

Memorandum

Date: December 3, 2025

To: Planning Commission

From: Chris Myers, Project Manager

Subject: VISION43 Project Briefing

Purpose:

Provide Planning Commission with an update on the VISION43 timeline extension, consultant contract extension, budget amendment, and Phase 1 property rezoning.

Background & Discussion:

The City of West Linn is advancing a new vision for the Highway 43 corridor (VISION43), a vital north/south transportation link in the Portland Metro region. The plan emphasizes safe, complete facilities for pedestrians, cyclists, and transit users; improved highway crossings; and stronger pedestrian connections to goods, services, and nearby neighborhoods. To support this vision, the City is exploring mixed-use zoning to revitalize the corridor with diverse housing, workplaces, shops, and parks that serve residents of all ages, incomes, and abilities.

Project Timeline Extension

The VISION43 project began in October 2023 under a contract between the City of West Linn and the consulting firm MIG, originally set to expire on October 10, 2025. A contract extension has since been executed, extending the agreement through December 31, 2026. While project completion is anticipated by July 2026, extending the contract through the end of the calendar year provides a buffer, helping to avoid potential disruptions associated with an expiring contract.

Budget Amendment

As part of the contract extension, the project budget has been amended to include an additional \$19,580, bringing the total project cost to \$219,580. This increase covers extended project management services by the consultant (MMIG) required for the 8-month extension. The amendment also includes the development of enhanced project visualizations to help the community better understand current regulations and proposed future changes.

Rezoning Strategy

Recently, community members have expressed concerns about the potential rezoning of existing residentially zoned properties within the VISION43 Project focus areas. Concurrently, city staff have recognized that commercially zoned properties directly adjacent to Highway 43 may require different zoning considerations than residential properties within the same focus areas.

In response, city staff working in collaboration with the project consultant team, are recommending a phased rezoning approach. Phase 1 will focus on properties along Highway 43 and a limited number of

highway adjacent non-residential parcels. Phase 2 will address the remaining properties within the focus areas, which are predominantly residential.

This phased strategy allows staff to conduct targeted outreach with residential property owners during Phase 2, ensuring they are fully informed about the implications of potential zoning changes and have opportunities to provide input.

Upcoming Events and Products:

- Public Workshop January and February 2026 (review draft code language)
- Planning Commission Work Session 1 February 18, 2026
- Planning Commission Work session 2 March 18, 2026
- Planning Commission Public Hearing April 15, 2026

[VISION43](#) project webpage.