

McLoughlin Area Plan (MAP) Summary

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 area and open spaces; and strengthened by our diversified local economy, great educational opportunities and engaged citizens.

VALUES	GUIDING PRINCIPLES	PROGRAMS	PROJECTS	COMMENTS
<p>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 improve range of multi-modal options for the area, including bicycle, pedestrian, auto and transit amenities.</p>	<p>Transportation</p> <ul style="list-style-type: none"> • Encourage access and connections to local amenities and the region for bicycles 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. <p>Urban and Neighborhood Design</p> <ul style="list-style-type: none"> • 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 applied 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 a focal point for the neighborhoods of the McLoughlin area. • Preserve, protect and enhance the current residential neighborhoods while maintaining main current densities. 	<ul style="list-style-type: none"> • Develop a community design plan for McLoughlin Boulevard. • Develop a vacant and underused land inventory to assist the private sector. 	<ul style="list-style-type: none"> • Construct improved pedestrian crossings on McLoughlin Boulevard. • Construct streetscape Improvements along McLoughlin Boulevard. • Improve lighting at key locations to improve safety for motorists and pedestrians. • Construct street improvements on existing, significant transportation routes. • Support public-private partnerships to acquire land or buildings for development and re-development purposes. • Develop a façade improvement program for existing commercial developments. • Improve pedestrian and bike connections to schools, parks and other key community destinations. • Develop commercial or mixed-use activity clusters at targeted locations within the plan area. 	

McLoughlin Area Plan (MAP) Summary

VALUES	GUIDING PRINCIPLES	PROGRAMS	PROJECTS	COMMENTS
<p>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.</p>	<p>Economic Vitality</p> <ul style="list-style-type: none"> • Ensure that any improvements, development or zoning changes shall promote an environment that fosters small 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. 	<p>Develop a program that promotes new business and expansion of existing businesses.</p>	<p>Provide incentives for businesses that provide family-wage jobs.</p>	
	<p>Administrative</p> <ul style="list-style-type: none"> • 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 building codes, 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 codes. • Continue to explore governance options as a means of supporting independence and local control. 	<ul style="list-style-type: none"> • Enforce proper property use and maintenance. • Stricter enforcement of existing sign ordinances. • Coordinate enforcement to lesson negative impacts of adult oriented businesses on the family-friendly character of surrounding neighborhoods. • Site offender treatment facilities to limit negative impact on the family-friendly character of surrounding neighborhoods. 		
<p>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.</p>		<p>Encourage community-wide events and cultural celebrations.</p>		

McLoughlin Area Plan (MAP) Summary

VALUES	GUIDING PRINCIPLES	PROGRAMS	PROJECTS	COMMENTS
<p>Local Self-Determination Community members value their independence and seek to maintain and enhance local control and decision-making.</p>		Establish a citizen advisory committee to oversee plan implementation including budgets, project oversight, and community involvement.		
<p>Health and Safety Community members valued neighborhoods that are safe for residents of all ages, and a healthy environment for all, including young families and retired residents.</p>	<p>Social</p> <ul style="list-style-type: none"> • 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 a community center, parks and places that foster social environments and opportunities. • Ensure that any improvements, develop or zone changes shall promote a healthy, safe and high-quality environment for neighborhoods and schools. 	Modify the existing Zoning and Design Ordinance to better protect neighborhoods from up-zoning and incompatible development.		
<p>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.</p>				
<p>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.</p>	<p>Environmental</p> <ul style="list-style-type: none"> • Ensure that the long-term health and vitality of the natural environment, river, 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. 	Identify strategies to protect and enhance existing natural habitat.	<ul style="list-style-type: none"> • Acquire property and/or develop new parks and open spaces. • Improve pedestrian and bike connections to the Trolley Trail. 	