

BOLTON NEIGHBORHOOD PLAN

A portion of the West Linn Comprehensive Plan

Adopted April 10, 2006

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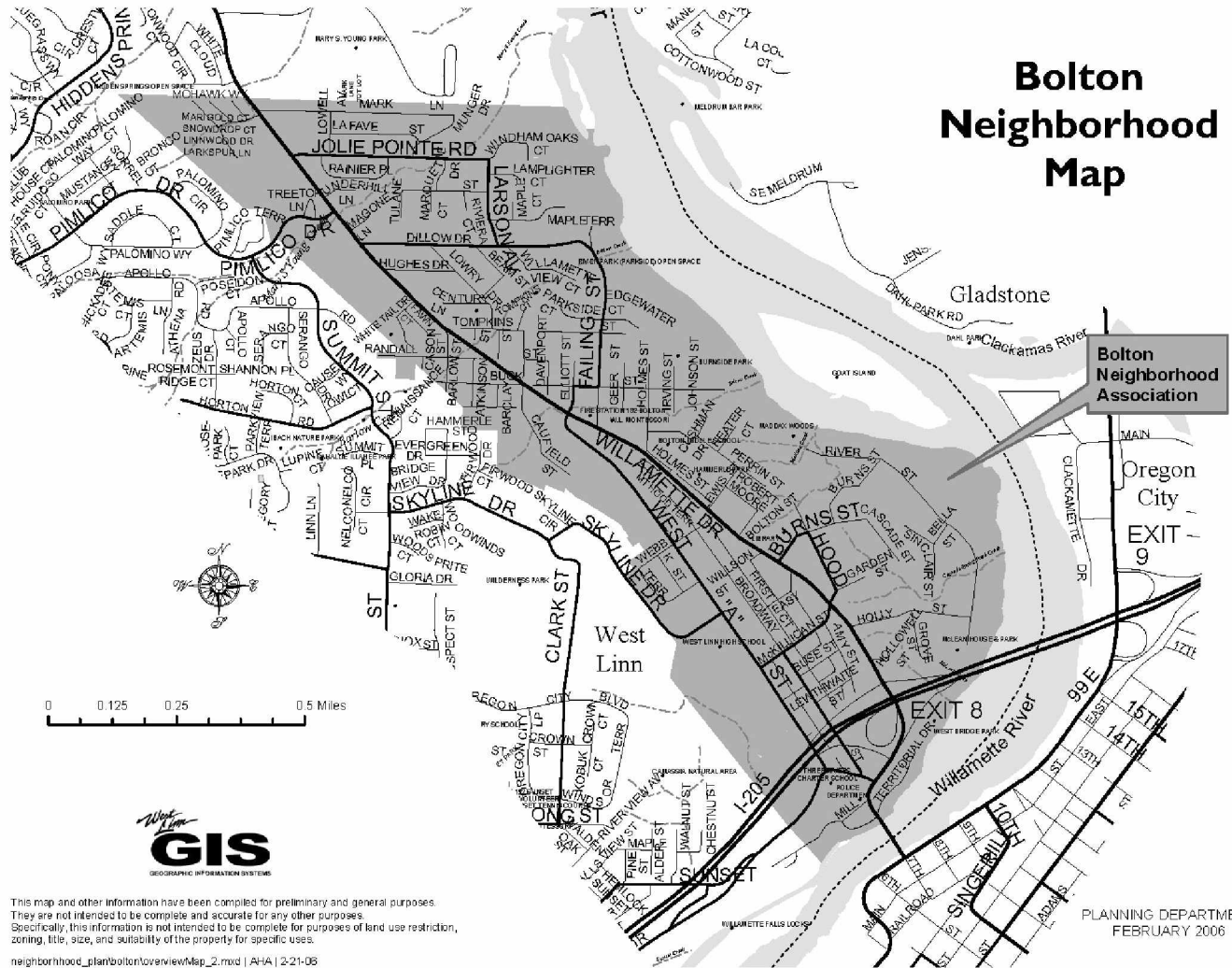
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Bolton Neighborhood Map



This map and other information have been compiled for preliminary and general purposes. They are not intended to be complete and accurate for any other purposes. Specifically, this information is not intended to be complete for purposes of land use restriction, zoning, title, size, and suitability of the property for specific uses.

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PLANNING DEPARTMENT
FEBRUARY 2006

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INTRODUCTION

The Bolton Neighborhood Plan consists of the following information:

BOLTON NEIGHBOHROOD VISION STATEMENT

This statement, created after a visioning process conducted in 2001 and 2002, presents a vision for the future of the Bolton Neighborhood. It is aspirational, and does not bind or commit the City of West Linn to any particular course of action. However, the Goals and Policies that follow are written with this Vision Statement as guidance.

BOLTON NEIGHBORHOOD GOALS AND POLICIES

The goals and policies of the Bolton Neighborhood Plan will have the same effect as goals and policies of the West Linn Comprehensive Plan, as applied to the Bolton Neighborhood. They supplement the goals and policies of the Comprehensive Plan, and do not conflict with them. Where the Bolton Neighborhood Plan does not discuss a particular issue, the Comprehensive Plan goals and policies shall have authority. For example, individual commercially zoned properties along Willamette Drive not specifically discussed in the Neighborhood Plan shall comply with the existing West Linn Comprehensive Plan and Community Development Code without modification or elaboration.

BOLTON NEIGHBORHOOD PLAN ACTION MEASURES

These measures contained in the Bolton Neighborhood Plan are carefully considered, but non-binding, recommendations that have been developed, refined and reviewed by the Bolton Plan Implementation Task Force, Bolton residents, the Bolton Neighborhood Association and the City of West Linn Planning staff. While the City of West Linn may choose to take different actions to implement the goals and policies of the plan, these Action Measures should be given special consideration and influence. Some of the action measures are not fully within the City’s power to implement, such as changes to State Highway 43. Where another agency has authority, the action measures provide guidance for West Linn in making its recommendation to that agency. Each action measure contains the implementation methods the city may choose to use if it decides to implement a particular action measure.

Vision Statement for the Bolton Neighborhood of the City of West Linn

(Presented to the West Linn City Council in 2002 as a result of the Bolton Visioning Process)

Based on the brainstormed ideas for the vision, the following Bolton Neighborhood vision is proposed.

Bolton is a neighborhood where the City, property owners, businesses and residents in the neighborhood work together to enhance a sense of being a very special place. There is a strong sense of collaboration and all in Bolton are in agreement over the need to enhance the neighborhood’s quality of life. This is a neighborhood rich with families, senior citizens and others living in harmony and working together. This is a model neighborhood with a high sense of “community,” where the city and the neighborhood share in enhancing success. Bolton’s citizens are proactive in retaining what is special about this neighborhood while exploring new ideas that will enhance and fit in to the existing sense of neighborhood. Bolton’s residents do not expect the city to do everything; citizens provide active resources to get the job done. The City and the Bolton neighbors are partners.

Bolton is a neighborhood with its own schools, with protected natural surroundings, with new “infill” development compatible in scale and style to the existing neighborhood, and with controls keeping what is good about Bolton whole. The city has adopted very tight zoning controls and codes to help retain Bolton’s unique sense of neighborhood.

Bolton’s residents have preserved neighborhood open spaces and developed a sidewalk and pathway system that allows all to walk safely to the Library, schools, stores, and parks and along the river. The trail and open space/parks system allows Bolton’s residents now enjoy access to the river and all of the neighborhood’s historic amenities.

Bolton has been able to retain the commercial resources that provide its residents with needed basic services, and Bolton’s residents support and are appreciative of that resource. The neighborhood attracts new commercial development that complements what is already here. To assist Bolton, the Chamber of Commerce has become an active neighborhood partner.

Working in collaboration with the Robinwood Neighborhood, Bolton has developed a unique and pedestrian friendly approach to Highway 43 that has been accepted by the City and the State. The highway does not divide Bolton. There are two travel lanes and left turn lanes where needed. Street closures have been replaced with landscaped barriers that enhance the neighborhood.

There is a strong sense of volunteerism and many neighborhood based activities. The neighborhood center serves as a place for informal gatherings as well as a central place for formal gatherings and activities. City programs and services are tailored to fit the neighborhood’s vision and implemented in collaboration with Bolton’s residents. There is good communication between the neighborhood and the city. The City keeps the neighborhood informed of events and activities coming up and the neighborhood monitors what is going on both in the city and the school district. The neighborhood association ensures the full involvement of everyone.

BOLTON NEIGHBORHOOD PLAN

Goals and Policies

GOAL 1: Willamette Drive shall unite, rather than divide, the Bolton Neighborhood..

Policies:

- 1.1 Beautify Willamette Drive with attractive landscaping and street design.
- 1.2 Increase safety for Bolton residents trying to cross Willamette Drive.
- 1.3 Provide safe vehicle crossing points along Willamette Drive.
- 1.4 Provide complete and safe facilities for pedestrians, bicyclists, and transit users along the entire width of Willamette Drive.
- 1.5 Keep Willamette Drive as narrow as possible consistent with the safe flow of vehicle traffic on the roadway.

GOAL 2: The historic heart of West Linn shall once again become a center for the entire city.

Policies:

- 2.1 Restore the historic heart of West Linn along the Willamette River in the vicinity of Willamette Locks.
- 2.2 Develop a design theme for the Willamette Locks area incorporating the architectural style of existing historic landmarks and buildings.
- 2.3 Explore reconfiguration of the I-205/State Highway 43 interchange.
- 2.4 Preserve existing historic buildings in the area.
- 2.5 Encourage redevelopment of the area north of Willamette Falls Drive and west of Willamette Drive.
- 2.6 Redesign area streets to encourage non-vehicular use and increase traffic safety.
- 2.7 Provide safe pedestrian routes for both transportation and recreation.

GOAL 3: The Bolton Central Village area shall serve the neighborhood’s commercial needs with accessible, friendly, and sustainable commercial development:

Policies:

- 3.1 Allow development to be oriented away from Willamette Drive toward other city streets in Bolton Central Village.
- 3.2 Allow development and redevelopment in the Bolton Central Village that is in scale with surrounding residential areas.
- 3.3 Emphasize and accentuate buildings, public spaces, and landscaping within the Bolton Central Village over parking and service areas.
- 3.4 Maintain community-serving uses within the Bolton Central Village area.
- 3.5 Provide transportation connections to the central core of Bolton Central Village along Hood and Burns Streets.

GOAL 4: Preserve, acquire, and maintain natural areas within Bolton and allow public access to them.

Policies:

- 4.1 [Support the Willamette Greenway Trail and the trails detailed in the West Linn Parks Master Plan through the Bolton Neighborhood.](#)
- 4.2 Preserve and enhance the Bolton’s Natural Area Parks.
- 4.3 Plan for future parks and open space sites in the Bolton Neighborhood.

GOAL 5: Encourage social, recreational, and service-related activity within the Bolton Neighborhood by establishing a neighborhood community center:

Policies:

- 5.1 Provide a community center for the Bolton Neighborhood.
- 5.2 Look for ways to combine a community center with other needed civic facilities.
- 5.2 Make use of city-owned properties for community uses.
- 5.4 Provide needed coordination of community activities.

GOAL 6: Maintain the compatibility and charm of Bolton’s residential neighborhoods.

Policies:

- 6.1 Insist on high-quality design for new and redeveloped structures and surrounding spaces.
- 6.2 Preserve the Bolton Neighborhood’s historic residential structures and historic residential areas.
- 6.3 Provide a coordinated program to inventory, evaluate, and preserve the Bolton Neighborhood’s historic heritage.
- 6.4 Protect existing single-family neighborhoods from over-sized infill residences and neighboring commercial development.
- 6.5 Maintain and enhance affordable housing opportunities as part of a diverse Bolton neighborhood.

GOAL 7: Encourage pedestrian activity in Bolton by providing sidewalks, crosswalks, pedestrian trails, connections, and shortcuts.

Policies:

- 7.1 Encourage pedestrian activity by giving pedestrians advantages over automobiles by use of pedestrian “shortcuts” between streets.
- 7.2 Provide pedestrian links between Bolton and other neighborhoods.
- 7.3 Make local streets in Bolton safer for pedestrians.
- 7.4 Encourage walking and bicycling by school students.
- 7.5 Provide easy pedestrian connections between city parks and other services and uses, such as commercial areas, bus stops, and schools.

GOAL 8: Protect and enhance the natural environment of the Bolton Neighborhood:

Policies:

- 8.1 Use existing natural drainageways for storm runoff and as natural area corridors through the Bolton Neighborhood.
- 8.2 Maintain the green scenic backdrop of the Bolton neighborhood.
- 8.3 Allow for nature to thrive along the Willamette River.

GOAL 9: Encourage cooperation between Bolton and other City neighborhoods, organizations, public agencies, and commercial property owners and businesses.

Policies:

- 9.1 Encourage cooperation between Bolton and other city neighborhood associations.
- 9.2 Encourage a local business-friendly atmosphere in the Bolton neighborhood.
- 9.3 Encourage communication and cooperation with the Bolton area schools.
- 9.4 Keep essential public services serving the whole city in a central location within the Bolton neighborhood.
- 9.5 Support city-wide sustainability efforts.

BOLTON NEIGHBORHOOD PLAN

Action Measures

Goal #1: Willamette Drive shall unite, rather than divide, the Bolton Neighborhood.

Neighborhood Plan Policies		Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure
1.1	Beautify Willamette Drive with attractive landscaping and street design.	Provide landscaped areas along the entire width of Willamette Drive within the public right-of-way. Oregon Department of Transportation	Oregon Department of Transportation and City Engineers	<ul style="list-style-type: none"> • Coordination with ODOT • Neighborhood Volunteers
		Work with ODOT to ensure attractive slope treatment or retaining walls where needed along State Highway 43	Oregon Department of Transportation and City Engineers	<ul style="list-style-type: none"> • Capital Improvement Project List • Coordination with ODOT • Development Review Process
1.2	Increase safety for Bolton residents trying to cross Willamette Drive.	Design safe pedestrian crossings at streets intersecting with Willamette Drive.	Oregon Department of Transportation and City Engineers	<ul style="list-style-type: none"> • Capital Improvement Project List • Coordination with ODOT
1.3	Provide safe vehicle crossing points along Willamette Drive.	Remove vehicular access to Willamette Drive from Willson Street, Easy Street, and Webb Way.	Oregon Department of Transportation and City Engineers	<ul style="list-style-type: none"> • Capital Improvement Project List • Coordination with ODOT
		Provide for a signalized intersection to replace the existing pedestrian-activated signal at the Willamette Drive/Holmes Street intersection at some point between McKillican Street and West “A” Street. ¹	Oregon Department of Transportation and City Engineers	<ul style="list-style-type: none"> • TSP Amendments • Capital Improvement Project List • Coordination with ODOT
1.4	Provide complete and safe facilities for pedestrians, bicyclists, and transit users along the entire length of Willamette Drive.	Provide safe and wide sidewalks along both sides of Willamette Drive. ²	Oregon Department of Transportation and City Engineers	<ul style="list-style-type: none"> • Capital Improvement Project List • Coordination with ODOT
		Where sidewalks are infeasible or difficult because of terrain issues, provide wide off-street pedestrian pathways paralleling Willamette Drive. ³	Oregon Department of Transportation and City Engineers	<ul style="list-style-type: none"> • TSP Amendments • CDC Amendments • Capital Improvement Project List • Coordination with ODOT
		Provide safe bicycle lanes and signage within the street along the entire length of Willamette Drive.	Oregon Department of Transportation and City Engineers	<ul style="list-style-type: none"> • Capital Improvement Project List • Coordination with ODOT
		Establish a bus transit center along Highway 43	Oregon Department of Transportation, City Engineers, Tri-Met	<ul style="list-style-type: none"> • Coordination with ODOT • Coordination with Tri-Met
		Establish covered bus shelters at heavily-used transit stops along Highway 43	Oregon Department of Transportation, City Engineers, Tri-Met	<ul style="list-style-type: none"> • Coordination with ODOT • Coordination with Tri-Met
1.5	Keep Willamette Drive as narrow as possible consistent with the safe flow of vehicle traffic on the roadway	In lieu of a continuous three-lane roadway on Willamette Drive north of McKillican Street, keep some portions of the roadway at a two-lane width with left-turn pockets at intersecting streets. ⁴	Oregon Department of Transportation and City Engineers	<ul style="list-style-type: none"> • TSP Amendments

FOOTNOTES ON NEXT PAGE

FOOTNOTES

- ¹ Optional Locations for replacement signal light:
Burns Street
Lewis Street
- ² Sidewalks should be at least six feet wide unless topographically infeasible.
- ³ Examples: 1) the existing off-street pathway on the west side of Willamette Drive between Barlow and Buck Streets;
2) the east side of Willamette Drive between Lewis Street and Elliott Street.
- ⁴ Left turn pockets should exist at Burns Street, Lewis Street, Caufield/Buck Streets, Barlow Street, and Dillow Drive, in addition to the existing such pockets on other intersecting streets.

GOAL #2: The historic heart of West Linn shall once again become a center for the entire city.

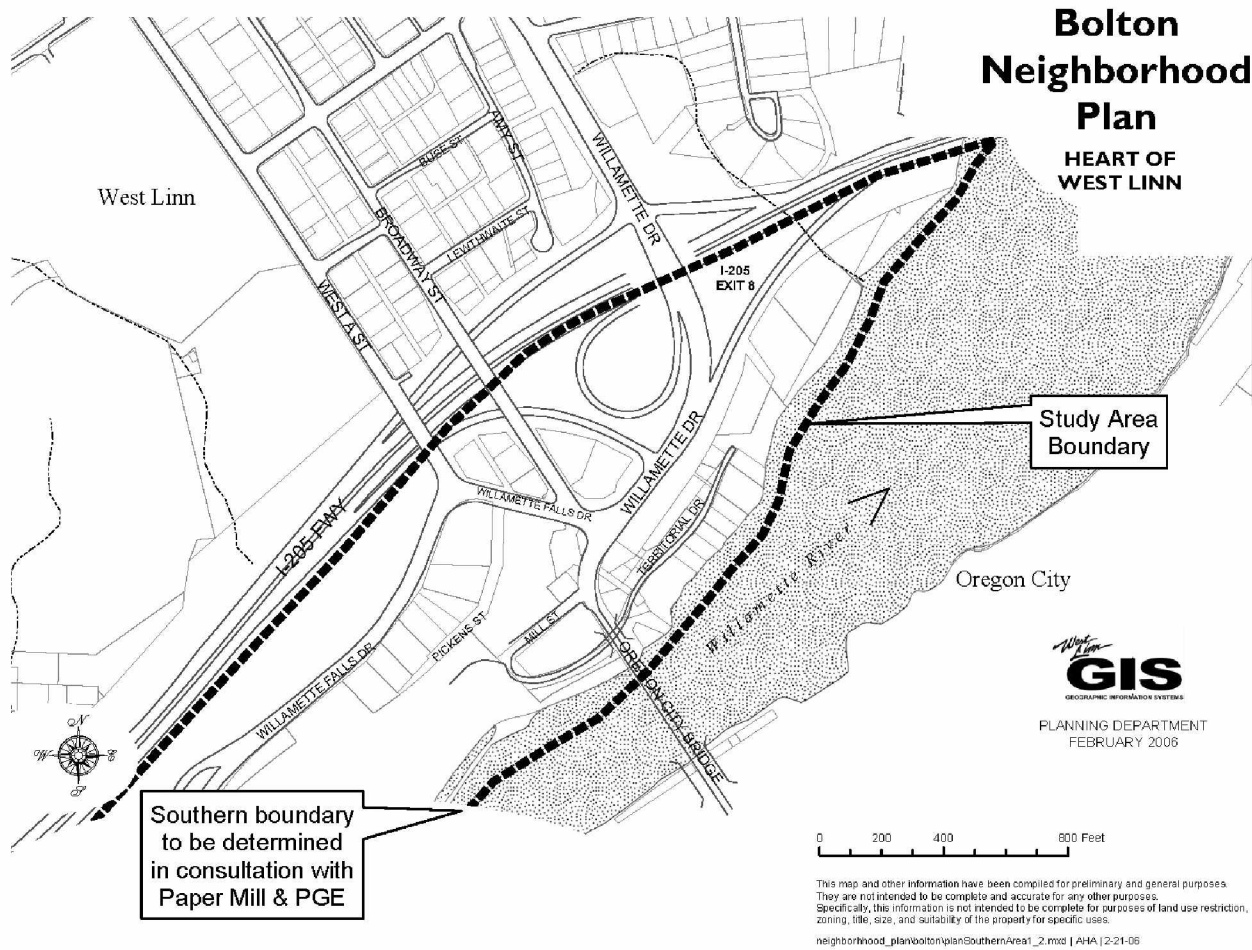
Policies:

- 2.1 Restore the historic heart of West Linn along the Willamette River in the vicinity of Willamette Locks.
- 2.2 Develop a design theme for the Willamette Locks area incorporating the architectural style of existing historic landmarks and buildings.
- 2.3 Explore Reconfiguration of the I-205/State Highway 43 interchange.
- 2.4 Preserve existing historic buildings in the area.
- 2.5 Encourage redevelopment of the area north of Willamette Falls Drive and west of Willamette Drive.
- 2.6 Redesign area streets to encourage non-vehicular use and increase traffic safety.
- 2.7 Provide safe pedestrian routes for both transportation and recreation.

Neighborhood Plan Policies		Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure
2.1	Restore the historic heart of West Linn along the Willamette River in the vicinity of Willamette Locks.	Work with the interested community groups, the Willamette and Sunset Neighborhood Associations, historical groups, PGE, and the West Linn Paper Mill on an appropriate plan for the area in the vicinity of the Mill and the locks. Emphasis on preservation of historical aspects is a must.	City Planners, ODOT, Willamette, Sunset Neighborhood Associations, Private Property Owners, Chamber of Commerce	<ul style="list-style-type: none"> • Further specific area planning • Potential comprehensive plan map amendments • Coordination with property and business owners • Coordination with ODOT • Further historic preservation analysis
2.2	Develop a design theme for the Willamette Locks area incorporating the architectural style of existing historic landmarks and buildings.	Create a zoning overlay district that implements a cohesive architectural theme for this area.	City Planning, Property Owners, Other Neighborhood Associations, Architectural and Design Professionals, Chamber of Commerce	<ul style="list-style-type: none"> • Further specific area planning • CDC amendments • Coordination with property and business owners • Further historic preservation analysis
2.3	Explore Reconfiguration of the I-205/State Highway 43 interchange.	Options to consider: -Combining the two existing on-ramps to allow elimination of the cloverleaf. -Creation of a new four-way signalized intersection north of the existing signal light; removal of existing signal light.	ODOT, City Engineers	<ul style="list-style-type: none"> • TSP amendments • Coordination with ODOT
2.4	Preserve existing historic buildings in the area.	Custom zoning designed to protect historically significant properties identified in the West Linn CDC along Willamette Drive and Willamette Falls Drive	City Planners	<ul style="list-style-type: none"> • CDC Amendments
2.5	Encourage redevelopment of the area north of Willamette Falls Drive and west of Willamette Drive.	Custom zoning designed to encourage redevelopment of these properties	City Planners	<ul style="list-style-type: none"> • CDC Amendments
		Closure of Broadway Street at its intersection with Willamette Falls Dr.	City Engineers	<ul style="list-style-type: none"> • TSP amendments • Capital Improvement Project List • Coordination with ODOT

Neighborhood Plan Policies		Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure
2.6	Redesign area streets to encourage non-vehicular use and increase traffic safety.	Redesign the intersection of Willamette Falls Drive and West “A” Street to allow for safe pedestrian and bicycle crossing and traffic safety.	City Engineers	<ul style="list-style-type: none"> • TSP Amendments • Capital Improvement Project List • Coordination with ODOT
		Explore options with ODOT to redesign the intersection of Willamette Drive and Willamette Falls Drive with either a traffic signal or a roundabout. ¹	ODOT, City Engineers*	<ul style="list-style-type: none"> • TSP Amendments • Capital Improvement Project List • Coordination with ODOT
2.7	Provide safe pedestrian routes for both transportation and recreation.	Explore options with ODOT to create an off-street pedestrian and bicycle pathway within unused right-of-way along the east side of Willamette Drive. ¹	ODOT, City Engineers, City Planners, City Parks & Recreation	<ul style="list-style-type: none"> • TSP Amendments • Parks and Recreation Master Plan Amendments • Capital Improvement Project List • Coordination with ODOT

¹ Including a pathway under the Abernethy Bridge approach and a connection to Hollowell Street to the north



Goal #3: The Bolton Central Village area shall serve the neighborhood’s commercial needs with accessible, friendly, and sustainable commercial development

Policies:

- 3.1 Allow development to be oriented away from Willamette Drive toward other city streets in Bolton Central Village.
- 3.2 Allow development and redevelopment in the Bolton Central Village that is in scale with surrounding residential areas.
- 3.3 Emphasize and accentuate buildings, public spaces, and landscaping within the Bolton Central Village over parking and service areas.
- 3.4 Maintain community-serving uses within the Bolton Central Village area.
- 3.5 Provide transportation connections to the central core of Bolton Central Village along Hood and Burns Streets.

Neighborhood Plan Policies		Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure
3.1	Allow development to be oriented away from Willamette Drive toward other city streets in Bolton Central Village.	Create a zoning overlay district that waives building orientation requirements toward Highway 43 in the Bolton Village Area and directs building orientation toward Hood and Burns Streets.	City Planners,	• CDC Amendments
		Modify street design standards for Hood and Burns Streets to create a commercial “main street” atmosphere and reduce traffic speeds, especially near pedestrian crossings. ¹	City Engineers, City Planners,	• TSP Amendments
		Provide an attractive streetscape which provides for easy and safe pedestrian access between different uses, properties, and streets within the Bolton Village	City Planners, City Engineers, Property Owners	• Development Review Process
		Direct vehicle traffic into the Bolton Village Area via existing intersections at Burns and Hood Streets.	City Planners, City Engineers	• Development Review Process
		Screen service and loading areas from public streets.	City Planners	• Development Review Process
		Design truck and freight routes within the Bolton Village which minimize impacts to other users of the street.	City Planners, City Engineers, Property Owners.	• Development Review Process
3.2	Allow development and redevelopment in the Bolton Central Village that is in scale with surrounding residential areas.	Reduce the maximum height of buildings within the Bolton Central Village from 45 feet to 35 feet.	City Planners	• CDC Amendments
		Consider rezoning of additional properties for commercial use along Garden Street.	City Planners, Property Owners	• Development Review Process
		Limit mixed-use residential uses within the Bolton Central Village area to a maximum density of ten dwellings per acre.	City Planners	• CDC Amendments
		Allow limited commercial uses at the end of Hollowell Street	City Planners, Property Owner	• Development Review Process
		Do not allow additional commercial rezoning of property west of Willamette Drive.	City Planners	• Development Review Process
		Provide natural area buffers between commercial and residential development.	City Planners	• CDC Amendments • Development Review Process

Neighborhood Plan Policies		Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure
3.3	Emphasize and accentuate buildings, public spaces, and landscaping within the Bolton Central Village over parking and service areas.	Allow flexibility in the computation of parking requirements and encourage shared parking between different uses and properties.	City Planners, Property Owners	• CDC Amendments
		Allow on-street parking spaces to count towards meeting parking requirements.	City Planners	• CDC Amendments
		Encourage covered or stacked parking.	City Planners, Property Owners	• CDC Amendments • Development Review Process
3.4	Maintain community-serving uses within the Bolton Central Village area.	Encourage the federal government to keep the post office in its current location or allow and encourage its relocation within the Bolton Central Village Area.	City Planners, Property Owners, U.S. Postal Service	• Coordination with U.S. Postal Service
		Integrate the West Linn Public Library into any development plans for nearby properties, and allow free-flowing access between the library and other buildings and uses.	City Planners, Property Owners, City Librarians	• Development Review Process • City Library Services Plans
3.5	Provide transportation connections to the central core of Bolton Central Village along Hood and Burns Streets.	Provide appropriate vehicle and pedestrian connections to the north from Burns Street and Bolton Street.	City Planners, City Engineers, Property Owners.	• Capital Improvement Project List • Development Review Process
		Provide appropriate vehicle and pedestrian connections to the south from Garden Street to Holly Street, Grove Street, and Hollowell Street.	City Planners, City Engineers, Property Owners.	• Capital Improvement Project List • Development Review Process
		Provide pedestrian connections to the north from Maddax Woods Park	City Planners, City Engineers, Property Owners.	• Parks and Recreation Master Plan Amendments • Development Review Process
		Provide sidewalks on city streets leading into the Bolton Central Village area.	City Engineers	• Capital Improvement Project List • Development Review Process
		Require appropriate street, pedestrian, and bicycle connections for all properties within the Bolton Central Village Commercial area to create a comprehensive circulation system	City Planners, City Engineers, Property Owners.	• Development Review Process

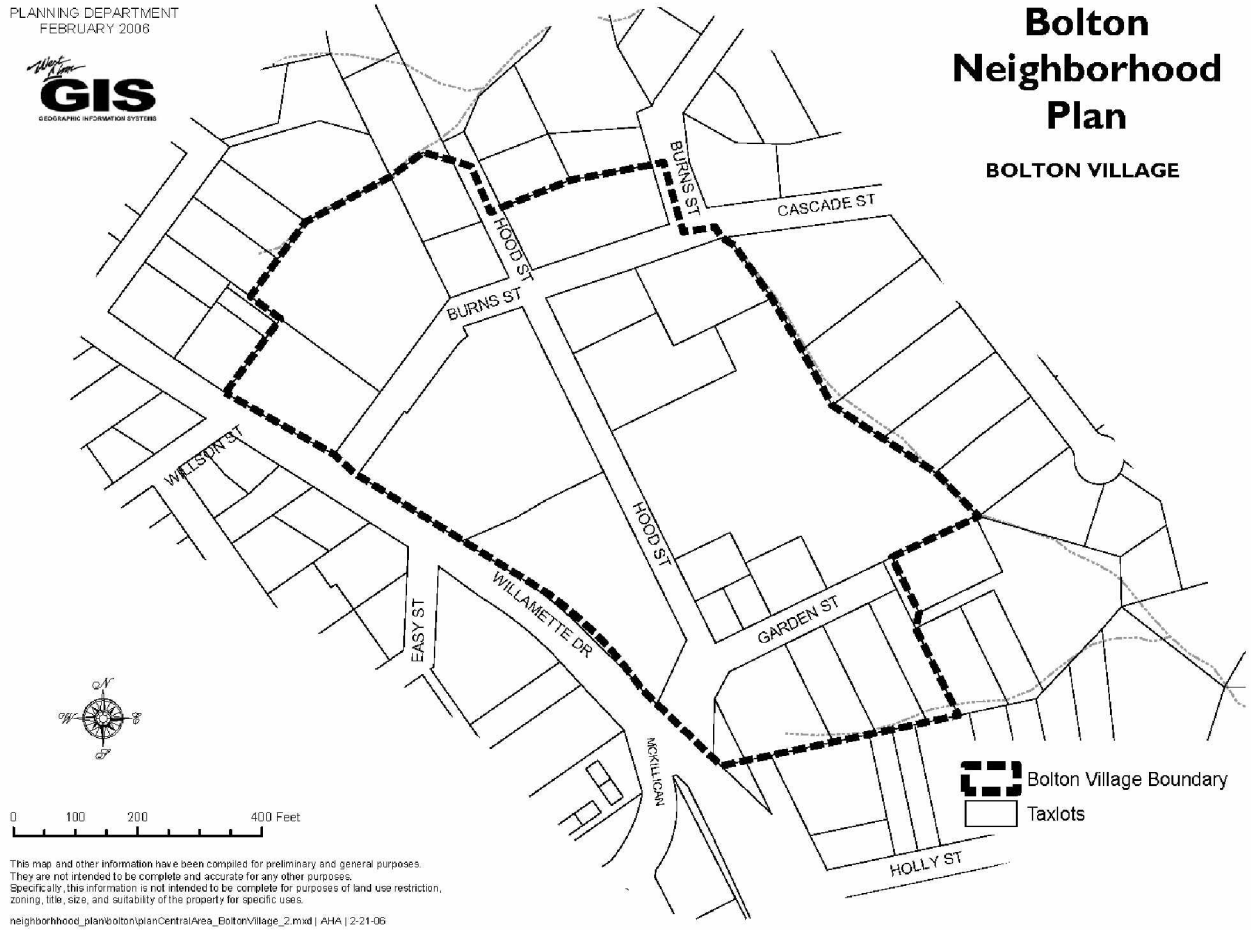
¹ The street design should generally consist of two travel lanes, on-street parking on both sides, and wide sidewalks on both sides.

PLANNING DEPARTMENT
FEBRUARY 2006



Bolton Neighborhood Plan

BOLTON VILLAGE



This map and other information have been compiled for preliminary and general purposes. They are not intended to be complete and accurate for any other purposes. Specifically, this information is not intended to be complete for purposes of land use restriction, zoning, title, size, and suitability of the property for specific uses.

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Goal #4: Preserve, acquire, and maintain natural areas within Bolton and allow public access to them.

Policies:

- 4.1 Support the Willamette Greenway Trail and the trails detailed in the West Linn Parks Master Plan through the Bolton Neighborhood.
- 4.2 Preserve and enhance Bolton’s Natural Area parks.
- 4.3 Plan for future parks and open space sites in the Bolton Neighborhood.

Neighborhood Plan Policies	Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure	
4.1	Support the Willamette Greenway Trail and the trails detailed in the West Linn Parks Master Plan through the Bolton Neighborhood.	Construct accessible greenway paths through existing city parks and pathway easements	City Parks and Recreation Department	<ul style="list-style-type: none"> • Parks and Recreation Master Plan Amendments • Parks and Recreation Master Plan implementation
Acquire easements for greenway path construction along the river from willing private property owners		City Planners, City Parks & Recreation Department, Private Property Owners	<ul style="list-style-type: none"> • Parks and Recreation Master Plan Amendments • Parks and Recreation Master Plan Implementation 	
Provide safe pedestrian routes along streets paralleling the Willamette River, such as Territorial Drive, River Street, and Failing Street.		City Engineers	<ul style="list-style-type: none"> • Capital Improvement Projects List 	
4.2	Preserve and enhance the Bolton Area’s Nature Parks	Preserve Wilderness Park as a natural open space area, with recreational activities primarily related to those that are in harmony with the natural setting.	City Parks and Recreation Department	<ul style="list-style-type: none"> • Parks and Recreation Master Plan Amendments
Preserve Maddax Woods and Burnside Parks as natural areas, with recreational activities primarily related to those that are in harmony with the natural setting.		City Parks and Recreation Department	<ul style="list-style-type: none"> • Parks and Recreation Master Plan Amendments 	
Adopt an open space zoning district to preserve publicly-owned open areas for wildlife and scenic values		City Planners	<ul style="list-style-type: none"> • CDC Amendments 	
4.3	Plan for future parks and open space sites in the Bolton Neighborhood	Consider provision of additional parks and trails through a new park acquisition bond issue. ¹	City Parks and Recreation Department, City Council, West Linn Voters	<ul style="list-style-type: none"> • Parks and Recreation Master Plan Amendments • City Initiated Ballot Measure

¹ Sites to be considered for future park acquisition and development:
 Property along Territorial Drive and the Willamette River
 Property along Hood and Burns Street for a potential community center and addition to Maddax Woods Park.
 Trails within Burnside Park and Maddax Woods Park
 Trail improvement, picnic facilities, canoe/kayak launch in West Bridge Park
 Parking lot changes in Hammerle Park
 Improvements to the McLean House property
 Improvements to school properties for community use facilities in cooperation with the West Linn-Wilsonville School District

Goal # 5: Encourage social, recreational, and service-related activity within the Bolton Neighborhood by establishing a neighborhood community center

Policies:

- 5.1 Provide a community center for the Bolton Neighborhood.
- 5.3 Look for ways to combine a community center with other needed civic facilities.
- 5.4 Make use of city-owned properties for community uses.
- 5.4 Provide needed coordination of community activities.

Neighborhood Plan Policies		Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure
5.1	Provide a community center for the Bolton Neighborhood:	The City of West Linn should investigate the following sites for a Bolton Neighborhood Center: a. The parcel at the northwest corner of Highway 43 and Willamette Falls Drive. b. West Linn High School, or the parcel south of West Linn High School. c. The old West Linn City Hall/Police Station d. Bolton School, e. Within any redevelopment of the commercial area around Hood and Burns Streets. f. The area around the existing West Linn Fire Station on Failing Street.	City Manager, City Planners, City Parks and Recreation Department, School District	<ul style="list-style-type: none"> • Parks and Recreation Master Plan Amendments • Public Facilities Master Plan Amendments • Capital Improvement Projects List
5.2	Look for ways to combine a community center with other needed civic facilities.	Investigate the possibility of combining a community center with a new police station or fire station in the Bolton neighborhood.	City Manager, West Linn Police Department, Tualatin Valley Fire & Rescue	<ul style="list-style-type: none"> • Public Facilities Master Plan Amendments • Capital Improvement Projects List
		Identify and develop a community garden site, either in conjunction with a community center or separately.	West Linn Parks and Recreation Department	<ul style="list-style-type: none"> • Parks and Recreation Master Plan Amendments
5.3	Make use of city-owned properties for community uses.	Investigate use of city-owned property at 21395 Willamette Drive for a small community building or parks facility.	West Linn Parks and Recreation Department	<ul style="list-style-type: none"> • Parks and Recreation Master Plan Amendments
5.4	Provide needed coordination of community activities.	Consider a program to coordinate usage of existing facilities for community uses until a community center is built.	West Linn Parks and Recreation Department	<ul style="list-style-type: none"> • Parks and Recreation Department Budget

Goal #6: Maintain the compatibility and charm of Bolton’s residential neighborhoods**Policies:**

- 6.1 Insist on high-quality design for new and redeveloped structures and surrounding spaces.
- 6.2 Preserve the Bolton Neighborhood’s historic residential structures and historic residential areas
- 6.3 Provide a coordinated program to inventory, evaluate, and preserve the Bolton Neighborhood’s historic heritage.
- 6.4 Preserve existing single-family neighborhoods from over-sized infill residences and neighboring commercial development.
- 6.5 Maintain and enhance affordable housing opportunities as part of a diverse Bolton neighborhood.

Neighborhood Plan Policies		Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure
6.1	Insist on high-quality design for new and redeveloped structures and surrounding spaces.	Initiate a Design Review Advisory Board that would provide professional design input to the West Linn Planning Commission on design review projects.	City Planners	<ul style="list-style-type: none"> • CDC Amendments
6.2	Preserve the Bolton Neighborhood’s historic residential structures and historic residential areas.	Develop an historic conservation district with design review standards for single-family residential areas with historic values in Bolton.	City Planners	<ul style="list-style-type: none"> • CDC Amendments • Historic Resources Inventory
		Preserve the historic integrity of the McLean House and its surroundings as a city park.	City Parks and Recreation Department	<ul style="list-style-type: none"> • Parks and Recreation Plan Amendments
6.3	Provide a coordinated program to inventory, evaluate, and preserve the Bolton Neighborhood’s historic heritage.	Apply for Certified Local Government Status with the State Historic Preservation Office.	City Planners	<ul style="list-style-type: none"> • Planning Department Work Program
		Exploit grant opportunities for historic property inventories and evaluations in accordance with the State Historic Preservation Office’s programs to encourage historic preservation.	City Planners	<ul style="list-style-type: none"> • Historic Preservation Inventory • Planning Department Work Program
6.4	Protect existing single-family neighborhoods from oversized infill residences and neighboring commercial development.	Adopt design standards for single-family infill residential development.	City Planners	<ul style="list-style-type: none"> • CDC Amendments
		Do not let new commercial development place unacceptable impacts such as traffic, noise, lighting, and building bulk upon existing residential neighborhoods	City Planners	<ul style="list-style-type: none"> • Development Review Process
6.5	Maintain and enhance affordable housing opportunities as part of a diverse Bolton neighborhood.	Limit the size of new single-family homes as part of single-family design standards.	City Planners	<ul style="list-style-type: none"> • CDC Amendments
		Develop a plan to replace any affordable housing lost as a result of redevelopment activities.	City Planners	<ul style="list-style-type: none"> • Comprehensive Plan Amendments • CDC Amendments

Goal #7: Encourage pedestrian activity in Bolton by providing sidewalks, crosswalks, pedestrian trails, connections, and shortcuts.

Policies:

- 7.1 Encourage pedestrian activity by giving pedestrians advantages over automobiles by use of pedestrian “shortcuts” between streets.
- 7.2 Provide pedestrian links between Bolton and other neighborhoods.
- 7.3 Make local streets in Bolton safer for pedestrians.
- 7.4 Encourage walking and bicycling by school students.
- 7.5 Provide easy pedestrian connections between city parks and other services and uses, such as commercial areas, bus stops, and schools.

Neighborhood Plan Policies		Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure
7.1	Encourage pedestrian activity by giving pedestrians advantages over automobiles by use of pedestrian “shortcuts” between streets.	Provide easy pedestrian access to Willamette Drive from side streets that have been closed to vehicle traffic. ¹	City Engineers	<ul style="list-style-type: none"> • TSP Amendments • Capital Improvement Projects List
		Take advantage of unused public rights-of-way to provide pedestrian shortcuts between public streets. ²	City Engineers	<ul style="list-style-type: none"> • TSP Amendments • Capital Improvement Projects List
7.2	Provide pedestrian links between Bolton and other neighborhoods.	Provide recreational trails connecting Willamette Drive with higher elevation neighborhoods in West Linn. ³	City Parks and Recreation Department	<ul style="list-style-type: none"> • Parks and Recreation Master Plan Amendments • Capital Improvement Projects List
7.3	Make local streets in Bolton safer for pedestrians.	Provide sidewalks or pathways along more heavily traveled local streets within the Bolton Neighborhood. ⁴	City Engineers	<ul style="list-style-type: none"> • Capital Improvement Projects List
7.4	Encourage walking and bicycling by school students.	Provide safe sidewalks, pathways, and bicycle routes for students to both West Linn High School and Bolton Primary School. ⁵	City Engineers	<ul style="list-style-type: none"> • Capital Improvement Projects List
7.5	Provide easy pedestrian connections between city parks and other services and uses, such as commercial areas, bus stops, and schools.	Provide a marked pedestrian route on city streets between Mary S. Young Park and Hammerle Park	City Engineers, City Parks and Recreation Department	<ul style="list-style-type: none"> • Capital Improvement Projects List • Parks and Recreation Master Plan Amendments

¹ Locations for consideration:
Hughes Drive, Tompkins Street, Randall Street, Caufield Street, Buck Street, Davenport Street. Future street closures on Easy Street, Willson Street, and Webb Street.

² Between Grove Street and Hollowell Street (existing public pedestrian right of way)
Tompkins Street right of way between Caufield Street and Failing Street
Randall Street right of way between Willamette Drive and Burnside Park
Willson Street right of way between West “A” Street and First Court
Easy Street right of way between Broadway and West “A” Street
Webb Street right of way between Terrace Street and Skyline Drive

³ Locations for consideration:
Buck Street to Bridgeview Street
Caufield Street to Skyline Drive
Willamette Drive to Summit Street via property at 21395 Willamette Drive

⁴ Locations for consideration:
Burns Street from Hood Street to River Street
Between Mary S. Young Park and Hammerle Park along existing city streets.

⁵ Locations for consideration: Skyline Drive from West Linn High School to Summit Street, along the edge of Wilderness Park –NOTE: This is a major safety issue for all pedestrians wanting to traverse from the Bolton neighborhood to higher elevation neighborhoods in West Linn.

Goal #8: Protect and enhance the natural environment of the Bolton Neighborhood.

Policies:

- 8.1 Use existing natural drainageways for storm runoff and as natural area corridors through the Bolton Neighborhood.
 8.2 Maintain the green scenic backdrop of the Bolton neighborhood.
 8.3 Allow for nature to thrive along the Willamette River.

Neighborhood Plan Policies		Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure
8.1	Use existing natural drainageways for storm runoff and as natural area corridors used by wildlife through the Bolton Neighborhood.	Preserve expansive stream corridors along all drainageways delineated in the West Linn Storm Drainage Master Plan and any other citywide natural area inventories, consistent with City and Metro standards for such setbacks.	City Planners	<ul style="list-style-type: none"> • Development Review Process • CDC Amendments
8.2	Maintain the green scenic backdrop of the Bolton neighborhood.	Keep the forested hills in the Bolton neighborhood free from intrusive development.	City Planners	<ul style="list-style-type: none"> • Development Review Process
		Preserve significant groves of trees in Bolton wherever they exist.	City Planners, City Parks and Recreation Department	<ul style="list-style-type: none"> • CDC Amendments • Development Review Process • Municipal Tree Ordinance
		Preserve upland habitat in a manner that is consistent with West Linn Comprehensive Plan, Goal 5 inventories.	City Planners	<ul style="list-style-type: none"> • Wildlife Habitat Inventory Adoption • CDC Amendments
8.3	Allow for nature to thrive along the Willamette River and in upland natural areas	Keep existing city parks along the Willamette River in a natural state as was intended by their donors, with unobtrusive recreational uses such as walking and observance of nature allowed.	City Parks and Recreation Department	<ul style="list-style-type: none"> • Parks and Recreation Master Plan Amendments

Goal #9: Encourage cooperation between Bolton and other City neighborhoods, organizations, public agencies, and commercial property owners and businesses.

Policies:

- 9.1 Encourage cooperation between Bolton and other city neighborhood associations.
- 9.2 Encourage a local business-friendly atmosphere in the Bolton neighborhood.
- 9.3 Encourage communication and cooperation with the Bolton area schools.
- 9.4 Keep essential public services serving the whole city in a central location within the Bolton neighborhood.
- 9.5 Support city-wide sustainability efforts.

Neighborhood Plan Policies		Action Measures	Partners for Implementation: Bolton N.A. AND	Implementation Methods for Action Measure
9.1	Encourage cooperation between Bolton and other city neighborhood associations	Coordinate between the Bolton neighborhood and other city neighborhoods, on areas of common interest that affect the Bolton neighborhood.	West Linn City Manager, Other City Neighborhood Associations	Community Involvement Program
9.2	Encourage a local business-friendly atmosphere in the Bolton neighborhood	Establish regular communication with the West Linn Chamber of Commerce to meet the needs of local businesses in Bolton.	West Linn City Manager, West Linn Chamber of Commerce, Bolton Business Association, Commercial Property Owners and Developers	City Manager’s Office
9.3	Encourage communication and cooperation with the Bolton area schools.	Establish regular communication with the West Linn-Wilsonville School District and look for cooperative projects to build a good relationship.	West Linn City Manager, West Linn-Wilsonville School District.	City Manager’s Office
9.4	Keep essential public services serving the whole city in a central location within the Bolton Neighborhood.	If the City Police and Fire Stations are to be relocated, look first to other sites within the Bolton neighborhood, which is centrally located for all city residents.	City Manager, Police Department, Tualatin Valley Fire & Rescue	Community Facilities Master Plan Amendments
9.5	Support city-wide sustainability efforts.	Evaluate the Community Development Code to encourage energy-efficient uses and facilities.	City Planners, Local building and construction community	CDC Amendments

IMPLEMENTATION SCHEDULE

The Bolton Neighborhood Plan contains an ambitious set of goals, policies, and potential action measures. The following table is intended as a general guide to indicate city priority in accomplishing these policies. This table is intended only for general guidance, and can be changed by the City of West Linn due to changing circumstances, new priorities, or new opportunities without the need to amend this table.

The priorities are divided into three categories: short-range (within the next two years), medium-range (between two and five years), and long-range (more than five years). Some measures, even if given a short-range priority, may in fact be on-going and thus continue into the indefinite future.

Neighborhood Plan Policies		Action Measures	Priority
1.1	Beautify Willamette Drive with attractive landscaping and street design.	Provide landscaped areas along the entire width of Willamette Drive within the public right-of-way.	Medium-range
1.2	Increase safety for Bolton residents trying to cross Willamette Drive.	Design safe pedestrian crossings at streets intersecting with Willamette Drive.	Short-range
1.3	Provide safe vehicle crossing points along Willamette Drive.	Remove vehicular access to Willamette Drive from Willson Street, Easy Street, and Webb Way.	Long-range
		Provide for a signalized intersection to replace the existing pedestrian-activated signal at the Willamette Drive/Holmes Street intersection at some point between McKillican Street and West “A” Street.	
1.4	Provide complete and safe facilities for pedestrians, bicyclists, and transit users along the entire length of Willamette Drive.	Provide safe and wide sidewalks along both sides of Willamette Drive.	Long-range
		Where sidewalks are infeasible or difficult because of terrain issues, provide wide off-street pedestrian pathways paralleling Willamette Drive.	
		Provide safe bicycle lanes and signage within the street along the entire length of Willamette Drive.	
		Establish a bus transit center along Highway 43 Oregon Department of Transportation, Tri-Met, and City Engineers	
		Establish covered bus shelters at heavily-used transit stops along Highway 43	
1.5	Keep Willamette Drive as narrow as possible consistent with the safe flow of vehicle traffic on the roadway	In lieu of a continuous three-lane roadway on Willamette Drive north of McKillican Street, keep some portions of the roadway at a two-lane width with left-turn pockets at intersecting streets.	Long-range
2.1	Restore the historic heart of West Linn along the Willamette River in the vicinity of Willamette Locks.	Work with the interested community groups, the Willamette and Sunset Neighborhood Associations, historical groups, PGE, and the West Linn Paper Mill on an appropriate plan for the area in the vicinity of the Mill and the locks. Emphasis on preservation of historical aspects is a must.	Long-range

Neighborhood Plan Policies	Action Measures	Priority	
2.2	Develop a design theme for the Willamette Locks area incorporating the architectural style of existing historic landmarks and buildings.	Create a zoning overlay district that implements a cohesive architectural theme for this area.	Long-range
2.3	Explore Reconfiguration of the I-205/State Highway 43 interchange.	Options to consider: -Combining the two existing on-ramps to allow elimination of the cloverleaf. -Creation of a new four-way signalized intersection north of the existing signal light; removal of existing signal light.	Long-range
2.4	Preserve existing historic buildings in the area.	Custom zoning designed to protect historically significant properties identified in the West Linn CDC along Willamette Drive and Willamette Falls Drive	Long-range
2.5	Encourage redevelopment of the area north of Willamette Falls Drive and west of Willamette Drive.	Custom zoning designed to encourage redevelopment of these properties Closure of Broadway Street at its intersection with Willamette Falls Dr.	Long-range
2.6	Redesign area streets to encourage non-vehicular use and increase traffic safety.	Redesign the intersection of Willamette Falls Drive and West “A” Street to allow for safe pedestrian and bicycle crossing and traffic safety. Explore options with ODOT to redesign the intersection of Willamette Drive and Willamette Falls Drive with either a traffic signal or a roundabout.	Long-range
2.7	Provide safe pedestrian routes for both transportation and recreation.	Explore options with ODOT to create an off-street pedestrian and bicycle pathway within unused right-of-way along the east side of Willamette Drive.	Long-range
3.1	Allow development to be oriented away from Willamette Drive toward other city streets in Bolton Central Village.	Create a zoning overlay district that waives building orientation requirements toward Highway 43 in the Bolton Central Village Area and directs building orientation toward Hood and Burns Streets. Modify street design standards for Hood and Burns Streets to create a commercial “main street” atmosphere and reduce traffic speeds, especially near pedestrian crossings. Provide an attractive streetscape which provides for easy and safe pedestrian access between different uses, properties, and streets within the Bolton Central Village Direct vehicle traffic into the Bolton Central Village Area via existing intersections at Burns and Hood Streets. Screen service and loading areas from public streets. Design truck and freight routes within the Bolton Central Village which minimize impacts to other users of the street.	Short-range

Neighborhood Plan Policies	Action Measures	Priority
3.2 Allow development and redevelopment in the Bolton Central Village that is in scale with surrounding residential areas.	Reduce the maximum height of buildings within the Bolton Central Village from 45 feet to 35 feet.	Short-range
	Consider rezoning of additional properties for commercial use along Garden Street.	
	Limit mixed-use residential uses within the Bolton Central Village area to a maximum density of ten dwellings per acre.	
	Allow limited commercial uses at the end of Hollowell Street	
	Do not allow additional commercial rezoning of property west of Willamette Drive.	
Provide natural area buffers between commercial and residential development.		
3.3 Emphasize and accentuate buildings, public spaces, and landscaping within the Bolton Central Village over parking and service areas.	Allow flexibility in the computation of parking requirements and encourage shared parking between different uses and properties.	Short-range
	Allow on-street parking spaces to count towards meeting parking requirements.	
	Encourage covered or stacked parking.	
3.4 Maintain community-serving uses within the Bolton Central Village area.	Encourage the federal government to keep the post office in its current location or allow and encourage its relocation within the Bolton Central Village Area.	Short-range
	Integrate the West Linn Public Library into any development plans for nearby properties, and allow free-flowing access between the library and other buildings and uses.	
3.5 Provide transportation connections to the central core of Bolton Central Village along Hood and Burns Streets.	Provide appropriate vehicle and pedestrian connections to the north from Burns Street and Bolton Street.	Medium-range
	Provide appropriate vehicle and pedestrian connections to the south from Garden Street to Holly Street, Grove Street, and Hollowell Street.	
	Provide pedestrian connections to the north from Maddax Woods Park	
	Provide sidewalks on city streets leading into the Bolton Village area.	
	Require appropriate street, pedestrian, and bicycle connections for all properties within the Bolton Central Village Commercial area to create a comprehensive circulation system	
4.1 Support the Willamette Greenway Trail and the trails detailed in the West Linn Parks Master Plan through the Bolton Neighborhood.	Construct accessible greenway paths through existing city parks and pathway easements	Medium-range
	Acquire easements for greenway path construction along the river from willing private property owners	
	Provide safe pedestrian routes along streets paralleling the Willamette River, such as Territorial Drive, River Street, and Failing Street.	

Neighborhood Plan Policies	Action Measures	Priority
4.2	Preserve and enhance the Bolton Area’s Nature Parks	Short-range
4.3	Plan for future parks and open space sites in the Bolton Neighborhood	Long-range
5.1	Provide a community center for the Bolton Neighborhood:	Medium-range
5.2	Look for ways to combine a community center with other needed civic facilities.	Medium-range
5.3	Make use of city-owned properties for community uses.	Medium-range
5.4	Provide needed coordination of community activities.	Medium-range
6.1	Insist on high-quality design for new and redeveloped structures and surrounding spaces.	Medium-range
6.2	Preserve the Bolton Neighborhood’s historic residential structures and historic residential areas.	Short-range
6.3	Provide a coordinated program to inventory, evaluate, and preserve the Bolton Neighborhood’s historic heritage.	Short-range

Neighborhood Plan Policies		Action Measures	Priority
6.4	Preserve existing single-family neighborhoods from oversized infill residences and neighboring commercial development.	Adopt design standards for single-family infill residential development.	Short-range
		Do not let new commercial development place unacceptable impacts such as traffic, noise, lighting, and building bulk upon existing residential neighborhoods	
6.5	Maintain and enhance affordable housing opportunities as part of a diverse Bolton neighborhood.	Limit the size of new single-family homes as part of single-family design standards.	Medium-range
		Develop a plan to replace any affordable housing lost as a result of redevelopment activities.	
7.1	Encourage pedestrian activity by giving pedestrians advantages over automobiles by use of pedestrian “shortcuts” between streets.	Provide easy pedestrian access to Willamette Drive from side streets that have been closed to vehicle traffic.	Medium-range
		Take advantage of unused public rights-of-way to provide pedestrian shortcuts between public streets.	
7.2	Provide pedestrian links between Bolton and other neighborhoods.	Provide recreational trails connecting Willamette Drive with higher elevation neighborhoods in West Linn.	Medium-range
7.3	Make local streets in Bolton safer for pedestrians.	Provide sidewalks or pathways along more heavily traveled local streets within the Bolton Neighborhood.	Long-range
7.4	Encourage walking and bicycling by school students.	Provide safe sidewalks, pathways, and bicycle routes for students to both West Linn High School and Bolton Primary School.	Medium-range
7.5	Provide easy pedestrian connections between city parks and other services and uses, such as commercial areas, bus stops, and schools.	Provide a marked pedestrian route on city streets between Mary S. Young Park and Hammerle Park	Long-range
8.1	Use existing natural drainageways for storm runoff and as natural area corridors used by wildlife through the Bolton Neighborhood.	Preserve expansive stream corridors along all drainageways delineated in the West Linn Storm Drainage Master Plan and any other citywide natural area inventories, consistent with City and Metro standards for such setbacks.	Short-range
8.2	Maintain the green scenic backdrop of the Bolton neighborhood.	Keep the forested hills in the Bolton neighborhood free from intrusive development.	Short-range
		Preserve significant groves of trees in Bolton wherever they exist.	
		Preserve upland habitat in a manner that is consistent with West Linn Comprehensive Plan, Goal 5 inventories.	
8.3	Allow for nature to thrive along the Willamette River and in upland natural areas	Keep existing city parks along the Willamette River in a natural state as was intended by their donors, with unobtrusive recreational uses such as walking and observance of nature allowed.	Short-range
9.1	Encourage cooperation between Bolton and other city neighborhood associations	Coordinate between the Bolton neighborhood and other city neighborhoods, on areas of common interest that affect the Bolton neighborhood.	Short-range

Neighborhood Plan Policies		Action Measures	Priority
9.2	Encourage a local business-friendly atmosphere in the Bolton neighborhood	Establish regular communication with the West Linn Chamber of Commerce to meet the needs of local businesses in Bolton.	Short-range
9.3	Encourage communication and cooperation with the Bolton area schools.	Establish regular communication with the West Linn-Wilsonville School District and look for cooperative projects to build a good relationship.	Short-range
9.4	Keep essential public services serving the whole city in a central location within the Bolton Neighborhood.	If the City Police and Fire Stations are to be relocated, look first to other sites within the Bolton neighborhood, which is centrally located for all city residents.	Long-range
9.5	Support city-wide sustainability efforts.	Evaluate the Community Development Code to encourage energy-efficient uses and facilities.	Short-range