
McLoughlin Area Plan Technical Advisory Committee

Meeting Summary

10:00-noon, Wednesday, August 17, 2011
Clackamas County Development Services Building

Representatives

- ✓ **Beth Ragel** – City of Milwaukie
- Tammy Bannick** – City of Gladstone
- ✓ **Shari Gilevich** – County Planning
- ✓ **Susan Ziolko** – County Sustainability
- ✓ **Danielle Cowen** – County Tourism
- ✓ **Trell Anderson** – Housing Authority
- Catherine Comer** – County Economic Development
- ✓ **Gary Barth** – Bus. and Community Services
- ✓ **Lori Mastrantonio** – County Bike/Ped. Program
- ✓ **Rick Nys** – County Traffic Engineer
- Joe Marek** – County Engineering
- ✓ **Michelle Healy** – North Clackamas Parks
- ✓ **Crista Gardner** – METRO
- ✓ **Jeb Doran** – TiiMet
- ✓ **Gail Curtis** – ODOT
- Chris Storey** – Oregon City School District
- Tim Mills** – N. Clackamas School District
- ✓ **Kyle Gorman** – Fire District #1
- ✓ **Doug Whitley** – Fire District #1
- ✓ **Brett Arvidson** – Oak Lodge Sanitary District
- Dan Bradley** – Oak Lodge Water District
- Nicole West** – N. Clack. Urban Watershed Council
- ✓ **Jeff Davis** – County Sheriff

Consultant Team

Glen Bolen, AICP – Fregonese
Sarah Logiudice – Fregonese

Clackamas County Staff

Dave Queener

Visitors

Thelma Haggemiller

1. Welcome and Introductions – Dave Queener

Dave welcomed everyone to the meeting and asked everyone to introduce themselves. The intent of this meeting was to get feedback on the recommended projects and programs that have been developed by the community. The jurisdictions and disciplines represented on this committee have an interest in the planning efforts underway in the McLoughlin area and there may be some opportunities for partnership.

2. Presentation of Community Vision and Recommended Projects and Programs

Glen Bolen gave a brief presentation on the long term vision for the area, which was based on all of the community input that was received in phase one and so far in phase two. This vision was tested at a community workshop on August 3rd where approximately 75 citizens attended. An area map was shown that depicts where different types of infrastructure improvements are needed and where redevelopment might be focused.

A list of 56 different projects and programs were developed, again through community input that could help make the vision a reality. Projects can be described as physical improvements where programs are more planning and policy changes.

A prioritization of the projects and programs is currently underway. Those that attended the workshop worked on this through instant polling. An online survey with 173 respondents was also completed. The MAP committee has begun to classify them as near or long term priorities and will further refine the priorities at their September 12th meeting.

There was a brief discussion whether the number of participants and respondents to the survey adequately represents what the community as a whole wants. The reality is that there have been many efforts to involve the public and provide opportunities for feedback. People choose not to participate for various reasons and at some point we need to move forward with what we have heard.

3. Discussion of Vision, Projects and Programs

There was an open discussion about many of the projects and programs that have emerged through the process. The following comments were made by those present:

- Brett said that the OLSD completed a survey recently and had a high percentage of responses, which indicated strong support for more natural areas and parks. This is consistent with the MAP recommendations.
- There were some questions about the level of detail in the projects and programs related to open space and natural areas. The community has not identified specific areas or desired quantities. Rather they have identified it as important to the livability of McLoughlin. Further analysis will be needed.
- North Clackamas Parks will soon be doing a master plan update, which is an opportunity to better define where future parks and open spaces should be.
- The community would like to see development clusters at targeted locations. We need to be responsive to what the market dictates as they will determine when and where a cluster should be. Tools should be in place to be able to assist when the time comes.
- Lori said that 4-5 years ago they went out and asked the community where new sidewalks and pathways should be placed and there was little support. Through MAP they have said to focus these types of improvements on significant streets and leave the local roads within neighborhoods alone.
- Thelma agrees that people want improvements on major streets, but have always been told that there was no money. Developers are also forced to construct “dead end” improvements in front of their properties that don’t connect to anything.
- Street maintenance is a very important issue.
- A community design plan is also tied to zoning. Zoning modifications will likely be required in order to implement the plan.
- The community desires may not coincide with the business needs.
- Trell said that McLoughlin used to have a goal to be a regional draw, but the citizens are now saying they want to be a bedroom community. It is a corridor that is in transition.
- There currently are limited opportunities for people to “park once” and shop.
- It is important to evaluate how these concepts coming out of MAP fit into the regional plans. We are planning for future generations.
- Kyle commented that the broader public has not had the opportunity to weigh in on the project and program priorities. This has been done by a limited amount of people.

- Gail said that there are two projects that ODOT is working on in the McLoughlin area. The first is funded and is a pavement preservation project that includes approximately 2,700 feet of 8' curb tight sidewalks. The estimated cost is \$4,500,000 and will go out to bid in 2013. The second project is a new signal at the intersection of Roethe and McLoughlin. It is proposal only at this time and does not have funding.
- Kyle asked if there was some current traffic accident data. Crista said that TriMet has a map with this information from 2003. We will track down the most current data available.
- Crista said that the community showed strong support for landscaping and natural areas with the grant that was received through Nature in Neighborhoods for the Park Avenue Station area.
- Kyle asked if the County has a Capital Improvement or Transportation Plan. Rick said they have both and the TSP will soon be updated. Although there are many improvements identified in the plan there is no immediate funding available. Kyle said these plans need to be folded into the MAP process.
- Gary said the private sector wants choices and certainty. If you make the area look nice they will be more willing to come and invest.
- Gail has heard business representatives say the area has a negative feel and they don't want to locate there.
- Danielle said that place making is important and don't try to make everything the same along the boulevard.
- Kyle suggested that the community should focus on a few areas and do it really well.
- Gary commented that development needs to be the right scale. The most powerful sector in the area is professional services. If that can be brought into the area then more housing will follow, which will then stimulate the need for support services. Kruse Way is a good example of where there is a high concentration of professional services. What they lack are the support services.
- Crista said that El Camino Real is another good example that has lateral mixed use.
- Gary said there may be an opportunity to create a strong connection to OHSU at the north end of the area now that light rail is coming.

4. Meeting Wrap-Up

Dave said that he wants to find opportunities for partnership and to become better informed on what the various agencies have planned. In an effort to make it easier for the committee to help with this the consultant will prepare an online survey that will be sent out to everyone.

There is one more TAC meeting planned, which is intended to review the draft plan document. This will likely take place mid-November.

Information from the MAP process is regularly posted and updated on the project website at www.mcloughlinareaplan.org