

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

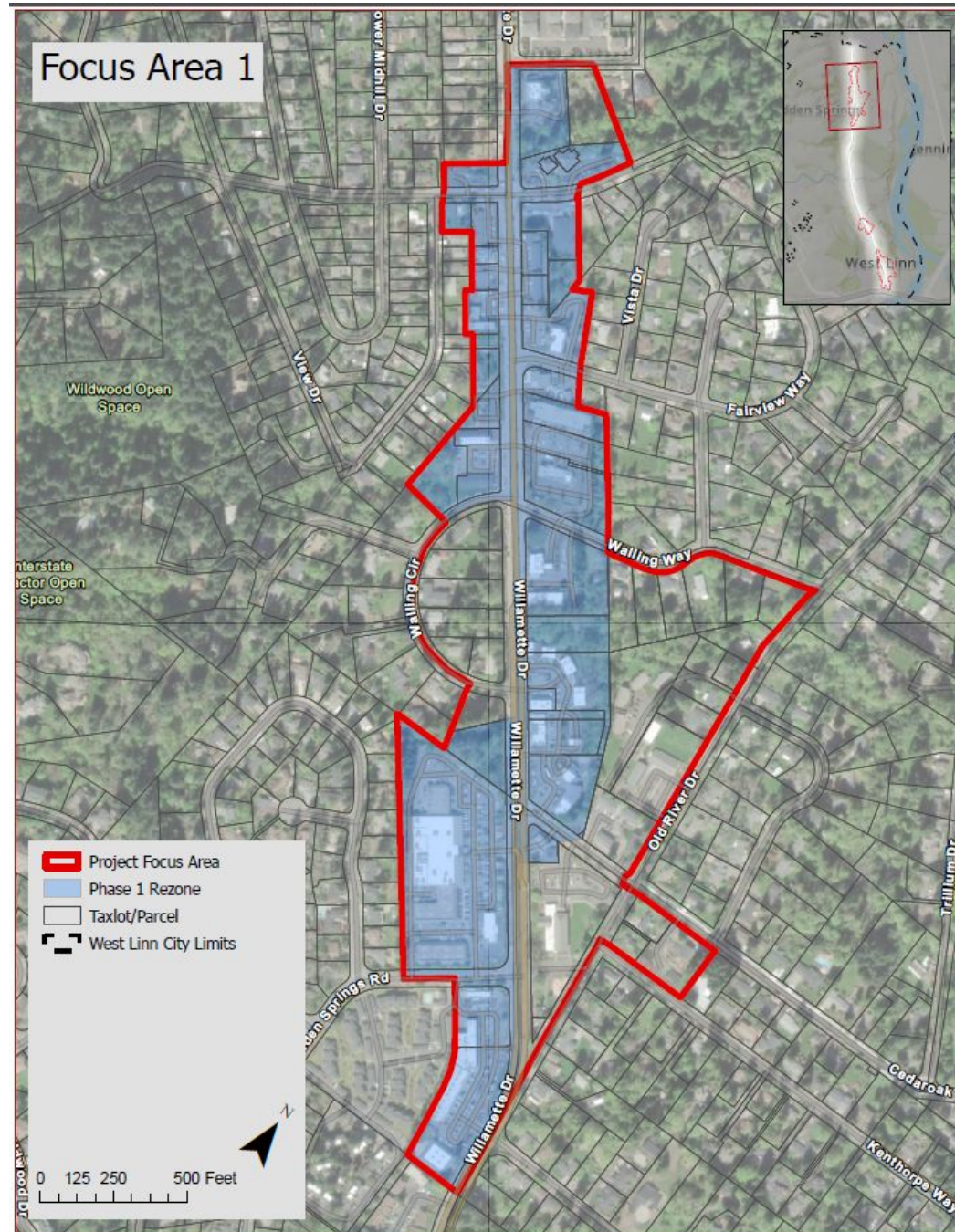
- Phase 2 will consist primarily of residential properties that are included in the three focus areas

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

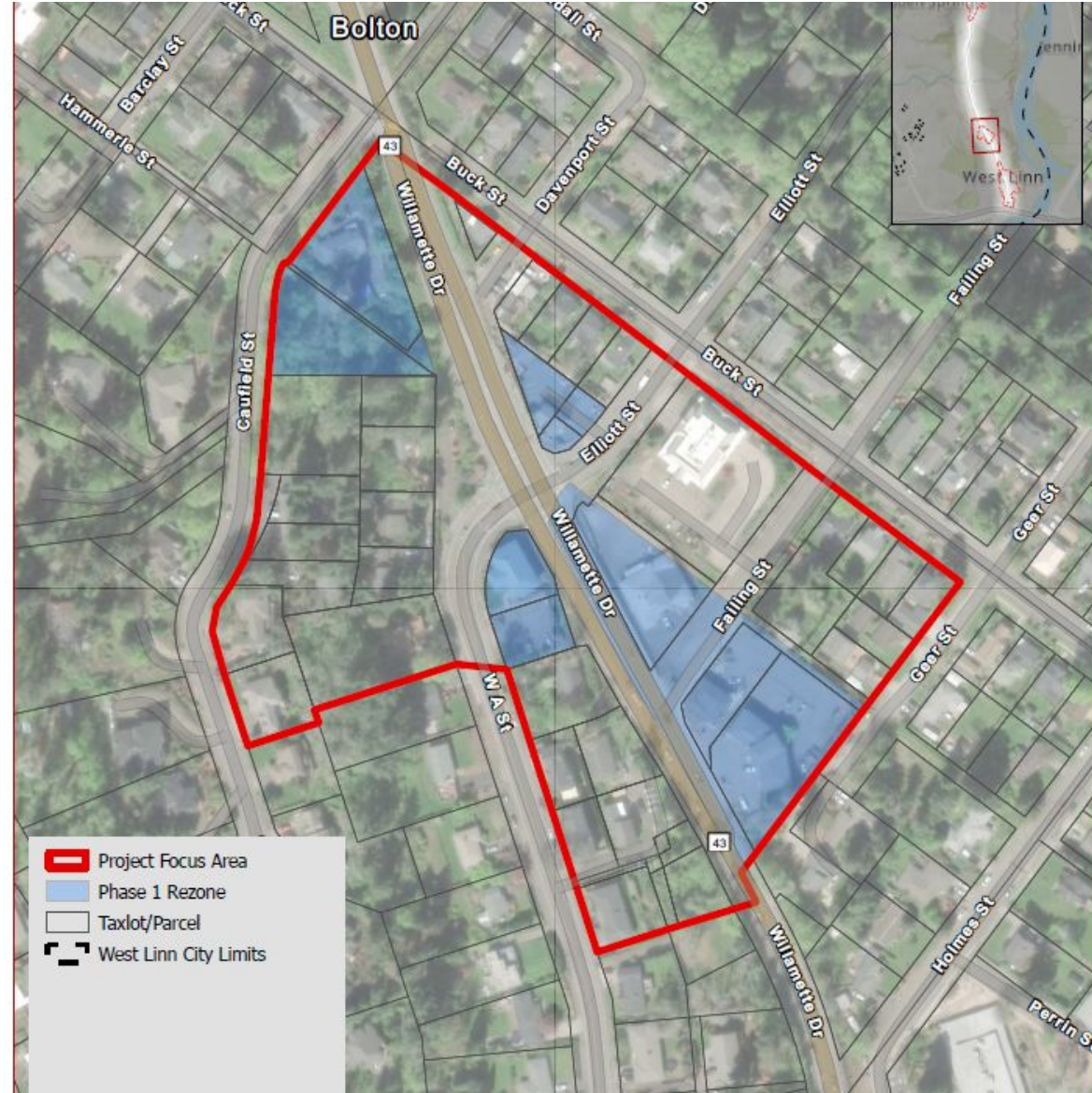
- Blue shaded areas indicate Phase 1 properties to be rezoned
- All other properties within focus area boundaries will be a part of Phase 2



Rezoning Map

Focus Area 2

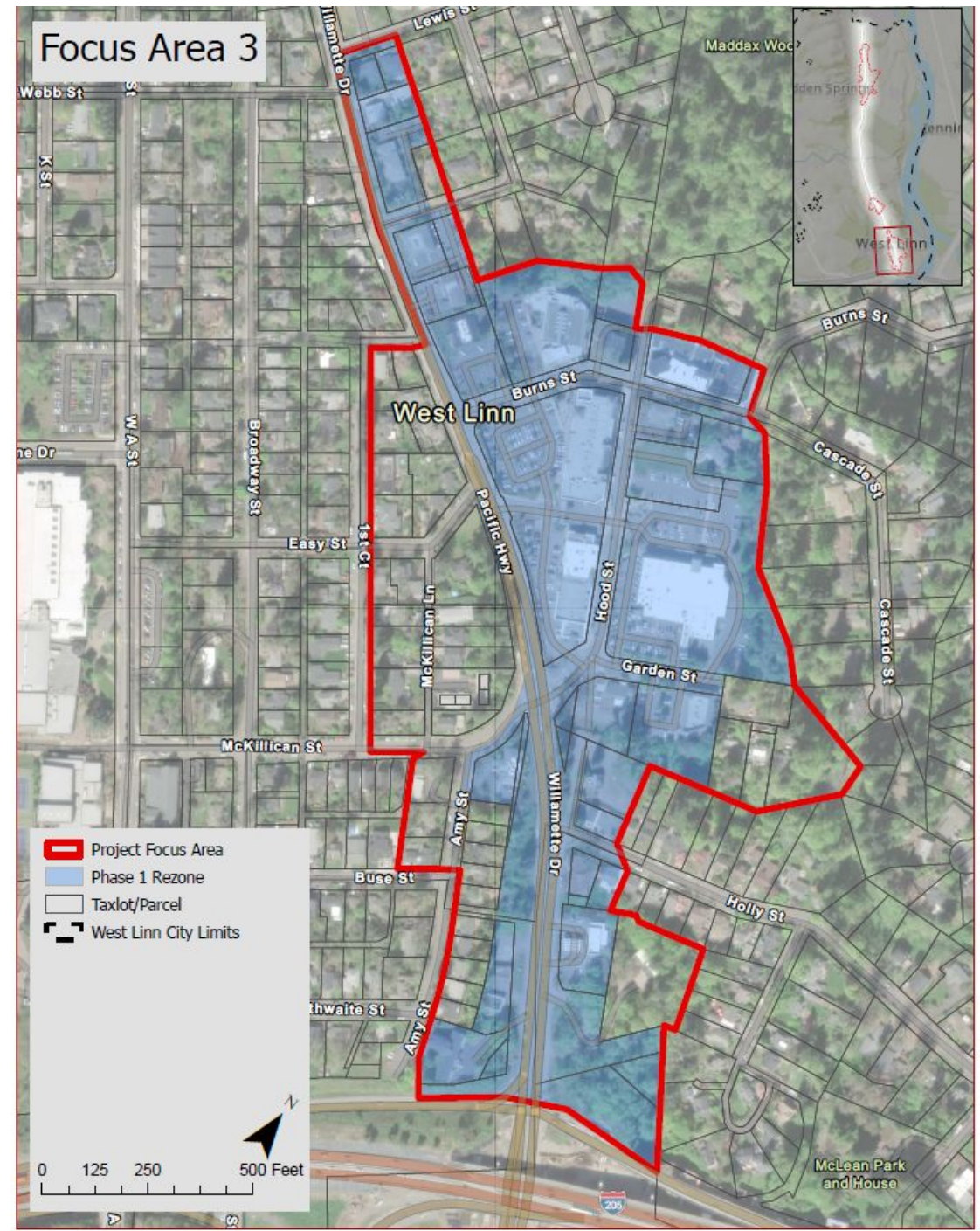
- Blue shaded areas indicate Phase 1 properties to be rezoned
- All other properties within focus area boundaries will be a part of Phase 2



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

