

Project Update

Bolton Neighborhood
Association

11/18/25



Topics

- 
- Project Timeline Extension
 - Budget Amendment
 - Phased Approach to Rezoning

Overview and Objectives

- Develop a new community vision for the Highway 43 corridor
- Collaborate with community members to shape project recommendations
- Enhance walking and biking connections within and to the corridor
- Expand opportunities for local businesses, housing, and community gathering places
- Update City plans and policies to support and implement the project's goals and recommendations

Project Timeline Extension

- Originally planned for approval in October 2025
- Extended project timeline with planned approval July 2026
- Extended timeline will allow for:
 - Increased outreach with residential property owners within the focus areas
 - More time for community open houses to review proposed code language

Budget Amendment

- 
- Council approved budget of \$200k
 - Extending timeline added consultant project management cost
 - Also asked consultant for simplified visualizations
 - Amended budget by \$19,850
 - Using funds already designated for the VISION43 project

Rezoning Strategy

- 
- Questions and concerns from community members
 - Staff recognition, despite extensive community outreach, specific outreach is warranted
 - Rezoning as part of V43 will be completed in a phased approach

Rezoning Phase 1

- 
- Phase 1 will focus on existing Commercially zoned properties
 - A few residentially zoned properties will be included
 - Primarily those that are operating as commercial properties

Rezoning Phase 2

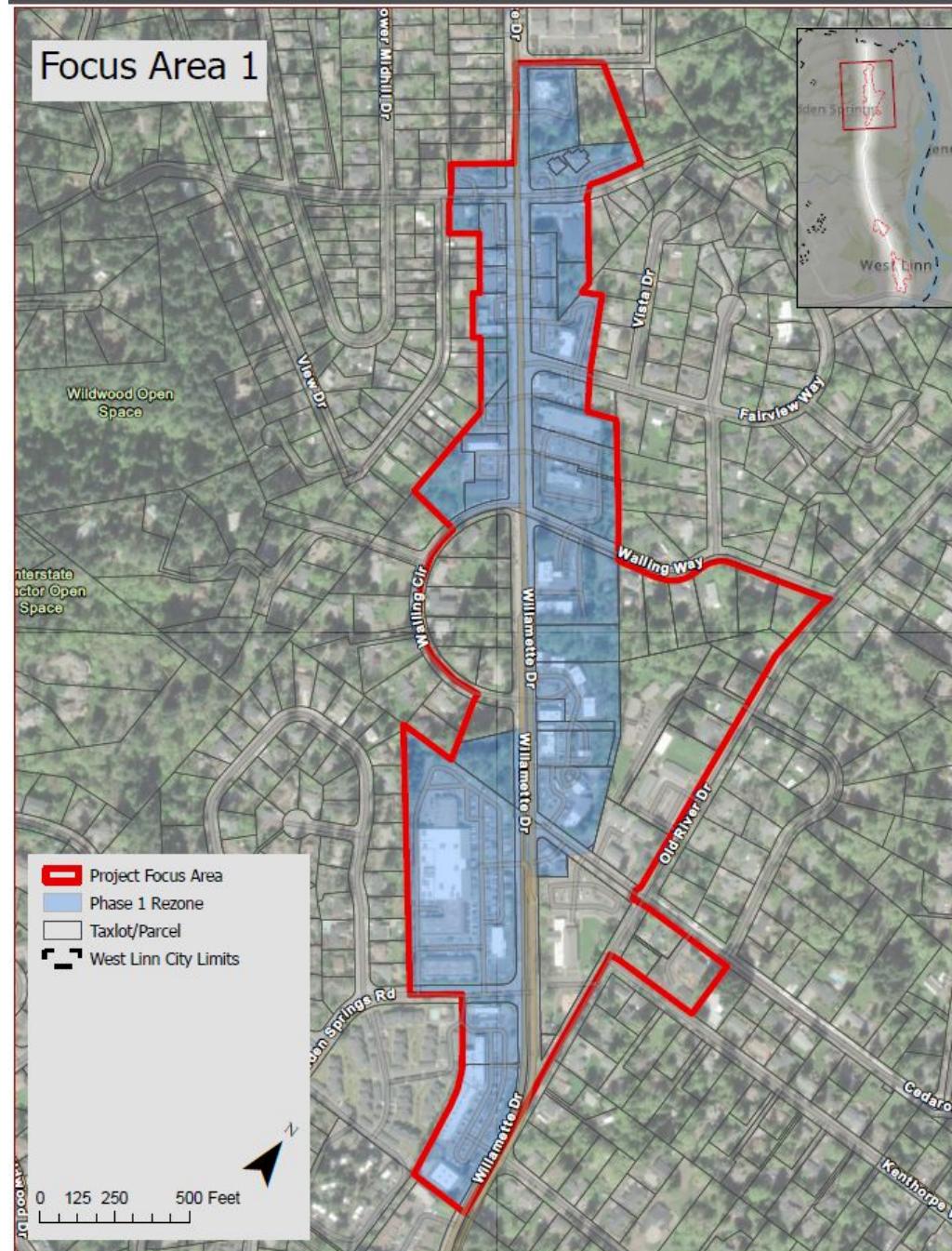
- 
- Phase 2 will consist primarily of residential properties that are included in the three focus areas

Rezoning Outreach

- 
- Utilizing a phased approach to rezoning will allow us to design outreach specifically for those affected by rezoning
 - Discuss the potential outcomes
 - Address individual concerns regarding rezoning

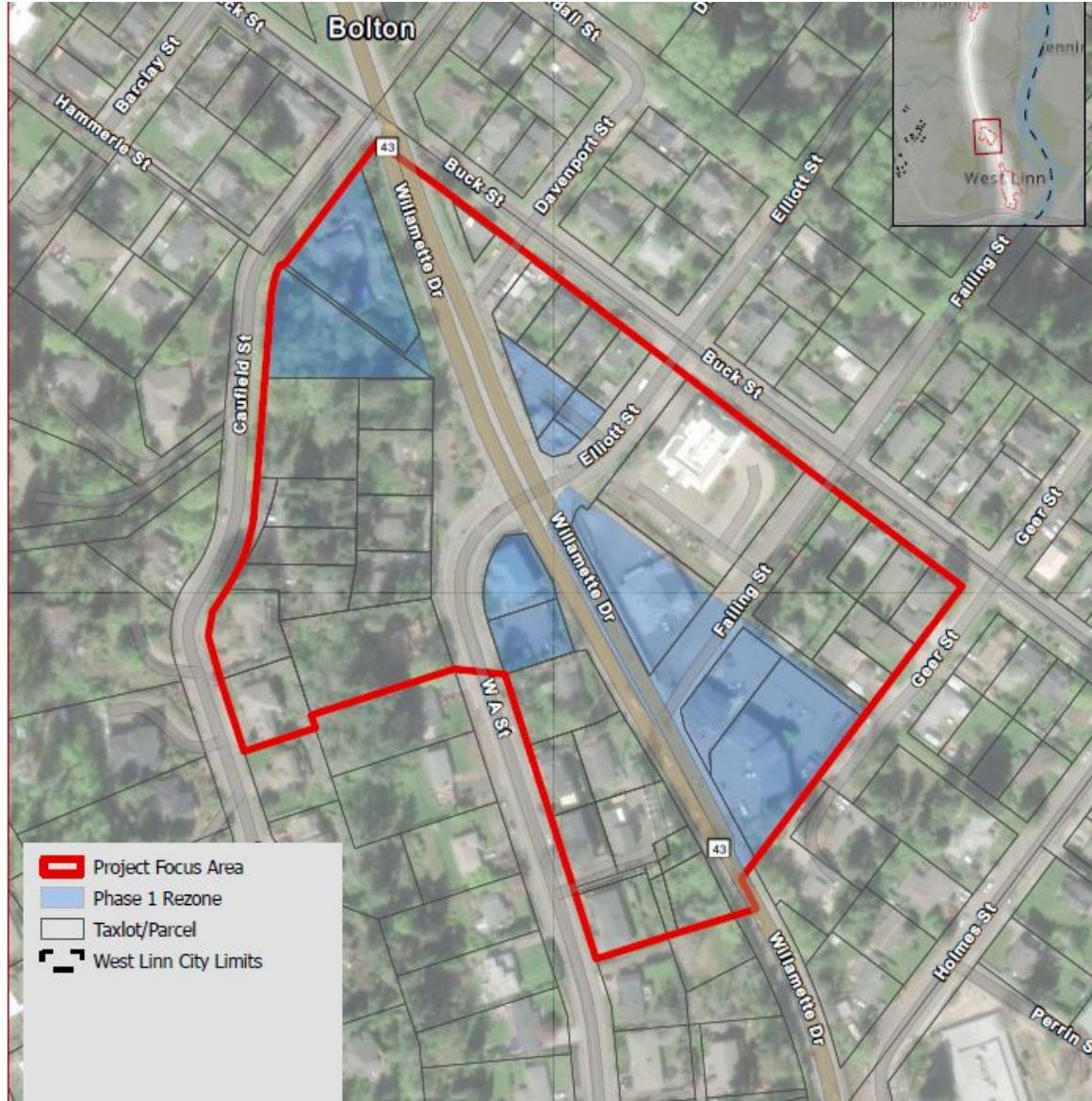
Rezoning Map Focus Area 1

- Blue shaded areas indicate Phase 1 properties to be rezoned
- All other properties within focus area boundaries will be a part of Phase 2



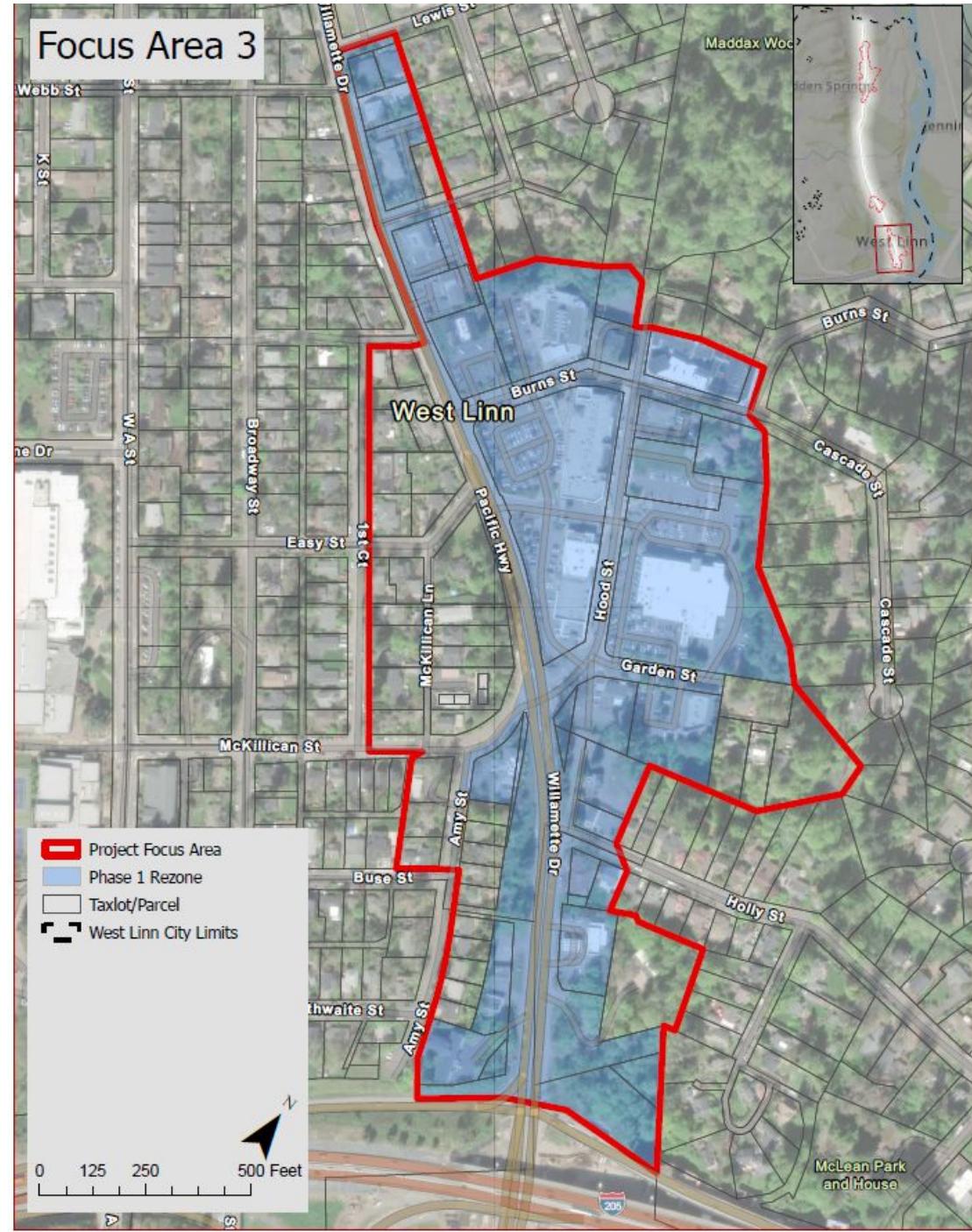
Rezoning Map Focus Area 2

- Blue shaded areas indicate Phase 1 properties to be rezoned
- All other properties within focus area boundaries will be a part of Phase 2



Rezoning Map Focus Area 3

- Blue shaded areas indicate Phase 1 properties to be rezoned
- All other properties within focus area boundaries will be a part of Phase 2



Draft Code Engagement

- Technical Advisory Committee - November '25
- Project Working Group – November '25
- Robinwood NA Meeting – January '26
- Bolton NA Meeting – January '26
- Community Open House – January '26
- Community Open House – February '26
- Planning Commission Work Session #1 – February '26
- Planning Commission Work Session #2 – March '26

Code Thoughts

- 
- Limiting drive through uses
 - Expansions and remodels of existing structures
 - Height limits adjacent to residential zones
 - Ensure massing of buildings doesn't create canyon/tunnel effect
 - Exceptions process

Code Thoughts

- 
- Prioritizing pedestrian access to and through sites
 - Careful consideration of what is an allowed use near residential areas/properties
 - Create enough flexibility that development happens within the West Linn Community's vision



Questions/Comments

Chris Myers, Project Manager
503-742-6062
cmyers@westlinnoregon.gov
Yourwestlinn.com/vision43

