

McLoughlin Area Plan Phase II Comment Log 12/09/2011

Consent Agenda

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 for which the consultants suggest acceptance. The McLoughlin Area Plan committee will review and consider these suggestions at the December 19, 2011 meeting.

Comment	Source	Suggested response or amendment from consultants	Incorporated in 12/09 draft?
Existing Conditions			
PG 10 - Update map with clearer CPO boundaries	Map meeting notes	Recommend using 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	Replace the sentence describing boundaries in the text with "Refer to the map for Oak Grove Community Council boundaries.	Will be incorporated in next draft
PG 12 - sentence beginning "The Comprehensive Plan..... should have the word serves deleted.	Map meeting notes	Accept this edit.	Will be incorporated in next draft
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"	Will be incorporated in next draft
PG 13 - Figure 3 on is too difficult to read - legend too small to be legible and details indiscernible	Map meeting notes	Replace map or resize if we continue using the same map. Previous version had a black and white map that was more legible and there was a request for color. Is a color map still a priority?	Will be incorporated in next draft
PG 11 - Area Demographics, the income information in the last paragraph is confusing	William Wild	Recommend editing 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"	Annette Guarriello	change "Max" to "light rail"	yes
PG 12 - Replace station area design image with a circulation map (draft) from the Park Avenue Station Area Plan.	Fregonese Associates (FA)	Accept this edit	yes
PG 13 - Replace Trolley Trail map with a color map		Replace with color map showing connections of Trolley Trail to other area trails	yes
PG 15 - Specify interviews were conducted by ECONorthwest	Annette Guarriello	Add ECONorthwest's name in reference to conducting the interviews	yes
PG 16 - Remove quote "Great places require considerable discussion, citizen participation, leadership and creativity."	FA	Accept this edit	yes
PG 15 - Change heading "Analysis Conclusions" to just "Conclusions"	FA	Accept this edit	yes
Planning Process			
Pg 18 - List Eleanore Hunter as Vice-Chair	Trish Nixon	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	Ed Gronke	A thank you to the Phase I committee occurs on PG 4. Do we want to add committee member names to this?	
PG 19 - Specify in sidebar that "what we heard" is from the first workshop		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

Building on the MAP Vision

Page 28 – Strengthening Transportation Connections...One of the concerns that arose in MAP 1 was the lack of east-west connections **through** the area. Phase 2 seems to have shifted that focus to east-west connections to the Boulevard, especially for bikes and peds. 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 **through** the area.

yes

PG 31 - EPN and Bike network maps are hard to read

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

Short Term Strategic Priorities

McLoughlin Boulevard Improvements

PG 39 - Remove negative assumptions about grade separated facilities

Annette Guarriello

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

Neighborhood and Community Priorities

PG 42 - The program *Establish a citizen advisory committee....*" should be moved up the list to match the order on the next page.

FA

Accept this edit

yes

PG 43 - Concern about the CAC being appointed	BFG	Recommend changing 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
Strengthening Connections			
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
Development and Redevelopment			
PG 55 - Replace the word "nodes" with "activity clusters" in the projects list		Accept this edit	yes
Economic Development			
Project Funding Mechanisms			
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 - 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 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 - 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
Appendix			
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 72- Edit "CBDG" to CDBG	FA	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 - 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 has provided new text for this description	yes
General Comments gathered from the website and the public rollout			
Copy edits regarding language, format and illustrations	Annette Guarriello	Accept suggestions	yes