

# McLoughlin Area Plan Phase II Comment and Edit Log 1/03/2012

This table represents a compendium of the comments and input received in response to the October 26 draft of the MAP Phase II plan document and from the McLoughlin Area Plan committee at the December 19th, 2011 meeting. This log notes how each comment was addressed in the final draft of the Plan.

Comment	Source	Final response or amendment	Incorporated in 12/09 draft?	Incorporated into 12/28 draft
<b>Table of Contents</b>				
Add in "Phase II" to TOC item - "The MAP Planning Process" to read "The MAP Phase II Planning Process"	MAP Committee	Accept this edit.		yes
Change "Building the MAP Vision" to "Illustrating the MAP Vision"	MAP Committee	Accept this edit.		yes
List the Short-term Strategic Priorities categories and their associated page numbers.	MAP Committee	Accept this edit.		yes
<b>Introduction</b>				
Pg 3 - Add "identify" to sidebar. Sentence will read: " Extensive public outreach to identify and prioritize short-term projects and programs that will achieve the community vision."	MAP Committee	Accept this edit.		yes
Pg 4 - Add "Phase II" into last sentence to read: "All of these outcomes from Phase I served to guide and inform the strategic priorities selection process identified in Phase II of the Plan and will continue to be critical elements during their implementation."	MAP Committee	Accept this edit.		yes
PG 5 - Bold or highlight the Community Vision text	MAP Committee	Accept this edit - highlighted in white box.		yes

PG 5 - Add in the words "seven" and "identification" to the last sentence of the first paragraph to read: "The following <i>seven</i> values are a product of the initial community engagement in Phase I and were used to guide the process of <i>identification</i> , selection and prioritization in Phase II.	MAP Committee	Accept this edit.	yes
PG 5 - Number each Community Value for organization	MAP Committee	Accept this edit.	yes
PG 8- Add the word "community" into the first bullet point of the sidebar ..... "projects and programs are framed by market realities and help to achieve the <i>community's</i> vision for the area."	MAP Committee	Accept this edit.	yes
<b>Existing Conditions</b>			
PG 9 - Change "Expert interviews" to "Market interviews"	MAP Committee	Accept this edit.	yes
PG 10 - First sentence - remove <i>McLoughlin</i> to read "The Plan study area is a large....."	MAP Committee	Accept this edit.	yes
PG 10 - Update map with clearer CPO boundaries	Map meeting notes	Use updated map with different colors for each CPO.	yes
Pg 10 - The boundary between Oak Grove Community Council and Jennings Lodge CPO does not follow a straight line along Jennings Ave as described in the text.	Map meeting notes	Delete this last sentence in the description.	yes
PG 10 - Change "North Clackamas CPO" to "North Clackamas Citizens Association"	MAP Committee	Accept this edit.	yes
PG 10 - In the description of North Clackamas Citizens Association, change "Highway 224 to the north" to "Harmony Road to the north."	MAP Committee	Accept this edit.	yes
PG 11 - Add in demographic data in population as well as households.	MAP Committee	Accept this edit. New sentence: "The RTP adopted in 2009 predicts that the <i>McLoughlin</i> area will be home to 17,317 households and 14,601 jobs in 2030. This is an anticipated increase of 2,000 households, approximately 4,800 people, in the area.	yes
PG 11 - Third paragraph in right column - add in "Portland Metro" in this sentence: " In 2000, this percentage was 10 percent in the <i>Portland Metro</i> region, but 14 percent in Jennings Lodge and 20 percent in Oak Grove."	MAP Committee	Accept this edit.	yes
PG 12 - Remove Park Ave Station Area map	MAP Committee	Accept this edit.	yes

PG 12 - sentence beginning "The Comprehensive Plan..... should have the word serves deleted.	Map meeting notes	Accept this edit.	yes
PG 12 - Edit second sentence to read" <i>Several</i> members served on both committees and <i>all</i> participated in public <i>outreach</i> events.	MAP Committee	Accept this edit.	yes
PG 12 - Uppercase for Vision, Values and Guiding Principles (1st paragraph, right column)	MAP Committee	Accept this edit.	yes
PG 13 - the Trolley Trail does not proceed south on McLoughlin but, rather, parallel to McLoughlin on the west	Map meeting notes	Accept this edit. Replace "along McLoughlin Boulevard" with "parallel to McLoughlin Boulevard"	yes
PG 13 - Replace with a more readable Trolley Trail map	MAP Committee	Accept this edit. New map is inserted.	yes
PG 11 - Area Demographics, the income information in the last paragraph is confusing	William Wild	Edited for clarity.	yes
Page 12 – Portland-Milwaukie Light Rail... The statement about the number of jobs and personal earnings the PMLR project will create does not belong in the MAP report. The numbers cited are for the entire project. The Oak Grove area will see only a tiny fraction of those numbers. To include them in this report is deceptive.	William Wild	Delete the sentence: "The project itself is expected to create up to 14,000 jobs and generate up to \$573 million in personal earnings."	yes
PG 12 - Refer to MAX as "light rail"	MAP Committee	change "Max" to "light rail"	yes
PG 12 - Remove Park Ave. Station Area Plan map - it is still in draft form.	MAP Committee	Accept this edit.	yes
PG 13 - Add the word "Special" to change the heading to "Service and Special Districts"	MAP Committee	Accept this edit.	yes
PG 14 - change <i>would</i> to <i>could</i> in the sentence: This could be a good mix with smaller-scale, neighborhood-serving retail. (second paragraph, right column)	MAP Committee	Accept this edit.	yes
PG 14 - Add in <i>possible</i> to this sentence: New institutional medical uses are a possible good fit to serve the aging demographic of the study area. (second paragraph, right column)	MAP Committee	Accept this edit.	yes
PG 14 - Change " <i>Expert</i> Interviews" to " <i>Market</i> Interviews"	MAP Committee	Accept this edit.	yes

PG 14 - Add mention of the retail categories people travel into the area for, not just what they leave the area for.	MAP Committee	Accept this edit. Added this sentence: "Additionally, the retail leakage study found that the McLoughlin area also serves as a substantial draw. The top five categories, based on the dollar amount they bring in from outside of the study area are: Motor vehicle and parts dealers; Grocery stores, supermarkets and convenience stores; Food and beverage stores; Hardware stores; and Building materials and equipment stores. Refer to appendix for full table of retail leakage results.	yes
PG 14 and 15 – Market Analysis...To attract and support new commercial development and businesses, it will be necessary to increase the mean income of the study area above the current level. To achieve this, the focus must be on building housing that will appeal to income brackets which raise that median level.	William Wild	No edit.	
PG 15 - Remove the word "linear" in "In the case of the McLoughlin study area, which is large and <i>linear</i> ..."	MAP Committee	Accept this edit.	yes
PG 15 - Specify interviews were conducted by ECONorthwest	MAP Committee	Add ECONorthwest's name in reference to conducting the interviews	yes
PG 15 - Change heading "Analysis Conclusions" to just "Conclusions"	Fregonese Associates	Accept this edit	yes
PG 16 - Remove quote "Great places require considerable discussion, citizen participation, leadership and creativity."	Fregonese Associates	Accept this edit	yes
<b>Planning Process</b>			
Pg 18 - List Eleanore Hunter as Vice-Chair	MAP Committee	Accept this edit	yes
PG 18 - Make clear in the list of Business Focus Group who were active participants	Lynne	Change heading to read "Business Focus Group Participants"	yes
PG 18- Make clear in the list of BFG who were active participants	Lynne	Remove names of people that did not attend meetings	yes
PG 18- Specify next to staff's name what County department they represent in the TAC list	Clackamas County Staff	Accept this edit	yes

PG 18 - Make mention of Phase I committee	MAP Committee	Add names of Phase I committee members to Appendix	yes
PG 18 - Add that the BFG included both business owners and business representatives	MAP Committee	Accept this edit.	yes
PG 19 - Specify that the workshops were <i>held in May</i>	MAP Committee	Accept this edit.	yes
PG 19 - Reorganize and move paragraph beginning " The workshop maps were used to identify patterns and themes that were important to a majority of participants. After compiling these themes alongside inputs from the online....." right above heading Participants Were Asked to Consider	MAP Committee	Accept this edit.	yes
PG 19 - Add mention of the third public workshop	MAP Committee	Accept this edit.	yes
PG 19 - Add "..and in the Historic Oak Grove District." to the last sentence of the photo caption.	MAP Committee	Accept this edit.	yes
PG 19 - Specify in sidebar that "what we heard" is from the <b>first</b> workshop		Accept this edit.	yes
PG 20 - Add that the second workshop occurred in August	MAP Committee	Accept this edit.	yes
PG 20 - Edit the first sentence of <i>Draft Plan Public Rollout</i> to read "In November, Phase II concluded with an open house...."	MAP Committee	Accept this edit.	yes
PG 21 - <i>Phase II Outreach Efforts sidebar</i> : Add "social media, announcements by CPOs and community groups" to the sentence: "The extensive outreach efforts in Phase II ranged from door-to-door solicitations for the public workshop to printed advertisements, flyers and posters as well as website postings....."	Clackamas County Staff	Accept this edit.	yes
PG 21 - Under <i>Online Outreach and Discussion</i> , change the word "...in an effort to retain <i>strict</i> transparency" to " <i>complete</i> transparency"	MAP Committee	Accept this edit.	yes
PG 21 - Sidebar - add the word "diverse" to the last sentence: "This broad-scale outreach translated into impressive and <i>diverse</i> attendance at the public workshops and participation in the online surveys."	MAP Committee	Accept this edit.	yes
<b>Illustrating the MAP Vision</b>			
Page 30 – Special Transportation Area...Clackamas County is in the process of updating the Transportation Services Plan (TSP). The MAP Committee should integrate their transportation findings for the MAP area with the TSP process to assure appropriate consideration is given for meeting community objectives.	William Wild	No action recommended, tentative. Consult with ODOT and Clackamas County. STA status is a valuable implementation technique and could result from the Urban Design Plan.	

Page 32 – Activity Clusters introductory paragraph...Wherein it states, “Additional housing is also needed in the area to support existing and future businesses.” Again, in order for these businesses and developments to succeed long term, new housing must appeal to income brackets that will raise the mean income level of the area.	William Wild	No edit.	
Change title from " <i>Building</i> on the MAP Vision" to "Illustrating the MAP Vision"	MAP Committee	Accept this edit.	yes
PG 23 - Change "Priority Strategies" to "Short-term Strategic Priorities" in the last sentence.	MAP Committee	Accept this edit.	yes
PG 26 - Make all references to "McLoughlin Boulevard" consistent.	MAP Committee	Accept this edit.	yes
PG 26 - Describe the challenges McLoughlin Boulevard faces in more detail.	MAP Committee	Accept this edit - "Due in large part to the construction of I-205 and Clackamas Town Center, stagnant growth, and difficult connections (a result of its configuration as an island between the river and I-205), McLoughlin Boulevard is now characterized by increasing commercial vacancies and more and more residents needing to travel out of the area to shop."	yes
PG 27 - Add wording to the first sentence in the caption to read "This is a photo-simulation of potential streetscape improvements along McLoughlin Boulevard <i>based on the community's desires</i> ."	MAP Committee	Accept this edit.	yes
Page 28 – Strengthening Transportation Connections...One of the concerns that arose in MAP 1 was the lack of east-west connections <b>through</b> the area. Phase 2 seems to have shifted that focus to east-west connections to the Boulevard, especially for bikes and pedestrians. The paragraph should reinforce both of these connectivity concerns.	William Wild	1st Paragraph pg 28, Edit the last sentence: "Through the MAP planning process and development of the vision map, various street types and bicycle/pedestrian connection improvements were identified for the purpose of strengthening the transportation connections in <b>through</b> the area.	yes

PG 28- Add <i>bike</i> in the text of "Neighborhood Connectors" to read "The objective is to safely accommodate motorized vehicles while ensuring that pedestrian and <i>bike</i> safety is an equal priority."	MAP Committee	Accept this edit.	yes
PG 29 - Change last bullet in sidebar from "Add on-street parking " to "Improve on-street parking"	MAP Committee	Accept this edit.	yes
PG 30 - Add language that states that the speed limit on McLoughlin Blvd is 40 mph.	MAP Committee	Edit sentence to read: "As an urban boulevard, McLoughlin Boulevard has four travel lanes, along with a center turn lane and designated 40 mph speeds."	yes
PG 31 - EPN and Bike network maps are hard to read	MAP Committee	Update with maps created by Fregonese	yes
Page 32 – Activity Clusters sidebar bullet 3...For economic success, it is important that clusters not only have good neighborhood connectivity, but that they also have good connectivity to the overall area.	William Wild	Edit sentence to read: "Does it have good connectivity to the surrounding neighborhoods area?"	yes
PG 30- Cross section of McLoughlin from 1999 Plan shows a pedestrian island that people mistake for a median and disagree with the design	MAP meeting notes	Remove image	yes
<b>Short Term Strategic Priorities</b>			
PG 35 - Change to 22 top-priority, short-term strategic priorities to reflect new programs and projects added	MAP Committee	Accept this edit.	yes
PG 36 - Change <i>Neighborhood and Community Improvements</i> heading to read <i>Neighborhood and Community McLoughlin Boulevard Improvements</i>	MAP Committee	Accept this edit.	yes
PG 38 - Add "the community and area business" to the end of the last sentence.	MAP Committee	Accept this edit.	yes
PG 39 - In last sentence of "Curb Extensions and colored or textured crosswalks at intersections" remove " <i>while they usually have the intent of creating greater visibility, it is important to make sure they are visible to motorists</i> " and replace with " <i>to enhance their visibility to motorists.</i> "	MAP Committee	Accept this edit.	yes
PG 39 - Remove negative assumptions about grade separated facilities	MAP Committee	Delete last sentence "While these facilities keep pedestrians safe from traffic, they are typically costly and obtrusive."	yes

PG 40 - Sidewalk width of 10-12 ft is too large. More important to create continuous sidewalks on McLoughlin	BFG	Change bullet to read: "Widen sidewalks in activity clusters" instead of "Widen sidewalks to 10-12 feet"	yes
PG 40 - Streetscape improvements should not be the same throughout the entire corridor	BFG	No edit. Plan does not suggest consistent streetscaping along the corridor.	
BFG does not want a center median along McLoughlin and wants pedestrian refuges removed.		No action. No decision made in the Plan.	
PG 40 - Questions about how Park Ave Station Area Plan fits with MAP plan	BFG	No action. Existing Conditions section describes Park Ave. effort.	
BFG would like to see a consistent theme (lighting, bus stops, flags, signage) developed along McLoughlin	BFG	No action. This could be addressed in the design plan or initiated by the business community.	
BFG supports safer crossings for pedestrians.	BFG	No action. Consistent with the Plan.	
Neighborhood and Community Improvements			
PG 41 - Middle of first paragraph - delete <i>to better support</i> and replace with <i>to promote</i> to read, "They want promote community events and programs, including cultural...."	MAP Committee	Accept this edit.	yes
PG 42 - The program <i>Establish a citizen advisory committee....</i> " should be moved up the list to match the order on the next page.	Fregonese Associates	Accept this edit.	yes
PG 42 - Reword project regarding fire protection and move to Programs rather than Projects	MAP Committee	Accept this edit. New wording: "Help provide fire protection including sprinklers and stations if necessary."	yes
PG 42 - Fire protection in new construction (sprinklers) is more important and cost effective than providing new fire stations. (Kyle Gorman) re: <i>Help provide fire protection facilities such as waterlines, hydrants or stations</i>	Kyle Gorman	The priority is reworded as in item above and moved to Programs rather than Projects	yes
PG 42 - Move <i>Improve lighting at key locations to improve safety for motorists and pedestrians</i> from long-term to the short-term column.	MAP Committee	Accept this edit.	yes
PG 42 - Request from BFG to remove long term priority <i>Review and improve sign code to reduce glare, distraction and clutter</i> - concern that it is repetitive of <i>Stricter enforcement of existing sign ordinances</i> .	BFG	No edit - leave as is.	
PG 42- BFG would like to see <i>Update Comprehensive Housing Affordability Strategy and local housing plan</i> removed or the wording changed to take out mention of "affordability". It could be changed to "Develop a local housing plan." There is a concern from the business community about building more low-income housing.	BFG	Use italics to refer to the <i>Comprehensive Housing Affordability Strategy</i> as it is a County document.	yes

PG 42 - Remove <i>Identify and increase partnerships with non-profit housing development organizations.</i>	BFG	No edit.	
PG 43 - Enforce Existing Sign Ordinances - Add words "in place" to the first sentence to read: Many residents and business owners that participated in the MAP planning process noted the common occurrence of temporary signs that remain <i>in place</i> longer than legal ordinances allow."	MAP Committee	Accept this edit	yes
PG 43 - Concern about the CAC being appointed	BFG	Chang language in text to remove recommendation to appoint the advisory committee. Instead say it will be decided at a later date how to assemble the committee and that it will be representative.	yes
PG 46 - First sentence of <i>Modify the Existing Zoning and Design Ordinance to Better Protect Neighborhoods from Up-Zoning and Incompatible Development</i> sounds as though changes in housing density are proposed in neighborhoods	Commissioner Savas	Recommend changing first sentence to read: "The community vision maintains current designations for low-density housing."	yes
PG 49 - NCRPD misspelled - change to NCPRD	MAP Committee	Accept this edit.	yes
PG 49 - Project: Improve Pedestrian and Bike Connections to the Trolley Trail. Add "and area residents." to the second sentence: "It will connect neighborhoods, schools, parks, retirement communities and business districts <i>and area residents</i> ."	MAP Committee	Accept this edit.	yes
PG 49 - Project: Improve Pedestrian and Bike Connections to the Trolley Trail. Add "be well marked to the following sentence: "Streets connecting to the Trolley Trail at access points should <i>be well-marked</i> , have sidewalks, and be safe bike routes."	MAP Committee	Accept this edit.	yes
Two important analysis are SERIOUSLY missing in our planning:  1. A detailed summary of traffic incidents, whether involving pedestrians, bicyclists or vehicles. 2. Speed Surveys over the years, which would provide some insight into driver behavior. (Jim's comments about speed violators don't apply to me. I don't speed. If anything, I can be accused of not Moving to the Right that applies on freeways [Slower Traffic Move to the Right] :).)	Pat Russell	No edit request is apparent. Clarified with Mr. Russell that there is no content suggestion for the plan.	

Parking behind buildings is not safe for shoppers. Keep customers parking in front and/or to the sides of the buildings.	BFG	No action.	
Obtain statistics on current Sheriff and Fire Calls to specific properties.	BFG	No action.	
No felon/section 8 County subsidized housing in the McLoughlin Area boundaries	BFG	No action. Addressed in Strategic Priorities section.	
<b>Strengthening Connections</b>			
PG 52 - Include "bicycle" in the project: <i>Improve pedestrian connections to schools, parks, and other key community destinations</i>	Map meeting notes	Accept this edit.	yes
Autos to remain the primary mode of transportation – McLoughlin is a key transportation and freight route.	BFG	No action.	
Adjust timing of traffic signals on McLoughlin Blvd. for continuous traffic flow Maintain continuous turning lane on McLoughlin Blvd. (synchronize)	BFG	No action.	
<b>Development and Redevelopment</b>			
PG 53 - Add the text in italics to this sentence: "New development in strategic locations along McLoughlin Boulevard will help maximize investments in the light rail station at the northern edge of the study area and encourage new types of activity <i>along the rest of the boulevard.</i> "	MAP Committee	Accept this edit.	yes
PG 54 - Change title of Project <i>Acquire land or buildings for development and redevelopment purposes</i> to <i>Support public-private partnerships to acquire land or buildings for development and redevelopment purposes.</i>	MAP Committee	Accept this edit.	yes
PG 55 - Replace the word "nodes" with "activity clusters" in the projects list		Accept this edit.	yes
PG 55 - Delete last sentence on this page.	MAP Committee	Accept this edit.	yes
PG 57 - Medical Office prototype - describe as a "typical" two-story medical office building	MAP Committee	Accept this edit.	yes
PG 55 - BFG has concern about <i>Acquire land or buildings for development and redevelopment purposes</i> in the short term priorities.	BFG	Wording changed to <i>Support public/private partnerships to acquire land or buildings...</i>	yes
PG 55 - "Develop a façade improvement program..." sounds too regulatory. Change word to "suggested".	BFG	No action.	
Utilize mixed use and multifamily zoning in strategic locations to boost economic growth.	BFG	No action.	

Clusters of 'like' business uses – Health cluster, Professional Cluster, Food Cluster, Services Cluster, Automotive Cluster (example - the car dealers in Vancouver), etc., are seen as a beneficial way to develop.	BFG	No action.	
No restrictions on parking on private business property, on size and zoning, no reducing access points, and no restricting visibility with landscaping.	BFG	No action.	
<b>Economic Development</b>			
PG 58- change the word "thriving" to "the" in this sentence: <i>More attractive neighborhoods, quality schools, and less crime all make an area more attractive to business development. Incentives designed to attract new businesses and help existing businesses grow are significant for stimulating the economy.</i>	MAP Committee	Accept this edit.	yes
PG 59 - Move <i>Develop a "brand" for the area</i> and <i>Develop a job incubator area</i> from long-term to short-term	BFG	No edit recommended. At public rollout, <i>Develop a brand</i> received 17% of the vote and <i>Develop a job incubator area</i> received 18%	
<b>Project Funding Mechanisms</b>			
PG 60 - Add in LID as an option with BID to the program <i>Develop a program that promotes new business and expansion of existing businesses</i>	BFG	Accept this edit.	yes
PG 62 - Reword sidebar text <i>Why are no costs provided for programs?</i> More clearly describe why.	Clackamas County Staff	Accept this edit.	yes
PG 63- Delete Oak Lodge and Clackamas River Water Districts from the Funding Sources table	MAP Committee	Accept this edit.	yes
PG 63 - NCRPD is misspelled. Correct to NCPRD	MAP Committee	Accept this edit.	yes
PG 63 - Add Business Improvement District to be consistent with text of projects and programs	Map meeting notes	Accept this edit.	yes
PG 63 - Remove funding sources that have little applicability, where small amounts of money are available and are difficult to secure. This will make the table simpler to read and only the most feasible sources will be listed.	ECONorthwest (ECO) and FA	Remove the following sources from matrix: Non-profit 63-20 and 501c3 revenue bonds, State energy tax credits, Housing Authority tax-exempt revenue bonds, low income housing tax credits, HUD 221(d)(4)	yes
PG 63 - Add X's to matrix under <i>Develop activity clusters at strategic locations within the plan area</i> column to indicate that BIDs and Enterprise Zones are potential funding sources	MAP Committee	Accept this edit.	yes

PG 63- Add X's to matrix under <i>Street Improvements on McLoughlin Blvd</i> column to indicate that BIDs is a potential funding source	MAP Committee	Accept this edit.	yes
PG 63 - Add X's to matrix under <i>Façade Improvement Program</i> to indicate that small business grants for storefront improvements is a potential funding source	MAP Committee	Accept this edit.	yes
PG 64 - change heading to read: <i>Projects "often use" multiple funding sources</i> instead of <i>"requires"</i>	Technical Advisory Committee (TAC)	Accept this edit.	yes
PG 65- Delete Oak Lodge and Clackamas River Water Districts from the Funding Sources table	MAP Committee	Accept this edit.	yes
PG 65 - Add BID to "Restrictions on Funds" table: <i>BIDS are limited by the capacity of business owners to contribute to them.</i>	ECO/FA	Accept this edit.	yes
PG 65 - NCRPD is misspelled. Correct to NCPRD	MAP Committee	Accept this edit.	yes
PG 65 - Add "Clackamas County" to the General Fund item so it reads: Clackamas County General Fund	MAP Committee	Accept this edit.	yes
PG 67- Remove sentence: "The current MAP Committee would remain the champions of the Plan until replaced."	MAP Committee	Accept this edit.	yes
<b>Appendix</b>			
Pg 70 - Re-word "One pedestrian bridge or several crossings, i.e. a signalized crossing is at \$100,000 each."	Trish Nixon	Accept this edit.	yes
PG 70-71 - Reorder topic areas to match the order of priorities in the Plan	TAC	Accept this edit.	yes
PG 70-71 - Change from "estimated allocation" to "potential allocation"	Clackamas County Staff	Accept this edit.	yes
PG 70 - Remove the project: "Help provide fire protection facilities such as waterlines, hydrants, sprinklers, retrofitting of buildings or stations." This project was edited and moved to Programs.	MAP Committee	Accept this edit.	yes
PG 70 - Aldercrest isn't in County CIP for improvements	TAC	change wording to: Reconstruction and widening of one east-west road.	yes
PG 72- Edit "CBDG" to CDBG	FA	Accept this edit.	yes
PG 72 - Change Business and Economic Development <i>Fund</i> to Business and Economic Development <i>Department</i>	Clackamas County Staff	Accept this edit.	yes
PG 72 - Add " <i>Funds are available through the Business and Economic Development Department to support the retention.....</i> " at the beginning of the first sentence.	Clackamas County Staff	Accept this edit.	yes

PG 72 - Change Community Development <i>Fund</i> to Community Development <i>Division</i> .	Clackamas County Staff	Accept this edit.	yes
PG 72 - Reword first sentence of right column to read: "Funds are available through the Community Development Division, providing...."	Clackamas County Staff	Accept this edit.	yes
PG 72 - 75 Change reference to "revenues" to "budget"	Clackamas County Staff	Accept this edit.	yes
PG 72 - 76 - Remove New market tax credits descriptions, add SDC description, add small business grants for storefront improvements to match table of possible sources	FA	Accept this edit.	yes
Pg 76 - Update description of urban renewal to reflect recent vote.	Trish Nixon	Accept this edit- ECONorthwest provided new text for this description.	yes
PG 77 - Delete last sentence of Urban Renewal description	MAP Committee	Accept this edit.	yes
Add a glossary of terms	MAP Committee	Accept this edit.	yes
<b>General Comments gathered from the website and the public rollout</b>			
Copy edits regarding language, format and illustrations	Annette Guarriello	Accept suggestions	yes
<b>General Comments gathered from the website and the public rollout</b>			
If you do nothing else, PLANT TREES, A LOT OF TREES! Nothing makes a place better looking than nature. Look at the most interesting streets of any city, they have lots of trees. McLoughlin would do well with lots more trees.	website, Paul Hanrahan	No edit recommended. Street trees would be part of <i>Construct Streetscape Improvements along McLoughlin Boulevard or Create a Design Plan</i>	
I think that you would get more people to support this plan if you could statistically show that these types of improvements would reduce crime.	rollout comment card	No action.	
Well done overall - I heard a broad level of support tonight and suspect that those who don't support some of the design improvements are objecting more to the potential for funding mechanisms like urban renewal.	rollout comment card	No action.	
Please do not allow multi-story development in this area. This is a suburb, not a downtown, and should look like a suburb. Buildings should be set well back from the sidewalks, at least 25', maybe 40', with pleasant landscaping, not parking in that front yard space. The maximum height of buildings in the corridor should be 2 stories. Again, please, this is a suburb. The only areas exceptions to the above rules should be allowed in areas away from the McLoughlin corridor - old Oak Grove, river road, maybe multistory multifamily residences away from McLoughlin.	rollout comment card -Hal Wacek	No action.	

Please use a continuous buffered sidewalk with pedestrian refuges in the median strip, assuming the "corridor-wide median with turn lanes" are used throughout the McLoughlin area. That would make the whole area feel like a classy suburb.	rollout comment card -Hal Wacek	No action.
The vast majority of the short and long term strategic priorities are good ones, except for business group input concern stating, "A center median would limit driveway access". The solution for the station community area was to allow access to one driveway per block which would lead to off-street parking behind and for all buildings in that block. This seems to be a good solution for all of the McLoughlin area. If, like the station community, a "corridor-wide median with turn lanes" is used throughout the McLoughlin area. This median design also makes all of the McLoughlin area feel "suburban".	rollout comment card -Hal Wacek	No action.
I support street trees, a vegetated buffer, and pocket parks on the McLoughlin corridor, and buffered parking on McLoughlin (with a vegetated buffer between McLoughlin and its on-street parking.	rollout comment card -Hal Wacek	No action.
I think wider sidewalks may not be needed over bike lanes and a continuous sidewalk on both sides of the boulevard.	rollout comment card -Hal Wacek	No action.
Please make the improved crosswalks permanent, those in downtown Milwaukie, installed just a few years ago, are already disappearing.	rollout comment card -Hal Wacek	No action.
I see McLoughlin Blvd. turning into another 82nd Avenue. Widening the roads to accommodate traffic makes sense and local businesses have the frontage to do just that. You haven't thought about what increased traffic due to Wal-Mart, trees etc. will do to Oatfield and River Rd. This isn't just about making things "pretty" -- serious thought needs to be put on the outcome to River and Oatfield. Perhaps another George Abernathy bridge connecting freeways needs consideration. 82nd Avenue Wal-Mart has been "drug heaven" for years and caters to low income. Develop a coordinated 'Avenue of Flags' along McLoughlin - Who's Flag. Street gangs cater to "flags"...are you sure this is a wise idea? We have many gangs in our area! Lake Oswego, Wilsonville have hanging plants as does Sellwood. I'd like to see us follow The City of Wilsonville design or Lake Oswego/Lake Grove area. with medians on those streets. Please take note to these neighboring cities. I hear you comparing us to MLK, that we are not, at least not yet!	Website: Carol Powers	No action.
Seems to me, people will ride the max into Milwaukie, get tattooed (since that's the first impression of bright lights you see as you enter), deliver the drugs and visit the strip clubs. RE: Wilsonville, Lake		

It seems to us that enforcing codes/ordinances, with both businesses and homeowners, already on the books would begin the process of cleaning up the unincorporated area. We have tried very hard to get help and though Andrea Hall worked some for us, it was like her hands were tied behind her back.	Website: Les and Arliss Wallace	No action. Consistent with Plan.
it seems McLoughlin has become the provider of many unwholesome adult businesses. Sad to say there can't be a way to control this situation. Bill Stewart, DA described it once to us as when they squeeze the balloon in one place it just pushes out in another. We seem to be the direction where it is pushing out. Add to that, the housing of convicted sex offenders and what would you expect of the community?	Website: Les and Arliss Wallace	No action.
How hard would it be to ask businesses to clean up their area? Isn't it their responsibility?	Website: Les and Arliss Wallace	No action.
And...why would we want to rezone or push businesses out that have been long and loyal and good neighbors to this community, i.e. Olson Bros. etc?	Website: Les and Arliss Wallace	No action.
Now - let's talk maintenance... when they put the new sidewalks in on Oak Grove Blvd between McLoughlin and Arista, we called the county when we noticed a planting bed to ask who was going to plant and maintain it? They did not have an answer except to say the homeowner/community. Well, drive by it today and take note of the unsightly planting beds that lead to the "desirable" community of Oak Grove. We suggested they concrete it all at the time and were told that was not the plan. So, who will plan/maintain any of the improvements that you are creating now?	Website: Les and Arliss Wallace	No action.
Another note - the county allowed the minor partition (houses and townhouses) of the property on the northeast corner of Arista and Oak Grove Blvd. What they apparently did not do was to require the builder and possibly owner to landscape the buildings that are rented. So, gee, another welcoming pad for the community of Oak Grove. WEEDS!!!	Website: Les and Arliss Wallace	No action.
priority - clean up or eliminate adult oriented businesses	Website: Lisa Uchytel	No action. Consistent with Plan.
Clean up signage clutter	Website: Lisa Uchytel	No action. Consistent with Plan.

Improve McLoughlin Blvd landscaping by adding LOW MAINTENANCE plants and trees. Create a consistent look that doesn't slow down current traffic. I like street model #3. No speed bumps, or ineffective medians like they have put in and taken out in the past. Create tree lined medians that add visual consistency and character as well as safety zones for pedestrians, but don't slow down current traffic flow.	Website: Lisa Uchytel	No action. Will be decided in Design Plan
Do not use fake stamped asphalt crosswalk designs like they used on McLoughlin in downtown Milwaukie - they have already faded and look bad.	Website: Lisa Uchytel	No action recommended. Will be decided in Design Plan
Maintain historic businesses like Roakes, Tebos, Alick's Sausage Kitchen and incorporate them into the design. Maintain historic buildings where appropriate.	Website: Lisa Uchytel	No action recommended.
Capitalize on rush hour traffic flow and put in retailers like Winco, New Season's, Trader Joe's and Target. People will shop. No Wal-Mart PLEASE.	Website: Lisa Uchytel	No action recommended.
Lots of great ideas and information. I think the node concepts and supporting information and projects to be very convincing. I think that the need to protect existing neighborhoods is well-stated. However, as long as zoning rules allow lots to be broken up and effective controls on what is built are lacking, the neighborhoods will continue to be threatened. Congratulations to the team, team leaders, County participants, and consultants on a high-quality plan that we need to keep in front of us over the next years!	Website: Jim Martin	No action recommended.
I don't support the design plan.	website: Mike Swyter	No action: Design Plan supported by others.
I own a mfg house at Steve's Mobile City 2615 SE Courtney Ave. Mobile Parks provide low income citizens with the ability to live safely within a community that also provides seniors with limited incomes the ability to stay in the neighborhoods that they have paid taxes into for years. The zoning changes proposed plus the swatch of areas that would be eliminated include two Mobile Communities. Denying Adult Business into this area will improve safety for both young and old. I know by talking to my neighbors that they will have nowhere to move to if they loose their owned and rented homes.	Website: Anita Weatherford	No action. The Plan does not propose eliminating mobile communities.
It's hard to not talk about what we mean by nodes or activity centers whilst talking about how pedestrians, bicyclists and motorists should be able to use the highway going through the area and interacting within the nodal area, getting back and forth, which would include crossing McLoughlin, making left hand turns (in and out), etc.	Pat Russell	No action.

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Action has not always followed planning processes

BFG

No action. Plan structure is consistent with this message in identifying specific actions

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Artwork planned for Park Avenue is not appropriate for the area

BFG

No action. Note - planned artwork has been withdrawn as of November 2011