

Tanner Basin Neighborhood Plan



City of

West Linn

Oregon

October 27, 2006



ACKNOWLEDGMENTS

City Council

Mayor Norm King
Council President Scott Burgess
Councilor Jody Carson
Councilor Michele Eberle
Councilor Mike Gates

Planning Commission

Chair John Kovash	Commissioner Gary Hitesman
Commissioner Gary Stark	Commissioner Michael Jones
Commissioner Michael Babbitt	Commissioner Paul Fisher
Commissioner Michael Bonoff	

Neighborhood Plan Development Team Members

David Rittenhouse, Chair
Ken Pryor
Ed Schwarz
Roberta Schwarz
Ken Snow

City Staff

Chris Jordan, City Manager
Bryan Brown, Planning Director
Teresa Zak, Administrative Assistant
Kathy Aha, GIS



Consultants

Cogan Owens Cogan LLC
Portland, Oregon

COGAN
OWENS
COGAN

Photos courtesy of David Rittenhouse

Table of Contents

I.	INTRODUCTION.....	1
II.	NEIGHBORHOOD PROFILE.....	3
III.	VISION STATEMENT	9
IV.	GOALS, POLICIES AND ACTIONS	
	1. Transportation.....	9
	2. Planned Growth	10
	3. Open Space	11
	4. Natural Resources.....	12
	5. Neighborhood Environment	12
	6. Safety.....	13
	7. Business Environment.....	13
V.	ACTION CHART	15
VI.	MAPS	
	Aerial.....	5
	Zoning	6
	Parks and Open Space	7
	Street Map.....	8

Introduction

The purpose of a neighborhood plan is to identify issues that are of concern to the residents of the neighborhood, and to devise strategies for addressing these concerns. In conjunction with broader policies and implementation measures contained within the City's comprehensive plan, the neighborhood planning process is intended to protect and enhance the livability within specific neighborhoods, as well as to help fulfill the overall community vision and to create a more livable city. More specifically, the neighborhood plan is intended to:

- Educate both city government and neighborhood residents about each others' concerns and visions for the future.
- Promote collaboration between the city and the neighborhood in order to achieve mutual goals and a shared sense of responsibility.
- Create a "sense of place" within the community by identifying and developing the assets within each neighborhood.
- Initiate change, rather than simply reacting to it, by addressing specific issues and opportunities.
- Achieve sensible and coordinated project and program planning within each neighborhood and among all the city's neighborhoods.



Relationship to the Comprehensive Plan and Community Development Code

In general, a comprehensive plan is intended to provide broad policy direction which is implemented through more specific development regulations and capital expenditure programs. Comprehensive Plans do not, however, typically address the more immediate needs and concerns of individual neighborhoods. This is the purpose of a sub-area or neighborhood plan.

The City's Comprehensive Plan was adopted in December 1983 and amended in July 2000 and October 2003. The Plan specifically states that the Comprehensive Plan provides the basis for other plans, ordinances, and other implementing documents that set forth more detailed direction regarding specific activities and requirements. All City plans and implementing ordinances must be consistent with the Plan. Furthermore, the Plan is comprehensive in scope; its goals and policies are intended to be supportive of one another. West Linn's Comprehensive Plan provides guidelines and standards for decision makers, including City employees and officials, citizens, developers, community groups, and other local, state, regional, and federal agencies.

After adoption into the Comprehensive Plan, the intent of the Tanner Basin Neighborhood Plan is to integrate neighborhood needs into the City's budget process, Multi-Year Street Improvement Program, Neighborhood Traffic Control Program, Parks, Recreation, and Open Space Plan, Community Development Code and other planning and funding programs. The policy statements included in the Plan may also be used by the City Council to guide future decisions involving development proposals and plan amendments affecting the neighborhood.



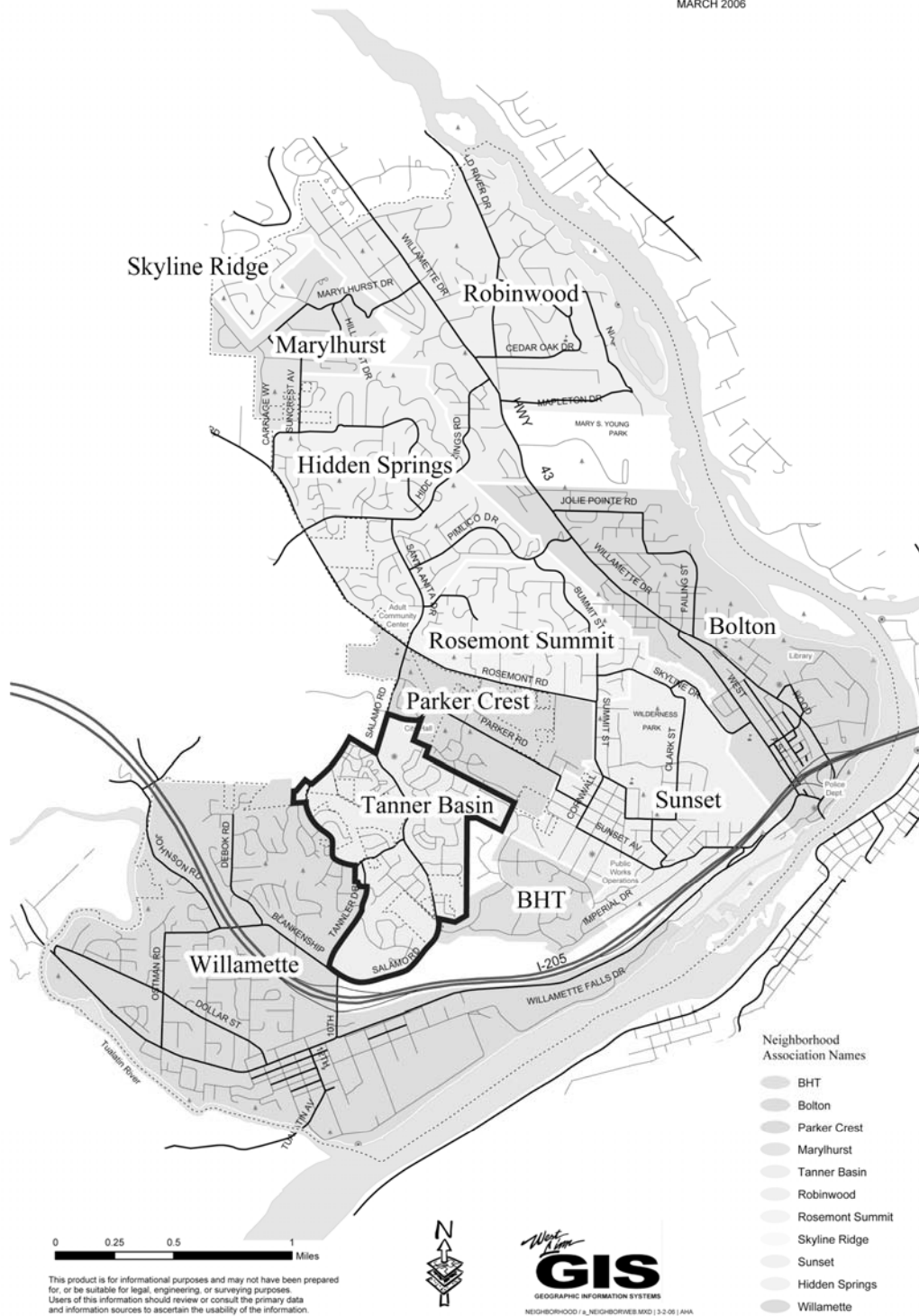
The Neighborhood Planning Process

This plan was developed by the Tanner Basin Neighborhood Leadership Planning Team (NPLT), whose members were appointed by the Neighborhood Association to represent the interests of the neighborhood as a whole. Content is based on NPLT meeting discussions, the results of a June 2006 mailing, subsequent Internet-based survey and public events. After considering comments from the residents, the Plan will be discussed by the Neighborhood Association and forwarded to the Planning Commission for their consideration. The City Council will then consider the Plan for adoption by resolution.

It is intended that city agencies will utilize the plan as input in developing more specific work

West Linn Neighborhood Associations

MARCH 2006



programs and helping to establish city-wide neighborhood funding priorities. It is recognized that many of the recommendations contained in the plan are conceptual only and may need to be analyzed in greater detail, both individually and in relationship to other recommendations. It should also be emphasized that funding sources may not exist for implementing all of the recommendations identified in the plan. Some of the actions identified in the plan are intended to be initiated and implemented by residents of the neighborhood.



Neighborhood Association Chair David Rittenhouse draws a raffle winner from a slate of residents at a community meeting for the Neighborhood Plan

Overview of the Plan

The Plan is organized into four sections. The Neighborhood Profile contains a general description of the current conditions within the neighborhood. The Vision Statement describes the neighborhood's sense of identity and vision for its future. The Goals, Policies and Actions section identifies issues that are of concern to the residents of the neighborhood and potential strategies for addressing those concerns. Finally, the Action Chart summarizes in table format the strategies developed in the previous sections along with additional information identifying responsibilities and priorities.

Neighborhood Profile

Tanner Basin is one of 11 neighborhoods located in the northwest region of West Linn. The 354-acre neighborhood is bordered by the Parker Crest neighborhood to the northeast, by the Hidden Springs neighborhood to the north/northeast, by the Sunset and Barrington Heights neighborhoods and unspecified land to the east, by unspecified land to the south, by the Willamette neighborhood to the southwest and west, and by West Linn's urban growth boundary and city limits to the west. It contains several parcels of land not yet within the city limits.

Tanner Basin lies atop a ridge that overlooks the Willamette and Tualatin Rivers. The topography of the neighborhood ranges from flat to very steep slopes. Elevations on top of the ridge average 550 feet. Salamo and Tanner Creeks run through western portions of the

Demographics

The population of Tanner Basin is 2,076 according to 2005 estimates by Portland State University. This accounts for approximately 8.6% of the City's population. The estimated population if all parcels were fully developed would be 3,000 people.

Land Use and Zoning

The Tanner Basin neighborhood includes several zoning types. The majority is zoned R-7 (single-family residential detached and attached). Some portions of the neighborhood are zoned either R-3 (single-family and multiple family residential) or R-20 (single family residential detached). One portion is zoned GC (general commercial), and another, OBC (office-business center). There are a total of 638 residential parcels, 29 of which are vacant. The City owns 49 unimproved parcels. There are six commercial parcels and 20 other types of parcels belonging to homeowners, such as in common spaces.

Open Space, Parks and Recreation

No parks currently exist in the Tanner Basin neighborhood. There are walking trails with limited connectivity, pockets of undeveloped land available to be designated as permanent open space, ponds and a wildlife area which are fenced from the public and used for emergency run-off purposes.

Housing

As of March, 2006, the Tanner Basin neighborhood included 535 single-family residential units, eight medium-density/(multi-family) residential units, 333 medium to high-density/(multi-family) residential units, and 25 non-annexed single-family units within the neighborhood boundary.

Commercial Area

Cascade Summit, a shopping and commercial center, is located on the northern border of the neighborhood. At the northeast corner of Salamo Road and Tannler Drive, 10.7 acres are designated as office/commercial, but remain undeveloped. There also are many home-based businesses in Tanner Basin.

Public Facilities

Transportation

Tanner Basin consists mainly of local streets. It does not contain any major arterials, but includes two roads classified as minor arterials-- Salamo Road and a portion of Parker Road.

Salamo Road provides access to residential areas in West Linn from I-205. It is typically a three-lane, two-way roadway with some bike lanes and either a planted media or center left turn lane. It has a posted speed of 40 miles per hour near I-205 and 35 miles per hour near Rosemont Road. There are sidewalks in several recently developed areas, but with limited connectivity. It carries 5,600 vehicles per day near Rosemont Road and about 4,800 vehicles per day near Ponderay Drive.

Bike lanes are planned for Parker Road. The Transportation System Plan calls for all improvements on arterial streets to include sidewalks and bike lanes.

Currently, two public bus lines operated by TriMet service West Linn. Tanner Basin is not directly served by a bus route and none is planned in the foreseeable future.

Water

The existing water system in West Linn includes a reliable long-term source of water and the water quality is excellent.

Storm Drainage

Overall, the storm drainage system is in good condition. Recommended improvements in Tanner Basin include replacing a number of under-capacity road and driveway culverts and under-capacity storm drains. The Bland Reservoir is located at the north end of Tannler Drive.

Sanitary Sewer

Upgrades are needed for several sewer segments throughout the neighborhood.

Public Services

Public schools in West Linn are part of the high-performing West Linn-Wilsonville Oregon School District. There are no public school facilities located in the Tanner Basin neighborhood. The La Petite Montessori School is located at the northern end of the neighborhood, on Parker Road. West Linn is served by its own police department and by the Tualatin Valley Fire and Rescue Service District. The nearest fire stations are at 1860 Willamette Falls Drive and 2215 Long Street. West Linn's City Hall is located in the Tanner Basin neighborhood. The West Linn Library, which serves the entire city, is located in the Bolton neighborhood.

TANNER BASIN NEIGHBORHOOD ASSOCIATION

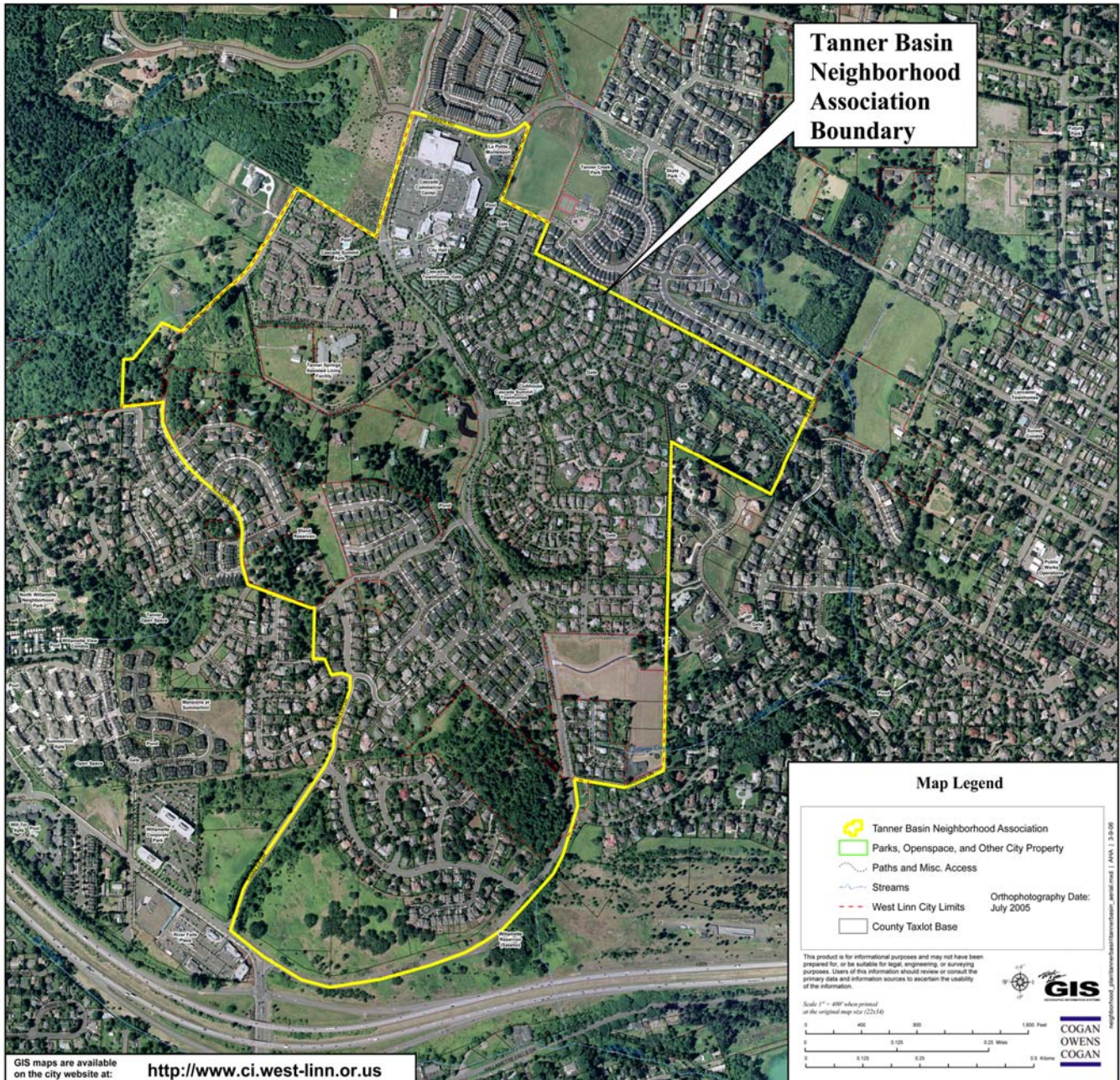
MARCH 2006

Aerial Photography

About Tanner Basin Neighborhood Association:

Number of Residential Households: 901
Population Estimate: 2,076
Land Area: 354 Acres
Number of Residential Parcels: 638
(Vacant Residential Parcels: 29)
Number of City Owned Parcels (Parks, OS, other): 49
Other Parcels (Homeowners, Common Spaces, etc.): 20
Commercial Parcels: 6

Household and Population estimates through December 31, 2005



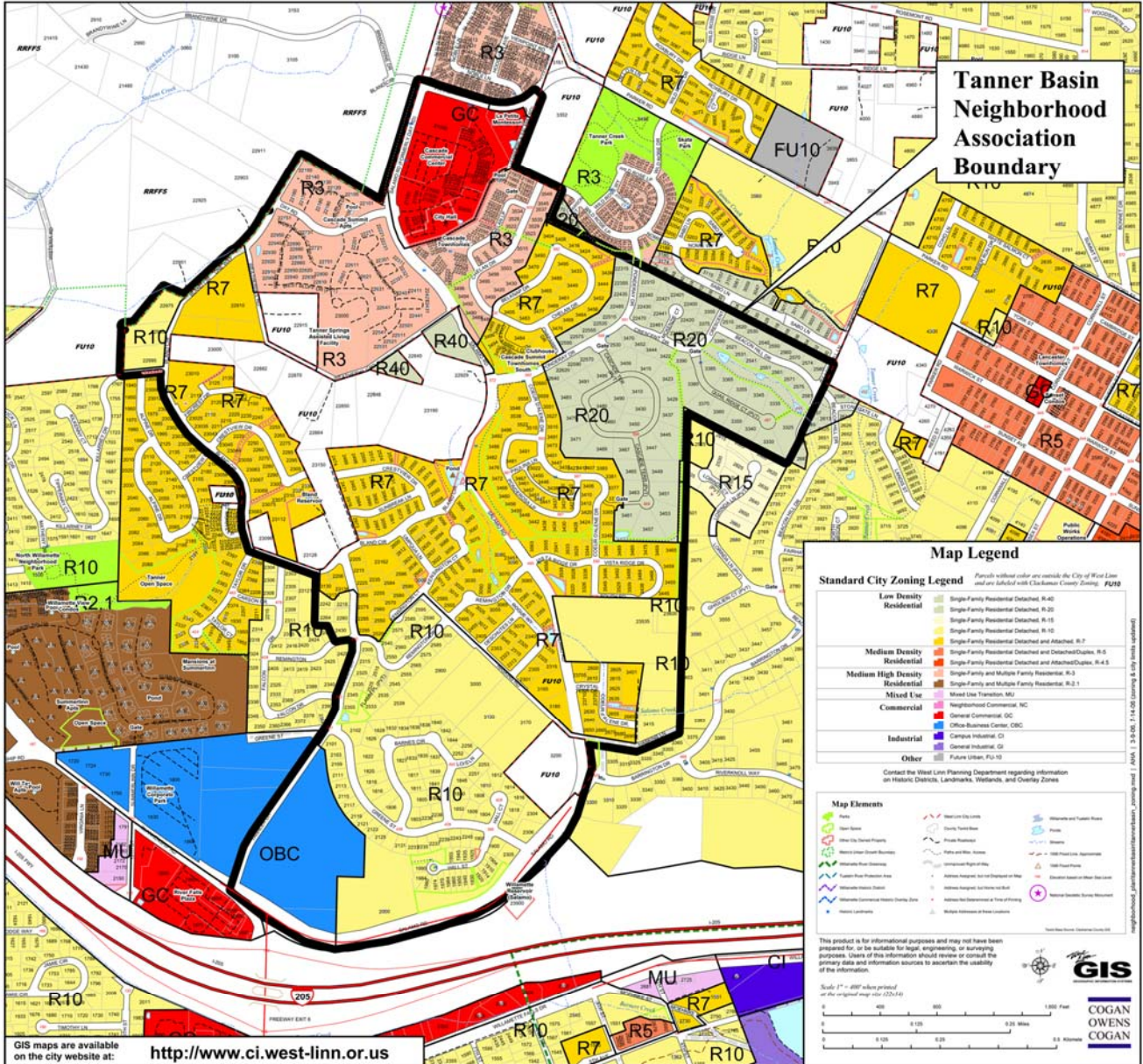
TANNER BASIN NEIGHBORHOOD ASSOCIATION

JULY 2006

Zoning Map

About Tanner Basin Neighborhood Association:

Number of Residential Households: 901
 Population Estimate: 2,076
 Land Area: 354 Acres
 Number of Residential Parcels: 638
 (Vacant Residential Parcels: 29)
 Number of City Owned Parcels (Parks, OS, other): 49
 Other Parcels (Homeowners, Common Spaces, etc.): 20
 Commercial Parcels: 6
 Household and Population estimates through December 31, 2005



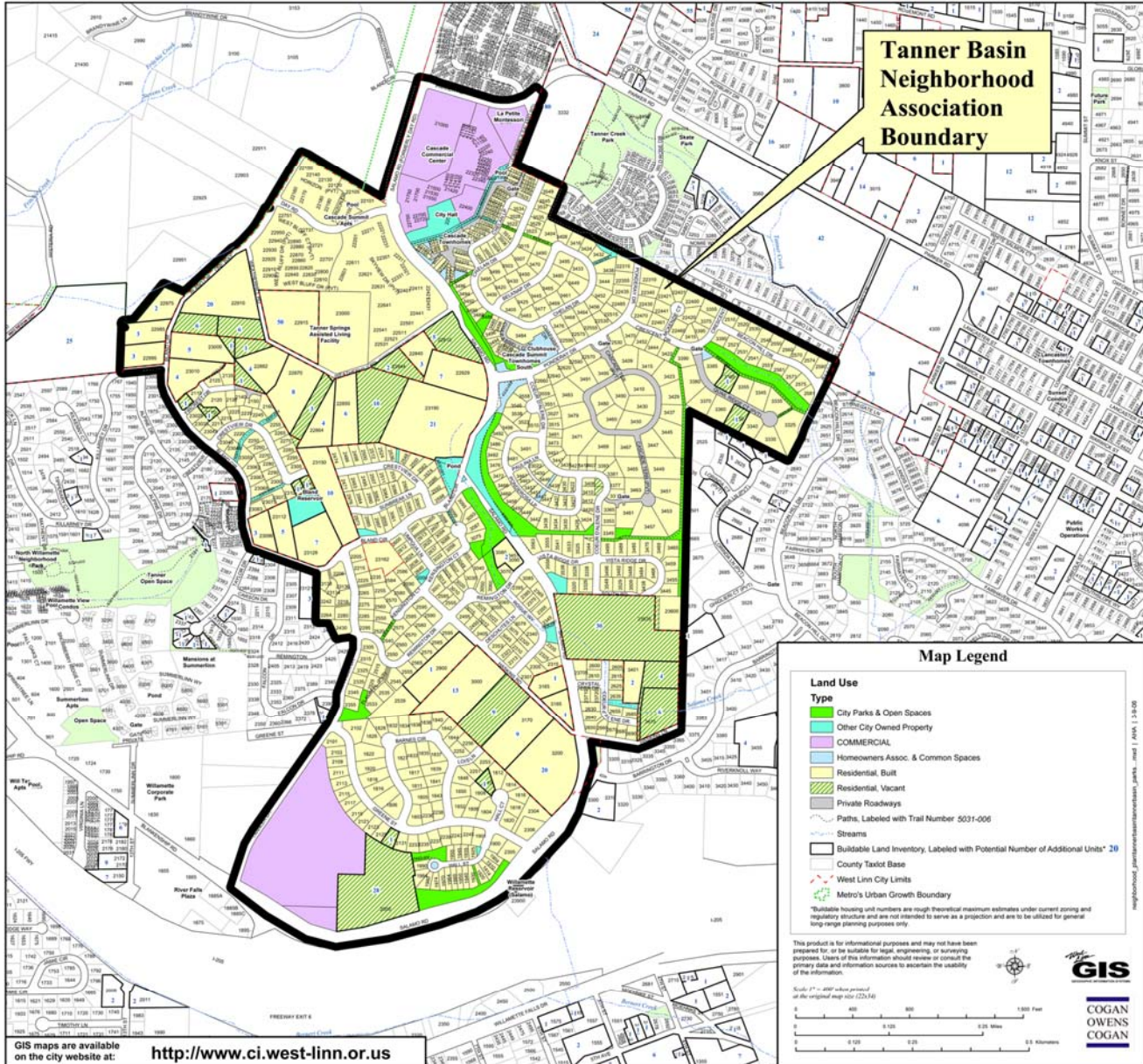
TANNER BASIN NEIGHBORHOOD ASSOCIATION

MARCH 2006

Parks & Open Space

About Tanner Basin Neighborhood Association:

Number of Residential Households: 901
 Population Estimate: 2,076
 Land Area: 354 Acres
 Number of Residential Parcels: 638
 (Vacant Residential Parcels: 29)
 Number of City Owned Parcels (Parks, OS, other): 49
 Other Parcels (Homeowners, Common Spaces, etc.): 20
 Commercial Parcels: 6
Household and Population estimates through December 31, 2005



**Tanner Basin
 Neighborhood
 Association
 Boundary**

Map Legend

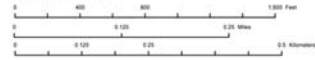
Land Use

- City Parks & Open Spaces
- Other City Owned Property
- COMMERCIAL**
- Homeowners Assoc. & Common Spaces
- Residential, Built
- Residential, Vacant
- Private Roadways
- Paths, Labeled with Trail Number 5031-006
- Streams
- Buildable Land Inventory, Labeled with Potential Number of Additional Units* 20
- County Taxlot Base
- West Linn City Limits
- Metro's Urban Growth Boundary

*Buildable housing unit numbers are rough theoretical maximum estimates under current zoning and regulatory structure and are not intended to serve as a projection and are to be utilized for general long range planning purposes only.

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Scale: 1" = 400' when printed at the original map size (22x14)



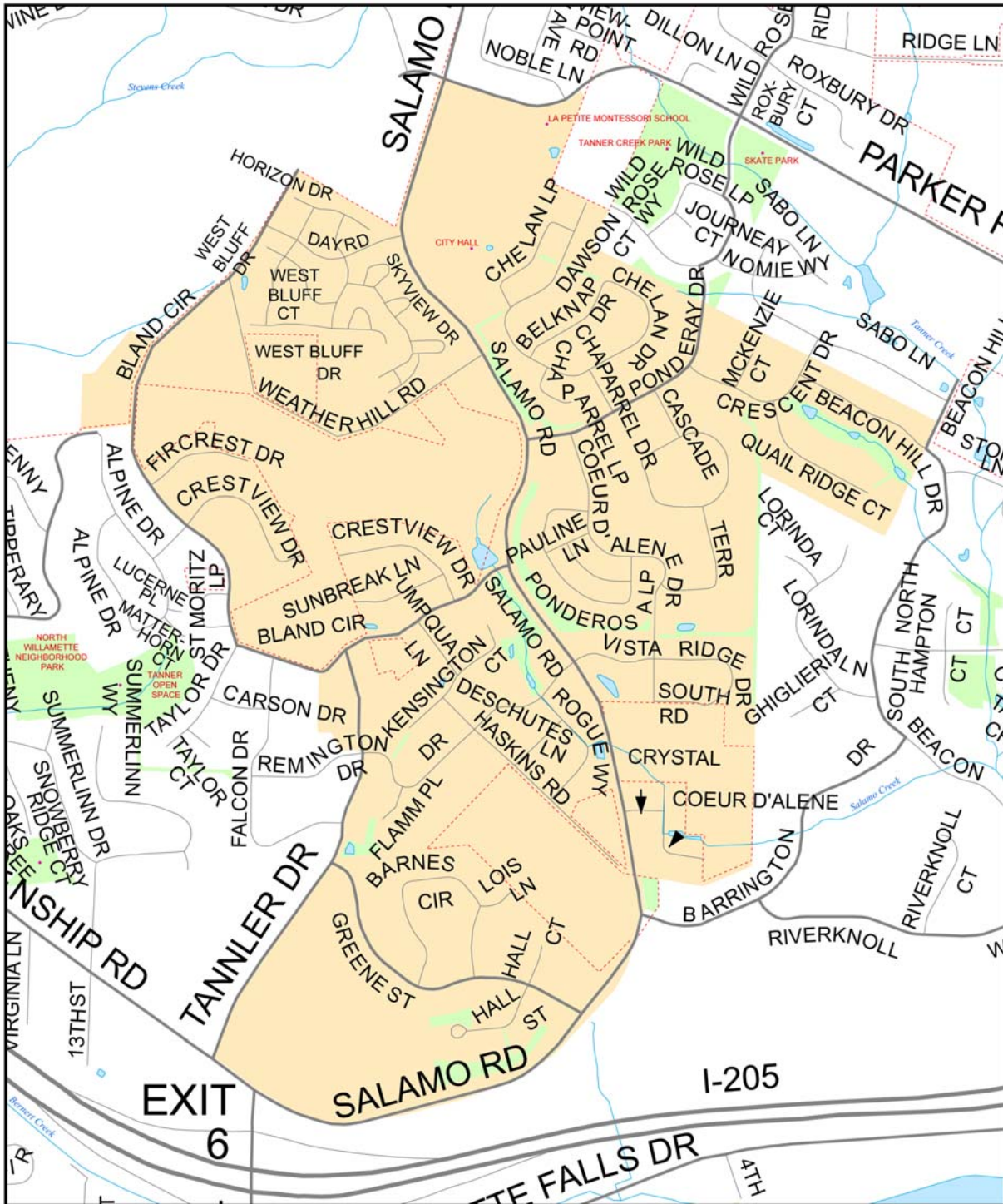
GIS maps are available on the city website at: <http://www.ci.west-linn.or.us>



Tanner Basin Neighborhood Association

STREET MAP

WEST LINN GIS, MARCH 2006



This map and other information have been compiled for preliminary and general purposes. They are not intended to be complete and accurate for any other purposes. Specifically, this information is not intended to be complete for purposes of land use restriction, zoning, title, size, and suitability of the property for specific uses.

neighborhood_streetmaps\ina_streetmaps.mxd \aha \ 12-8-03, 5-24-04, 8-30-04, 3-2-06

Vision Statement

It is the primary objective of the Tanner Basin community to live within a well-planned, family-friendly environment. Working in concert with effective civic management, the unique character of the Tanner Basin community will be both preserved and enhanced. The primary esthetics of the Neighborhood involves quality of life and proactive planning supporting the continuity of the Neighborhood while conserving our heritage as the area continues to evolve.

Quality of life in Tanner Basin depends on retention of sufficient permanent open spaces with native habitat, mature trees and access to recreation that will foster a special sense of neighborhood distinct to the area. Therefore, the unique panoramas of the community are to be treasured and preserved. Parks and recreational opportunities are within reasonable walking distance of every household.

Proactive planning assures adequate infrastructure is in place prior to development, including transportation corridors for traffic flows. Thus, families can travel in safety, commerce flows effectively and emergency services arrive quickly.

Our historic white oaks define all aspects of the character of the neighborhood, its architectural proportion and style. Accordingly, new development will be designed to enhance and blend within the existing neighborhood character. Low-density residential zoning is the standard for both newly-developing and redeveloping land.

Following these guidelines, our neighbors will take a personal sense of responsibility for the well-being of the Neighborhood, and a spirit of volunteerism will prevail, strengthening a sense of community and a bond with one-another.

Goals, Policies and Actions

This section identifies issues that are of concern to the residents of the neighborhood, along with potential “action steps” for addressing these concerns. Goals and key issues, which are stated in terms of “policies,” are categorized by topics similar to those found in the City of West Linn Comprehensive Plan. The order in the which policies and action steps appear do not necessarily correspond to their relative degree of importance. For a more detailed description of priorities, along with a list of various agencies responsible for implementing each action step, see the action chart presented in the final section of this report. Suggested partners for implementation are shown at the end of each policy.

1. Transportation

Goal 1: Improve the transportation system, including the pedestrian network.

POLICY 1.1: Improve traffic flow on 10th Street corridor.

Recommended Action Steps:

1. Fully participate in traffic studies and planning, and recommend improvements to update the City Transportation System Plan (TSP)
2. Direct through-traffic, e.g. Salamo, around Neighborhood instead of through it, e.g. Tannler

POLICY 1.2: Improve traffic flow on Salamo and Blankenship Roads.

Recommended Action Steps:

1. Fully participate in traffic studies and planning for future traffic flow and recommend improvements to the City TSP; identify truck routes to remove potential safety hazards to the community

2. Provide turnouts on Salamo grade for slow-moving vehicles, emergency fire/rescue and police
3. Identify areas in need of sidewalks or sidewalk repairs
4. Ensure appropriate traffic flows for emergency evacuation procedures
5. Identify options to expand and increase public transit (e.g. SMART bus system in Wilsonville)
6. Identify means to discourage speeding on streets

POLICY 1.3: Review the need for traffic calming and pedestrian safety.

Recommended Action Steps:

1. Organize a neighborhood walk to review the system from a pedestrian and bicycle perspective
2. Identify areas in need of improvement
3. Work with the Willamette Neighborhood Association to ensure walkable access to public transportation and provide a bus shelter at DeBok and Blankenship
4. Work with the City to ensure improvements, including sidewalks and all safety-related enhancements, are included in the TSP
5. Ensure adequate roadway widths by identifying and resolving existing choke points



Green Street in Tanner Basin

POLICY 1.4: Ensure participation on transportation planning efforts.

Recommended Action Steps:

1. Provide representation from TBNA on the transportation commission

Partners: City of West Linn, TBNA, ODOT, Willamette Neighborhood Association

2. Planned Growth

Goal 2: Ensure well-planned, sustainable growth in Tanner Basin that preserves and enhances neighborhood character.

POLICY 2.1: Ensure adequate infrastructure, including roads, is in place prior to development.

Recommended Action Steps:

1. Work with the City to review concurrency-related policies.

POLICY 2.2: Ensure compatible commercial design within Tanner Basin and neighboring areas.

Recommended Action Steps:

1. Develop a master plan and possibly a land use overlay for the area, including compatibility with cross-freeway commercial development in the Willamette neighborhood. Promote a development and transportation district within and adjoining the 10th Street corridor to focus investment resources for area redevelopment over time assuring that traffic and other infrastructure shall be provided concurrently with development
2. Work with interested parties to ensure commercial development does not exceed the infrastructure's ability to provide, at a minimum, "C" level, or better, engineering criteria at key intersections
3. Fully participate in the design of the remaining undeveloped commercial tracts
4. Ensure participation on the Traffic Safety

Commission. Provide representatives from the Tanner Basin Neighborhood Association

POLICY 2.3: Enhance neighborhood participation in development and related matters.

Recommended Action Steps:

1. Improve outreach to Neighborhood Association members

POLICY 2.4: Ensure that new residential development is compatible with existing neighborhoods consistent with the Vision Statement.

Recommended Action Steps:

1. Limit density by establishing minimum R10 zoning as the community standard and restrict the development of flag lots to encourage open space
2. Ensure that the Sustainable West Linn Strategic Plan is implemented as part of future West Linn planning processes.
3. Participate in changes to development standards
4. Enforce zoning regulations with special emphasis on maintaining minimum lot sizes as they currently exist upon annexation into the City
5. Implement comprehensive plan and code changes, especially those that preserve open space and significant natural areas and prohibit “monster houses” (i.e. houses out of scale with their lot and surrounding neighborhood)

POLICY 2.5: Reduce noise and light pollution.

Recommended Action Steps:

1. Examine the City Code to identify ways to control ambient commercial light to present levels or better
2. Examine the City Code to identify ways to control noise pollution to present levels or better

Partners: City of West Linn, Clackamas County, PSU Planning Department, homeowner associations, ODOT

3. Open Space

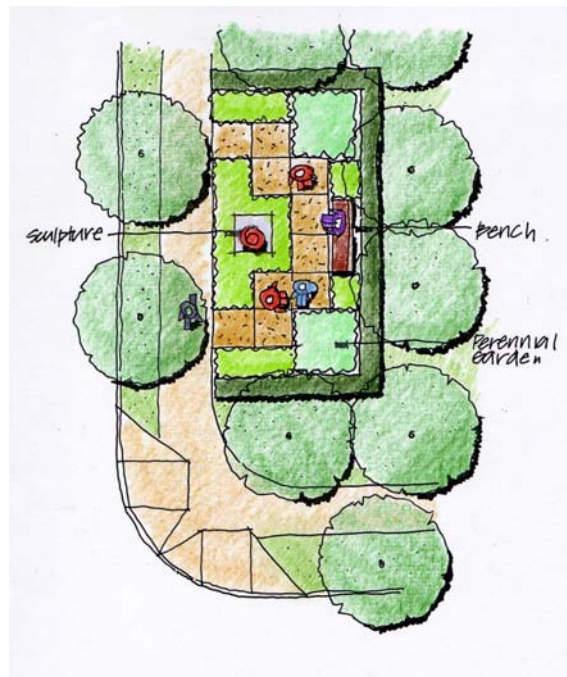
Goal 3: Designate and obtain permanent open spaces for native habitat, upper woodland habitat, mature trees and access to recreation.

POLICY 3.1: Identify and protect significant natural areas and sufficient open space in the Tanner Basin Neighborhood for achieving the open space target over time.

Recommended Action Steps:

1. Develop a timeline, process and mechanisms for achieving target
2. Maintain and/or improve and enforce the City’s tree preservation ordinance

POLICY 3.2: Designate recreational areas and connect trails currently dispersed throughout the neighborhood.



Possible design of open space

Recommended Action Steps:

1. Ensure the Parks and Recreation Master Plan reflects a range of recreational areas and connections in and near Tanner Basin with the result being 15 acres of park, within reasonable walking distance, for every 1,000 residents
2. Provide and maintain access to safe trails, parks and open spaces

POLICY 3.3: Define, identify and protect significant public viewpoints

Recommended Action Steps:

1. Identify significant existing and potential viewpoints
2. Ensure they are protected, e.g. with public right of way, underground utilities, height limitations and tree pruning ordinances

Partners: West Linn Parks and Recreation and Planning Departments, Tualatin Riverkeepers, Audubon Society, Nature Conservancy, 1000 Friends of Oregon, property owner, residents and others.

4. Natural Resources

Goal 4: Implement and enforce Statewide Planning Goal 5 (Open Spaces, Scenic and Historic Areas, and Natural Resources) resources and protections with special emphasis on upper woodlands habitat.

POLICY 4.1: Protect rare Oregon white oaks and significant, heritage, threatened and endangered species.

Recommended Action Steps:

1. Educate the neighborhood through outreach
2. Identify locations of rare Oregon white oaks and significant, heritage, threatened and endangered species
3. Identify preservation measures for rare Oregon white oaks and significant, heritage, threatened and endangered

species

4. Support additional resources for code enforcement, city arborist

Partners: City Council, City Staff, Parks and Recreation, Audubon Society, Nature Conservancy, 1000 Friends of Oregon

5. Neighborhood Environment

Goal 5: Ensure a welcoming, family-friendly neighborhood environment.

POLICY 5.1: Participate in and promote neighborhood events.

Recommended Action Steps:

1. Set aside land for neighborhood gathering places as commercial development occurs.
2. Work with the City to Increase neighborhood stipends for neighborhood associations to \$2,500 annually to enhance community outreach and communications and work to implement neighborhood goals
3. Sponsor an annual neighborhood event
4. Participate in and co-sponsor other outreach events (e.g., at the library and Adult Center)
5. Build and maintain an e-mail “listserve” to enhance communication with neighborhood residents
6. Identify a location to hold neighborhood events and youth-oriented activities
7. Promote City-wide use of closed captioning of City Council and Planning Commission meetings
8. Identify and mark entrances to the neighborhood with signage or markings

Partners: City of West Linn, League of West Linn Neighborhoods, other Neighborhood Associations, Neighbors for a Livable West Linn

6. Safety

Goal 6: Enhance neighborhood safety.

POLICY 6.1: Ensure a safe pedestrian and bicycle environment throughout the neighborhood.

Recommended Action Steps:

1. Establish a Neighborhood Watch program
2. Identify deficiencies and ensure improvements are included in City's Capital Improvement Plan

POLICY 6.2: Ensure adequate fire and emergency vehicle access, e.g., turnouts on Salamo Road or other measures to enhance response time.

Recommended Action Steps:

1. Discuss issues with service providers
2. Review and enhance measures to increase fire safety
3. Work with Tualatin Valley Fire and Rescue and other first responders to improve response time and level of service

POLICY 6.3: Disseminate information regarding emergency preparedness

Recommended Action Steps:

1. Make information available to neighborhood residents on subjects such as earthquake preparedness and wildfire prevention measures through outreach events

POLICY 6.4: Establish Safe Houses for Kids network

Recommended Action Steps:

1. Develop techniques for reducing wildfire

hazards, especially along the short east side of Green Street

2. Request McGruff House program in which neighborhood volunteers post window signs to show their participation and distribute information to kids on where they are located

Partners: City of West Linn Police, Tualatin Valley Fire and Rescue, City of West Linn Public Works Department, West Linn Library

7. Business Environment

Goal 7: Ensure a collaborative relationship with Tanner Basin-area business.

POLICY 7.1: Keep an open line of communication with area businesses

Recommended Action Steps:

1. Develop relationships with the Chamber of Commerce, business owners (e.g., co-host a neighborhood-business meeting)
2. Encourage home-based businesses that are good neighbors

Partners: Area businesses, Chamber of Commerce



Savanna of rare white oaks in Tanner Basin

SHORT, SHORT LIST—TANNER BASIN NEIGHBORHOOD PLAN

The “short, short” term, immediate priorities identified by the neighborhood are listed below. Tanner Basin looks forward to an opportunity to work with the City on implementing these items.

1. Rename the neighborhood to Savanna Oaks.
2. Fireproof homes, especially on Green Street, near the rare white Oaks. (part of Goal 4, Policy 4.1, Action 3)
3. Improve the appearance and congestion of the 10th Street intersection. (Goal 1, Policy 1.1)
4. Identify and acquire park areas within the neighborhood. (Goal 3, Policy 3.1, Action 1)
5. Construct entry markers at Tannler and Blakenship, Bland Circle and Salamo, and Day Road and Salamo. (Goal 5, Policy 5.1, Action 8)

ACTION CHART—TANNER BASIN NEIGHBORHOOD PLAN

The **ACTION CHART** on the following pages summarizes in table format the objectives and action steps identified in the previous section. Additional information identifying the relative priority of each action step, along with those agencies and organizations responsible for implementing the action steps, is also provided.

Recommended action items identified as having a "high" priority are considered by the

Neighborhood Association to be most important and are marked as a short term item. "Medium" priority action steps are somewhat less important. "Low" priority action steps are considered least important and are indicated as a long term action. Ongoing actions are marked with an "O."

ACTION CHART—TANNER BASIN NEIGHBORHOOD PLAN

Policies and Action Steps	Timeframe	Responsible Party(s)		
GOAL 1: TRANSPORTATION				
Policy 1.1: Improve traffic flow on 10th Street corridor				
Recommended Action Steps:		TBNA	City	Other
1. Fully participate in traffic studies and planning, and recommend improvements to update the City Transportation System Plan (TSP)	S	•	◦	ODOT
2. Direct through-traffic, e.g. Salamo, around Neighborhood instead of through it, e.g. Tanner	S		•	ODOT
Policy 1.2: Improve traffic flow on Salamo and Blankenship Roads				
Recommended Action Steps:		TBNA	City	Other
1. Fully participate in traffic studies and planning for future traffic flow and recommend improvements to the City TSP; identify truck routes to remove potential safety hazards to the community	S	•	◦	ODOT
2. Provide turnouts on Salamo grade for slow-moving vehicles, emergency fire/rescue and police	S	◦	•	
3. Identify areas in need of sidewalks or sidewalk repairs	S	◦	•	
4. Ensure appropriate traffic flows for emergency evacuation procedures	M		•	Tualatin Valley Fire and Rescue, City of West Linn Police
5. Identify options to expand and increase public transit (e.g. the SMART bus system in Wilsonville)	M	◦	•	Transit service providers
6. Identify means to discourage speeding on streets	O	◦	•	Police Department
Policy 1.3: Review the need for traffic calming and pedestrian safety				
Recommended Action Steps:		TBNA	City	Other
1. Organize a neighborhood walk to review the system from a pedestrian and bicycle perspective	S	•		

Legend: • = Lead role
S = Short term action (1-2 years)

◦ = Supporting role
M = Medium term action (3-5 years)

L = Longer term action (6-10 years)

O = Ongoing

Policies and Action Steps	Timeframe	Responsible Party(s)		
2. Identify areas in need of improvement	S	•	◦	
3. Work with the Willamette Neighborhood Association to ensure walkable access to public transportation and provide a bus shelter at DeBok and Blankenship	S	•	◦	Willamette Neighborhood Association, TriMet
4. Work with the City to ensure improvements, including sidewalks and all safety-related enhancements, are included in the TSP	M	•	◦	ODOT
5. Ensure adequate roadway widths by identifying and resolving existing choke points	M	◦	•	
Policy 1.4: Ensure participation on transportation planning efforts				
Recommended Action Steps:		TBNA	City	Other
1. Provide representation from TBNA on the transportation commission	S	•	◦	
GOAL 2: PLANNED GROWTH				
Policy 2.1: Ensure adequate infrastructure, including roads, is in place prior to development				
Recommended Action Steps:		TBNA	City	Other
1. Work with the City to review concurrency-related policies.	S	◦	•	
Policy 2.2: Ensure compatible commercial design within Tanner Basin and neighboring areas				
Recommended Action Steps:		TBNA	City	Other
1. Develop a master plan and possibly a land use overlay for the area, including compatibility with cross-freeway commercial development in the Willamette neighborhood. Promote a development and transportation district within and adjoining the 10 th Street corridor to focus investment resources for area redevelopment over time assuring that traffic and other infrastructure shall be provided concurrently with development	S	◦	•	PSU Planning Department
2. Work with interested parties to ensure commercial development does not exceed the infrastructure's ability to provide, at a minimum, "C" level, or better, engineering criteria at key intersections	M	◦	•	ODOT
3. Fully participate in the design of the remaining undeveloped commercial tracts	O	•	◦	Homeowners associations

Legend: • = Lead role
S = Short term action (1-2 years)

◦ = Supporting role
M = Medium term action (3-5 years)

L = Longer term action (6-10 years)

O = Ongoing

Policies and Action Steps	Timeframe	Responsible Party(s)		
4. Ensure participation on the Traffic Safety Commission. Provide representatives from the Tanner Basin Neighborhood Association	O	○	●	
Policy 2.3: Enhance neighborhood participation in development and related matters				
Recommended Action Steps:		TBNA	City	Other
1. Improve outreach to Neighborhood Association members	O	●		
Policy 2.4: Ensure that new residential development is compatible with existing neighborhoods consistent with the Vision Statement				
Recommended Action Steps:		TBNA	City	Other
1. Limit density by establishing minimum R10 zoning as the community standard and restrict the development of flag lots to encourage open space	S	○	●	
2. Ensure that the Sustainable West Linn Strategic Plan is implemented as part of future West Linn planning processes	S	○	●	
3. Participate in changes to development standards	O	●	○	
4. Enforce zoning regulations with special emphasis on maintaining minimum lot sizes as they currently exist upon annexation into the City	O	○	●	
5. Implement comprehensive plan and code changes, especially those that preserve open space and significant natural areas and prohibit “monster houses” (i.e. houses out of scale with their lot and surrounding neighborhood)	O	○	●	
Policy 2.5: Reduce noise and light pollution				
Recommended Action Steps:		TBNA	City	Other
1. Examine the City Code to identify ways to control ambient commercial light to present levels or lower	S	○	●	
2. Examine the City Code to identify ways to control noise pollution to present levels or better	M	○	●	

Legend: ● = Lead role
S = Short term action (1-2 years)

○ = Supporting role
M = Medium term action (3-5 years)

L = Longer term action (6-10 years)

O = Ongoing

Policies and Action Steps	Timeframe	Responsible Party(s)		
GOAL 3: OPEN SPACE				
Policy 3.1: Identify and protect significant natural areas and sufficient open space in the Tanner Basin Neighborhood for achieving the open space target over time				
Recommended Action Steps:		TBNA	City	Other
1. Develop a timeline, process and mechanisms for achieving target	S	•	◦	West Linn Parks and Recreation Department
2. Maintain and/or improve and enforce the City's tree preservation ordinance	O		•	
Policy 3.2: Designate recreational areas and connect trails currently dispersed throughout the neighborhood				
Recommended Action Steps:		TBNA	City	Other
1. Ensure the Parks and Recreation Master Plan reflects a range of recreational areas and connections in and near Tanner Basin with the result being 15 acres of park, within reasonable walking distance, for every 1,000 residents	S	•	◦	Tualatin Riverkeepers, Audubon Society, Nature Conservancy, 1000 Friends of Oregon, property owners, residents and others
2. Provide and maintain access to safe trails, parks and open space	M	◦	•	Audubon Society, Nature Conservancy, 1000 Friends of Oregon
Policy 3.3: Define, identify and protect significant public viewpoints				
Recommended Action Steps:		TBNA	City	Other
1. Identify significant existing and potential viewpoints	S	•	◦	
2. Ensure they are protected, e.g. with public right of way, underground utilities, height limitations, and tree pruning ordinances	S	◦	•	
GOAL 4: NATURAL RESOURCES				
Policy 4.1: Protect rare Oregon white oaks and significant, heritage, threatened and endangered species				
Recommended Action Steps:		TBNA	City	Other
1. Educate the neighborhood through information outreach about significant natural areas	S	•	•	Audubon Society, Nature Conservancy, 1000 Friends of Oregon

Legend: • = Lead role
 S = Short term action (1-2 years)

◦ = Supporting role
 M = Medium term action (3-5 years)

L = Longer term action (6-10 years)

O = Ongoing

Policies and Action Steps	Timeframe	Responsible Party(s)		
2. Identify locations of rare Oregon white oaks and significant, heritage, threatened and endangered species	S	○	●	Audubon Society, Nature Conservancy, 1000 Friends of Oregon
3. Identify preservation measures for rare Oregon white oaks and significant, heritage, threatened and endangered species	M	○	●	Audubon Society, Nature Conservancy, 1000 Friends of Oregon
4. Support additional resources for code enforcement, city arborist	M	○	●	
GOAL 5: NEIGHBORHOOD ENVIRONMENT				
Policy 5.1: Participate in and promote neighborhood events				
Recommended Action Steps:		TBNA	City	Other
1. Set aside land for neighborhood gathering places as commercial development occurs	S	○	●	
2. Work with the City to increase stipends for neighborhood associations to \$2,500 annually to enhance community outreach and communications and work to implement neighborhood goals	S	○	●	
3. Sponsor an annual neighborhood event	O	●	○	
4. Participate in and co-sponsor other outreach events (e.g., at the library and Adult Center)	O	●		League of West Linn Neighborhoods, other neighborhood associations, Neighbors for a Livable West Linn
5. Build and maintain an e-mail “listserve” to enhance communication with neighborhood residents	O	●	○	
6. Identify a location to hold neighborhood events and youth-oriented activities	M	●		League of West Linn Neighborhoods, other neighborhood associations, Neighbors for a Livable West Linn

Legend: ● = Lead role
S = Short term action (1-2 years)

○ = Supporting role
M = Medium term action (3-5 years)

L = Longer term action (6-10 years)

O = Ongoing

Policies and Action Steps	Timeframe	Responsible Party(s)		
7. Promote City-wide use of closed captioning of City Council and Planning Commission meetings	M	○	●	
8. Identify and mark entrances to the neighborhood with signage or markings	L	○	●	
GOAL 6: SAFETY				
Policy 6.1: Ensure a safe pedestrian and bicycle environment throughout the neighborhood				
Recommended Action Steps:				
		TBNA	City	Other
1. Establish a Neighborhood Watch program	S	○	●	Police Department
2. Identify deficiencies and ensure improvements, such as turnouts for slow traffic on Salamo grade for slow-moving vehicles, and emergency fire/rescue and police, are included in City's Capital Improvement Plan	M	○	●	ODOT
Policy 6.2: Ensure adequate fire and emergency vehicle access, e.g., turnouts on Salamo Road or other measures to enhance response time				
Recommended Action Steps:				
		TBNA	City	Other
1. Discuss issues with service providers; invite to Neighborhood Association meetings	S	○	●	
2. Review and enhance measures to increase fire safety	M	●	○	Tualatin Valley Fire and Rescue
3. Work with Tualatin Valley Fire and Rescue and other first responders to improve response time and level of service	O	○	●	Tualatin Valley Fire and Rescue
Policy 6.3: Disseminate information regarding emergency preparedness				
Recommended Action Steps:				
		TBNA	City	Other
1. Make information available to neighborhood residents on subjects such as earthquake preparedness and wildfire prevention measures through outreach events	S	○	●	Tualatin Valley Fire and Rescue, West Linn Library
Policy 6.4: Establish Safe Houses for Kids Network				
Recommended Action Steps:				
		TBNA	City	Other
1. Develop techniques for reducing wildfire hazards, especially along the short east side of Green Street	S	●	○	Tualatin Valley Fire and Rescue

Legend: ● = Lead role
S = Short term action (1-2 years)

○ = Supporting role
M = Medium term action (3-5 years)

L = Longer term action (6-10 years)

O = Ongoing

Policies and Action Steps	Timeframe	Responsible Party(s)		
2. Request McGruff House program in which neighborhood volunteers post window signs to show their participation and distribute information to kids on where they are located	M	•	◦	Police Department
GOAL 7: BUSINESS ENVIRONMENT				
Policy 7.1: Keep an open line of communication with area businesses				
Recommended Action Steps:		TBNA	City	Other
1. Develop relationships with the Chamber of Commerce, business owners (e.g., co-host a neighborhood-business meeting)	O	•	◦	Area businesses, Chamber of Commerce
2. Encourage home-based businesses that are good neighbors	O	•	◦	Chamber of Commerce

Legend: • = Lead role ◦ = Supporting role
 S = Short term action (1-2 years) M = Medium term action (3-5 years) L = Longer term action (6-10 years) O = Ongoing