



COMMUNITY VISION

The McLoughlin Area Plan Vision:

In the future, our community fabric of thriving neighborhoods, shops, restaurants and services is green and sustainable; healthy and safe; woven together by walkable tree-lined streets, trails, natural areas and open spaces; and strengthened by our diversified local economy; great educational opportunities and engaged citizens.

COMMUNITY VALUES

Community values are an expression of the shared ideals and aspirations that a community holds dear. They lay the foundation for understanding the needs of a community, and are part of what makes a place unique and vibrant. The following seven values are a product of the initial community engagement in Phase I and were used to guide the process of identification, selection and prioritization in Phase II.

1. COMMUNITY CONNECTIONS

Community members value the strong and vibrant network of relationships and connections in the McLoughlin area. Residents in the area are active and involved in a wide range of community organizations and improvement efforts.

2. HEALTH AND SAFETY

Community members value neighborhoods that are safe for residents of all ages, and a healthy environment for all, including young families and retired residents.

3. GREEN AND SUSTAINABLE

Community members value their quiet and green neighborhoods. They are committed to maintaining and enhancing the ecological, economic and social sustainability of the McLoughlin area.

4. ACCESS AND CONNECTIVITY

Community members value their access to the wider region, and close proximity to a range of retail, employment and recreation opportunities. They seek an improved range of multi-modal options for the area, including bicycle, pedestrian, auto and transit amenities.

5. DIVERSE AND INCLUSIVE

Community members value the range of ages, incomes and ethnicities of people that live in the area, and seek to support this diversity and encourage greater participation by all.

6. LOCAL ECONOMY

Community members value the many local and small businesses that serve the area and help form the foundation for a resilient local economy.

7. LOCAL SELF-DETERMINATION

Community members value their independence and seek to maintain and enhance local control and decision-making.

GUIDING PRINCIPLES

ECONOMIC VITALITY

- Ensure that any improvements, development or zoning changes shall promote an environment that fosters business development and retention of existing businesses.
- Ensure that any improvements, development or zoning changes preserve or enhance shopping and retail opportunities that serve the McLoughlin area community.
- Ensure that any improvements, development or zoning changes continue to support and maintain a reasonable cost of living.
- Ensure that any improvements, development or zoning changes provide for the long-term stability and viability of local

businesses, as well as stimulate job creation and retention.

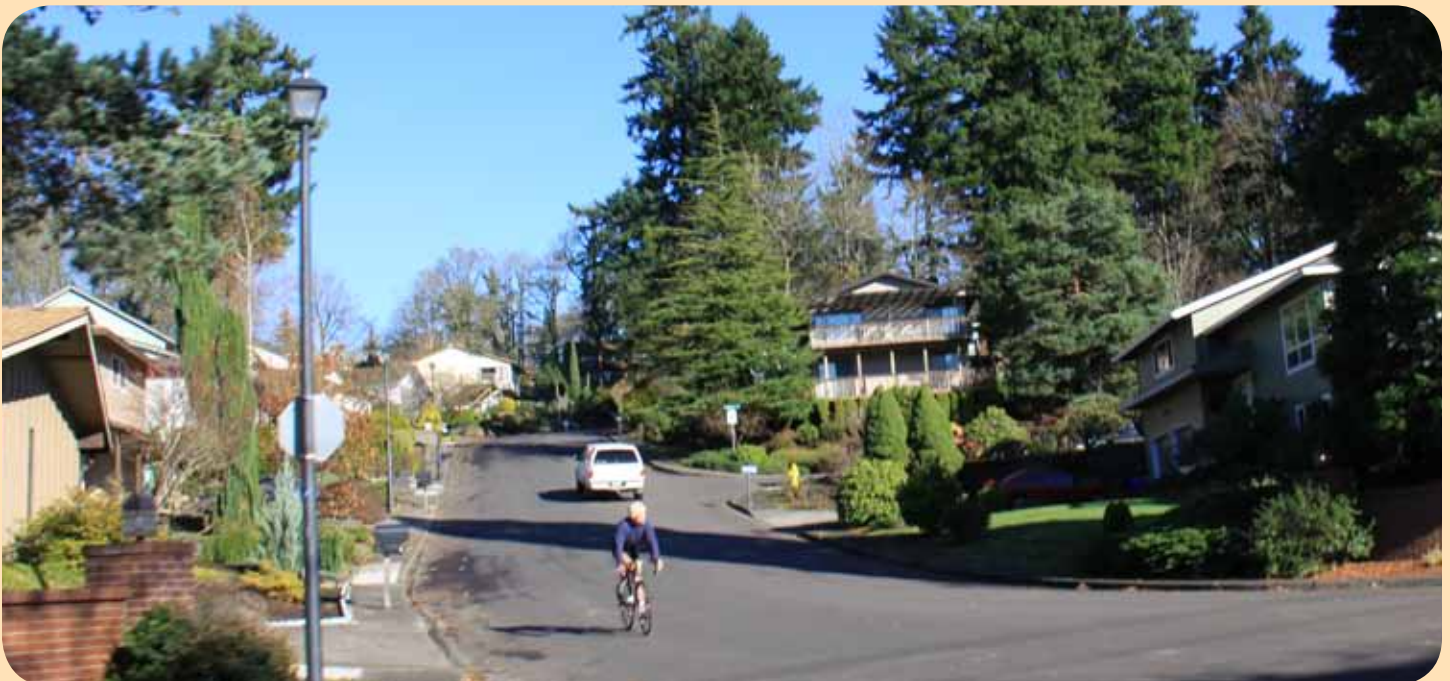
TRANSPORTATION

- Encourage access and connections to local amenities and the region for bicyclists and pedestrians.
- Provide sidewalks, streets and trails within neighborhoods to enhance accessibility. Any improvements shall have a minimal impact on the natural environment such as trees and streams.
- Greatly improve pedestrian access and safety throughout the McLoughlin area with an emphasis on routes to schools and crossings on McLoughlin Boulevard.

- Where possible, integrate off-street trails and other facilities that benefit bicyclists and pedestrians.
- Improve east-west multi-modal connections across the McLoughlin area.

SOCIAL

- Develop an atmosphere that is human-scale, family-friendly, inviting and attractive.
- Create or maintain transition zones (buffers) between residential neighborhoods and the more intense nature of McLoughlin Boulevard.
- Create gathering places for citizens such as community centers, parks and plazas that foster social environments and opportunities.





- Ensure that any improvements, development or zone changes shall promote a healthy, safe and high quality environment for neighborhoods and schools.
- Support neighborhood schools by encouraging youth programs and community involvement, and by providing safe access.

URBAN AND NEIGHBORHOOD DESIGN

- Support a network of distinctive neighborhoods that have good connectivity for autos, transit, bicyclists and pedestrians.
- Utilize and integrate existing natural features, geography and topography of the area and minimize negative impacts of improvements on such areas. This applies to new development, re-development, access and transportation improvements.
- Ensure design functionality, beautification, lighting treatments and landscaping along McLoughlin Boulevard.

- Provide a series of clustered and concentrated thriving centers that provide focal points for the neighborhoods of the McLoughlin area.
- Preserve, protect and enhance current residential neighborhoods while maintaining current densities.

ENVIRONMENTAL

- Ensure that the long-term health and viability of the natural environment, rivers, streams, trees and habitat are fostered or enhanced when property is developed or re-developed.
- Enhance, preserve and establish access to the rivers, streams and other natural habitat.
- Retain, preserve, expand and add natural areas and parks.

ADMINISTRATIVE

- Ensure that, prior to any public improvements being approved, a mechanism is in place that provides for ongoing maintenance and operation of the facility.

- Ensure that sufficient funding remains in place for existing facilities, programs and emergency services.
- Incorporate strong and active community involvement and decision making into any planning efforts that affect the McLoughlin area.
- These efforts will include economically, socially and ethnically diverse members of the community.
- Provide improved and updated zoning codes and zoning overlays based on local aspirations, community involvement and decision-making.
- Provide adequate enforcement at all levels of county and other applicable code.
- Continue to explore governance options as a means of supporting independence and local control.