

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

No Action 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 feel no action is warranted. 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			
Planning Process			
Building on the MAP Vision			
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 recommended.	
Short Term Strategic Priorities			
McLoughlin Boulevard Improvements			
PG 40 - Streetscape improvements should not be the same throughout the entire corridor	Business Focus Group (BFG)	No edit needed. 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 needed. No decision made in the Plan.
PG 40 - Questions about how Park Ave Station Area Plan fits with MAP plan	BFG	No action recommended. 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 recommended. This could be addressed in the design plan or initiated by the business community.
BFG supports safer crossings for pedestrians.	BFG	No action recommended. Consistent with the Plan.

Neighborhood and Community Priorities

Two important analysis are SERIOUSLY missing in our planning:	Pat Russell	No edit request is apparent. Clarify with Mr. Russell if there is a content suggestion for the plan.
<ol style="list-style-type: none"> 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] :). 		

Parking behind buildings is not safe for shoppers. Keep customers parking in front and/or to the sides of the buildings.	BFG	No action recommended
Obtain statistics on current Sheriff and Fire Calls to specific properties.	BFG	No action recommended
No felon/section 8 County subsidized housing in the McLoughlin Area boundaries	BFG	No action recommended. Addressed in Strategic Priorities section.

Strengthening Connections

Autos to remain the primary mode of transportation – it's a key transportation and freight route.	BFG	No action recommended
Adjust timing of traffic signals on McLoughlin Blvd. for continuous traffic flow Maintain continuous turning lane on McLoughlin Blvd. (synchronize)	BFG	No action recommended

Development and Redevelopment

PG 55 - BFG has concern about <i>Acquire land or buildings for development and redevelopment purposes</i> in the short term priorities.	BFG	No action recommended.
PG 55 - “Develop a façade improvement program...” sounds too regulatory. Change word to “suggested”.	BFG	No action recommended.
Utilize mixed use and multifamily zoning in strategic locations to boost economic growth.	BFG	No action recommended.
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 recommended.
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 recommended.

Economic Development

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%
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Project Funding Mechanisms

Appendix

General Comments gathered from the website and the public rollout

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 recommended.
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 recommended.

<p>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.</p>	<p>rollout comment card - Hal Wacek</p>	<p>No action recommended.</p>
<p>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.</p>	<p>rollout comment card - Hal Wacek</p>	<p>No action recommended.</p>
<p>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".</p>	<p>rollout comment card - Hal Wacek</p>	<p>No action recommended.</p>
<p>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).</p>	<p>rollout comment card - Hal Wacek</p>	<p>No action recommended.</p>
<p>I think wider sidewalks may not be needed over bike lanes and a continuous sidewalk on both sides of the boulevard.</p>	<p>rollout comment card - Hal Wacek</p>	<p>No action recommended.</p>
<p>Please make the improved crosswalks permanent, those in downtown Milwaukie, installed just a few years ago, are already disappearing.</p>	<p>rollout comment card - Hal Wacek</p>	<p>No action recommended.</p>

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 recommended.

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 Grove, Lake Oswego -- there are no strip clubs, no pawn shops, no tattoo parlors, no 7-11 every 1/2 mile or so, no used clothing stores and limited car dealerships (perhaps only the BIG 3 in Wilsonville. I feel these draw gangs, low income, etc. Are we just "permit happy"?

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 recommended. 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 recommended.

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 recommended.
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 recommended.
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 recommended.
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 recommended.
priority - clean up or eliminate adult oriented businesses	Website: Lisa Uchytel	No action recommended. Consistent with Plan.
Clean up signage clutter	Website: Lisa Uchytel	No action recommended. 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 recommended. 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.

<p>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!</p>	<p>Website: Jim Martin</p>	<p>No action recommended.</p>
<p>I don't support the design plan.</p>	<p>website: Mike Swyter</p>	<p>No action recommended: Design Plan supported by others</p>
<p>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.</p>	<p>Website: Anita Weatherford</p>	<p>No action recommended. The Plan does not propose eliminating mobile communities</p>
<p>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.</p>	<p>Pat Russell</p>	<p>No action recommended.</p>
<p>Action has not always followed planning processes</p>	<p>BFG</p>	<p>No action recommended. Plan structure is consistent with this message in identifying specific actions</p>
<p>Artwork planned for Park Avenue is not appropriate for the area</p>	<p>BFG</p>	<p>No action recommended. Note - planned artwork has been withdrawn as of November 2011</p>