

Memo

DATE: 9/25/2011
TO: Planning Commission
FROM: Brandon Goldman, Senior Planner
RE: Normal Avenue Plan Summary of Existing Conditions

Purpose

As an initial step in informing the plan development for the Normal Avenue Neighborhood the City has prepared an executive summary of existing conditions which has been provided to Parametrix Inc (the design consultants). This summary is intended to provide background information for consideration throughout the planning process including:

- An evaluation of the Project Area in relation to schools, commercial business districts, commercial and civic attractors, and adjacent residential development
- An evaluation of the Project Area buildable lands and existing comprehensive plan designations;
- An inventory and of existing natural areas including wetlands, riparian areas, and floodplains;
- An evaluation of the existing road classifications and transit availability as they relate to the Project Area;
- Existing Traffic Counts at intersections that would be impacted by future development in the plan area; and
- Comments and summary results obtained from the resident survey completed in July 2012.

This information is being presented to the Planning Commission at this study session is for discussion purposes only as no Commission action is requested at this time.

Upcoming Meetings

October 23 and 25th @ 7:00-9:00 pm - Ashland Middle School Commons.

The City of Ashland and Parametrix Inc. are hosting a two part public workshop, or '*design charrette*', to help create a concept plan for the area that accommodates future housing needs, provides for a system of greenways, protects existing stream corridors and natural wetlands, and enhances opportunities for safe walking and bicycle routes while providing convenient access to future bus service. The plan developed during these meetings will serve as a road map to help guide changes within the area in a manner that supports longstanding community goals and values.

Attached:

Normal Ave. Neighborhood Plan Executive Summary of Existing Conditions

