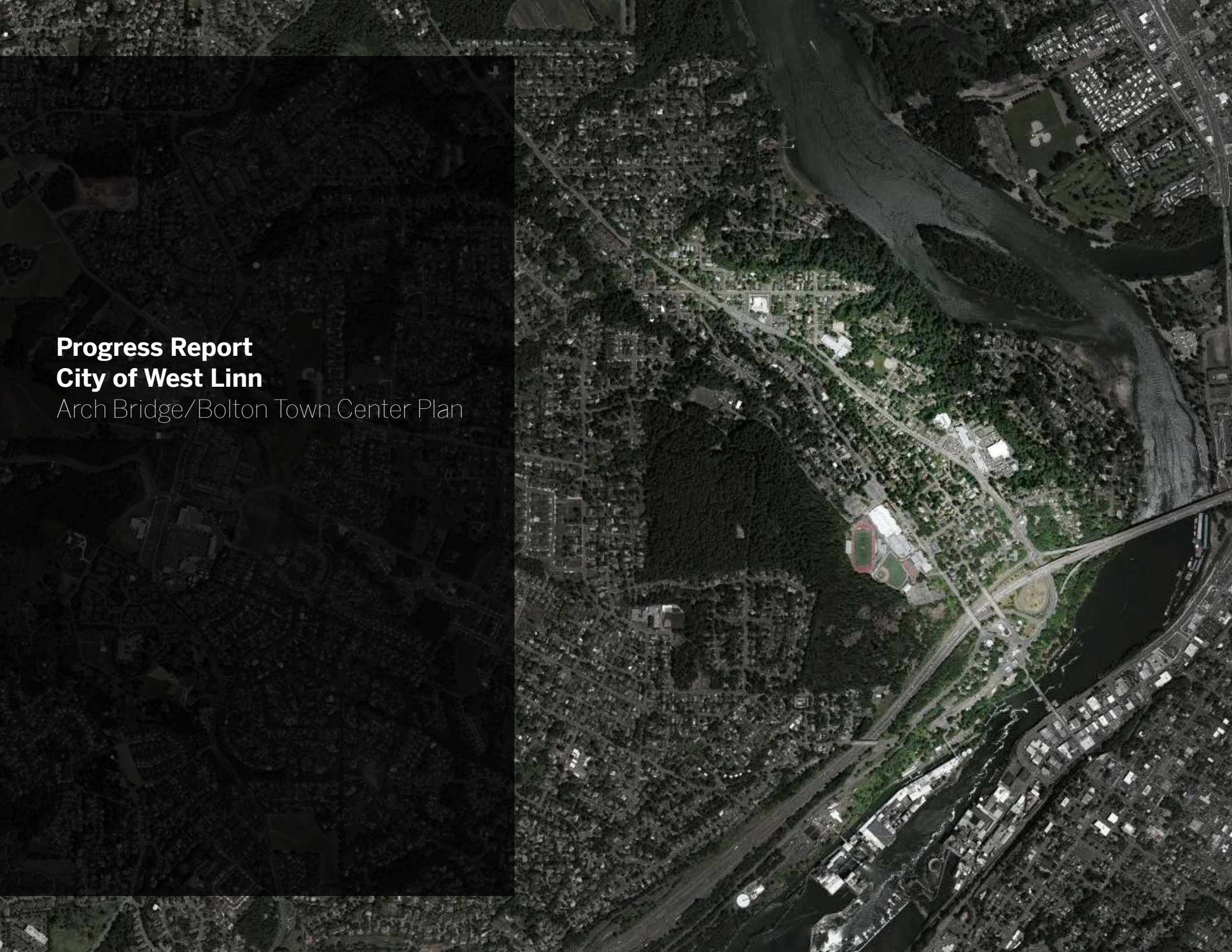
# Progress Report
# City of West Linn
Arch Bridge/Bolton Town Center Plan



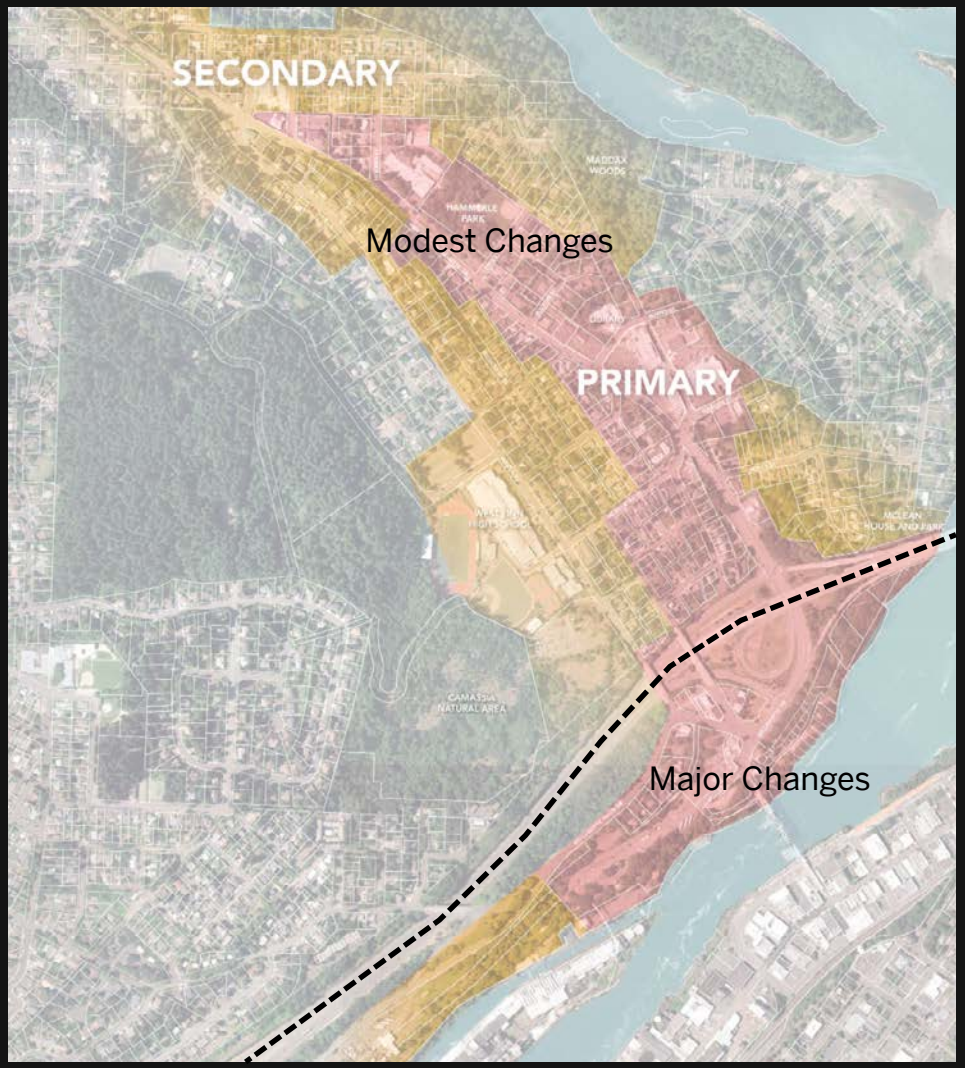
# Summary of Initial Discussions

**Modest Changes**

- Soft Infill Development
- Enhancements to Willamette Drive
- Mixed-Use Zoning District

**Major Changes**

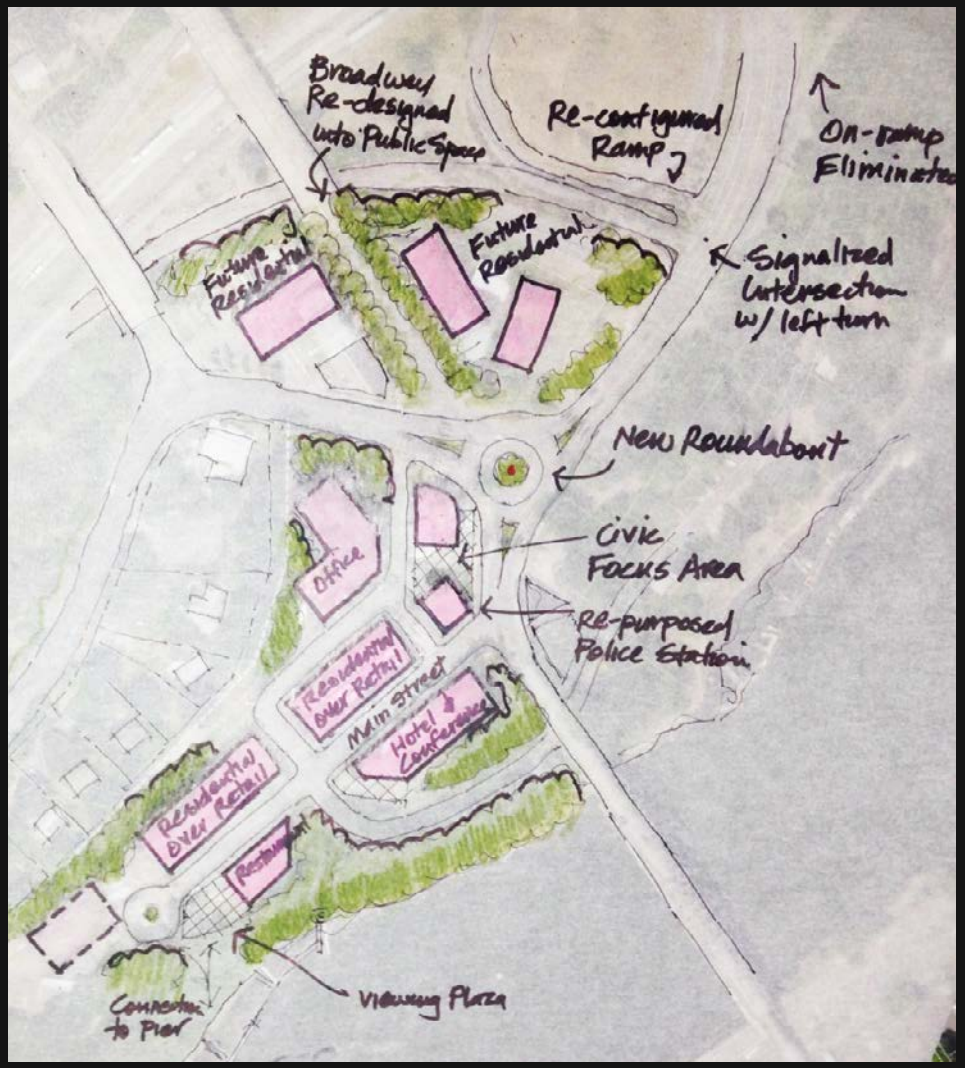
- Park Below the Freeway
- Major Street Modifications
- “Main” Street
- Broadway Corridor Public Space
- Substantial New Development
- Mixed-Use Zoning District



# Conclusion of Workshop: Preliminary Concept

**General Concept**

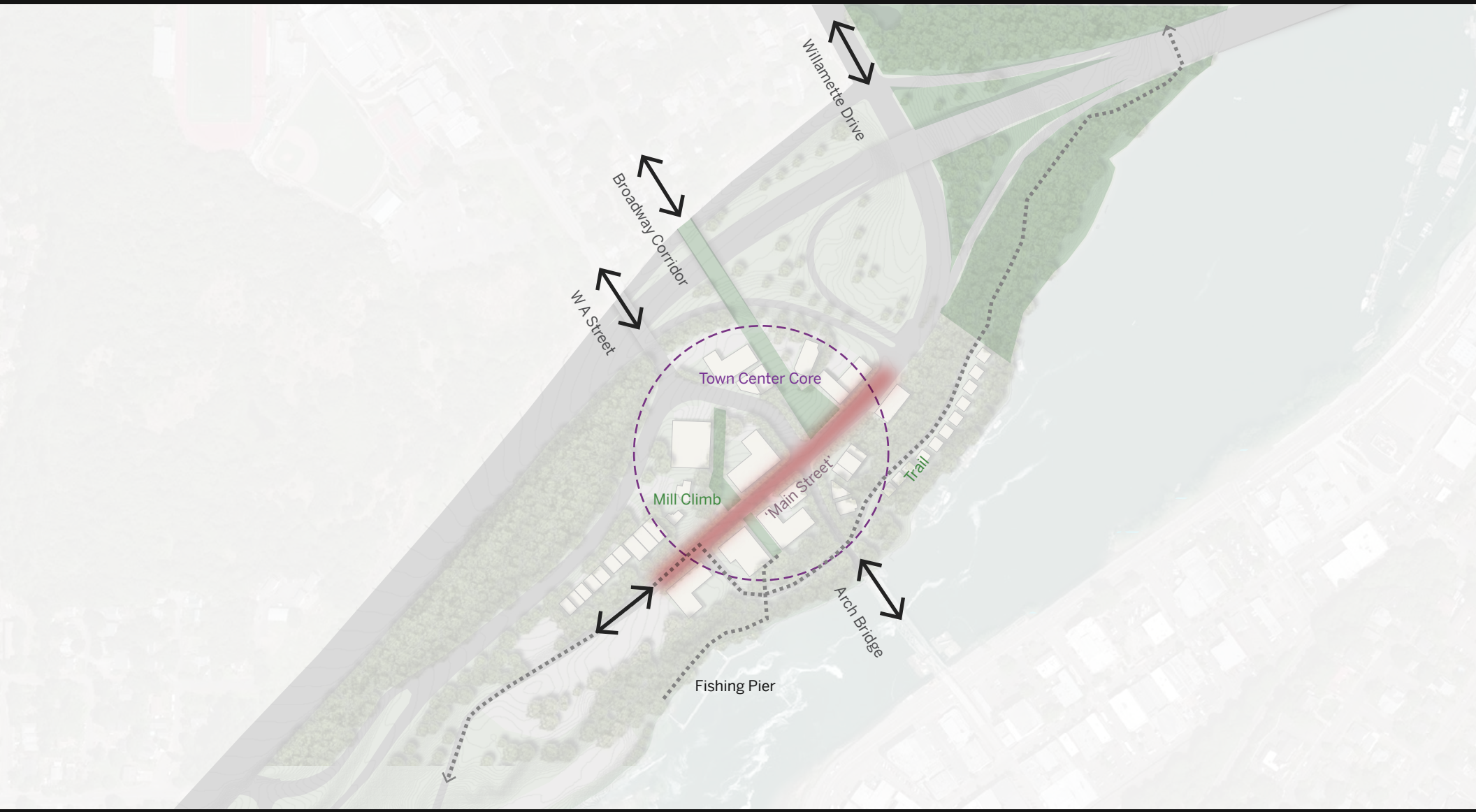
- Roundabout
- Mixed-Use Development
- Multiple Story Buildings
- Catalyst Development Sites
- Main Street with Street-level Retail
- Hotel Potential
- Reconfiguration of Freeway Ramps



# Preliminary Plan & Intersection Variations

# Town Center: Existing Conditions

# Town Center: Concept Diagram

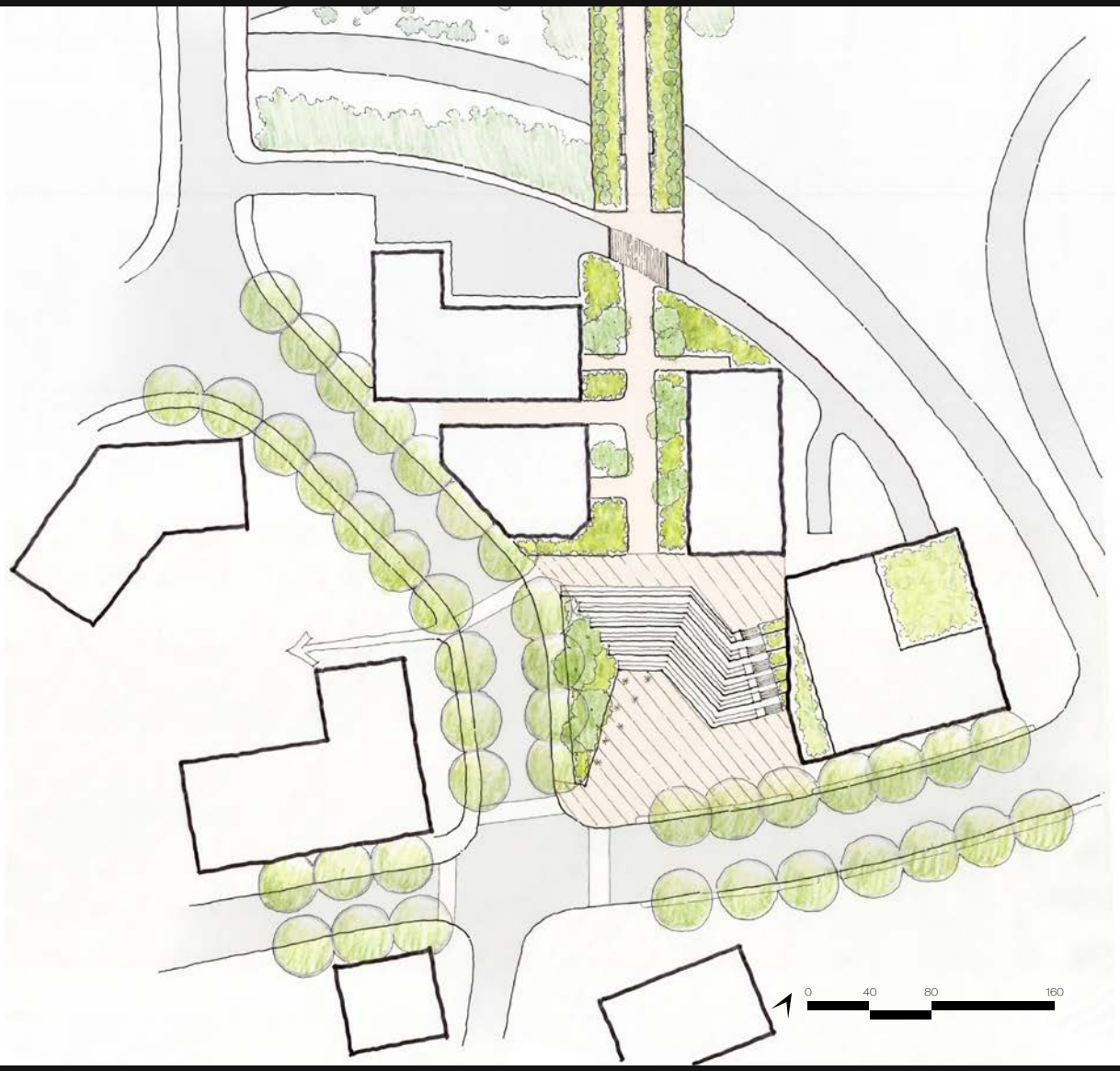


# Key Concept: Rethinking the Streets

- Broadway Corridor
- 4-Way Intersection
- Realignment of Willamette Drive

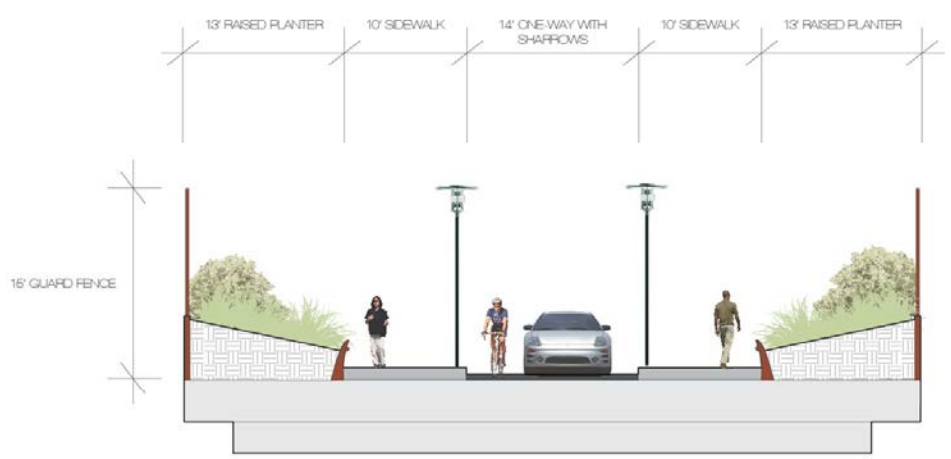
# West Bridge Park Scheme

# Broadway Park Scheme A



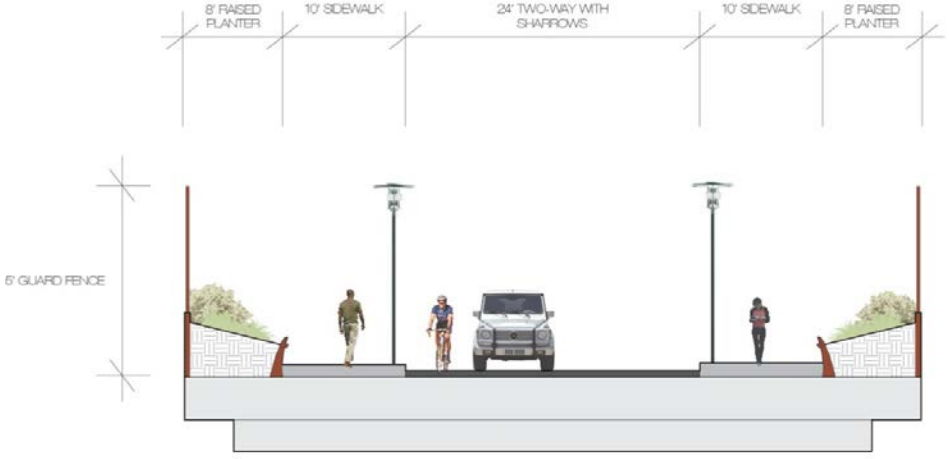
# Broadway Park Scheme B

# Broadway Section: Vehicular




SECTION b-b'
BROADWAY ST. OPTION 1

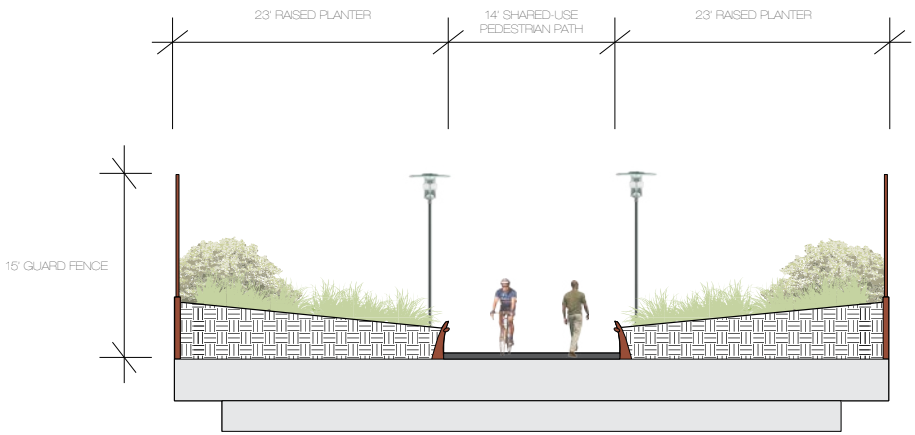
1" = 10'




SECTION c-c'
BROADWAY ST. OPTION 2

1" = 10'

# Broadway Section: Pedestrian



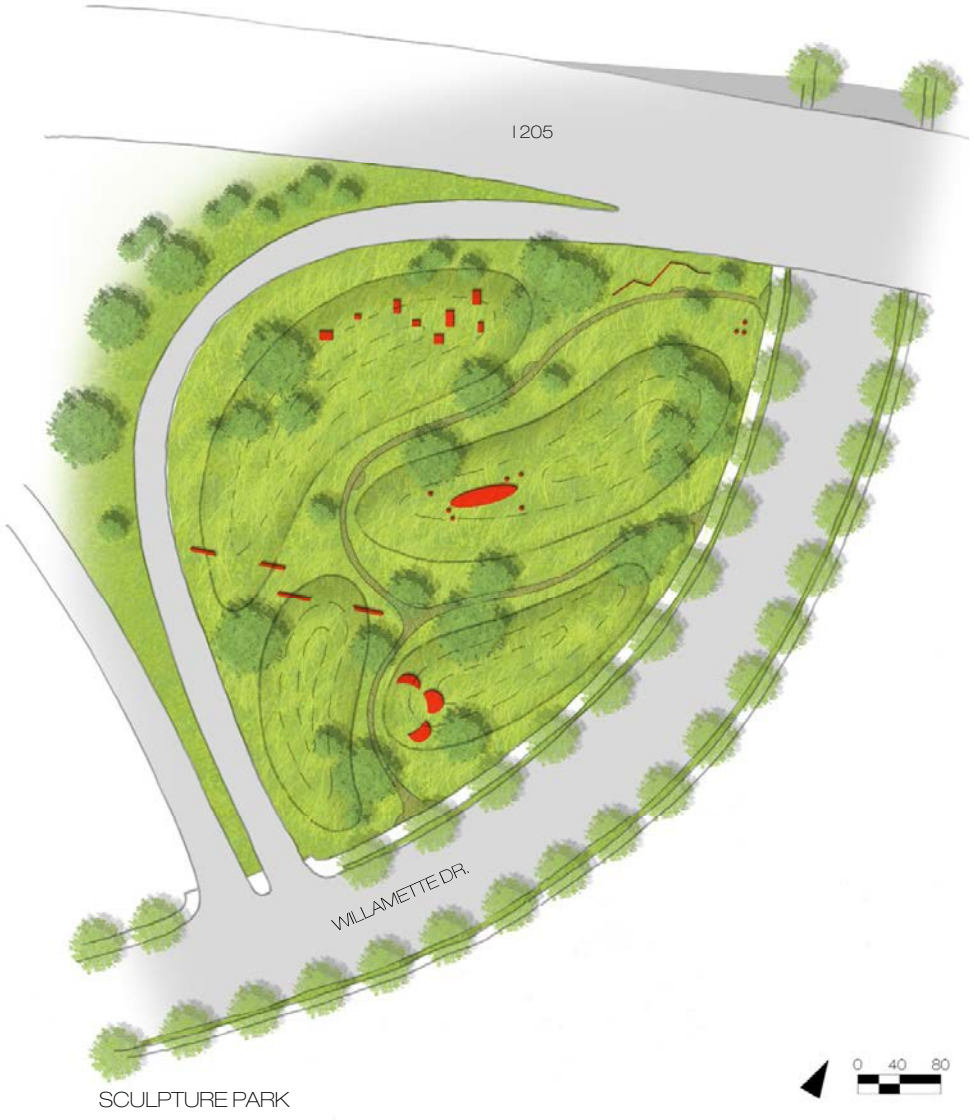

SECTION d-d'
BROADWAY ST. OPTION 3

1" = 10'

# Mill Climb

HOUSING
HOUSING
HILL CLIMB PARK
LANDMARK HOUSES
HOUSING
RETAIL
PLAZA
PAVILION
MILL ST
RETAIL
HOTEL
RETAIL
HOUSING
HOUSING
RESTAURANT
TRAIL CONTINUES ALONG TERRITORIAL DR

# I-205 On-Ramp Open Space




SCULPTURE PARK

PASSIVE - OAK SAVANNAH

# Conceptual Development Plan

# Summary of Economic Study

**Overview**

- Likely demand for denser housing in a town center—including owner-occupied, rentals, affordable.
- There is limited demand for office space.
- There is limited demand for retail.
- There is demand for restaurants and services.

# Summary of Economic Study Cont.

**Overview**

- The West Linn Apartments, West Cliff Apartments, and Mill Area are well suited for a hotel.
- Dense structures are financially feasible if the cost of parking is not included. Bringing public support to the projects can incentivize development (i.e., provide structured parking, vertical housing tax credit, provide land at reduced cost).