



# ARCH BRIDGE-BOLTON CONCEPT PLAN A VISION FOR THE FUTURE

## SUMMARY

In late 2013, the City of West Linn selected a team of consultants, led by LMN Architects, to craft a plan for the Arch Bridge Bolton Town Center. Over a twelve-month period, the team interviewed many stakeholders, held a multi-day series of workshops, helped conduct surveys, assembled progress reports for the City's website, and met repeatedly with other agencies that have involvement in the area.

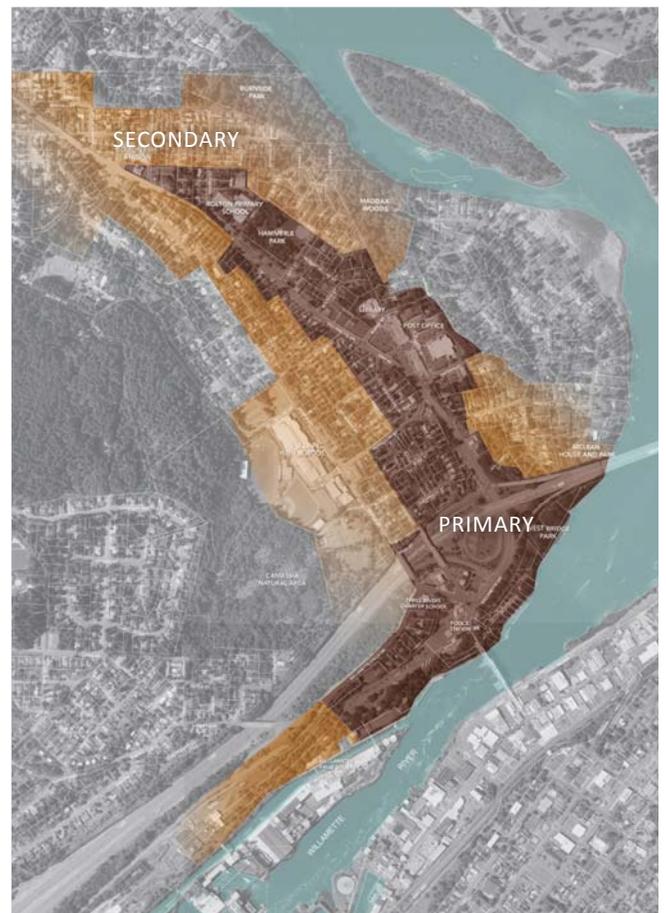
The Final Plan represents the culmination of many months of hard work by hundreds of people. Although the plan was assembled by a team of architects, planners, landscape architects, economists, and transportation planners, the work of the team benefited hugely from on-going participation by the Advisory Committee, which met regularly and robustly discussed issues and recommendations contained in the plan.

But beyond that, the citizen engagement process used to develop the plan organically has been the critical component.

We have divided our recommendations into two groups. The first group recognizes the established areas north of the freeway and the second envisions the potentials inherent in the underutilized land and tangled transportation network south of the freeway.



Youth Leadership Academy session at the Storefront Studio



Initial Study Area



Open House Presentation on October 7, 2014

**Recommendations for the North Village Area:**

1. Complete improvements to Willamette Drive/ Highway 43 consistent with plans
2. Transform West Bridge Park, under the interstate freeway, to a true local park
3. Redevelop the former Bolton Fire Station into low-rise/higher density workforce/senior housing.
4. Encourage limited redevelopment in a few selected locations on parcels flanking Willamette Drive.



West Bridge Park concept

**Recommendations for the South Village Area:**

1. Create a new urban intersection
2. Convert the right-of-way of Broadway into a terraced park with parking underneath
3. The City should partner with a non-profit to build workforce/senior housing on publicly owned property
4. Create a new Mill Street
5. Build a new central “Market Square”
6. Encourage multi-story, mixed-use development in the core, including higher density residential development.
7. Encourage residential development of moderate density outside the core
8. Construct multi-use trails.



Concept for the new urban intersection

The plan also includes a number of implementation steps, including a phased set of actions and possible funding mechanisms.

More information is on the project website: <http://westlinnoregon.gov/archbridge>



Esplanade viewpoint