

memo

to Vision43 Project Work Group and Project Advisory Committee

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re Survey #3 Summary

date 2/27/2025

This memo summarizes the responses to the Vision43 Survey #3. This survey was intended to gather community input on the corridor concept visualizations that were completed in Fall 2024. The survey received 131 responses and was open from November 2024 to January 2025.

KEY THEMES

Overall, there was strong support for mixed-use development and urban improvements. Many expressed frustration with the current car-centric design and a desire for a more pedestrian-friendly, aesthetically appealing, and well-planned corridor. There was broad agreement that future development should include wide sidewalks, safe bike lanes, and pedestrian-friendly crossings. Additionally, many opposed allowing building heights up to 55 feet, citing concerns about scale and impact on the town's character. Some of the key themes that emerged from the survey responses include the following:

Architectural Concerns & Character Preservation. Many fear that new development will not match the existing architectural style, leading to a loss of character in neighborhoods.

Parking & Land Use. Widespread dislike for large parking lots in front of buildings; preference for parking behind or underneath structures. Mixed-use zoning and pedestrian-friendly design are favored.

Pedestrian & Bicycle Infrastructure. Strong support for safer pedestrian crossings, ADA accessibility, wide sidewalks, and protected bike lanes along Highway 43.

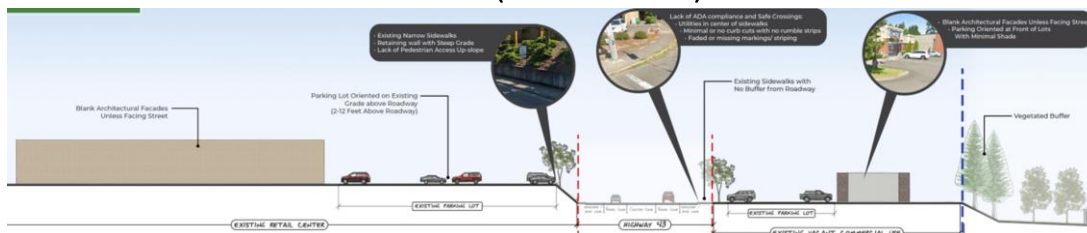
Traffic & Road Conditions. Concerns about congestion, traffic flow, and the need for road improvements before further development. Some suggest widening Highway 43.

Building Height & Density. Mixed opinions; however a high level of support for Scenario 2 with moderate increases in height

Aesthetics & Urban Design. Positive reception to rooftop patios, green infrastructure, landscaping, and a more urban, walkable environment. Some emphasize the importance of traditional architectural styles and low-maintenance, eco-friendly materials.

Community & Economic Development. Strong support for economic growth, new businesses, and making West Linn a more vibrant destination. Some residents worry about losing small-town character, while others see development as a way to modernize and improve quality of life.

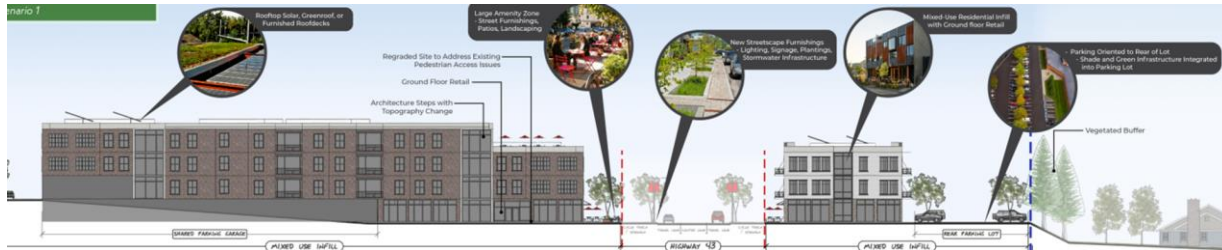
QUESTION 1 – EXISTING CONDITIONS (91 RESPONSES)



What do you think about the potential future development in the four focus areas under Existing Development Code Regulations?

Response Summary: Support for existing conditions focused on maintaining low-rise development, preserving Highway 43 as a transportation corridor, and prioritizing road improvements before further development. Concerns included pedestrian safety, limited bike access, and the unappealing nature of car-centric strip malls. Many disliked parking lots facing the highway, seeing them as wasted space that detracts from the area’s character and street life.

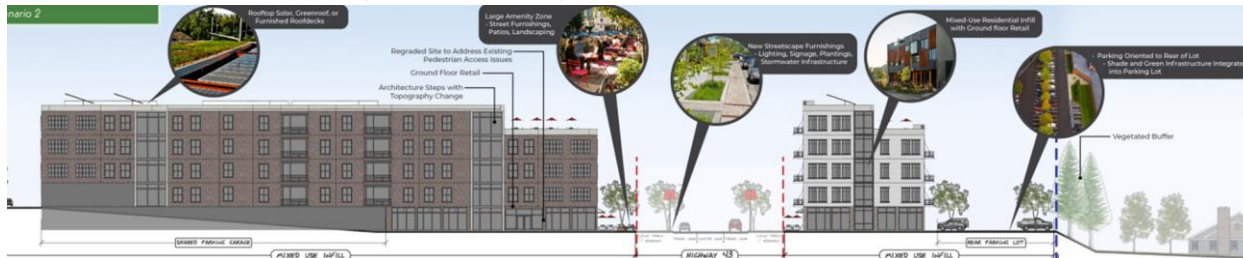
QUESTION 2 – SCENARIO 1 (92 RESPONSES)



What do you think about the potential future development in the four focus areas under Scenario 1 Development Code Regulations?

Response Summary: Scenario 1 received the most support. Supporters favored increased building heights, mixed-use development, increased affordable housing options, and relocating parking to the back. Some noted that higher density could enhance pedestrian safety and economic vibrancy. Concerns centered on how mixed-use development would integrate with the existing community, both aesthetically and functionally, as well as potential parking shortages and increased congestion. Some worried that high-density development could feel overwhelming and diminish the town’s small-town charm.

QUESTION 3 – SCENARIO 2 (96 RESPONSES)



What do you think about the potential future development in the four focus areas under Scenario 2 Development Code Regulations?

Response Summary: Support for Scenario 2 centered on the benefits of mixed-use development, additional affordable housing, and parking lots placed behind buildings. However, many opposed Scenario 2 due to concerns about maximum building heights, fearing taller structures would overshadow existing homes. Others worried about increased traffic congestion and questioned whether there would be enough demand for high-end ground-floor retail.