

The West Linn Willamette Riverfront  
Tax Increment Finance (TIF) Area Plan  
DRAFT

DRAFT

West Linn Willamette TIF Area Plan

Approved by the City of West Linn

DATE

Ordinance No. 2023 –

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

DRAFT

## LIST OF PARTICIPANTS

### Mayor

Rory Bialostosky

### City Council

Mary Baumgardner, Council President

Scott Erwin

Leo (Lou) Groner

### Planning Commission

John Carr, Chair

Joel Metlen, Vice Chair

Charles Mathews

Gary Walvatne

Scott Erwin

Bayley Boggness Knutson

Tom Watton

### City of West Linn Staff

John Williams, City Manager

Lauren Breithaupt, Finance Director

Darren Wyss, Planning Manager

Lynn Schroder, Administrative Assistant

### Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk

Ali Danko

Rob Wyman

ECONorthwest

Emily Picha

Jade Aguilar

### Tax Increment Finance Advisory Committee

Bolton Neighborhood Association

Tanner Woody

Willamette Neighborhood Association

Greg Smith

West Linn Planning Commission

Joel Metlen

Gary Walvatne

West Linn Budget Committee

Ed Schwarz

West Linn Economic Development Committee

Michael Bernert

Tualatin Valley Fire and Rescue District

Cassandra Ulven

West Linn-Wilsonville School District

Pat McGough

Historic Willamette Main Street

Brad Hulquist

Willamette Falls and Landings Heritage Area Coalition

Jody Carson

Portland General Electric

Melissa Rogers

Belgravia

Kevin Johnson

Citizen at large

Jim Edwards

This page intentionally left blank

DRAFT

## TABLE OF CONTENTS

I.	DEFINITIONS.....	1
II.	INTRODUCTION.....	3
III.	MAXIMUM INDEBTEDNESS.....	6
IV.	PLAN GUIDING PRINCIPLES.....	7
V.	TAX INCREMENT PROJECT CATEGORIES.....	10
VI.	TAX INCREMENT PROJECTS.....	10
VII.	AMENDMENTS TO PLAN.....	12
VIII.	PROPERTY ACQUISITION AND DISPOSITION.....	13
IX.	RELOCATION METHODS.....	14
X.	TAX INCREMENT FINANCING OF PLAN.....	14
XI.	VALIDITY.....	15
XII.	ANNUAL REPORT AND FINANCIAL REVIEW.....	15
XIII.	RELATIONSHIP TO LOCAL OBJECTIVES.....	17
XIV.	LEGAL DESCRIPTION.....	36

## **I. DEFINITIONS**

“Agency” means the West Linn Redevelopment Agency (Agency). The Agency is responsible for administration of the tax increment plan.

“Area” means the properties and rights-of-way located with the West Linn Willamette Riverfront TIF area boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the tax increment plan.

“City” means the City of West Linn, Oregon.

“City Council” or “Council” means the West Linn City Council.

“Comprehensive Plan” means the City of West Linn comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County, Oregon.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a tax increment area at the time of adoption. The county assessor certifies the assessed value after the adoption of a tax increment plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an tax increment area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal, also called tax increment in this document.

“Planning Commission” means the West Linn Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the tax increment area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding tax increment projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of a tax increment plan.

“Tax increment finance revenues” means the funds allocated by the assessor to a tax increment area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Tax increment area” (TIA) or “Tax Increment Finance Area” means a blighted area included in an tax increment plan or an area included in an tax increment plan under ORS 457.160.

“Tax increment plan” or “Plan” or “Tax Increment Finance Plan” means a plan, as it exists or is changed or modified from time to time, for one or more tax increment areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Tax increment project” or “Tax Increment Project” or “Project” means any work or undertaking carried out under ORS 457 in a tax increment or tax increment finance area.

“Tax increment report” or “Tax Increment Report” or “Report” means the official report that accompanies the tax increment plan pursuant to ORS 457.087.

DRAFT

## II. INTRODUCTION

### A. Plan Background

The Willamette Riverfront Area (Area) has been the subject of various planning, visioning, and analysis over at least the previous 30 years. As part of the Waterfront visioning conducted by the City of West Linn (City) in 2019, staff reviewed these previous efforts and used the common themes to develop draft guiding principles for the master plan process. The draft guiding principles in turn were evaluated against goal and policy statements in the City's current Comprehensive Plan. The Comprehensive Plan analysis is shown in Section XIII of this Plan.

Throughout the review of the planning for the Willamette Riverfront Area, the list of capital projects has been consistent. Even with continued visioning for the Area, the capital projects are not expected to change. If they do, the projects in the Plan can be changed through a minor amendment to the Plan as specified in Section VII of this Plan.

The West Linn Willamette TIF Area Plan Area (Area), shown in Figure 1, consists of approximately 333.8 total acres: 197.41 acres of land in tax lots and 136.39 acres of public rights-of-way. It is anticipated that the West Linn Willamette TIF Area Plan (Plan) will take thirty years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the Plan is not to exceed \$76,100,000 (Seventy-Six million One Hundred Thousand dollars). Detailed financial analysis is in the Report Accompanying the West Linn Willamette Riverfront Tax Increment Plan (Report).

Detailed principles developed for the Plan are intended to guide tax increment finance (TIF) revenue investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend TIF revenue. The Plan is to be administered by the West Linn Redevelopment Agency (Agency). Substantial amendments to the Plan must be approved by City Council as outlined in Section VII. All amendments to the Plan are to be listed numerically on the inside of the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the Oregon Revised Statutes (ORS) 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.



**Table 1 - Statutory References**

Statutory Requirement	Plan Section
ORS 457.085(1)	I, XIII
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIV
ORS 457.085(2)(d)	XIII
ORS 457.085(2)(e)	XIII
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	Not applicable

**B. Ad Hoc Advisory Committee Input**

The Advisory Committee (AC) met four times to review information on the proposed TIF Area and to provide input on the planning for the Area.

Meeting one: The AC reviewed the proposed boundary and considered the pros and cons of the entire boundary.

Meeting two: The AC, through an informal vote, voted unanimously to move forward with the proposed boundary. The AC was briefed on the potential projects to be considered in the proposed boundary and received information on diversity equity and inclusion provided by ECONorthwest.

Meeting three: The AC reviewed the projects list again and several members stated they would like to go through the list and get feedback from the communities they represent. The AC was briefed on the financial assumptions used and the amount of potential TIF revenue.

Meeting four: The AC presented feedback from their meetings with their stakeholders The communities providing input were:

List of community organizations which received briefings:

- Bolton Neighborhood Association
- Sunset Neighborhood Association
- Willamette Neighborhood Association
- Historic Willamette Main Street
- Savannah Neighborhood Association

The boundary was confirmed. The project list was reviewed and approved. The AC also made recommendations for:

- The projects should be reviewed under an equity lens. This often includes things such as access to public spaces, parks, transit, affordable housing, preventing business displacement.
- One of the goals or principles of the Plan should include the protection of natural resources. This will also be addressed in the section of the Plan that deals with conformance to the Comprehensive Plan as Goal 5, Section 2 of the Comprehensive Plan applies to natural resource protection.
- The Plan should include requirements for financial review at set time frames i.e. 15 years, 20 years to understand whether the Area is performing as expected. This review should be shared with the overlapping taxing districts.

C. Additional Public Outreach

Additional opportunity for public input and information was provided at the following:

- West Linn Redevelopment Agency (Agency) meeting on April 10, 2023
- West Linn Planning Commission briefing on August 3 and October 5, 2022 and the hearing on May 3, 2023
- Clackamas County briefing on May 17, 2023
- West Linn City Council public hearing on June 12, 2023 and vote. The City Council public hearing was noticed to utility customers of the City of West Linn.

#### D. Tax Increment Finance Overview

ORS 457 allows for the use of tax increment financing to fund its projects. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the tax increment area from the time the tax increment area is first established - are used to repay borrowed funds. The borrowed funds are used to pay for projects and cannot exceed the maximum indebtedness amount set by the tax increment plan.

The purpose of tax increment financing is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in (ORS) 457.010. These areas can have streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, tax increment projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. This Area meets the definition of blight due to its transportation system infrastructure deficiencies, utility infrastructure deficiencies, and underdeveloped and undeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the area; and
- A relocation report.

### III. **MAXIMUM INDEBTEDNESS**

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$76,100,000 (Seventy-Six Million One Hundred Thousand dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. The method of establishing the maximum indebtedness is shown in the Report.

#### **IV. PLAN GUIDING PRINCIPLES**

The guiding principles were developed as part of the West Linn Waterfront Project in the 2018/19 update. The tax increment projects identified in Sections V and VI of the Plan are the specific means of implementing the principles. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The guiding principles are not listed in any order of importance or priority. A matrix of how the projects align with the goals and objectives is shown in Table 2.

Much of the following is directly from the Guiding Principles developed for the West Linn Waterfront Project in 2019 with some added specific language to address the Willamette Main Street and adjacent commercial/mixed use areas and deleted language if not relevant to this Area.

##### **A. Guiding Principle: 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
- Continuous trail network
- Physical access to the river's edge

##### **B. Guiding Principle: Historic Character**

The community and visitors will experience a revitalized and vibrant waterfront area, 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 and resources are protected and embraced
- Collaboration with other regional efforts
- Support business viability and vitality
- Maximize economic connections to Willamette Main Street
- Respect Native American rights and traditions along the Willamette River and Falls

##### **C. Guiding Principle: Reinvestment Opportunity**

The area will maintain its long history of a working waterfront, while creating opportunities for reinvestment in the historic heart of the community. The Willamette Main Street and adjacent commercial/mixed use areas will be supported as a vital part of community services and small business opportunities. Projects should be reviewed with a diversity, equity and inclusion lens to ensure that all communities are included and to prevent displacement.

##### **Key Elements**

- Provide opportunities for reinvestment in the three planning districts identified in the West Linn Waterfront Project in 2019.

- Land use decisions support community vision and market principles
- Encourage and enable private sector investment to build high quality places
- Adaptive reuse of existing buildings
- Public and private owners work together on timing of land use transitions
- Establish a review process for diversity, equity and inclusion standards

**D. Guiding Principle: Transportation Improvements**

Through public and private investment, the waterfront area, Willamette Main Street area and the adjacent commercial uses will safely accommodate pedestrians, bicyclists, motorists, and truck traffic through improved facilities and turning movements, while reducing conflicts and supporting land uses.

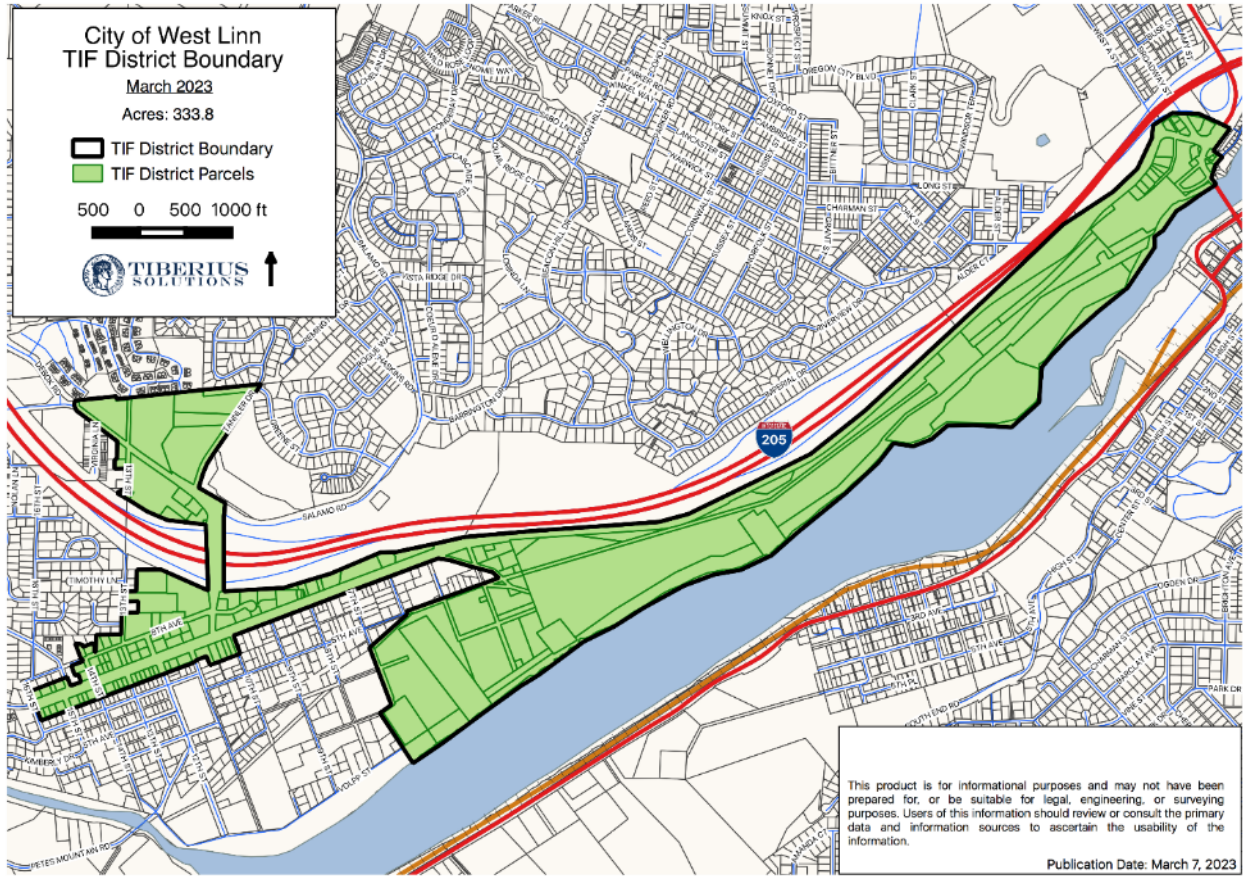
**Key Elements**

- Balanced land use and transportation design
- Livability and accessibility of nearby neighborhoods
- Preserve truck access as needed to support commercial and industrial activity
- Leverage public funds with private investment for safety and capacity improvements
- Improved local access through the area
- Creative solutions for multi-modal improvements
- Protection of natural resources

**Table 2 – Relationship of Projects to West Linn Willamette TIF Area Plan Principles**

<b>Project Category</b>	<b>Guiding Principles</b>
Transportation	D
Economic Development	A,B,C,D
Parks	A
Land Acquisition/Disposition	C,D
Developer Incentives/Rebates	C
Administration	A,B,C,D

**Figure 1 – West Linn Willamette TIF Area Boundary**



Source: Tiberius Solutions

## V. TAX INCREMENT PROJECT CATEGORIES

The projects within the Area fall into the following categories:

- A. Transportation
- B. Economic Development
- C. Parks
- D. Land Acquisition/Disposition
- E. Developer Incentives and Rebates
- F. Administration

## VI. TAX INCREMENT PROJECTS

Tax increment projects authorized by the Plan are described below. They are not listed in any priority order. The Agency will determine the order of the projects and may add projects in the future through the amendment process defined in Section VII of this Plan.

### A. Transportation

Multi-modal transportation improvements in the Area including but not limited to:

1. Willamette Falls Drive (WFD) 10th Street to Sunset Avenue  
Provide WFD improvements including enhanced pedestrian and bicycle facilities per the Willamette Falls Drive Conceptual Design Plan
2. WFD Sunset Avenue to I-205  
Provide WFD improvements including enhanced pedestrian and bicycle facilities per the Willamette Falls Drive Conceptual Design Plan
3. Tannler Street Realignment  
Realign Tannler Street at Blankenship Road to align with the driveway located approximately 350 feet west. Realign as part of private development
4. 8th Avenue Connection  
Modify Dollar Street connection to reconnect to 8th Avenue and provide alternative route for local trips
5. 8th Avenue Improvements  
Upgrade from 10th Street to 14th Streets
6. Historic City Hall Parking  
Construct a public/private parking structure
7. Historic City Hall Public Plaza  
Design and construct a public gathering space
8. Willamette Falls Drive/12th Street  
Install a traffic signal when warranted

9. 10th Street/Blankenship Road  
Widen 10th Street between Blankenship-Salamo Road and Willamette Falls Drive to provide two lanes in each direction. This project includes completing sidewalks, enhanced bicycle facilities and adds additional turn lanes
10. Historic Willamette Parking  
Public parking lot/structure to support development in the Historic Willamette Area.

## B. ECONOMIC DEVELOPMENT

1. Façade Improvement Program  
Provide financial resources in the Historic Willamette Area to update and modernize existing facilities through capital improvements.
2. Streetscape Beautification Program  
Install streetscape features in the Historic Willamette Area (benches, lights, sidewalks, ADA access)

## C. Parks

1. Riverfront Trail  
Construct a pedestrian/bike trail through Waterfront Vision Area
2. Riverfront Trail Amenities  
Install benches, viewpoints, interpretive signage
3. Willamette River Fishing Dock/Ladder  
Provide public access to the river near Historic City Hall
4. Riverfront Park  
Design and construct a new park with non-motorized boat and swimming access, interpretive signage, parking, trail access, and restoration

## D. Land Acquisition/Disposition

Acquisition/Disposition are allowed in the Plan. Based on sales comparables of notable vacant land, these will be used in accordance with land acquisition to assist with targeted development based on submitted request for proposals.

## E. Developer Incentives And Rebates

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area.

## F. Administration

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area.



## **VII. AMENDMENTS TO PLAN**

The Plan may be amended as described in this section. Adding other properties to the Developer Incentives Program does not require an amendment to the Plan.

### **A. Substantial Amendments**

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, the County and adoption by the City Council by non-emergency ordinance after a hearing.

Notice of such hearing shall be provided to individuals or households within the City of West Linn, as required by ORS 457.120.

Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

1. Add land to the tax increment area, except for an addition of land that totals not more than a cumulative 1% of the existing area of the tax increment area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

### **B. Minor Amendments**

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

### **C. Amendments to the West Linn Comprehensive Plan and/or West Linn Municipal and Community Development Code.**

Amendments to the West Linn Comprehensive Plan and/or West Linn Municipal and Community Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council. If a Substantial Amendment is prepared, the Section of this Plan on Relationship to Local Objectives should be updated at that time.

## VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g). If property acquisition includes a public building, how that public building serves and benefits the Area must be identified per ORS 457.085(2)(j).

### A. Property acquisition for public improvements

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means.

### B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

### C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VIII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

### D. Properties to be acquired

This Plan must provide an indication of which real property may be acquired and the anticipated disposition of said real property whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition. This may be added at a date when the property is identified and may be added through a Minor Amendment.

## **IX. RELOCATION METHODS**

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.

## **X. TAX INCREMENT FINANCING OF PLAN**

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the debt are used to finance the tax increment projects authorized in the Plan. Debt may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an tax increment area over the frozen base value (i.e., total assessed value at the time an tax increment plan is adopted). The property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.

### **A. General description of the proposed financing methods**

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan, including costs associated with the preparation of the Plan.

### **B. Tax increment financing**

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

### **C. Duration**

The Agency intends not to collect tax increment revenues for the Area after thirty years of tax increment collections. The Agency shall not initiate any Projects in the Area unless the Agency reasonably projects it will be able to pay for those Projects from the proceeds of indebtedness issued on or before FYE 2054, and from other funds available to the Agency. Except as provided in the next sentence, all indebtedness that is secured by the tax increment revenues of the Area shall mature no later than FYE 2054, and the Agency shall structure all its

indebtedness so that it can be paid in full from the tax increment revenues of the Area that the Agency reasonably projects it will receive on or before FYE 2054. The Agency may issue refunding indebtedness that matures after FYE 2054, only if issuing that refunding indebtedness is necessary to avoid a default on previously-issued indebtedness.

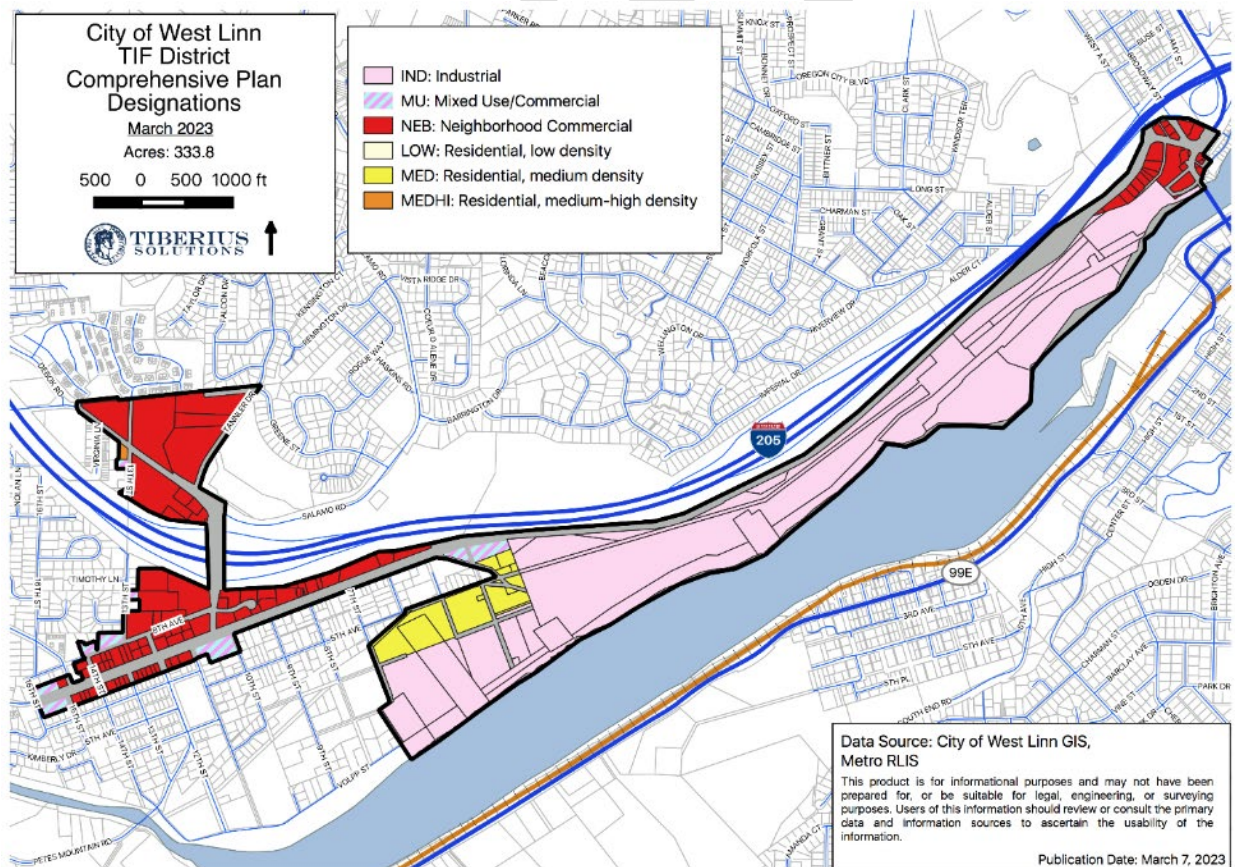
## XI. VALIDITY

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

## XII. ANNUAL REPORT AND FINANCIAL REVIEW

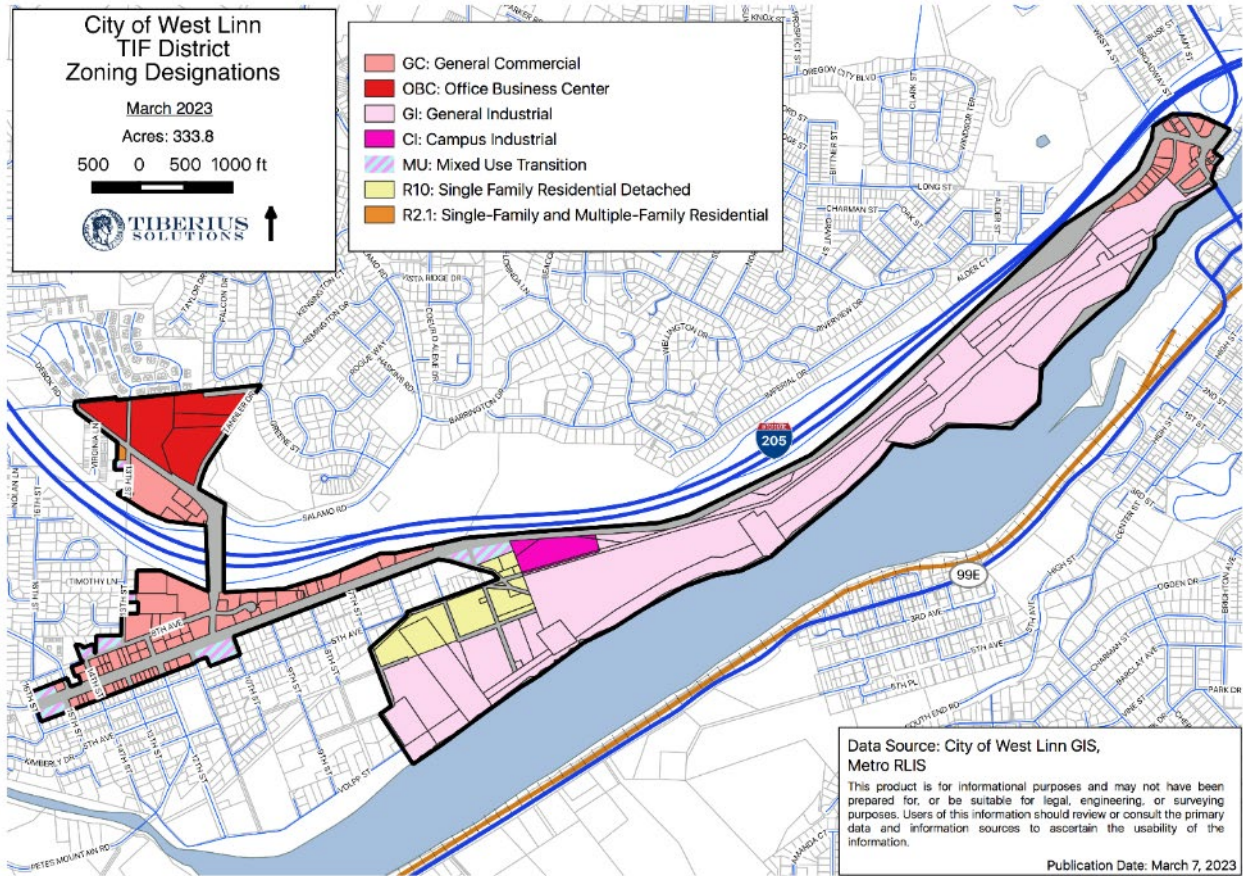
The Agency shall file an Annual Report in compliance with ORS 457.460. Along with the Annual Report, the Agency will undertake a financial analysis of the Plan, including updated projections in years 15 and 20 for tax increment finance revenues and evaluating the ability of the revenues to achieve or exceed the Plan's maximum indebtedness by the anticipated expiration date in FYE 2053. The Agency shall also review the project list for potential changes. The Agency shall consult and confer with affected taxing districts regarding the results of this financial and project update and will consider revenue sharing or shortening the time frame of the Plan if revenues are exceeding projections.

**Figure 2 – Comprehensive Plan Designations**



Source: Tiberius Solutions

**Figure 3 – Zoning Designations**



Source: Tiberius Solution

### **XIII. RELATIONSHIP TO LOCAL OBJECTIVES**

ORS 457.085 requires that the Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Relevant local planning and development objectives are contained within the following documents:

- City of West Linn Comprehensive Plan (Comprehensive Plan)
- West Linn Transportation System Plan
- West Linn City Center and Waterfront Development Report
- City of West Linn 20 Year Master Plan for West Linn Parks, Recreation and Open Space
- West Linn Willamette Falls Drive Concept Plan
- City of West Linn Economic Strategic Plan 2014 Update
- Imagine West Linn Update (2008)
- Blue Heron Pond Redevelopment Analysis
- Bolton Neighborhood Plan
- Sunset Neighborhood Plan
- Arch Bridge/Bolton Concept Plan (2014)
- West Linn Municipal and Community Development Code.

The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The analysis covers the most relevant sections of the documents but may not cover every section of the documents that relate to the Plan.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. Italicized text is text that has been taken directly from an original document and therefore cannot be changed. Some verbiage may say “complies with”, which, in this document is synonymous with “conforms to” as stated in ORS 457.095.

Comprehensive Plan designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the West Linn Municipal Code.

#### **A. West Linn Comprehensive Plan**

##### *Goal 1: Citizen Involvement*

##### **GOALS**

- 1. Provide the opportunity for broadly based, ongoing citizen participation, including opportunities for two-way dialogue between citizens and City elected and appointed officials.*
- 2. Provide opportunities for citizens to shape City government and other West Linn institutions into exemplary organizations that foster trust, respect, courage, and honor.*
- 4. Provide clear, simple, user-friendly information about how the planning process works and how citizens can be involved in land use and other City policy decisions.*

**FINDING:** An ad Hoc Advisory Committee was formed to guide the development of the Plan. They met four times and recommended the boundary, projects and financing to the Agency. Committee members who represented specific organizations like neighborhoods met with those groups to receive input on the Plan and reported that input back to the full committee. The

committees specifically voted on whether the Plan or issuing debt for implementation of the Plan should be referred to voters and did not make that recommendation for either issue.

#### *Land Use Goal 2: Land Use Planning*

### **SECTION 1: RESIDENTIAL DEVELOPMENT**

#### **GOALS**

- 1. Maintain land use and zoning policies that continue to provide for a variety of living environments and densities within the city limits.*
- 2. Allow a mix of residential and commercial uses in Commercial Districts and ensure compatibility of these districts with the residential character of existing neighborhoods and adopted neighborhood plans.*
- 3. Consideration of the concept of carrying capacity should also include the transportation network, storm water management, air quality, and overall quality of life.*
- 4. Encourage energy efficient-housing (e.g., housing with solar energy, adequate insulation, weatherproofing, etc.).*

**FINDING:** The TIF Plan does not change any existing zoning in the Area. The Planning Commission and City Council will still retain their full authority regarding zoning changes. The Plan will provide infrastructure and public spaces that will encourage the development of new residential units and commercial spaces that provide services for those residents in the Area. The TIF Plan is in conformance with the Residential Development section.

### **SECTION 2: NEIGHBORHOOD COMMERCIAL DEVELOPMENT**

#### **GOAL**

*Provide convenient shopping opportunities and services adjacent to, or within residential neighborhoods, reducing the need to travel by automobile and increasing opportunities to walk to shopping for frequently needed items.*

**FINDING:** The Plan will provide infrastructure and public spaces that will encourage the development of new mixed use and commercial spaces and provide assistance to existing neighborhood commercial businesses in the Area. The TIF Plan is in conformance with the Neighborhood Commercial Development section.

### **SECTION 3: MIXED USE/COMMERCIAL DEVELOPMENT**

#### **GOALS**

- 1. Develop/redevelop commercial areas as mixed use/commercial districts that blend housing and commercial uses to: enhance the community's identity; encourage strong neighborhoods; increase housing choices; promote socioeconomic diversity; promote alternative modes of transportation; promote civic uses; and improve community interaction and involvement.*
- 2. Consider the development of commercial and office facilities in West Linn that will increase employment opportunities, reduce dependence on services outside of the City, and promote energy-efficient travel and land use patterns, while recognizing that there will be limits imposed by West Linn's topography and limited available land.*
- 3. Encourage retail commercial uses to be located in centers that facilitate one-stop shopping and discourage strip commercial development.*

6. Provide for multi-modal connections to, and interconnections between, mixed use/commercial centers via automobile, transit, bicycle and pedestrian facilities, or other means.

7. Require standards for mixed-use commercial districts to promote safe access into and within these areas for walking, biking, and transit use from surrounding neighborhoods and that also create livable areas compatible with existing neighborhood character.

**FINDING:** The Plan will provide infrastructure and public spaces that will encourage the development of new mixed use and commercial spaces and provide assistance to existing neighborhood commercial businesses in the Area. The TIF Plan is in conformance with the Mixed Use/Commercial Development section.

*Land Use Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Areas*

#### SECTION 1: SCENIC AND HISTORIC AREAS

##### GOAL

*Identify and preserve the historic and archaeological resources of West Linn.*

*Historic Areas Policy 2. Protect the historic quality of the Willamette Falls Locks through design review of all new developments proposed for that area.*

##### GOAL

*Preserve and enhance scenic views and sites.*

*Scenic Environment Policy 2. Preserve prominent scenic views as seen from public streets, parks, and open spaces in a manner consistent with other goals and policies to protect natural resources.*

**FINDING:** The Plan will be implemented with respect for the scenic and historic areas as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Scenic and Historic Areas section.

#### SECTION 2: NATURAL RESOURCES

##### GOALS

1. *Encourage and assist in the preservation of permanent natural areas for fish and wildlife habitat in suitable, scientific/ecological areas.*

2. *Protect sensitive environmental features such as steep slopes, wetlands, and riparian lands, including their contributory watersheds.*

3. *Preserve trees in park lands, natural areas, and open space wherever possible.*

**FINDING:** The Plan will be implemented with respect for the natural resources as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Natural Resources section.



## GOAL 6: AIR, WATER, AND LAND RESOURCES QUALITY

### SECTION 1: AIR QUALITY

#### GOAL

*Maintain or improve West Linn's air quality.*

*Goal 6: Air, Water, and Land Resources Quality AWL-3*

**FINDING:** The Plan will be implemented in conformance with air quality standards as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Air Quality section.

### SECTION 2: WATER QUALITY

#### GOAL

*Maintain or improve the quality of West Linn's water resources.*

**FINDING:** The Plan will be implemented in conformance with water quality standards as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Water Quality section.

### SECTION 3: LAND RESOURCES (SOLID WASTE MANAGEMENT)

#### GOALS

- 1. Decrease the amount of solid waste that is discarded and put in a landfill.*
- 2. Provide cost-effective solid waste and recycling services to the City's residents, businesses, and public facilities.*

**FINDING:** The Plan will be implemented in conformance with land resources (solid waste management) standards as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Land Resources( Solid Waste Management) section.

### SECTION 4: NOISE CONTROL

#### GOAL

*Maintain and promote a quiet and healthful environment for the citizens of West Linn.*

**FINDING:** The Plan will be implemented in conformance with noise standards as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Noise Control section.

## GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

#### GOAL

*Protect life and property from flood, earthquake, other geological hazards, and terrorist threats or attacks.*

**FINDING:** The Plan will be implemented in conformance with natural disasters and hazards goal as required by the Comprehensive Plan. The Planning Commission's review of any new

development will require conformance with these goals. The TIF Plan is in conformance with the Areas subject to Natural Disasters and Hazards section.

#### **GOAL 8: PARKS & RECREATION**

##### **GOALS**

- 1. Provide all citizens with a range of recreational facilities.*
- 2. Provide park and recreational areas convenient to each of West Linn's neighborhoods.*
- 3. Assure the availability and the reasonable accessibility of recreational lands and facilities to all West Linn residents.*
- 4. Promote connections between parks and recreation areas throughout the City.*
- 5. Use recreation areas as non-motorized connections between streets and neighborhoods.*
- 6. Encourage the use of non-City owned community resources (e.g., churches, schools, etc.) for recreational uses through cooperative arrangements and joint use agreements.*

**FINDING:** The Plan contains specific funding for a riverfront park and trails and trail amenities within the area. The Plan will be implemented in conformance with parks and recreation goals as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Parks and Recreation section.

#### **GOAL 9: ECONOMIC DEVELOPMENT**

*Goal 1: Encourage the recruitment, retention, expansion, and economic viability of West Linn business and industry.*

*Policy 6. Adopt City regulations that are easy to understand and contain development standards that can be uniformly applied.*

*Policy 7. Consider, when appropriate, encouraging economic development through streamlined permitting processes and development fees.*

*Policy 10. Consider incentives such as reduced system development charges (SDCs) and shared parking districts to encourage commercial and mixed-use development.*

*Goal 2. Support tourist-related business and services.*

*Policy 1. Support efforts and programs that promote tourism in the City.*

*Policy 2. Enhance recreation based tourism in the City focused on parcels constrained by the Willamette River floodplain or other environmental constraints.*

*Policy 3. Work with interested property owners to attract and accommodate and to attract a significant new hotel(s).*

*Goal 3. Promote the efficient use of commercial and industrial land adequate to serve a range of employment opportunities in the City.*

*Policy 1. Preserve employment (commercial and industrial) land to ensure an appropriate mix of uses and jobs-housing balance.*

*Policy 2. Inventory and maintain a list of vacant and redevelopable sites for new or expanding businesses.*

*Policy 3. Ensure the City has adequate public facilities and infrastructure to support economic activities, especially transportation. Maximize the use of regional, state, and federal funding for infrastructure planning and development. Work with ODOT to realize the full potential of the I-205 maintenance parcel.*

**FINDING:** The Plan is intended to provide infrastructure and amenities to help support development on parcels within the Area. The Plan also contains programs for assistance to small, existing businesses in the Area. The TIF Plan is in conformance with the Economic Development section.

#### **GOAL 10: HOUSING**

##### **GOALS**

- 1. Preserve the character and identity of established neighborhoods.*
- 2. Assure good functional and aesthetic design of multi-family and clustered single-family developments.*
- 3. Encourage the development of affordable housing for West Linn residents of all income levels.*

*Policy 8. Adhere to clear and objective standards to promote timely and predictable plan review.*

**FINDING:** The Plan is intended to provide infrastructure and amenities to help support development including housing development on parcels within the Area. The TIF Plan is in conformance with the Housing section.

#### **GOAL 11: PUBLIC FACILITIES & SERVICES**

##### **GOAL**

*Require that essential public facilities and services (transportation, storm drainage, sewer, and water service) be in place before new development occurs and encourage the provision of other public facilities and services.*

**FINDING:** The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. All new development will be reviewed through the City of West Linn established protocol. The TIF Plan is in conformance with the Public Facilities and Services section.

#### **SECTION 1: SEWER SYSTEM**

##### **GOAL**

*Provide adequate, environmentally sound wastewater collection and treatment for all West Linn residents and businesses.*

**FINDING:** The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. The TIF Plan is in conformance with the Public Facilities and Services Section 1 Sewer System.

**SECTION 2: WATER SYSTEM**

**GOAL**

*Provide municipal potable water service for public, commercial, and domestic uses within the city limits of West Linn.*

**FINDING:** The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. The TIF Plan is in conformance with the Public Facilities and Services Section 2 Water System.

**SECTION 3: STORM DRAINAGE**

**GOAL**

*Create and maintain a drainage management system that manages the amount and rate of surface water runoff; eliminates interbasin transfers of storm drainage; minimizes property damage from runoff; and controls pollution entering receiving streams.*

**FINDING:** The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. The TIF Plan is in conformance with the Public Facilities and Services Section 3 Storm Drainage System.

**SECTION 4: FIRE AND POLICE**

**GOAL**

*Provide a high level of fire, emergency, and police services to protect life and property within the City.*

**FINDING:** The Plan will provide infrastructure that will allow for more safe and efficient transportation routes within the Area and improved water supplies for firefighting. The TIF Plan is in conformance with the Public Facilities and Services Section 4 Fire and Police.

**SECTION 7: SCHOOLS**

**GOAL**

*Coordinate with the West Linn-Wilsonville School District and Clackamas County to provide school services and related recreational facilities for West Linn residents.*

**FINDING:** The West Linn/Wilsonville School District was represented on the Advisory Committee that provided input on the development of the Plan. If new students live in any of the newly creating housing, this will supply increased funding for the schools as they are funded on a per pupil basis. In addition, Local option levies and bonds are not impacted by TIF Plans, so any increased assessed value will add to the capacity to pay for any local option levies or bonds approved for the school district. The TIF Plan is in conformance with the Schools section.

**SECTION 8: PRIVATE UTILITIES AND TELECOMMUNICATIONS**

**GOALS**

- 1. *Coordinate land use planning for the City with private utility companies to assure the availability of services when needed.*

2. Coordinate construction and maintenance of private utilities and public infrastructure to minimize disruption and improve efficiency and cost-effectiveness.

3. Ensure that utility companies do the following:

a. Provide services as needed to all classes of customers.

b. Maintain and update, as required, a long range system plan as a condition of franchise.

c. Provide preventive maintenance practices.

d. Compensate the City for use of the public right-of-way.

4. Be one of the leading cities in Oregon with respect to state-of-the-art communications infrastructure.

**FINDING:** The Plan will be implemented in conformance with Private Utilities and Telecommunications goal as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Private Utilities and Telecommunications section.

#### GOAL 12: Transportation

##### GOALS

1. Provide a transportation system for the City of West Linn that:

a. Provides for maximum mobility while encouraging modes of transportation other than the automobile.

b. Provides for connectivity within and between neighborhoods, developments and community centers, using new and existing transportation services consistent with Metro's street and walkway spacing standards, the 2008 West Linn Transportation System Plan and 2013 West Linn Trails Plan.

c. Is convenient, safe, and efficient.

d. Maintains the cohesiveness of the City's neighborhoods.

e. Is built with consideration for community priorities and affordability.

f. Respects and preserves the natural environment on both a neighborhood and City-wide basis.

2. Provide a cost-effective balanced transportation system, incorporating all modes of transportation (including motor vehicle, bicycle, pedestrian, transit, and other modes).

3. Develop transportation facilities that are accessible to all members of the community and minimize out-of-direction travel.

**FINDING:** The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. Many of the projects identified in the Plan are transportation projects that will enhance the ability of the Area to develop in the future. The TIF Plan is in conformance with the Public Facilities and Services section.

#### Goal 13: Energy Conservation

##### GOALS

- 1. Promote energy efficient provision of public facilities and services.*
- 2. Promote the retrofitting of homes, businesses, and industry for energy conservation.*
- 3. Promote the use of renewable energy sources.*

**FINDING:** The Plan will be implemented in conformance with Energy Conservation goal as required by the Comprehensive Plan. There is a program included in the Plan for business assistance that could include retrofitting of businesses. In addition, this much of this Area is in the city limits and is largely undeveloped. Providing public services to the Area will help promote more intense development using the upgraded infrastructure and the adjacent business district to provide services.

The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Energy Conservation section.

#### *GOAL 14: URBANIZATION*

##### *GOALS*

*Promote an orderly growth pattern within the UGB to preserve and enhance the natural and developed character of West Linn.*

**FINDING:** The Plan will be implemented in conformance with Urbanization goal as required by the Comprehensive Plan. By providing infrastructure within the city limits, the city is promoting orderly growth within the existing UGB. The TIF Plan is in conformance with the Urbanization section.

#### *Goal 15: Willamette River Greenway*

##### *GOALS*

- 1. Protect and enhance the valuable natural resource provided by the Willamette River, its islands, shores, and natural habitat.*
- 2. Continue to improve public access and recreation opportunities along the Willamette River Greenway.*
- 3. Promote creation of a Willamette River Greenway trail paralleling the river through West Linn.*

*Policy 7. Preserve identified scenic qualities and views.*

*Policy 8. Protect the natural vegetative fringe along the river.*

**FINDING:** The Plan contains specific funding for a riverfront park, trails and trail amenities within the Area. The Plan will be implemented in conformance with Willamette River Greenway goals as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Willamette River Greenway section.

## B. West Linn Transportation Systems Plan Update 2016

The Transportation Systems Plan was updated in 2016 to incorporate the recommendations from the West Linn Willamette Falls Concept Plan. Those recommendations are for the projects for which funding is allocated in the TIF Plan. Specific deficiencies were identified in the

- Pedestrian system including no or gaps in sidewalks (Figure 5 of the TSP), proposed trails, (Figure 6 of the TSP), with Willamette Falls Drive identified as a high priority pedestrian project (Figure 7 of the TSP)
- Bicycle system including no bike lane on Willamette Falls Drive (Figure 9 of the TSP), the bike lane on WFD and 12<sup>th</sup> Street identified as a high priority project (Figure 10 of the TSP)
- Motor Vehicle system including Tannler Street Realignment, Willamette Falls Drive Falls traffic signal at 12<sup>th</sup> and at 14<sup>th</sup> Streets.(Table 24 of the TSP)

**FINDING:** The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. Many of the projects identified in the Plan are transportation projects which come from the TSP and will enhance the ability of the Area to develop in the future. The TIF Plan is in conformance with the TSP.

## C. West Linn City Center and Waterfront Development Report (1986)

*Goals:*

1. *To develop a strong City image through a clear definition of its center, reflecting an orientation toward the river and other natural features.*
2. *To take advantage of the economic, social and aesthetic opportunities of the City's waterfront.*
3. *To capitalize on an opportunity to expand the City's commercial tax base.*

*Design Concepts:*

1. *Create public focal points and spaces on the hilltop and riverfront.*
2. *Establish pedestrian and visual links with the river.*
3. *Reduce the dominance of the automobile and highway system on this area of the City.*
4. *Resolve or lessen existing traffic conflicts and hazards.*
5. *Expand the buildable area along the waterfront.*
6. *Respond to existing and proposed features and landmarks on the Oregon City side of the river.*
7. *Create an architectural landmark that conveys town center and has freeway visibility.*
8. *Provide a mixed use development with many activities.*
9. *Encourage diversity in architectural styles, materials, forms and colors.*
10. *Recognize and enhance natural features on the site (i.e. basalt rock outcroppings, mature oak trees).*
11. *Provide transitions into surrounding development in terms of scale, use and design.*

12. *Provide space and facilities for public market activities (i.e. produce, food, crafts, etc.).*

**FINDING:** The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods. The projects include infrastructure to help provide a development atmosphere taking advantage of the economic, social and aesthetic opportunities of the waterfront and expand the commercial tax base in the city. There are projects identified to provide riverfront amenities and trails and assistance for existing businesses and business development. The TIF Plan is in conformance with the West Linn City Center and Waterfront Development Report.

This document is incorporated into the West Linn Comprehensive Plan and is included in the transportation section above.

D. West Linn Parks, Recreation and Open Space Plan (2007)

*Proposed Primary Trails:*

*Willamette River Greenway – follows the river from its confluence with the Tualatin River to the West Linn – Lake Oswego city limits. Significant pieces are in place, but acquisition of the remaining mileage will require time, patience, and funding.*

**FINDING:** The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods. There are projects identified to provide a riverfront park, riverfront amenities and trails in the Area. The TIF Plan is in conformance with the West Linn City Center and Waterfront Development Report.

E. West Linn Willamette Falls Drive Concept Plan

The West Linn Willamette Falls Drive (WFD) 2021 Conceptual Design Plan is an outcome of a multimodal corridor planning effort to develop continuous bicycle and pedestrian facilities along the Lake Oswego Highway (OR 43) and Willamette Falls Drive (WFD). The Concept Plan made changes to the TSP as identified in the TSP analysis in Sub-Section B of this Section.

**FINDING:** The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. Many of the projects identified in the Plan are transportation projects which come from the TSP which were incorporated as a result of the WFD Concept Plan and will enhance the ability of the Area to develop in the future. The TIF Plan is in conformance with the West Linn Willamette Falls Drive Concept Plan.

F. City of West Linn Economic Strategic Plan 2014 Update

The changes made in this document were incorporated into the West Linn Comprehensive Plan and are included in the economy section above.

G. Imagine West Linn Update

*Preferred Future With A Vision (excerpt):*

*Through a participatory process that includes the property owners, the surrounding neighbors and the City, a master plan was created for the mill site that supports the existing business and provides for effective transitions to the surrounding uses. As a result, the site is now a successful gathering place with offices, civic facilities, commercial buildings and multifamily housing, known as the "Willamette Falls Center". The Center houses City Hall, several large*



meeting spaces and exhibit halls and a large public plaza, opening out to the activities and beauty of the river. The Center also features river taxis which link Portland and Salem via the Willamette River. Trailheads radiate out from the center and along the river. The new center coincides with the old West Linn downtown that existed before the I-205 construction.

*Sense of Community Action Items:*

2. Continue to build on the network of parks, natural areas, walkways and bike paths in the community, and create a river walkway or promenade, a town square, community center, a permanent farmer's market space, community gardens, and amphitheater and a multitude of parks connected by greenways.

4. Implement the Comprehensive Pathway and Trails Master Plan to assure all eleven neighborhoods, schools, city parks, neighborhood centers and the Willamette Falls Center are all interconnected by safe pedestrian and bicycle pathways.

*Housing Action Items:*

1. Periodically update the City's Comprehensive Plan and Development Code to ensure an adequate supply of appropriately zoned land for needed housing.

2. Respond to increasing housing costs with proactive land use planning and regulatory tools, as well as incentives to meet the full range of housing needs in the community.

4. Adopt land use policies and regulations that allow for flexibility in housing types to meet the needs of the elderly with alternative lifestyle needs. These policies should provide for affordable housing, close to needed services and should encourage modes of transportation beyond the single occupancy vehicle.

7. Consider adopting land use policy and code amendments supporting an incentive or performance based approach to housing density bonuses and affordable housing.

*Commercial Development Action Items:*

1. Periodically update the City's Comprehensive Plan and Development Code to ensure an adequate supply of appropriately zoned land for employment uses.

2. Continue to plan for mixed use development and increased development densities along transit corridors.

*Historic Resources Action Items:*

3. Work jointly with Oregon City in promoting the Willamette Falls Heritage Site; pursue landmark status for the property.

*Recreation Action Items:*

3. Continue requiring dedication of trail corridors in an aggressive fashion. Developers should be required to construct the trails in those corridors and obtain UO easements from existing property owners. Trails along Willamette and Tualatin Rivers in the Master Plan should be a priority.

**FINDING:** The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods in the historic heart of the city. The projects include infrastructure to help provide a development atmosphere in the Area, including mixed-use, residential and commercial development. There are projects identified to provide

safe pedestrian routes including riverfront amenities and trails and assistance for existing businesses and business development. The TIF Plan is in conformance with the Imagine West Linn Update

#### H. Blue Heron Pond Redevelopment Analysis (2013)

##### *Identified Constraints:*

##### *1. Remediation Costs*

- a. Low intensity end uses (e.g. open field, dog park, outdoor storage): ~\$6.2 million*
- b. Medium intensity end uses (e.g. baseball/soccer field, restroom/picnic shelter): ~\$7 million*
- c. High intensity end uses (e.g. residential/commercial/industrial development): ~\$17 million*

##### *2. Need to certify levee/berm for removal from 100-year floodplain*

##### *3. Substandard access streets*

##### *4. Environmental Overlays*

##### *Recommended Redevelopment Concepts (Blue Heron Task Force):*

##### *1. Passive Park*

##### *2. Interpretive Center*

##### *3. Community Center*

##### *4. Active Park I (playing fields/sports complex or disc golf course)*

##### *5. Active Park II (one field, skate park, picnic shelter, playground)*

##### *6. Campground*

##### *7. Relocate public works/environmental services buildings*

##### *8. Housing I (high end estate lots)*

##### *9. Housing II (model green housing/mixed income/affordable units)*

##### *10. Housing III (high rise condos for senior living)*

##### *11. Commercial*

**FINDING:** The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods in the historic heart of the city. The projects include infrastructure to help provide a development atmosphere in the Area. There are projects identified to develop a Riverfront Park, provide safe pedestrian routes including riverfront amenities and trails and assistance for existing businesses and business development. The TIF Plan is in conformance with the Blue Heron Pond Analysis.

I. Bolton Neighborhood Plan (2006)

*Goals:*

2. *The historic heart of West Linn shall once again become a center for the entire city.*

*Policies:*

2.1. *Restore the historic heart of West Linn along the Willamette River in the vicinity of Willamette Locks.*

2.2. *Develop a design theme for the Willamette Locks area incorporating the architectural style of existing historic landmarks and buildings.*

2.3. *Explore reconfiguration of the I-205/State Highway 43 interchange.*

2.4. *Preserve existing historic buildings in the area.*

2.5. *Encourage redevelopment of the area north of Willamette Falls Drive and west of Willamette Drive.*

2.6. *Redesign area streets to encourage non-vehicular use and increase traffic safety.*

2.7. *Provide safe pedestrian routes for both transportation and recreation.*

**FINDING:** The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods in the historic heart of the city. The projects include infrastructure to help provide a development atmosphere in the Area. There are projects identified to provide safe pedestrian routes including riverfront amenities and trails and assistance for existing businesses and business development. The TIF Plan is in conformance with the Bolton Neighborhood Plan

J. Sunset Neighborhood Plan (2008)

*Goals:*

6. *Develop a plan for the future of Sunset's Willamette River waterfront.*

*Policies:*

6.1. *Collaborate with other neighborhoods in planning for the future of the waterfront.*

**FINDING:** The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods in the historic heart of the city. The projects include infrastructure to help provide a development atmosphere in the Area. There are projects identified to provide safe pedestrian routes including riverfront amenities and trails and assistance for existing businesses and business development. The TIF Plan is in conformance with the Sunset Neighborhood Plan.

K. Arch Bridge/Bolton Concept Plan (2014)

*Objectives:*

1. *Build on the rich natural and cultural history of West Linn and its relationship to the environment, particularly the Willamette River.*

2. *Create a town center that serves as a focus of community activity, commerce, recreation, and housing opportunities.*
3. *Ensure that the evolving town center respects the scale and character of the community while introducing any increased density and height and new building forms.*
4. *Establish the alignment of the trail from Willamette Park.*
5. *Improve the street network and waterway connections to provide for better and safer pedestrian access, bicycle and transit use, and to establish a strong, clear identity for the town center.*

*Principles:*

1. *Recognize regional planning efforts to create mixed-use centers connected by transit.*
2. *Build upon the vision and directions set forth in the City's planning and vision documents, including the Comprehensive Plan.*
3. *Encourage the attraction of new forms of commercial and residential development that will provide positive economic benefits to the City and broader choices to residents and visitors.*
4. *Develop a town center that serves the residents of West Linn and welcomes visitors to enjoy the place and its natural and cultural features.*
5. *Examine traffic calming methods that can make the arterial streets safer, more attractive and accommodating to transit, pedestrians, and other forms of movement.*
6. *Enhance the network of parks, trails, public spaces and natural areas that contribute to the unique, verdant character of West Linn.*
7. *Identify strategic public investments, regulatory changes and market strategies that can strengthen the town center as a place and attract corresponding private investment.*
8. *Work with ODOT to determine whether the I-205 on/off ramps or right-of-way as well as Highway 43 could be reconfigured in order to open up land for development while making traffic flow smoothly.*
9. *Explore catalyst development sites that could convey opportunities for infill and redevelopment that is sensitive to the community context.*
10. *Coordinate the planning of the town center with the Willamette Falls Legacy Project to adapt the former Blue Heron mill site to new uses.*
11. *Employ multiple ways of informing and engaging the community throughout this planning process.*
12. *Instill an enthusiasm for the future of the town center among the public and existing and potential private sector partners.*
13. *Examine ways of visually and functionally connecting portions of the town center together, particularly the parts north and south of the freeway.*
14. *Create a gateway from the Arch Bridge and I-205 into the heart of the town center.*
15. *Future development in the area is to consider and take appropriate measures to enhance and honor the cultural and historic value of the area.*

*Recommendations for the South Village Area:*

- 1. Create a new urban intersection*
- 2. Convert the right-of-way of Broadway into a terraced park with parking underneath*
- 3. The City should partner with a nonprofit to build workforce/senior housing on publicly owned property*
- 4. Create a new Mill Street*
- 5. Build a new central “Market Square”*
- 6. Encourage multi-story, mixed-use development in the core, including higher density residential development*
- 7. Encourage residential development of moderate density outside the core*
- 8. Construct multi-use trails*

**FINDING:** The Plan Area intersects the eastern edge of the Bolton Neighborhood. There are identified projects in the Plan specific to this neighborhood:

- transportation projects including trail projects
- developer incentives to promote multi-story mixed-use development
- historic city hall structured parking
- historic city hall public plaza
- park and trail projects throughout the Area in proximity to the Bolton neighborhood

The TIF Plan is in conformance with the Arch Bridge/Bolton Concept Plan.

## L. West Linn Municipal & Community Development Code

The land uses in the Area will conform to the zoning designations in the West Linn Municipal & Community Development Code (CDC), including the maximum densities and building requirements, and are incorporated by reference herein. The existing zoning is shown in Figure 3.

The development is expected to conform to the zoning requirements. As the Municipal Code is updated, this document will be automatically updated. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

The zoning categories at the time of the West Linn Willamette TIF Area Plan preparation follow. They are in the order that they occur in the Development Code.

### **Existing Zoning Categories**

#### *R10 Residential 10*

*The purpose of this zone is to provide for urban development at levels which relate to the site development limitations, proximity to commercial development and to public facilities and public transportation. This zone is intended to implement the Comprehensive Plan policies and locational criteria, and is applicable to areas designated as Low Density Residential on the Comprehensive Plan Map and Type I and Type II lands identified under the Buildable Lands Policy.*

#### *R2.1 Residential R 2.1*

*The purpose of this zone is to provide for urban development at levels which relate to the site development limitations, proximity to commercial development and public facilities and public transportation, and to the surrounding development pattern. This zone is intended to carry out the intent of the Comprehensive Plan which is to provide for a choice in housing types and is intended to implement the policies and locational criteria in the Comprehensive Plan for high density residential housing.*

#### *GC General Commercial*

*The purpose of this zone is to provide for the concentration of major retail goods and services at centers. The intent is to provide for the provision of a variety of goods and services and for comparison shopping, to accommodate new businesses and employment opportunities, to promote a suitable mix of commercial uses, to contribute to community identity and to assure that the commercial development is scaled to blend with nearby residential areas, and that the residential areas are protected from noise, glare of lights, traffic congestion and other possible adverse effects. This zone is intended to implement the policies and locational criteria set forth in the Comprehensive Plan.*

#### *OBC Office Business Center*

*The purpose of this zone is to provide for manufacturing, processing and assembling uses which are of a size and scale which makes them generally incompatible with other adjoining non-industrial uses. The uses included in this zone are generally characterized by large buildings and large storage areas and have off-site effects from smoke, odor, noise, dust, lights*

or other externalities. The zone is intended to implement the policies and locational criteria in the Comprehensive Plan.

#### *CI*

*The purpose of the Campus Industrial zoning district is to provide a mix of clean, employee intensive industries, offices, and retail commercial uses which have no off-site impacts in terms of noise, odor, glare, lights, vibration, smoke, dust or other types of off-site impacts. The zone provides for combining parking, landscaping and other design features which physically and visually link structures and uses within one development.*

#### *GI General Industrial*

*The purpose of this zone is to provide for manufacturing, processing and assembling uses which are of a size and scale which makes them generally incompatible with other adjoining non-industrial uses. The uses included in this zone are generally characterized by large buildings and large storage areas and have off-site effects from smoke, odor, noise, dust, lights or other externalities. The zone is intended to implement the policies and locational criteria in the Comprehensive Plan.*

#### *MU Willamette Neighborhood Mixed Use Transition Zone*

*The purpose of the mixed use/transitional zone is to provide for a transitional area between commercial and residential zones with a desirable mix of residential land uses with limited commercial land uses. The limited commercial uses allowed in this district are selected for their compatibility with residential uses and their ability to meet the needs of the neighborhood. Uses in this district are intended to be compatible with the design and aesthetic qualities of the adjacent neighborhood. This zone is intended to implement the Willamette neighborhood plan as authorized by the policies set forth in the Comprehensive Plan.*

#### *Overlay zones*

##### *Historic*

- A. Foster community and neighborhood pride and sense of community identity based on recognition and use of historic and cultural resources.*
- B. Identify, protect, repair and maintain the City's historic resources (see Chapter 2 CDC, Definitions), including the diverse architectural styles that reflect the phases of the City's history.*
- C. Encourage preservation and use of historic sites, structures, and districts within the City that reflect special elements of its historical, architectural, archaeological, artistic, cultural, and engineering heritage.*
- D. Provide procedures and establish approval criteria for all reviews of proposed alterations to the exterior of historic structures and sites and other development in historic districts.*
- E. Increase economic and financial benefits to historic property owners and the community.*
- F. Ensure that changes to designated historic resources protect the integrity of the resource and the significant aspects of the area's heritage.*

*G. Provide regulations that will ensure the preservation of the quality and historic integrity of historic resources and their sites and, if applicable, ensure compatibility and consistency with the qualities of the respective historic district its nomination was intended to preserve.*

*H. Provide for creation of new historic districts and designation of new landmarks, as appropriate, and to allow removal of such designations if they are no longer appropriate.*

*I. Provide a process to enable thoughtful consideration of the proposed demolition of historic structures.*

**FINDING:** The TIF Plan contains the zoning districts identified above and is in conformance with the Community Development Code. .

DRAFT



**XIV. LEGAL DESCRIPTION**

DRAFT

## EXHIBIT A

### City of West Linn Urban Renewal Area Description

A tract of land and road rights-of-way, located in the Southwest and Southeast One-Quarters of Section 35, in the Northeast, Southwest, and Southeast One-Quarters of Section 36, Township 2 South, Range 1 East, in the Southwest and Southeast One-Quarters of Section 30, in the Northeast, Northwest, and Southwest One-Quarters of Section 31, Township 2 South, Range 2 East, in the Northwest One-Quarter of Section 1, and in the Northeast and Northwest One-Quarters of Section 2, Township 3 South, Range 1 East, Willamette Meridian, City of West Linn, Clackamas County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of Lot 5 of the plat "Tenth Street Centre", Plat No. 3400, Clackamas County Plat Records, also being on the northeasterly right-of-way line of Interstate 205 (Assessor's Map 2.1E.35C);

1. Thence along said northeasterly right-of-way line, Westerly 1,043 feet, more or less, to the westerly right-of-way line 13th Street (Assessor's Map 2.1E.35CC);
2. Thence along said westerly right-of-way line, Northerly 318 feet, more or less, to the southerly line of Document Number 2021-085503, Clackamas County Deed Records (Assessor's Map 2.1E.35CB);
3. Thence along said southerly line, Westerly 120 feet, more or less, to the westerly line of said Deed (Assessor's Map 2.1E.35CB);
4. Thence along said westerly line, Northerly 102 feet, more or less, to the southerly line of Lot 13 of the plat "Parsons Addition", Plat No. 1076, Clackamas County Plat Records (Assessor's Map 2.1E.35CB);
5. Thence along said southerly line, Easterly 22 feet, more or less, to the easterly line of said Lot 13 (Assessor's Map 2.1E.35CB);
6. Thence along said easterly line, Northerly 194 feet, more or less, to the southwesterly right-of-way line of Blankenship Road (Assessor's Map 2.13.35CB);
7. Thence along said southwesterly right-of-way line and the northwesterly extension thereof, Northwesterly 628 feet, more or less, to the northeasterly corner of Lot A, Tract 9 of the plat "Willamette Tracts", Plat No. 0147, Clackamas County Plat Records (Assessor's Map 2.1E.35CB);
8. Thence leaving said southwesterly right-of-way line, Northeasterly 86 feet, more or less, to the intersection of the northeasterly right-of-way line of Blankenship Road and the northerly line of Document Number 2017-039841, Clackamas County Deed Records (Assessor's Map 2.1E.35CB);
9. Thence along the northerly line of said Deed, Easterly 470 feet, more or less, to the north line of the Marshall K. Perrin Donation Land Claim (D.L.C.) No. 66 (Assessor's Map 2.1E.35CB);
10. Thence along said north line, Easterly 1,584 feet, more or less, to the southwesterly corner of Tract 'A' of the plat "Renaissance Heights", Plat No. 3299, Clackamas

- County Plat Records, also being on the southeasterly right-of-way line of Tannler Drive (Assessor's Map 2.1E.35AC);
11. Thence along said southeasterly right-of-way line, Southwesterly 1,326 feet, more or less, to the northeasterly right-of-way line of Blankenship Road (Assessor's Map 2.1E.35D);
  12. Thence along said northeasterly right-of-way line, Southeasterly 315 feet, more or less, to an angle point on the southwesterly line of Parcel 3 of Partition Plat No. 2009-075, Clackamas County Plat Records (Assessor's Map 2.1E.35D);
  13. Thence leaving said northeasterly right-of-way line, Southerly 969 feet, more or less, to a point on the southerly right-of-way line of Interstate 205, said point bears Easterly 47 feet, more or less, from the intersection of the easterly right-of-way line of 10th Street and the northerly line of the plat "Willamette Commercial Park", Plat No. 3202, Clackamas County Plat Records (Assessor's Map 2.1E.35D);
  14. Thence along said southerly right-of-way line, Easterly 2,402 feet, more or less, to the northwesterly right-of-way line of Willamette Falls Drive (Assessor's Map 2.1E.35DD);
  15. Thence along said northwesterly right-of-way line, Northeasterly 9,600 feet, more or less, to the most westerly corner of Document Number 2007-052460, Clackamas County Deed Records, also being on the southeasterly right-of-way line of Interstate 205 (Assessor's Map 2.2E.30CD);
  16. Thence along said southeasterly right-of-way line, Easterly 623 feet, more or less, to the most easterly corner of Document Number 74-11996, Clackamas County Deed Records (Assessor's Map 2.2E.30CD);
  17. Thence leaving said southeasterly right-of-way line, Southeasterly 191 feet, more or less, to the southeasterly right-of-way line of Willamette Drive (Assessor's Map 2.2E.30DC);
  18. Thence along said southeasterly right-of-way line, Southwesterly 274 feet, more or less, to the southwesterly line of Parcel B of Book 669, Page 29, Clackamas County Deed Records (Assessor's Map 2.2E.30DC);
  19. Thence along said southwesterly line, Southeasterly 16 feet, more or less, to the northwesterly line of Parcel A of said Deed (Assessor's Map 2.2E.30DC);
  20. Thence along said northwesterly line and the northwesterly line of Document Number 2015-051607, Clackamas County Deed Records, Southwesterly 97 feet, more or less, to the southwesterly line of said Document Number 2015-051607 (Assessor's Map 2.2E.30DC);
  21. Thence along said southwesterly line, Southeasterly 38 feet, more or less, to the northwesterly right-of-way line of Territorial Drive (Assessor's Map 2.2E.30DC);
  22. Thence along said northwesterly right-of-way line, Southerly 115 feet, more or less, to the northeasterly right-of-way line of Willamette Drive (Assessor's Map 2.2E.30DC);
  23. Thence leaving said northeasterly right-of-way line, Southerly 55 feet, more or less, to the centerline of Willamette Drive (Assessor's Map 2.2E.31BA);
  24. Thence along said centerline, Southeasterly 97 feet, more or less, to the ordinary high water mark of the northwesterly bank of the Willamette River (Assessor's Map 2.2E.31BA);

25. Thence along said the ordinary high water mark on said northwesterly bank, Southwesterly 11,631 feet, more or less, to the southwesterly line of Document Number 2018-041969, Clackamas County Deed Records (Assessor's Map 3.1E.02);
26. Thence along said southwesterly line, Northwesterly 210 feet, more or less, to the northwesterly line of said Deed (Assessor's Map 3.1E.02);
27. Thence along said northwesterly line, Northeasterly 4 feet, more or less, to the southwesterly right-of-way line of Public Road, dedicated per Document Number 70-28681, Clackamas County Deed Records (Assessor's Map 3.1E.02AC);
28. Thence along said southwesterly right-of-way line and the northwesterly extension thereof, Northwesterly 440 feet, more or less, to the centerline of 3rd Avenue (Assessor's Map 3.1E.02AA);
29. Thence along said centerline, Northeasterly 150 feet, more or less, to the southerly extension of the westerly right-of-way line of 7th Street (Assessor's Map 3.1E.02AA);
30. Thence along said southerly extension and said westerly right-of-way line, Northerly 658 feet, more or less, to the southwesterly extension of the southeasterly line of Tract 12 of the plat "Willamette & Tualatin Tracts", Plat No. 0198, Clackamas County Plat Records (Assessor's Map 3.1E.02AA);
31. Thence along said southwesterly extension and the southeasterly line of said Tract 12, Northeasterly 518 feet, more or less, to the southerly right-of-way line of 5th Avenue (Assessor's Map 3.1E.02AA);
32. Thence leaving said southerly right-of-way line, Northeasterly 60 feet, more or less, to the southerly southwest corner of Parcel 2 of Partition Plat No. 1992-068, Clackamas County Plat Records, also being on the northerly right-of-way line of 5th Street (Assessor's Map 2.1E.35DD);
33. Thence along said northerly right-of-way line, Easterly 1,070 feet, more or less, to the southerly right-of-way line of Moehnke Street (Assessor's Map 2.1E.36CC);
34. Thence along said southerly right-of-way line, Westerly 689 feet, more or less, to the southerly right-of-way line of Willamette Falls Drive (Assessor's Map 2.1E.35DD);
35. Thence along said southerly right-of-way line, Westerly 2,390 feet, more or less, to the easterly right-of-way line of 10th Street (Assessor's Map 3.1E.02AB);
36. Thence along said easterly right-of-way line, Southerly 209 feet, more or less, to the easterly extension of the northerly line of Lot C, Tract 57 of the plat "Willamette Tracts", Plat No. 0147, Clackamas County Plat Records (Assessor's Map 3.1E.02AB);
37. Thence along said easterly extension and the northerly line of said Lot C and Lot D of said plat, Westerly 353 feet, more or less, to the easterly line of Document Number 93-033120, Clackamas County Deed Records (Assessor's Map 3.1E.02BA);
38. Thence along said easterly line, Northerly 104 feet, more or less, to the northerly line of said Deed (Assessor's Map 3.1E.02BA);
39. Thence along said northerly line, Westerly 104 feet, more or less, to the easterly right-of-way line of 11th Street (Assessor's Map 3.1E.02BA);
40. Thence leaving said easterly right-of-way line, Southwesterly 62 feet, more or less, to the intersection of the westerly right-of-way line of 11th Street and the northerly line of Lot 12, Block 10 of the plat "Willamette Falls", Plat No. 0121, Clackamas County Plat Records (Assessor's Map 3.1E.02BA);

41. Thence along said northerly line and the westerly extension thereof, Westerly 1,762 feet, more or less, to the easterly right-of-way line of 16th Street (Assessor's Map 3.1E.02BC);
42. Thence along said easterly right-of-way line, Northerly 340 feet, more or less, to the northerly line of Document Number 2021-041205, Clackamas County Deed Records (Assessor's Map 3.1E.02BB);
43. Thence along said northerly line and the easterly extension thereof, Easterly 433 feet, more or less, to the easterly right-of-way line of Dollar Street (Assessor's Map 3.1E.02BB);
44. Thence along said easterly right-of-way line, Southerly 100 feet, more or less, to the northerly right-of-way line of Willamette Falls Drive (Assessor's Map 3.1E.02BB);
45. Thence along said northerly right-of-way line, Easterly 120 feet, more or less, to the easterly line of Document Number 98-044221, Clackamas County Deed Records (Assessor's Map 3.1E.02BB);
46. Thence along said easterly line, Northerly 238 feet, more or less, to the southerly right-of-way line of 8th Avenue (Assessor's Map 3.1E.02BB);
47. Thence along said southerly right-of-way line, Easterly 142 feet, more or less, to the westerly right-of-way line of 14th Street (Assessor's Map 3.1E.02BB);
48. Thence leaving said westerly right-of-way line, Northwesterly 44 feet, more or less, to the intersection of the northerly right-of-way line of 8th Avenue and the westerly line of Parcel 5 of Partition Plat No. 2016-020, Clackamas County Plat Records (Assessor's Map 3.1E.02BB);
49. Thence along said westerly line, Northerly 171 feet, more or less, to the southerly line of Parcel 4 of said Partition Plat No. 2016-020 (Assessor's Map 3.1E.02BB);
50. Thence along said southerly line, Easterly 102 feet, more or less, to the southerly line of said Partition Plat No. 2016-020 (Assessor's Map 3.1E.02BB);
51. Thence along said southerly line, Southeasterly 211 feet, more or less, to the northerly right-of-way line of 8th Avenue (Assessor's Map 3.1E.02BB);
52. Thence along said northerly right-of-way line, Easterly 17 feet, more or less, to the easterly line of Parcel 3 of said Partition Plat No. 2016-020 (Assessor's Map 3.1E.02BB);
53. Thence along said easterly line, Northerly 180 feet, more or less, to the southerly line of the plat "Christy Addition", Plat No. 2528, Clackamas County Plat Records (Assessor's Map 3.1E.02BB);
54. Thence along said southerly line, Easterly 267 feet, more or less, to the westerly right-of-way line of 13th Street (Assessor's Map 3.1E.02BB);
55. Thence along said westerly right-of-way line, Northerly 234 feet, more or less, to the westerly extension of the southerly line of Document Number 78-46285, Clackamas County Deed Records (Assessor's Map 3.1E.02BB);
56. Thence along said westerly extension and the southerly line of said Deed, Easterly 179 feet, more or less, to the easterly line of said Deed (Assessor's Map 2.1E.35C);
57. Thence along said easterly line, Northerly 123 feet, more or less, to the northerly line of said Deed (Assessor's Map 2.1E.35C);
58. Thence along said northerly line, Westerly 135 feet, more or less, to the easterly right-of-way line of 13th Street (Assessor's Map 2.1E.35C);

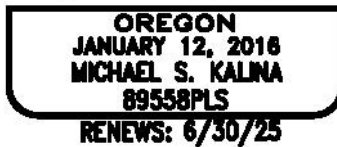
59. Thence along said easterly right-of-way line, Northerly 110 feet, more or less, to the northerly line of Parcel 2 of Partition Plat No. 2008-068, Clackamas County Plat Records (Assessor's Map 2.1E.35C);
60. Thence along said northerly line, Easterly 110 feet, more or less, to the westerly line of Document Number 2011-075380, Clackamas County Deed Records (Assessor's Map 2.1E.35C);
61. Thence along said westerly line, Northerly 233 feet, more or less, to the northerly line of said Deed (Assessor's Map 2.1E.35C);
62. Thence along said northerly line, Easterly 260 feet, more or less, to the southerly right-of-way line of Interstate 205 (Assessor's Map 2.1E.35C);
63. Thence along said southerly right-of-way line, Southeasterly 564 feet, more or less, to the westerly right-of-way line of 10th Street (Assessor's Map 2.1E.35C);
64. Thence leaving said southerly right-of-way line and said westerly right-of-way line, Northerly 716 feet, more or less, to the intersection of the westerly right-of-way line of 10th Street and the northerly right-of-way line of Interstate 205 (Assessor's Map 2.1E.35C);
65. Thence along said northerly right-of-way line, Westerly 25 feet, more or less, to the Point of Beginning.

The above described tracts of land contain 329 acres, more or less.

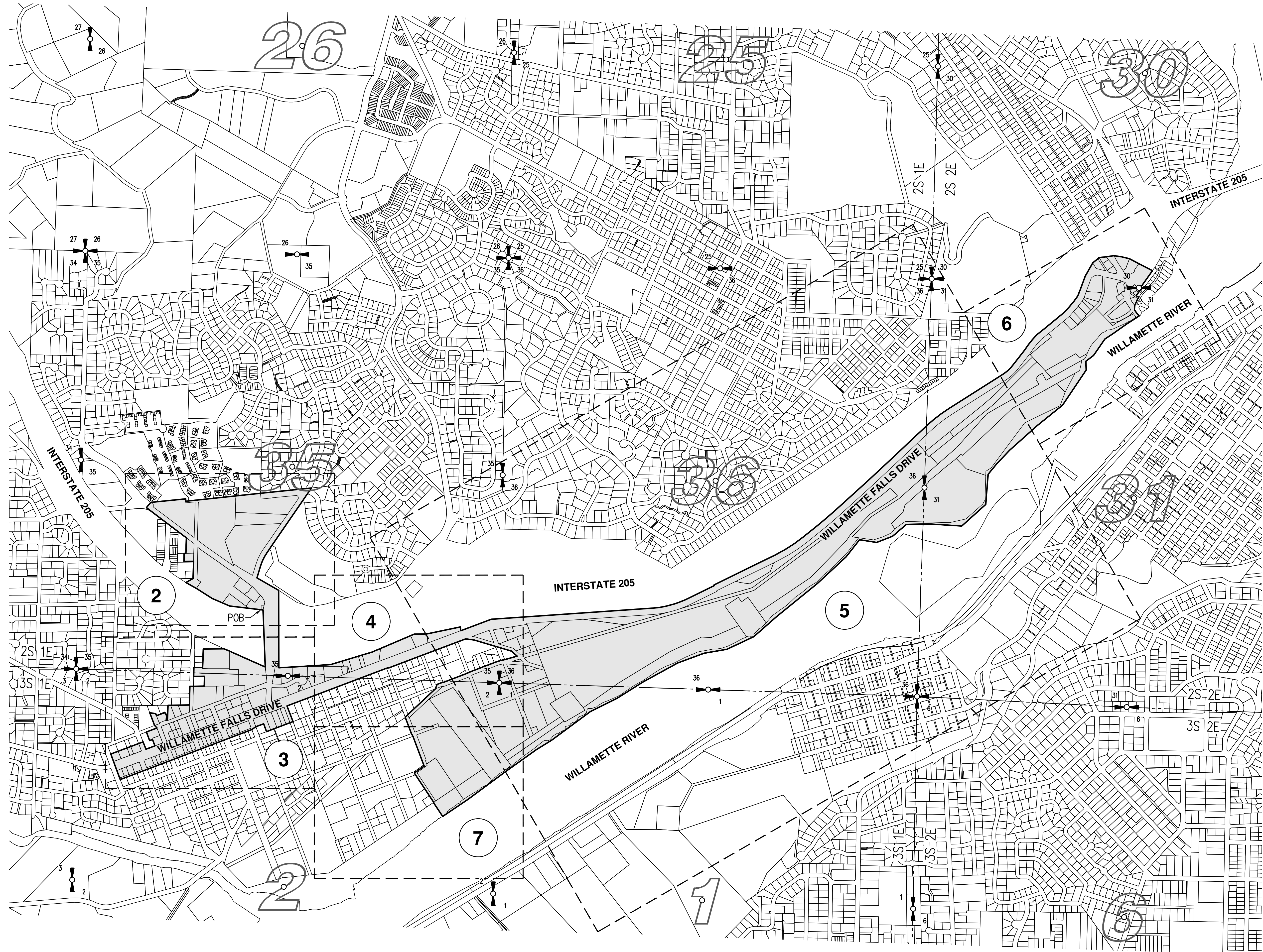
5/10/2023



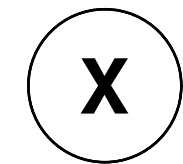
*Michael S. Kalina*



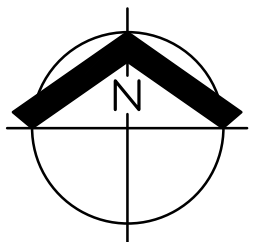
AKS DRAWING FILE: 10254\_URB\_MAP.DWG LAYOUT: 1



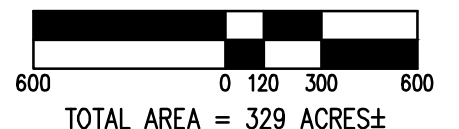
LEGEND



- SEE SHEET X



SCALE: 1" = 600 FEET



TOTAL AREA = 329 ACRES±

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12065 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES  
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

**CITY OF WEST LINN**  
**URBAN RENEWAL AREA**  
**WEST LINN**  
 CLATSOP COUNTY

**MAP OF URBAN**  
**RENEWAL AREA**  
**COVER SHEET**

DESIGNED BY:  
 DRAWN BY: WCB  
 MANAGED BY: MSK  
 CHECKED BY: MSK  
 DATE: 5/10/2023

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Michael S. Kalina*

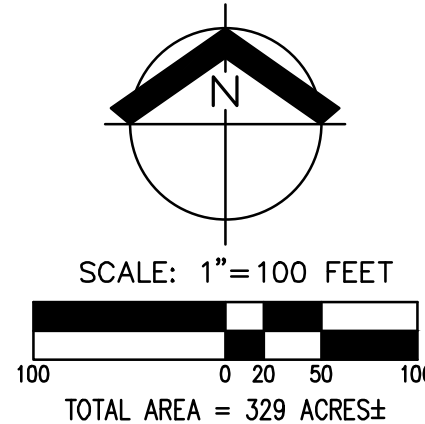
OREGON  
 JANUARY 12, 2016  
 MICHAEL S. KALINA  
 89558PLS  
 RENEWS: 6/30/25

REVISIONS

JOB NUMBER  
**10254**

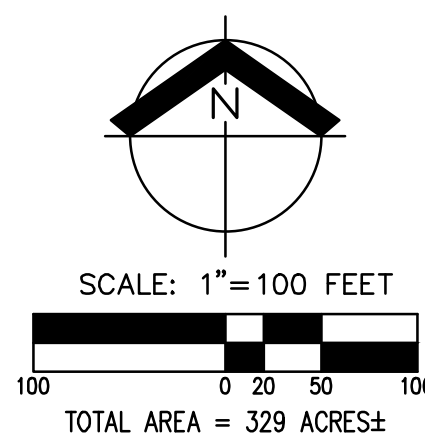
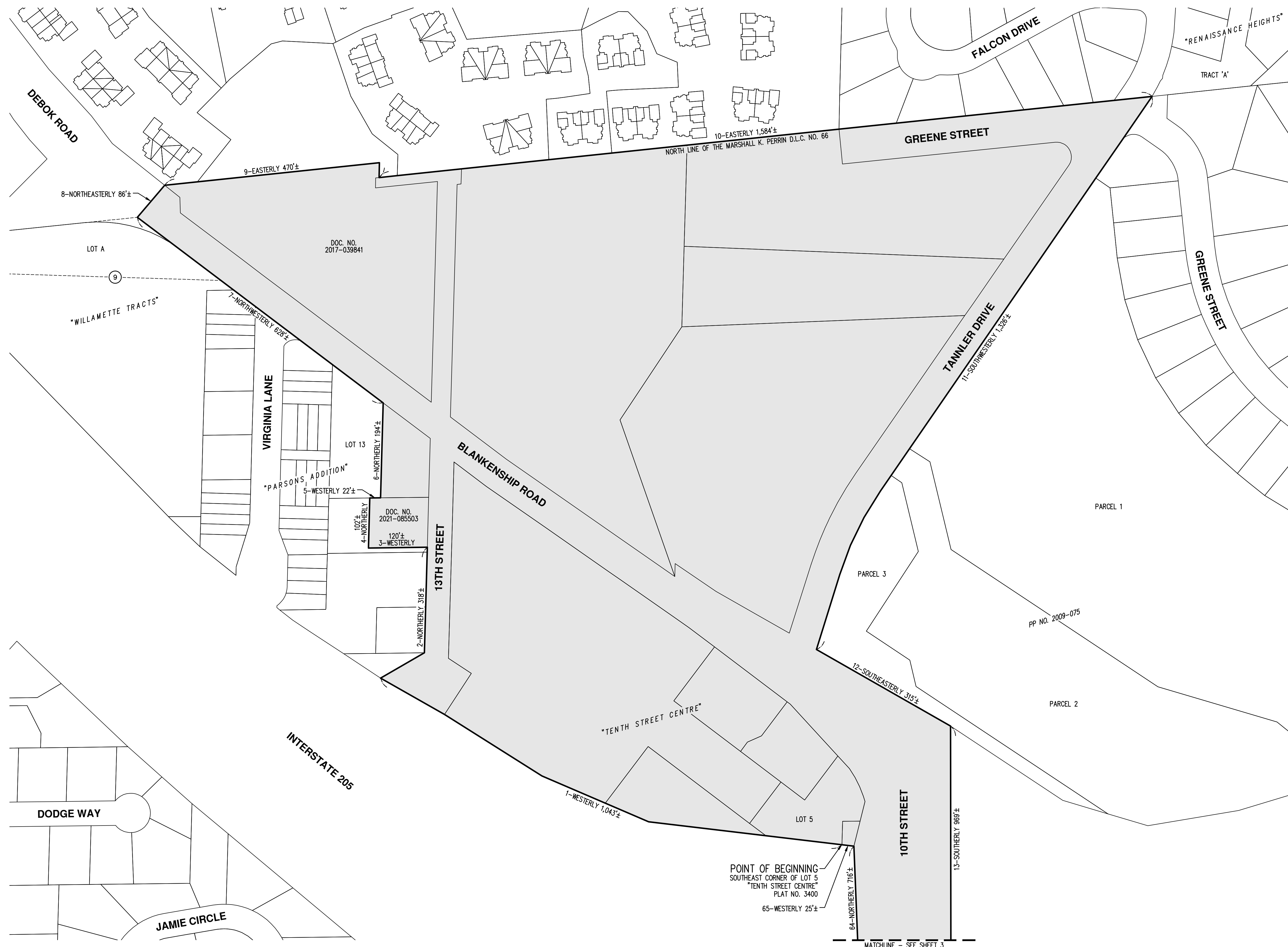
SHEET

**1**

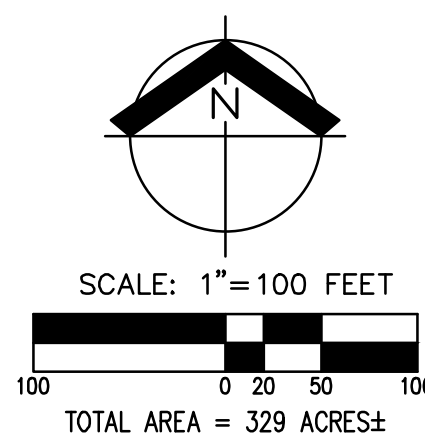


TOTAL AREA = 329 ACRES±





AKS DRAWING FILE: 10254\_URB\_MAP.DWG | LAYOUT: 4



**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD., STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES  
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

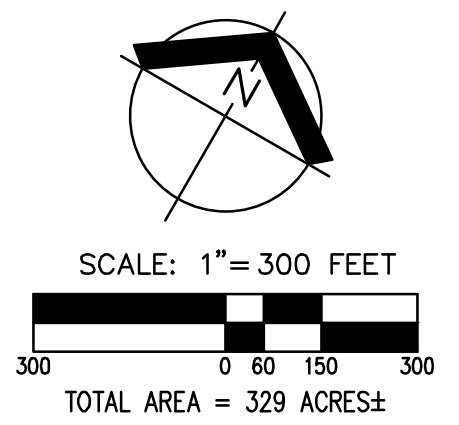
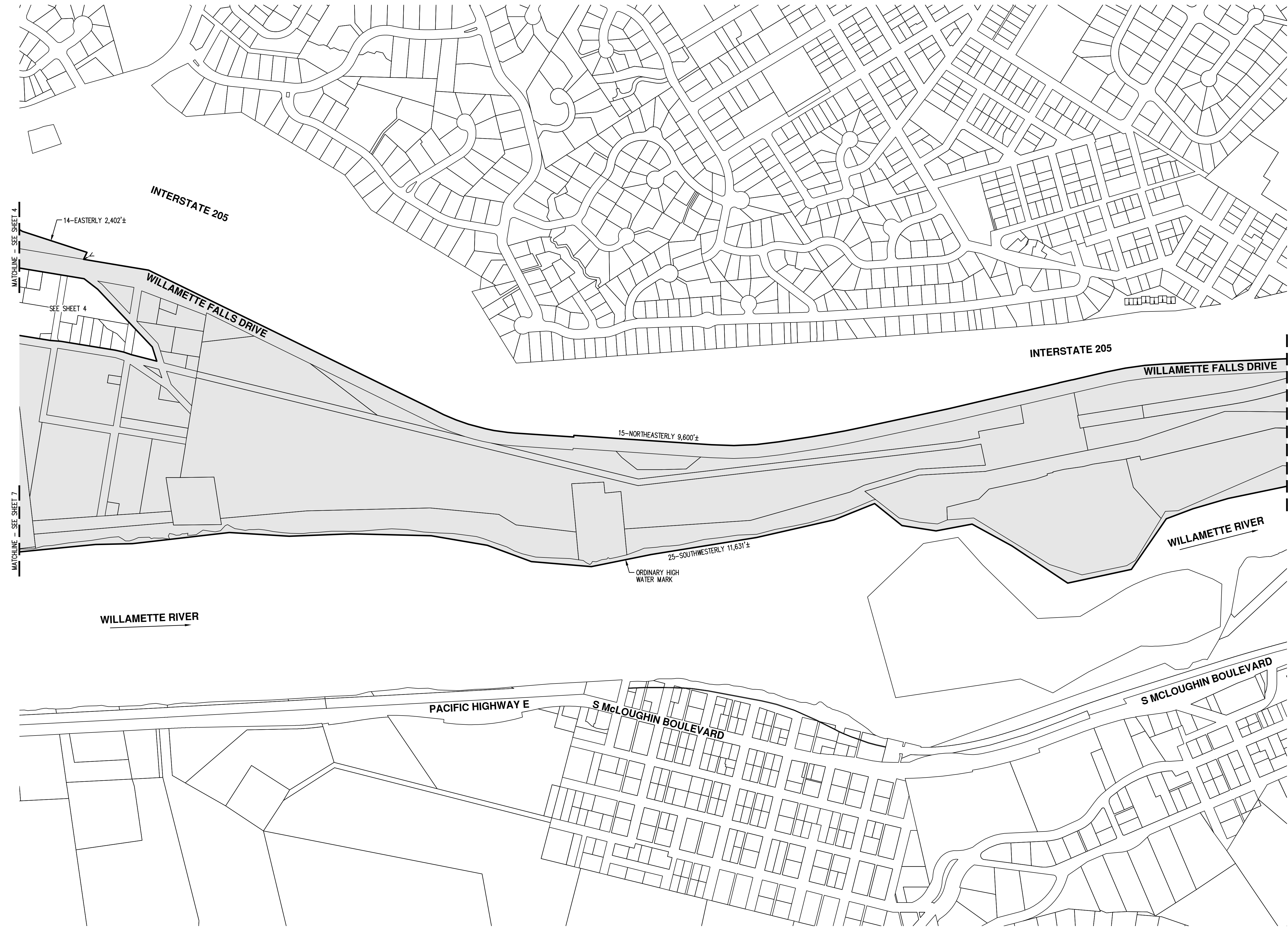
**CITY OF WEST LINN**  
**URBAN RENEWAL AREA**  
**WEST LINN**  
 CLATSOP COUNTY

**OREGON**

**MAP OF URBAN RENEWAL AREA**

DESIGNED BY:	
DRAWN BY:	WCB
MANAGED BY:	MSK
CHECKED BY:	MSK
DATE:	5/10/2023
REGISTERED PROFESSIONAL LAND SURVEYOR	
<i>Michael S. Kalina</i>	
OREGON JANUARY 12, 2016 MICHAEL S. KALINA 89558PLS RENEWS: 6/30/25	
REVISIONS	
JOB NUMBER	10254
SHEET	4

AKS DRAWING FILE: 10254\_URB\_MAP.DWG | LAYOUT: 5



**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12065 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**CITY OF WEST LINN**  
**URBAN RENEWAL AREA**  
**WEST LINN**  
 CLATSOP COUNTY OREGON

**MAP OF URBAN RENEWAL AREA**

DESIGNED BY:  
 DRAWN BY: WCB  
 MANAGED BY: MSK  
 CHECKED BY: MSK  
 DATE: 5/10/2023

REGISTERED PROFESSIONAL LAND SURVEYOR

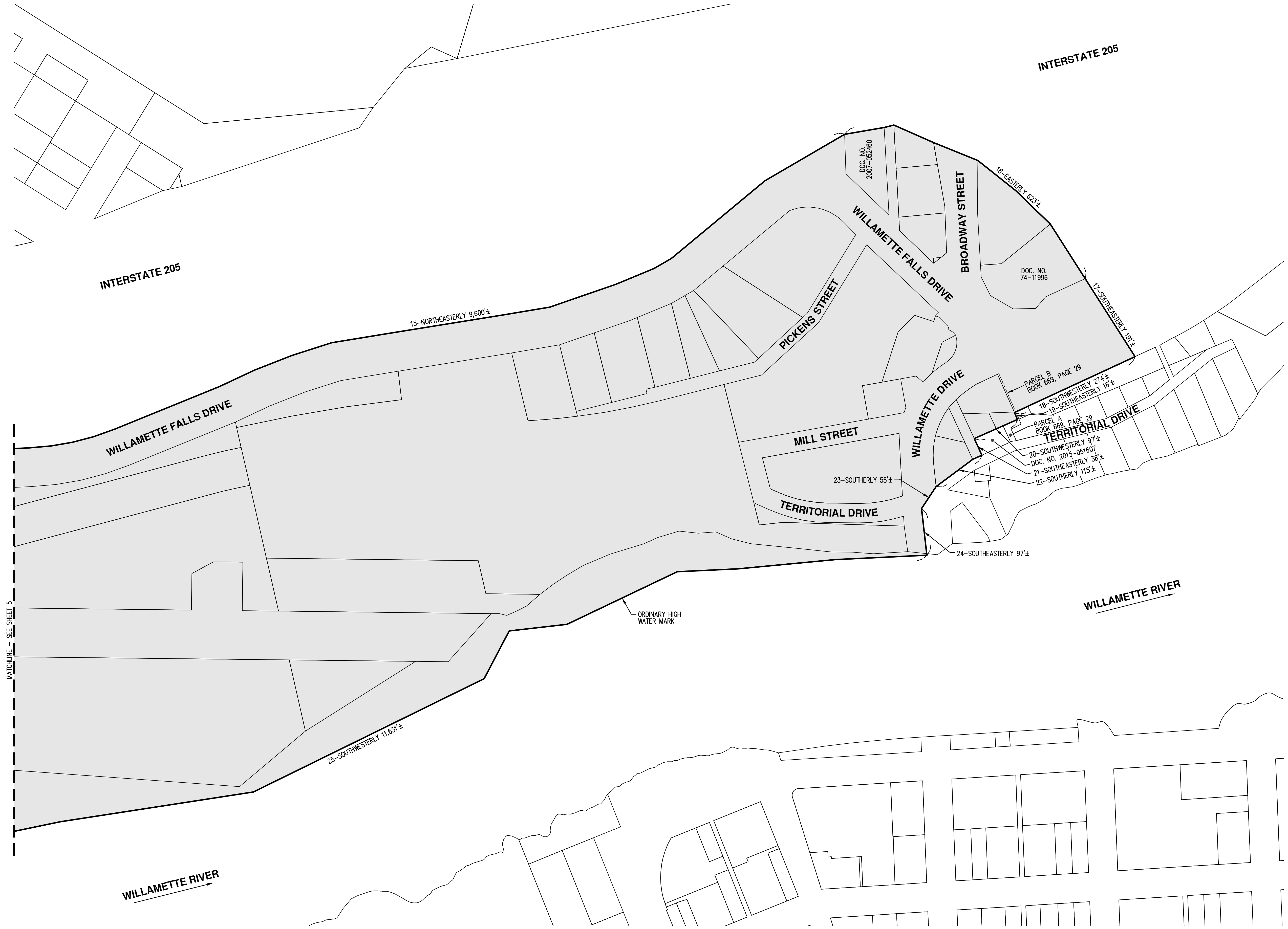
*Michael S. Kalina*  
 OREGON  
 JANUARY 12, 2016  
 MICHAEL S. KALINA  
 89558PLS  
 RENEWS: 6/30/25

REVISIONS

JOB NUMBER  
**10254**

SHEET  
**5**

AKS DRAWING FILE: 10254\_URA\_MAP.DWG | LAYOUT: 6



MATCHLINE - SEE SHEET 5

INTERSTATE 205

INTERSTATE 205

WILLAMETTE FALLS DRIVE

15-NORTHEASTERLY 9,600'±

PICKENS STREET

WILLAMETTE FALLS DRIVE

BROADWAY STREET

16-EASTERLY 623'±

DOC. NO. 74-11996

17-SOUTHEASTERLY 191'±

MILL STREET

TERRITORIAL DRIVE

23-SOUTHERLY 55'±

WILLAMETTE DRIVE

PARCEL B BOOK 669, PAGE 29

18-SOUTHWESTERLY 274'±

19-SOUTHEASTERLY 16'±

PARCEL A BOOK 669, PAGE 29

20-SOUTHWESTERLY 97'±

DOC. NO. 2015-051607

21-SOUTHEASTERLY 38'±

22-SOUTHERLY 115'±

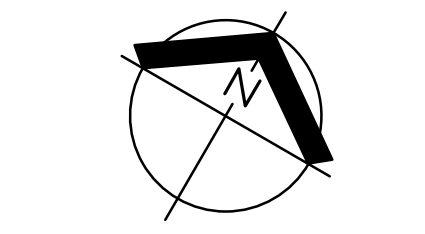
24-SOUTHEASTERLY 97'±

WILLAMETTE RIVER

ORDINARY HIGH WATER MARK

25-SOUTHWESTERLY 11,631'±

WILLAMETTE RIVER



SCALE: 1" = 100 FEET



TOTAL AREA = 329 ACRES±

**AKS**  
AKS ENGINEERING & FORESTRY, LLC  
12065 SW HERMAN RD., STE 100  
TUALATIN, OR 97062  
503.563.6151  
WWW.AKS-ENG.COM  
ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

**CITY OF WEST LINN**  
**URBAN RENEWAL AREA**  
**WEST LINN**  
OREGON  
CLATSOP COUNTY

**MAP OF URBAN RENEWAL AREA**

DESIGNED BY:  
DRAWN BY: WCB  
MANAGED BY: MSK  
CHECKED BY: MSK  
DATE: 5/10/2023

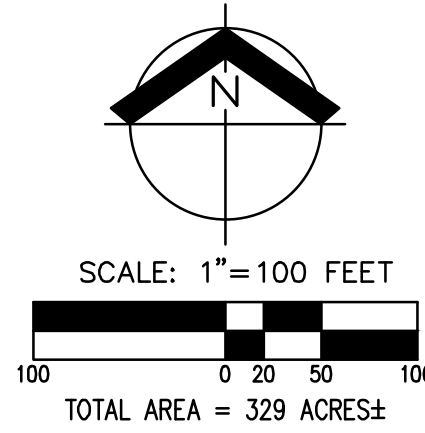
REGISTERED PROFESSIONAL LAND SURVEYOR

*Michael S. Kalina*  
OREGON  
JANUARY 12, 2016  
MICHAEL S. KALINA  
89558PLS  
RENEWS: 6/30/25

REVISIONS

JOB NUMBER  
**10254**

SHEET  
**6**



DESIGNED BY:  
 DRAWN BY: WCB  
 MANAGED BY: MSK  
 CHECKED BY: MSK  
 DATE: 5/10/2023

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Michael S. Kalina*  
 OREGON  
 JANUARY 12, 2016  
 MICHAEL S. KALINA  
 89558PLS  
 RENEWS: 6/30/25

REVISIONS

JOB NUMBER  
**10254**  
 SHEET  
**7**