

Memo

DATE: 04/09/2013
TO: Planning Commission
FROM: Brandon Goldman, Senior Planner
RE: Normal Avenue Neighborhood Plan Update

Background

On February 26, 2013 the Planning Commission was presented with the draft street networks and land use designations for the Normal Avenue Neighborhood plan. During this study session Derek Chisholm of Parametrix Inc gave the consultant presentation and numerous individuals from the plan area presented testimony to the Commission. The Commission and public discussed numerous aspects of the plan including the following:

- Wetland habitat preservation
- Plan area hydrology
- East Main Street vehicle trip capacity
- Normal Avenue Railroad crossing
- Differences between the Phase 1 and Phase 2 road networks
- Location of high density housing
- Cluster (cottage) housing design and level of detail
- Building Heights and densities

Given the breadth of information covered during the 2/26/2013 Study Session this additional study session affords an opportunity for further Commissioner discussion.

Plan Development

The plan development work to be conducted by the consultant under the Transportation Growth Management (TGM) funded grant is nearing completion. To date the consultant has completed the following tasks:

- Multi-day charrette
- Preliminary draft design (presented on the final day of the charrette),
- Five frameworks
 - mobility
 - sustainability
 - infrastructure
 - greenways and open space
 - housing and land use.



- Draft Street and mobility network (Phase 1 and 2)
- Draft land Use Designation map
- Public open house.
- Presentation of Draft to the Commission (2-26)

Remaining tasks within the existing scope to be completed by the consultant team include:

- Initial Draft Land Use Code (Ch 18) and Site Design and Use Standards (for review on May 14th)
- Final Draft Land Use Code (Ch 18) and Site Design and Use Standards (for review June/July 2013)
- Final Draft Street and mobility network (for review June/July 2013)
- Final Draft Land Use Designation Map (for review June/July 2013)
- One illustrative plan view of the neighborhood plan area (for review June/July 2013)
- Final Draft Plan document (for review June/July 2013)

Over the next few months Staff and the Planning Commission will be working through the remaining grant funded tasks. Following completion of the consultant team's work under the scope of the TGM grant the City will provide an update to the City Council and Planning Commission to discuss potential revisions to the consultant provided documents to ultimately develop the final plan and code revisions. As a contingency task in support of this project Staff will also be working with a traffic engineering firm to complete a future traffic analysis to evaluate the anticipated traffic volumes and impacts based on the plan's development projections and street layout. This Future Traffic Analysis will provide information to address questions raised at the previous Study Session as well as to determine if alternate design scenarios need to be explored or plan adjustments made.

The grant funded tasks are expected to be completed by July 2013 with the City revisions and formal adoption of a final plan to follow. Upon completion of this project the Normal Avenue Neighborhood Plan and codified implementing ordinances will provide a framework for the orderly development of the area. Annexation of the plan area is not proposed as part of this master planning effort and as such each future development application will be required to submit a formal application for their individual proposals. Annexations are considered Type III planning actions which are subject to public hearings before the Planning Commission and City Council for approval. Such applications would be evaluated for consistency with the Normal Avenue Overlay land use and adopted street dedication maps, and would be subject to ordinance requirements set forth in the land use code including the criteria for annexation.

Attached:

- See Feb 26th Packet or materials available online at: www.ashland.or.us/normalplan

