

A scenic view of rolling hills and mountains under a blue sky with clouds, framed by large trees in the foreground. The hills are covered in dry, golden-brown grass, and the mountains in the background are more rugged with some evergreen trees. In the foreground, there are large, leafy trees with some autumn-colored leaves, and a wooden fence runs across the middle ground. A small house with a red roof is visible on the left, and a barn-like structure is on the right.

# ASHLAND NORMAL AVENUE NEIGHBORHOOD PLAN

# WELCOME



# AGENDA

## **1. Presentation: Intro and Mobility**

Work Session at Tables

## **2. Presentation: Greenway and Open Space**

Work Session at Tables

## **3. Presentation: Land Use and Housing Types**

Work Session at Tables

## **Next Steps**

Adjourn

# CHARRETTE PROCESS

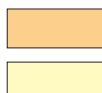


ASHLAND NORMAL AVENUE NEIGHBORHOOD PLAN

	Tuesday 10/23	Wednesday 10/24	Thursday 10/25	Friday 10/26	
<b>Goal</b>	Exhibit and present Frameworks and Conceptual Plan and gather community and Staff feedback	Develop concept alternatives and options, address Stakeholder and technical issues, identify Preferred Alternative	Refine Preferred Concept; provide final forum for community and Staff feedback	Design Team completes TGM Charrette Deliverables	
<b>Morning</b>	7AM-12PM Design Team travel to Ashland  12PM to 1PM Design Team lunch (out)	9AM-12PM- Selected Design Team members meet with Stakehold- ers  9AM-12PM Selected Design Team members meet with Staff	9AM-5PM Design Team refines concept	9PM-12PM Design Team completes TGM Deliverables	
<b>Lunch</b>	1PM to 2PM Design Team and Staff set up studio, gallery	12PM-1PM Design Team lunch (out)	12PM-1PM Design Team lunch (in studio)	12PM-1PM Design Team lunch (in studio)	
<b>Afternoon</b>	2PM-3:30PM Site Tour with Staff and Stakeholders  3:30PM-5PM Staff and Design Team prepare for Open House presentation	1PM-3:30PM Staff fields Stakeholder drop-ins; Design Team if necessary  3:30PM-5PM (STUDIO CLOSED) Design Team and Staff prepare for next day; agree on final plan concepts	1PM-3:30PM Staff fields Stakeholder drop-ins; Design Team if necessary  3:30-5PM (STUDIO CLOSED) De- sign Team refines concept; work with Staff on final presentation	1PM-2:30PM Design Team and Staff break down studio, gallery     2:30PM - 7:30PM Design Team travel to Portland	
<b>Dinner</b>	5PM-6PM Design Team dinner (in studio)		5PM-6PM Design Team dinner (in studio)		
<b>Evening</b>	6PM-7PM Travel studio>OH; set up  7PM to 9PM Public Workshop, Ashland Middle School  9PM-9:45PM prep for next day: work plan	6PM-8PM Design Team refines concept  8PM-8:45PM prep for next day: work plan	6PM-7PM Travel studio>OH; set up  7PM to 9PM Public Workshop, Ashland Middle School  9PM-9:45PM prep for next day		



Design team



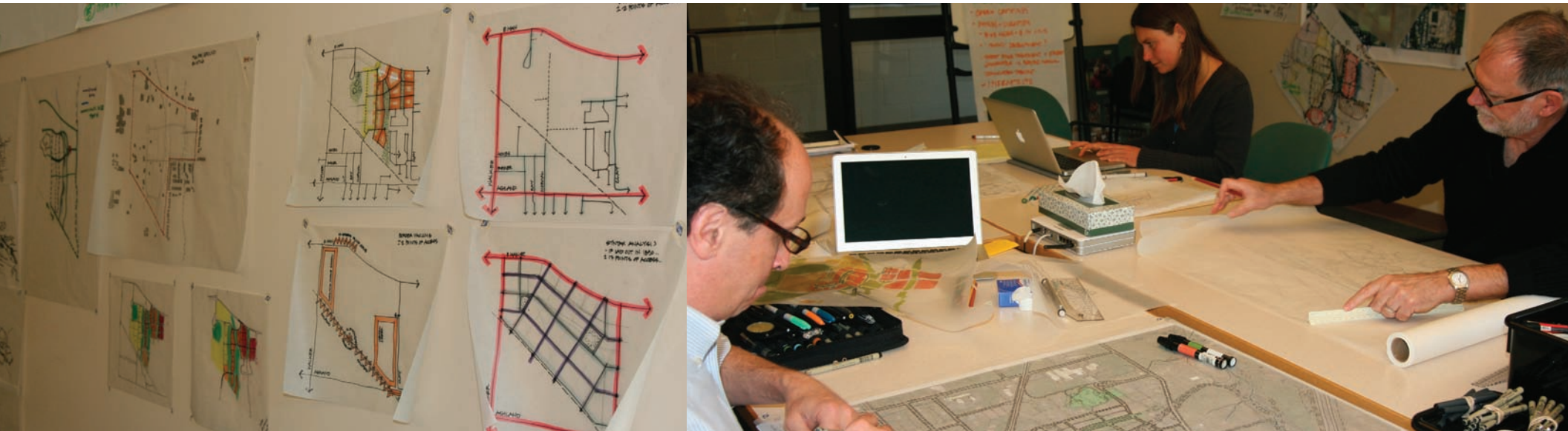
Design Team & Staff

Stakeholders

General public

## Ashland Normal Neighborhood Community Design Workshop





## Charrette Process

Five separate frameworks combine to create a single concept plan:

- Housing and Land Use;
- Greenway and Open Space;
- Mobility;
- Infrastructure, and
- Sustainability

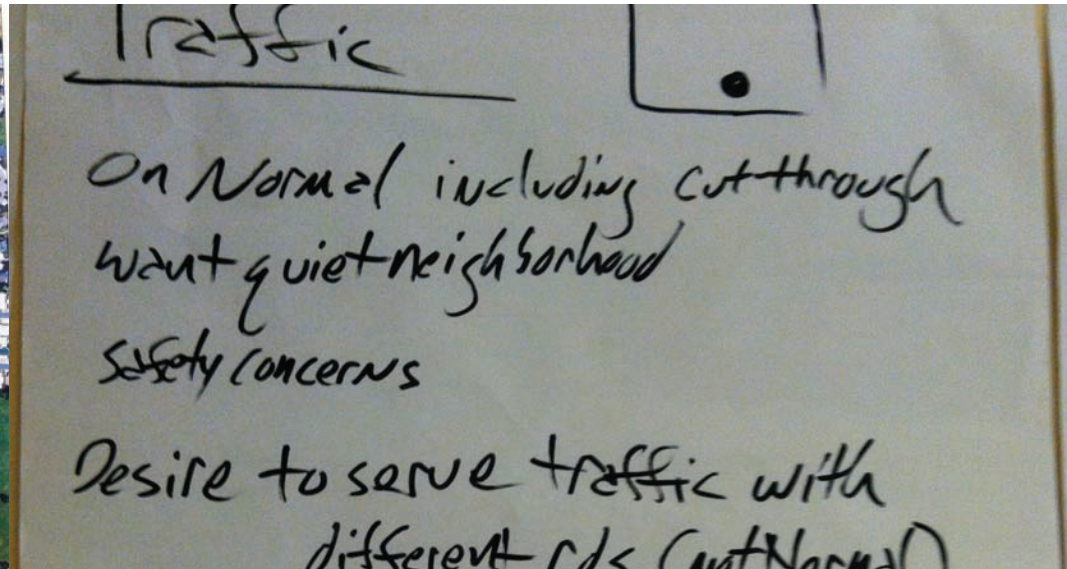


## Mobility

- meandering alignment for Normal Ave
- rural character for Normal Ave
- east-west connections
- connection to YMCA and schools
- pedestrian and bicycle connections
- minimize street widths and impervious surfaces

- traffic on Normal Ave to south
- high speeds on Normal and other streets
- lack of stop control at Normal and Homes Ave.
- connecting Normal through site
- cut-through traffic





## Public Workshop Feedback

### Greenway and Open Space

#### Desires

- village square
- pathways along water features
- connections within site and to regional trails
- preserve wetlands and creeks
- demonstration/ interpretive wetland site

#### Concerns

- wetlands need to be delineated
- privatized creeks and wetland
- increased flooding



## Public Workshop Feedback

### Sustainability

#### Desires

- preserve wetlands and creeks
- minimize creek crossings
- critical views of Pompadour Butte, Grizzly Peaks
- livable solutions
- affordable housing

#### Concerns:

- loss of bird habitat
- light pollution (night sky impacts)





## Public Workshop Feedback

### Infrastructure

#### Desires

- greywater reuse
- addressing RR crossings
- plan for increased rail usage
- use E Main to access town

#### Concerns:

- high off-site costs
- lack of wastewater system
- forced conversion to City services
- cost of creek crossings



## Public Workshop Feedback

### Housing and Land Use

#### Desires

- higher intensity in the NE
- keep single family homes on site
- build with the topography
- adequate parking
- reducing required parking
- minimize impervious surface

#### Concerns

- tightly clustered, intense development
- buildings over 2 stories in height
- cookie-cutter design
- overall number of units (<300)
- design of Meadow Creek Estates



AS PRESENTED  
OCTOBER 25,  
2012



## CONCEPT PLAN: ESSENTIAL ELEMENTS





## MOBILITY



# STORMWATER STREET EDGE





# BRIDGES

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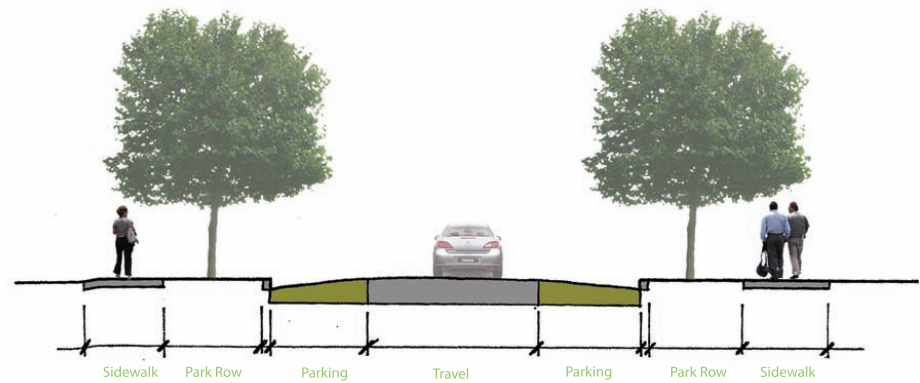
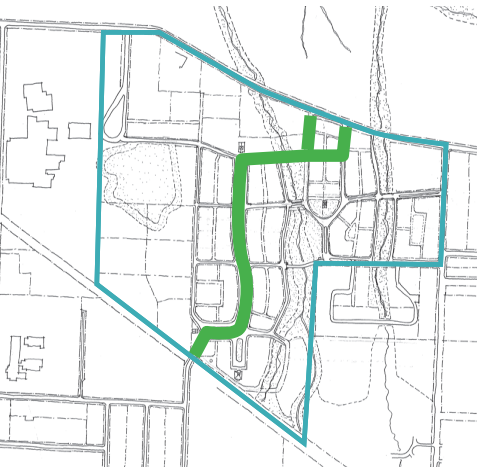
# MOBILITY

## Normal Ave.



**Option 1**

**Location in Project Area**



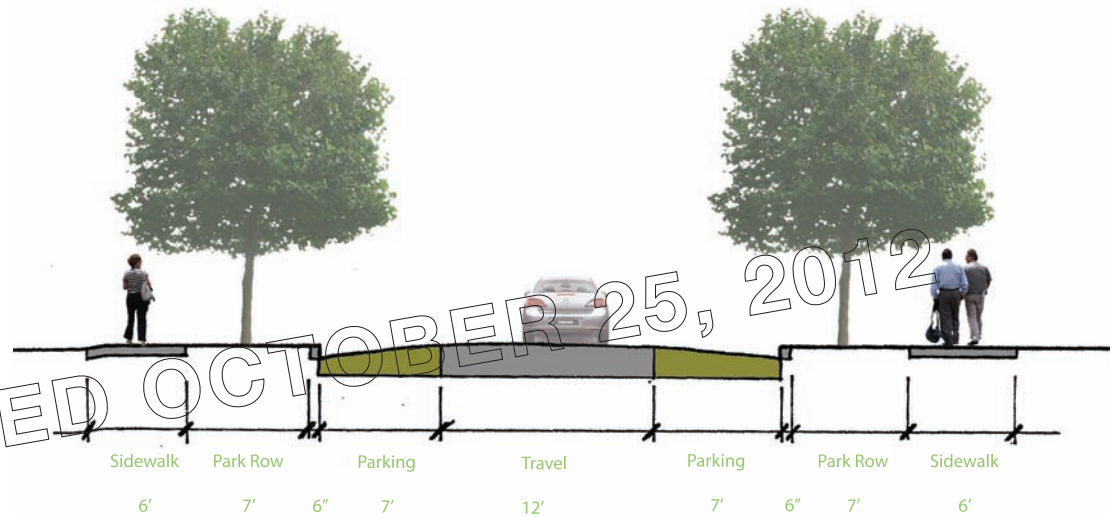
**Option 2**

# MOBILITY

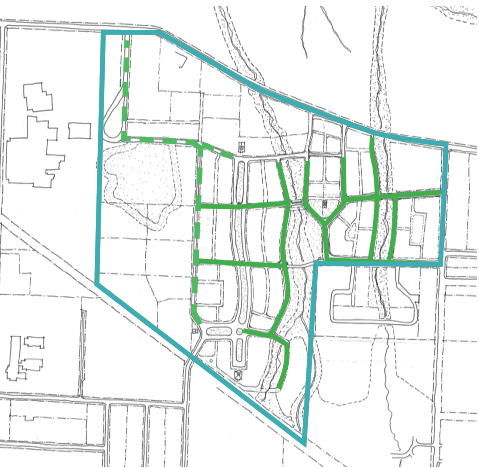
## Neighborhood Road Options 1

### Neighborhood Road

#### Parking Both Sides With Curbs

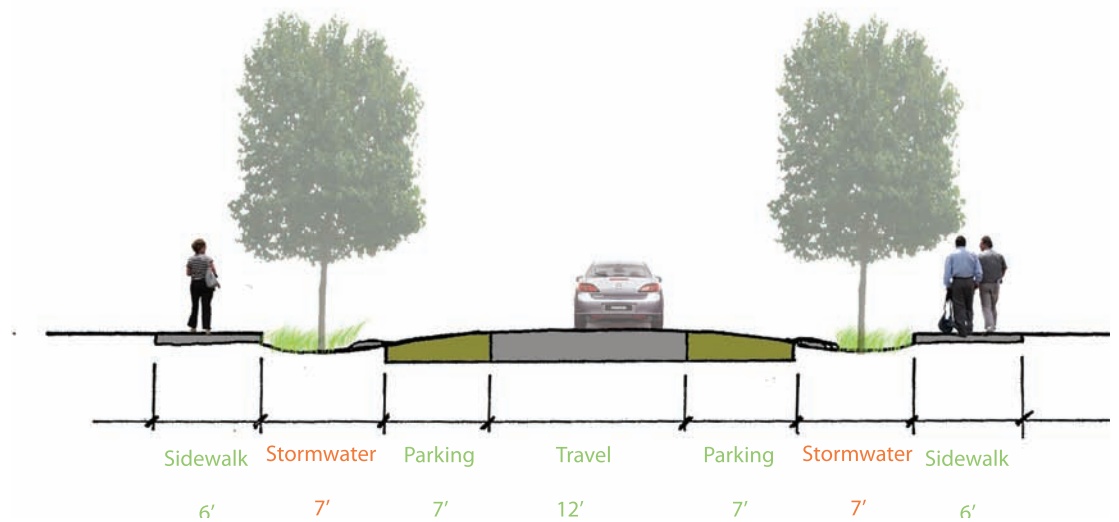


#### Location in Project Area



### Neighborhood Road

#### Parking Both Sides Without Curbs

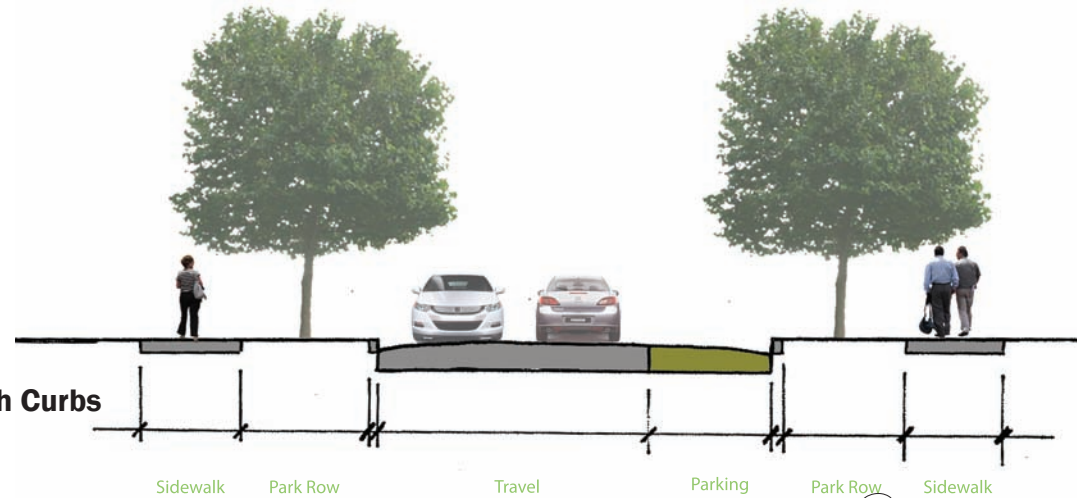




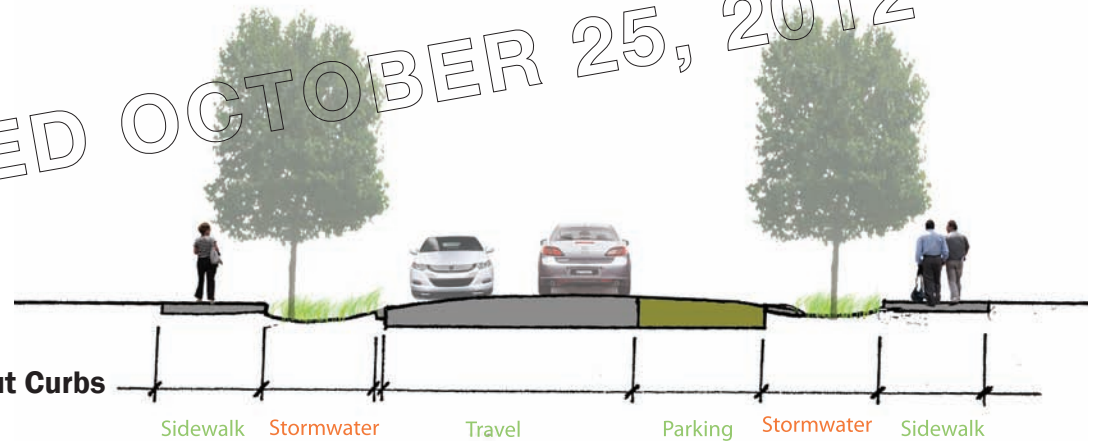
# MOBILITY

## Neighborhood Roads

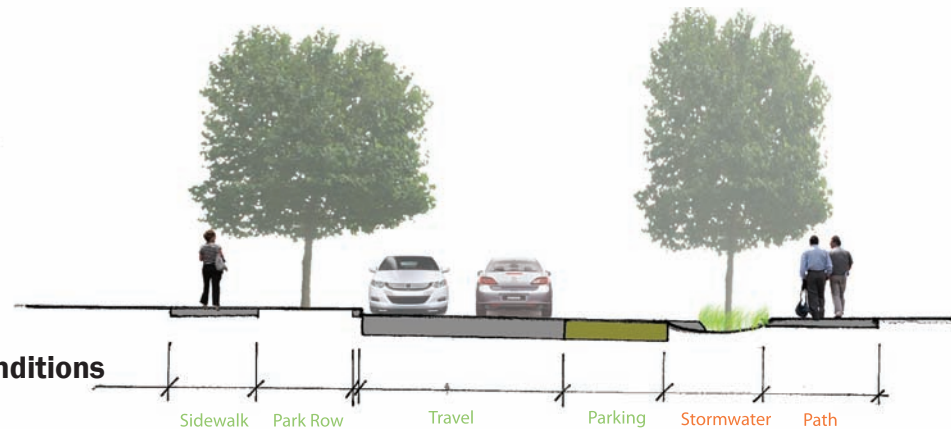
**Neighborhood Road**  
**Parking One Side With Curbs**



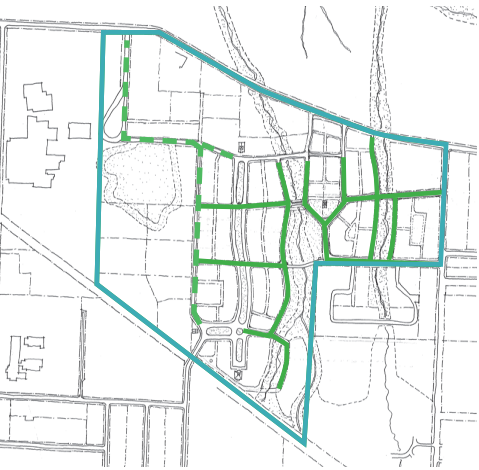
**Neighborhood Road**  
**Parking One Side Without Curbs**



**Neighborhood Road**  
**Parking One Side Both Conditions**



Location in Project Area



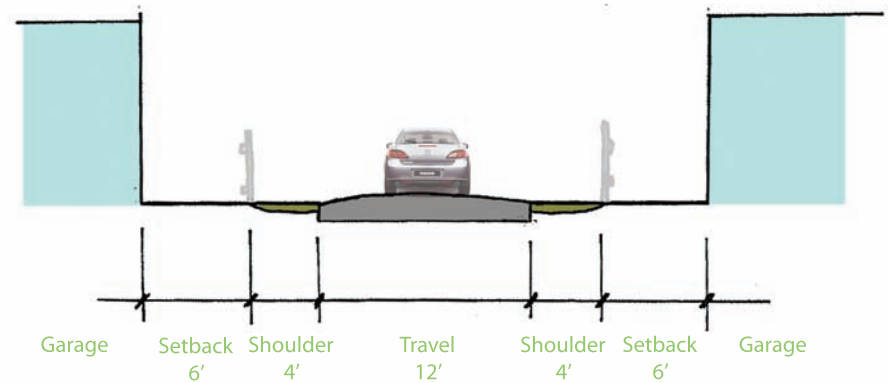
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# MOBILITY

## Cottage Lanes

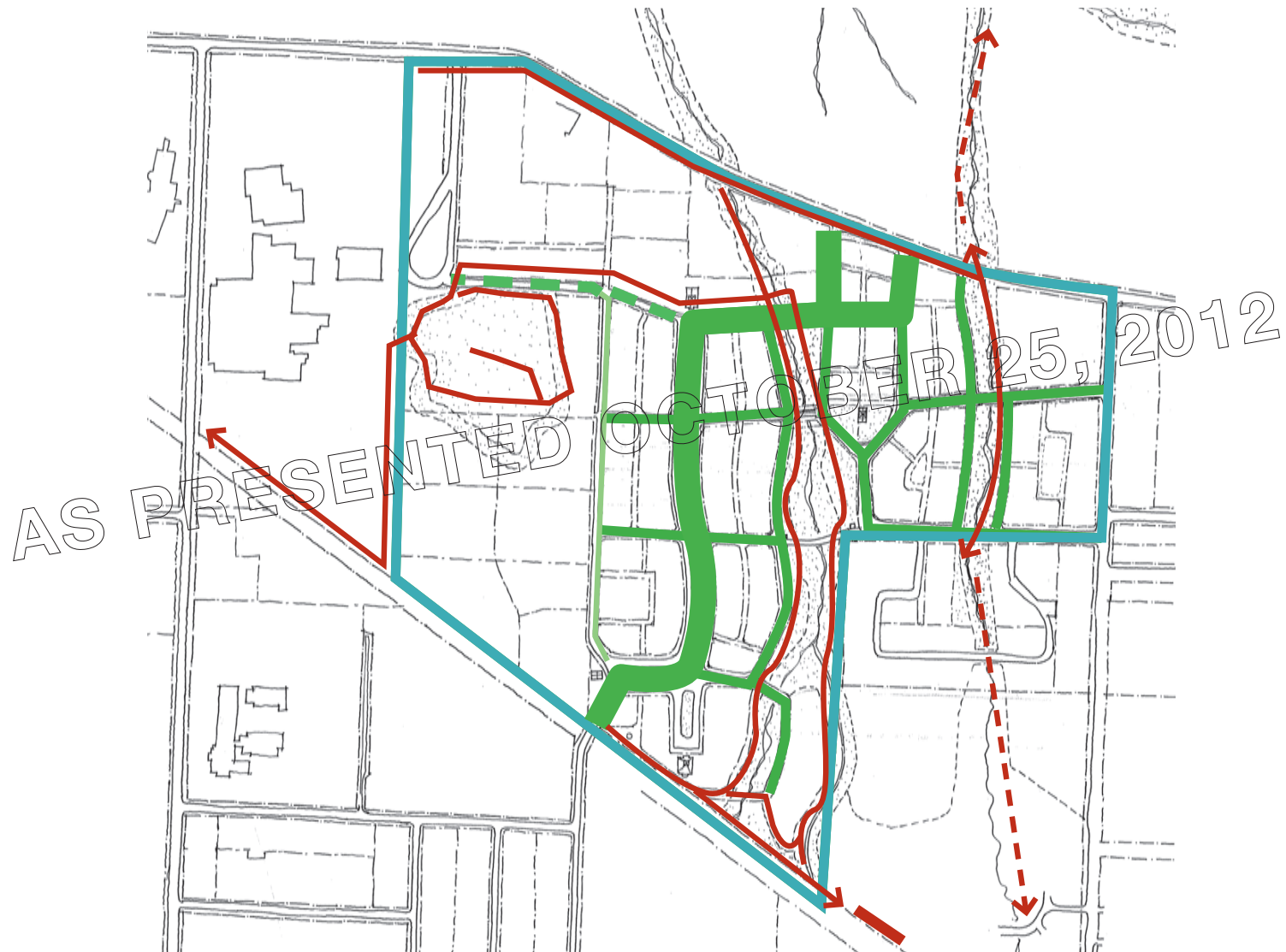
### Cottage Lane

Shown With Garages and Setbacks





# MOBILITY FRAMEWORK



# BREAK OUT GROUP EXERCISE





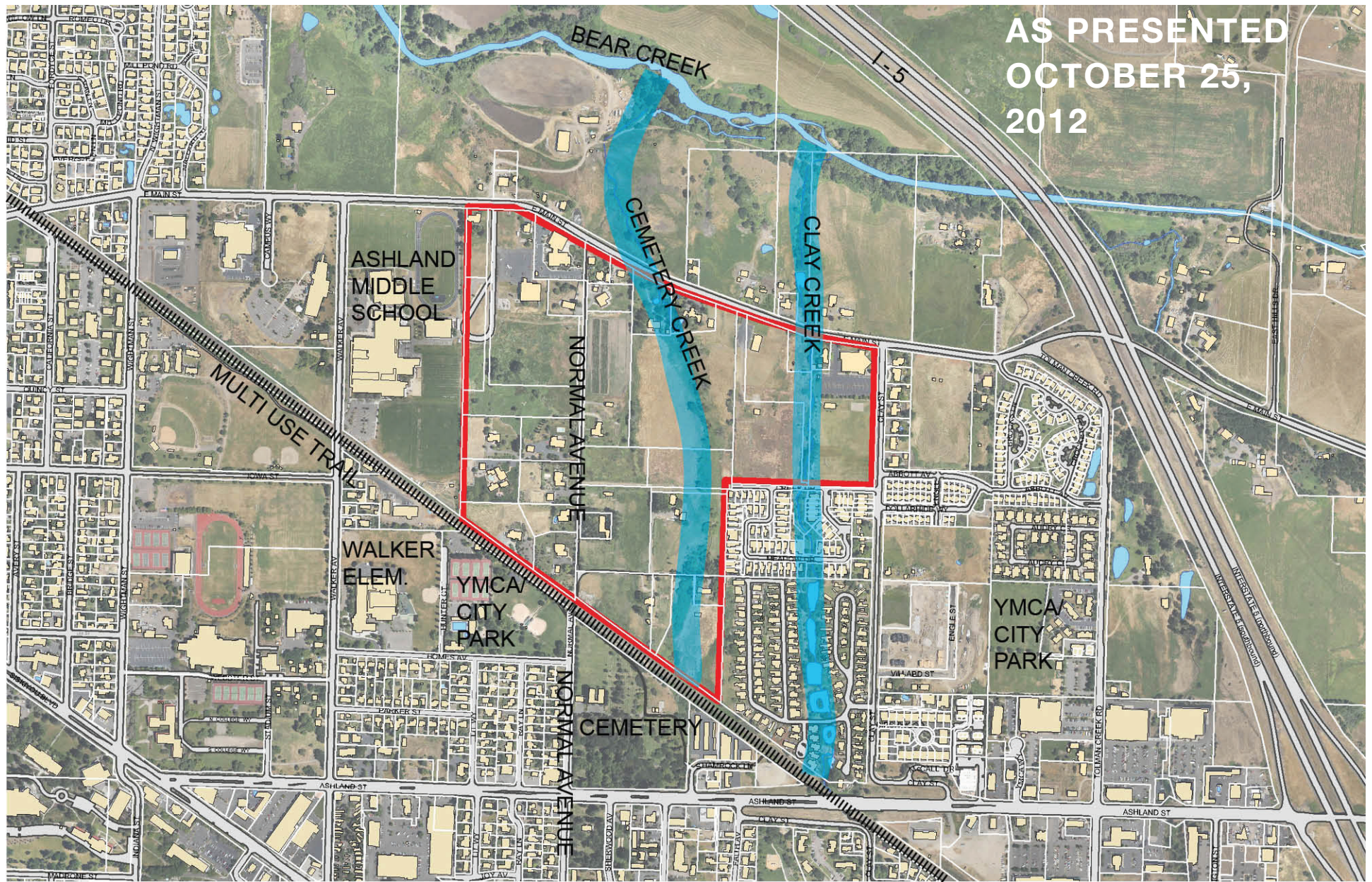
ASHLAND NORMAL AVENUE NEIGHBORHOOD PLAN

AS PRESENTED  
OCTOBER 25,  
2012

# GREENWAY & OPEN SPACE

CITY OF ASHLAND | OREGON TRANSPORTATION AND GROWTH MANAGEMENT (TGM) | PARAMETRIX | URBSWORKS | QAMAR ARCHITECTURE & TOWN PLANNING CO | NEVUE NGAN ASSOCIATES







# GREENWAY & OPEN SPACE CHARACTER

AS PRESENTED OCTOBER 25, 2012







# GREENWAY & OPEN SPACE



# BREAK OUT GROUP EXERCISE



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# INFRASTRUCTURE

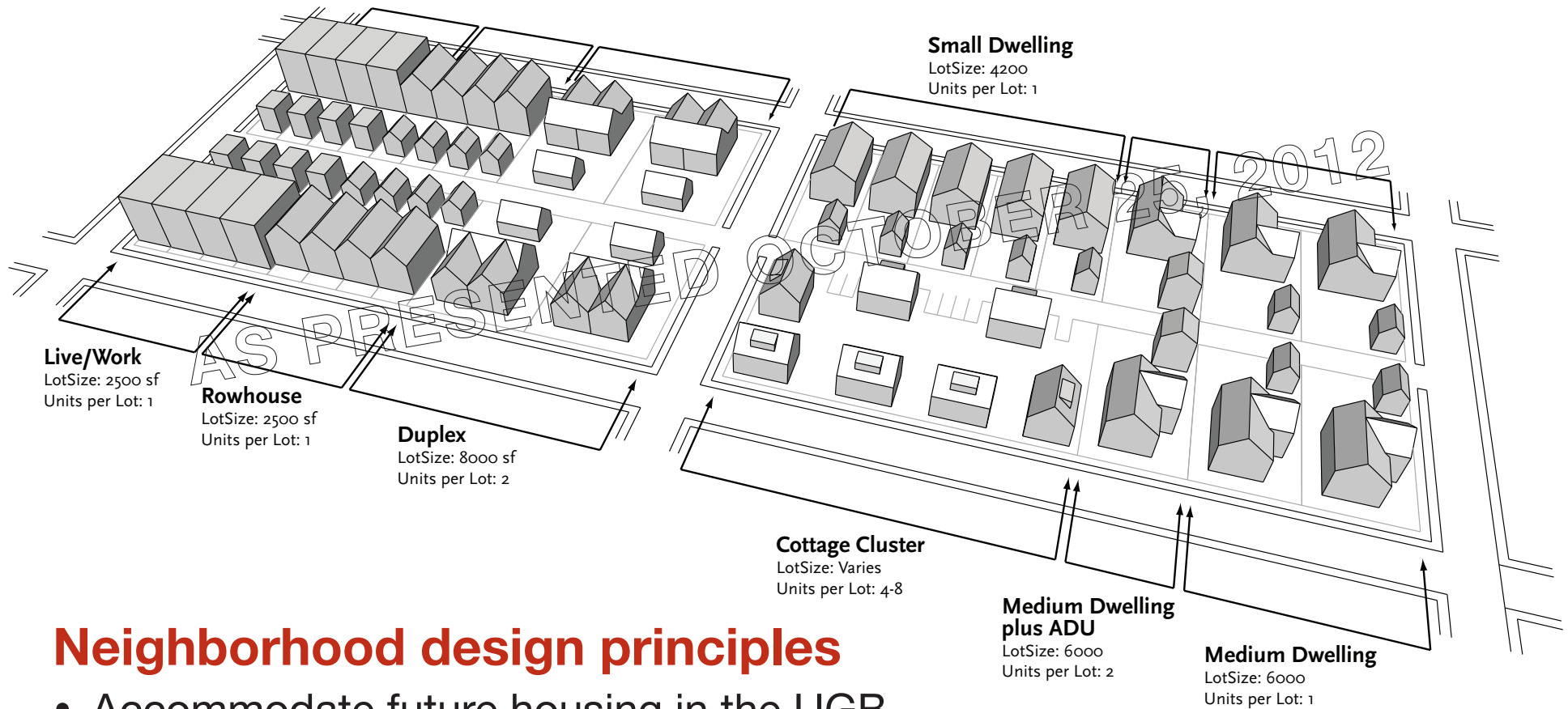


# INFRASTRUCTURE





# LAND USE AND HOUSING TYPES



## Neighborhood design principles

- Accommodate future housing in the UGB
- Mix housing types
- Similar house forms face one another across streets and open spaces
- Provide easy walk between housing, transit and daily services
- Transition housing intensity
- Compatibility is key
- Gather homes around open space

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## HIGHEST INTENSITY RESIDENTIAL — AVERAGE OF 14 DU/ACRE



LOW INTENSITY ROWHOUSES - 18 DU/ACRE



TRIPLEX, FOURPLEX AND VARIATIONS- 12 DU/ACRE



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## MEDIUM INTENSITY RESIDENTIAL — AVERAGE OF 10 DU/ACRE



DUPLEXES AND ACCESSORY DWELLING UNITS - 12 DU/ACRE



SMALL LOT SINGLE DWELLING - 8 DU/ACRE



COTTAGE CLUSTER - 10 TO 16 DU/ACRE

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## LOW INTENSITY RESIDENTIAL — UP TO 8 DU/ACRE ACCESSORY DWELLING UNITS, COTTAGE CLUSTERS



# HOUSING TYPOLOGY

## HIGHEST INTENSITY RESIDENTIAL — AVERAGE OF 14 DU/ACRE



Street Views



Building Footprints



### LOW INTENSITY ATTACHED > ROWHOUSE

Typical Lot Size:	10,000 sf/0.2 Acres
Typical DU/Acres:	16 du/ac
Typical Dwelling Unit Size:	1,250 sf
Ownership:	Fee simple ownership/condo/rental

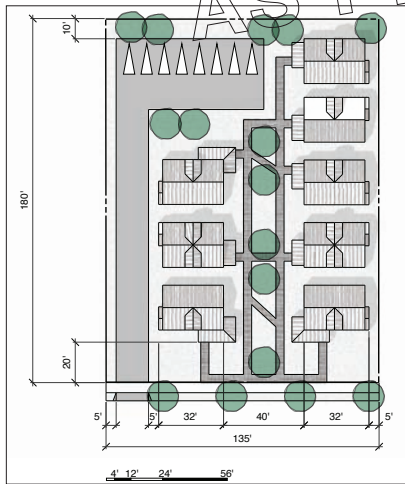


# HOUSING TYPOLOGY

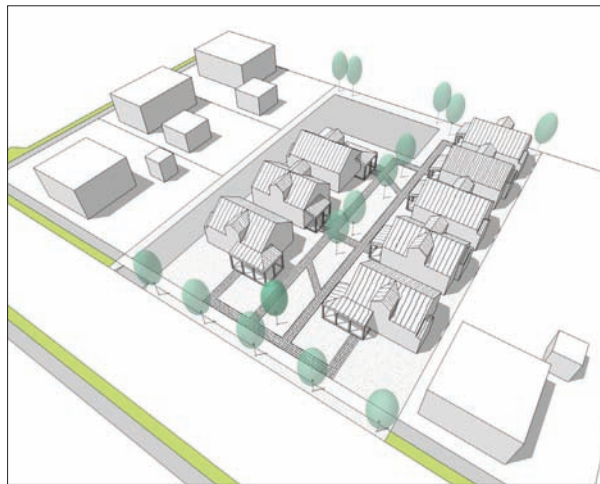
## MEDIUM INTENSITY RESIDENTIAL — AVERAGE OF 10 DU/ACRE



Street Views



Building Footprint and Birdseye View



### HIGH INTENSITY DETACHED > COTTAGE CLUSTER

<b>Typical Lot Size:</b>	20,000 sf/0.5 Acres
<b>Typical DU/Acres:</b>	10 to 16 du/ac
<b>Typical Dwelling Unit Size:</b>	600 sf to 1,000 sf
<b>Ownership:</b>	Fee simple ownership/condo/rental



# HOUSING TYPOLOGY

## MEDIUM INTENSITY RESIDENTIAL — AVERAGE OF 10 DU/ACRE



Street Views



Street Views



AS PRESENTED OCTOBER 25, 2012

### MEDIUM INTENSITY DETACHED > TRI- & FOURPLEX

<b>Typical Lot Size:</b>	20,000 sf/0.5 Acres
<b>Typical DU/Acres:</b>	8 to 12 du/ac
<b>Dwelling Unit Size:</b>	1,700 sf to 2,400 sf
<b>Ownership:</b>	Fee simple ownership/ condo/rental



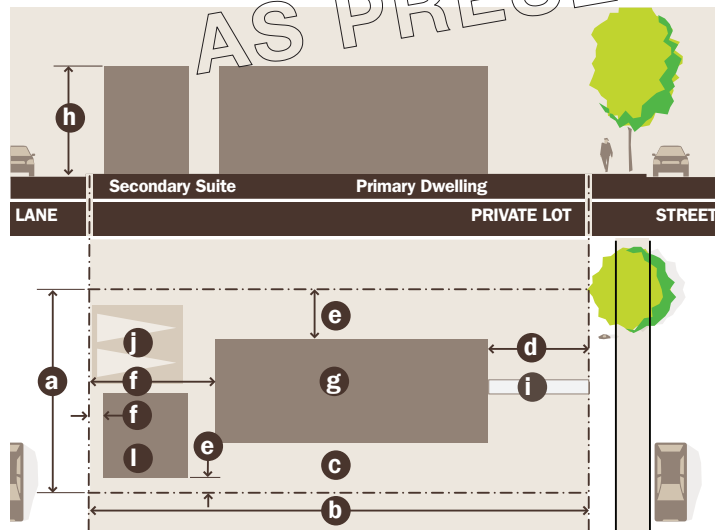
# HOUSING TYPOLOGY

## MEDIUM INTENSITY RESIDENTIAL — AVERAGE OF 10 DU/ACRE



Street Views

AS PRESENTED OCTOBER 25, 2012



Building Footprints

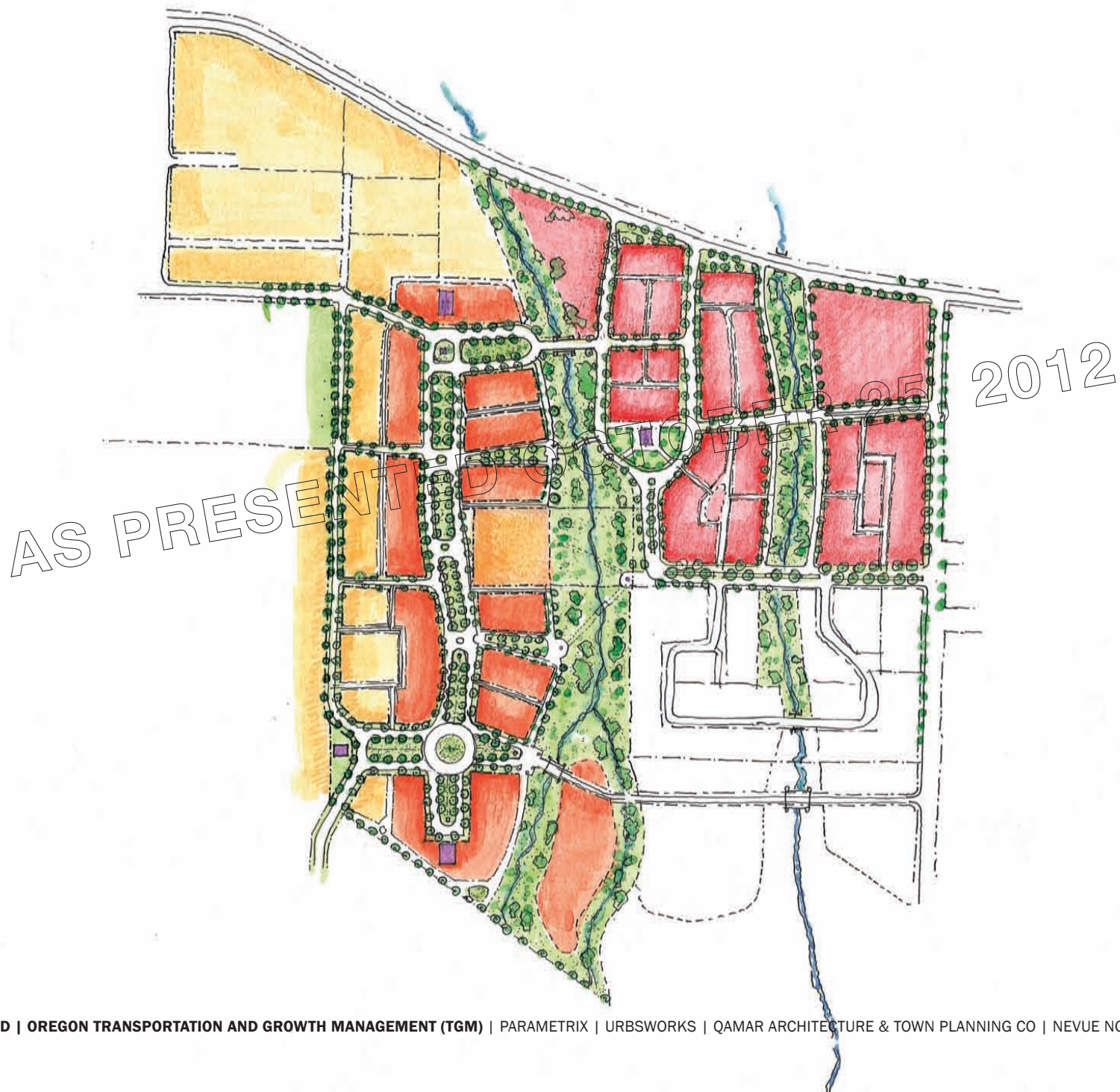


### MEDIUM INTENSITY DETACHED RESIDENTIAL > DUPLEX AND ADU

Typical Lot Size:	5,000 sf/0.1 Acres
Typical DU/Acres:	8 du/ac
Typical Dwelling Unit Size:	900 sf to 2,400 sf
Ownership:	Fee simple ownership/ condo/rental
:	



# LAND USE AND HOUSING TYPES FRAMEWORK





# BREAK OUT GROUP EXERCISE



# NEXT STEPS

## Normal Avenue Neighborhood Plan

### Estimated project Timeline

