



WEST LINN WATERFRONT REDEVELOPMENT

PGE Community Engagement Results

June 2019



Hubbell
COMMUNICATIONS

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INTRODUCTION

In 2017, the City of West Linn launched a community engagement process to support the future redevelopment of the waterfront. When the West Linn Paper Company ceased operations, Portland General Electric (PGE) began the revisioning process of its property along the West Linn waterfront to align with the City's efforts.

PGE's property poses access challenges that make future redevelopment complex, particularly on the island parcel. The 15-acre island property houses several buildings with varying levels of good, fair and poor conditions. Also, the historic T.W. Sullivan Plant – Oregon's first hydroelectric power plant – is housed on the island and continues to operate and supply power to the surrounding area. The plant maintains a FERC license and must continue to operate and coexist with any future redevelopment.

While the 84-acre uplands property has fewer structures than the island, there is limited accessibility and a geological hurdle. Covering most of the uplands is a large industrial lagoon, which would require roughly 400,000 cubic yards of infill to level for future redevelopment.

To help inform PGE's decision-making process and provide recommendations for future development and zoning of these two waterfront properties, PGE launched a robust community engagement process. This process was built on four guiding principles for any future development options on the property.

GUIDING PRINCIPLES

- **The T.W. Sullivan plant will continue to operate and provide clean electricity.**
- **The Willamette Falls Locks will be open and operational.**
- **Transportation access and improvements will be consistent with ODOT and City plans.**
- **Historical and cultural aspects of the site will be included in any plans for redevelopment.**



GOALS & OBJECTIVES

To ensure citizens and stakeholders had an opportunity to share their values and priorities around redevelopment, sustainability and the future of the West Linn waterfront, PGE's process endeavored to:

- Broadly engage community members to determine community values and priorities.
- Develop a sense of engagement through community conversations about the property.
- Proactively engage citizens in an accessible manner through both community meetings and online forums.
- Provide opportunities for the community to gather, learn about the project and provide feedback on big-picture concepts for the future of the West Linn waterfront.
- Offer meaningful input opportunities throughout the community engagement process.

METHODOLOGY

In-person Strategy

Public engagement took place in two phases.

Phase I brought PGE together with the Tribes, public officials, local leaders and influential organizations through small-group meetings. These opportunities enabled PGE to share information about the properties and process and to gather initial feedback that informed the development of Phase II of the project.

Phase II included two open houses, on May 30 and June 20, at Willamette Primary School and the West Linn Adult Community Center. While the events were held in different locations to support broader representation among community members, both were relatively close to the project site. PGE staff, City officials and the Willamette Falls and Landings Heritage Area Coalition shared information at the open houses, educating the public on the nuances of PGE's waterfront property, the City's larger waterfront redevelopment process and traffic plans and the history of the area. Citizens were invited to learn more about these topics, provide input and engage with topic experts at breakout stations.

Online Strategy

Utilizing information and perspectives gained during Phase 1 of the project, an online survey was developed to encourage additional community engagement and target community members unable or not interested in attending in-person events. The survey was promoted through traditional media and digitally, including on PGE's website, on PGE's and the City's social media channels, through email blasts and in the West Linn Tidings newspaper.

The 17-question survey allowed PGE to gather inclusive community feedback on the project, including identifying the types of development that community members would most like to see along the waterfront. Participants were invited to respond to a variety of multiple choice, ranked choice and open-ended questions, which served to provide a comprehensive data set for analysis.

RESULTS

Stakeholder Engagement

PGE conducted in-person meetings with at least 25 local stakeholders and groups. Several key themes emerged from these meetings, including an emphasis on protecting natural habitat and wildlife, preserving history on the island and considering future redevelopment concepts' impact on traffic. When considering future redevelopment concepts, stakeholders were not only interested in expanded dining options, but also businesses that would economically benefit the community. The West Linn Chamber of Commerce was especially interested in a hotel that would provide family-wage jobs and support tourism in the area.

These meetings also provided insight into the stakeholders' perceptions of the community's interests. Many felt citizens would be most attracted to historic preservation and ensuring that future redevelopment concepts coexist with the surrounding natural habitat and provide public access to the waterfront and Willamette Falls. PGE's outreach included (but was not limited to) the following stakeholders.

- **Army Corps of Engineers**
- **Business Oregon**
- **City of West Linn**
- **Clackamas County**
- **Confederated Tribes of:**
 - **Warm Springs**
 - **Grand Ronde**
 - **Bands of the Yakama Nation**
 - **Siletz**
 - **Umatilla Indian Reservation**
- **Department of Land and Development**
- **FERC**
- **FEMA**
- **Metro Regional Council**
- **ODOE**
- **ODOT**
- **Oregon DEQ**
- **Regional Solutions**
- **State Historic Preservation Office**
- **West Linn Chamber of Commerce**
- **West Linn Historical Society**
- **West Linn Wilsonville School District**
- **Willamette Falls Legacy Project**
- **Willamette Falls Trust**
- **Willamette Heritage Coalition**
- **Willamette Locks Commission**

RESULTS

Open Houses

At the open houses, participants were invited to share feedback on comment cards and by engaging with the following stations: History and culture, environmental stewardship and access and infrastructure.

An estimated 250 people participated in the open houses. Community members provided 169 comments at display stations and on comment cards.

History and Culture

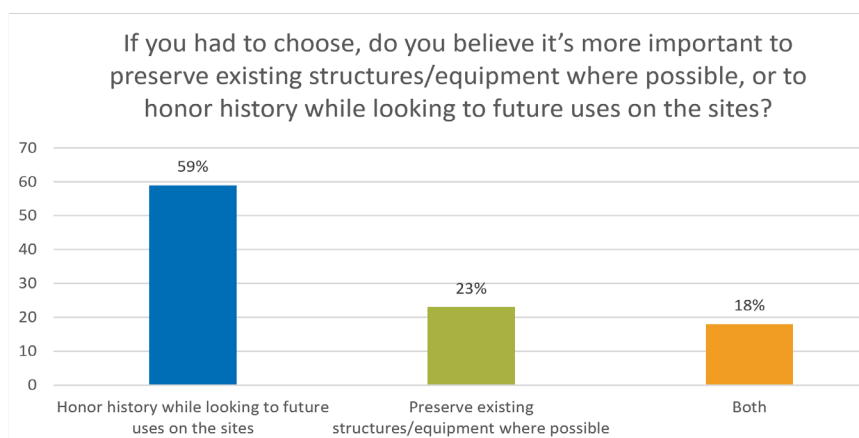
1. If you had to choose, do you believe it's more important to preserve existing structures/equipment where possible, or to honor history while looking to future uses on the sites? (Open-ended)

59 percent of respondents chose “honor history while looking to future uses on the sites.” Of these, multiple respondents identified Portland’s Brewery Blocks as a preferred model.

23 percent chose “preserve existing structures/equipment where possible.” Of these, a number of comments called out the McMenamins model of adaptive reuse and preservation of historical buildings.

18 percent chose “both.” Additional feedback from these respondents cited honoring tribal culture, protecting fish and wildlife habitat, providing family-wage jobs and maintaining public access as priorities.

Figure 1.0



Similar themes emerged in comments for both of the primary options, suggesting that even residents who prioritize preservation of buildings over more general redevelopment agree that history can also be honored through adaptive reuse.

RESULTS

History and Culture

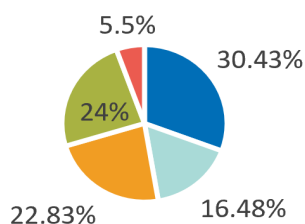
2. As we look to the future of this property, what's most important to you? (Choice of one priority)

- Preserving historic buildings that are safe for re-use
- Preserving historical elements such as pulp grinders
- Educating people about the history of the area
- Redeveloping this historic property with new buildings and uses
- None of these is important to me

30 percent of respondents prioritized “preserving historic buildings,” which was followed closely by 24 percent of respondents prioritizing “redeveloping this historic property with new buildings and uses” and “educating people about the history of

Figure 1.1

As we look to the future of the property, what's most important to you?



- Preserving historic buildings that are safe for re-use
- Preserving historical elements such as pulp grinders
- Educating people about the history of the area
- Redeveloping this historic property with new buildings and uses
- None of these is important to me

the area” respectively. 17 percent prioritized preserving historical elements rather than buildings, and 5 percent did not feel any of the options were priorities and instead largely advocated for first focusing on environmental factors.

Most respondents provided additional detail about their opinions through specific comments, which echoed comments in the previous section mentioning preserving aspects to help tell the story of PGE, West Linn and the Tribes. There was also strong support for adaptive reuse of buildings to be sustainable, environmentally friendly and blend with the natural landscape. Examples of comments are on the following page.

RESULTS

COMMENTS

- *“Having a historic development wrapping around the Falls will be an amazing sight framing the Falls and telling stories of power and the industries that built the county/state.”*
- *“Keep the historical and increase access/use of them - bring back the old/main street type area to West Linn.”*
- *“Extremely important part of the future appeal will be the iconic echoes of history coming through the visual/viewscape of these dramatic buildings.”*
- *“Incorporate these historic machines into any development plans.”*
- *“New buildings BUT keep safe historic buildings. Maintain history, character and incorporate new for balance of use.”*

Environmental Stewardship

1. What aspects of environmental stewardship are most important to you? (Open-ended)

Of 32 citizens who provided input, a majority (approximately 70 percent) cited fish passage and preservation of natural habitat for wildlife as most important.

A much smaller proportion of respondents emphasized environmental cleanup, which likely also connects to a broad-based desire to ensure the well-being of the surrounding wildlife and habitat.

COMMENTS

- *“Any and all future planning concepts need to include habitat connectivity for wildlife. Riparian and wetlands and also corridors for wildlife of all sizes to move safely along the river. Talk with ODFW Wildlife Division.”*
- *“Restoring and maintaining fish passage, wildlife protection and clean water.”*
- *“Preservation of the natural features - less emphasis on development.”*
- *“Open the locks. Clean up the ponds. Reduce traffic. Improve fish passage. Respect Native rights.”*
- *“Above all salmon habitat! Clean water! Minimize light/noise pollution.”*

RESULTS



Environmental Stewardship

2. Do you have any questions or concerns about preserving and protecting the environment on this site? (Open-ended)

Approximately 35 percent of questions and comments stemmed from contamination and pollution concerns. The remainder were scattered between themes of Tribes, natural features and wildlife habitat, history and the locks.

It is important to note that this data reflects fewer responses than other questions. Responses to this question were only collected at the first open house on May 30, as a City official covered this board with a display from their station at the June 20 event.

COMMENTS

- *“Assessing groundwater quality and soil health after the paper mill has been using the land for so long.”*
- *“We would like to see before and after images. We would like to see Native American support. How are the locks affecting environment impact?”*
- *“Concerned regarding soil/groundwater contamination.”*
- *“Removal of all toxins and pollutants!”*
- *“How will tribal interests be improved?”*

RESULTS

Access and Infrastructure

1. How do you envision accessing the island in the future? (Ranking of top 2)

- Park and walk
- Drive on
- Access by personal boat
- Ferry
- Pedestrian bridge(s)

Results from both open houses were nearly identical with participants choosing “park and walk” as their first priority and “pedestrian bridges” as their second priority. These accessibility options were the favorites by a large margin. As development planning takes shape, we recommend a site configuration and project messaging that emphasizes pedestrian uses.

The results were determined by a weighted average: Green dots were given a value of three, yellow dots a value of two and red dots a value of one. The combined input from the open houses resulted in the following values:

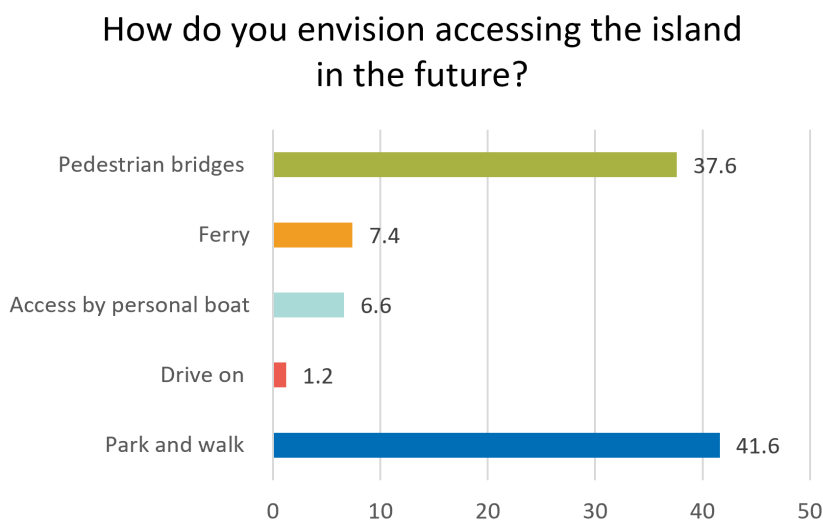
Park and walk: 41.60

Pedestrian bridge(s): 37.60

Ferry: 7.40

The most obvious factor that may have contributed to this large margin was participant error. Participants were asked to only choose their top two priorities, but a handful of citizens used a red dot to also indicate a third choice.

Figure 1.2



RESULTS

Access and Infrastructure

2. How do you envision engaging with the environment on the property in the future (Island)? (Ranking of top 3)

- Open space
- Recreation
- Historic park
- Scenic views
- Refurbishment/reuse of buildings
- Mixed-use buildings (commercial, office and/or residential)

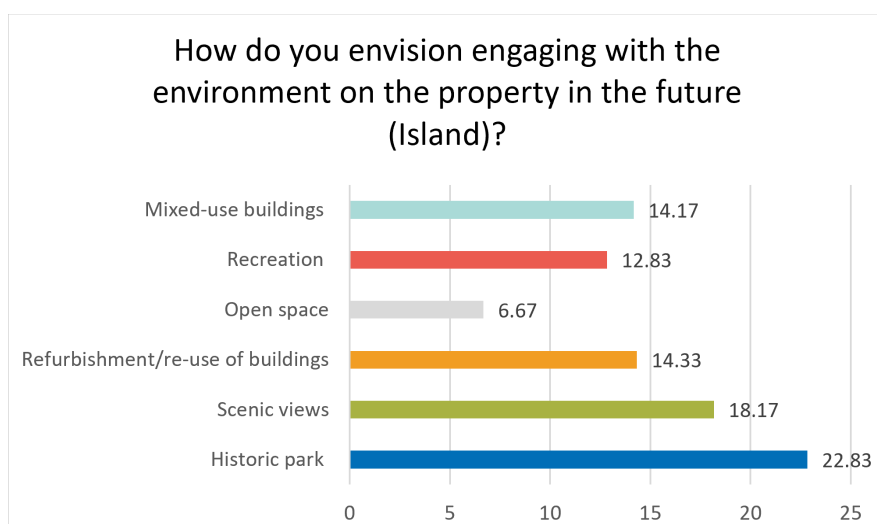
Throughout different stations, citizens expressed an interest in preserving the history of the area, accessing the falls and ensuring future redevelopment coexists (both aesthetically and functionally) with the surrounding natural habitat and wildlife. These sentiments were seen in the final results with respondents choosing the following (in order of priority):

Historic park: 22.83

Scenic views: 18.17

Refurbishment/reuse of buildings: 14.33

Figure 1.3



Similar to other ranking questions, the figures above are the calculated weighted averages (green dots were given a value of 3, yellow 2, etc.). The third priority, “refurbishment/reuse of buildings”, was closely followed by “mixed-used buildings,” which scored 14.17. This narrow margin was not unexpected, as we observed citizens strongly

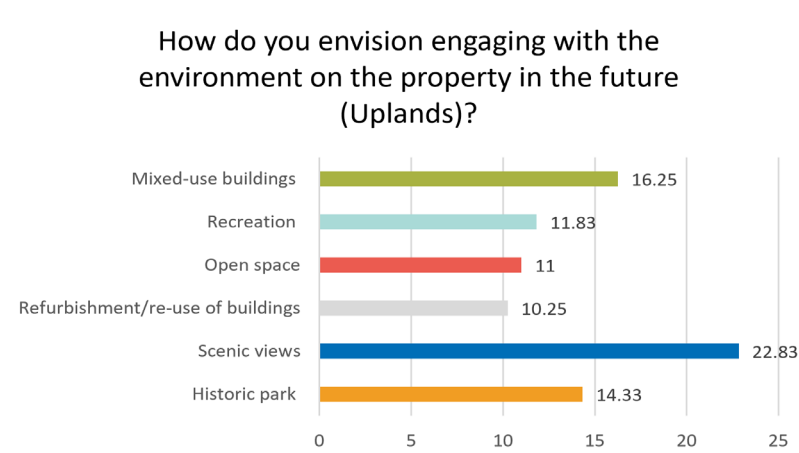
RESULTS

supporting both preservation and reuse of salvageable buildings, as well as new buildings in the “history and culture” station results. This suggests that future development plans should emphasize the creation of modern amenities with aesthetic connections to the island’s history and culture.

3. How do you envision engaging with the environment on the property in the future (Uplands)? (Ranking of top 3)

- Open space
- Recreation
- Historic park
- Scenic views
- Refurbishment/reuse of buildings
- Mixed-use buildings (commercial, office and/or residential)

Figure 1.4



The responses for future engagement on the uplands property differed from the island, with respondents choosing “scenic views” as their top priority followed by “mixed-use buildings” and “historic park”. This indicates that while people want to be able to access the waterfront and view the natural landscape, but they are also highly supportive of development on this site. The most likely reasons for these differences are the lack of historic structures on the uplands and view of the falls. The uplands property is more versatile, less challenging and less interesting to the public. Please see the calculated averages below.

Scenic views: 22.83

Mixed-use buildings: 16.25

Historic park: 14.33

RESULTS

Online Survey

The online survey was opened to the public on April 26 and live for nearly two months, closing on June 23 at 11:59pm. The survey was composed of 17 questions, including a variety of open-ended, multiple choice, ranking and demographic questions. A total of 216 people participated in the survey, providing 458 comments in response to open-ended questions. The survey received 464 unique views and resulted in 78 new subscribers to PGE’s West Linn waterfront email list.

Demographic Information

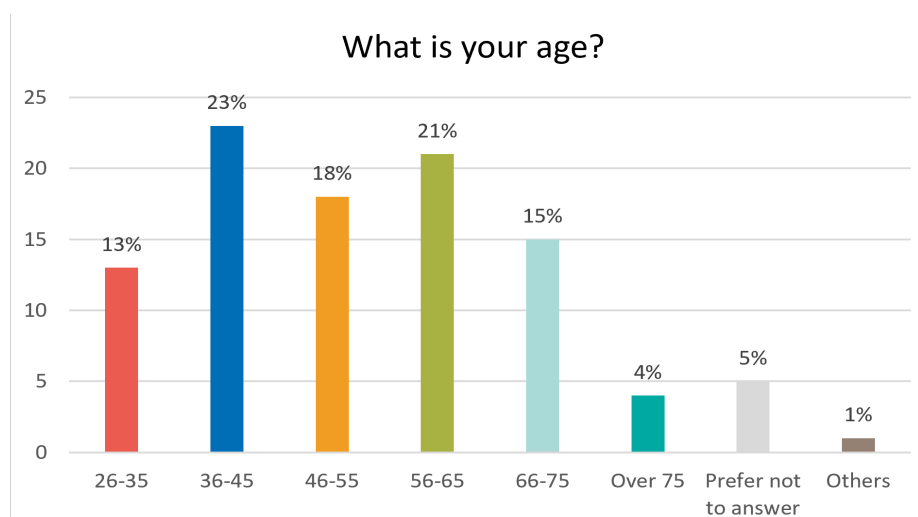
Respondents were given the option to share information about their household income, employment status, housing and age. The community engagement process was targeted at people with an interest in West Linn waterfront redevelopment, and the demographic information largely reflects that of the West Linn area.

Most online survey participants owned their own homes, had a household income above \$100,000 and were between the ages of 36-65. These factors, and the fact they completed the survey, indicate they are engaged and interested in the future of PGE’s property and likely the larger waterfront redevelopment process. Additional demographic information can be found below.

Age

Nearly a quarter (23.5 percent) of participants were between the ages of 36-45, which represented the largest age segment. Overall, the majority, or 62.4 percent, of participants were between the ages of 36-65. See Figure 2.0.

Figure 2.0



RESULTS

Household Income

58.4 percent of respondents listed their household income as \$100,000 and above. See Figure 2.1 for a further breakdown.

Figure 2.1

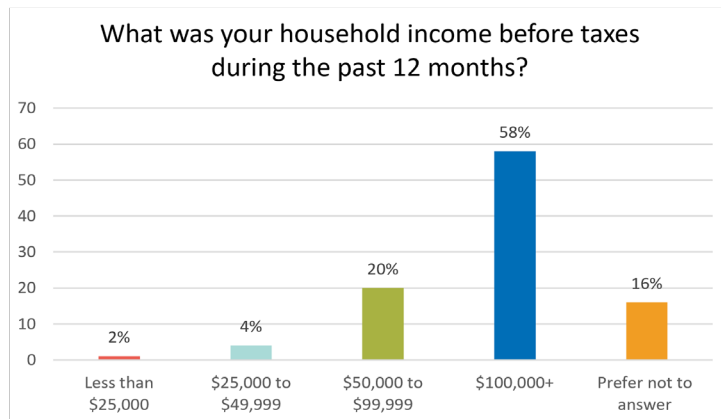
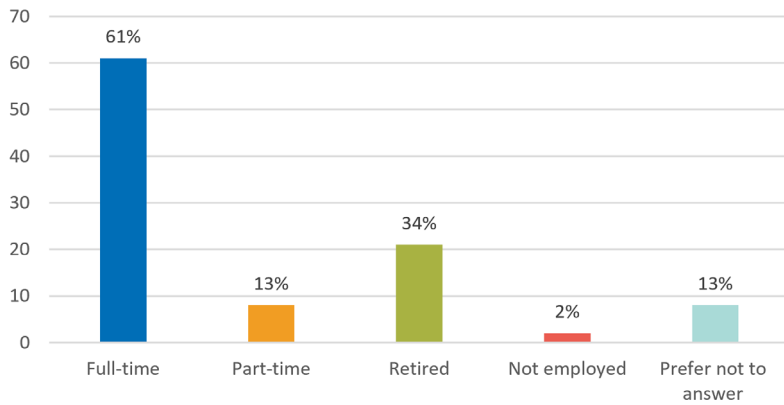


Figure 2.2



Employment Status

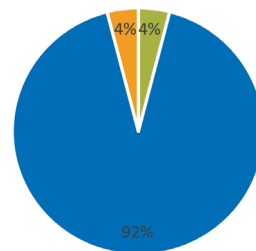
Nearly 61 percent of respondents were employed full-time and 21 percent of respondents were retired, which comprises the second largest category. See Figure 2.2.

Housing

An overwhelming majority, or 92 percent, of survey participants owned their own homes.

Figure 2.3

Do you rent or own your home?



■ Rent ■ Own ■ Prefer not to answer

RESULTS

West Linn: Life, Politics, Waterfront Redevelopment

This section of the survey was intended to gauge the temperature of respondents and understand their current feelings about West Linn and the issues they feel are most important to address as a community. A majority of respondents felt positively about life in West Linn, mentioning a strong school system, rich history and quiet lifestyle as contributing factors.



COMMENTS

- *“West Linn is an awesome community to live in. We have found our school system to be very positive, our neighborhood is very outgoing and connected. The businesses seem to be involved in the community and there’s a fun level of history here that would be great to have more access to and knowledge of.”*
- *“We have enjoyed living in West Linn for over 30 years. We especially appreciate being close to Portland Metro activities and yet in a rural setting. We have also come to appreciate the historic Oregon City area and are excited to see West Linn share in the development of the Willamette Falls.”*
- *“West Linn is great. Great parks, schools, trails and people.”*
- *“I love that we have a tight knit, small town community here with access to Portland’s metropolitan feel. I love West Linn for its great schools, safety and access to the outdoors.”*

RESULTS

West Linn: Life, Politics, Waterfront Redevelopment

Despite the overall positive sentiment about life in West Linn, respondents also expressed frustration about traffic, growth in the city, community politics and a lack of amenities and dining options.

COMMENTS

- *“Too many people are moving into this community; it’s too expensive, especially with all the add-ons in the monthly utility bills; there’s also too much traffic and congestion. The City is quickly losing the identity it once had.”*
- *“Too many excuses to leave town for shopping, entertainment, dining. No sense of identity - people from outside West Linn don’t know it’s even there.”*
- *“The City of West Linn is known for being a friendly community with great schools and very family oriented. That being said, there seems to be a lack of restaurants, entertainment options and shopping hubs. There’s not much connectivity with the river considering that it wraps around the City and ought to be an integrated part of the community with greater access. For a higher income community I’m also surprised there isn’t a New Season’s or Whole Foods.”*
- *“Traffic is a huge issue during rush hour. West Linn is quickly outgrowing it’s roads and resources.”*
- *“Love the community, the schools, the people - hate the “us vs. them” politics and the animosity on the city council. The good outweighs the bad, but the bad is keeping us from becoming an elite or top tier Oregon community.”*

RESULTS

West Linn: Life, Politics, Waterfront Redevelopment

In short, the responses to the previous questions indicate that West Linn residents are wholly invested in the future of the community. While there are concerns around growth and the resulting traffic impacts, residents will likely be supportive of redevelopment concepts that bring needed services and amenities to the area. It will be crucial to educate the public and message on the impact these concepts have on their daily commute and congestion within the area.

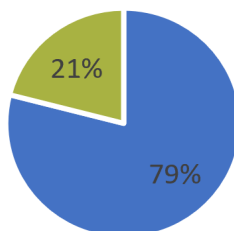
The final question in this section was used to gauge awareness around the City of West Linn’s waterfront redevelopment project. Less than 15 percent of survey respondents were unfamiliar with the City’s waterfront redevelopment project.

PGE Property

Two questions within the survey were used to gauge the public’s existing knowledge of PGE’s island property and the condition of structures residing on it. The vast majority of respondents – 79 percent – were aware that the West Linn Paper Mill and T.W. Sullivan power plant were located on the island (Figure 4.0).

Figure 4.0

Are you aware that the former West Linn Paper Company Mill and T.W. Sullivan hydroelectric plant are on an island adjacent to Willamette Falls on the West Linn side?



- Yes, I'm aware these facilities are located on the island
- No, I was unaware of these facilities and/or the existence of the island

RESULTS

West Linn: Life, Politics, Waterfront Redevelopment

When asked about their knowledge of the condition of the buildings on the island, participants agreed that they were in poor condition. Many people commented that the buildings were an “eyesore,” but there were mixed responses from participants ranging from demolition to historic renovation.

Citizens’ responses to this question indicate that they are receptive to demolition of unsalvageable buildings. Where possible, historic renovation should be considered, but citizens do not expect every building and piece of equipment to be reused. When demolishing existing buildings on the island, we recommend PGE utilize sustainable demolition practices and be prepared to share information about the condition of the buildings being torn down. Use language that highlights the safety and seismic/ infrastructure concerns.

COMMENTS

- *“I am not sure of the condition except for what I can see when driving down the roads on both sides of the river that allow a view of the buildings. I think they are an eye sore. This is such a beautiful stretch of the river near the falls and the area should be enhanced to highlight the beauty. It is hard to separate the West Linn buildings from the Oregon City buildings when you look at the river. All the buildings together create an ugly view. I believe the development of both sides of the river have separate plans but what happens to either side has an impact on both.”*
- *“I don’t know about any of the specifics, but I’m assuming from how they appear that they are in poor condition.”*
- *“The Sullivan Plant is in excellent condition however the great percentage of the paper mill (old section) in need of development, repair, and upgrading. Its ready for a commercial upgrade to have the public engage in its development for tourism, historical preservation and commercial development.”*
- *“Some like Mill A are in need of immediate attention. Others are in better condition than others. Hopefully, most of the buildings can be saved, especially Mill A for a museum.”*

RESULTS

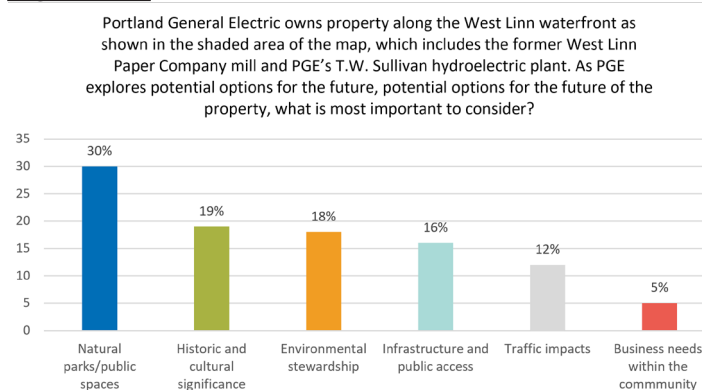
Redevelopment Concepts

Within this section, survey respondents were first asked to share their top two considerations for future redevelopment on PGE’s waterfront property. 30 percent of participants prioritized “natural parks/public spaces”, which was followed closely by “historic and cultural significance” and “environmental stewardship.” See Figure 5.0.

Following this question, participants were told:

PGE owns two properties on West Linn’s waterfront: 1.) An island that houses the T.W. Sullivan plant, former West Linn Paper Mill, and an array of buildings. 2.) An uplands property spanning nearly 85 acres between Willamette Falls Drive and the Willamette Locks canal. What possible uses for the island are most interesting in the long-term? What possible uses for the uplands? (Open-ended)

Figure 5.0



Nearly 110 comments were submitted in response. Participants emphasized preserving the natural beauty and history of the area through parks and open space. Citizens were especially concerned with maintaining and expanding public access to the waterfront and Falls. Fewer participants expressed interest in commercial development, including retail, hotels, markets, etc. A sample of comments can be found below.

COMMENTS

- *“The natural beauty of the falls should be a focus for both our residents and for people all over the world to enjoy. There needs to be a balance, though, so it doesn’t look like Coney Island. Rather, it’s possible to develop green space in a way that frames the natural beauty of the falls and takes the focus off the people. The falls should also be more accessible to the Native American tribes that have rights to the falls. I used to teach my high school students the story of how coyote built the falls here, and stories like that which honor the deep history of the falls should be available to everyone. (It’s a pretty funny story.)”*
- *“Some sort of cultural center with focus on local history, Native tribes, and the arts. Space for events and/or performances. A pedestrian bridge connecting to the OC development project would be amazing!”*

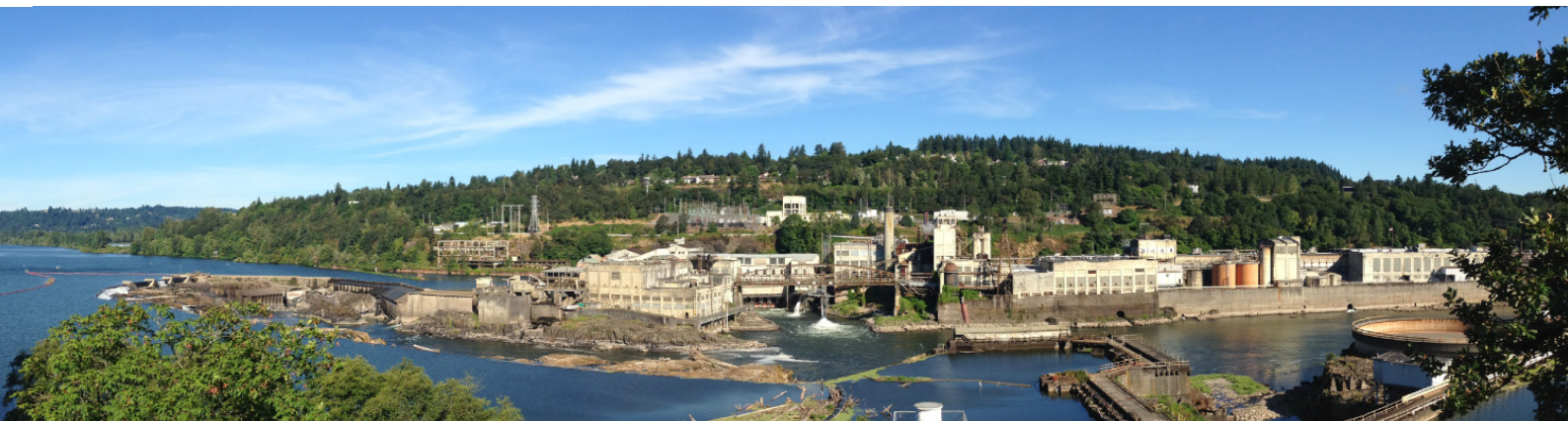
RESULTS

Redevelopment Concepts

To understand redevelopment concepts that the community would not support, participants were asked, “What kinds of redevelopment would you not want to see along the waterfront?” Respondents adamantly voiced opposition to any type of housing on the waterfront: Apartments, affordable housing, condominiums, upscale housing, etc. People were also concerned about any redevelopment options that limited the general public’s access to the falls or negatively impacted the natural beauty of the area. Concerns around addition industrial uses and buildings were prevalent, as they do not “maximize the aesthetic of the waterfront.”

COMMENTS

- *“Industry that is ugly and causes pollution and limits access to the public.”*
- *“We would hate to see multi family housing such as apartments or condos, or anything else that would look and feel unsafe and unclassy.”*
- *“I do not want to see housing and businesses and congestion”*
- *“Building so tall we lose sight of the river and falls, also industrial plants that create pollution in air or water.”*
- *“Large condos and or large hotels. There isn’t really infrastructure or space for parking and public transport isn’t too viable due to the city’s location by the river.”*



RESULTS

Redevelopment Concepts

To better understand how participants would prioritize redevelopment concepts when made aware of potential impacts, we asked three questions:

1. Data from the City’s Waterfront Redevelopment process indicates that West Linn residents are supportive of mixed-use commercial space or a small market – similar to Seattle’s Pike’s Place – on the island. How likely are you to support these future possibilities if the associated traffic increased your daily commute?

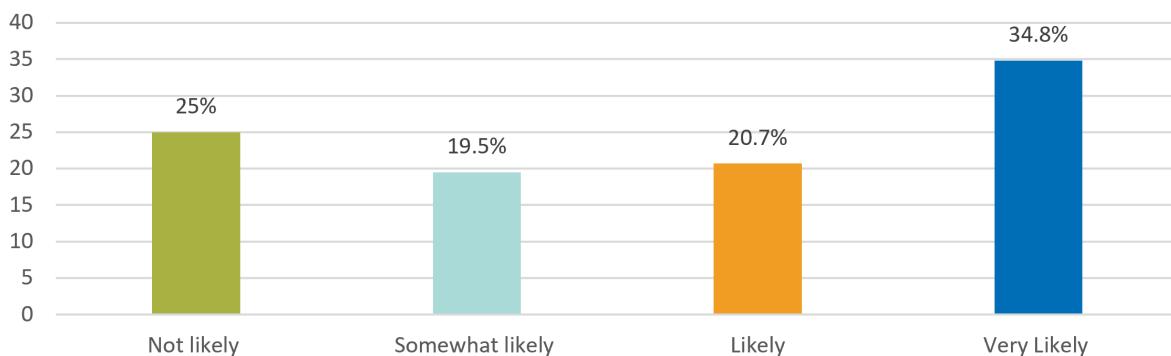
2. West Linn residents support redevelopment that brings expanded parks and open space to the community according to data from the City of West Linn’s Waterfront Redevelopment process. How important is this type of redevelopment to you if it would reduce options for new amenities, housing or other services?

3. A cultural or historic center adjacent to Willamette Falls could generate tourism. How likely are you to support historic preservation and development of historic/ cultural amenities if it impacted traffic?

Throughout this report, and the City’s process, citizens voiced concerns about traffic and congestion. In fact, when asked which issues city officials should address, traffic was the most important (Figure 5.1). Despite this, over 54 percent of online survey respondents said they would be “likely” or “very likely” to support mixed-use commercial space or a small market on the island property even if traffic increased as a result.

Figure 5.1

Data from the City’s Waterfront Redevelopment process indicates that West Linn residents are supportive of mixed-use commercial space or a small market – similar to Seattle’s Pike’s Place – on the island. How likely are you to support these future possibilities if the associated traffic increased your daily commute?



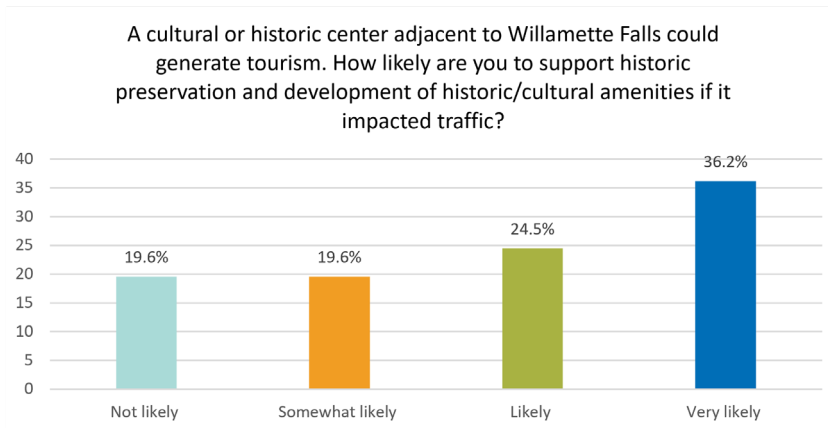
RESULTS

Redevelopment Concepts

60 percent of respondents also voiced their support for creation of historic/cultural amenities on PGE’s property that could generate tourism, and as a result, increase traffic (Figure 5.2). This is less surprising, as a focus on historic preservation and an interest in preserving culture and access to the falls for Native Americans was echoed at the open houses.

While addressing traffic flow in the city remains a priority for citizens, it is outweighed by a desire to see more amenities in West Linn.

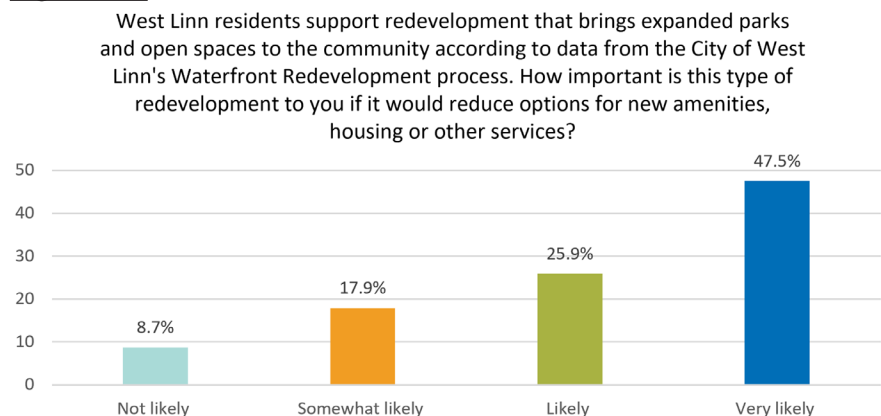
Figure 5.2



Similarly, respondents prioritized expanding access to parks and open space over new amenities, housing and other services. Earlier responses to the survey questions highlighted the lack of amenities currently available in West Linn and the community’s desire to increase dining options, develop an aquatic center and more. The contradictory results seen in Figure 5.1 may suggest that citizens can be swayed if they feel the majority of community members are supportive of a particular redevelopment concept. These results also reinforce citizens’ strong interest in ensuring

redevelopment concepts showcase the natural beauty of the landscape and Willamette Falls and protect wildlife and surrounding habitat, as seen in responses from the open houses.

Figure 5.3



RESULTS

Additional Comments

At the end of the survey, participants were encouraged to share additional thoughts for PGE's consideration as PGE looks toward viable redevelopment concepts. These open-ended comments covered everything from environmental cleanup to traffic to a need for more collaboration with tribal governments. A sample of responses can be seen below.

COMMENTS

- *"I'd like to see more collaboration with Tribal governments around the redevelopment of this area so that their cultural values and practices are well represented."*
- *"A balance of environmental, cultural, business, entertainment, co-housing, tourism. The balance and openness is the key. A genius plan by an enlightened architectural/landscape design group in collaboration with PGE and partners would make this a forever treasure!!"*
- *"How can the Falls Locks be best utilized? How can it make money to become self sustaining? Can the locks be used to help move salmon up the falls, and improve natural resources?"*
- *"Have you considered a zip line across the river from Oregon City cliff top to the West Linn side to generate tourism money?"*
- *"West Linn is known for its amazing parks, trails, and wooded areas. It would be so great to keep this. We love living here because its out of the city and want to keep our town feeling small and connected so anything that would add traffic is a NO in our books."*
- *"Who will pay for industrial pollution cleanup?"*
- *"Give us a place to spend our money, instead of spending it in Lake Oswego and Oregon City!!"*
- *"The island and adjacent lands need to be restored to the natural state that existed before the establishment of the paper mill and all the structures within PGE-owned properties. The city does not need grandiose facilities or visitor centers for tourism - West Linn is not a destination for tourists. The city also does not need hotels - again, West Linn is not a tourist destination. The West Linn Inn was closed and demolished because of a lack of tourism. Building visitor centers will not induce tourism. Adding housing, whether it's apartments, condos, duplexes, or single-family homes will not only intensify population increase in a specific part of the city, but will also exacerbate traffic conditions - even if ODOT manages to renovate I-205 and Hwy 43. Adding housing will also intensify the burden of local schools which are at capacity."*

These comments reinforced community interests in sustainable redevelopment concepts that balance natural habitat and traffic while increasing access to amenities in the area. Additionally, respondents emphasized the need to preserve history and culture by engaging with the Tribes and ensuring their interests are served.

APPENDIX

Figure 1.0

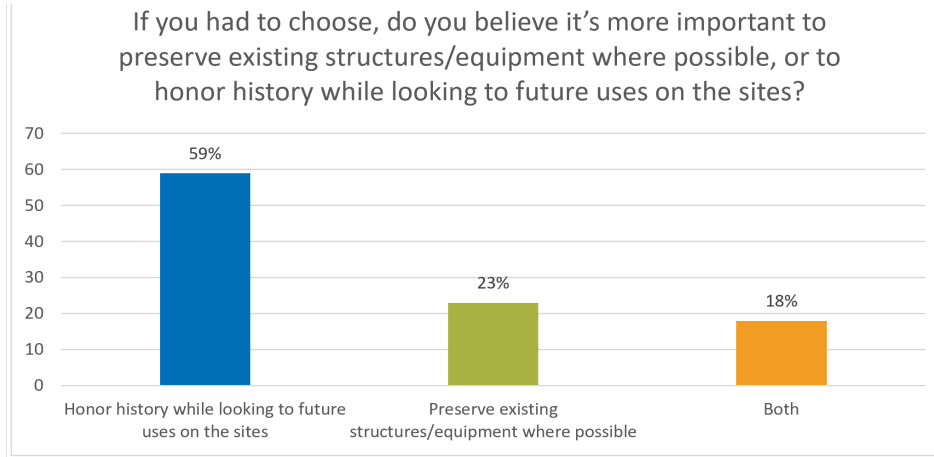


Figure 1.1

As we look to the future of the property, what's most important to you?

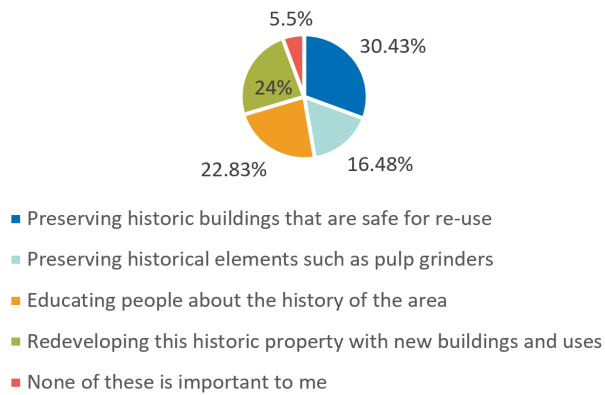
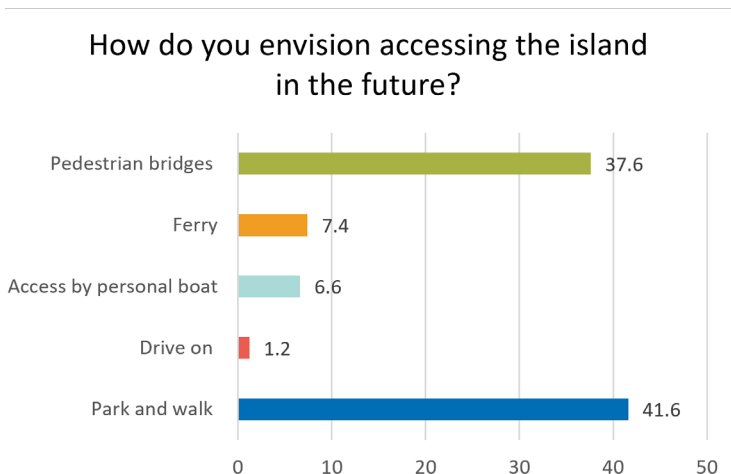


Figure 1.2



APPENDIX

Figure 1.3

How do you envision engaging with the environment on the property in the future (Island)?

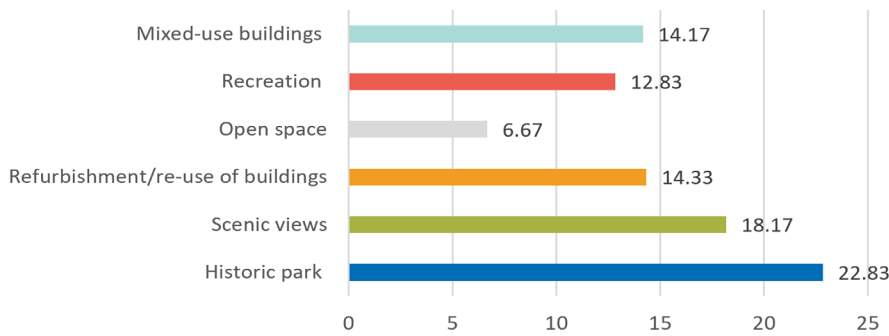


Figure 1.4

How do you envision engaging with the environment on the property in the future (Uplands)?

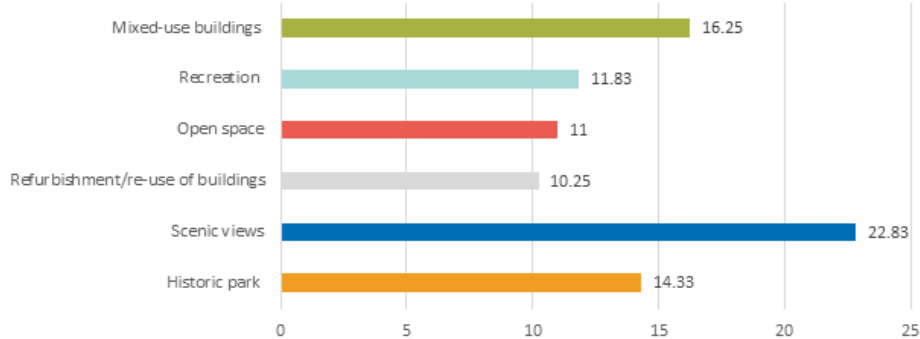
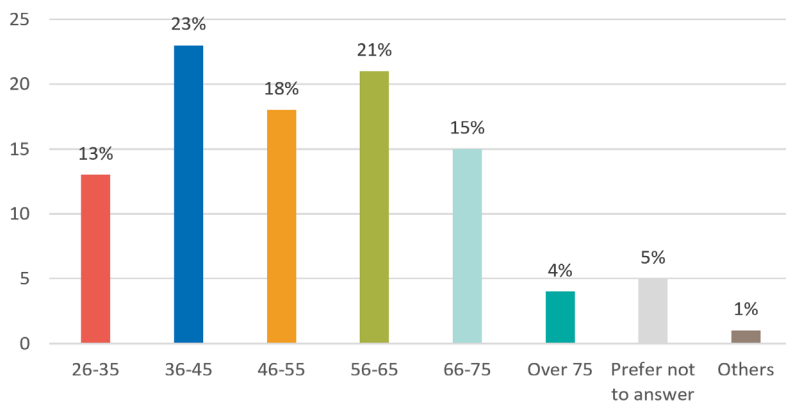


Figure 2.0

What is your age?



APPENDIX

Figure 2.1

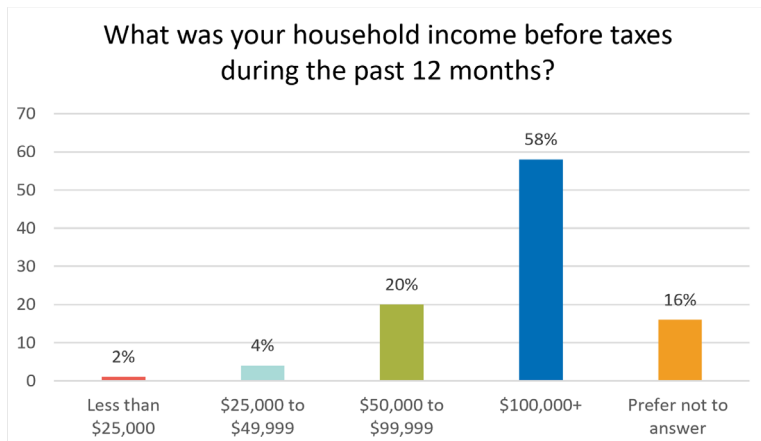


Figure 2.2

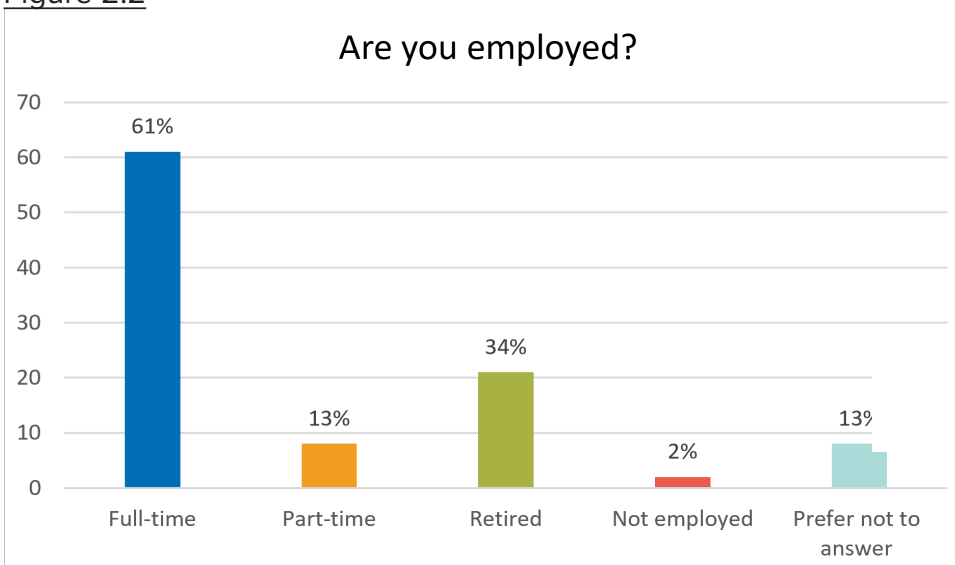
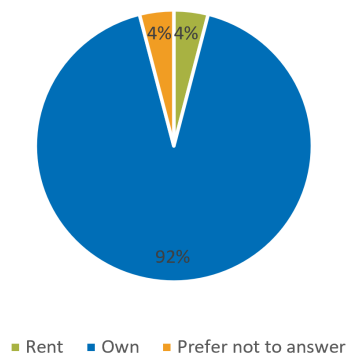


Figure 2.3

Do you rent or own your home?



APPENDIX

Figure 3.0

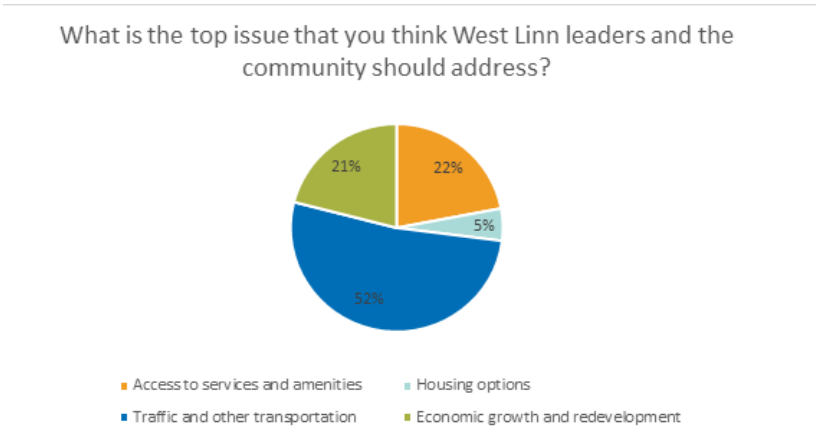


Figure 3.1

How aware are you of the City of West Linn’s waterfront redevelopment project?

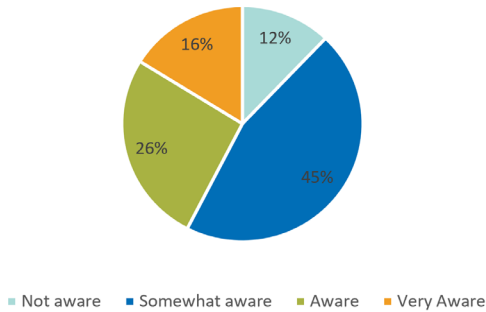
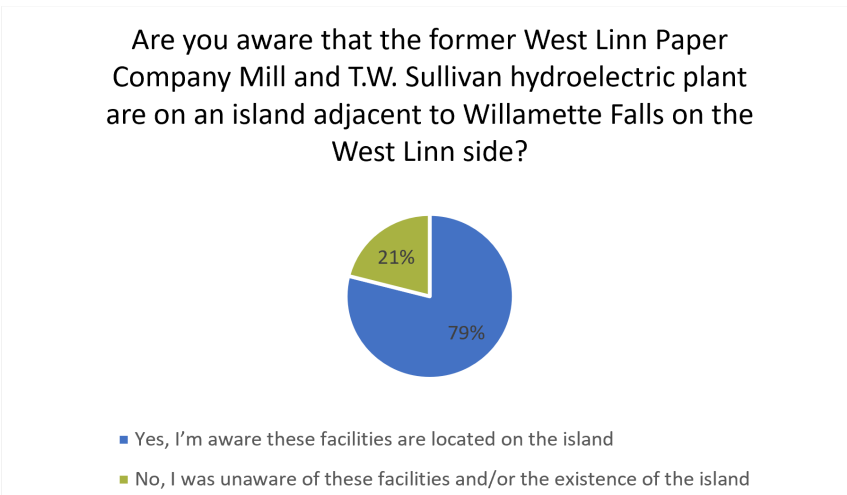


Figure 4.0



APPENDIX

Figure 5.0

Portland General Electric owns property along the West Linn waterfront as shown in the shaded area of the map, which includes the former West Linn Paper Company mill and PGE's T.W. Sullivan hydroelectric plant. As PGE explores potential options for the future, potential options for the future of the property, what is most important to consider?

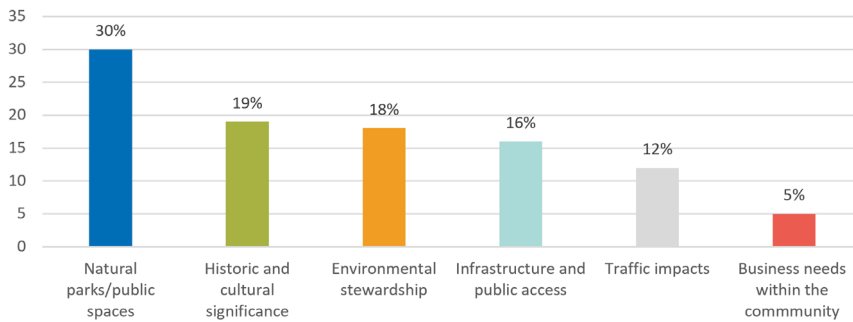


Figure 5.1

Data from the City's Waterfront Redevelopment process indicates that West Linn residents are supportive of mixed-use commercial space or a small market – similar to Seattle's Pike's Place – on the island. How likely are you to support these future possibilities if the associated traffic increased your daily commute?

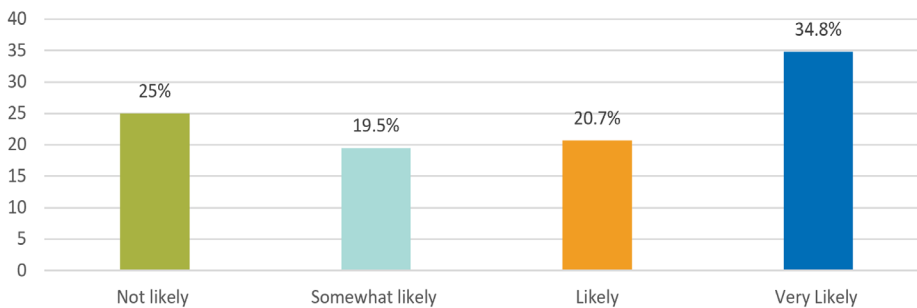
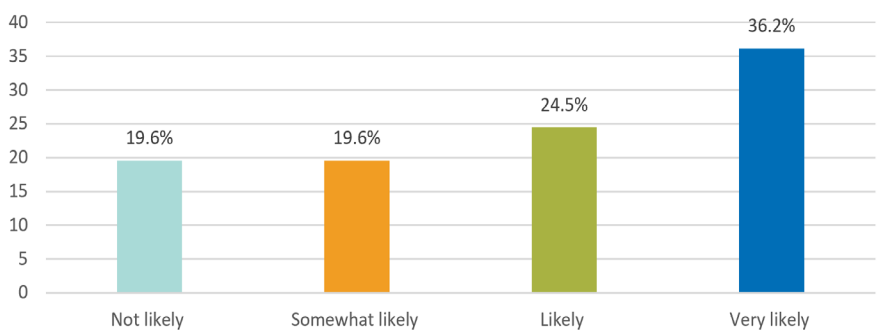


Figure 5.2

A cultural or historic center adjacent to Willamette Falls could generate tourism. How likely are you to support historic preservation and development of historic/cultural amenities if it impacted traffic?



APPENDIX

Figure 5.3

