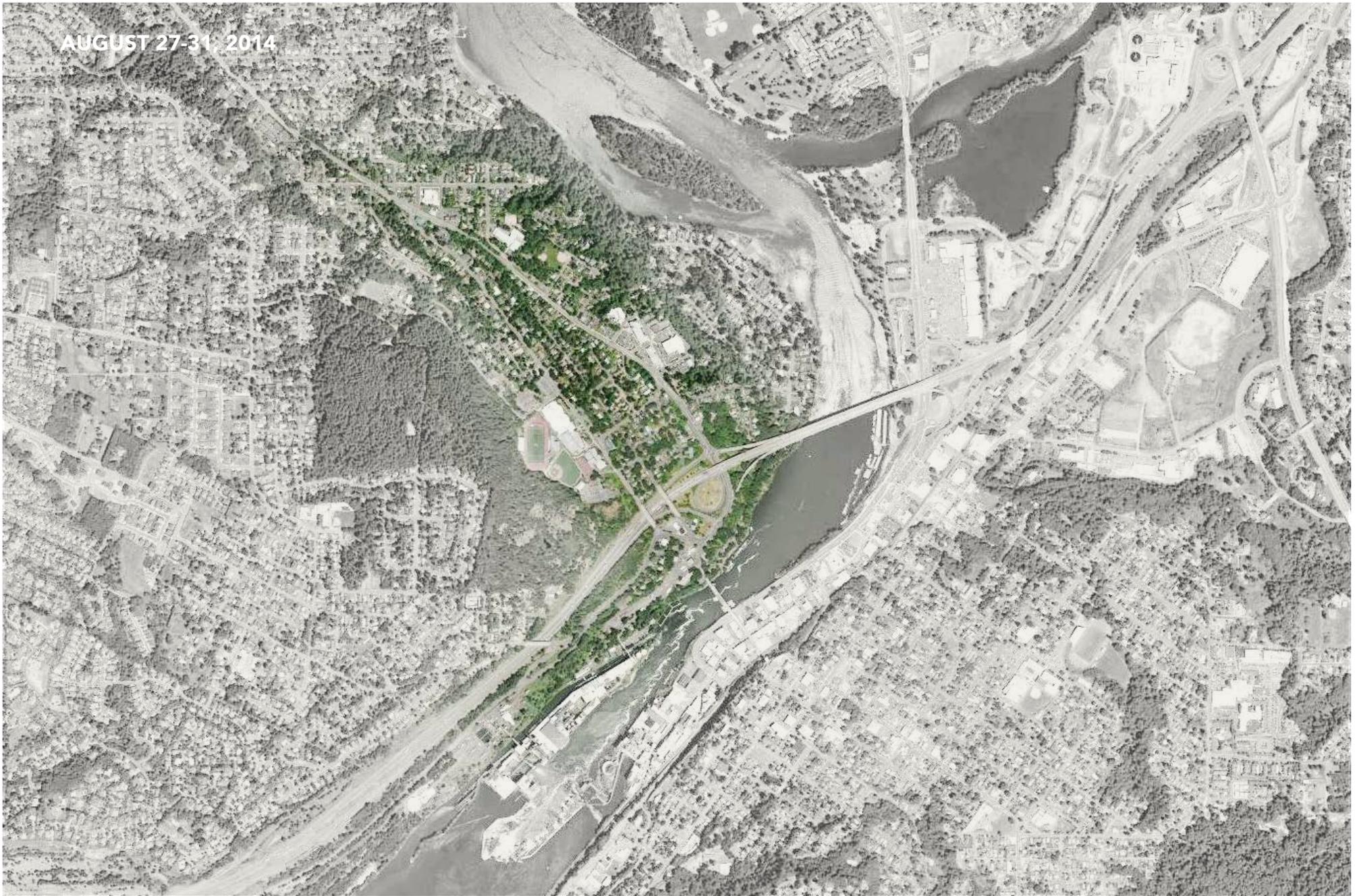


AUGUST 27-31, 2014



ARCH BRIDGE-BOLTON TOWN CENTER

EXISTING CONDITIONS



- 1. Arch Bridge looking towards West Linn
- 2. View of Territorial Drive from Arch Bridge
- 3. West Bridge Park
- 4. West Linn welcome sign & gas station from Rt. 43 & Mill Street
- 5. Shops north of I-205
- 6. Willamette Falls Drive & Broadway Street
- 7. Willamette Falls from Arch Bridge
- 8. View of police station from Mill Street

KEY CONCEPTS FOR 'NORTH VILLAGE' NORTH OF I-205

MODEST CHANGES

1. Improve Willamette Drive
2. Transform the Area under the I-205 Bridge to a Local Park
3. Redevelop the former Fire Station into Low Rise Multifamily Housing
4. Encourage "Gentle" Infill: Townhouses, Cottage Housing, Accessory Dwellings
5. Encourage Limited Redevelopment in the Longer Term



KEY CONCEPTS FOR 'SOUTH VILLAGE' SOUTH OF I-205

MAJOR CHANGES

1. Reconfigure and improve the intersection of Willamette Drive and Willamette Falls Drive
2. Convert Broadway into a Terraced Park with Public Parking Underneath
3. Partner with a Non-Profit to Build Multifamily housing on City Property
4. Create a New Mill Street by Extending Willamette Drive into the Mill Site
5. Build a New Central "Market Square"
6. Encourage Multi-story, Mixed-Use Development in the Core with High Density Residential
7. Encourage Residential Development of Moderate-High Density outside the Core



DRAFT PLAN

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DRAFT PLAN

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COMMUNITY DEVELOPMENT CODE AMENDMENTS

OUTLINE

PURPOSE

DISTRICTS

- *Village-1: Mixed Use / Highest Intensity*
- *Village-2: Mixed Use / Medium Intensity*
- *Village-R: Residential Only / Moderate Intensity*

PROVISIONS FOR EACH DISTRICT

- Prohibited Uses (all Districts)
- Permitted Uses (Village-R)
- Accessory Uses
- Uses and Development Permitted Under Prescribed Conditions
- Minimum Parcel Size

COMMUNITY DEVELOPMENT CODE AMENDMENTS

OUTLINE

DIMENSIONAL STANDARDS			
DISTRICT	MAX HEIGHT	FLOOR AREA RATIO	
		BASE	MAX
Village-1	75'	1.5	4
Village-2	45'	1	2.5
Village-R	35'	0.5	1

COMMUNITY FEATURES

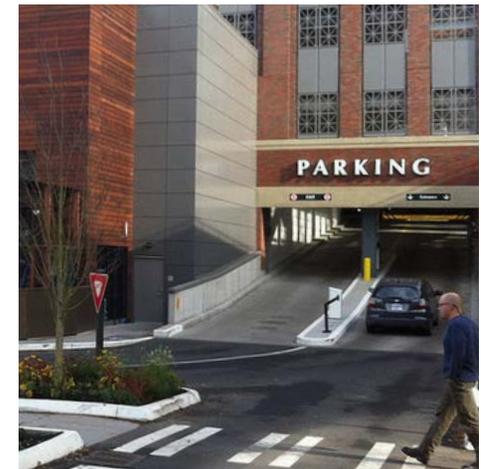
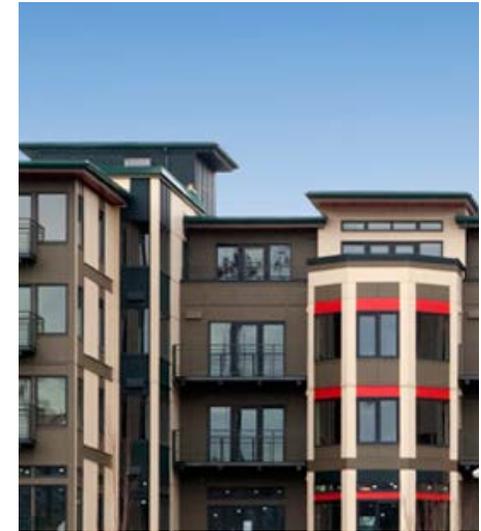
- Sustainable Features
- Multifamily Housing
- Contribution to Public Spaces
- Public Art or Water Feature
- Below-grade Parking

COMMUNITY DEVELOPMENT CODE AMENDMENTS OUTLINE

PARKING STANDARDS

PUBLIC SPACE

UPPER LEVEL STEPBACKS



Images are for illustrative purposes

DESIGN STANDARDS & GUIDELINES

OUTLINE

STREET TYPES

- *PO-1 Primary Pedestrian Streets*
- *PO-2 Secondary Pedestrian Streets*

SIDEWALK DESIGN

- *Intent*
- *Dimensional Standards*
- *Materials*
- *Street Trees and Tree Surrounds*
- *Pedestrian Lighting*
- *Other Furnishings*



Images are for illustrative purposes

DESIGN STANDARDS & GUIDELINES

OUTLINE

SITE DESIGN

- Intent
- Curb Cuts – Width and Spacing
- Location/ Screening of Surface Parking
- Location/Screening of Trash and Loading Areas
- Public Spaces
- Pedestrian Connections



Images are for illustrative purposes

DESIGN STANDARDS & GUIDELINES

OUTLINE

BUILDING DESIGN

- Intent
- Orientation / Prominence of Entry
- Ground Level Transparency
- Ground Level Pedestrian Features
- Screening of Structured Parking
- Roof Form / Screening Rooftop Equipment



Images are for illustrative purposes

TIMELINE FINANCIAL TOOLS

1-5 YEARS

Short Term Investments		
Project	Lead	Potential Funding Sources
<i>Policies/Programs</i>		
Urban renewal feasibility study and plan	CoWL	
Development code amendments and design standards	CoWL	
Market 3 Mill parcels for hotel and apartments	Property owners, CoWL	
Set up mechanism for a public parking structure on Mill parcel	CoWL	
<i>Capital Projects</i>		
Partner with non-profit housing providers on the two City-owned parcels: 20 units at old fire station site, 50-60 units south of I-205	CoWL	SDC credits, UR, state/fed tax credits & abatements, Land disp., expedited permitting
Vacate Broadway and close to traffic at Willamette Drive	CoWL	UR, LID
Purchase gas station and demolish	CoWL	UR, Fees, Land disp.
Fund, design, and construct new intersection	CoWL	LID, SDC credits, UR, Fees, Land disp., State grants/loans
Work with owner of parcels on Territorial to replace older houses with townhouses	CoWL	VHTC, MF tax exemption, Land disp.
Work with State to improve freeway access and landscape cloverleaf	ODOT	State grants/loans, UR

TIMELINE FINANCIAL TOOLS

4-7 YEARS

Mid Term Investments		
Description	Lead	Potential Funding Sources
<i>New Development</i>		
Work with developer(s) to build housing and hotel on Mill parcels	CoWL	SDC credits, MF tax exemption, UR, VHTC, EB-5 (for hotel), Land disp., expedited permitting
Build a public parking structure on Mill parcel	CoWL	LID, sole-source SDCs, UR, Fees, Land disp., state grants/loans
Work with property owners along Willamette Falls Drive to replace older houses with office and housing.	CoWL	LID, Sole-source SDCs, UR, Fees, Land Disp, state grants/loans
Work with property owners of parcels flanking Broadway to build mid-rise condos.	CoWL	SDC credits, MF tax exemption, UR, VHTC, EB-5 (for hotel), Land disp., expedited permitting
<i>Open Space and Trail Connections</i>		
Design/fund/build town square on Mill parcel.	CoWL	LID, Sole-source SDCs, UR, Fees, Land Disp, state grants/loans
Design/fund/build park under I-205	CoWL	LID, Sole-source SDCs, UR, Fees, Land Disp, state grants/loans
Build trail connection between park above and Mill properties.	CoWL	LID, Sole-source SDCs, UR, Fees, Land Disp, state grants/loans
Build park (with parking under it) on Broadway ROW, with a civic or commercial building at corner of Willamette Drive and Willamette Falls Drive	PPP	LID, Sole-source SDCs, UR, Fees, Land Disp, state grants/loans
Work with State to surplus property on Willamette Drive for development.	CoWL, State of OR	

TIMELINE FINANCIAL TOOLS

6-10+ YEARS

Long Term Actions

Possible Projects Could Include

Mixed-Use Developments

Gas stations north of 205 replaced with multistory mixed use.

Post Office in Bolton Center replaced with multistory mixed use (new postal station on ground floor).

Abandoned houses replaced with multistory mixed use.

Townhouses built on parcels on west side of Willamette near Hammerle Park.