



Vision 43 Project

Project Working Group Meeting #5

4/10/2025



Agenda



PWG #4 Recap



Zoning Concepts – Design Standards



Transportation Improvements/Connections



Next Steps

Project Status

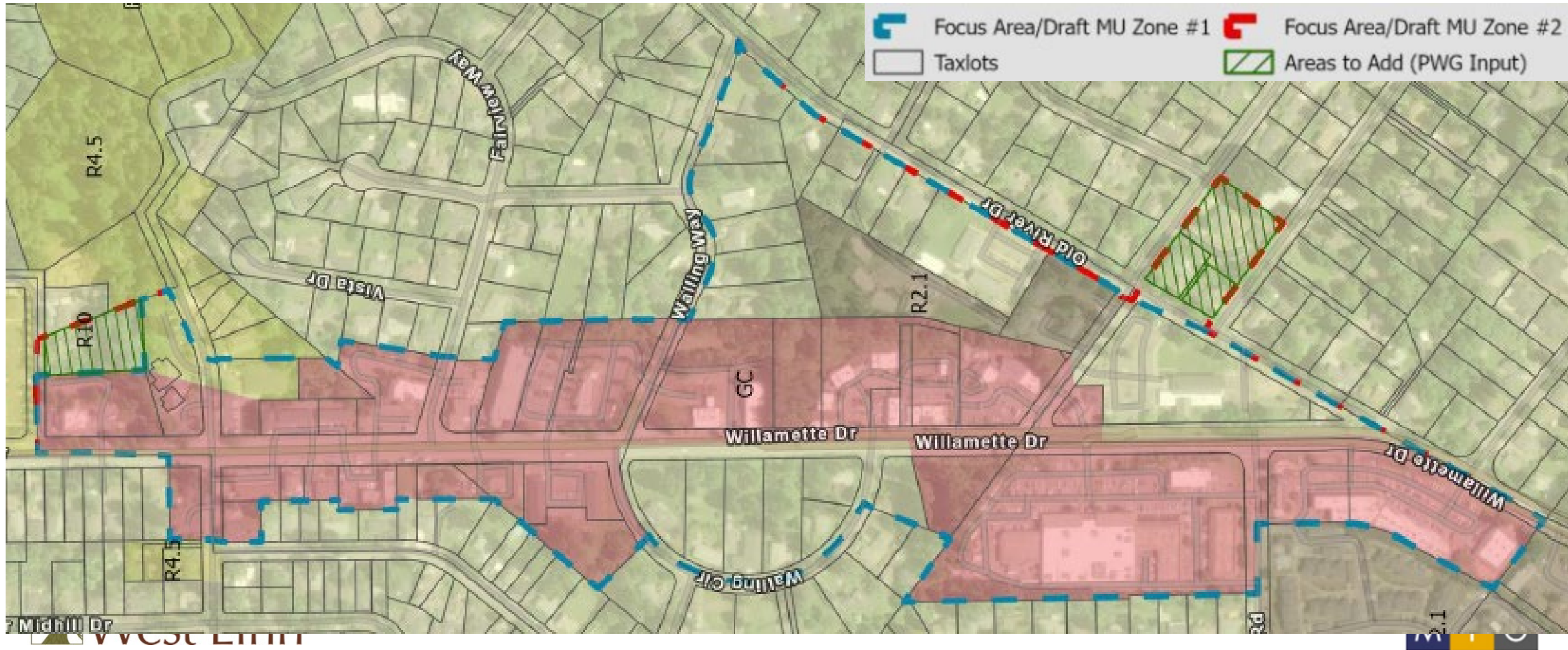
- Conducted Survey #3 – Corridor Concepts and Visualizations
- Drafted zoning and comprehensive plan concepts
- Drafted new mixed-use zone boundaries
- Identified transportation/multi-modal connectivity options



Zoning Concepts – Mixed Use Boundaries



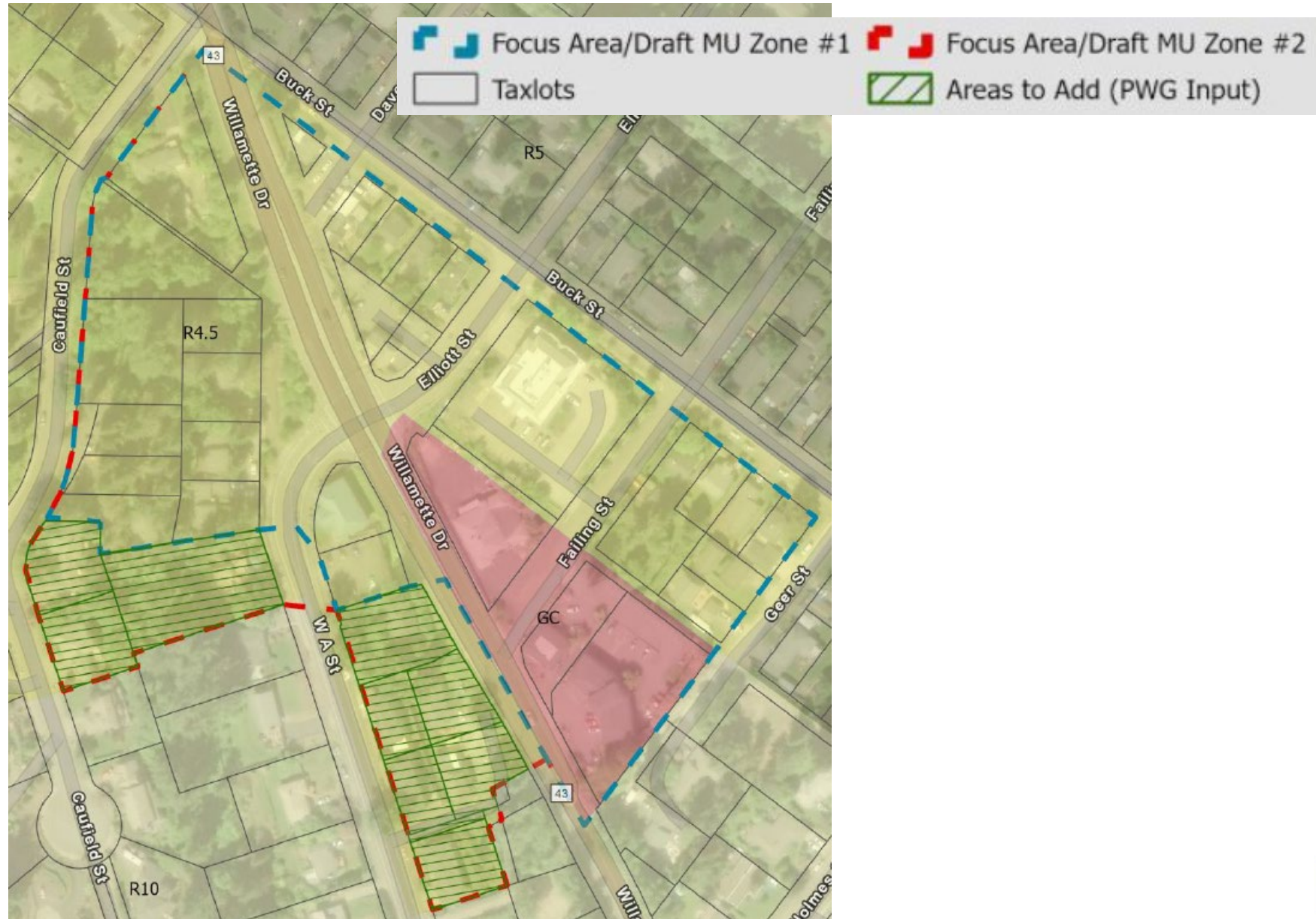
Focus Area 1



Zoning Concepts – Mixed Use Boundaries



Focus Area 3



Zoning Concepts – Mixed Use Boundaries

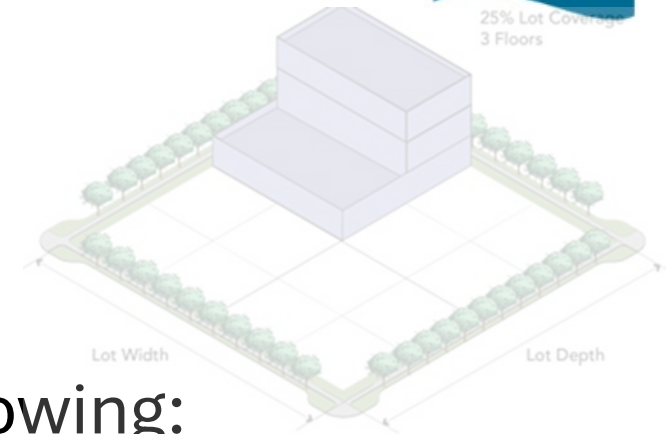


Zoning Concepts Recap

- Permitted uses – PWG supported recommended uses
 - Add child care
 - Prohibit storage facilities
 - Consider health care uses
 - Consider “maker spaces”
- Development standards – group consensus on the following:
 - Require min amount of ground-floor retail/commercial along Hwy 43
 - No maximum lot coverage (same as Willamette Falls Drive)
 - Vary max height by locations (higher max height closer to Hwy 43)
 - Vary maximum setback by location/frontage



25% Lot Coverage
3 Floors



NOTE: Variations may occur if upper floors are stepped from ground level lot coverage.



Zoning Concepts – Key Design Standards



Existing Standards

- Locate parking behind or to the side of structure
- Pedestrian circulation and access
- Main entrance faces main street
- Frontages built “as close to main street” as possible
- “Human scale” (e.g., entryways, visual breaks in façade, etc.)
- Transition stepbacks

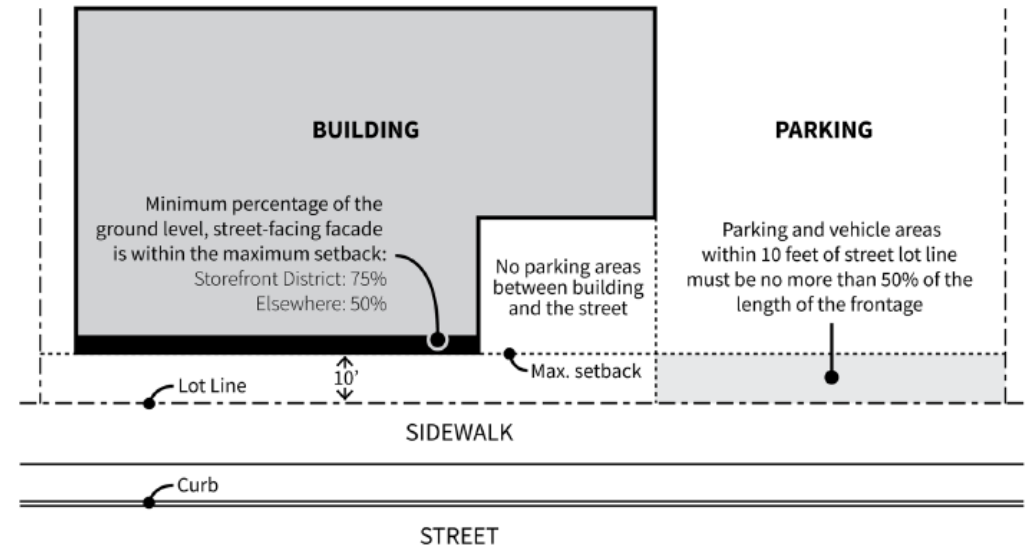
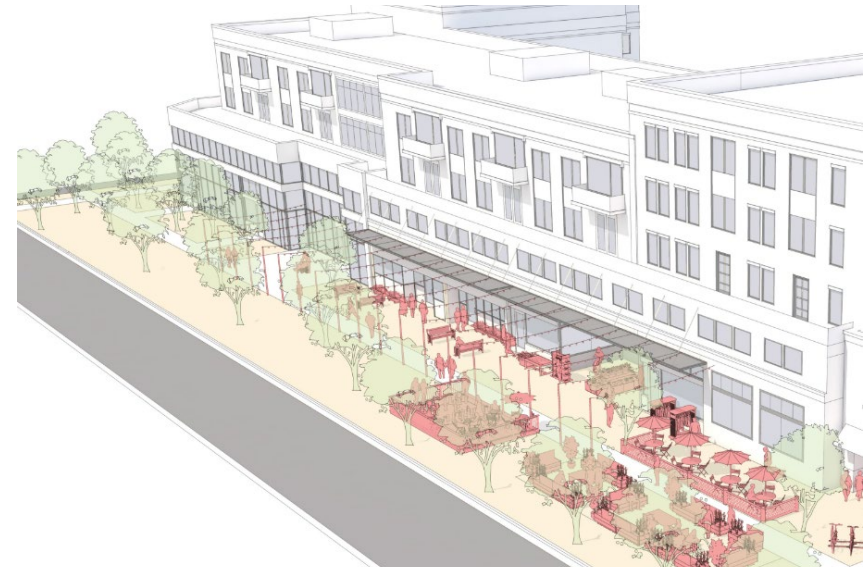


Zoning Concepts – Key Design Standards



Additional standards to consider:

- Different design/materials for ground-floor uses
- Min. percent of transparency for ground-floor
- Min. height for ground-floor (e.g., 14 feet)
- Minimum building frontage (%)
- Pedestrian plaza standards/requirements
- Landscaping standards
- Public art/amenities



Ex. City of Fairview Storefront District standards

PWG Discussion



Do you generally support the development and design standards proposed for the mixed-use areas?

Do you suggest changes to any of the proposed standards?

Transportation Connectivity Recommendations



- Builds upon existing plans:
 - West Linn Transportation System Plan (TSP)
 - OR 43 Concept Plan
 - Robinwood and Bolton Neighborhood plans
- Intended to improve multimodal connections within and to the corridor
- Informed by community input from engagement events/activities
- Intended to support land use and zoning recommendations for the corridor
- Improvement recommendations will be incorporated into the Vision43 Master Plan and the TSP

Proposed Pedestrian Facilities



- Existing Bus Stops
- ◆ Proposed New Pedestrian Crossing
- 🚦 Enhance Existing Signal
- 🔴 Focus Areas

- Complete Sidewalks (1 or 2 sides)
- Partial Sidewalks (1 or 2 sides)
- TSP Pedestrian Project
- TMP Proposed Trail
- Existing Multi-Use Path
- Existing Local Trail
- - - Proposed Shared-Use Path
- - - Proposed Local Trail
- Proposed Mixed-Use Shoulder



Sidewalks



Mixed-use Shoulder



Shared-Use Path



Enhanced Crosswalk



Enhanced Crosswalks with RFFB

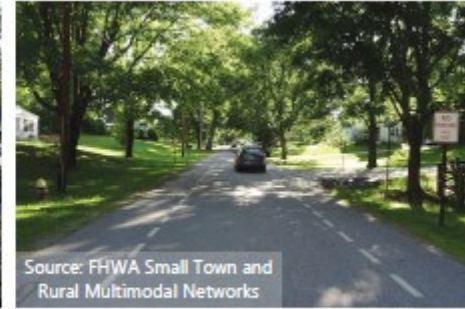


Pedestrian Signal

Proposed Bicycle Facilities



Shared Bikeway



Advisory Bike Lanes



Bike Lanes



Separated Bike Facility



Separated Bike Facility

PWVG Discussion



Do you support the proposed multi-modal connections?

Which types of bicycle and pedestrian facilities are the most appropriate or important for the corridor?



Next Steps and Working Group Timeline

Next Steps

- Draft Zoning Recommendations
- Zoning Concepts Public Workshop
- Revise Transportation Connectivity Recommendations
- Draft Corridor Master Plan
- Adopt Corridor Plan

PWG Meetings (5 total)

- ✓ Meeting #1 – April 2024
- ✓ Meeting #2 – July 2024
- ✓ Meeting #3 – October 2024
- ✓ Meeting #4 – March 2025
- ✓ Meeting #5 (bonus) – Today!
- ☐ Meeting #6 – June 2025