

DATE 8/13/2024



# MCLOUGHLIN BOULEVARD ENHANCEMENTS

## 10<sup>TH</sup> STREET TO TUMWATA VILLAGE

K22142 WILLAMETTE FALLS PATH/OR99E ENHANCEMENT 10TH ST. – RAILROAD AVE  
OREGON CITY – CITY COMMISSION WORK SESSION #5

# Agenda

- Recommended Shared-Use Path Alternative
  - Alternative 1B2: Full External Alignment
  - Shared-use Path Alternative Next Steps
- McLoughlin Blvd Streetscape Enhancements
  - Recommended Streetscape Improvements
  - Design Element Alternatives
  - Commission Feedback
- Next Steps



# Recommended Shared-Use Path Alternative

## Alternative 1B2: Full External Alignment

CONCEPT - FOR DISCUSSION ONLY



# Shared-Use Path Alternative Future Work

- NEPA Environmental Review (1 year)
- Design Acceptance Package Phase (1 year)
  - Bridge Type, Size, and Location (TS&L) Package
- Project Final Design/PS&E (1-2 years)
- PS&E to Award (2-6 months)



# McLoughlin Blvd Streetscape Enhancements

- **Goal:** Enhance the streetscape along McLoughlin Blvd to slow vehicular speeds, better integrate downtown Oregon City to the waterfront, green the corridor creating a boulevard experience, and serve as a complement to the shared-use path alternative.



2009 – Before



2024 – Current

# McLoughlin Blvd Enhancement Plan

## 10<sup>th</sup> Street to Dunes Drive completed in 2009



Shared-Use Path Connectivity to Future tumwata village Site to be Further Refined

Provide Driveway for Building Garage Access

Connect to Planned Water Avenue Improvements from tumwata village Project (Final Design To Be Determined)

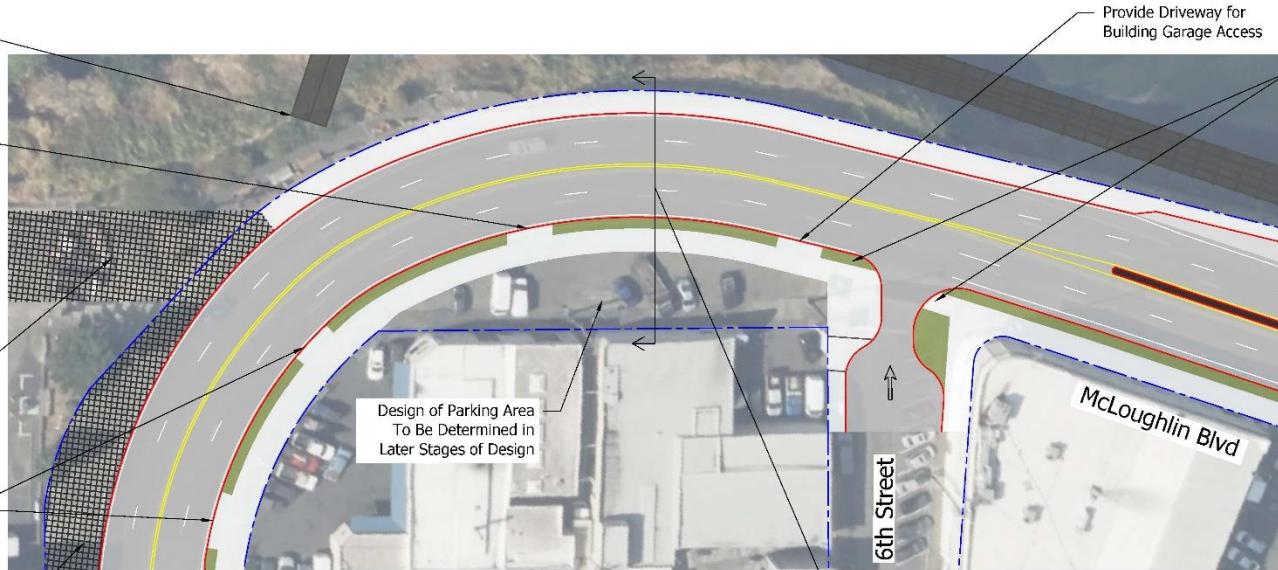
Maintain Parking Area/Access for Private Business Use

Frontage to be Developed by tumwata village Project

Provide Driveway for Building Garage Access

Provide Curb Extensions to Further Delineate Potential Conflict Points and Expected Vehicle and Pedestrian Travel Routes; Sign as Right Out Only

MATCH LINE SEE FIGURE 21



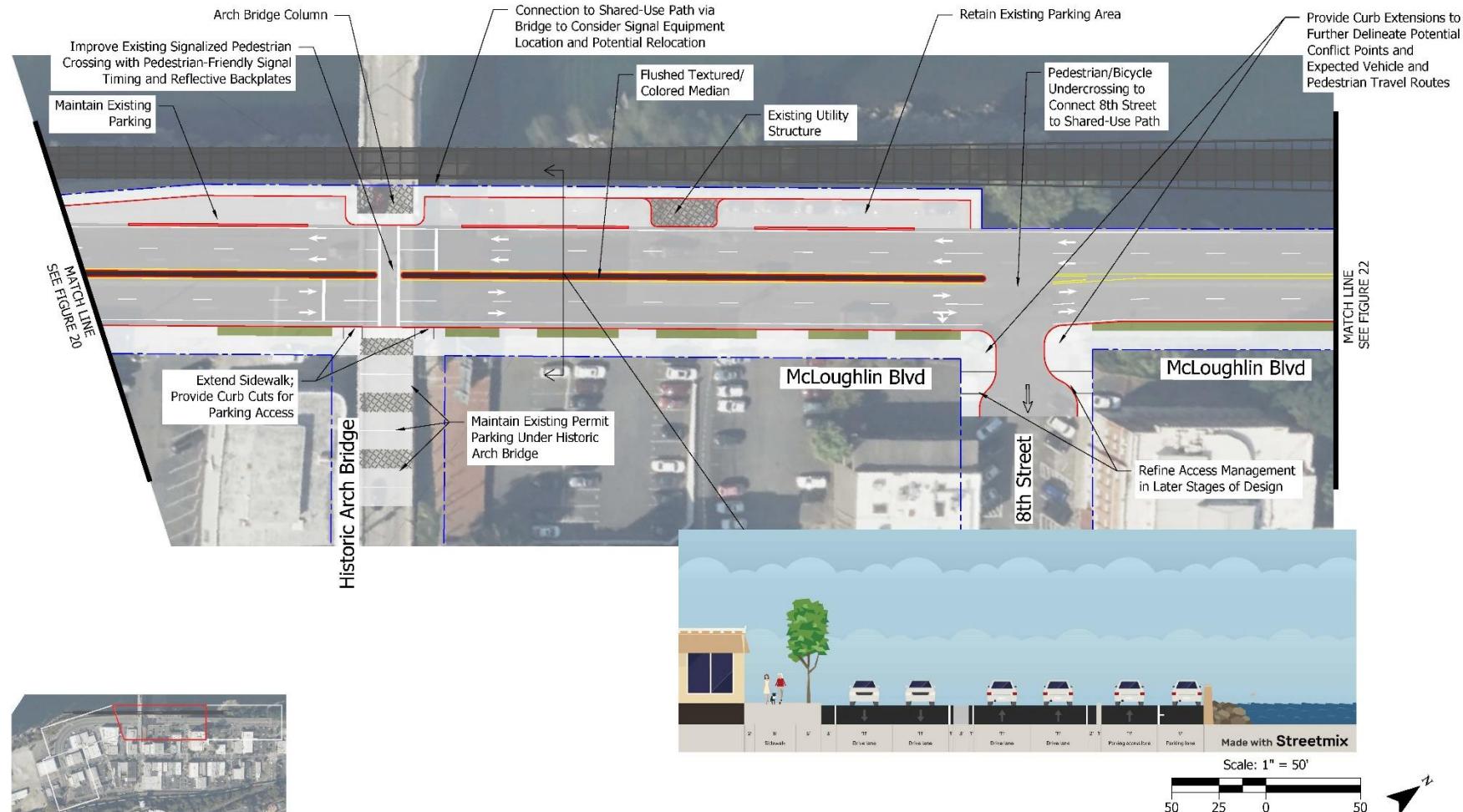
Scale: 1" = 50'



NOTE: Concept design subject to change per future planning, analysis, and design.

Streetscape Improvements (Option A)  
McLoughlin Blvd: Main Street to Historic Arch Bridge

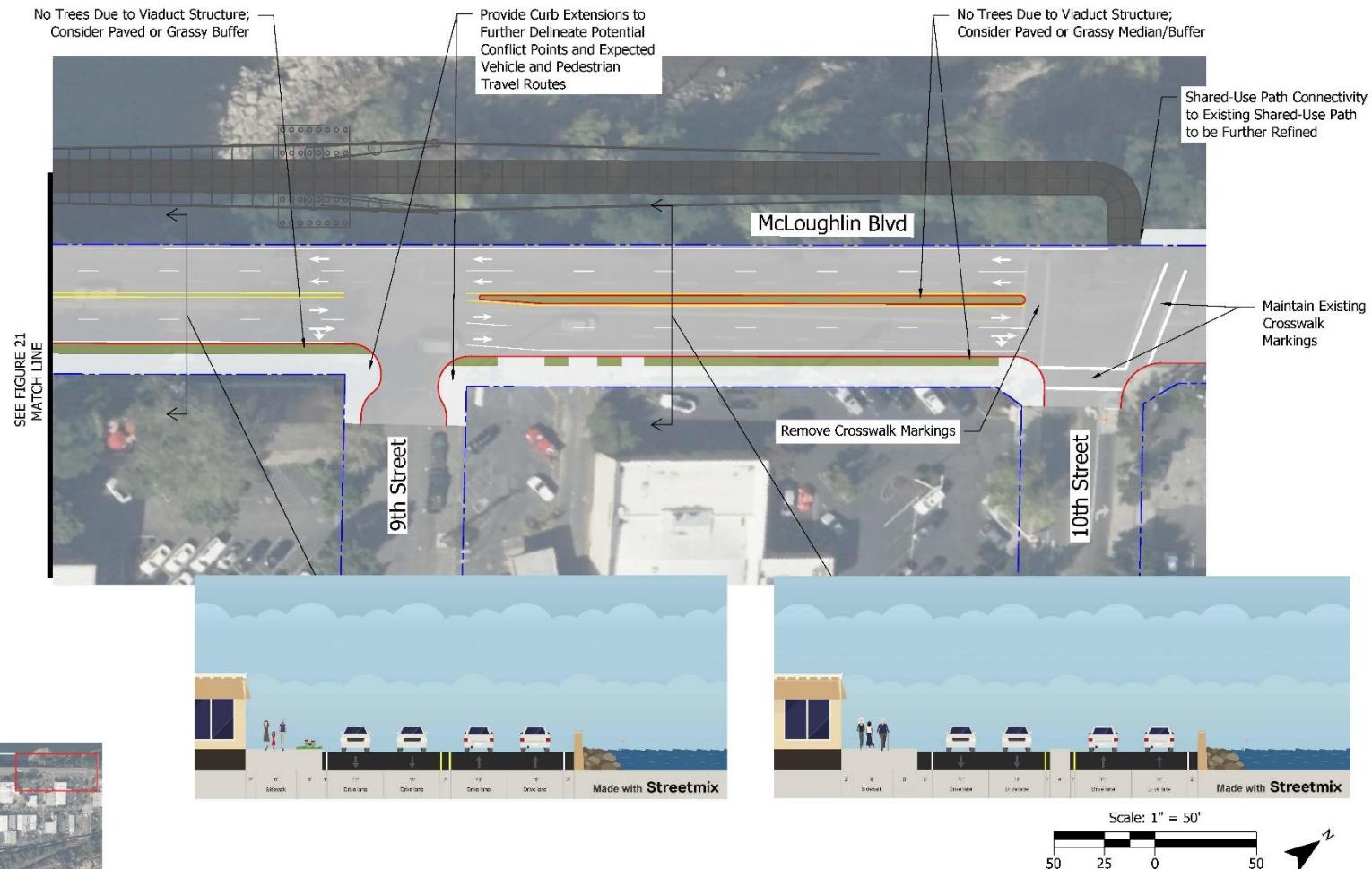
Figure  
20A



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## Streetscape Improvements (Option A) McLoughlin Blvd: Historic Arch Bridge to 8th Street

Figure  
21A



NOTE: Concept design subject to change per future planning, analysis, and design.

Streetscape Improvements  
McLoughlin Blvd: 9th Street to 10th Street

Figure  
22

# Key Design Elements & Considerations

- Extends consistent boulevard treatment north of 10<sup>th</sup> street through the study area to tumwata village
- Includes medians and landscape buffers with options for trees
- Widens sidewalks and reduces travel lanes widths
- Meets freight requirements
- Incorporates tumwata village frontage development
- Provides crossing improvements at Main, 7<sup>th</sup>, and 10<sup>th</sup> Streets
- Explores a new grade separated undercrossing at 8<sup>th</sup> Street
- Ensures economic vitality, art, tourism, and natural resource considerations are priority elements for future refinement



# Design Elements for Commission Consideration

1. Historic Arch Bridge open space vs. existing parking
2. Open space under 7<sup>th</sup> Street vs. existing parking
3. Reallocation of space at McLoughlin Blvd  
“elbow” vs. existing parking and business access



# Alternative: Historic Arch Bridge Open Space

Existing



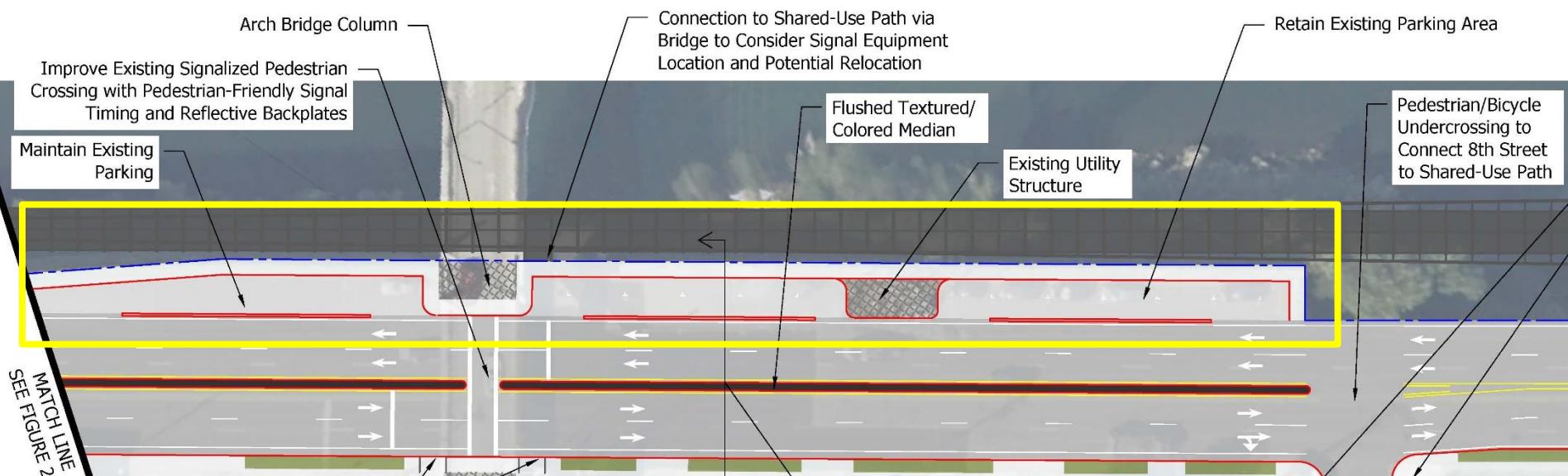
East of 7th



West of 7th

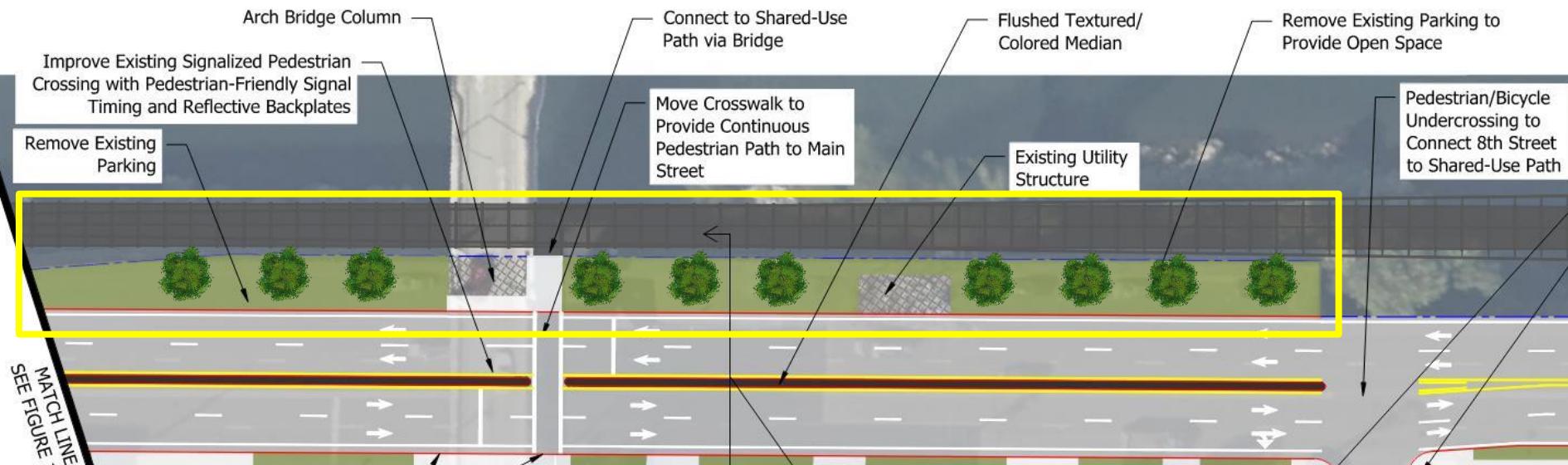
**Key Question:** Retain on-street parking vs. create new open space





# Retain Parking





## Increase Open Space



# Alternative: 7<sup>th</sup> Street Open Space



## Opportunities

- Create continuous sidewalk with ADA compliant curb ramps
- Limit turning conflicts
- More comfortable pedestrian crossing
- Activate space and alleys at 7<sup>th</sup> Street for continuous connection from Main Street to shared-use path



# Alternative: 7<sup>th</sup> Street Open Space

## Maintain Permit Parking

- Retains ~6 parking spots
- Maintains two access points



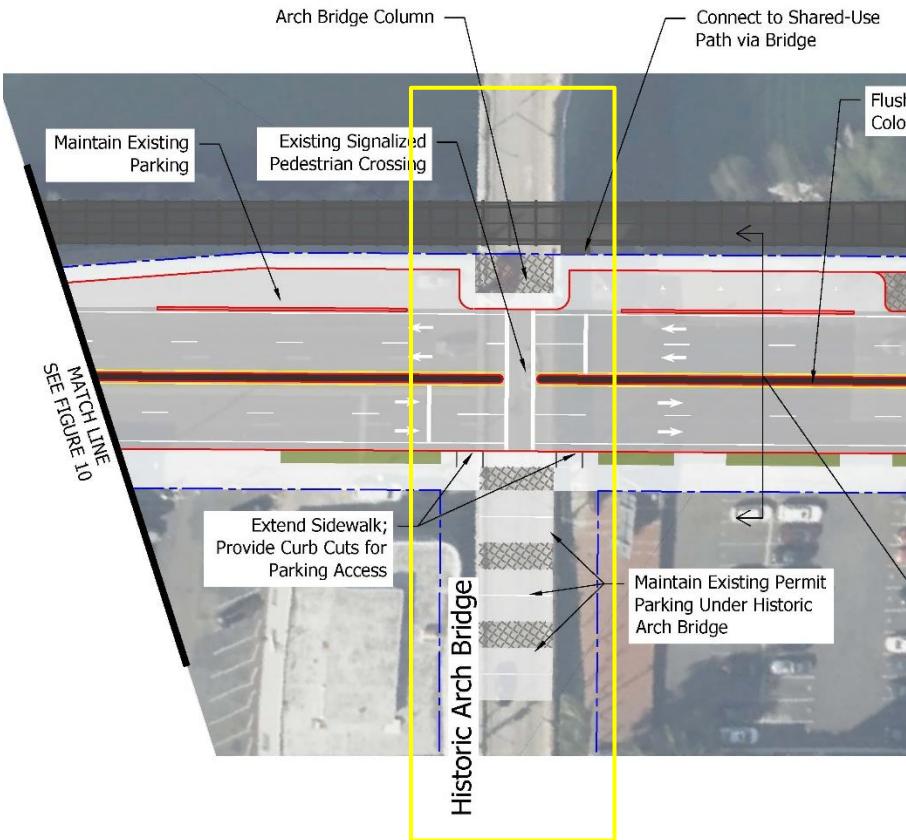
## Open Space Concept

- Removes ~6 parking spots
- Closes both access points
- Opportunity to utilize alley space for placemaking elements

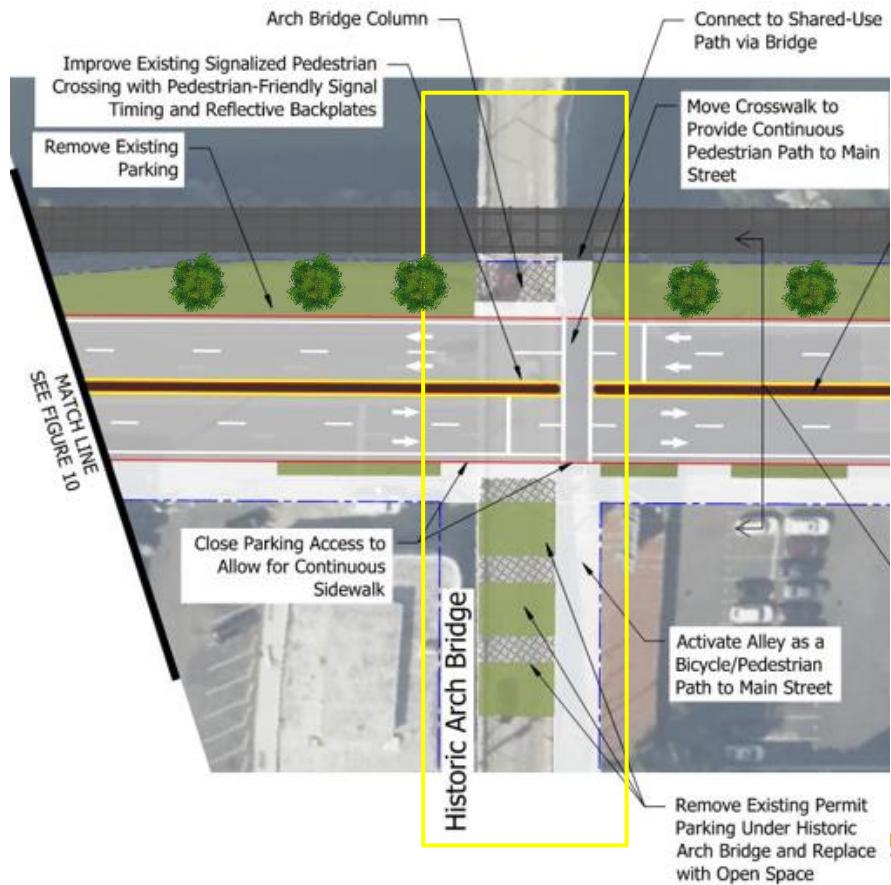


PHOTOS COURTESY TEAM BETTER BLOCK

# Retain Parking



# Increase open space and downtown connectivity



# Alternative: Curve Parking Access



## Existing

- ODOT ROW
- Existing access agreement w/ owner for parking access in curve
- Narrow sidewalk between on-street parking and garages
- Potential maneuvering/sight distance issues if sidewalk is expanded



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to Future tumwata village Site  
to be Further Refined

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Avenue Improvements from  
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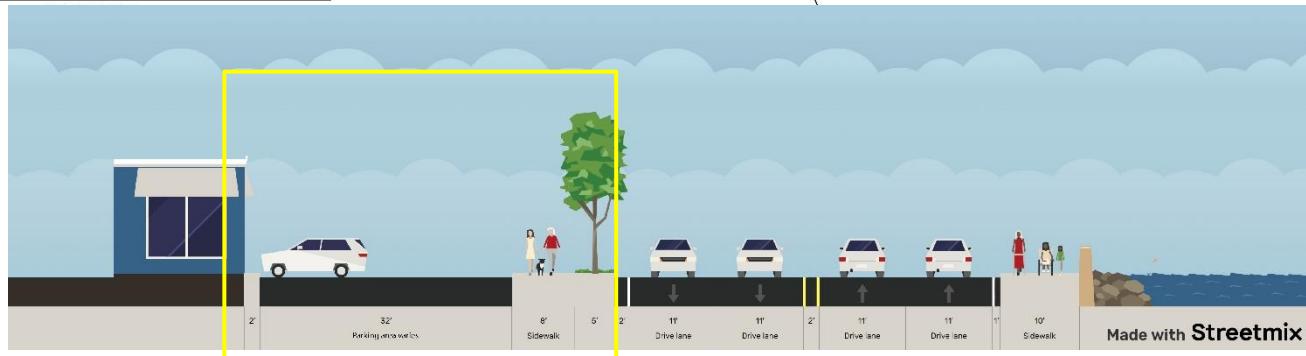
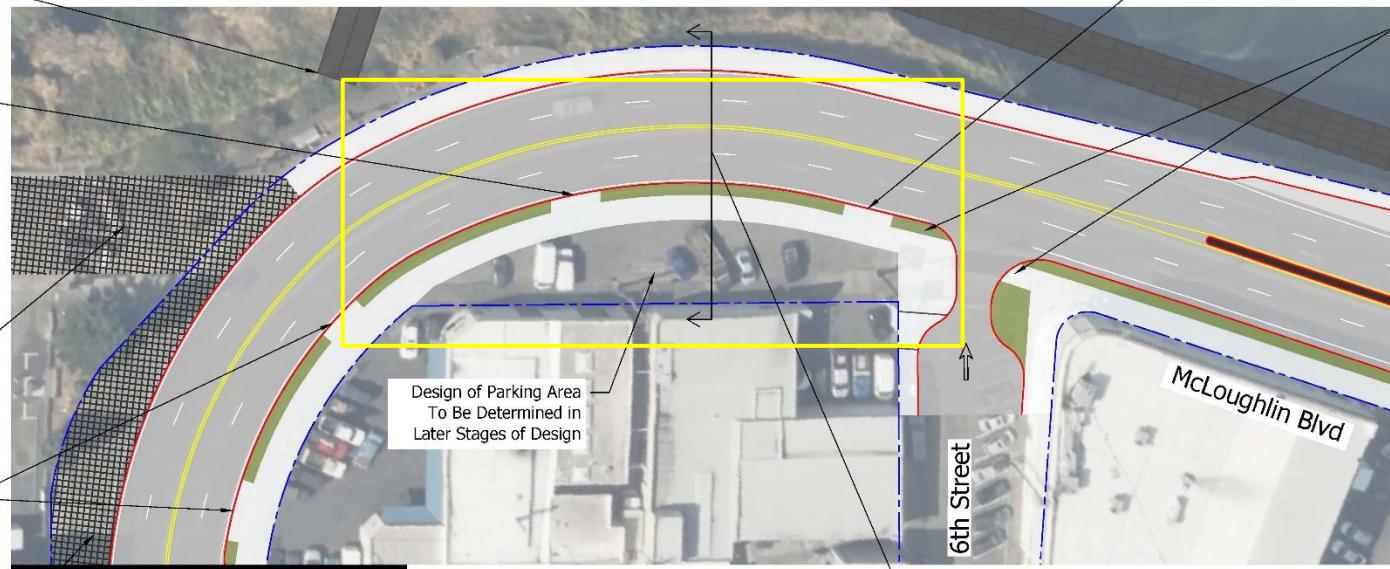
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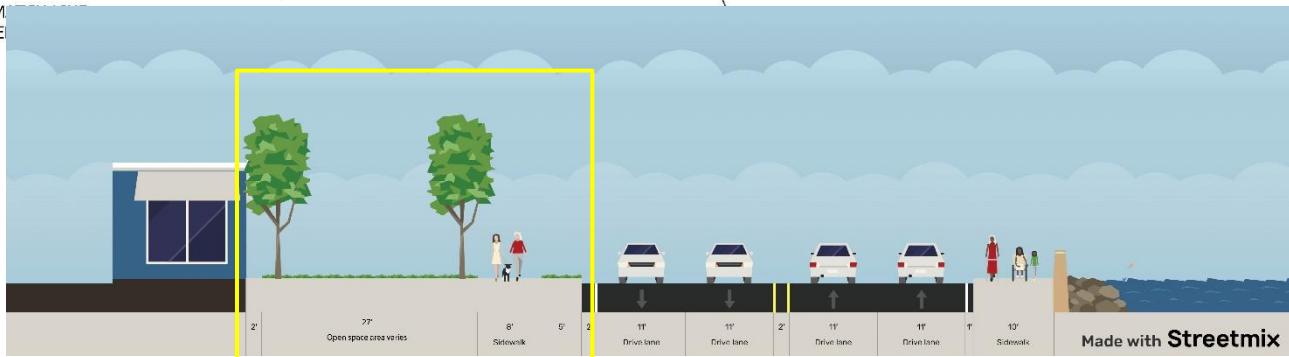
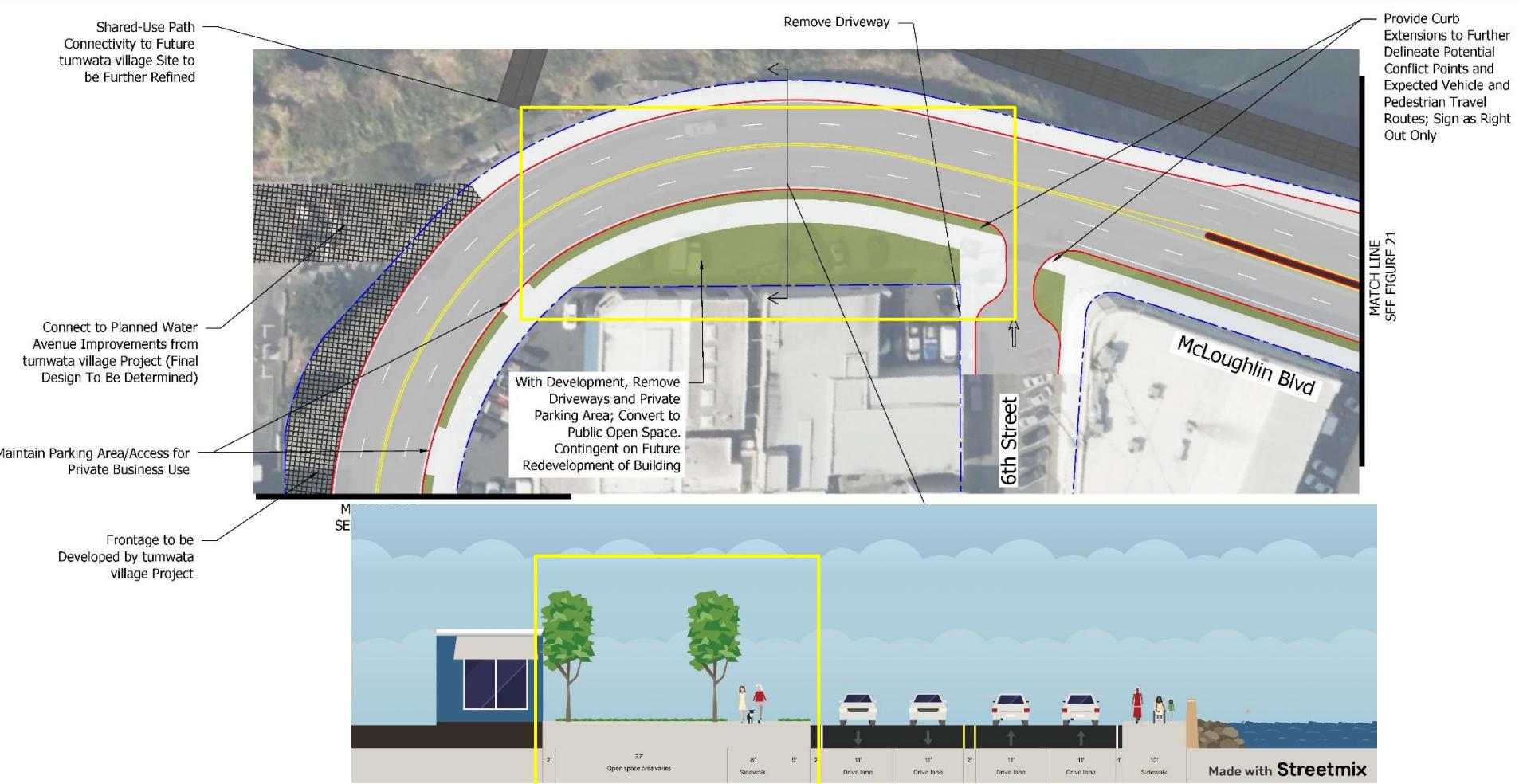
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Delineate Potential  
Conflict Points and  
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MATCH LINE  
SEE FIGURE 21





# Next Steps

- Review Draft McLoughlin Blvd Enhancement Plan
  - Late September/Early October
- Resolution for Support for Next Grant
  - August
- Staff Public Outreach
  - Fall (focused outreach to groups/city committees)
- City Commission Adoption of Plan into TSP
  - January 2025

