



MEMORANDUM

To: City Commission
From: Kelly Reid, AICP, Planner
Re: LE 17-02 Response to issues raised at February 21 hearing
Date: March 14, 2018

On February 21, the City Commission reviewed a proposal for the McLoughlin-Canemah Trail Plan with identified multiple permanent alignments. These alignments were identified through a public involvement process which included a variety of stakeholders and balanced a variety of concerns and constraints.

One option included a trail segment through privately-owned properties rather than retaining the trail on the McLoughlin Blvd roadway, where traffic speeds and driveway curb cuts create a less than ideal environment for pedestrians and bicyclists. Recognizing the existing businesses along this segment of McLoughlin, the plan does not propose to utilize condemnation to obtain land for a new trail. Instead, the plan includes an interim alignment along McLoughlin Blvd until such future time when these properties redevelop. A vast majority of the parcels along the segment of McLoughlin are zoned Mixed Use Corridor (MUC-1). Currently, the properties include one tavern, a one-story 13-unit apartment building, a towing business, and an auto repair business. There is also a vacant single family home on a property zoned R-6 (low density residential). On the whole, these sites are underdeveloped compared to the allowed uses in the zone, and therefore represent future re-development opportunities.

Property owners in the area have objected to the alignment option shown along the back portion of their properties. Commissioners also raised concern about potential misuse of the trail if it were located behind buildings in places with little visibility. In light of these objections and concerns, staff is presenting two options for the City Commission to consider, with pros and cons for each option.

OPTION 1: Retain plan as presented.

Explanation: To implement the permanent trail plan, the City would place conditions of approval on future developments to integrate the trail into their redevelopment plans, either through an easement or dedication. The impact on each property would depend on the sequence and timing of redevelopment projects. Developers and city staff would work together to determine the best route based on the development type, overall site design, access to property, and site conditions. The developer would build the trail segment along with the construction of the development site.

Pros:

- Future developments have flexibility to determine best way to integrate trail into the property
- Public input gathered during the trail planning process included a desire to locate a permanent trail behind future development, away from the street, where users can be more protected from traffic, noise, and exhaust.
- This plan was approved by the project Advisory Group, Planning Commission, Transportation Advisory Committee, Parks and Rec Advisory Committee, and Natural Resources Committee.

Cons:

- Retaining multiple options creates more uncertainty for property owners and developers
- The area needed for the trail will reduce the land available for private development (the trail corridor would be about 12-16 feet in width)
- The trail could be less visible from the highway, which may result in a greater likelihood of misuse, such as camping or crime.

OPTION 2: Revise plan to remove alignment options in which the trail would be routed behind future development. This plan would slightly revise the recommendations of the project's Advisory Group by including only the alignment along McLoughlin Blvd.

Explanation: To implement the permanent trail plan, the City would place conditions of approval on future developments to dedicate additional right of way along the frontage of McLoughlin Blvd if existing width is not sufficient. The developer would then build the shared use path along the frontage, rather than typical frontage improvements (bike lane, sidewalk, etc).

Pros:

- Future developers and the public have more certainty about trail alignment

- Dedication of right of way along McLoughlin Boulevard would require less land area from properties, allowing more land to be used for private development.
- The trail would be highly visible along McLoughlin Blvd, which may reduce the potential for misuse such as crime and/or camping

Cons:

- The trail would be located along the state highway next to high volume and fast moving vehicle traffic, decreasing user comfort and perhaps safety
- Users of the trail and drivers of vehicles would have multiple points of conflict where the trail crosses driveways
- Developers would have less flexibility in integrating the trail alignment into their site design.

Staff has prepared two final versions of the plan, one for each of the options presented. The version that reflects the City Commission's preferred option may be inserted into the plan and is ready for adoption.