



Arch Bridge/Bolton Town Center Master Plan

Overall Goal

Develop a cohesive plan for the Bolton town center in West Linn that can be implemented over time by a combination of public and private actions.

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.