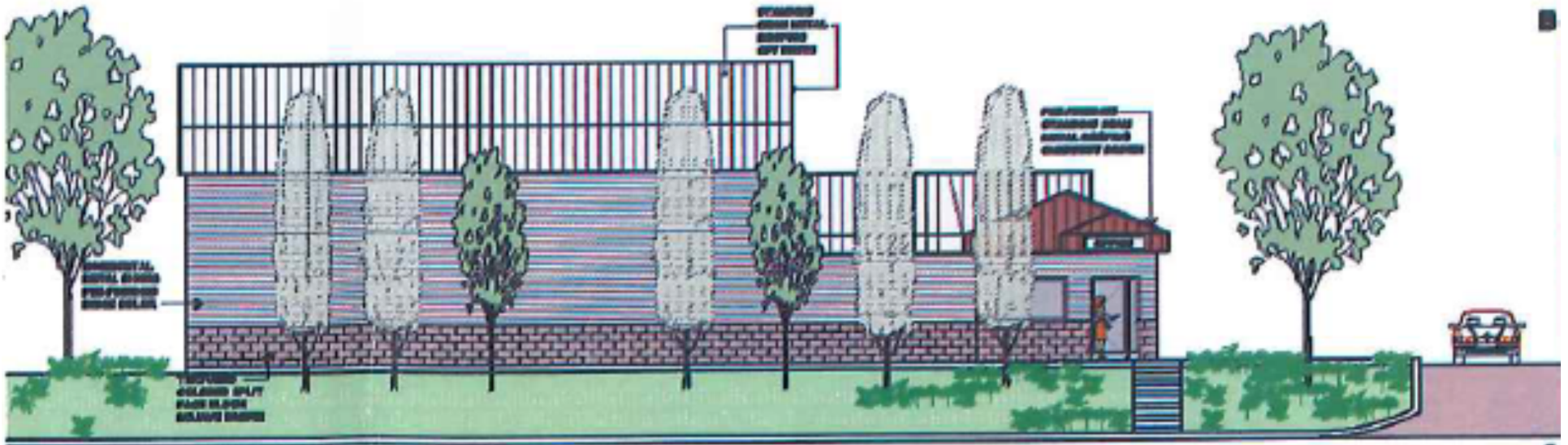


601 Washington Street South Ashland Business Park

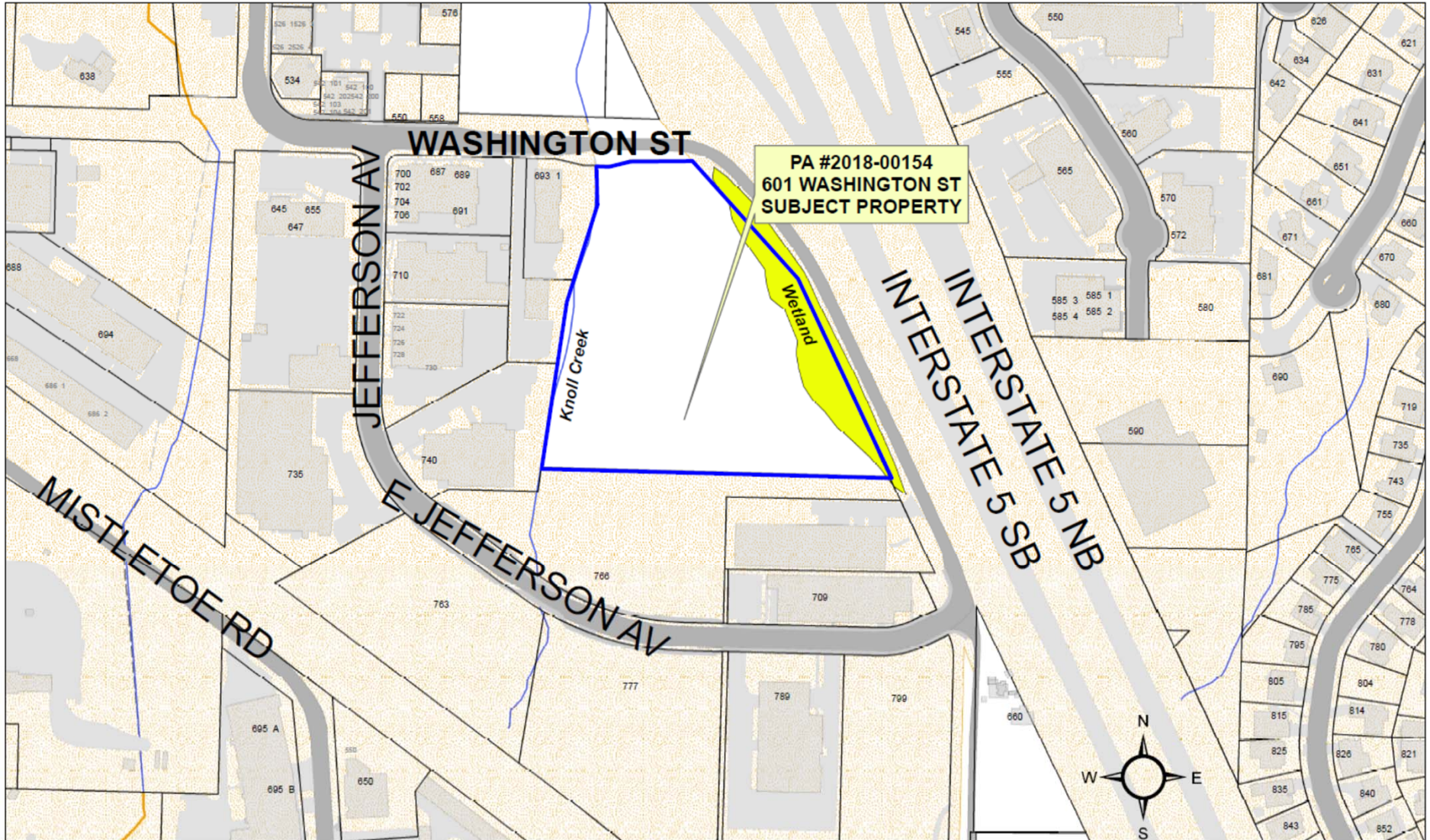
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City Council
Public Hearing
May 1, 2018



601 Washington Street Subject Property

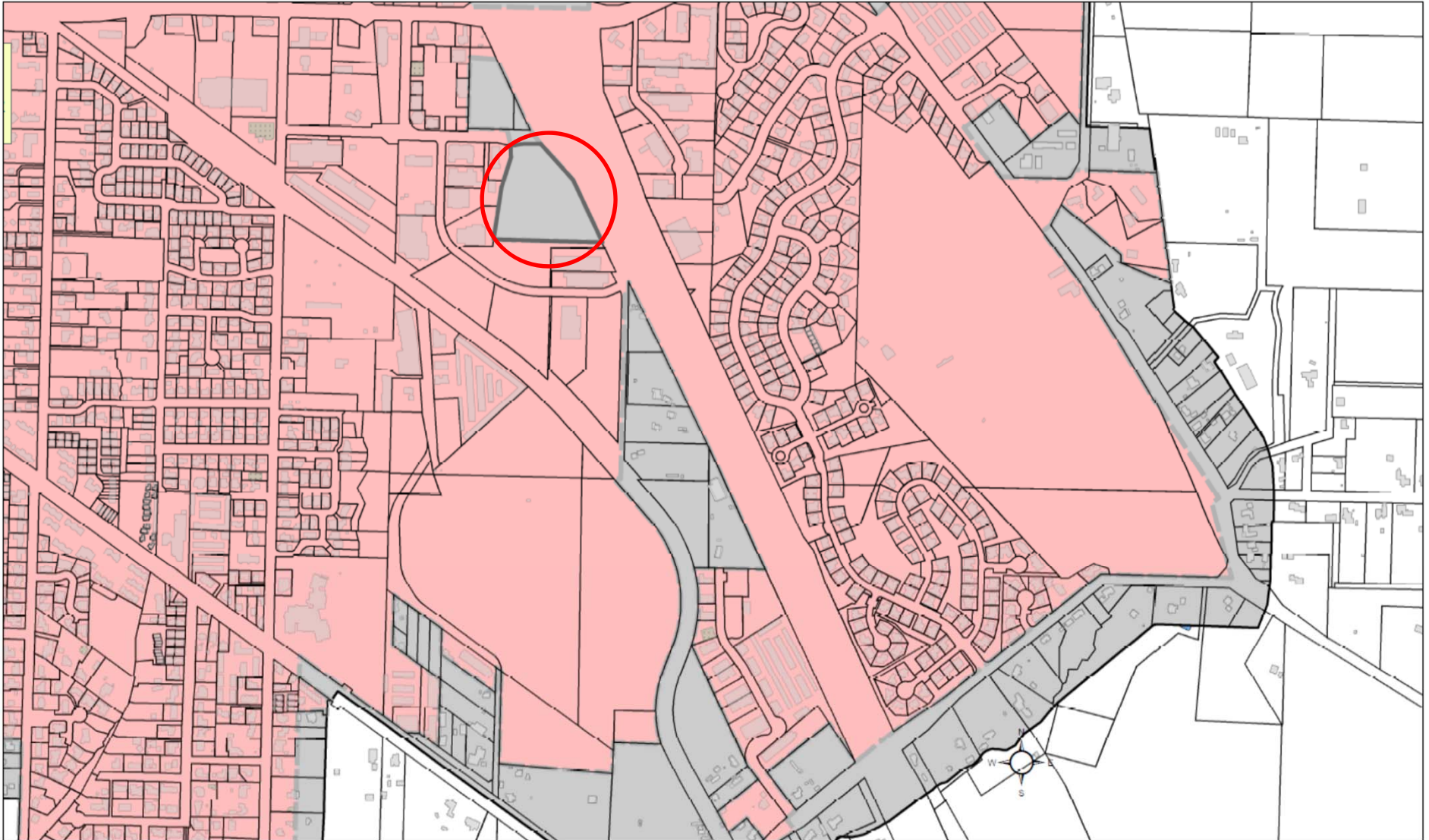
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601 Washington Street

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City Limits (pink) and U.G.B. (grey)



601 Washington Street

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2010 Oak Knoll Fire (post-fire aerial)



601 Washington Street

South Ashland Business Park Proposal



- Annexation of the 5.38-acre parcel which is currently zoned County RR-5 (Rural Residential) and would be annexed to City E-1 (Employment).
- Site Design Review approval for the phased development of a 72,606 square foot light industrial/flexible space business park.
- Conditional Use Permit to allow a watchman's dwelling.
- Limited Use/Activity Permits within the Water Resource Protection Zones of Knoll Creek and a Possible Wetland on the property to construct a stormwater outfall and construct street improvements.
- Exception to Street Standards for the frontage improvements along the property's Washington Street frontage.
- Tree Removal Permit to remove four trees greater than six-inches in diameter at breast height (d.b.h.).

601 Washington Street

South Ashland Business Park Proposed Phasing

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601 Washington Street Watchman's Quarters Elevations

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WATCHMAN QUARTERS & 2 INDUSTRIAL UNITS - PHASE 1

SOUTH ELEVATION

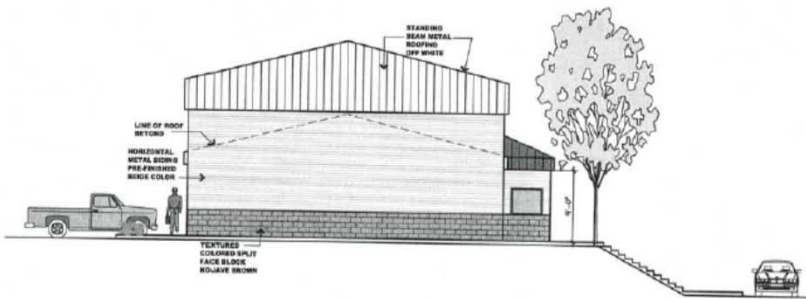
1/8" = 1'-0"



WATCHMAN QUARTERS & 2 INDUSTRIAL UNITS - PHASE 1

WEST ELEVATION

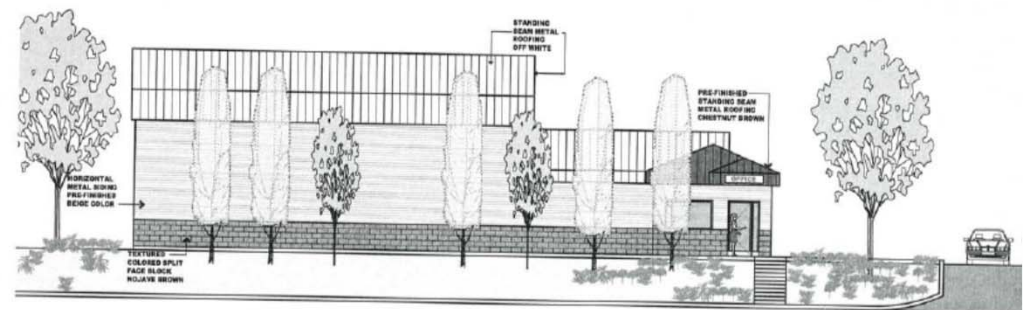
1/8" = 1'-0"



WATCHMAN QUARTERS. & 2 INDUSTRIAL UNITS - PHASE 1

EAST ELEVATION

1/8" = 1'-0"



WATCHMAN QUARTERS & 2 INDUSTRIAL UNITS - PHASE 1

NORTH ELEVATION

601 Washington Street

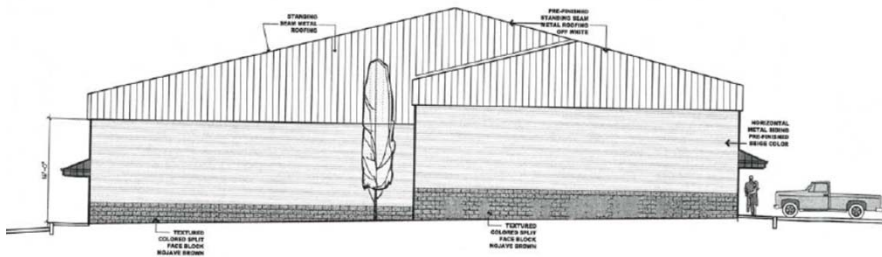
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Building Group 1/Phase 1 Elevations



BUILDING GROUP 1 - PHASE 1

SOUTH ELEVATION



BUILDING GROUP 1 - PHASE 1

WEST ELEVATION



BUILDING GROUP 1 - PHASE 1

EAST ELEVATION



BUILDING GROUP 1 - PHASE 1

NORTH ELEVATION

601 Washington Street Tree Protection Plan

Tree Commission recommended approval as presented.

REGULATIONS OF TREE PROTECTION:
 Staff Permits shall be reviewed and approved by the City of Ashland Staff Advisor pursuant to AHO 16.57.610 (Application Submission Requirements) and 16.57.640 (Approval Criteria).

Notification/Notice to Proceed:
 Except as otherwise determined by the Staff Advisor, all required tree protection measures on lot or adjacent Municipal Code 18.4.0 shall be installed prior to any development activities, including, but not limited to clearing, grading, excavation or demolition work, and shall be maintained after completion of all construction activity including landscape and irrigation installation.
 Construction activity shall not proceed, except maintenance of erosion control measures, until the City has inspected and approved the installation of the tree protection measures.

Signage/Fencing:
 Approved signs shall be attached to the chain link fence starting that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the City Staff Advisor for the project. Trees being removed shall be tagged with pink ribbon. Trees being retained shall be tagged with green ribbon.

Tree Protection Fencing:
 Prior to installation and remaining throughout construction, the Contractor shall construct a 4' temporary chain link fence with 2" dia. steel post @ 10' max. max. at the edge of the tree protection zone or dike, whichever is greater, and at the boundary of any open space, yard, open area, or construction easements that shall the parcel being developed, and all areas as shown by the Landscape Architect on this plan. Fencing shall be fast with the metal endanchoring caps. Steel posts shall not be any permanent concrete footings when installed.

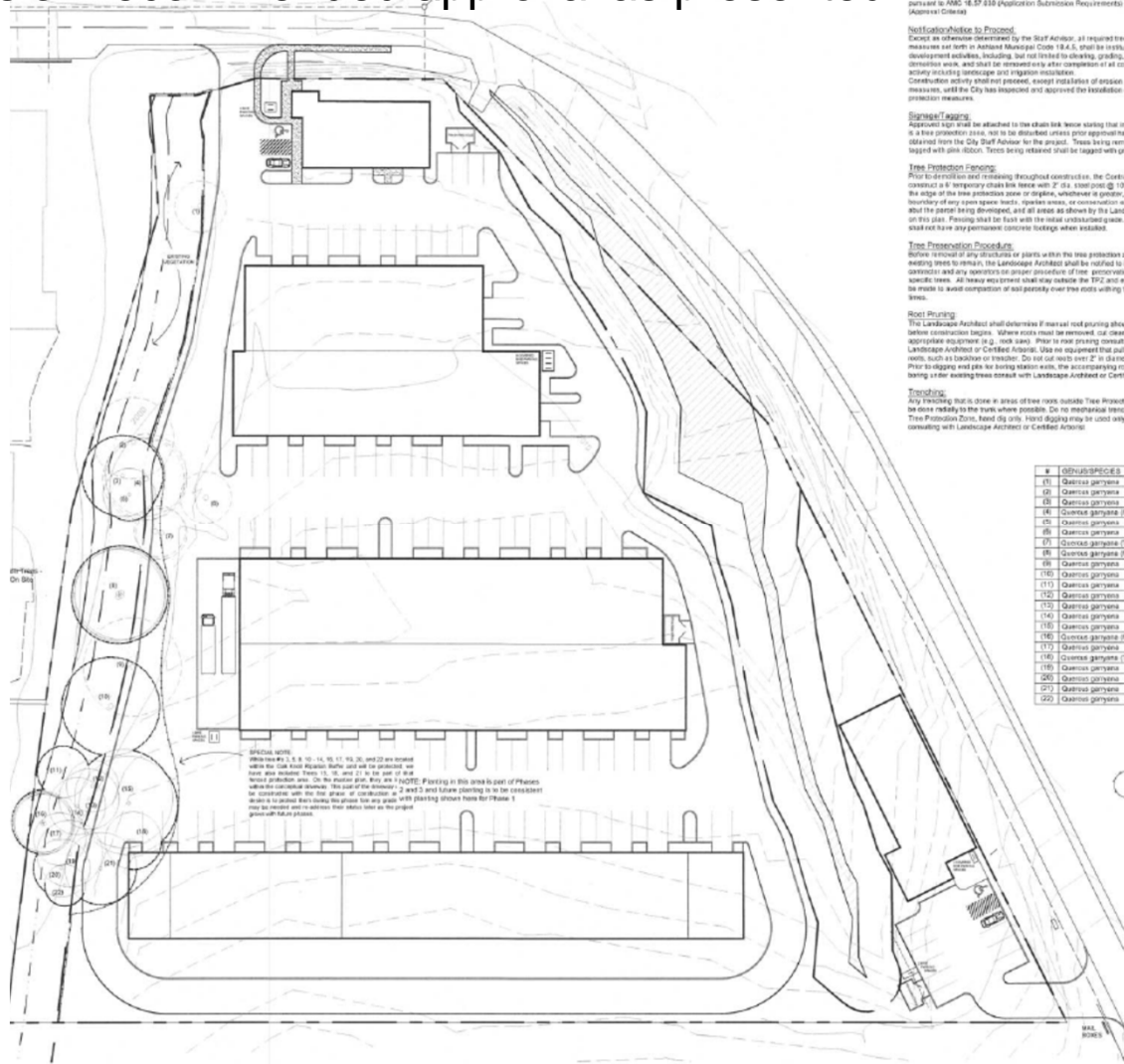
Tree Preservation Procedures:
 Before removal of any structures or parts within the tree protection zone (TPZ) of existing trees to remain, the Landscape Architect shall be notified to evaluate the condition and any aspects of unique characteristics of the trees to be retained. Specific trees. All heavy equipment shall stay outside the TPZ and every effort shall be made to avoid compaction of soil directly over the roots within the TPZ at all times.

Root Pruning:
 The Landscape Architect shall determine if manual root pruning should be done before construction begins. Where roots must be removed, cut cleanly with appropriate equipment (e.g. root saw). Prior to root pruning consult with Landscape Architect or Certified Arborist. Use no equipment that pulls and shatters roots, such as backhoes or trenchers. Do not cut roots over 2" in diameter. Prior to digging and pits for boring station work, the accompanying root pruning, and boring or other boring trees consult with Landscape Architect or Certified Arborist.

Trenching:
 Any trenching that is done in areas of tree roots outside Tree Protection zone should be done relative to the trees where possible. Do no mechanical trenching within the Tree Protection Zone, hand dig only. Hand digging may be used only after consulting with Landscape Architect or Certified Arborist.

#	OFFICIAL SPECIES	
01	Quercus garryana	○
02	Quercus garryana	○
03	Quercus garryana	○
04	Quercus garryana (Multi-trunk)	○
05	Quercus garryana	○
06	Quercus garryana	○
07	Quercus garryana (Tap Trees)	○
08	Quercus garryana (Multi-trunk)	○
09	Quercus garryana	○
10	Quercus garryana	○
11	Quercus garryana	○
12	Quercus garryana	○
13	Quercus garryana	○
14	Quercus garryana	○
15	Quercus garryana	○
16	Quercus garryana (Multi-trunk)	○
17	Quercus garryana	○
18	Quercus garryana (Tap Trees)	○
19	Quercus garryana	○
20	Quercus garryana	○
21	Quercus garryana	○
22	Quercus garryana	○

TREE PRI

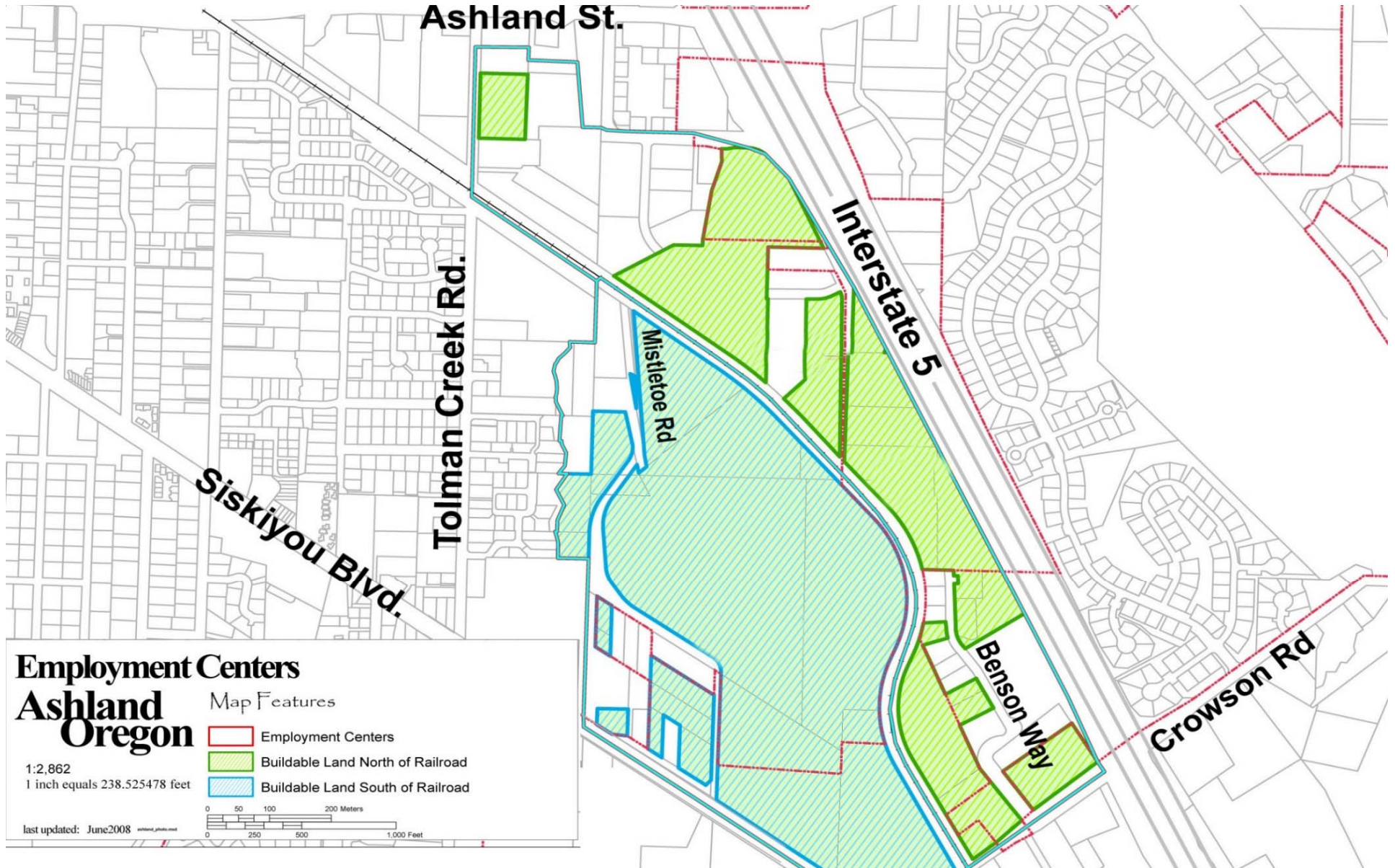


601 Washington Street Frontage Constraints

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Croman Area Buildable Lands



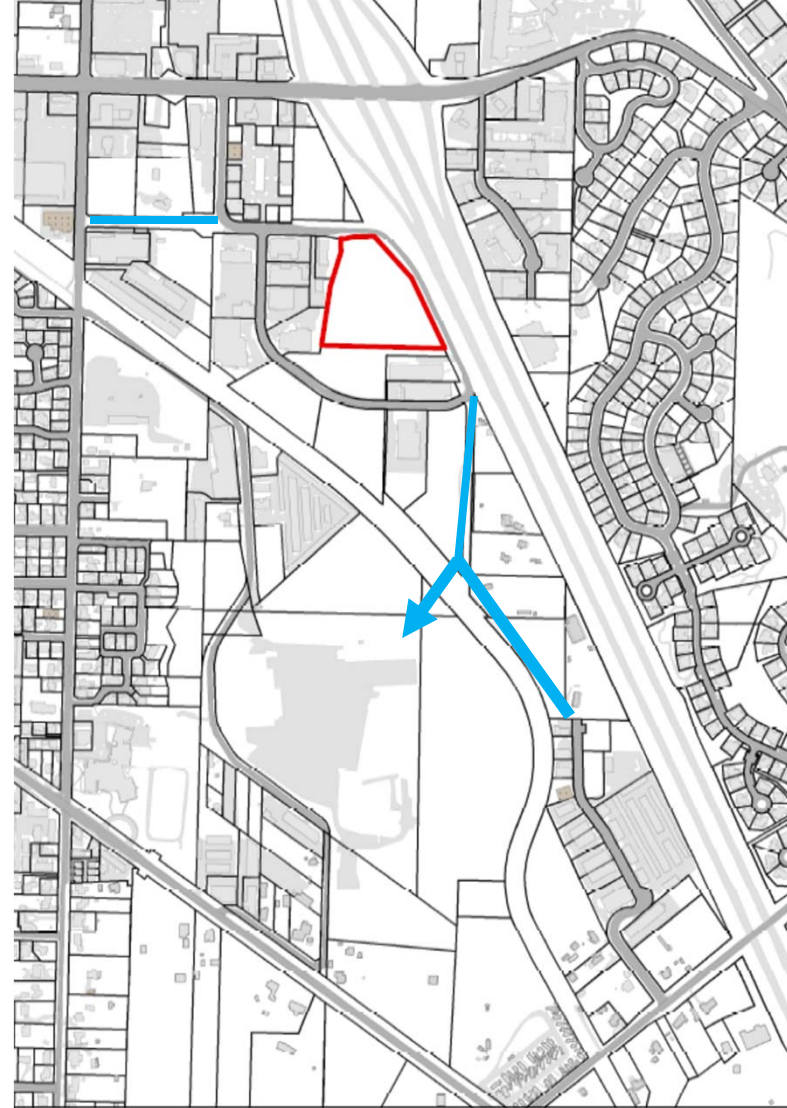
Net Buildable Land Availability*

	Railroad Area	Croman Area	Washington, Jefferson, Benson Areas	Totals
Net* Buildable Acreage	27.25	59.6	30.4	117.25 acres
Gross Vacant or Partially Vacant Acreage	40.1	80.7	46.4	167.17

* Acreage includes estimated reductions for future roads, public facilities natural features & existing development

601 Washington Street TSP Future Connectivity

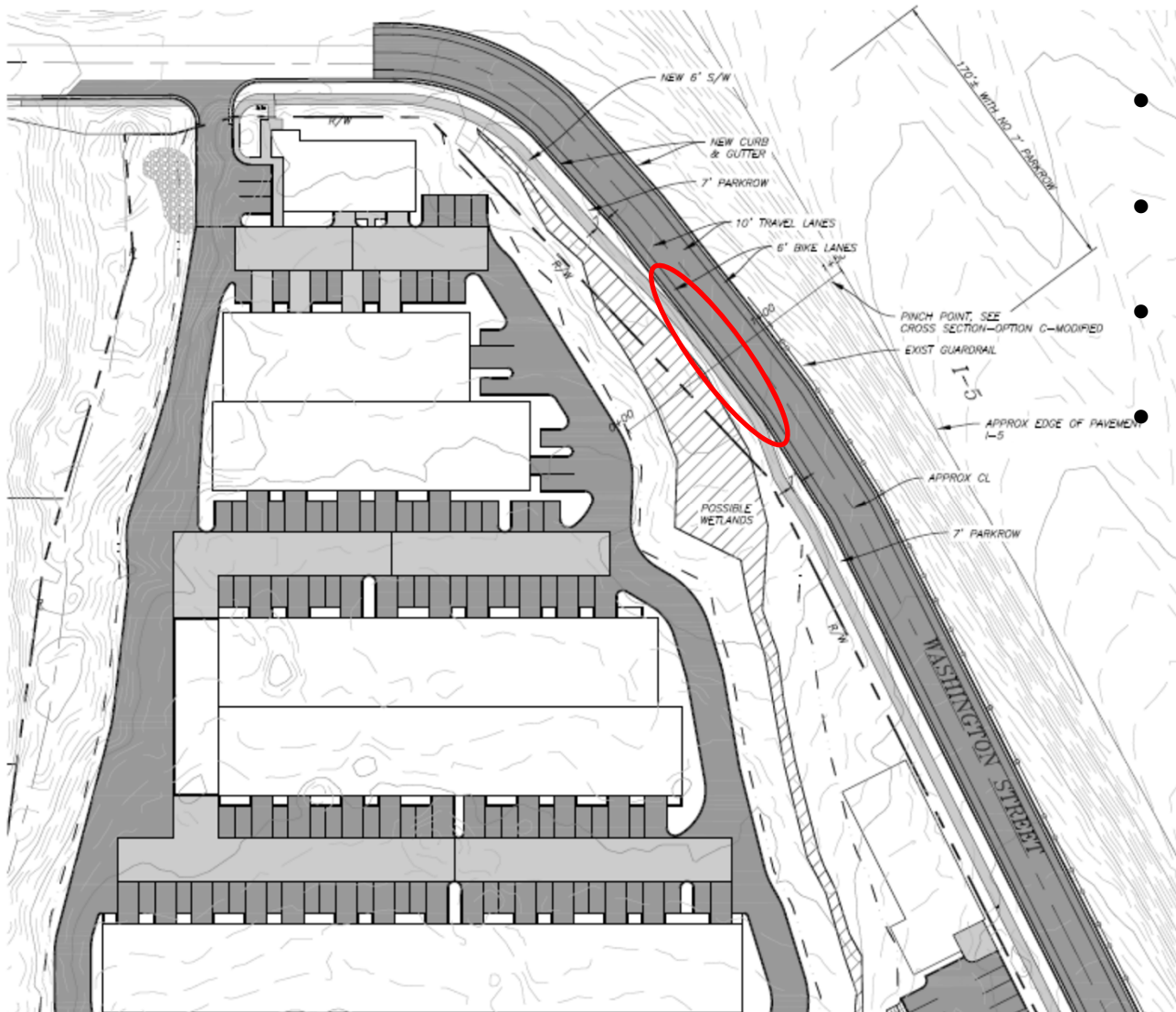
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601 Washington Street

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Frontage Improvements – “Option E”

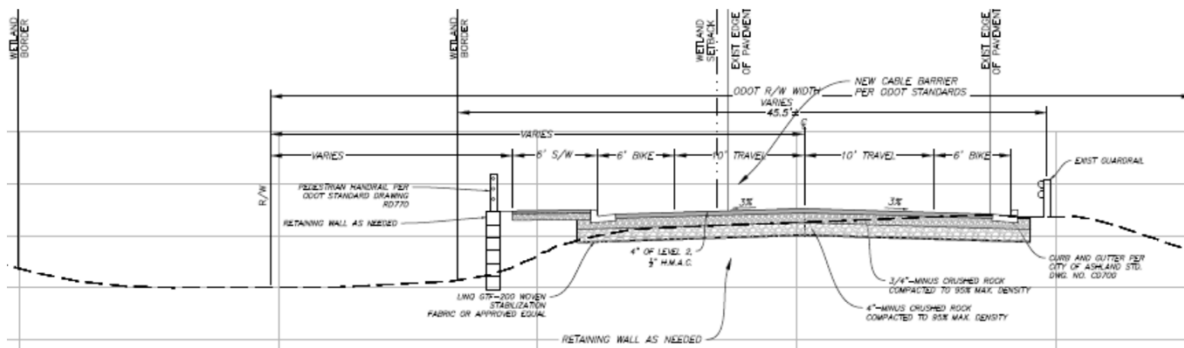


- No sidewalks/parkrow on freeway side.
- Car & bike lanes in both directions.
- No relocation of freeway guard rail.
- 7-foot landscaped parkrow and 6-foot sidewalk on full frontage **except 140 feet adjacent to wetland**, with a few larger stature trees to be placed at the wetland edge in those areas.

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Frontage Improvements – “Option E”



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- Car & bike lanes in both directions.
- No relocation of freeway guard rail.
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601 Washington Street

SABP – TPR/Trip Cap Issue

- Applicants proposed a trip cap for the development which would limit the uses of the site to those that would generate no more than 910 average daily trips (i.e. *what is proposed for South Ashland Business Park now*).
- Planning Commission found that the trip cap was not required under the Transportation Planning Rule (TPR) because the E-1 zoning is consistent with the Comp Plan zoning and was considered in the 2012 Transportation System Plan (TSP) as provided in the TPR. (*Zone change is only from County RR-.5 to City E-1, which has been the Comprehensive Plan's designation for the property since the 1980's.*)
- Oregon Department of Transportation (ODOT) has indicated that they believe the Trip Cap is still necessary due to the TSP's methodology.
- The applicants have indicated they are willing to retain the proposed trip cap.

601 Washington Street

SABP – TPR/Trip Cap Issue

OAR 660-012-0060 Plan & Land Use Regulation Amendments

(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

- (a) The proposed zoning is consistent with the existing Comprehensive Plan Map designation and the amendment does not change the Comprehensive Plan Map;
- (b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and
- (c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

601 Washington Street

Today's Letter

- A letter raising concerns with traffic impacts was received from Craig Anderson today, and the applicants will be providing a written response.
- Staff continue to believe that a finding can be made that the amendment to the zoning map does not significantly affect an existing or planned facility because the zoning proposed is consistent with the Comprehensive Plan and the amendment does not change the Comprehensive Plan Map and the zoning is consistent with that considered in the acknowledged Transportation System Plan.
- The applicants have indicated that they are willing to retain the proposed trip cap to address ODOT's concerns; this would limit the potential traffic impacts of the property proposed for annexation.

601 Washington Street South Ashland Business Park

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City Council
Public Hearing
May 1, 2018

