alternative fuel, electric, and/or hybrid vehicles including a cost/benefit analysis for future purchases.
2. Consider sustainable building features and equipment in the design and construction of the new public works and parks operations building.
3. Complete LED lighting upgrades in all city facilities.



4. Seek additional funding and prioritize opportunities for public building HVAC upgrades or solar installations.
5. Evaluate opportunities to establish ongoing sustainability funding without diminishing the city’s ability to deliver essential services.

Recommended Community-Wide Strategies

1. Work with local businesses and developers to encourage them to install EV charging stations.
2. Increase opportunities for community members and businesses to reduce waste by sharing and repurposing unwanted goods.
3. Create and distribute a directory with repair services in West Linn.

Implementation Planning

This section describes the following for each prioritized strategy:

Implementation Details: the practical scope and focus of each strategy, including specific actions and considerations for successful implementation.

Roles:

- *Implement* – Taking the lead and having direct control, with the necessary resources to make progress and accomplish the action or strategy.
- *Convene* – Bringing together partners to collaborate and facilitate progress to accomplish the action or strategy.
- *Support/Advocate* – Providing support and advocacy to help accomplish the action or strategy, without having direct control over its completion.
- *Educate* - Informing and empowering the community on actions individuals or organizations can take to promote sustainability and help accomplish the action or strategy.

Timeline: provides a high-level outline of recommended phases for implementing each strategy.

Potential Funding and Financing Opportunities: identifies diverse sources of potential financial support for each strategy including federal, state, utility, and local programs, highlighting specific grants, rebates, incentives, and creative financing mechanisms as examples.

Peer Examples: illustrates relevant initiatives from other communities that have implemented similar strategies to provide practical insights, proven approaches, and inspiration for replicating best practices.

Next Steps: provides clear, actionable recommendations to guide the implementation of each strategy including immediate actions, priority tasks, and milestones.

City Operations Strategies

1. Develop a policy regarding the purchase of alternative fuel, electric, and/or hybrid vehicles including a cost/benefit analysis for future purchases.

Implementation Details

This policy involves developing a policy to guide the procurement of alternative fuel, electric, and hybrid vehicles for the city's fleet. This policy will prioritize sustainability, total cost of ownership cost-effectiveness, and operational reliability and will contain clear targets for switching to alternative fuel, electric and/or hybrid vehicles.

Roles

- *Implement:* The city will lead the development of the policy including cost/benefit analysis, feasible procurement targets, and implementation of the policy into existing procurement processes.
- *Support/Advocate:* The SAB will advocate for the adoption of the policy, highlighting its benefits to city leadership and stakeholders.
- *Educate:* The city and SAB will educate staff about the benefits of alternative fuel, electric, and hybrid vehicles.

Timeline

This policy could be drafted and adopted over the following year with a longer timeframe for implementation targets (e.g., 20% fleet conversion by 2030 or 100% by 2050).

Potential Funding and Financing Opportunities

- Local funding
 - Existing operations/fleet replacement budget.
 - Special funding mechanisms such as green bonds.
- Public-private partnerships
 - Opportunities such as leasing agreements, shared infrastructure, and joint funding.
- Utility incentives
 - [PGE EV Fleet Program](#): Offers incentives and support for electrifying vehicle fleets.
- State incentives:
 - [Electric Vehicle \(EV\) Rebate](#): Provides rebates for the purchase or lease of electric vehicles. <https://afdc.energy.gov/laws/12886>
 - [Community Electric Vehicle \(EV\) Charger Grant](#): Offers grants for community-based charging infrastructure.
 - [Electric Vehicle \(EV\) Charger Rebates](#): Provides rebates for installing EV charging stations.
 - [Plug-In Hybrid Electric Vehicle \(PHEV\) and Zero Emission Vehicle Rebates](#): Offers rebates for PHEVs and ZEVs.
 - [Alternative Fuel Loans](#): Provides loans for alternative fuel projects.

- Federal incentives:
 - [Diesel Emissions Reduction Act \(DERA\) Funding](#): Provides grants and rebates to reduce emissions from diesel engines.
 - [Alternative Fuels Data Center: Federal Laws and Incentives](#): Offers information on federal incentives for alternative fuel vehicles and infrastructure.

Peer Examples

- [City of Bend CAP](#): Public agencies will convert fleets to electric and alternative fuel vehicles as total cost of ownership allows.
- [City of Ashland](#): Created administrative policies to require purchase of fossil free vehicles whenever practical.
- Example policies:
 - Town of Belmont, Massachusetts: [Green Fleet Policy](#)
 - Redmond, WA: [City of Redmond green Fleet Purchasing Policy](#)
 - Clean Air Partnership: [Model Green Fleet Policy](#)
- Additional resources: [US DOE Alternative Fuels Data Center](#) offers comprehensive information on alternative fuels and advanced vehicle technologies.

Next Steps

1. Conduct a fleet assessment to evaluate the current fleet including:
 - Fuel consumption rates and/or emissions.
 - Maintenance costs.
 - Remaining vehicle life expectancies.
 - Fleet vehicle usage patterns.
 2. Draft procurement policy to transition to cleaner vehicles including targets such as the following examples:
 - Reduce fossil fuel use and/or fleet emissions by 25-30% by 2030 and/or 50-60% by 2035.
 - Cut fuel consumption by 5-7% annually through 2030 and/or 3-5% annually through 2035.
 - Increase EVs/low-emission vehicles to 30% of fleet by 2030 and/or 75% of fleet by 2035.
 3. Adopt and implement a sustainable fleet policy by 2026.
- 2. Consider sustainable building features and equipment in the design and construction of the new public works and parks operations building.**

Implementation Details

This strategy emphasizes incorporating sustainability principles and best practices into the design and construction of the new public works and parks operation building. Key considerations include energy efficiency, water conservation, materials sourcing, and waste reduction during construction and operation. Feasible targets might include achieving energy

savings through high-performance building systems such as ductless heat pumps, LED lights, low-flow fixtures, minimizing environmental impacts through sustainable material procurement, and incorporating renewable energy systems such as rooftop solar and battery storage. See additional examples in the Next Steps section below.

Roles

- *Implement:* The city will lead the effort to integrate sustainability into all phases of the projects.
- *Support/Advocate:* The SAB will advocate for incorporating sustainability targets, research and recommend specific features, and provide feedback.

Timeline

Sustainability targets and features should be integrated as early in the projects as possible to leverage existing project budgets and timelines. This strategy will integrate into the timeline for design and construction of the public works and parks operations buildings.

Potential Funding and Financing Opportunities

- Local and regional opportunities:
 - Local green building incentives or rebates.
 - Green bonds or special funding mechanisms for public infrastructure projects.
- Public-private partnerships
 - Explore partnerships with developers, design firms, or sustainability experts to co-fund innovative building solutions.
- Utility incentives:
 - PGE's [incentives](#) and [0% financing](#) for new energy-efficient equipment.
- State incentives:
 - [Energy Trust of Oregon](#): Provides incentives and technical assistance for energy efficiency and renewable energy projects.
- Federal incentives:
 - [Energy Efficiency and Conservation Block Grant \(EECBG\) Program](#): Provides grants to eligible local governments for energy efficiency, renewable energy, or transportation-related projects.

Peer Examples

- [City of Eugene](#): Incorporates green building strategies in public facility projects, including energy-efficient systems, stormwater management, and renewable energy installations.
- [City of Portland](#): Requires all new public buildings to meet LEED Gold standards or higher.
- [City of Redmond](#): Sustainability principles embedded in public works projects, with a focus on lifecycle cost savings.

Next steps

- Establish targets for the project and identify relevant certifications or guidelines (e.g., LEED).

- Select feasible sustainability measures such as:
 - Energy efficiency measures:
 - LED lighting.
 - Programmable thermostats to optimize heating and cooling.
 - Building envelope improvements such as weatherstripping to reduce energy loss.
 - Waste reduction:
 - Include recycling plan for construction and demolition waste (e.g., separate materials for recycling).
 - Salvage and reuse existing materials.
 - Water conservation:
 - Install low-flow fixtures (e.g., faucets, toilets) to reduce usage.
 - Use native and drought-tolerant plants for landscaping to reduce irrigation.
 - Renewable energy:
 - Conduct a no-cost or low-cost solar feasibility assessment through the utility or a nonprofit partner.
- Incorporate sustainability into RFP or contractor procurement processes (i.e., scoring criteria to select a design firm and/or including sustainability features designs).
- Research and apply for relevant funding or incentive programs to leverage resources for enhanced sustainability measures.

3. Complete LED lighting upgrades in all city facilities.

Implementation Details

This strategy involves replacing all existing lighting in city facilities with energy-efficient LED fixtures. This could include setting realistic targets for timelines to replace all remaining non-LED lighting. LED lighting provides reduced energy consumption, lower maintenance costs, and improved lighting quality.

Roles

- *Implement:* The city will lead the effort by replacing existing fixtures, managing contracts, and ensuring all facilities transition to LED lighting.
- *Support/Advocate:* The SAB will advocate for the implementation of this strategy by highlighting benefits and will monitor progress.
- *Educate:* The SAB and City can inform the community about the benefits of LED upgrades and encourage similar actions in residential and commercial buildings.

Timeline

Upgrades can be phased in over the next 2-5 years prioritizing high-usage areas (e.g., offices) and expanding to all remaining city facilities.

Potential Funding and Financing Opportunities

- Local and Regional Opportunities:
 - Explore municipal grants or reallocating funds from energy savings in previous efficiency projects.
- Public-private partnerships:
 - Collaborate with local contractors or [energy service companies \(ESCOs\)](#) for co-funding and implementation.
- Utility Incentives:
 - PGE's [incentives](#) and [0% financing](#) for new energy-efficient equipment.
- State Incentives:
 - [Energy Trust of Oregon](#): Provides incentives and technical assistance for energy efficiency and renewable energy projects.
- Federal Incentives:
 - [DOE Better Buildings Initiative](#): Resources and support for energy efficiency projects, including lighting.

Peer Examples

- [City of Gresham](#): Completed LED lighting upgrades in parks and other public spaces.
- [City of Salem](#): Community Energy Strategy includes actions such as retrofitting lighting systems.

Next steps

- Audit current lighting system:
 - Assess lighting types, energy consumption, and replacement costs across all city facilities.
 - Identify high-priority areas for immediate upgrades based on current replacement schedules and usage times.
- Develop LED upgrade plan:
 - Phased implementation plan with timelines and budgets.
- Secure funding:
 - Offset costs with grants, rebates, and incentives.
 - Explore finance options such as ESCOs and energy performance contracts.
- Implement upgrades:
 - Work with facilities staff or contractors to install fixtures.
- Educate the community:
 - Highlight cost savings and environmental benefits to inspire similar action in residential and commercial properties.

4. Seek additional funding and prioritize opportunities for public building HVAC upgrades and solar installations.

Implementation Details

This strategy focuses on improving energy efficiency and sustainability in existing public buildings by upgrading HVAC systems and installing solar energy systems. HVAC upgrades can reduce energy consumption, lower utility costs, and enhance indoor air quality, while solar can provide long-term renewable energy and resilience benefits.

Roles

- *Implement:* The city will take the lead in identifying funding opportunities and coordinating upgrades, including coordination between city facility and finance teams.
- *Convene:* The city will work with contractors, energy consultants, and funding agencies to facilitate project design and execution.
- *Support/Advocate:* The SAB will advocate for prioritizing HVAC and solar projects in city budgets and support grant applications to secure additional funding.
- *Educate:* The city and SAB can educate the community about the benefits of these upgrades and encourage similar actions in residential and commercial properties.

Timeline

This strategy can be implemented in stages:

1. Identify priority projects based on the city's Capital Improvement Plan.
2. Identify and secure funding opportunities within 6-12 months.
3. Conduct energy audits and feasibility studies for HVAC and solar upgrades within 1-2 years.
4. Begin installations and upgrades on high-priority facilities within 2-5 years.

Potential Funding and Financing Opportunities

- Green Bonds and Local Grants
 - Explore municipal funding mechanisms such as green bonds or local sustainability grants.
- Public-Private Partnerships
 - Collaborate with Energy Service Companies (ESCOs) for performance-based financing.
- Utility Incentives:
 - [PGE Solar Rebates and Incentives](#): Supports solar installations and energy-efficiency HVAC systems.
- State Incentives:
 - [Energy Trust of Oregon](#): Provides incentives and technical assistance for energy efficiency and renewable energy projects.
- Federal Incentives:

- [Energy Efficiency and Conservation Block Grant \(EECBG\) Program](#): Provides grants to eligible local governments for energy efficiency, renewable energy, or transportation-related projects.

Peer Examples

- [City of Ashland](#): Installed solar arrays and upgraded HVAC systems in public facilities as part of its Climate and Energy Action Plan.
- [City of Bend](#): Installed solar arrays on public facilities as part of its Strategic Energy Management Plan and Climate Action Plan.

Next steps

1. Conduct an energy audit and feasibility assessment:
 - a. Identify inefficient HVAC systems and assess solar installation potential.
 - b. Prioritize facilities with the highest energy use or outdated systems.
2. Develop a funding strategy:
 - a. Identify grants, rebates, and financing options for upgrades.
 - b. Apply for funding and explore performance-based financing with ESCOs.
3. Pilot upgrades:
 - a. Select one or two high-priority facilities to pilot upgrades. Monitor energy savings and collect data to support scaling up.

5. Evaluate opportunities to establish ongoing sustainability funding without diminishing the city’s ability to deliver essential services.

Implementation Details

This strategy aims to identify and implement mechanisms for sustainable funding that support long-term environmental initiatives without impacting the city’s ability to provide essential services. Strategies may include leveraging existing funding sources, creating dedicated sustainability funds, or reallocating savings from efficiency projects.

Roles

- *Implement*: The city will lead this effort by evaluating funding mechanisms, engaging stakeholders, and ensuring alignment with budgetary priorities.
- *Convene*: The city can work with financial advisors, community organizations, and regional partners to explore innovative funding models as well as convening internal staff across departments.
- *Support/Advocate*: The SAB can advocate for prioritizing sustainability funding and provide recommendations for revenue-neutral or low-impact funding approaches.

Timeline

This strategy can be phased as follows:

1. Research and initial evaluation of funding mechanisms (0-6 months).
2. Stakeholder engagement and feasibility analysis (6-12 months).

3. Pilot one or more funding mechanisms (12-18 months).

Potential Funding and Financing Opportunities

- Efficiency Savings Reinvestment:
 - Allocate a portion of cost savings from energy efficiency projects, such as LED upgrades or HVAC retrofits, into a dedicated sustainability fund.
- Green Bonds or Special Funds:
 - Issue green bonds to finance sustainability projects while generating revenue for repayment. [Green Bonds Information.](#)
- Utility Incentives and Partnerships:
 - Partner with utility providers to reinvest rebates or incentives into new sustainability initiatives.
- Grant Funding:
 - Seek federal and state grants specifically aimed at sustainability programs, such as the Energy Efficiency and Conservation Block Grant (EECBG) Program.
- Public-Private Partnerships:
 - Collaborate with local businesses or nonprofits to co-fund projects and create shared value.
- Dedicated Revenue Streams:
 - Evaluate options such as sustainability fees on new developments or voluntary contributions from residents and businesses.
- Reallocation of Existing Resources:
 - Assess opportunities to reprioritize underutilized budget areas toward sustainability efforts.

Peer Examples

- [City of Hillsboro](#): Established a Sustainability Revolving Fund that collects the avoided costs from energy saving projects with an established allocation process and no expiration on funds.
- [City of Portland](#): Established a Climate Investment Plan, the Portland Clean Energy Community Benefits Fund, which invests in community-led projects to reduce emissions and increase resilience.

Next steps

1. Evaluate funding options
 - i. Research best practices for sustainable funding in peer cities.
 - ii. Identify potential funding sources and mechanisms that align with the city’s financial capacity.
2. Engage Stakeholders:
 - i. Involve city leadership, community members, and external experts to assess feasibility and prioritize options.
3. Pilot a Funding Mechanism:

- i. Implement a small-scale pilot (e.g., reinvesting efficiency savings or establishing a dedicated fund) to test effectiveness and refine the approach.
4. Adjust the approach based on results and feedback.

Community-Wide Strategies

6. Work with local businesses and developers to encourage them to install EV charging stations.

Implementation Details

This strategy focuses on collaborating with local businesses and developers to increase the availability of electric vehicle (EV) charging infrastructure throughout the community. By encouraging private-sector investment in charging stations, the city can support the transition to EVs and reduce GHG emissions.

Roles

- *Convene*: The city will facilitate partnerships between businesses, developers, and potential funding sources, acting as a central point of coordination.
- *Support/Advocate*: The city and SAB will advocate for policies and incentives that encourage EV charging station installations.
- *Educate*: The city and SAB will provide resources and educational materials to businesses and developers on the benefits of EV charging infrastructure and available funding opportunities.

Timeline

- Year 1: Identify and engage key stakeholders.
- Year 2-5: Launch pilot projects in collaboration with willing businesses and developers.

Potential Funding and Financing Opportunities

- Public-Private Partnerships:
 - Collaborate with local developers to co-fund or share costs for EV charging projects.
- Utility Incentives:
 - [PGE Fleet Partner Program](#): Supports businesses with fleet and public charging stations.
- State Incentives:
 - [ODOT's Community Charging Rebates Program](#): Funding for EV charging infrastructure in communities.
 - [Energy Trust of Oregon](#): Provides incentives and technical assistance for energy efficiency and renewable energy projects.
- Federal Incentives:
 - [Alternative Fuel Infrastructure Tax Credit](#): Provides tax credits for installing EV charging stations.

- [National Electric Vehicle Infrastructure \(NEVI\) Program](#): Federal funding to expand EV charging networks.

Peer Examples

- [City of Portland](#): Allows companies to install electric vehicle (EV) chargers in the public right-of-way in commercial centers across the city.
- [City of Bend](#): Bend Development Code includes provisions that support the integration of EV charging infrastructure in new developments.

Next steps

1. Identify ideal locations for EV charging throughout the community to guide outreach to potential partners.
2. Identify interested businesses and developers and develop partnerships with regional utilities and EV equipment providers.
3. Host workshops or info sessions to provide information about incentives, technical requirements, etc.
4. Promote long-term economic and environmental advantages of EV chargers.
5. Facilitate pilot installations in collaboration with local businesses or developers.
 - i. Publicize successful installations as examples.
6. Develop supportive policies such as requirements in future building codes or development agreements.

7. Increase opportunities for community members and businesses to reduce waste by sharing and repurposing unwanted products.

Implementation Details

This strategy focuses on reducing waste and promoting sustainability by facilitating the sharing and repurposing of unwanted products among community members and businesses.

Roles

- *Convene*: The city will coordinate local organizations, businesses, and community groups to organize events and programs.
- *Support/Advocate*: The SAB will advocate for increased resources and infrastructure to support reuse and repurposing initiatives.
- *Educate*: The city and SAB will educate community members and businesses about available programs and how to participate.

Timeline

The timeline for this strategy is ongoing, with potential milestones such as:

- Coordinating events.
- Establishing a directory for sharing and repurposing opportunities.

Potential Funding and Financing Opportunities

- Local and Regional Opportunities:

- Partnerships with local waste haulers and recycling centers.
- Use revenue from waste diversion programs to fund reuse infrastructure.
- Public-Private Partnerships:
 - Collaborate with local businesses to sponsor events or provide space for reuse programs.
- State Incentives:
 - Oregon DEQ Materials Management Grants: Funding for projects that reduce waste and promote reuse.
- Federal Incentives:
 - EPA Sustainable Materials Management Grants: Funding for programs that promote material reuse and waste reduction.

Peer Examples

- [City of Eugene](#): Hosts regular reuse and repair “Fix-it Fairs” fair where community members can get items repaired at no cost.
- [City of Beaverton](#): Offers a variety of items available for check out in its Library of Things catalog.

Next steps

1. Collaborate with local organizations to host events such as swap meets, repair workshops, or reuse fairs.
2. Promote these events through local networks.
3. Develop or support a centralized platform for listing unwanted items.
4. Explore options for permanent reuse centers or drop sites for goods.

8. Create and distribute a directory with repair services in West Linn.

Implementation Details

This strategy focuses on promoting a repair-first culture by creating and distributing a comprehensive directory of local repair services, such as common household items, electronics, appliances, and more.

Roles

- *Implement*: The city and SAB will lead the effort to maintain and publish the directory on its website.
- *Educate*: The city and SAB will educate the community on the environmental and economic benefits of choosing repairs over replacements.

Timeline

This strategy can be implemented in the short term with the directory updated on a regular (e.g., annual) basis.

Potential Funding and Financing Opportunities

N/A – this strategy does not require funding other than a very small amount of staff/SAB time to produce and share the directory.

Peer Examples

- [Lane County](#): Hosts an online business directory guide for repair resources in Lane County organized by category of services and items.
- [City of Corvallis](#): Hosts an online Waste Prevention Directory including repair businesses alongside unique reuse and recycling opportunities.

Next steps

1. Identify local repair services through outreach to the community and local businesses to compile a list of repair services for goods such as electronics, furniture, clothing, appliances, and other items.
2. Gather detailed information such as business hours, services, and contact information.
3. Create a directory to publish on the city website.
4. Publish the directory and update it on a regular (e.g., annual) basis.
5. Promote the directory through city communications and at community events, repair workshops, etc.

Parametrix Next Steps

After the City of West Linn and SAB review, we intend to focus efforts on providing additional research and support on next steps for implementation and/or researching and applying for funding.

Work Session Agenda Bill

Date: September 25, 2025

To: Rory Bialostosky, Mayor
Members, West Linn City Council

Through: John Williams, City Manager *JRW*

From: Steve Koper, CD Director *SK*
Darren Wyss, Principal Planner *DSW*

Subject: West Linn Waterfront Vision Plan

Purpose:

Hold a work session to discuss the West Linn Waterfront Vision Plan and the recommendations made by the Project Working Group and Planning Commission.

Question(s) for Council:

Does the Council have any clarifying questions or need additional information about the Vision Plan?
Does the Council have comments or questions about the Project Working Group and Planning Commission recommendations?

Background & Discussion:

The [West Linn Waterfront Project](#) will develop a preferred community vision plan for the lands along the Willamette River from I-205 to the Willamette Neighborhood and the framework to implement that vision. The goal is to find consensus on future land uses and activities along the river, as well as make any necessary changes to the transportation network, zoning, and development codes; and establish a financial plan to support investment in the area.

The first phase of the project was conducted from 2016 to 2019 through a series of community engagement events that resulted in dividing the planning area into three districts (Historic City Hall District, Cultural Heritage District, and Pond District), establishing [Guiding Principles](#) for the project, identifying the preferred transportation improvements at Willamette Falls Drive and Hwy 43 (adopted as part of the [Willamette Falls Drive Concept Plan in 2021](#)), and getting initial feedback on preferred land use in the districts. The engagement included:

- Seven (7) Open Houses (554 attendees)
- Nine (9) Property Owner Meetings
- Nine (9) Neighborhood Association Meetings (169 attendees)
- Wednesday Market Booth (51 contacts)
- Five (5) Civic Group Presentations (160 attendees)

Please see Appendix A linked below for more information on outreach efforts and feedback.

The West Linn Waterfront Project Guiding Principles:

1. Reinvestment Opportunities
2. Transportation Improvements
3. River Access
4. Historic Character

After a hiatus due to COVID, the project started back up with the City Council budgeting funds to hire a consultant team to assist with the project. The second phase began in 2023 when City Staff and Toole Design Group developed a Draft Community Vision Plan based on prior work. The project team then spent Spring 2024 presenting that plan to the community through a series of public events, meetings with civic groups, and conducting an online survey to glean feedback. The goal of the engagement was to confirm that the proposed vision plan is consistent with current community desires and included:

- Open House (100+ attendees)
- Project Website to Review Plan and Provide Comment (3,200 visits Jan to June 2024)
- Online Survey (573 responses, 65% not engaged previously)
- 10 Civic Group Presentations
- Eight (8) Tabling Events
- Property Owner Meetings

Please see Appendix A linked below for more information on outreach efforts and feedback.

The project team then spent Summer 2024 updating the Draft Community Vision Plan to align with the feedback from the engagement efforts. The City Council appointed Waterfront Working Group, tasked to review and propose revisions to draft documents and make final recommendations, discussed the Draft Community Vision Plan at a meeting in September 2024.

Staff and the consultant team completed final check-ins with stakeholders and property owners to get comments on the Draft Community Vision Plan as updated. Additional edits were made, and the document was posted for review from the community via an online survey asking for level of agreement that the plan accurately reflects the community vision. The survey was open from December 18, 2024, to January 31, 2025. Results of the survey showed:

	Strongly/Somewhat Agree	Neutral	Strongly/Somewhat Disagree
Overall Vision Plan	66.0	4.9	29.1
Historic City Hall District Vision	70.6	5.2	24.2
Historic City Hall District Map Visuals	66.4	9.3	24.3
Cultural Heritage District Vision	74.2	7.0	18.8
Cultural Heritage District Map Visuals	71.3	10.3	18.4
Pond District Vision	67.2	5.6	27.2
Pond District Map Visuals	61.3	9.2	29.5

Some final clean-up of the Community Vision Plan took place and responses to comments received during and after the final online survey were compiled.

The Working Group has met six times and has also reviewed the Market Trend Analysis, Community Engagement Summary, Land Use Policy and Regulatory Analysis, Implementation and Financing Plan, and Transportation Analysis. The group made a recommendation on the Vision Plan at its last meeting on July 10th.

West Linn Waterfront Working Group Recommendation

Move the West Linn Waterfront Vision Plan forward to City Council with the following comments/recommendations:

1. Consider including recommendations for affordable housing in the project area.
2. Consider including recommendations for Smart Growth Development concepts across the project area.
3. Access to area is a critical component of the project.
4. Consider including stronger language in Plan for reuse of existing structures.
5. Provide additional time for more community feedback.
6. Working Group Member Bob Schultz objected to the Vision Plan – wants more certainty on the future use of his property.
7. Working Group Member Confederated Tribes of the Grand Ronde did not take a position on whether to move the Plan forward.

All Waterfront Working Group meeting materials, videos, and summary notes are linked from the [West Linn Waterfront Project webpage](#).

The project team brought the Vision Plan to the Planning Commission for review to get more input and a separate recommendation. Two work sessions were held with several community comments submitted.

Planning Commission Work Session 1 (July 16, 2025)

At its July 16, 2025, work session, the PC received five written comments and heard oral comments from three of the folks who submitted written comments. The PC requested staff to respond to the comments with additional information in preparation for the second work session.

[July 16th PC Meeting Packet](#)

[July 16th PC Meeting Video](#)

[July 16th PC Meeting Notes](#)

[July 16th Community Comments](#)

The primary topics of the comments were:

- Survey conducted from Dec. 2024 to Jan. 2025
- Conflicts with the West Linn Comprehensive Plan
- Contradictions in the Vision Plan
- Medium Density Residential in Ponds District
- Need to preserve the Ponds District
- Condition of the former Blue Heron Pond

Staff have created a [matrix of the comments with responses](#). PC member comments and questions are also included in the matrix.

Planning Commission Work Session 2 (August 20, 2025)

[August 20th PC Meeting Packet](#)

[August 20th PC Meeting Video](#)

[August 20th Community Comments](#)

[August 20th PC Community Written Comments](#) (submitted at meeting)

At its August 20th work session, the PC revisited the 7/16 PC work session [comments](#) and associated [comment matrix](#) for final questions. Staff provided a floodplain boundary map and a wetland delineation report map for the property shown as medium-density residential in the Ponds District. The intent of the maps was to show how final surveying on a development proposal sets the resource boundaries. This level of detail is outside of the scope of the Vision Planning process, which is intended to represent potential future land uses, transportation improvements, trail connections, and natural resource protection areas.

The PC also reviewed the three implementation memos (Policy and Regulatory, Transportation, and Implementation and Financing – linked below as Appendix C) that were reviewed by the Working Group.

A few items were identified as potential recommendations to City Council:

1. Use the 1996 Flood Elevation on maps to better correspond to the 75-foot special flood hazard area elevation (100-year floodplain)
2. Remove “in planning stages” from the medium-density residential area in the Ponds District
3. Update map legends

Planning Commission Public Hearing (September 17, 2025)

[September 17th PC Meeting Packet](#)

[September 17th PC Meeting Video](#)

[September 17th Community Comments](#)

At its September 17th public hearing, the PC heard additional public comment on the Vision Plan, asked clarifying questions and recommended the City Council adopt the West Linn Waterfront Vision Plan with the following considerations:

1. Use the 1996 Flood Elevation on the Ponds District Map.
2. Remove reference to housing development in the Ponds District.
3. Add “encourage” or stronger language of reuse of cultural resources in the Cultural Heritage District.

City Council Process

The project team will bring the Final Draft Waterfront Community Vision Plan forward for adoption. The tentative schedule:

- City Council Work Sessions – October 7 and 21, 2025
- City Council Public Hearing – November 18, 2025

After adoption of the Waterfront Community Vision Plan, staff will begin implementation work by analyzing appropriate zoning changes, development code amendments, and design standards for the West Linn Waterfront Project. Additional community engagement will be critical for the next phase.

Council Options:

Receive a briefing from the City’s project consultant, ask clarifying questions, request additional information, and prepare for the November 18, 2025, public hearing to adopt the West Linn Waterfront Vision Plan.

Staff Recommendation:

Receive a briefing from the City’s project consultant, ask clarifying questions, request additional information, and provide guidance on the Working Group and Planning Commission recommendations.

Attachments:

1. [Resolution 2025-13 – West Linn Waterfront Vision Plan](#)
2. [West Linn Waterfront Vision Plan Appendix A](#) (link only)
3. [West Linn Waterfront Vision Plan Appendix B](#) (link only)
4. [West Linn Waterfront Vision Plan Appendix C](#) (link only)

Additional Links:

1. [Written Comment for 9/17 PC Hearing](#)
2. [Written Comment Submitted at 8/20 PC Meeting](#)
3. [Written Comment for 8/20 PC Meeting](#)
4. [Comment Response Matrix for 7/16 PC Meeting](#)
5. [Comments Received for 7/16 PC Meeting](#)
6. [Comments Received Dec. 2024 to May 2025](#)
7. [Comment Matrix](#)
8. [Vision Plan January 2025 Survey Results](#)

RESOLUTION 2025-13

A RESOLUTION ADOPTING THE WEST LINN WATERFRONT VISION PLAN

WHEREAS, in 2016, City Council directed staff to begin working on the West Linn Waterfront Project and engage the community on the preferred future for the area; and

WHEREAS, City staff held a series of outreach events from 2016 to 2019 that included seven open houses (554 attendees), nine property owner meetings, nine neighborhood association meetings (169 attendees), Wednesday Market booth (51 contacts) and five civic group presentations (160 attendees); and

WHEREAS, the outreach resulted in the establishment of four Project Guiding Principles (Reinvestment Opportunities, Transportation Improvements, River Access, Historic Character), a preferred option to improve the Hwy 43 and Willamette Falls Drive intersection, and preferred land uses for the area; and

WHEREAS, the City Council appointed a working group in August 2023, which met six times to review project materials and to make a recommendation on a Waterfront Vision Plan; and

WHEREAS, City staff held a series of outreach events from 2024 to 2025 that included three open houses (~150 attendees), a project website (3,200 visits from January to June 2024), an online survey in Spring 2024 (573 responses, 65% not engaged previously), 10 civic group presentations, eight tabling events, and property owner meetings; and

WHEREAS, the working group found consensus in July 2025 to forward the West Linn Waterfront Vision Plan to City Council with five recommendations; and

WHEREAS, the West Linn Planning Commission held two work sessions in July and August 2025 to discuss the West Linn Waterfront Vision Plan; and

WHEREAS, the West Linn Planning Commission held a public hearing on September 17, 2025 and recommended adoption of the West Linn Waterfront Vision Plan; and

WHEREAS, the West Linn City Council held two work sessions in October 2025 to discuss the West Linn Waterfront Vision Plan; and

WHEREAS, the West Linn City Council held a public hearing on November XX, 2025 to consider the recommendations, receive public testimony, and render a decision.

NOW, THEREFORE, THE CITY OF WEST LINN RESOLVES AS FOLLOWS:

SECTION 1. The West Linn Waterfront Vision Plan and Appendices, attached as Exhibit A, is hereby adopted.

This resolution was PASSED and ADOPTED this _____ day of _____, 2025, and takes effect upon passage.

RORY BIALOSTOSKY, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

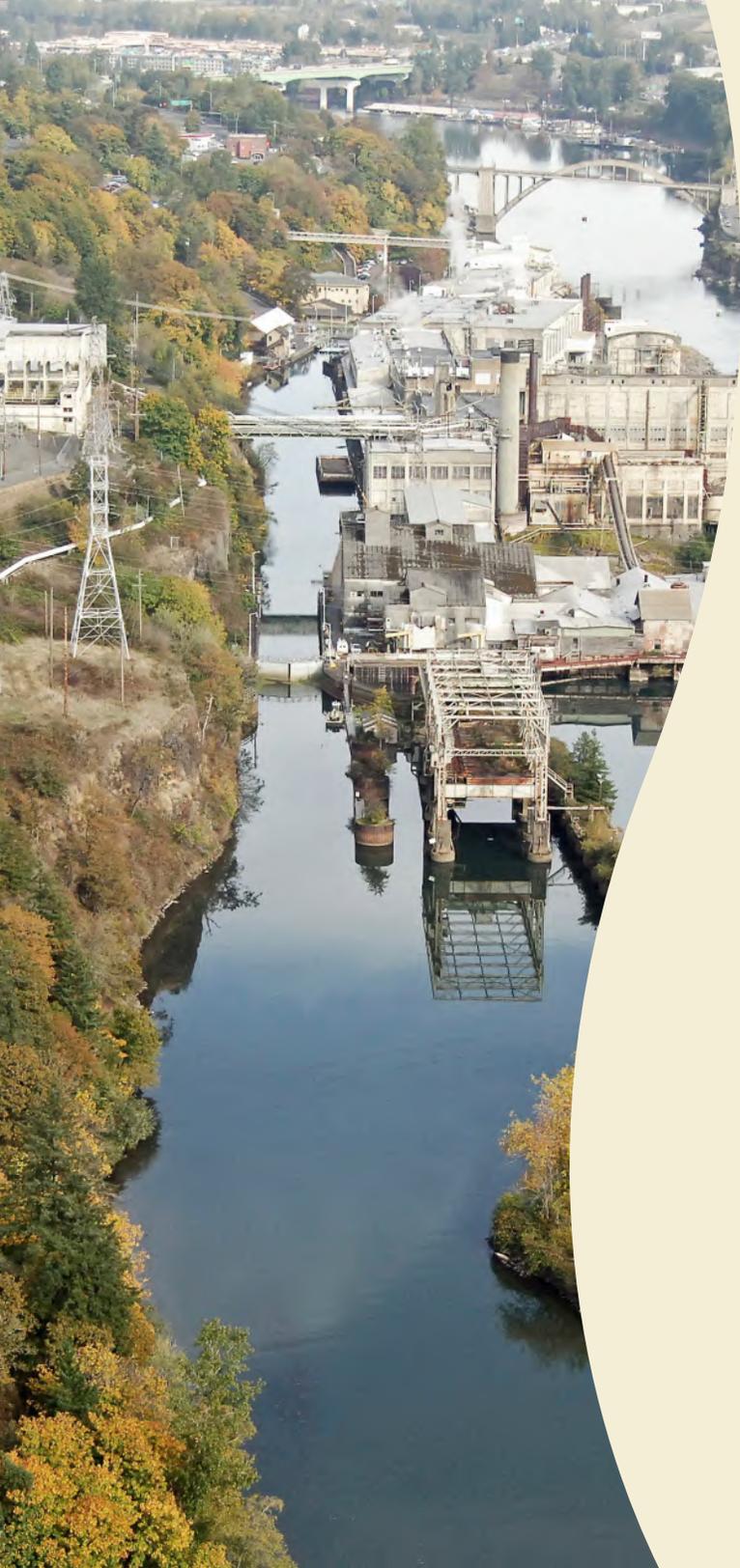
CITY ATTORNEY



WEST LINN
WATERFRONT
PROJECT

Community Vision Plan

June 2025



ACKNOWLEDGMENTS

City Council Members

Mayor Rory Bialostosky

Council President Mary Baumgardner

Councilor Leo (Lou) Groner

Councilor Carol Bryck

Councilor Kevin Bonnington

Planning Commission Members

John Carr

Joel Metlen

Jason Evans

Kathryn Schulte-Hillen

David D. Jones

Kris Kachirisky

Gary Walvatne

Tom Watton

Project Management Team

Darren Wyss – City of West Linn, Planning

Toole Design

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01

Introduction





WHAT IS THIS VISION PLAN?

The goal of this Vision Plan is to present an inspired and achievable framework for the transformation of West Linn's Waterfront into a vibrant place that provides new opportunities for residents and visitors to access and experience the natural beauty and cultural richness of the area.

The complexity of the site provides challenges, but recent public investments, private property owner initiatives, and a groundswell of community support have marked a turning point in the City's renewal efforts.

To capitalize on this moment, the City of West Linn restarted a 2-year planning process that continues a transparent and collaborative community-driven effort that started prior to the pandemic. The Vision Plan puts the community's interests at the center of the process and incorporates their thoughts along with property owner interests and an analysis of the area's physical, economic, and regulatory issues to develop a plan for realizing the potential of the Waterfront.



GOALS

The Waterfront is a key piece in the economic development of West Linn. Building on decades of past planning efforts and public input, the desired outcome of the Waterfront Vision Plan is the creation of a revitalized area that provides a diverse mix of land uses, increases access to the river and recreational opportunities, and celebrates the Indigenous and industrial heritage of the site.

The goals of the Vision Plan are to:



PROCESS

This Vision Plan signifies the restart of the City's effort to reimagine the Waterfront, a process that began in 2016 but was delayed by the COVID-19 pandemic.

The Vision Plan was guided by a Project Working Group (PWG) that represents a diverse group of stakeholders whose input, advice, and feedback has helped shape the planning process. This Vision Plan document has undergone review and approval by the PWG.

Previous planning and community engagement were used to develop a Draft Vision Plan that was shared with the community in Spring 2024. Refinements were made based on community input and discussions with major property owners and key stakeholders to develop this Final Vision Plan. It includes a comprehensive vision for the site and each of its districts.

Subsequent phases, including Adoption, will identify the steps needed to materialize the plan, and update City policies to formally adopt the plan.

Fall/Winter 2023/24

- » Preliminary Vision Plan
- » Guiding Principles
- » Planning Framework
- » District Planning
- » Public Consultation
- » Option Testing

Plan Development

Summer/Fall 2024

- » Vision Plan Refinement
- » Option Refinement
- » Public Review
- » Final Vision Plan

Preferred Plan

Spring/Fall 2025

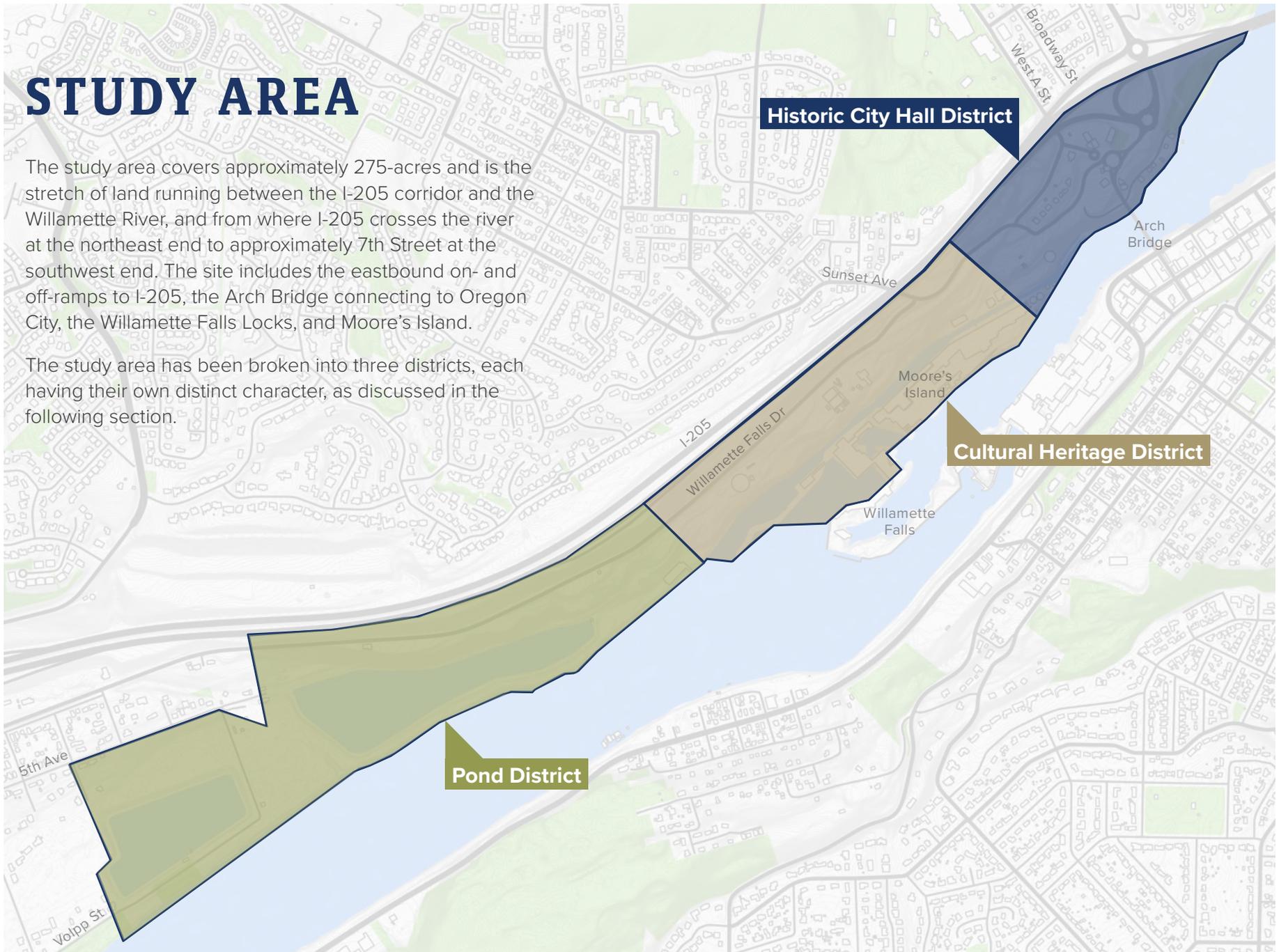
- » Policy / Regulatory Review
- » Implementation Strategies
- » Financing Plan
- » Public Review
- » Final Documentation

Adoption

STUDY AREA

The study area covers approximately 275-acres and is the stretch of land running between the I-205 corridor and the Willamette River, and from where I-205 crosses the river at the northeast end to approximately 7th Street at the southwest end. The site includes the eastbound on- and off-ramps to I-205, the Arch Bridge connecting to Oregon City, the Willamette Falls Locks, and Moore's Island.

The study area has been broken into three districts, each having their own distinct character, as discussed in the following section.



ALIGNED PROJECTS AND PLANNING EFFORTS

Planning for the study area has been ongoing for almost 40-years. Most recently, there have been numerous planning efforts and projects that will help inform the larger vision for the site.

-
- 1 Willamette Falls Inter-Tribal Public Access Project (Ongoing)
 - 2 Willamette Falls Locks Seismic Upgrade (2023)
 - 3 Oregon City-West Linn Pedestrian-Bicycle Bridge Concept Plan (2023)
 - 4 Willamette Falls Drive Concept Plan (2021)
 - 5 Willamette Falls Portage Trail Concept Study (2019)
 - 6 West Linn Mill Site & Willamette Falls Tour Feasibility Study (2019)
 - 7 PGE West Linn Waterfront Redevelopment Study (2019)
 - 8 West Linn Upland Site Development Work Session (2019)
 - 9 West Linn Master Plan for Parks, Recreation, and Open Space (2019)
 - 10 West Linn Comprehensive Plan (2017)
 - 11 West Linn Transportation System Plan (2016)
 - 12 West Linn Waterfront Project Assessment and Roadmap (2016)
 - 13 Blue Heron Aerated Stabilization Sludge Management Project (2015)
 - 14 Arch Bridge Concept Plan (2014)
 - 15 A Vision for the Willamette Falls Legacy Project (2014)
 - 16 Comprehensive Trails Master Plan (2013)
 - 17 Willamette Falls State Heritage Area

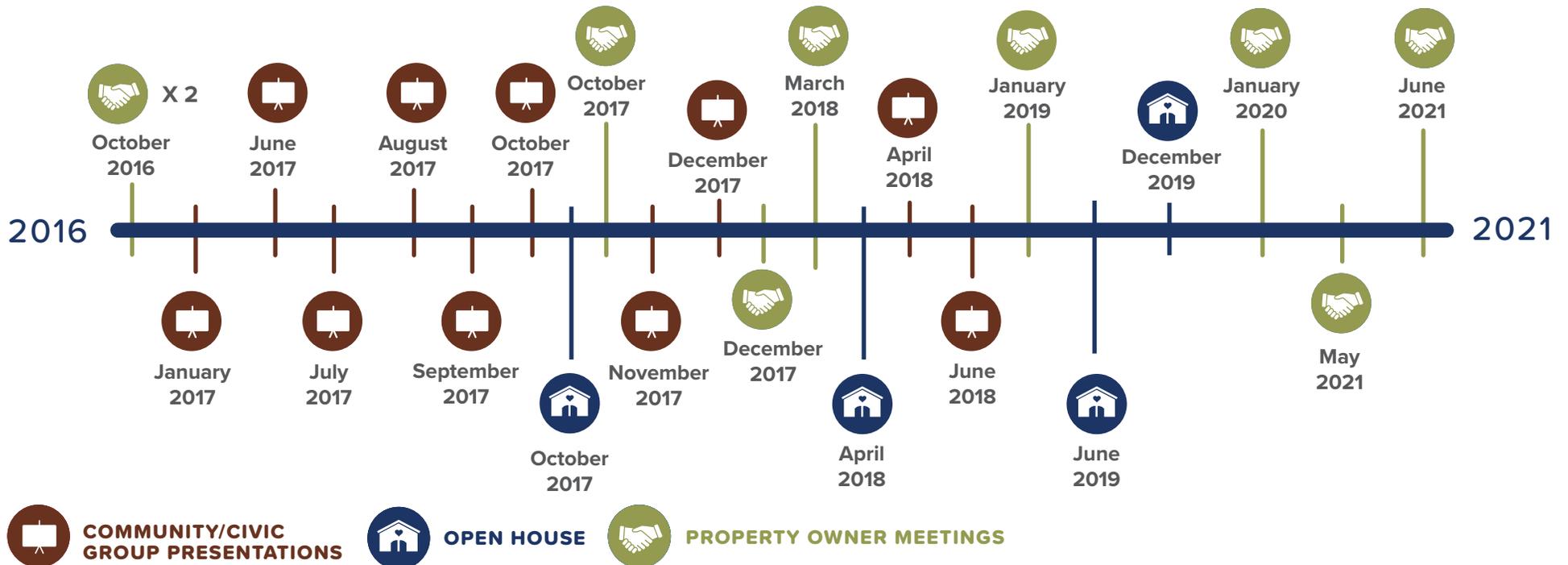
ENGAGEMENT

This Vision Plan builds on decades of thoughtful work conducted by City staff and the community to reimagine the Waterfront.

Planning conducted between 1986 and 2016 included several neighborhood and redevelopment plans within and nearby the project area. These were used by City staff to develop a set of preliminary guiding principles that were taken out to the public as part of the City's 2016 and 2021 engagement with the community.

Considerable community engagement – including open houses, community group presentations, and property owner meetings – resulted in refinements to the guiding principles and the preliminary identification of land uses and amenities that the community would like to see on the Waterfront. Out of the process, the City also developed a concept plan for Willamette Falls Drive that was adopted into the City's Transportation System Plan. Some of the key stakeholders and property owners have also conducted and are continuing to conduct their own planning to understand how they can best realize the potential for the Waterfront.

2016–2021 PRELIMINARY ENGAGEMENT



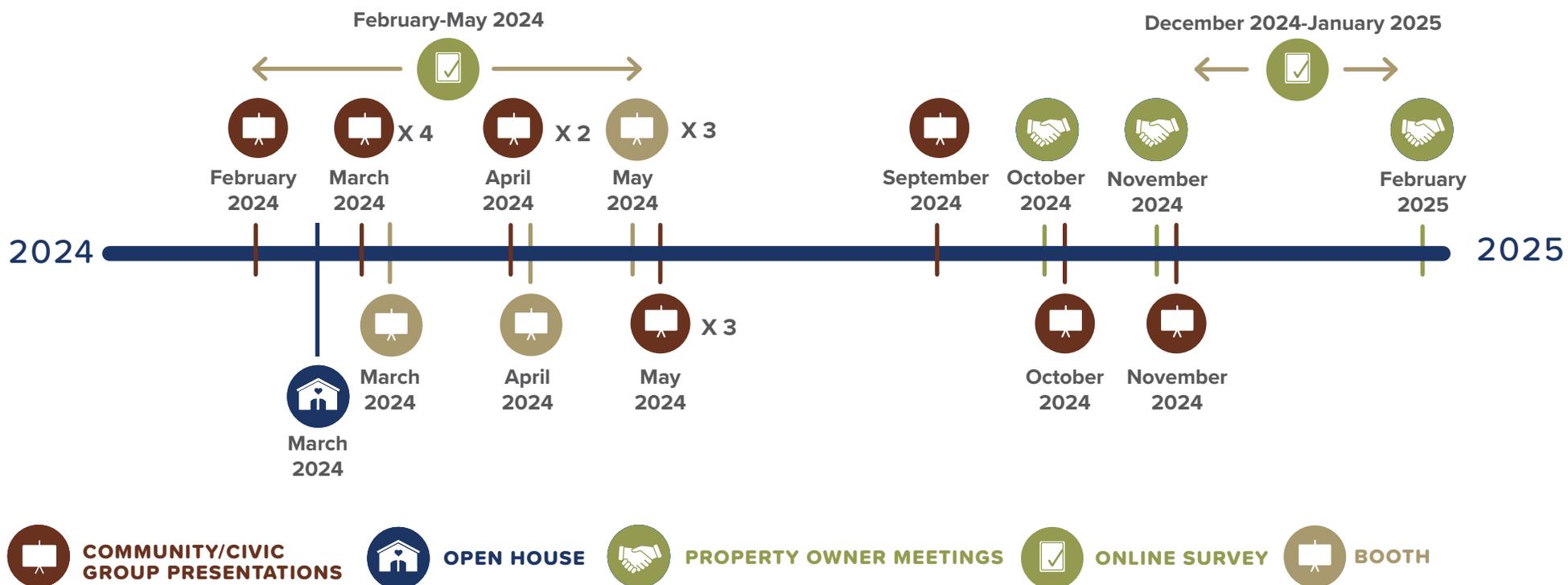
The launch of this Vision Plan led to the City’s most recent 2024/2025 engagement efforts which obtained input on the Draft Vision Plan and confirmed the planning framework for each district. The input received was used to revise the final Vision Plan and will inform future phases of implementation including zoning, land use, transportation, and code development.

Public engagement included both virtual and in-person activities. Virtual engagement was facilitated through a project website, online surveys,

an interested parties sign-up link, social media, city newsletters, and a comment form. In-person engagement included a public open house, presentations to community organizations, and tabling events. Future community engagement will continue to provide opportunities for partners and the public to comment on the next stages of implementation.

For more information on the key outcomes and findings from recent engagement efforts, see Appendix A.

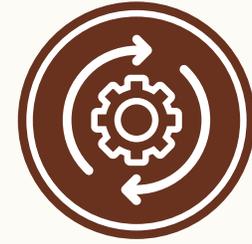
2024-2025 VISION PLAN ENGAGEMENT





GUIDING PRINCIPLES

Four guiding principles were developed from extensive public consultation. These represent the community's priorities for the West Linn Waterfront and were used to shape the design concepts presented in this Vision Plan.



REINVESTMENT OPPORTUNITIES

The area will maintain its long history as a working waterfront, while creating opportunities for reinvestment in the historic heart of the community.

KEY ELEMENTS

- Provide opportunities for reinvestment in the three planning districts.
- Accommodate access, parking, and security for Moore's Island and electric utility sites.
- Land use decisions support community vision and market principles.
- Set expectations and parameters through zoning and design guidelines.
- Encourage and enable private sector investment to build high quality places.
- Reuse of Historic City Hall as a gateway to the Waterfront area.
- Encourage rehabilitation and reuse of historic structures.
- Public and private owners work together on timing of land use transitions.



TRANSPORTATION IMPROVEMENTS

Through public and private investment, the Waterfront will safely accommodate pedestrians, bicyclists, motorists, and truck traffic through improved facilities and turning movements, while reducing conflicts and supporting land uses.

KEY ELEMENTS

- Coordinate land use, development, and transportation infrastructure needs.
- Livability and accessibility of nearby neighborhoods.
- Preserve access as needed to support commercial and power generation activities.
- Leverage public funds with private investment for safety and capacity improvements.
- Improved local access through the area.
- Creative solutions for multi-modal improvements including future consideration of regional transit corridors and river transportation.

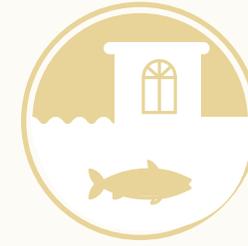


RIVER ACCESS

The community and visitors will have enhanced visual and physical opportunities to enjoy the river and falls through trails, open spaces both natural and within the built environment, and aquatic recreation.

KEY ELEMENTS

- Public and private spaces woven together in a singular experience.
- Views of the Willamette River and Falls.
- Water quality and fish habitat protections.
- Continuous trail network.
- Physical access to the river's edge.
- Opportunities created by the reopening of the locks to river transportation.



HISTORIC CHARACTER

The community and visitors will experience a revitalized and vibrant waterfront, while experiencing and celebrating the working and historic industrial uses and important natural, historic, and cultural resources of the area.

KEY ELEMENTS

- Natural, historic, and cultural values are protected and embraced.
- Honor Native American Treaties and restore and respect Indigenous traditions along the Willamette River and Falls.
- Collaboration with other regional, state, and local efforts to recognize the history and heritage of the site.
- Collaboration with Willamette Falls Locks Authority to repair and reopen the Locks.
- Support business viability and vitality.
- Maximize economic connections to the Willamette Historic District.





02

Planning Framework



TOWARDS A PLANNING FRAMEWORK

The Planning Framework serves as a blueprint to safeguard natural and cultural resources while identifying ongoing work and potential new development areas along the Waterfront. It is grounded in a comprehensive physical analysis, covering floodplain areas, shoreline access and conditions, and steep slopes, among other overlays.

Appendix B includes a more detailed physical analysis that shaped the development of the Planning Framework.

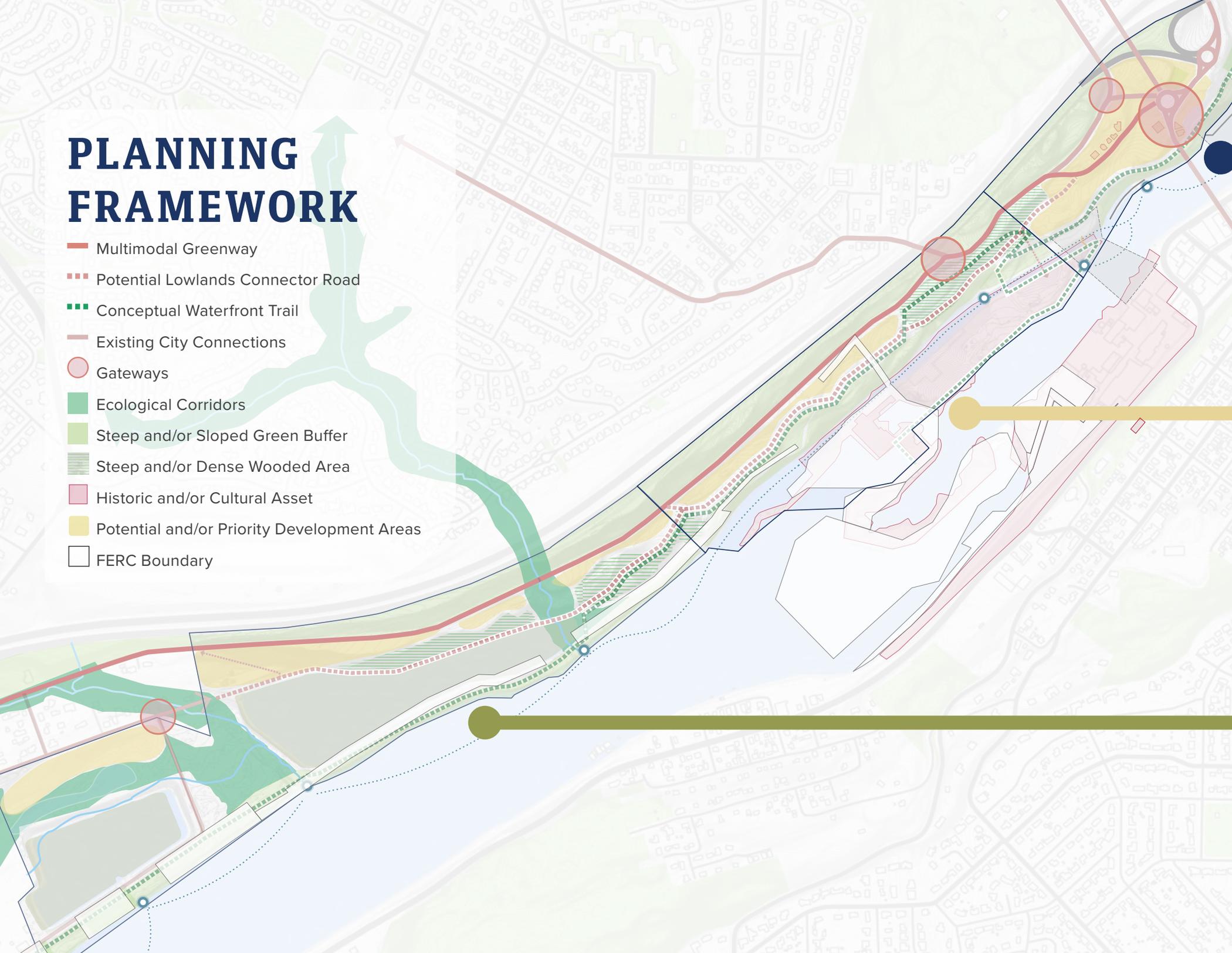
**THIS FRAMEWORK
PLACES THE NATURAL
AND CULTURAL ASSETS
OF THE SITE AT ITS
CORE.**





PLANNING FRAMEWORK

- Multimodal Greenway
- Potential Lowlands Connector Road
- Conceptual Waterfront Trail
- Existing City Connections
- Gateways
- Ecological Corridors
- Steep and/or Sloped Green Buffer
- Steep and/or Dense Wooded Area
- Historic and/or Cultural Asset
- Potential and/or Priority Development Areas
- FERC Boundary



KEY PLANNING ISSUES

Historic City Hall District:

- Highest elevation with terraced views of the river, falls, and larger region.
- Location of Historic City Hall and other historically designated buildings.
- Most connected area with key entrances to the riverfront and connections to the Arch Bridge, I-205, and the Bolton and Sunset Neighborhoods.
- Location of bike/pedestrian bridge alignments studied by ODOT.
- Existing structures are a mix of commercial and single-family residential.
- Existing waterfront access with public fishing docks and a private boat dock.
- River access is available via steep slopes south of the bridge.
- West Bridge Park is on the north edge of the district and includes paths which lead to an accessible river edge.
- This area experiences traffic congestion. Changes will need to consider impacts to I-205 and Arch Bridge traffic to/from Oregon City.

Cultural Heritage District:

- Steep slopes up from the river leveling out in several places on the upper bench closer to Willamette Falls Drive.
- Significant potential for site adaptation to commemorate the industrial heritage of Moore's Island.
- PGE will continue operating its hydroelectric plant through its current license and will seek relicensing in 2035.
- Provides the closest access and best views of Willamette Falls.
- Culturally significant site for a number of Indigenous Tribes.
- Potential to align with development and programming on the east side of the river.
- Shoreline adjacent to the locks has limited accessibility to the water.
- Potential connections to bike/pedestrian bridge alignments studied by ODOT.
- Federal Energy Regulatory Commission (FERC) boundary protects power generating resources and public safety. Public access changes require FERC and stakeholder approval.

Pond District:

- Lowest elevation and significant portions of the site are in the floodplain.
- Relatively flat compared to other districts.
- Shoreline is easily reachable, with soft edges, generally gradual slopes.
- Location of two ecological corridors and creeks.
- Includes two settling ponds that would need remediation or other protective measures to convert to other uses.
- Provides closest views of the river at the lowest elevation.
- District has limited access and entry points and the existing street network is narrow and lacking sidewalks in many places.
- Current industrial zoning is inconsistent with the local neighborhood and environmental resources.
- Significant funding would be required for property purchase and ecological restoration of settling ponds.

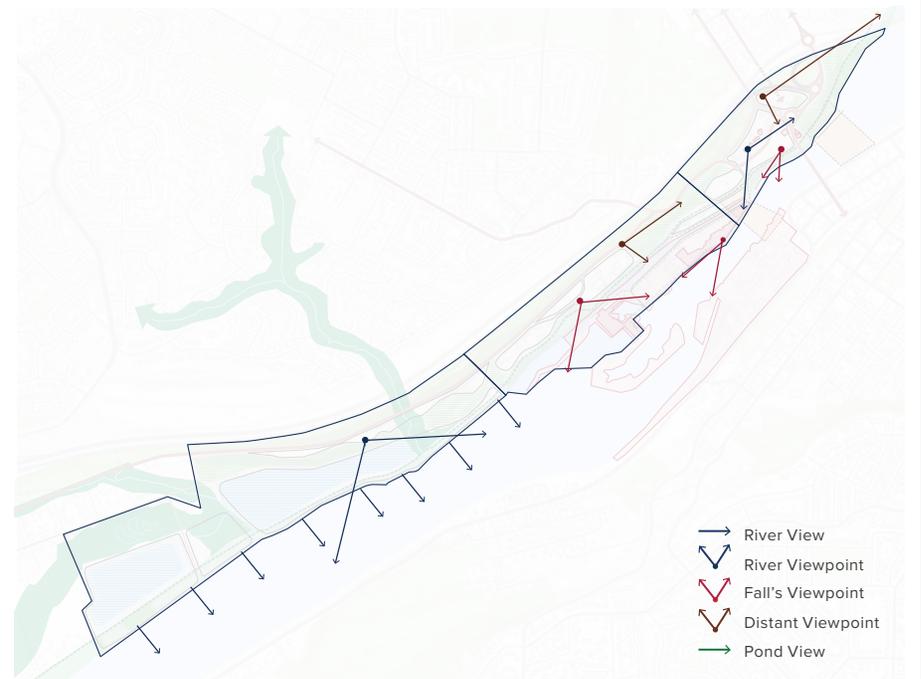
DESIGN PRINCIPLES

Aligned with the Planning Framework, the Design Principles aim to ensure design integrity and consistency throughout the development of the Waterfront. The Design Principles should inform design and planning decisions for the Waterfront and be used to evaluate the degree to which any future development proposal is consistent with Vision Plan.

These Design Principles build on the Vision Plan’s Guiding Principles of Reinvestment Opportunities, Transportation Improvements, River Access, and Historic Character.

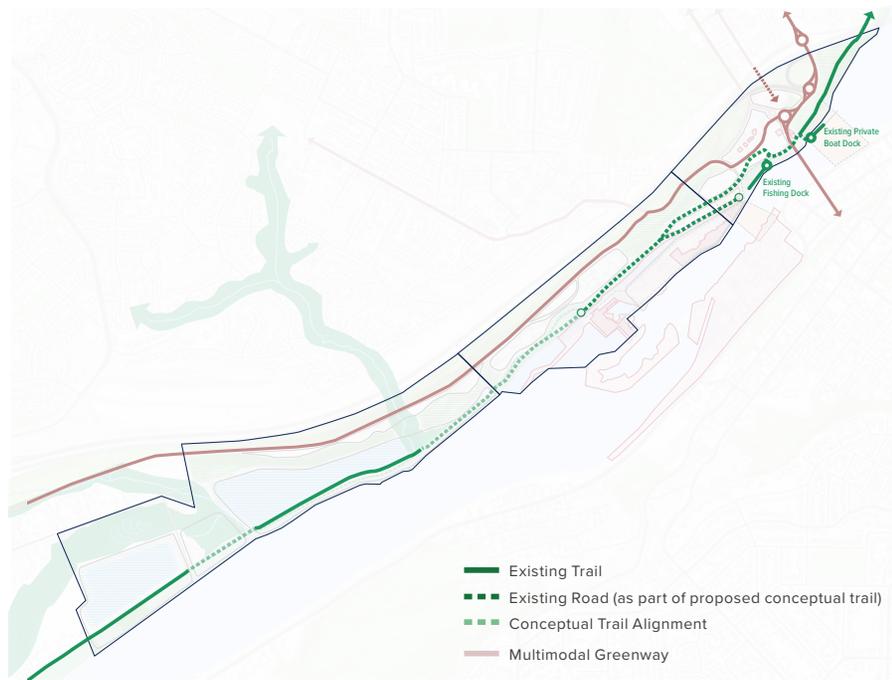
Placemaking and Form

- Ensure that public space appears public (this applies to streets, trails, and public spaces throughout).
- Preserve important sightlines to the river and falls and position new development and open spaces to maximize views. Establish clear gateways to create a sense of arrival and identity of a district or special place.
- Plan for a series of connected pathways and public open spaces that celebrate each district while connecting the Waterfront as a whole.
- Plan for new development on either side of Waterfront streets to be similar or complementary in design, function, and scale.



Mobility and Access

- Leverage the Willamette Falls Multimodal Greenway and the Waterfront Trail as the two primary circulation spines of the site upon which to build a larger circulation plan.
- Ensure the future street network allows access to critical functions and addresses regional and local traffic concerns.
- Establish shoreline access as integral to the overall circulation network.
- Utilize the opportunities created by the locks being reopened to allow travel up- and downstream of the falls.
- Provide transportation infrastructure that supports land use changes and development.



Environmental Stewardship

- Ensure resiliency with land uses that can withstand flooding and are appropriate within the 100-year flood plain.
- Design with topography to guide a strategy toward built form and avoid building in extremely steep areas.
- Safeguard natural and sensitive areas through wetland, habitat, and shoreline restoration and the reuse of materials where possible.
- Leverage the area between the trail and shoreline as a natural buffer zone to serve as a protective barrier and preserve ecological diversity.
- Balance development with opportunities to restore natural areas and wildlife habitat.







03

Market Analysis



MARKET ANALYSIS (DISTRICT WIDE)

This analysis includes an assessment of the feasibility of various land uses given the current and near-term market conditions of West Linn, the surrounding area, and other Waterfront sites. Site considerations also inform the feasibility of land uses and are factored into the broader analysis.

**AN ASSESSMENT
OF THE FEASIBILITY
OF PROGRAMMING
ELEMENTS GIVEN
THE CURRENT AND
NEAR-TERM MARKET
CONDITIONS.**

HOUSING

Opportunities:

Multifamily housing is in high demand throughout the Portland Metro Area, including Clackamas County.

While Lake Oswego and Oregon City have built housing recently, West Linn has not seen new multifamily housing construction over the past decade, indicating unmet demand.

As the region's population continues to age, and older homeowners increasingly choose to downsize, there is an expectation of increased demand for senior housing. The Waterfront could be an ideal location for senior condos or apartments, care facilities, or multigenerational housing opportunities.

Rental vacancies are relatively low.

While floodplain challenges may not make parts of the Waterfront ideal for housing, housing combined with ground floor retail or parking in floodplain areas is likely feasible.

Though current high interest rates have suppressed construction in the entire housing market, multi-family housing is likely to remain a desirable development type as interest rates ease.

Unique location and views are a potential draw for tenants.

Challenges:

Construction of housing would have to be balanced with maintaining public access to the river as well as preserving valuable riparian and wetland habitats.

Access and lack of connectivity is a challenge/deterrent for potential tenants.

Financing affordable housing on land with substantial development expenses may be challenging.

RETAIL

Opportunities:

Small-format retail, such as restaurants or recreation-based businesses, that accentuate the site's natural and place-based features, such as riverfront and waterfall views, are likely feasible.

Public-facing light industrial that incorporates retail, such as a brew pub and restaurant that contains its brewery operations on-site, are likely feasible.

Annual rent per square foot in the Lake Oswego-West Linn submarket is significantly higher than the Portland Metro Area overall, and is expected to continue rising.

Other destination retail that could be feasible on-site are outdoor amphitheaters or other event venues.

The Waterfront is a destination location with the potential to bring a wide variety of visitors. Despite the lack of connectivity with other retail centers in the area, the Waterfront has potential to become a unique retail destination through experiential, multi-tenant offerings.

Challenges:

Retail is likely to be most feasible in conjunction with another use rather than as a standalone.

Retail is out of favor with the popularity of e-commerce and there is a lack of connectivity with other retail centers in West Linn.



Lake Oswego, OR - Windward, Multifamily + Ground Floor Retail



Hood River, OR - Pfriem Family Brewers

OFFICE

Opportunities:

Rent in the Lake Oswego-West Linn submarket is above the Portland Metro Area average and appears to have recovered since 2020.

Challenges:

Due to the COVID-19 evolution of work-from-home, new office construction is not likely within the next 5-10 years.

Rent is expected to flatten over the next few years.

INDUSTRIAL

Opportunities:

Light industrial (like breweries, wineries, distilleries, and coffee roasters) and/or maker space could add jobs while being compatible with other waterfront uses.

The vacancy rate is extremely low and is expected to stay low in the near term.

Rents have been growing substantially both in the market and submarket.

Improvements to connectivity with I-205.

Challenges:

Industrial may not be compatible with plans to bring people back to the river as a natural area.

Increased truck traffic could be a challenge given the constrained and steep street network.

Conventional industrial uses are not advisable due to the need for access through residential areas and the presence of steep streets.

CIVIC/INSTITUTIONAL

Opportunities:

Civic amenities like green space, parks, waterfront access, and event space can help strengthen community and catalyze commercial development.

Civic spaces that host events, festivals, and recreational activities can increase foot traffic and benefit new local businesses.

Developer requirements, incorporating offsite enhancements, have the potential to finance the creation of new civic spaces and public facilities.

Anchor tenants such as large trusts may be interested in financing the construction of larger civic spaces.

Challenges:

ADA access and integration into the larger site will be challenging given steep slopes and limited existing access. A collection of smaller civic and green spaces may be appropriate given steep topography and access issues.

HOSPITALITY

Opportunities:

Destination or experience-based hotel could be a major draw to the Waterfront.

With the potential for the Waterfront to develop into a premier destination, the feasibility will increase for boutique hospitality offerings with the possibility of a small-scale event venue that takes advantage of the unique waterfront location.

Travelers seek authentic, locally immersive experiences. Alternative lodging options that are combined with other experiential uses such as the Falls, natural areas, cultural attractions, a main street, concert venue or similar amenities may be feasible.

Easy access to I-205 helps to serve the area as a destination.

Challenges:

Many consumers seek unique and personalized experiences that may not be offered by traditional hotels.

Hospitality occupancy and average daily rates (ADR) are low in West Linn's surrounding areas.

The lack of a sizable business travel sector in the submarket makes traditional hotel difficult.



Vancouver, WA - Waterfront Park







04

District Planning



DISTRICT PLANNING APPROACH

Planning for each Waterfront District adopted a three-fold approach: the overlay of the Planning Framework and Design Principles, a market analysis that aligns development goals with economic viability, and integration of community identified interests and property owner considerations. This strategy is instrumental in identifying each district's overarching identity and character, laying the groundwork for land-use and program decisions.

Planning Framework + Design Principles

A comprehensive roadmap that defines site-wide opportunities while providing an understanding of the planning issues specific to each district.



Market Analysis

An assessment of the feasibility of programming elements and land uses given the current and near-term market conditions of West Linn.



Community Feedback

Identification of desired land uses and amenities for the Waterfront, based on public engagement from 2016-19 and feedback on the Draft Vision Plan in Spring 2024. Outreach was also conducted to major property owners to seek feedback on development and program opportunities and challenges on their sites.



DISTRICT APPROACH

A thorough understanding of the district's identity and character form the basis for context-sensitive planning and land-uses.

IDENTITY + CHARACTER

The unique qualities, attributes, and cultural significance of a district distinguishes it from other locations. These elements are essential in shaping how residents, visitors, and stakeholders perceive and connect with the place.

LAND USE FOCUS

Aligning the types of activities, developments, and amenities with the unique characteristics, needs, and aspirations of the district.

POTENTIAL PROGRAMS

Proposed programs align with the district's identity and land use focus while meeting community needs and contributing positively to the overall vision for the Waterfront.



HISTORIC CITY HALL DISTRICT

A walkable, dynamic waterfront hub with a strategic emphasis on new development opportunities and transportation improvements.

IDENTITY + CHARACTER:

Dense, active, and diverse

LAND USE FOCUS:

Higher density and diversity of uses.

A mix of residential, commercial developments, and a reimagined Historic City Hall incorporated into signature public spaces.

POTENTIAL PROGRAMS:

- Central public square or other signature public space
- “Main Street” with street facing cafes/restaurants
- Multi-family residential with ground floor commercial
- Enhanced fishing and boat docks – with watercraft access
- Project to restore Historic City Hall as a cultural/heritage center and anchor for visitor experience opportunities.
- Public parking structure



Framework Plan



Public Square / Plaza for Civic Gathering



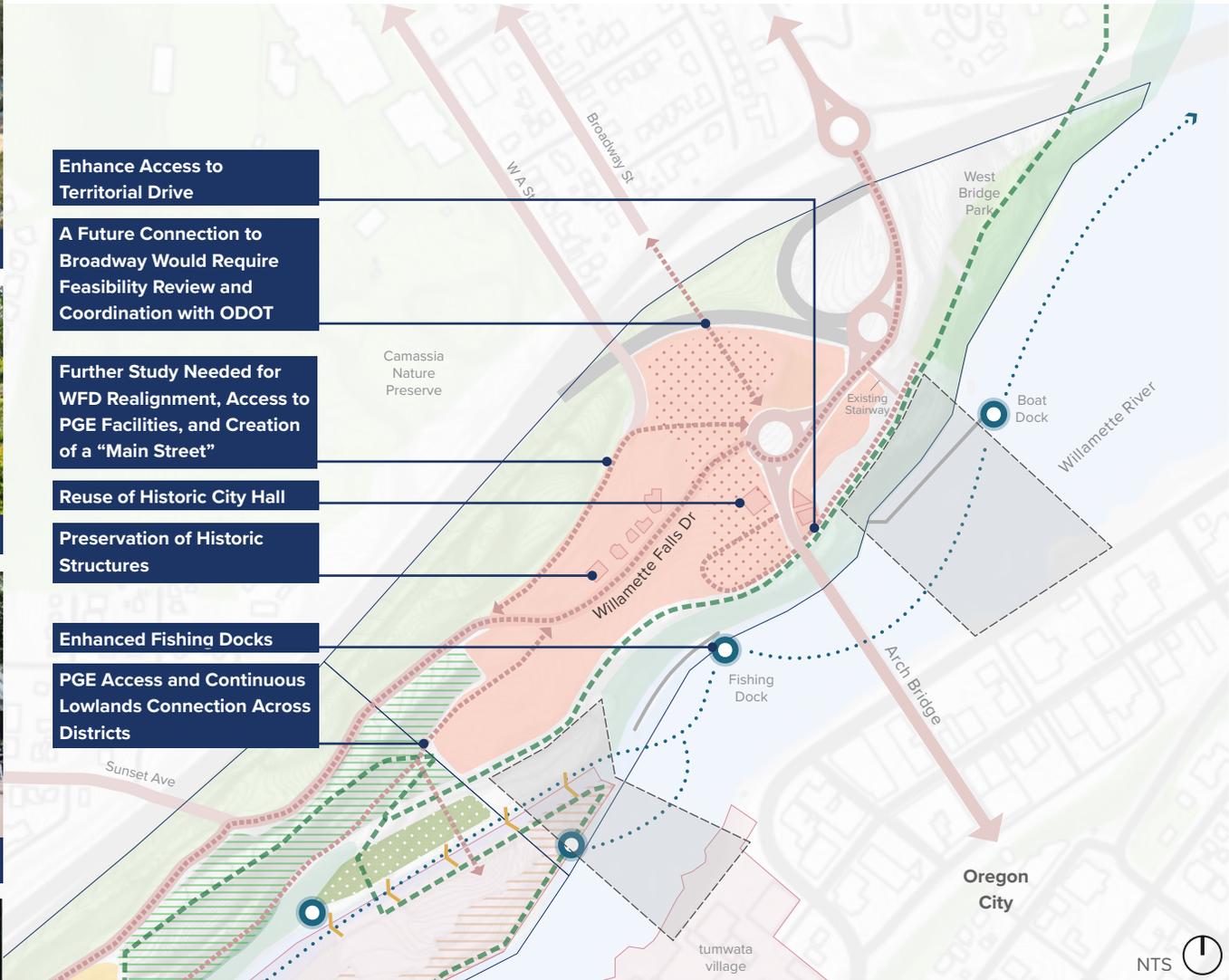
Active Trail Edges



"Main Street" with Street Facing Retail



Public Parking Structure



Enhance Access to Territorial Drive

A Future Connection to Broadway Would Require Feasibility Review and Coordination with ODOT

Further Study Needed for WFD Realignment, Access to PGE Facilities, and Creation of a "Main Street"

Reuse of Historic City Hall

Preservation of Historic Structures

Enhanced Fishing Docks

PGE Access and Continuous Lowlands Connection Across Districts

- Parks/Open Space
- Steep and/or Sloped Green Buffer
- Steep/Dense Wooded Area
- Historic and/or Cultural Asset
- Priority Development Area
- Existing Streets / Connections
- Multimodal Greenway*
- Potential New Street / Connection
- ODOT Bike/Pedestrian Bridge Concept Plan Alignment Option
- Area which could accommodate a Signature Public Space
- Waterfront Trail
- Willamette River Trail (alignment to be determined)
- River Access Point
- Locks

*Willamette Falls Drive alignment reflects alignment currently adopted in West Linn Transportation System Plan (TSP). Proposed programs and circulation ideas are conceptual and will require further study and coordination with property owners. Zoning changes may be required to allow for proposed programs / compatible uses.

CULTURAL HERITAGE DISTRICT

Centered on the Falls, this district focuses on elevating Indigenous culture and celebration of the area's industrial heritage.

IDENTITY + CHARACTER:

Iconic and history-focused

LAND USE FOCUS:

Medium to high density and diversity of uses. The Willamette Falls Inter-Tribal Public Access Project could provide an attraction for this district. Increased access and creative development techniques could unlock mixed use and light industrial uses on the island, terraced along the lowlands slopes, and on the uplands.

POTENTIAL PROGRAMS:

- Inter-Tribal Public Access Project and associated Tribal specific spaces
- Site adaptation for a public market, light industrial, and/or event spaces
- Restored locks will allow boat movement upstream and downstream and unprecedented access to the Falls
- Potential bike/ped bridge from Historic City Hall District to Moore's Island to tumwata village
- Trails with viewing platforms to the river and falls
- Multi-family residential terracing the lowlands slope and in the uplands area
- Mix of field and structured parking



Framework Plan



Tribal Specific Spaces



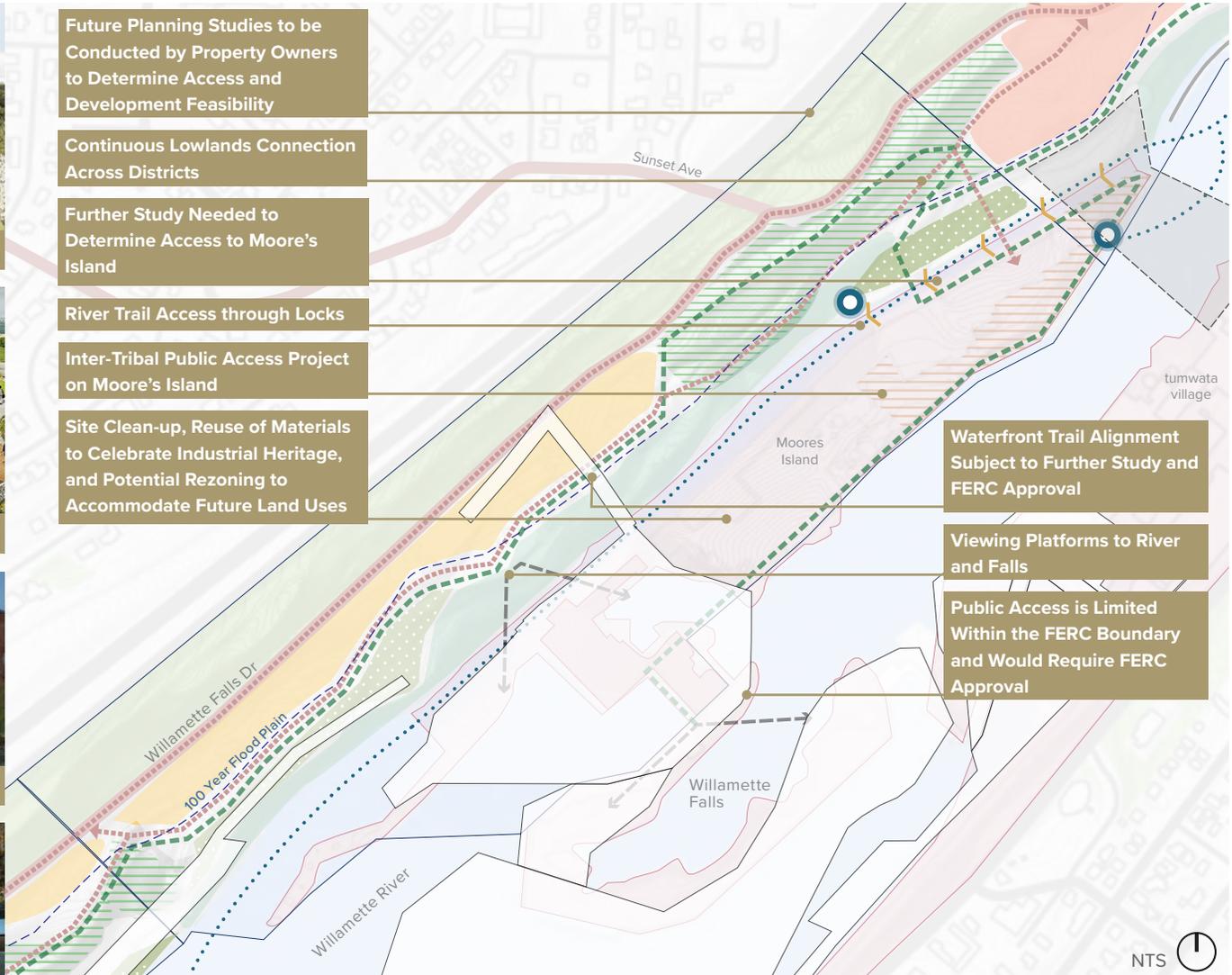
Trails with Viewing Platforms



Market / Maker Spaces



Terraced, Multi-Family Residential



Future Planning Studies to be Conducted by Property Owners to Determine Access and Development Feasibility

Continuous Lowlands Connection Across Districts

Further Study Needed to Determine Access to Moore's Island

River Trail Access through Locks

Inter-Tribal Public Access Project on Moore's Island

Site Clean-up, Reuse of Materials to Celebrate Industrial Heritage, and Potential Rezoning to Accommodate Future Land Uses

Waterfront Trail Alignment Subject to Further Study and FERC Approval

Viewing Platforms to River and Falls

Public Access is Limited Within the FERC Boundary and Would Require FERC Approval

- Parks/Open Space
- Potential Development Area
- Waterfront Trail
- Steep and/or Sloped Green Buffer
- Existing Streets / Connections
- Willamette River Trail (alignment to be determined)
- Steep/Dense Wooded Area
- Multimodal Greenway**
- River Access Point
- Historic and/or Cultural Asset
- Potential New Street / Connection
- Locks
- Approximate area of Inter-Tribal Public Access Project
- ODOT Bike/Pedestrian Bridge Concept Plan Alignment Option
- FERC Boundary*

*The Federal Energy Regulatory Commission (FERC) sets a boundary to secure the power production functions of the T.W. Sullivan hydroelectric plant. There are restrictions on the access and uses allowed within the FERC boundary. Low-impact projects, such as trails, streets, and public access to the shoreline, may be acceptable; however, a more detailed assessment in consultation with FERC and PGE will be required.

**Willamette Falls Drive alignment reflects alignment currently adopted in West Linn Transportation System Plan (TSP).

Proposed programs and circulation ideas are conceptual and will require further study and coordination with property owners. Zoning changes may be required to allow for proposed programs / compatible uses.

POND DISTRICT

The Pond District, with its lower elevation, easily reachable shoreline, and natural aquatic environments, will emphasize river access and the preservation of natural areas.

IDENTITY + CHARACTER:

Eco and community-focused

LAND USE FOCUS:

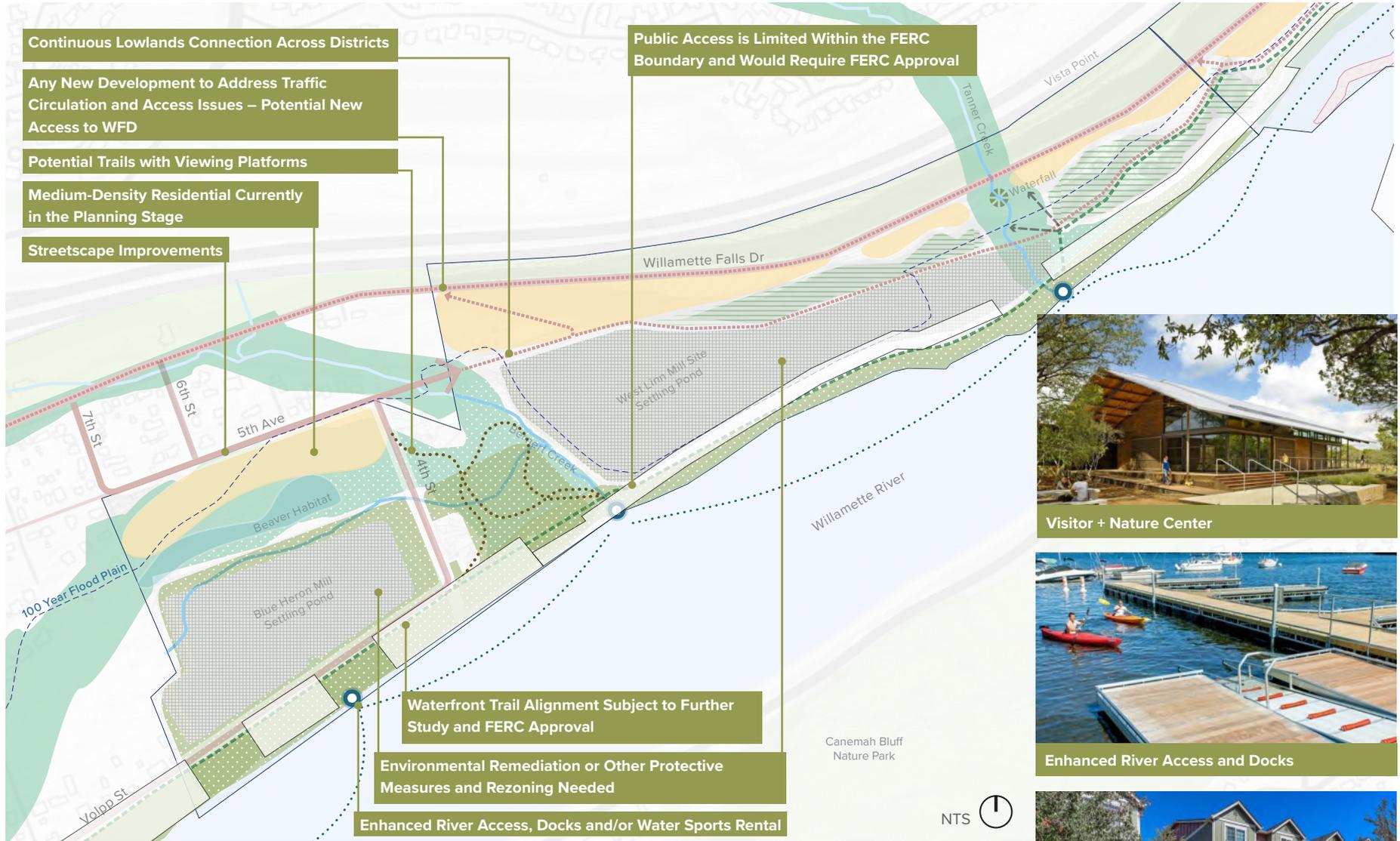
Lower intensity of uses. Preservation and rehabilitation of natural areas with development that is appropriately scaled to the adjacent neighborhood and natural resources. Collaborate with property owners to identify opportunities for ecological restoration alongside new development.

POTENTIAL PROGRAMS:

- Wetlands restoration
- Wetland trails
- Visitor or Nature Center
- Enhanced access to the river for paddling, swimming, fishing (low intensity)
- Single family or townhomes on far northwest end of the district
- Permeable surface/field parking
- Collaborate with property owners to identify opportunities for ecological restoration alongside new development
- Remediation or other protective measures and rezoning of ponds for non-industrial uses



Framework Plan



Visitor + Nature Center



Enhanced River Access and Docks



Medium Density Residential

Continuous Lowlands Connection Across Districts

Any New Development to Address Traffic Circulation and Access Issues – Potential New Access to WFD

Potential Trails with Viewing Platforms

Medium-Density Residential Currently in the Planning Stage

Streetscape Improvements

Public Access is Limited Within the FERC Boundary and Would Require FERC Approval

Waterfront Trail Alignment Subject to Further Study and FERC Approval

Environmental Remediation or Other Protective Measures and Rezoning Needed

Enhanced River Access, Docks and/or Water Sports Rental

- Parks/Open Space
- Steep and/or Sloped Green Buffer
- Steep/Dense Wooded Area
- Potential Development Area
- FERC Boundary*
- Existing Streets / Connections
- Multimodal Greenway**
- Potential New Street / Connection
- Waterfront Trail
- Willamette River Trail (alignment to be determined)
- Wetland Trails
- River Access Point

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HOUSING DENSITY + PARKING

To better understand the potential for new residential development along the Waterfront, the following pages outline a range of options categorized by dwelling units per acre, a key metric for assessing residential density and corresponding housing typology options or configurations. This spectrum spans from lower-density, single-family options to higher-density, mixed-use or multi-family structures. The examples presented offer visual representations to illustrate how new residential development can align with the character, land use priorities, and potential programming within each Waterfront District.

The City of West Linn undertook a process to update its parking policies to conform with the State’s Climate Friendly and Equitable Communities (CFEC) requirements. The code amendments removed minimum parking mandates, maintained maximum parking numbers, and updated parking lot design standards. This will allow more flexible and efficient parking strategies in the Waterfront including allowing the market to drive parking demand.

.....

<10 UNITS PER NET ACRE

Typologies with densities below 10 units per acre result in an inefficient use of land, given the cost of development and are **likely not appropriate for the Waterfront**. These developments often require large areas of surface parking.



2124 Eleanor Road
Detached Single Family
 City: West Linn State: OR
 Units: 1 Year Built: U/C (2025)
 Acres: 0.17 Du/acre: 6
 Construction: Wood Frame Stories: 2



19th and Graf Apartment Homes
Low-Rise Garden Apartments
 City: Bozeman State: MT
 Units: 195 Year Built: 2023
 Acres: 26.30 Du/acre: 7
 Construction: Wood Frame Stories: 3



Greenwood Avenue Cottages
Cottage Cluster
 City: Shoreline State: WA
 Units: 8 Year Built: 2001
 Acres: 0.78 Du/acre: 10
 Construction: Wood Frame Stories: 2

10-30 UNITS PER ACRE

Housing densities and typologies that can accommodate between 10-30 units per acre are well-suited for the **Pond District** and balance an efficient layout with the preservation of a strong residential character. Garage, tuck-under, and clustered surface parking are common for these development types.



Minnehaha Meadows
Low-Rise Townhomes

City: Vancouver State: WA
 Units: 49 Year Built: 2020
 Acres: 4.24 Du/acre: 12
 Construction: Wood Frame Stories: 2



Meritage at Mill Creek
Garage-Parked Townhomes

City: Mill Creek State: WA
 Units: 24 Year Built: 2009
 Acres: 0.86 Du/acre: 28
 Construction: Wood Frame Stories: 3
 Parking: Garage (front) Parking Ratio: 1/unit



Canemah Cottages
Cottage Cluster

City: Oregon City State: OR
 Units: 7 Year Built: 2023
 Acres: 0.46 Du/acre: 15
 Construction: Wood Frame Stories: 2

>30 UNITS PER ACRE

Housing densities and typologies that can accommodate over 30 units per acre are well-suited for the **Historic City Hall and Cultural Heritage District**, efficiently utilizing space while incorporating paired programming to support a mix of uses and residential development. Structured, tuck-under, and concealed parking courtyards may be appropriate for these development types.



Abernethy Flats
Mixed Use: Housing over Retail

City: Portland State: OR
 Units: 35 Year Built: 2019
 Acres: 0.23 Du/acre: 152
 Construction: Wood Frame Stories: 4



1719 N 185th Street
Housing over Parking

City: Shoreline State: WA
 Units: 12 Year Built: 2021
 Acres: 0.16 Du/acre: 75
 Construction: Wood Frame Stories: 3



SE 11th & Tenino Apartments
Low-Rise Apartments

City: Portland State: OR
 Units: 38 Year Built: 2023
 Acres: 0.23 Du/acre: 165
 Construction: Wood Frame Stories: 3



WEST LINN
WATERFRONT
PROJECT





City Council Work Session

West Linn Waterfront Vision Plan

October 7, 2025

What is the Vision Plan?

- Community's Vision for the Future
 - New opportunities for residents and visitors
 - Key piece of economic development
 - Creation of a revitalized area with a diverse mix of land uses
 - Increased access to the river and falls
 - Recreational opportunities
 - Natural resource protection/restoration
 - Celebrate Indigenous and industrial heritage
- Goals of the Vision Plan
 - Community-driven effort
 - Property owner interests
 - Analysis of area's physical, economic, and regulatory issues
 - Balance community interests

The goals of the Vision Plan are to:



ENSURE
a community-driven
process.



CREATE
new opportunities
to access and enjoy
the Waterfront.



SUPPORT
cultural and
environmental
stewardship.



IMPROVE
site access
and multimodal
transportation.



BUILD
public amenities
that attract private
investment.

What is not in the Vision Plan?

- The Vision Plan Does Not:
 - Change the comp plan/zoning/development code (current regulations remain intact for any potential development proposals)
 - Change the TSP as future needs for WF Drive have already been adopted
 - Develop a funding plan or commit to specific investments, resource protections, or historic preservation efforts
- Next Steps:
 - Comp plan updates/zoning and code amendments
 - Vision Plan as guiding document
 - Additional community engagement efforts

The goals of the Vision Plan are to:

ENSURE
a community-driven
process.

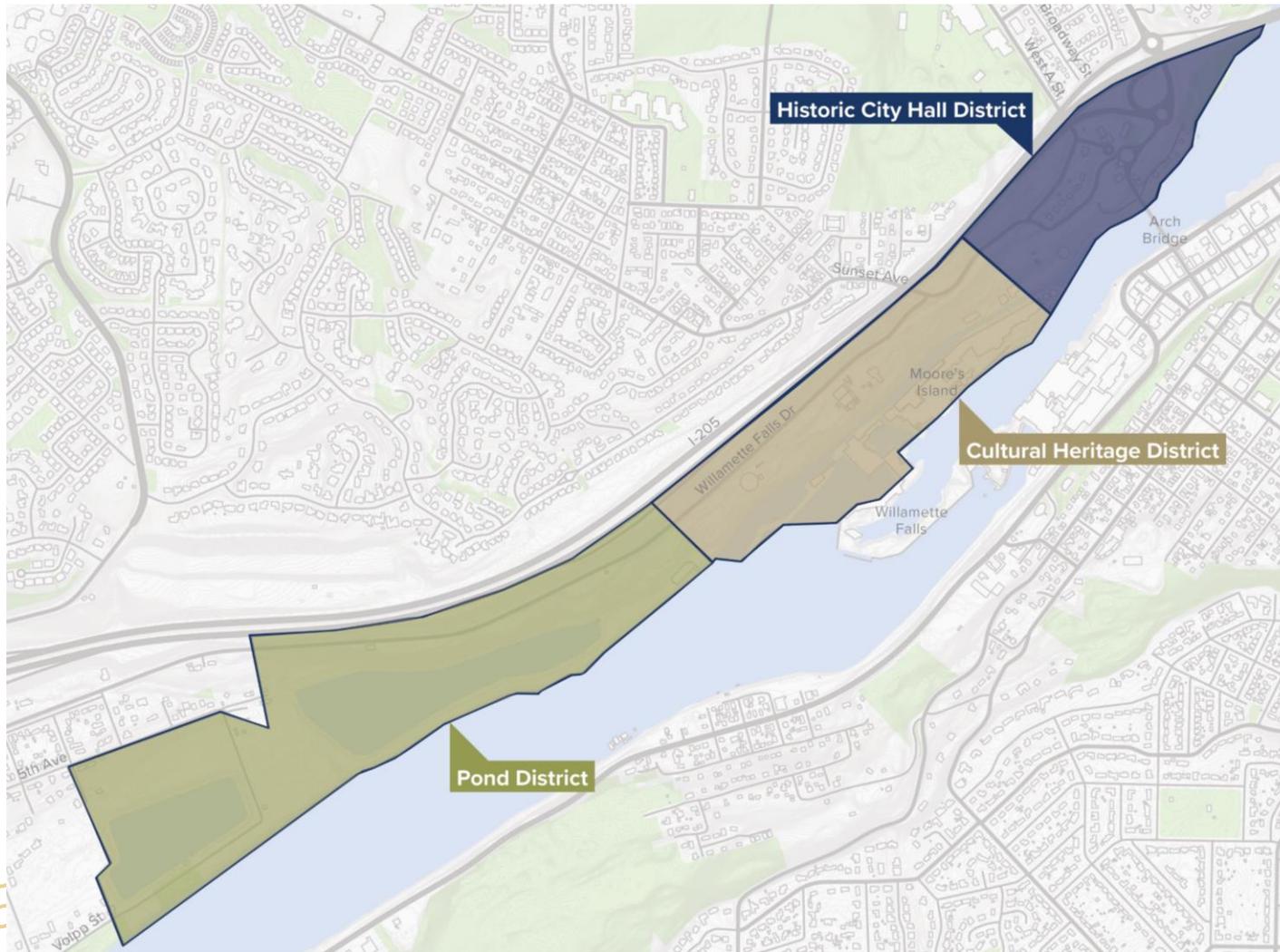
CREATE
new opportunities
to access and enjoy
the Waterfront.

SUPPORT
cultural and
environmental
stewardship.

IMPROVE
site access
and multimodal
transportation.

BUILD
public amenities
that attract private
investment.

Waterfront Districts



Intent

“The goal of the Vision Plan is to present an inspired and achievable framework for the transformation of West Linn’s Waterfront into a vibrant place that provides new opportunities for residents and visitors to access and experience the natural beauty and cultural richness of the area.”

Process

- Restart of the project
- Previous outreach efforts (2016-2021):
 - Guiding principles
 - Willamette Falls Drive Concept Plan
- COVID
- Vision Plan outreach (2024-2025):
 - Project Working Group
 - Technical Advisory Committee
 - Property Owner & Partner Coordination
 - Community Outreach

Fall/Winter 2023/24

- » Preliminary Vision Plan
- » Guiding Principles
- » Planning Framework
- » District Planning
- » Public Consultation
- » Option Testing

Summer/Fall 2024

- » Vision Plan Refinement
- » Option Refinement
- » Public Review
- » Final Vision Plan

Spring/Fall 2025

- » Policy / Regulatory Review
- » Implementation Strategies
- » Financing Plan
- » Public Review
- » Final Documentation

Plan
Development

Preferred
Plan

Adoption

Community Engagement



2016-2021 PRELIMINARY ENGAGEMENT

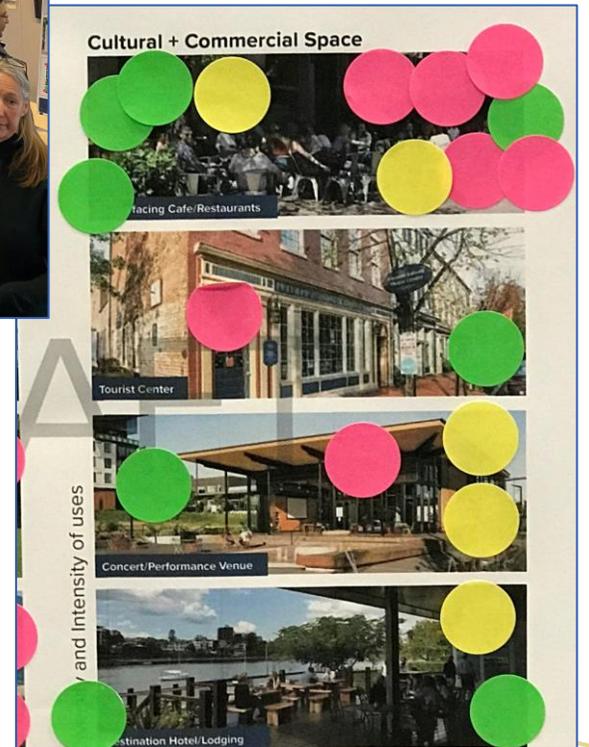


2024-2025 VISION PLAN ENGAGEMENT



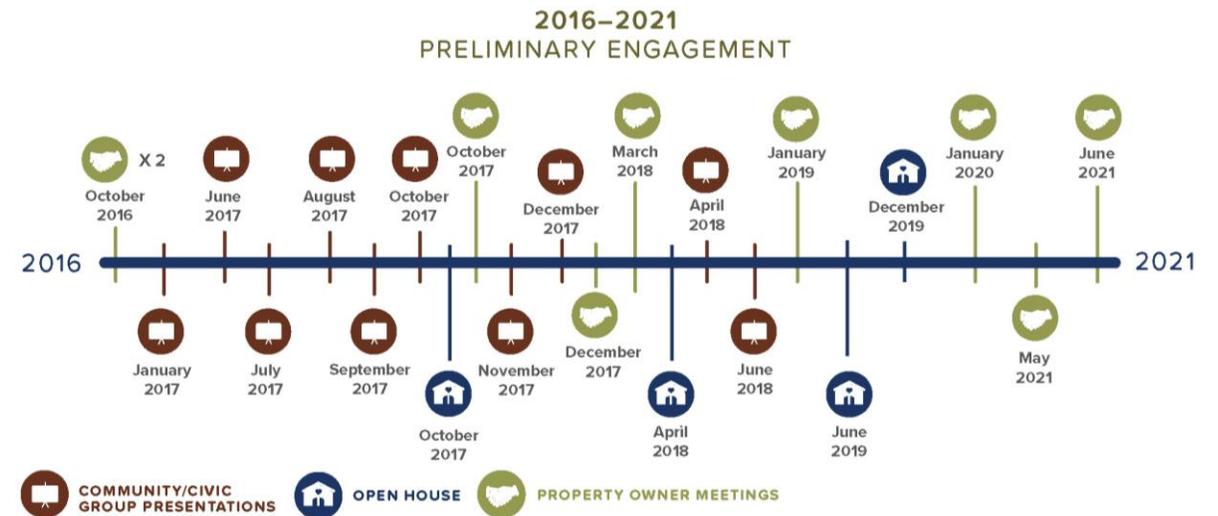
Engagement (2016-2019)

- Open Houses (5)
 - June 2017 (125 attendees)
 - October 2017 (50 attendees)
 - April 2018 (81 attendees)
 - May & June 2019 (250 attendees)
 - December 2019 (48 attendees)
- Property Owner Meetings (9)
- Presentations
 - Neighborhood Association visits x 9 (169 attendees)
 - Wednesday Market x 2 (51 contacts)
 - Civic Groups x 5 (160 attendees)



Engagement (2016-2019)

- Planning Districts:
 - Historic City Hall
 - Cultural Heritage
 - Pond District
- WLWF Guiding Principles
 - See next slide
- Preferred Transportation Improvements
- Preferred Land Uses



Guiding Principles



REINVESTMENT OPPORTUNITIES

The area will maintain its long history as a working waterfront, while **creating opportunities for reinvestment in the historic heart** of the community.



TRANSPORTATION IMPROVEMENTS

Through public and private investment, the Waterfront will safely **accommodate pedestrians, bicyclists, motorists, and truck traffic through improved facilities** and turning movements, while reducing conflicts and supporting land uses.



RIVER ACCESS

The community and visitors will have **enhanced visual and physical opportunities to enjoy the river and falls** through trails, open spaces both natural and within the built environment, and aquatic recreation.



HISTORIC CHARACTER

The community and visitors will experience a revitalized and vibrant waterfront, while experiencing and **celebrating the working and historic industrial uses and important natural, historic, and cultural resources** of the area.

Engagement (2023-2025)

- Draft Vision Plan (Jan. 2024)
 - Public Events
 - Civic Group Meetings
 - Online Survey
 - Project Working Group Meetings

- Updated Vision Plan (Sept. 2024)
 - Public Events
 - Civic Group Meetings
 - Stakeholder Interviews
 - Property Owner Feedback
 - Project Working Group Meeting



Engagement (2023-2025)

- Final Draft Vision Plan (Dec. 2024)
 - Online Survey
 - Civic Group Meetings
 - Project Working Group Meeting

- Final Vision Plan (Oct. 2025)
 - Stakeholder Review
 - Project Working Group Meeting
 - Technical Advisory Group Meeting
 - Planning Commission



Engagement (2023-2025)

- Open House
 - Draft Vision Plan (March 2024)
 - 100+ Attendees
- Waterfront Website
 - 3,200 Visits (Jan-June 2024)
- Online Survey
 - 573 Responses
 - 64% Not Engaged Previously
- 10 Presentations (Jan-June 2024)
- Tabling Events (8)



Engagement (2023-2025)

- Property Owner & Tribal Group Meetings (9)
- Online Survey
 - Final Draft Vision Plan (Dec 2024 – Jan 2025)
 - 224 Responses
- Open Houses
 - Final Vision Plan (July 2025)
 - ~40 Attendees
- Project Working Group Meetings (5)
- Technical Advisory Group Meetings (2)
- Decision-Maker Briefings



What we heard...

General Excitement

- People feel the waterfront is an underutilized asset and a visual blight and want something to happen there
- Interest in increased access to the river and views of the falls

Partnerships are Essential

- The City owns little of the property in the Waterfront
- Private property owners will have their own planning processes
- Significant support for restoring Tribal and public access to the Waterfront

The Waterfront has Significant Assets

- Potential for regional attraction that could spur private investment
- Opportunity to:
 - Celebrate Tribal history and restore Indigenous practices
 - Interpret industrial heritage, site adaptation, and reuse of materials
 - Leverage the reopening of the locks for river transportation, recreation, etc.
- Noting that there is:
 - Current and long-term electricity generation governed by a FERC boundary

District Diversity

- Each district is distinct and different
- Historic City Hall: most logical for density
- Cultural Heritage: celebrate history, create experiences, maintain critical functions
- Pond: natural environment, wetlands, complementary uses

Access will be a Key Feasibility Driver

- Maintain FERC boundary and access for Sullivan Hydroelectric Station
- Access to Moore's Island is challenging
- Multimodal access and increased development may depend on:
 - Topography limitations
 - Reconstructing Willamette Falls Drive
- Future ped-bike bridge alignment should access the site
- Upgrading the locks and other opportunities for river access

District Planning Frameworks

Historic City Hall District

HISTORIC CITY HALL DISTRICT

A walkable, dynamic waterfront hub with a strategic emphasis on new development opportunities and transportation improvements.

IDENTITY + CHARACTER:

Dense, active, and diverse

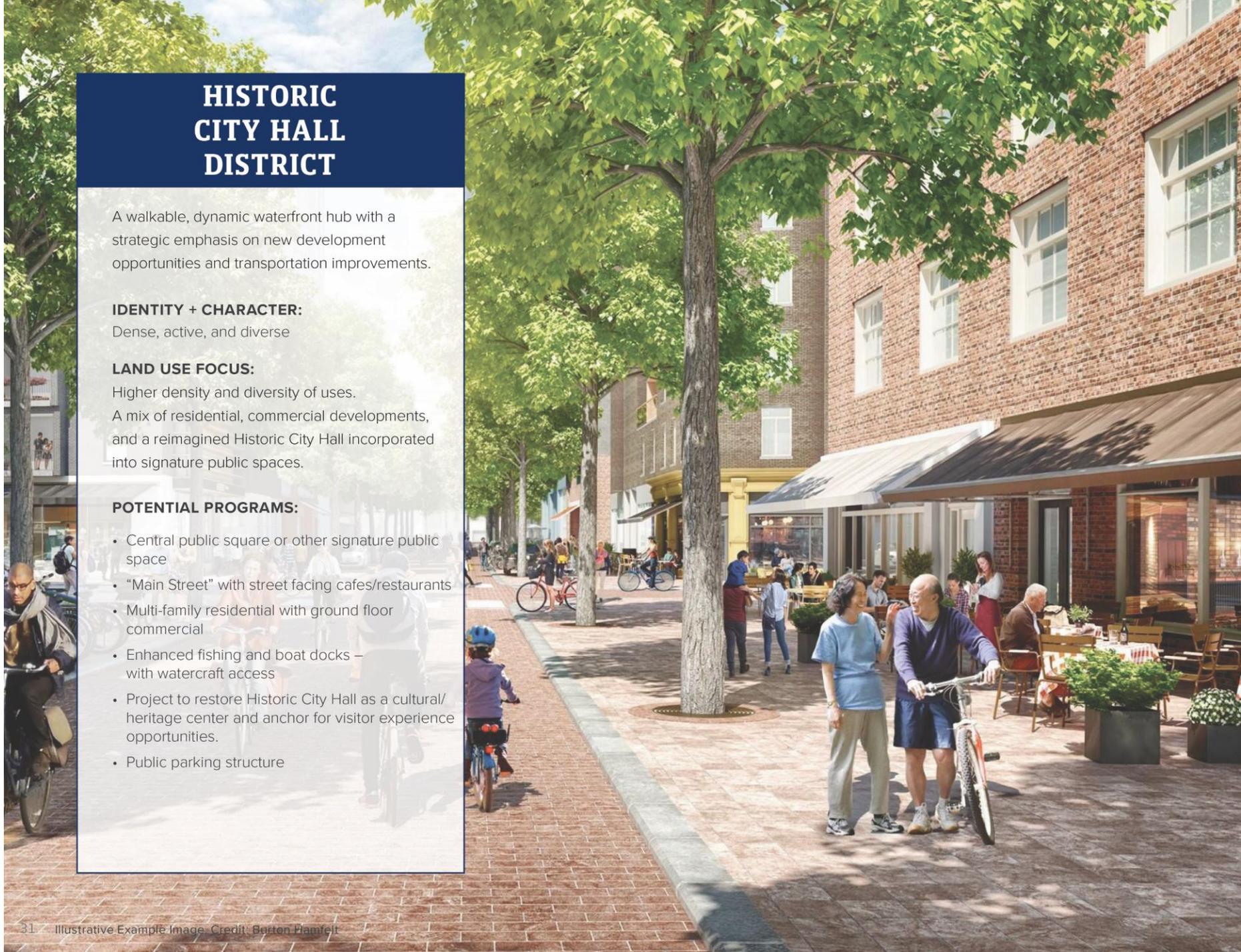
LAND USE FOCUS:

Higher density and diversity of uses.

A mix of residential, commercial developments, and a reimagined Historic City Hall incorporated into signature public spaces.

POTENTIAL PROGRAMS:

- Central public square or other signature public space
- “Main Street” with street facing cafes/restaurants
- Multi-family residential with ground floor commercial
- Enhanced fishing and boat docks – with watercraft access
- Project to restore Historic City Hall as a cultural/heritage center and anchor for visitor experience opportunities.
- Public parking structure



Historic City Hall District

Framework Plan



Public Square / Plaza for Civic Gathering



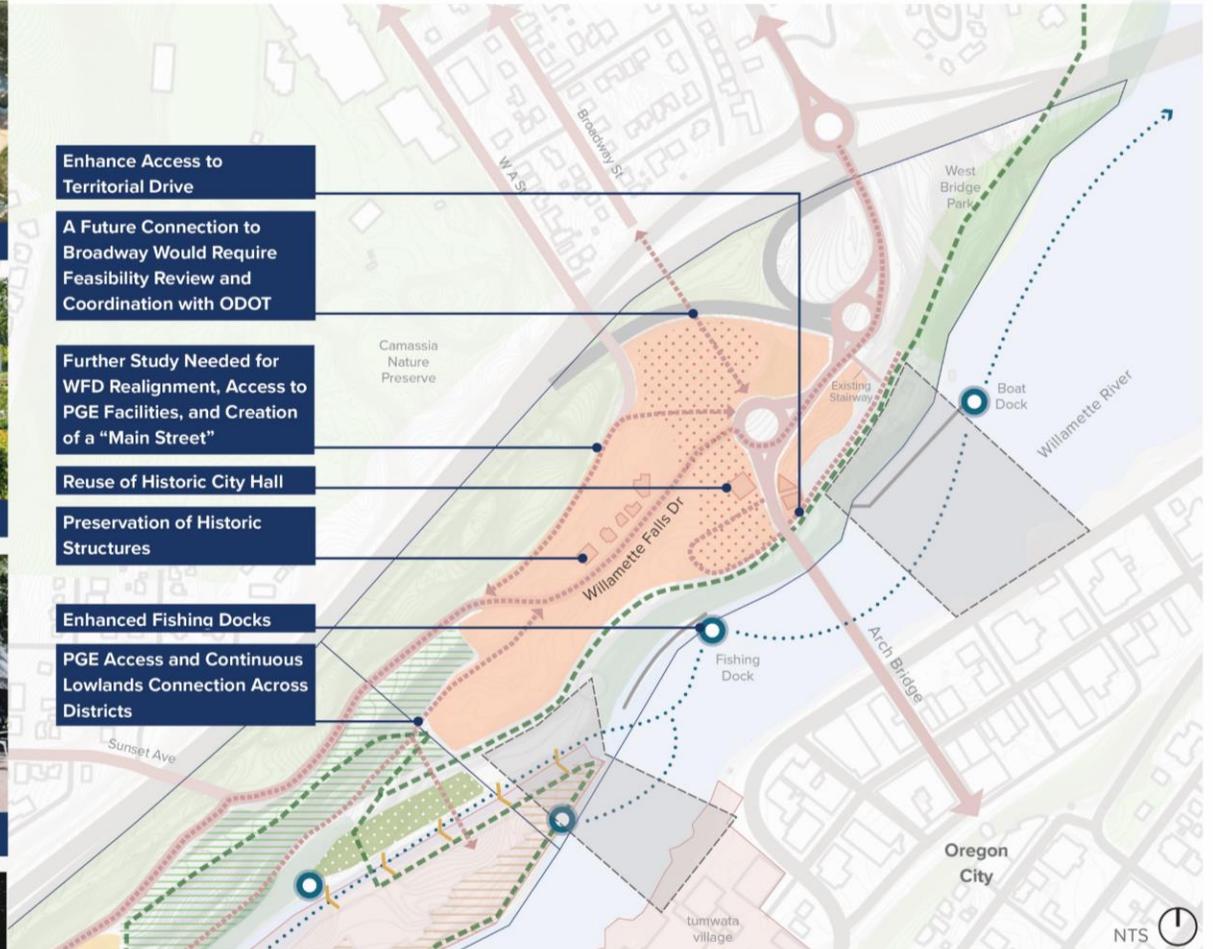
Active Trail Edges



"Main Street" with Street Facing Retail



Public Parking Structure



- Enhance Access to Territorial Drive
- A Future Connection to Broadway Would Require Feasibility Review and Coordination with ODOT
- Further Study Needed for WFD Realignment, Access to PGE Facilities, and Creation of a "Main Street"
- Reuse of Historic City Hall
- Preservation of Historic Structures
- Enhanced Fishing Docks
- PGE Access and Continuous Lowlands Connection Across Districts

- Parks/Open Space
- Steep and/or Sloped Green Buffer
- Steep/Dense Wooded Area
- Historic and/or Cultural Asset
- Priority Development Area
- Existing Streets / Connections
- Multimodal Greenway*
- Potential New Street / Connection
- ODOT Bike/Pedestrian Bridge Concept Plan Alignment Option
- Area which could accommodate a Signature Public Space
- Waterfront Trail
- Willamette River Trail (alignment to be determined)
- River Access Point
- Locks

Support

- Excitement for something happening!
- Create an iconic destination
- Create a heart and identity for West Linn
- Create interest and economic development
- Link between Willamette, Bolton/Robinwood, Oregon City

Challenges

- Traffic and parking impact with intensified development
- Willamette Falls Drive and ability to create supportive street network
- Network changes need to consider impacts to I-205 and Arch Bridge traffic
- PGE and truck access

Cultural Heritage District

CULTURAL HERITAGE DISTRICT

Centered on the Falls, this district focuses on elevating Indigenous culture and celebration of the area's industrial heritage.

IDENTITY + CHARACTER:

Iconic and history-focused

LAND USE FOCUS:

Medium to high density and diversity of uses. The Willamette Falls Inter-Tribal Public Access Project could provide an attraction for this district. Increased access and creative development techniques could unlock mixed use and light industrial uses on the island, terraced along the lowlands slopes, and on the uplands.

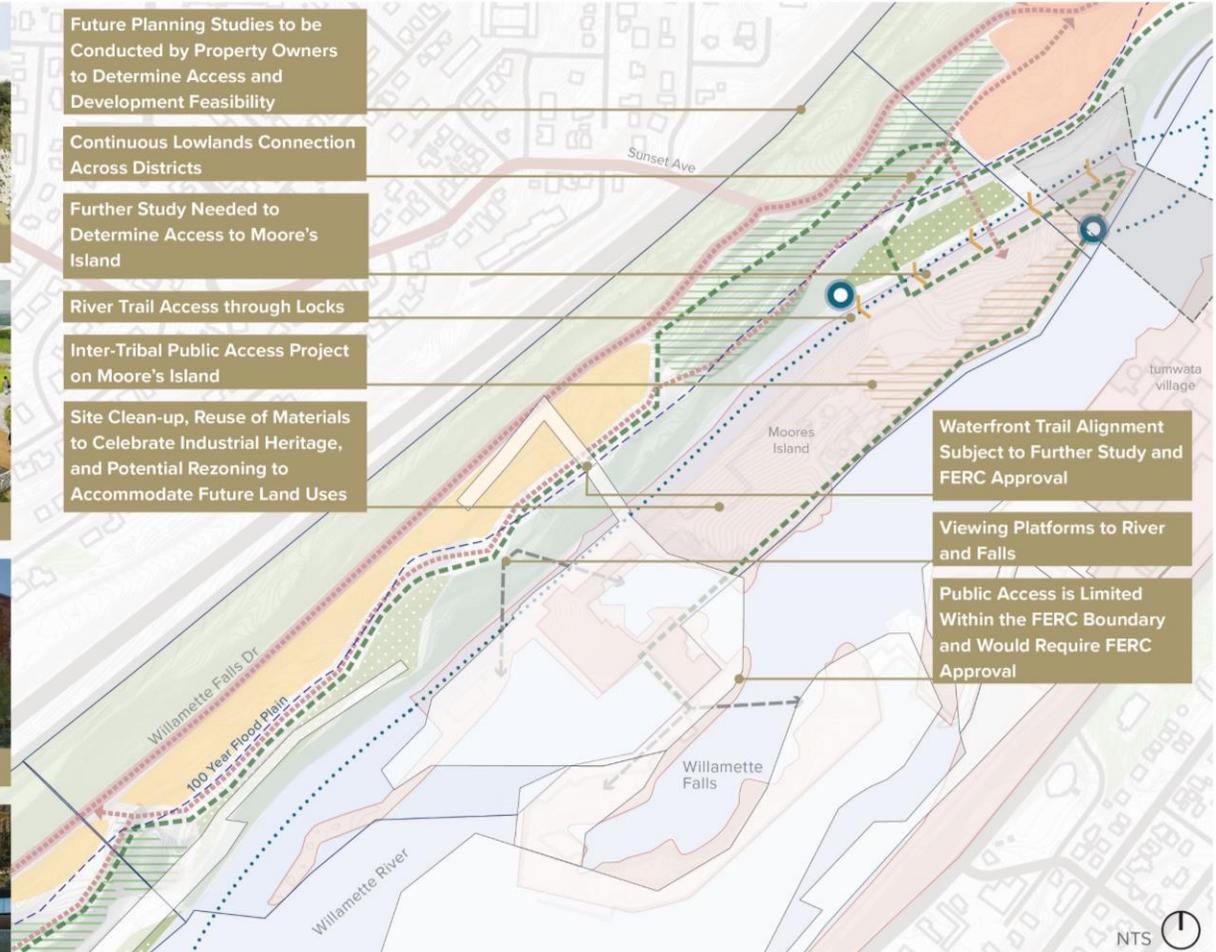
POTENTIAL PROGRAMS:

- Inter-Tribal Public Access Project and associated Tribal specific spaces
- Site adaptation for a public market, light industrial, and/or event spaces
- Restored locks will allow boat movement upstream and downstream and unprecedented access to the Falls
- Potential bike/ped bridge from Historic City Hall District to Moore's Island to tumwata village
- Trails with viewing platforms to the river and falls
- Multi-family residential terracing the lowlands slope and in the uplands area
- Mix of field and structured parking



Cultural Heritage District

Framework Plan



- Parks/Open Space
- Steep and/or Sloped Green Buffer
- Steep/Dense Wooded Area
- Historic and/or Cultural Asset
- Approximate area of Inter-Tribal Public Access Project
- Potential Development Area
- Existing Streets / Connections
- Multimodal Greenway**
- Potential New Street / Connection
- ODOT Bike/Pedestrian Bridge Concept Plan Alignment Option
- Waterfront Trail
- Willamette River Trail (alignment to be determined)
- River Access Point
- Locks
- FERC Boundary*

Support

- Excitement for creating access to this area
- Unlocking and celebrating the area's natural assets
- Opportunity to create an iconic destination
- Support for Inter-Tribal Public Access Project and acknowledging the site's Tribal and cultural significance
- Interest in celebrating industrial heritage including site adaptation and reuse of materials

Challenges

- Area is reliant on private property interests
- FERC boundary, need to protect power generating resources and public safety, approval process for changes to public access
- PGE, truck, and access to the island
- Steep topography
- Flood resilience

Pond District

POND DISTRICT

The Pond District, with its lower elevation, easily reachable shoreline, and natural aquatic environments, will emphasize river access and the preservation of natural areas.

IDENTITY + CHARACTER:

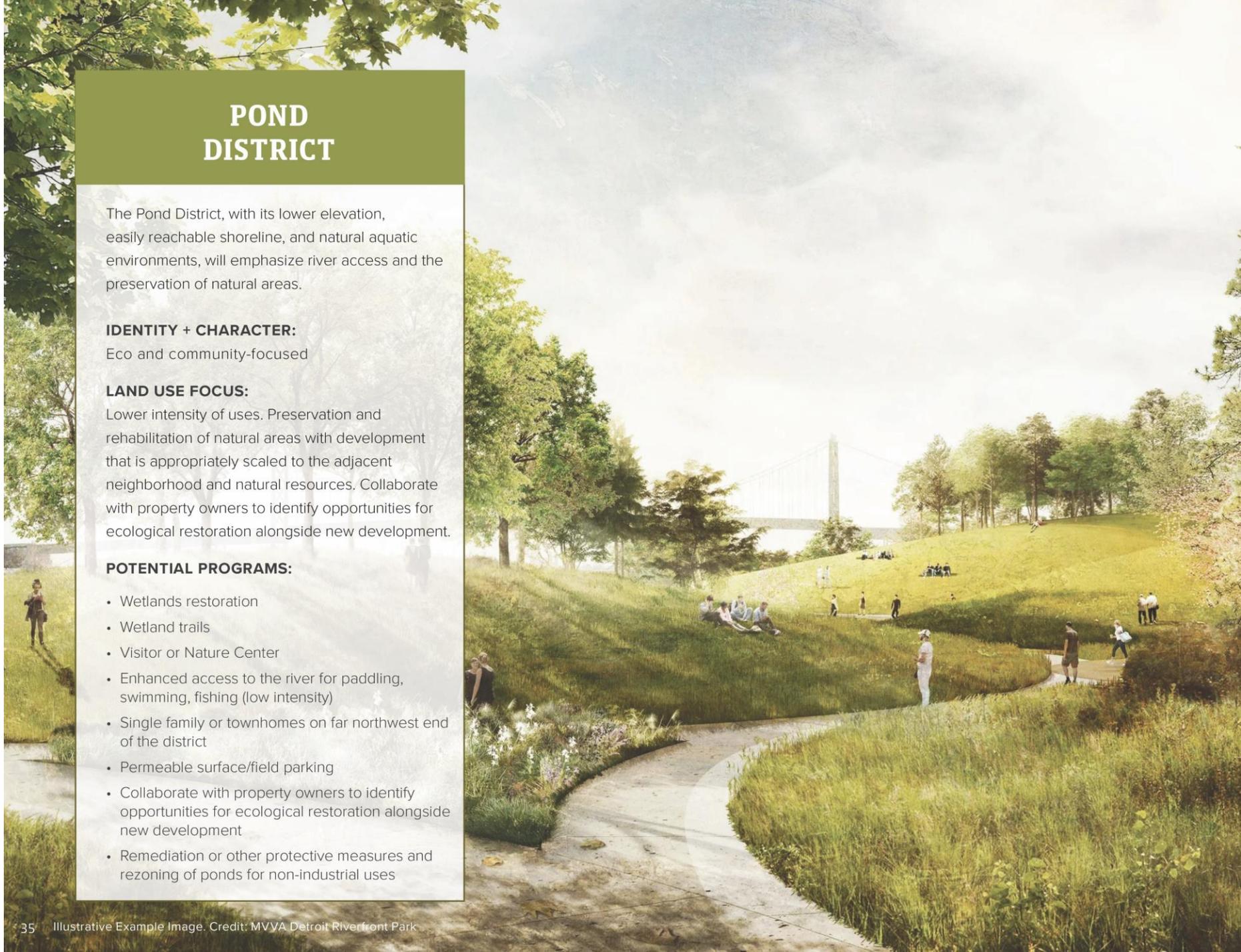
Eco and community-focused

LAND USE FOCUS:

Lower intensity of uses. Preservation and rehabilitation of natural areas with development that is appropriately scaled to the adjacent neighborhood and natural resources. Collaborate with property owners to identify opportunities for ecological restoration alongside new development.

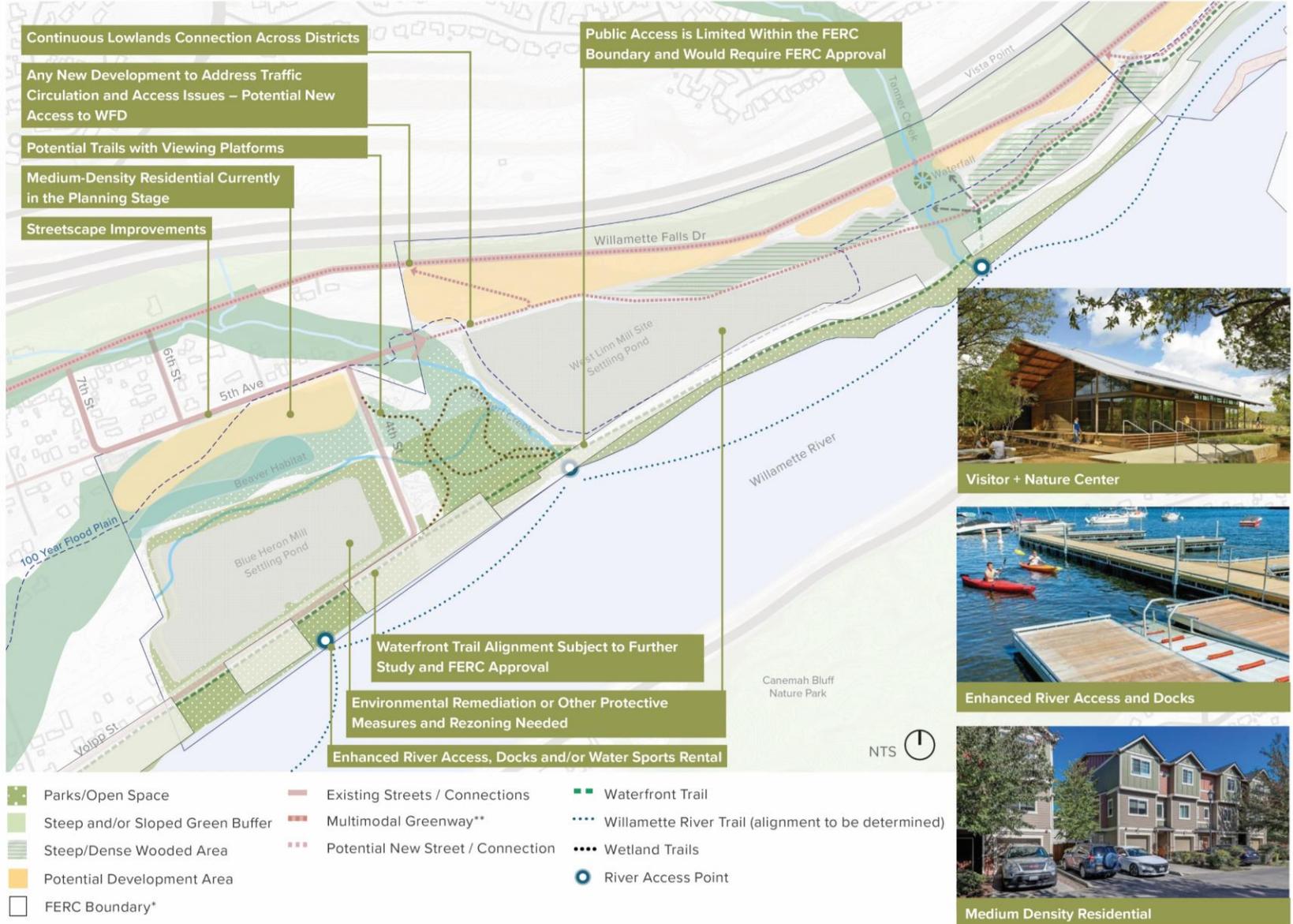
POTENTIAL PROGRAMS:

- Wetlands restoration
- Wetland trails
- Visitor or Nature Center
- Enhanced access to the river for paddling, swimming, fishing (low intensity)
- Single family or townhomes on far northwest end of the district
- Permeable surface/field parking
- Collaborate with property owners to identify opportunities for ecological restoration alongside new development
- Remediation or other protective measures and rezoning of ponds for non-industrial uses



Pond District

Framework Plan



Support

- Strong support to restore natural areas and wildlife habitat
 - Wetlands restoration
 - Open space and trails
 - Lower intensity development in appropriate places
- Enhance access to the river
 - Paddling, swimming, fishing

Challenges

- Impact of more intensive development on natural areas, wetlands, and wildlife habitat
- Traffic and access - existing street network is narrow and lacking sidewalks in many places
- Cost of environmental remediation
- Flood resilience

Housing Density & Parking

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<10 UNITS PER NET ACRE

Typologies with densities below 10 units per acre result in an inefficient use of land, given the cost of development and are **likely not appropriate for the Waterfront**. These developments often require large areas of surface parking.



2124 Eleanor Road
Detached Single Family

City: West Linn State: OR
Units: 1 Year Built: U/C (2025)
Acres: 0.17 Du/acre: 6
Construction: Wood Frame Stories: 2



19th and Graf Apartment Homes
Low-Rise Garden Apartments

City: Bozeman State: MT
Units: 195 Year Built: 2023
Acres: 26.30 Du/acre: 7
Construction: Wood Frame Stories: 3



Greenwood Avenue Cottages
Cottage Cluster

City: Shoreline State: WA
Units: 8 Year Built: 2001
Acres: 0.78 Du/acre: 10
Construction: Wood Frame Stories: 2

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10-30 UNITS PER ACRE

Housing densities and typologies that can accommodate between 10-30 units per acre are well-suited for the **Pond District** and balance an efficient layout with the preservation of a strong residential character. Garage, tuck-under, and clustered surface parking are common for these development types.



Minnehaha Meadows
Low-Rise Townhomes

City: Vancouver State: WA
Units: 49 Year Built: 2020
Acres: 4.24 Du/acre: 12
Construction: Wood Frame Stories: 2



Meritage at Mill Creek
Garage-Parked Townhomes

City: Mill Creek State: WA
Units: 24 Year Built: 2009
Acres: 0.86 Du/acre: 28
Construction: Wood Frame Stories: 3
Parking: Garage (front) Parking Ratio: 1/unit



Canemah Cottages
Cottage Cluster

City: Oregon City State: OR
Units: 7 Year Built: 2023
Acres: 0.46 Du/acre: 15
Construction: Wood Frame Stories: 2

Housing Density & Parking

.....
>30 UNITS PER ACRE

Housing densities and typologies that can accommodate over 30 units per acre are well-suited for the **Historic City Hall and Cultural Heritage District**, efficiently utilizing space while incorporating paired programming to support a mix of uses and residential development. Structured, tuck-under, and concealed parking courtyards may be appropriate for these development types.



Abernethy Flats
Mixed Use: Housing over Retail

City: Portland State: OR
Units: 35 Year Built: 2019
Acres: 0.23 Du/acre: 152
Construction: Wood Frame Stories: 4



1719 N 185th Street
Housing over Parking

City: Shoreline State: WA
Units: 12 Year Built: 2021
Acres: 0.16 Du/acre: 75
Construction: Wood Frame Stories: 3



SE 11th & Tenino Apartments
Low-Rise Apartments

City: Portland State: OR
Units: 38 Year Built: 2023
Acres: 0.23 Du/acre: 165
Construction: Wood Frame Stories: 3

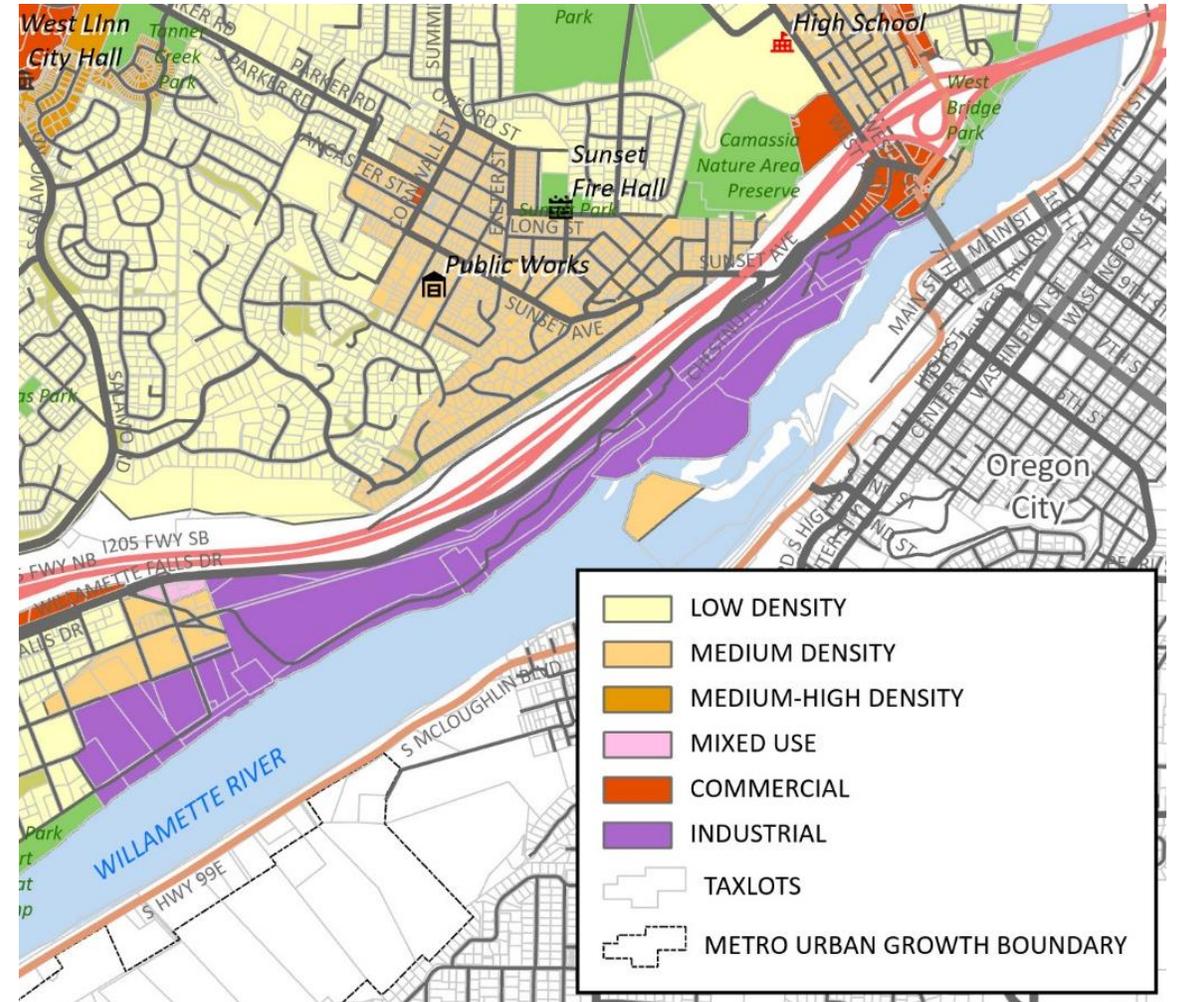
Implementation of Vision Plan

Questions and clarifications so far?

Preliminary Comprehensive Plan + Development Code Recommendations

Comprehensive Plan Overview

- The Comprehensive Plan is the **City's official policy guide for long-range growth and development.**
- The Vision Plan study area include **three Comprehensive Plan land-use designations:**
 - Medium-Density Residential
 - Industrial
 - Commercial



Comprehensive Plan Findings

Existing designations do not adequately support Vision Plan goals:

- **Medium-Density Residential:** the focus on shielding residential areas conflicts with the Vision Plan’s goal to encourage mixed-use development.
- **Industrial:** excludes housing; does not align with Vision Plan.
- **Mixed-Use/Commercial:** generally supports the Vision Plan, but some policies—like protecting residential areas from commercial impacts—may conflict with high-density, mixed-use goals in the Historic City Hall District.

Comprehensive Plan Recommendations

- **Redesignate areas currently identified as *Medium-Density Residential* and *Industrial*** within the Historic City Hall District as *Mixed-Use/Commercial* to allow for greater flexibility.
- Establish a **Waterfront District** designation for the Vision Plan Study Area.
- Base new designation on Comp Plan **policies developed for Robinwood and Bolton neighborhoods.**
- Add a new policy for a Waterfront District:
 - Future changes to the Historic City Hall District will be guided by the Waterfront District goals, policies, and vision in the Vision Plan.

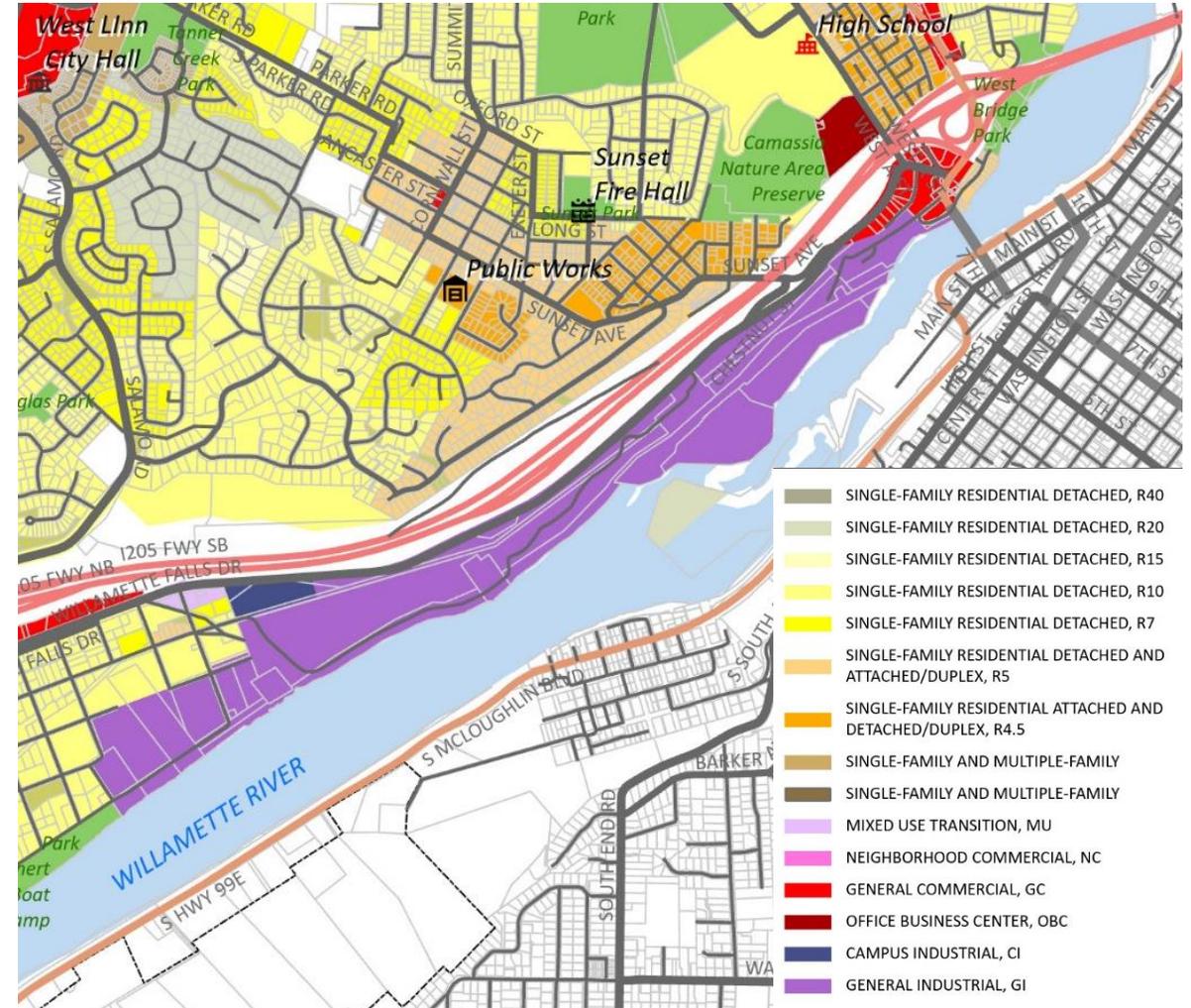
SECTION 3: MIXED USE/COMMERCIAL DEVELOPMENT

POLICIES

1. A portion of the Bolton District is currently designated in Metro's 2040 Design Map as a town center. The neighborhood plan for Bolton shall guide future changes to this area. If appropriate, the City will submit a request to Metro to remove the town center designation from Bolton, and substitute another more appropriate designation.

Development Code Overview

- Development Code zones define **allowable uses, conditional uses, and development standards.**
- **Current Historic City Hall District zones:**
 - Medium Density Residential (R-5)
 - General Commercial (GC)
 - Industrial (GI)



Development Code Overview

The GC zone is one of the least restrictive—allowing a broad range of commercial activities

	R-5 / Med-Density Res	General Commercial (GC)	General Industrial (GI)
Multi-family	Not allowed	Prescribed Condition	Not allowed
Food & drink	Not allowed	Allowed	Not allowed
Retail	Not allowed	Allowed	Not allowed
Office	Not allowed	Allowed	Not allowed
Commercial	Not allowed	Allowed	Not allowed
Community recreation	Allowed	Allowed	Not allowed
Parking facilities	Not allowed	Allowed	Allowed?
Water-dependent uses	Conditional	Not allowed	Prescribed Condition
Senior center	Allowed	Allowed	Not allowed
Hotel	Not allowed	Allowed	Not allowed
Light industrial	Not allowed	Conditional	Industrial Allowed

Development Code Findings

- **The General Commercial (GC) zone allows a broad range of commercial activities but challenges Vision Plan goals**
- **Key Constraints:**
 - Residential Limitations:
 - Residential uses only allowed on upper floors
 - Ground-floor residential prohibited, limiting true mixed-use development
 - Zoning Rigidity:
 - GC zone limits higher-intensity, mixed-use development
 - Limited adaptability for future needs

Development Code Overview

A max lot coverage of 50% and building height limits 35-45 feet restrict development potential

	R-5 / Med- Density Res	General Commercial (GC)	General Industrial (GI)
Max. lot coverage	40%	50%	50%
FAR	.45	--	--
Max. Height (ft)	35 ft	up to 3.5 stories or 45 ft*	up to 3.5 stories or 45 ft**
Max. Density (du/ac)	8.7	Not Available	--
Setbacks (ft):			Not specified***
Front	20 ft	20 ft Max.	--
Interior side	5 ft	--	--
Street side	15 ft	--	--
Rear	20 ft	--	--

* For any structure located 50 feet or more from a low or medium density residential zone.

** For structures located 100 feet or more from a residential zone.

*** Where the use abuts a residential district, the setback distance of the residential zone shall apply.

Development Code Recommendations

- Use the ***General Commercial (GC)*** zone to serve as framework for a new, comprehensive *Mixed-Use* zone.
- While a Mixed-Use designation currently exists in the form of the Willamette Neighborhood ***Mixed-Use Transition (MU)*** zone, it limits commercial development and has more restrictive height and coverage limits.

A New Mixed-Use Zone

- **Allow for ground-floor residential in certain building types** or locations to foster vibrant, multi-functional development
- **Support increased building heights and floor area ratios (FAR)** consistent with the district's density goals
- **Encourage active street-level uses and flexible design standards** to accommodate a range of commercial and residential typologies
- To support future rezoning in the Cultural Heritage and Pond Districts, the new Mixed-Use zone could also **incorporate select conditional uses**—such as:
 - Marinas
 - Hotels/resorts
 - Clearly defined light industrial uses

A New, Mixed-Use Zone

- Implement a new Mixed-Use zone in coordination with the Willamette and Tualatin River Protection Overlay to provide additional environmental safeguards.

Chapter 28 WILLAMETTE AND TUALATIN RIVER PROTECTION

Sections:

- 28.010 PURPOSE
- 28.020 REPEALED
- 28.030 APPLICABILITY
- 28.040 EXEMPTIONS/USES PERMITTED OUTRIGHT
- 28.050 PROHIBITED USES
- 28.060 ADMINISTRATION AND APPROVAL PROCESS
- 28.070 PLANNING DIRECTOR VERIFICATION OF METRO HABITAT PROTECTION MAP BOUNDARIES
- 28.080 TIME LIMIT ON APPROVAL
- 28.090 SUBMITTAL REQUIREMENTS: APPLICATION
- 28.100 ADDITIONAL SUBMITTAL INFORMATION REQUIRED, WAIVER OF SUBMITTAL REQUIREMENTS
- 28.110 APPROVAL CRITERIA
- 28.120 SITE PLAN
- 28.130 GRADING PLAN
- 28.140 ARCHITECTURAL DRAWINGS
- 28.150 LANDSCAPE PLAN
- 28.160 MITIGATION PLAN
- 28.170 PENALTIES

Prior legislation: Ordinances 1474 and 1549.

28.010 PURPOSE

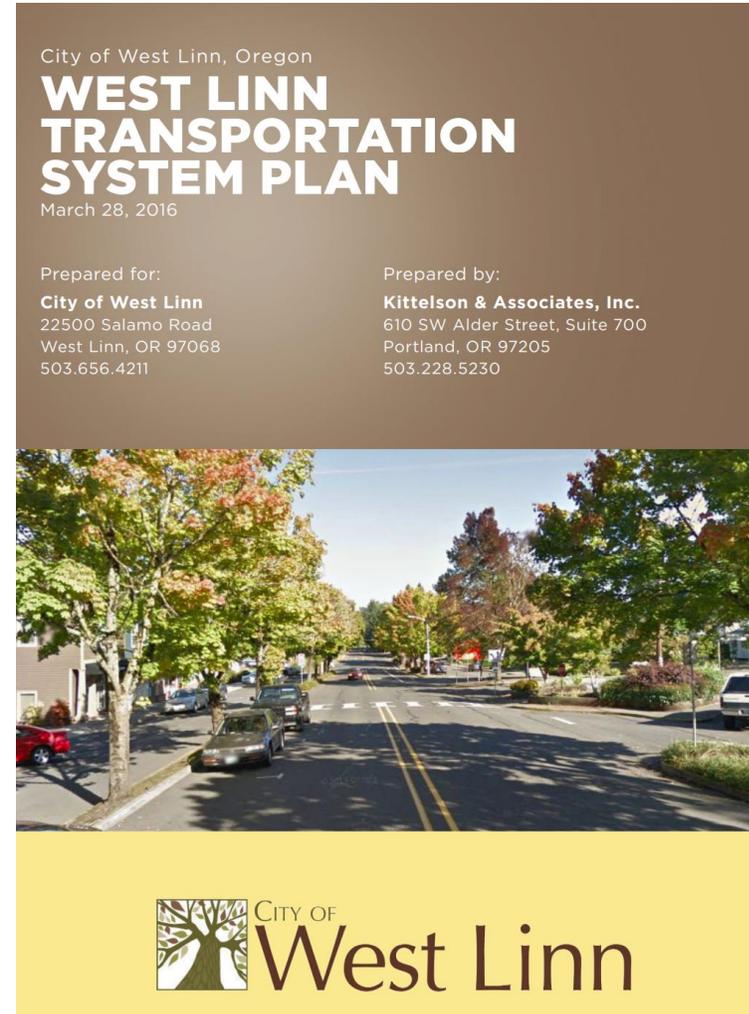
The purposes of the Willamette and Tualatin River Protection Area are the following:

- A. Protect, conserve, enhance, and maintain the natural, scenic, historical, economic, and recreational qualities of lands along the Willamette and Tualatin Rivers.
- B. Implement the policies of the West Linn Comprehensive Plan and the State of Oregon's Willamette River Greenway program.

Transportation System Plan (TSP) Recommendations

What is a Transportation System Plan (TSP)?

- Typically serves as the transportation component of the local Comprehensive Plan
- Outlines projects, programs, and policies to meet transportation needs over the next 20-years based on community goals
- Most recent “major update” was in 2016
- Minor updates to incorporate the OR-43 and Willamette Falls Drive Concept Plans



When does a TSP Need to be Updated?

- City will need to undertake an update soon to:
 - Incorporate growth and changes to the **Comprehensive Plan** that are expected from the Vision 43 and Waterfront Vision Plans.
 - Bring the TSP into compliance with the updated **Transportation Planning Rule (TPR)** under the Department of Land Conservation and Development's (DLCD) CFEC rulemaking.



When does a TSP Need to be Updated?

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 - Incorporate growth and changes to the Comprehensive Plan that are expected from the Vision 43 and Waterfront Vision Plans.

- **Bring the TSP into compliance with the updated Transportation Planning Rule (TPR) under the Department of Land Conservation and Development's (DLCD) CFEC rulemaking.**



Climate-Friendly and Equitable Communities (CFEC)

- Department of Land Conservation and Development (DLCD) launched the CFEC rulemaking in response to Executive Order 20-04 directing state agencies to take urgent action to meeting Oregon’s climate and pollution reduction targets.
- The Transportation Planning Rule (TPR) was updated in 2022 as part of CFEC.
- It requires jurisdictions with a population greater than 5,000 to designate **Climate Friendly Areas (CFAs)**.
- CFAs are subject to new transportation requirements.



Climate Friendly Areas (CFAs)

- A CFA is an existing or planned **mixed-use area where residents, workers, and visitors can meet most of their daily needs without having to drive.**
- Metro 2040 **Regional and Town Centers** serve as CFAs
- The **Historic City Hall District** aligns with Metro’s description of 2040 Town Center – it will be urban, mixed use, and well served by multimodal networks.
- TPR states that cities must **adopt CFA boundaries and appropriate land use designations** in their Comprehensive Plan by end of 2025 with extension opportunities to end of 2029.
- City currently working with Metro to **define Town Center boundaries** that will likely include part of the Historic City Hall District.
- **Updates** to these boundaries can happen in the future.

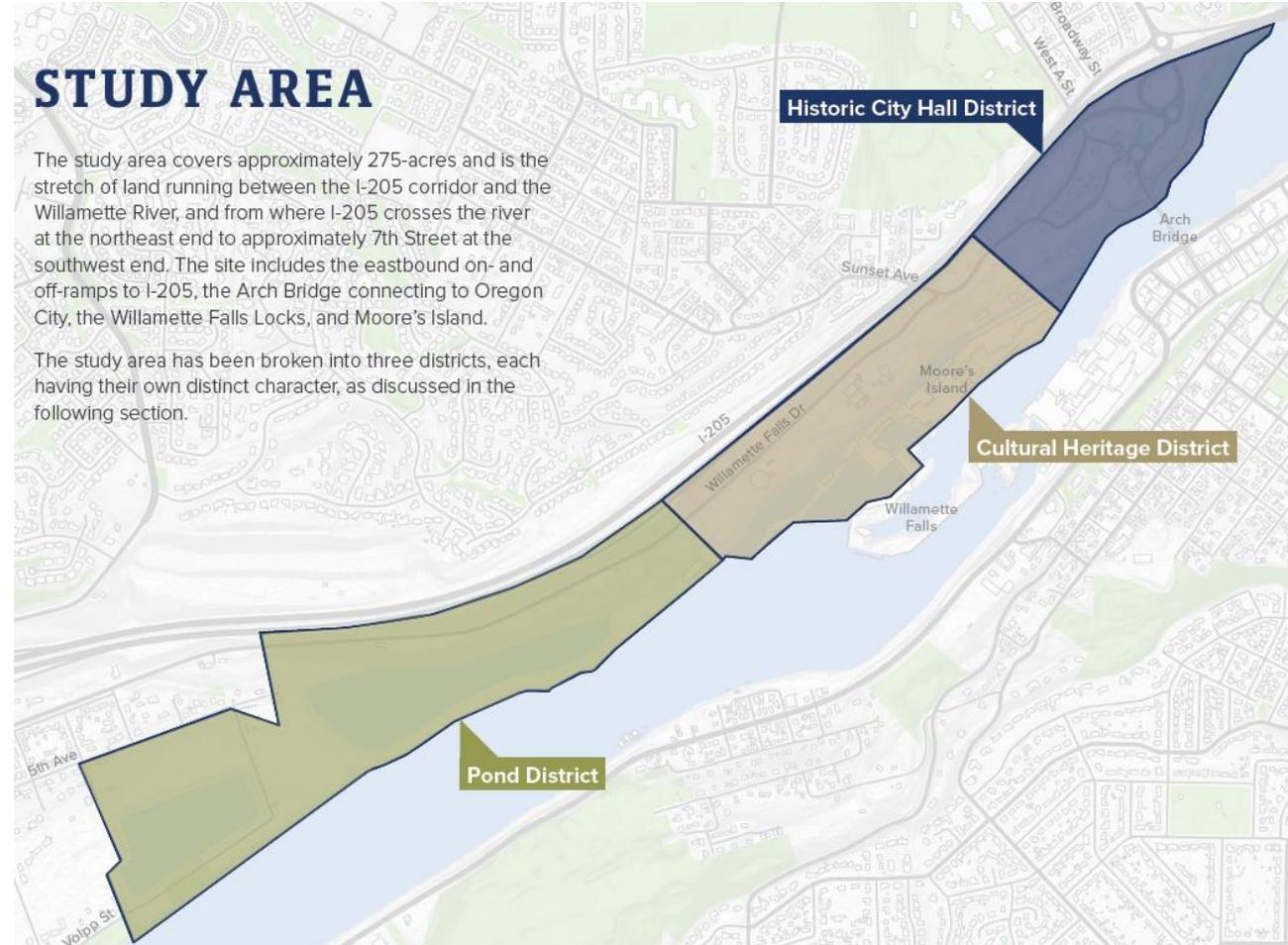
What are the benefits of designating this area as a Town Center (CFA)?

- Designation as a Town Center would elevate the Waterfront at the regional table providing better access to **regional funding**.
- State agencies will likely continue supporting CFEC implementation and CFAs will be central to this work making the Waterfront more competitive for **federal and state discretionary grants**.
- Generally **lower transportation analysis requirements**:
 - Multimodal Transportation Gap Summary: to identify where there are bike, ped, and accessibility gaps.
 - Highway Impacts Summary: required given the Waterfront is adjacent to the I-205 / OR-43 ramp terminal intersections. Analysis of crash history and change in traffic patterns.

Implementation & Financing Plan

Implementation Plan Overview

- **Roadmap to move Vision Plan forward** toward adoption, construction, and fulfillment of years of effort to transform the waterfront into a high-quality public space
- **Identifies the City's role in catalyzing development** on privately-owned land

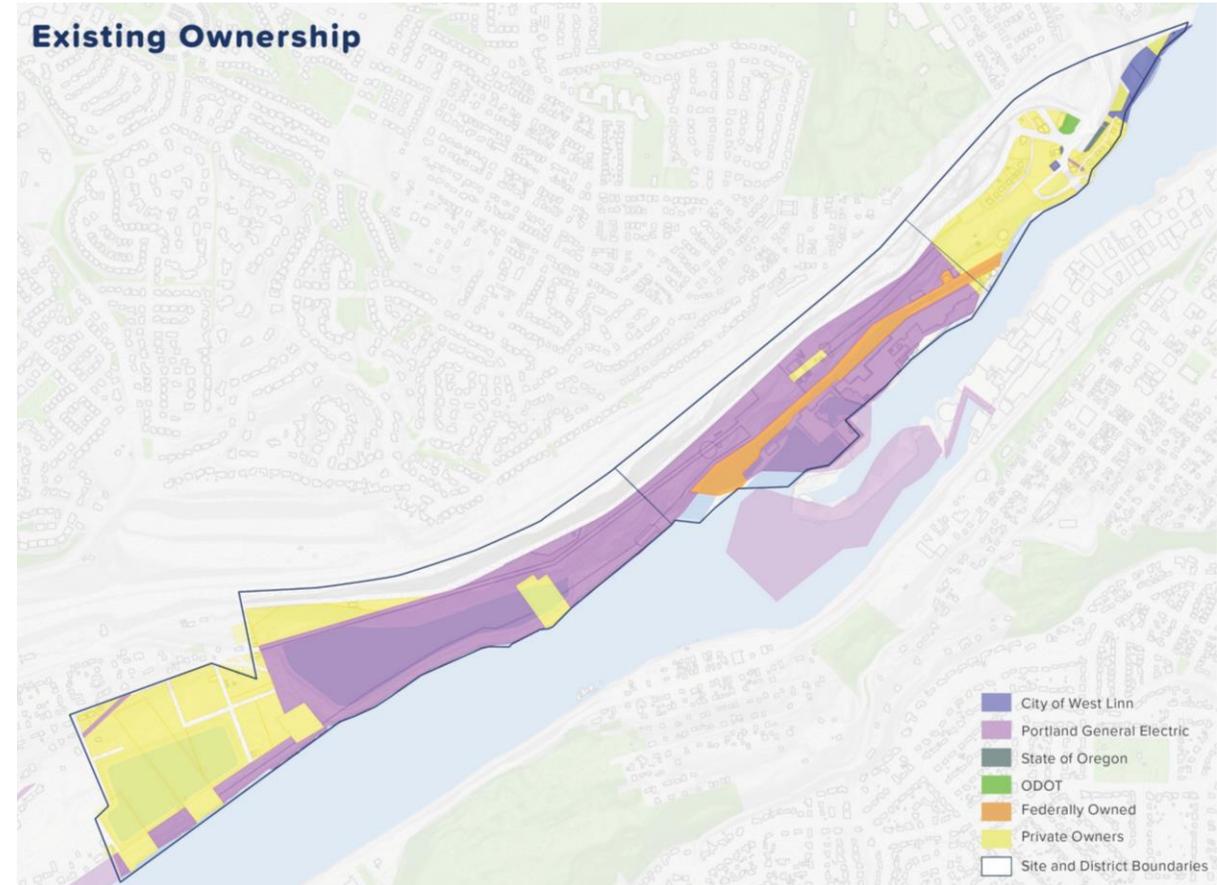


Key Considerations

- City as a **catalyst** for private development: holder of the vision, **convener, leader**
- Strategic utilization of **Tax Increment Financing (TIF)** to unlock development & support public interest
- Strengthened **partnerships & coordination** with landowners and other stakeholders

Coordination & Partnership Strategies

- City's role is to use **regulatory controls & assets as a public entity to encourage coordination**
 - Leverage a unified vision
 - Control over entitlements & public infrastructure
 - Stepping into the leadership void
- Key partners include **PGE, the Willamette Falls Trust, Belgravia, ODOT, and other landowners**



Public-Private Partnerships: Organizational Actions

Action	Organization(s)	Timing
Adopt the Waterfront Vision Plan and make it a City priority.	Lead: City of West Linn City Council, Mayor Support: City staff	ASAP
Initiate formal collaboration with PGE, WFT and other private landowners through an MOU	Lead: City of West Linn Support: PGE, WFT, others	Fall 2025 / Winter 2026
Undertake detailed planning in collaboration with MOU partners	Lead: City of West Linn and MOU partners	2026-2027
Negotiate development agreements that include infrastructure funding strategies and development terms and conditions	Lead: City of West Linn and private development partners (PGE, WFT, or others)	2027-ongoing
Horizontal infrastructure construction (roads, utilities, trails, etc.)	Lead: City of West Linn Support: Development partners	2027-ongoing
Vertical development (structures)	Lead: Development partners Support: City of West Linn	2028-ongoing

Public Infrastructure & TIF

- City should be **opportunity-driven**
- Capital investments should **leverage partnerships**
- **Implement vision plan projects**
- Additional projects for consideration:
 - Establishment of “main street”-style street pattern
 - Continuous lowlands connector road
 - Remediation & restoration of holding ponds and wetlands

Early Wins

Action	Timing	Key Partners	Funding	Considerations
<p>Actions that can be taken now or in the next few years to generate momentum and a sense of place, even before priority capital projects are completed.</p>				
<p>Program interim gathering space / plaza on the site directly adjacent to the Historic City Hall</p>	<p>ASAP</p>	<p>Property owners</p>	<p>Parks fund</p>	<p>Collaboration with the current property owner is needed.</p> <p>Potential uses or amenities may include: farmers market, summer concerts, planters, lighting and seating.</p>
<p>Improve the West Linn Public Fishing Dock</p>	<p>ASAP</p>	<p>Property owners</p>	<p>Parks fund</p>	<p>Improving access and quality of the existing fishing dock can help build early momentum.</p>

Getting Ready

Action	Timing	Key Partners	Funding	Considerations
Planning and other City actions that will be necessary for major change and development such as revisions to zoning, and a revised infrastructure plan.				
Continue to engage West Linn residents and other public stakeholders	Ongoing	West Linn residents, Clackamas County, Metro, State of Oregon, Oregon City	General funds	
Enter into an MOU(s) with PGE, WFT and other property owners	ASAP	PGE, WFT, Belgravia, and other property owners	General funds	Prior to taking further action or making investments, the City should lead on strengthened partnership and coordination with the primary property owners and active stakeholders on the site.

Getting Ready



Action	Timing	Key Partners	Funding	Considerations
Planning and other City actions that will be necessary for major change and development such as revisions to zoning, and a revised infrastructure plan.				
Engage partners in detailed master planning of the site.	2026-2027	PGE, WFT, Belgravia, other property owners, residents and other public stakeholders	General funds, private property owners	Given unknowns about the future of the PGE property, collaboration on a more refined plan for the area will help identify priority infrastructure projects that will support private development, and can lead to further agreements on roadway and trail alignments, parking strategies, public access easements, and shared financing.
Enter into development agreement(s) with one or more partners.	2027-ongoing	PGE, WFT, Belgravia, and other property owners/developers	General funds, private property owners/developers	Following more detailed planning, the next step would be to negotiate development agreements that include the use of TIF funds or other public funding, as well as obligations by property owners/ developers for funding, constructing, and programming the area.

Fund & Build Priority Projects

- Further study & coordination with property owners needed to **determine specific roadway and trail alignments, public space allocations, and other investments**
- **City should lead on convening & coordinating stakeholders**

Plan Review & Recommendations

Public Online Survey

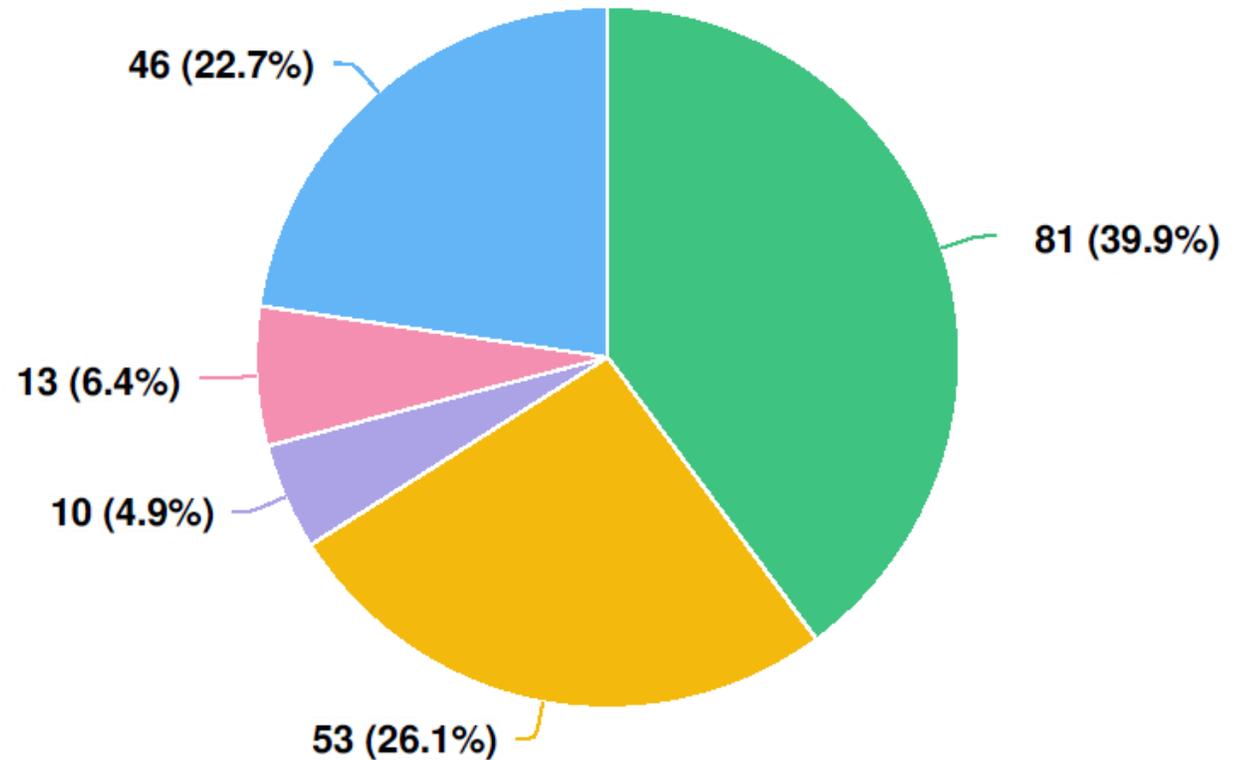
December 2024 - January 2025

221

responses

Overview

- **66% of respondents somewhat or strongly agree** that the Vision Plan accurately reflects the community’s vision for the Waterfront.
- **Approximately 29% somewhat or strongly disagreed** with that statement.

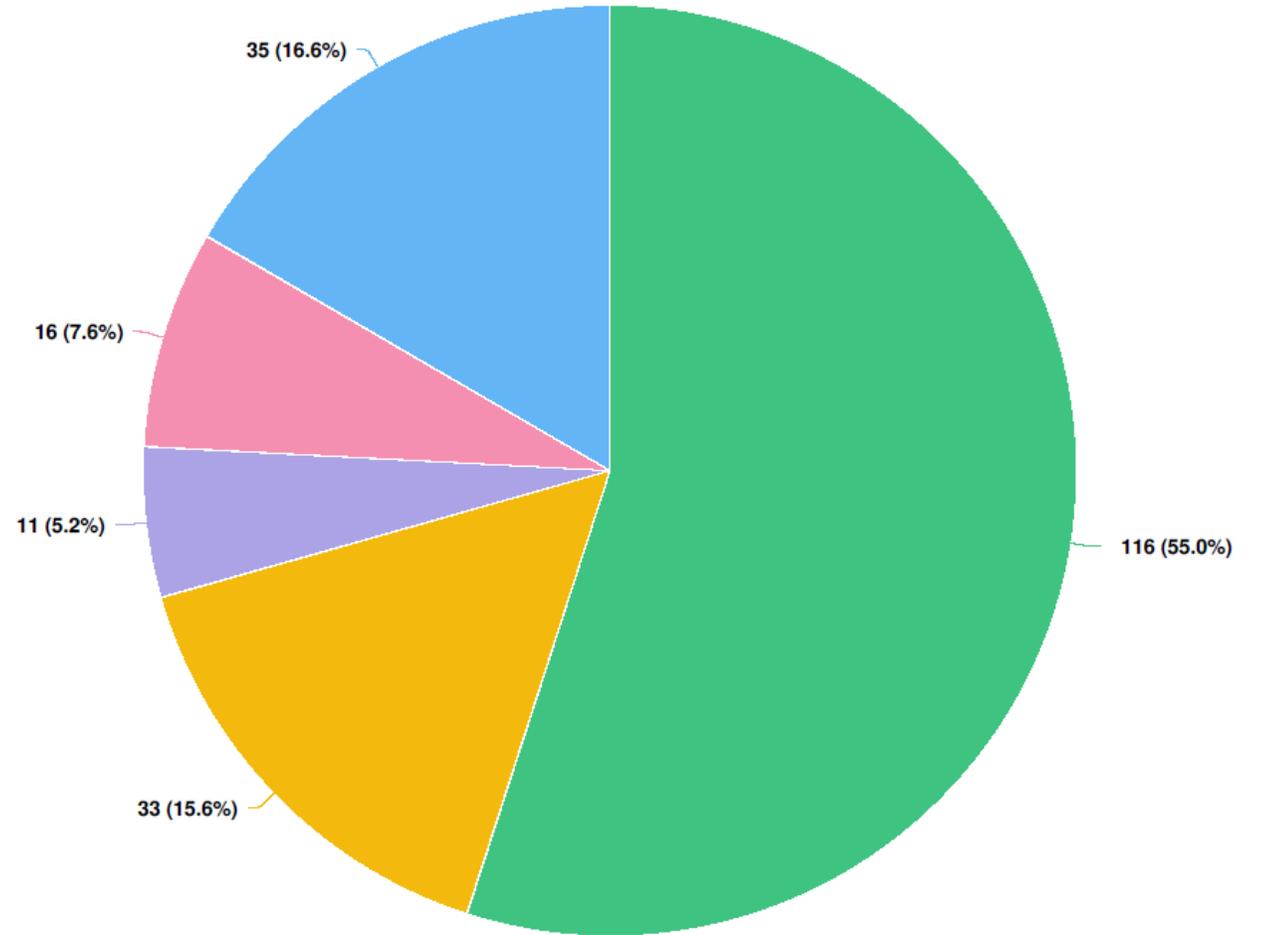


Question options

- Strongly agree
- Somewhat agree
- Neutral
- Somewhat disagree
- Strongly disagree

Historic City Hall District

- **Over 70% of respondents indicated that they somewhat or strongly agree with the vision outlined for this district.**

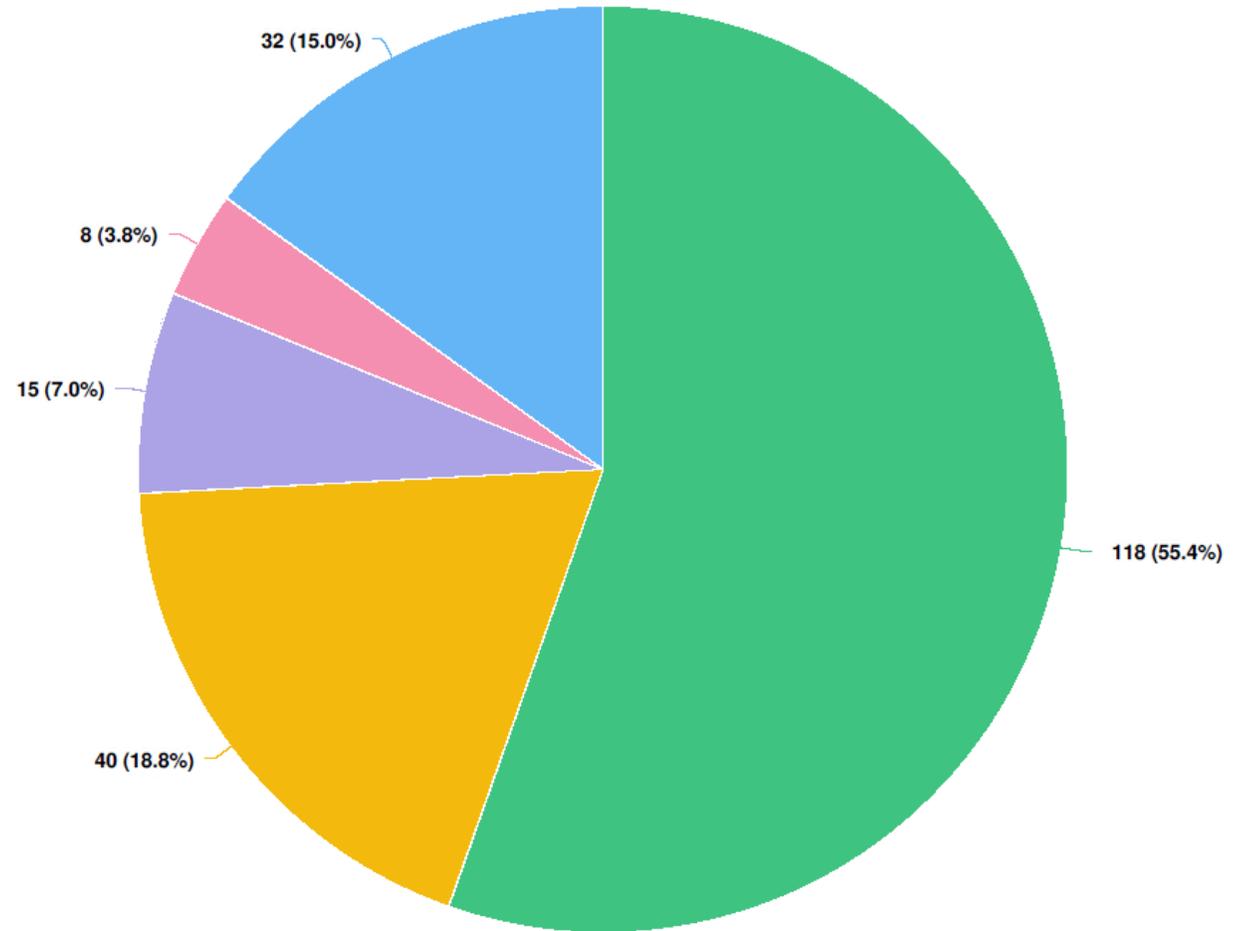


Question options

- Strongly agree
- Somewhat agree
- Neutral
- Somewhat disagree
- Strongly disagree

Cultural Heritage District

- **Over 74% of respondents indicated that they somewhat or strongly agree with the vision outlined for this district.**

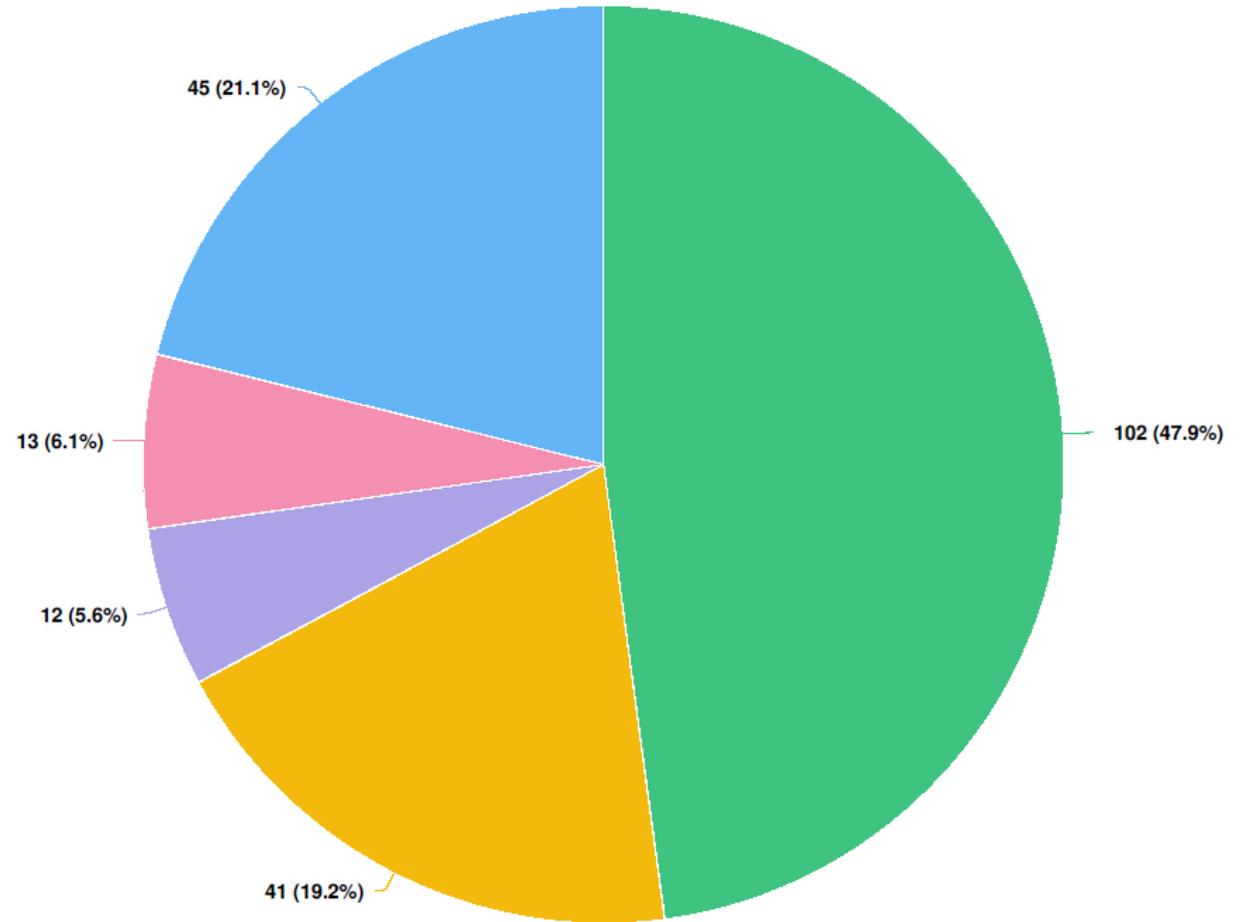


Question options

- Strongly agree ● Somewhat agree ● Neutral ● Somewhat disagree ● Strongly disagree

Pond District

- **Two-thirds (67%) of respondents indicated that they somewhat or strongly agree with the vision outlined for this district.**



Question options

- Strongly agree
- Somewhat agree
- Neutral
- Somewhat disagree
- Strongly disagree

Project Working Group Review

- Final Vision Plan (June 2025)
 - Final clean-up of text
 - Minor wording changes
- Working Group Recommendation – Move Forward to City Council
 - Consider including recommendations for affordable housing in the project area.
 - Consider including recommendations for Smart Growth Development concepts across the project area.
 - Access to area is a critical component of the project.
 - Consider including stronger language in Plan for reuse of existing structures.
 - Provide additional time for more community feedback.
 - Working Group Member Bob Schultz objected to the Vision Plan – wants more certainty on the future use of his property.
 - Working Group Member Confederated Tribes of the Grand Ronde did not take a position on whether to move the Plan forward.

Planning Commission Review

- Planning Commission Recommendations – Move Forward to City Council
 - Use the 1996 Flood Elevation on maps to better correspond to the 75-foot special flood hazard area elevation (100-year floodplain).
 - Remove “in planning stages” from the medium-density residential area in the Ponds District.
 - Update map legends.

Request of Council

- Provide any language recommendations
- Project team will bring back revisions to a public hearing on November 18, 2025

Discussion and Questions



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Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): Waterfront vision Plan

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):
same

Please print:

Name: Jim Edwards or Jim Mattis

Phonetic spelling, if difficult to pronounce: _____

Address (Optional): _____

City: _____ State: _____ Zip: _____

Email (Optional): _____ Phone (Optional): _____

Please submit this form to the City Recorder along with copies of any material to be handed out to the Council.

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Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): waterfront plan

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):

Please print:

Name: Russ Axelrod

Phonetic spelling, if difficult to pronounce: _____

Address (Optional): _____

City: West Linn State: _____ Zip: _____

Email (Optional): rboxelrod@yahoo.com Phone (Optional): _____

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Howard, Teresa

From: Mollusky, Kathy
Sent: Tuesday, October 7, 2025 7:19 AM
To: Howard, Teresa
Subject: FW: Fwd: Testimony for tomorrow

From: [REDACTED]
Sent: Monday, October 6, 2025 10:22 PM
To: City Council <citycouncil@westlinnoregon.gov>
Cc: Williams, John <JWilliams@westlinnoregon.gov>
Subject: Re: Fwd: Testimony for tomorrow

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Dear Mayor and Council,

As a 25-year Board Member and a representative today of the local preservation nonprofit "Advocates for Willamette Falls Heritage" – formerly Willamette Falls Heritage Foundation – I'm very happy this afternoon to witness the official start of Council's important involvement in the Waterfront Vision Concept process.

Online I see that the first strategic goal under the WaterFront Vision was producing a plan that will move the study areas towards the creation of a world class destination where people can work, live and recreate. Bravo for setting a goal that lays the foundation for an exceptional future here at such a historically significant and thrilling location. And bravo for enlisting expert community input from groups such as the Historic Review Board.

The Advocates, which currently represents the heritage preservation sentiments of more than 500 West Linn residents, would like at this time to see your adoption of more specific Vision language to clarify and focus the third, rather confusing bulleted recommendation from the Planning Commission.

The Working Group recommended the following: "Consider including stronger language in Plan for reuse of existing structures."

Staff's recommended wording to you – much more vague than that suggested by the Advocates and the Working Group is: "3. Add encourage or stronger language for reuse of cultural resources in Cultural Heritage District."

We recommend clarifying by specifically encouraging the preservation of some of the built industrial structures currently on Moore's Island, for repurposing and interpretation. This could encompass buildings, foundations and other interesting structural remnants that could physically and visually represent the City's proud industrial heritage.

Thank you for enabling and supporting a bold vision that can embrace and represent all of the many layers of this City's unique riverbank heritage.

Yours truly,

Sandy Carter

13505 S.E. River Road, #247

Portland, Oregon 97222

West Linn resident: December 31, 1993 to May 6, 2025.

Kathy Mollusky
City Recorder
Administration

[#6013](#)



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West Linn

Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): # 8 W.V.P.

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):
8

Please print:

Name: TERENCE SHUMAKER

Phonetic spelling, if difficult to pronounce: _____

Address (Optional): _____

City: W.L. State: OR Zip: 97068

Email (Optional): _____ Phone (Optional): _____

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Howard, Teresa

From: Mollusky, Kathy
Sent: Monday, October 6, 2025 2:13 PM
To: Howard, Teresa
Subject: FW: Public Comment, City Council Work Session for October 7th, 2025
Attachments: 5 DSCN0957b_stitchbv2100.jpg

From: [REDACTED]
Sent: Monday, October 6, 2025 1:58 PM
To: City Council <citycouncil@westlinnoregon.gov>; Bolton Neighborhood Association President <boltonna@westlinnoregon.gov>
Subject: Public Comment, City Council Work Session for October 7th, 2025

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It would be appreciated if this amended letter is incorporated into the Record for the Public Comments portion of the October 7, 2025 Work Session Meeting of the West Linn City Council.

to: Mayor Rory Bialostosky
Council President Mary Baumgardner
Councilor Carol Bryck
Councilor Leo Groner
Councilor Kevin Bonnington
John Williams, Manager, City of West Linn
Erich Lais, Director, Public Works/City Engineer
Luke Borland, Community Relations/Communications Specialist, Public Works
Wade Veelle, Operations Supervisor, Public Works - Streets

The Bolton Neighborhood Association would like to express its appreciation to Luke Borland, Public Works Community Relations/Communications Specialist, and Wade Veelle, Operations Supervisor, Public Works - Streets, as well as Public Works staff, for facilitating the recent removal of nearly 4.5 yards of debris generated from the restoration efforts of the Bolton Volunteer Garden, located at the intersection of Willamette Drive and West A Street. The Association is also grateful for the City's contribution of a generous quantity of bark dust being utilized at the site. We are very thankful for the assistance given to us to enhance this cherished community space.

Vince Miles
Vice President, Bolton Neighborhood Association.

Kathy Mollusky
City Recorder
Administration

[#6013](#)



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