

Transportation Commission  
September 26, 2013

# Normal Avenue Neighborhood Plan



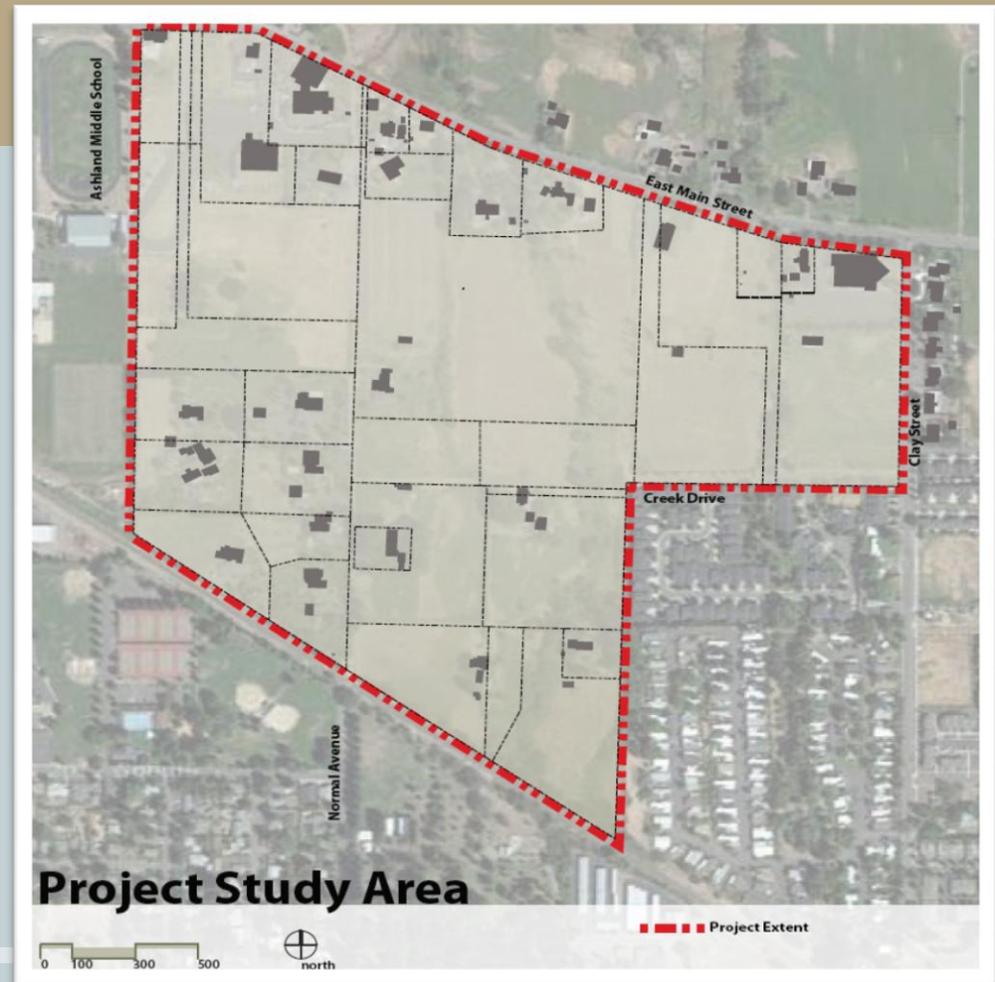
# Plan Components

Existing Conditions

Land Use Framework

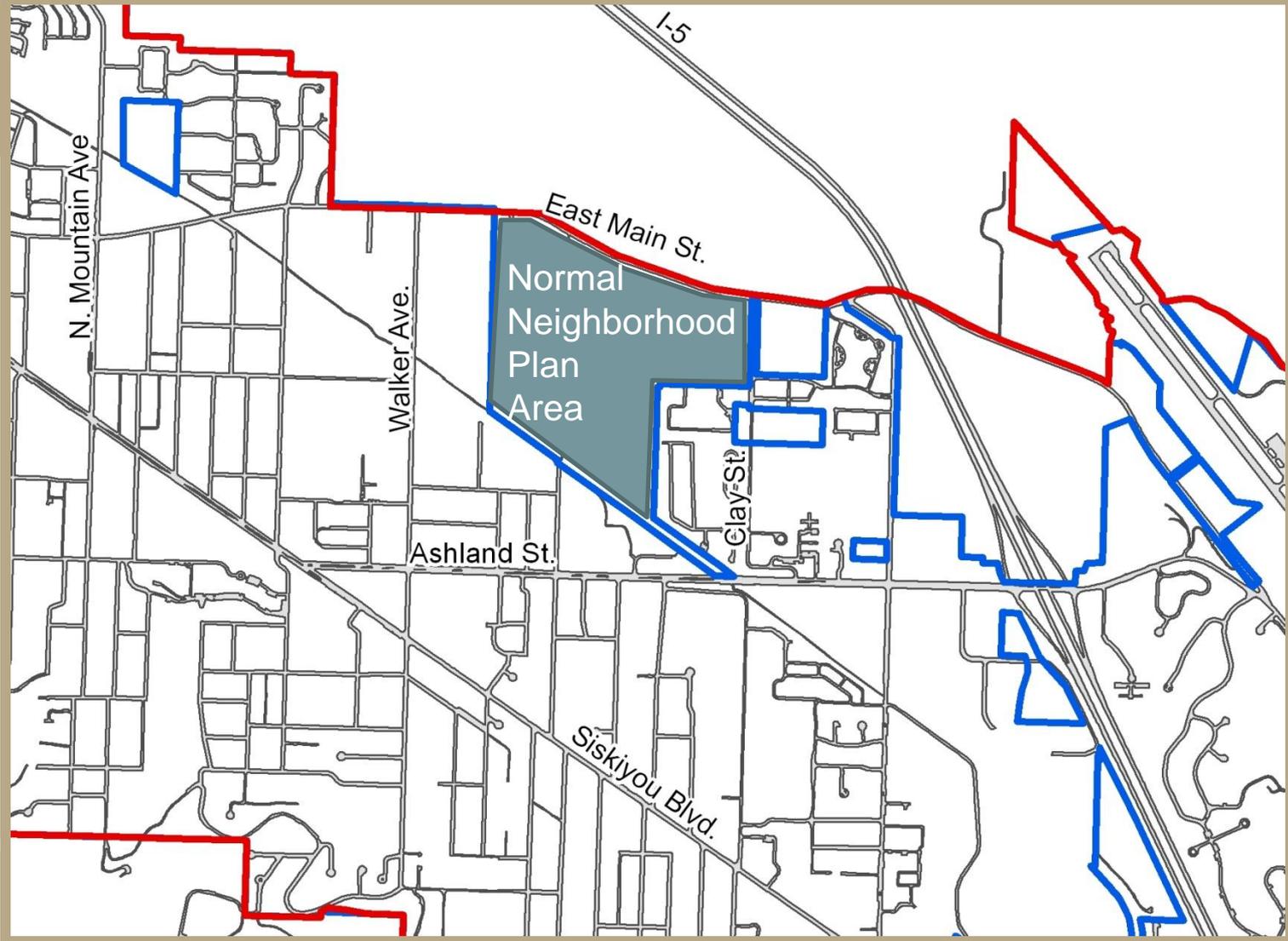
Transportation Framework

Code Amendments





# Vicinity





# Existing Conditions

## Parks and Schools

- Ashland Middle School
- Walker Elementary
- SOU Campus Fields
- Hunter Park
- Sherwood Park
- Clay Street Park
- YMCA Park

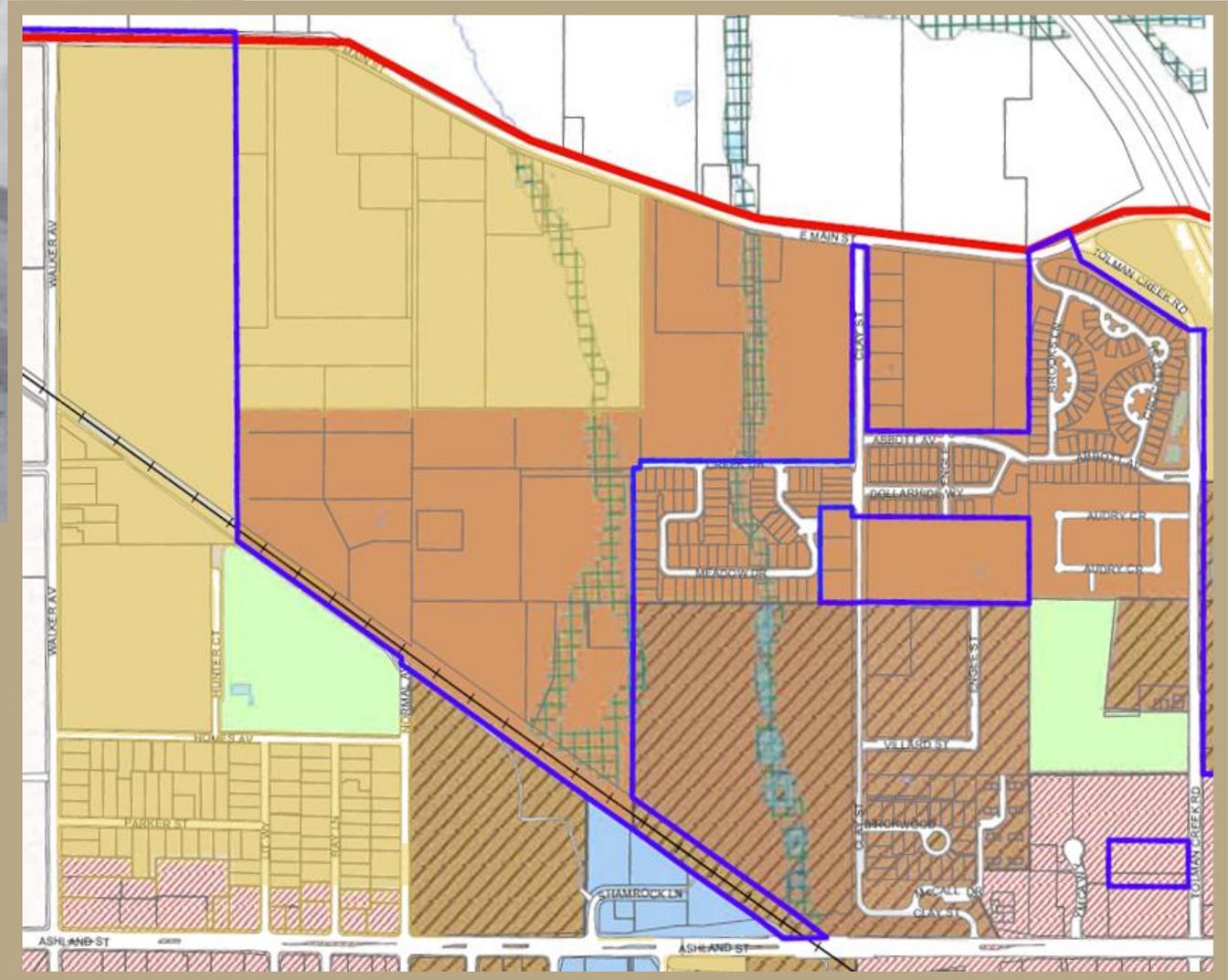


# Existing Conditions

## Comprehensive Plan

## Land Use Designations

- Single Family Residential
- Multi-Family Residential
- Suburban Residential
- Commercial
- Employment
- City Parks
- City Limits
- Urban Growth Boundary



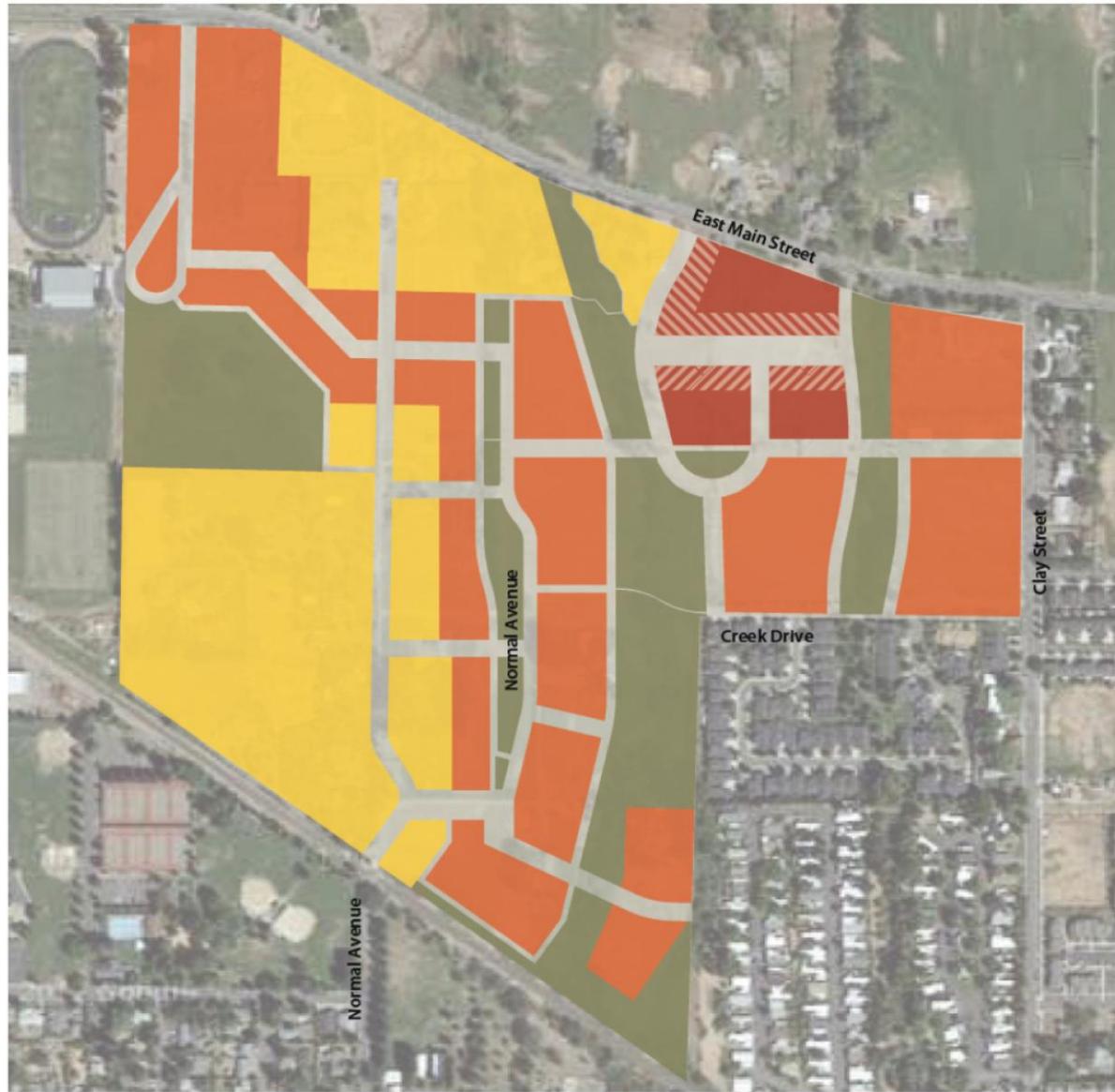
# Existing Conditions

## Wetlands and Streams

- Clay Creek
- Cemetery Creek
- Inventoried wetlands



# Draft Land Use Framework



## **NA-01**

Single Family Residential  
5 units per acre

## **NA-02**

Mixed housing types  
10 units per acre

## **NA-03**

Multiple dwelling  
residential  
15 units per acre

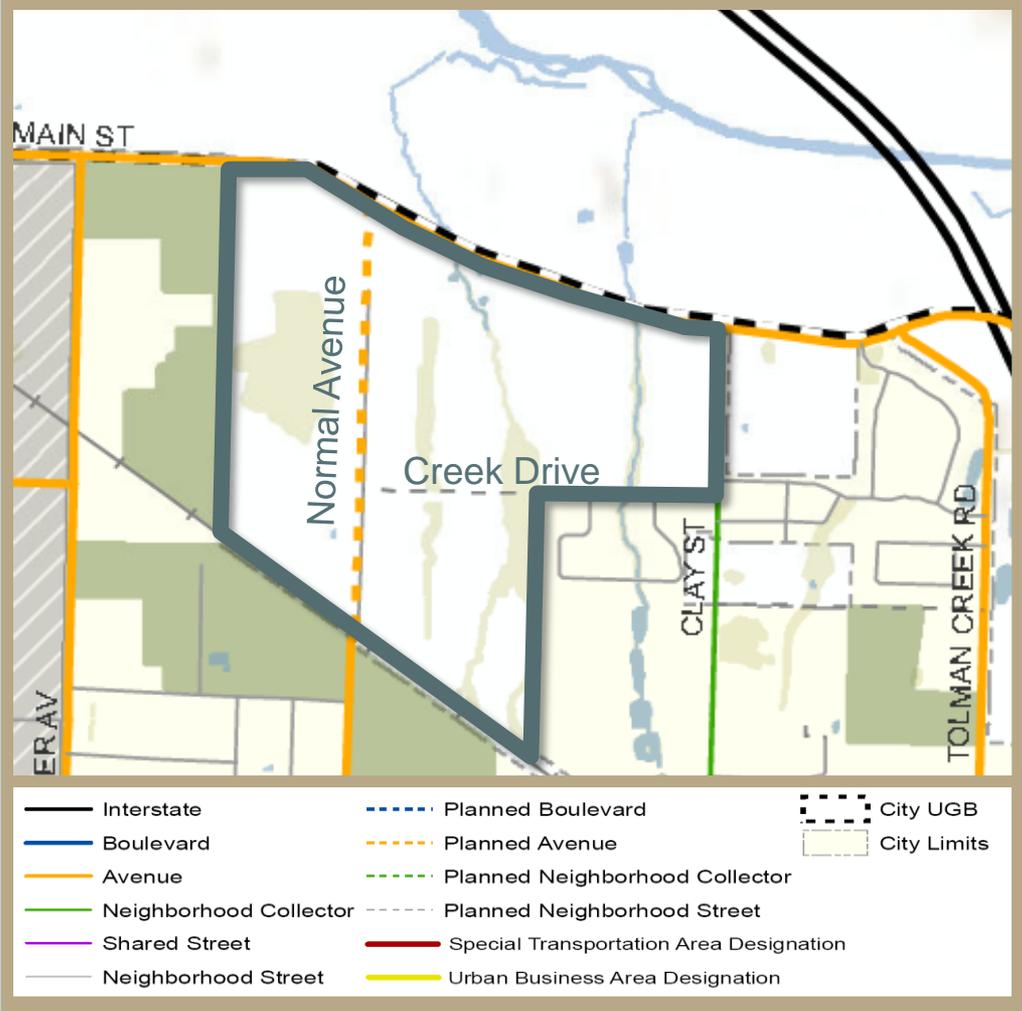
## **NA-OS**

Open space and Natural  
Areas

# Existing Conditions

## Transportation System Plan

- Normal Avenue:
  - Planned Avenue
  
- Creek Drive Extension
  - Planned Neighborhood Street

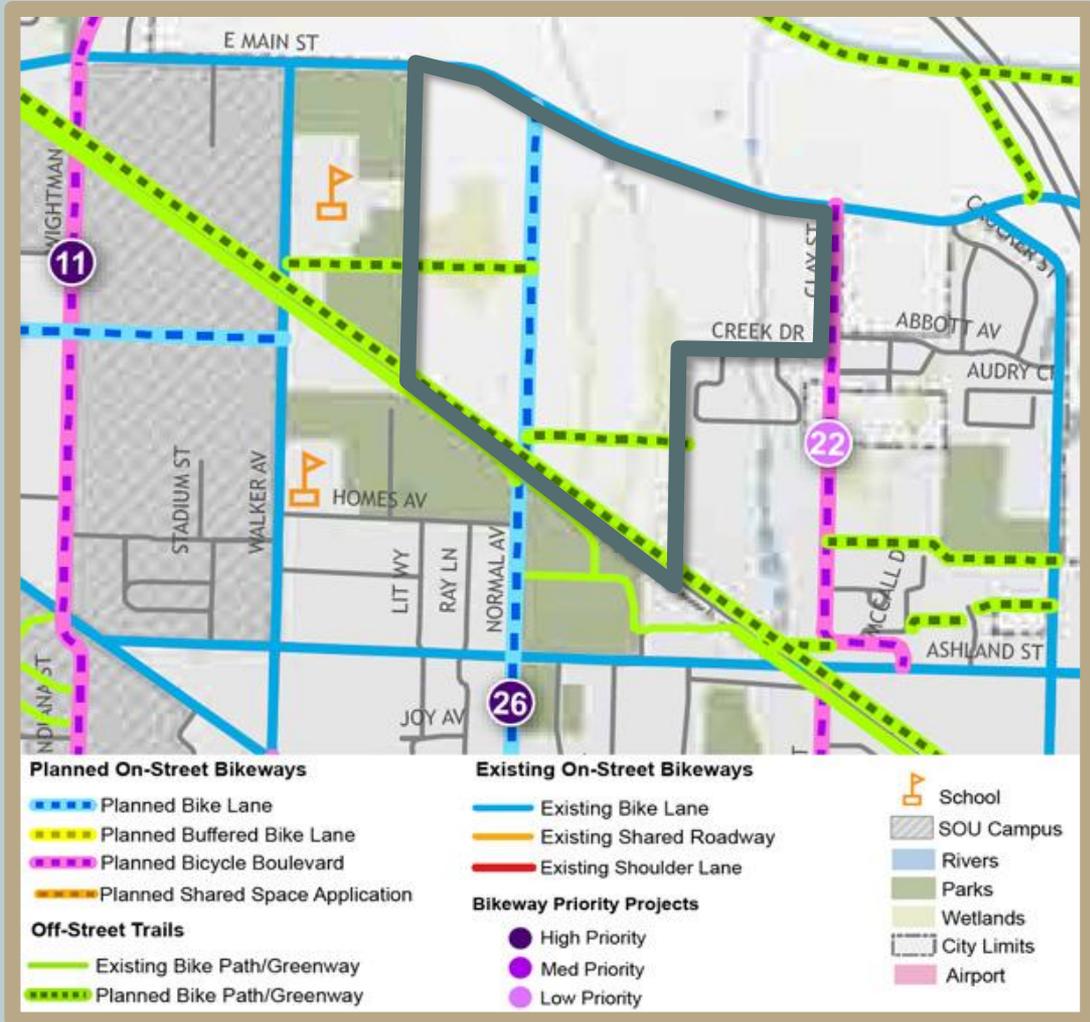


Adopted TSP Detail map

# Existing Conditions

## Transportation System Plan

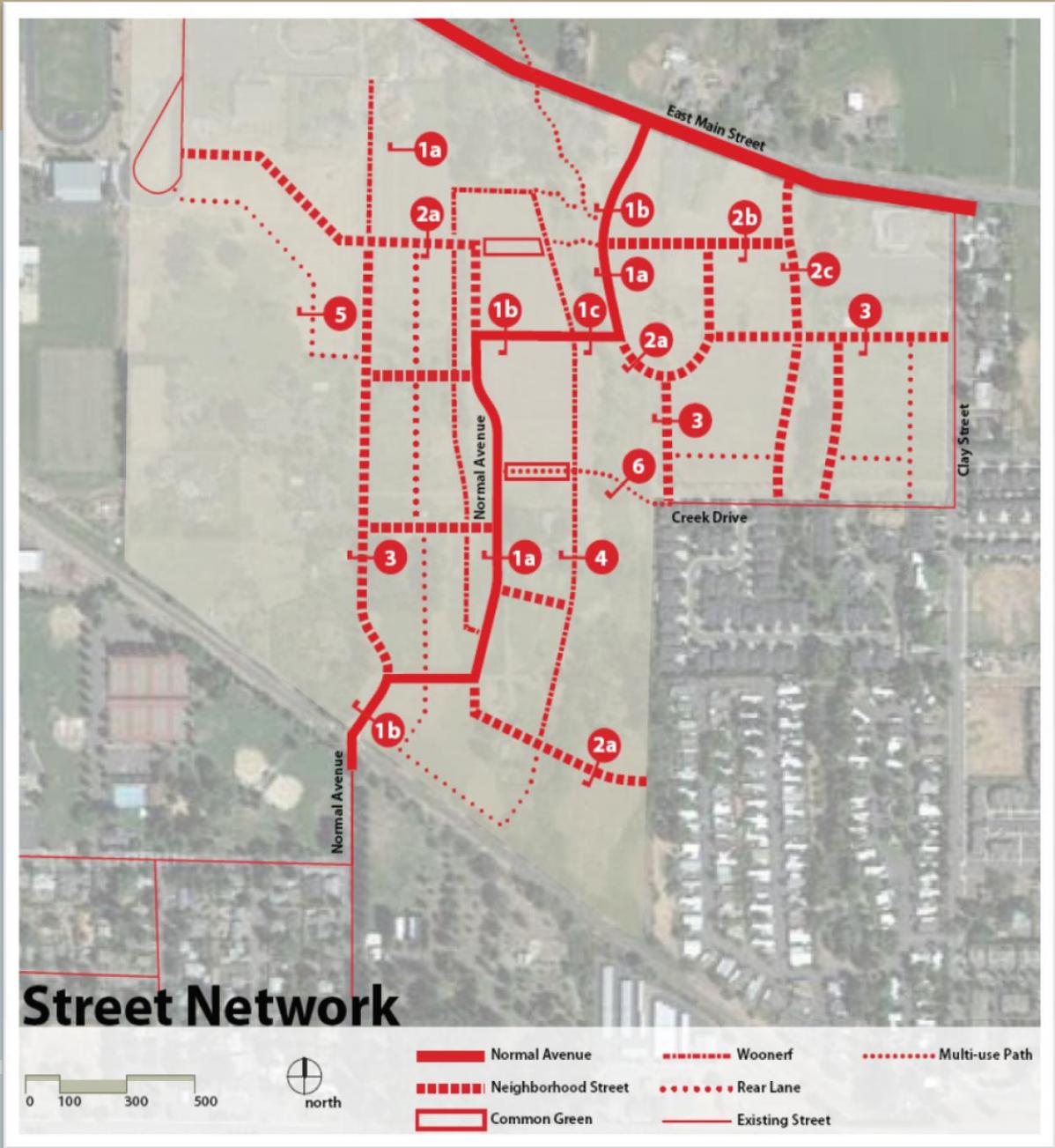
- Normal Avenue
- Railroad Crossing
- Planned Bike Path/Greenway
  - Central Bike Path
  - Northside Path



Adopted TSP Detail map

# Draft Street Classifications

- Neighborhood Collector
- Neighborhood Street
- Woonerf
- Rear Lane (Alley)
- Multi Use Path



# Draft Streets & Openspace Network

- Neighborhood Collector
- Neighborhood Street
- Woonerf
- Rear Lane (Alley)
- Multi Use Path



# Street Types

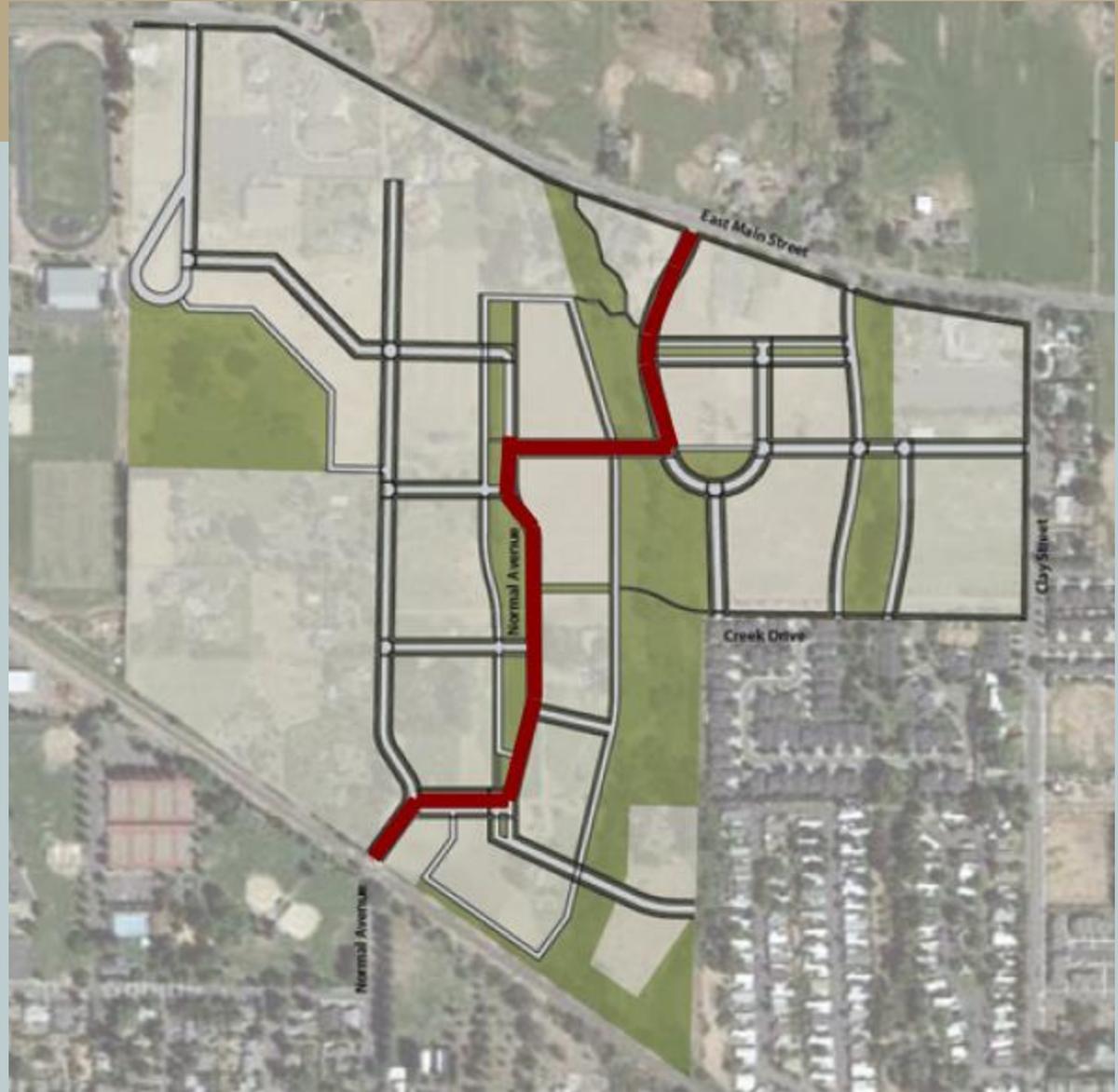
- **Neighborhood Collector**

- Neighborhood Street

- Woonerf

- Rear Lane (Alley)

- Multi Use Path



# Street Types

## 1b • Neighborhood Collector

1b. Parking on both sides  
(standard neighborhood collector)



# Street Types

## 1a Parking one side



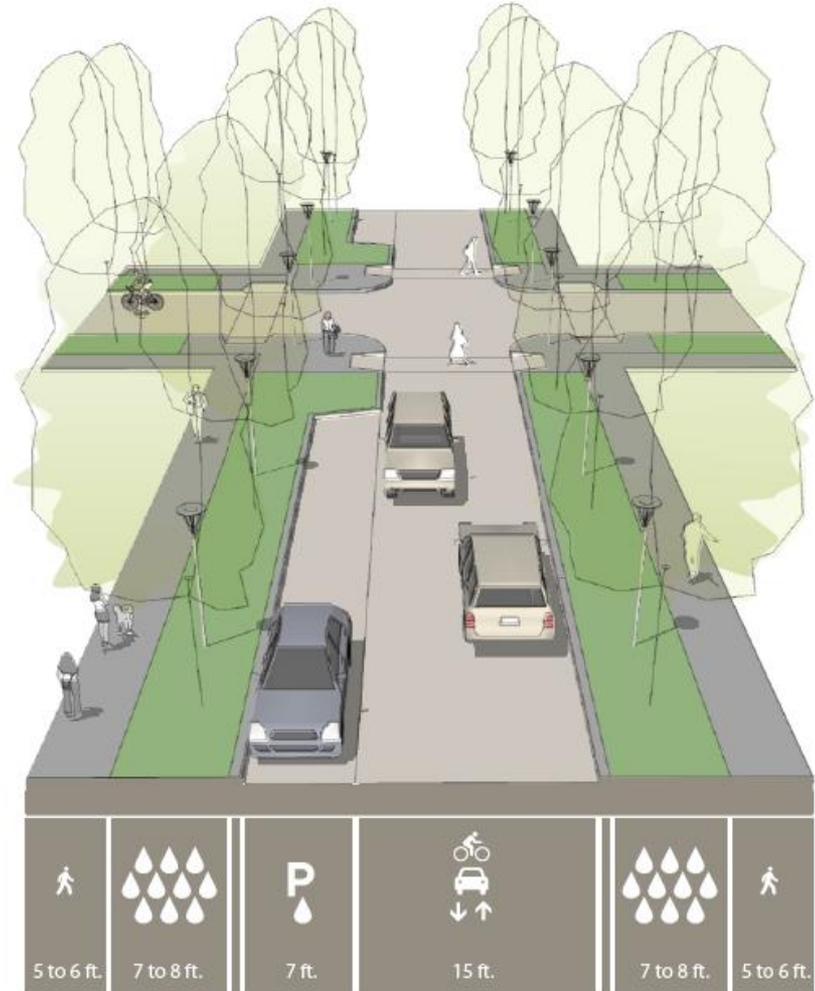
# Street Types

- Neighborhood Collector
- **Neighborhood Street**
- Woonerf
- Rear Lane (Alley)
- Multi Use Path



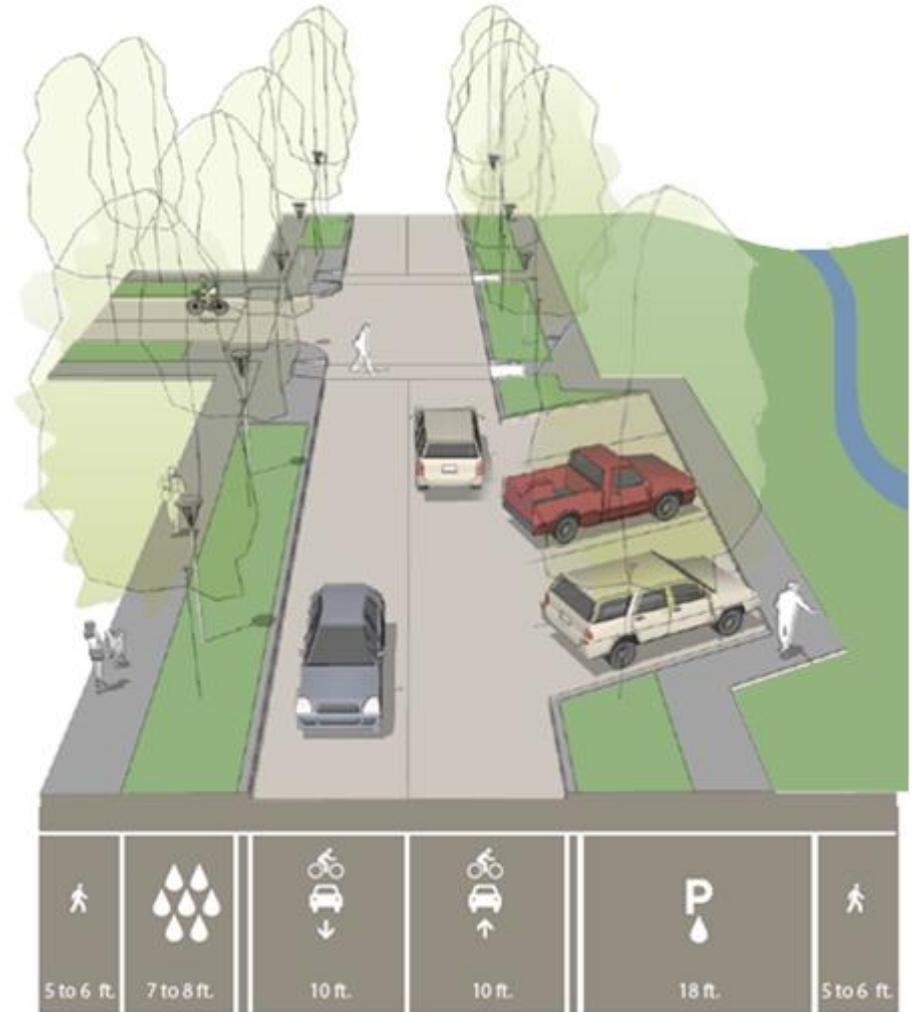
# Street Types

## 2a Neighborhood Street



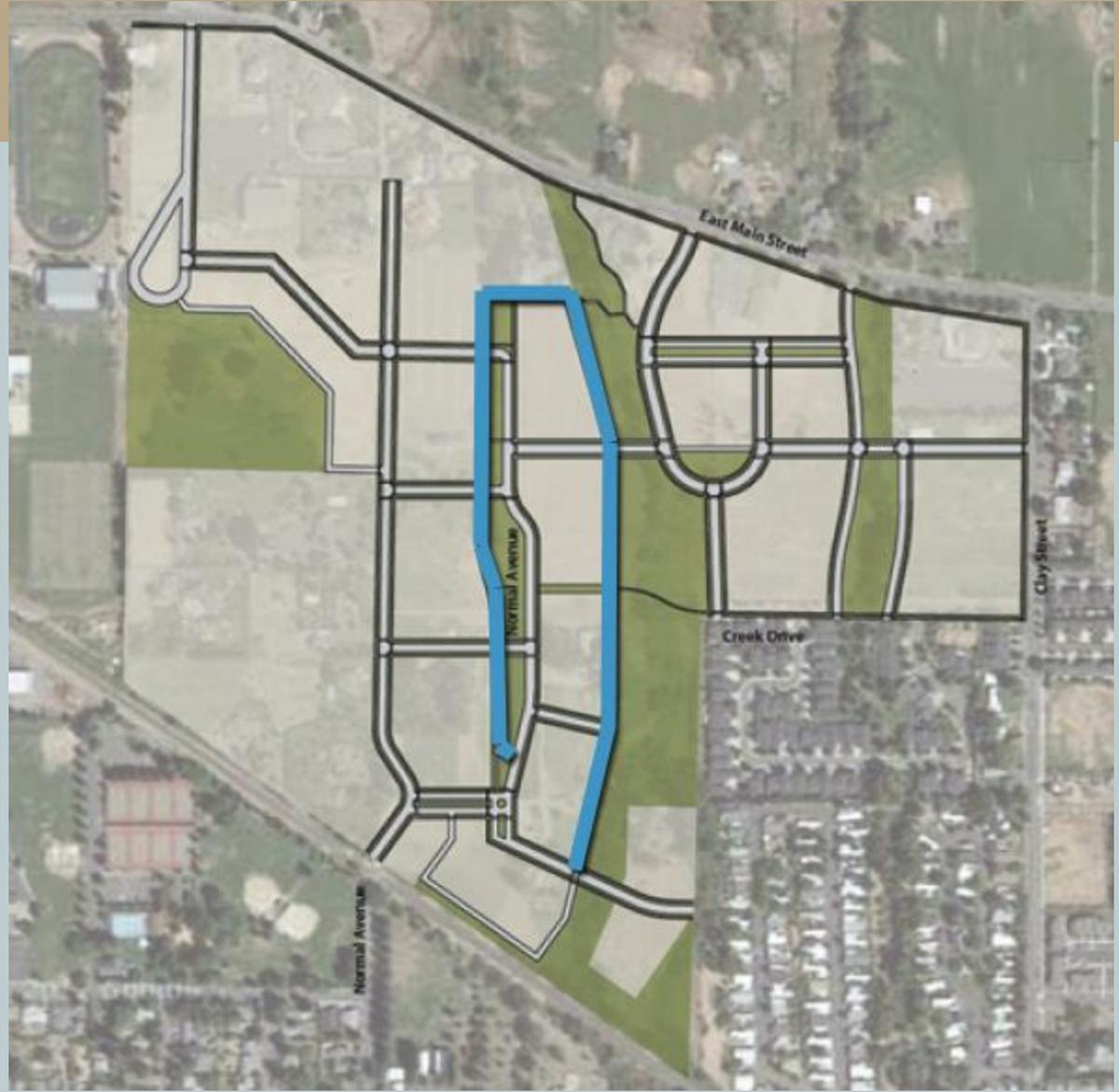
# Street Types

## 2c Neighborhood Street Diagonal Parking option



# Street Types

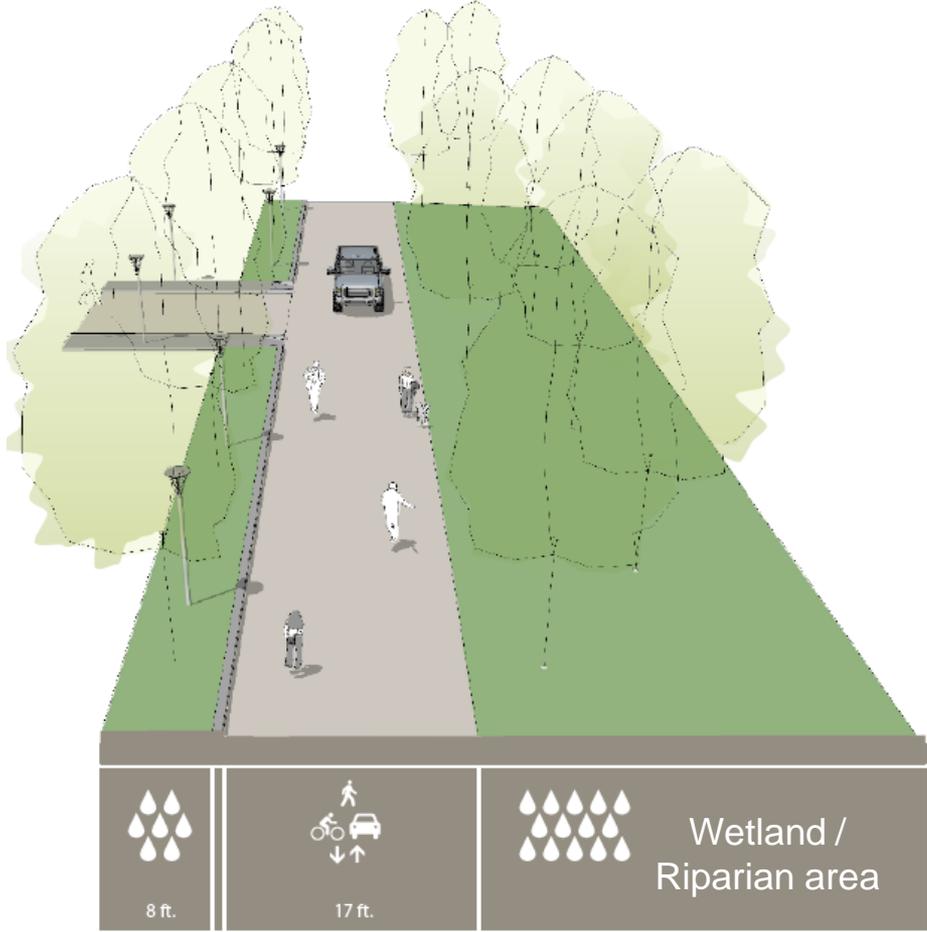
- Neighborhood Collector
- Neighborhood Street
- **Woonerf**
- Rear Lane (Alley)
- Multi Use Path



# Alternative Street Types

## Woonerf

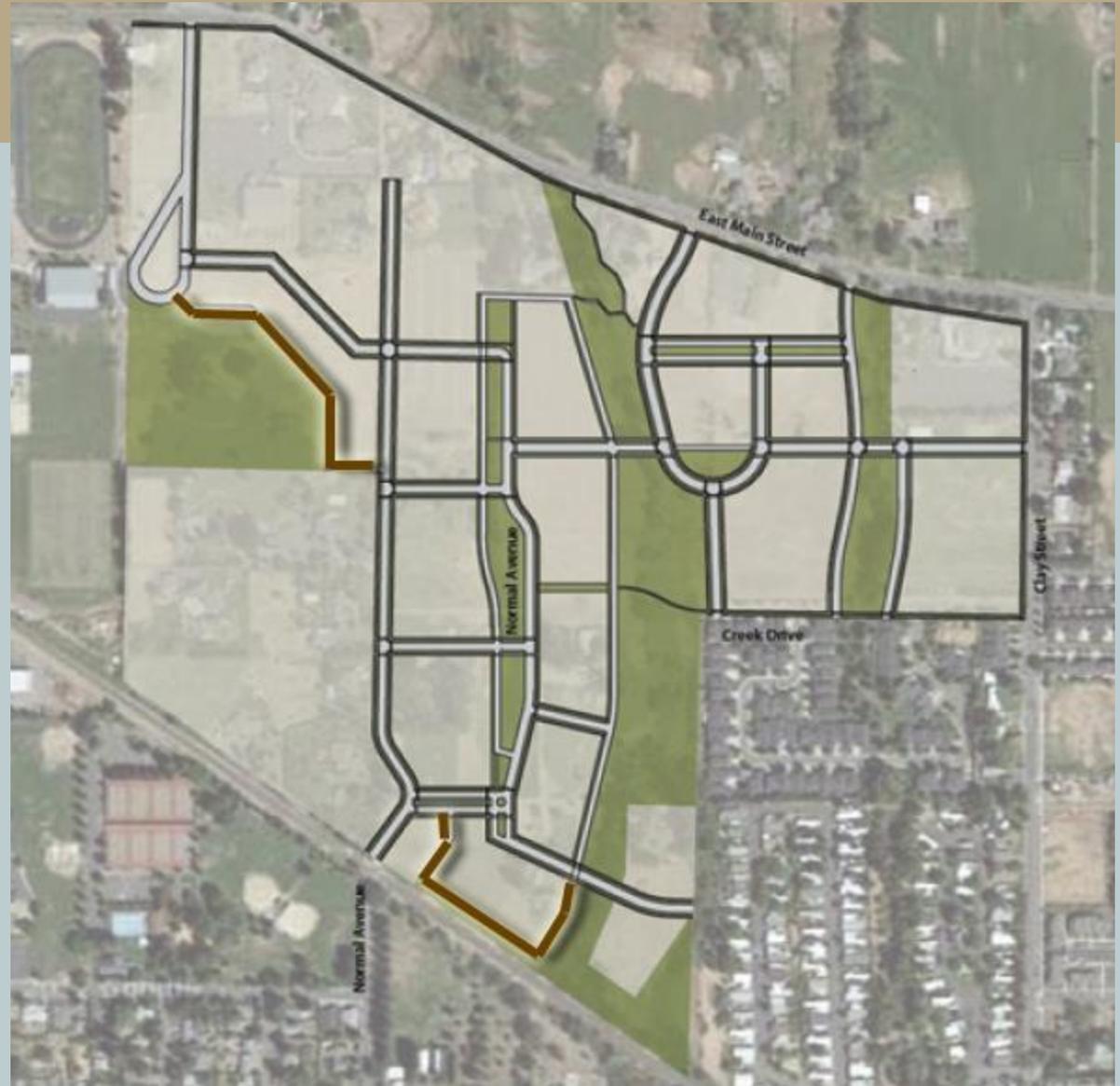
### 4 Woonerf (new street type)



4. woonerf cross section 25'

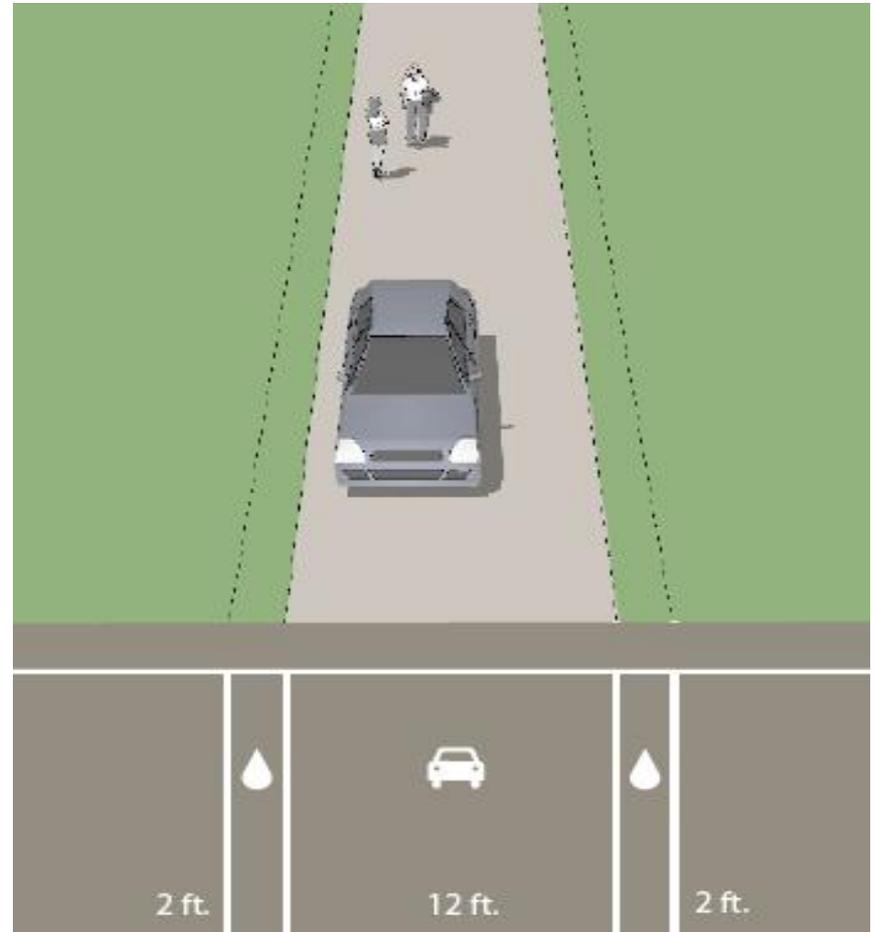
# Draft Streets & Openspace Network

- Neighborhood Collector
- Neighborhood Street
- Woonerf
- **Rear Lane (Alley)**
- Multi Use Path



# Street Types

## 4 Alley (rear lane)



16' cross section, 12' improved surface

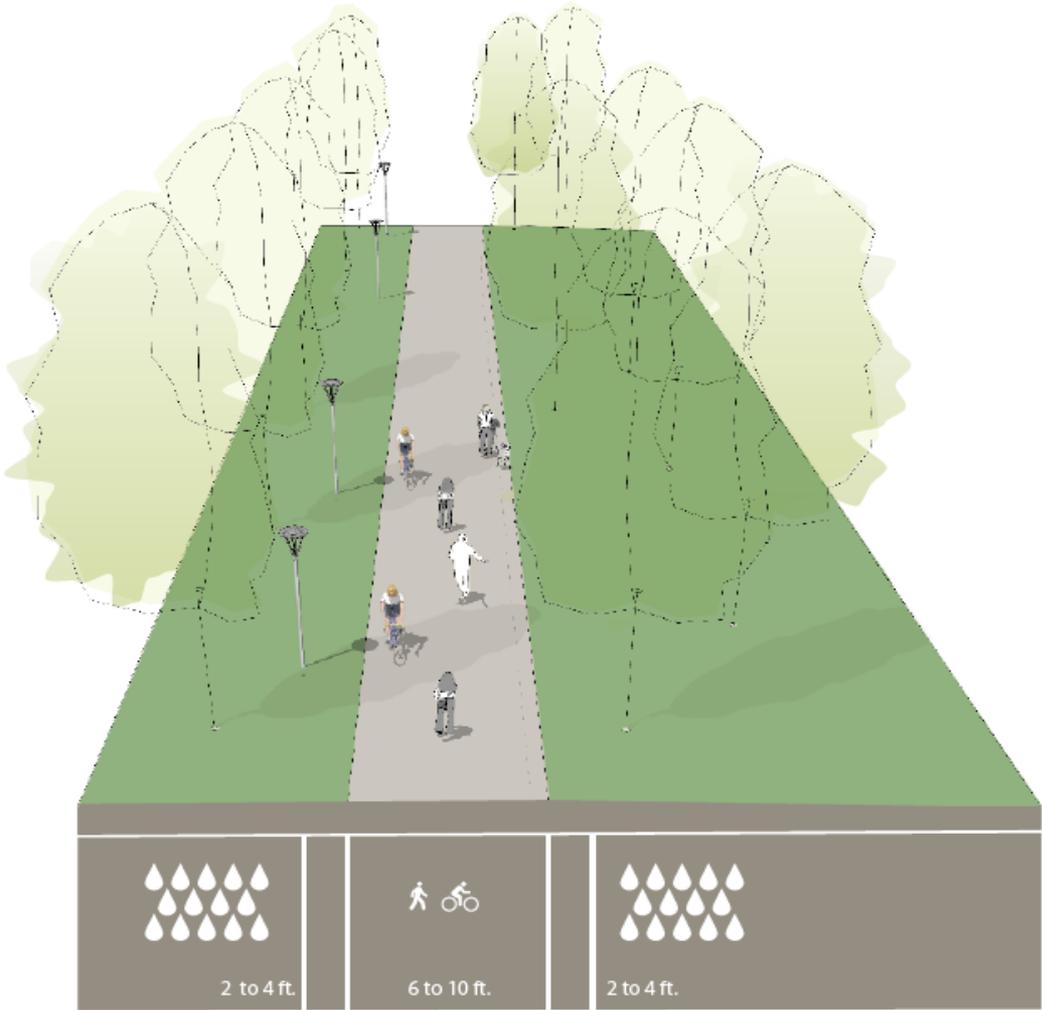
# Draft Streets & Openspace Network

- Neighborhood Collector
- Neighborhood Street
- Woonerf
- Rear Lane (Alley)
- Multi Use Path**



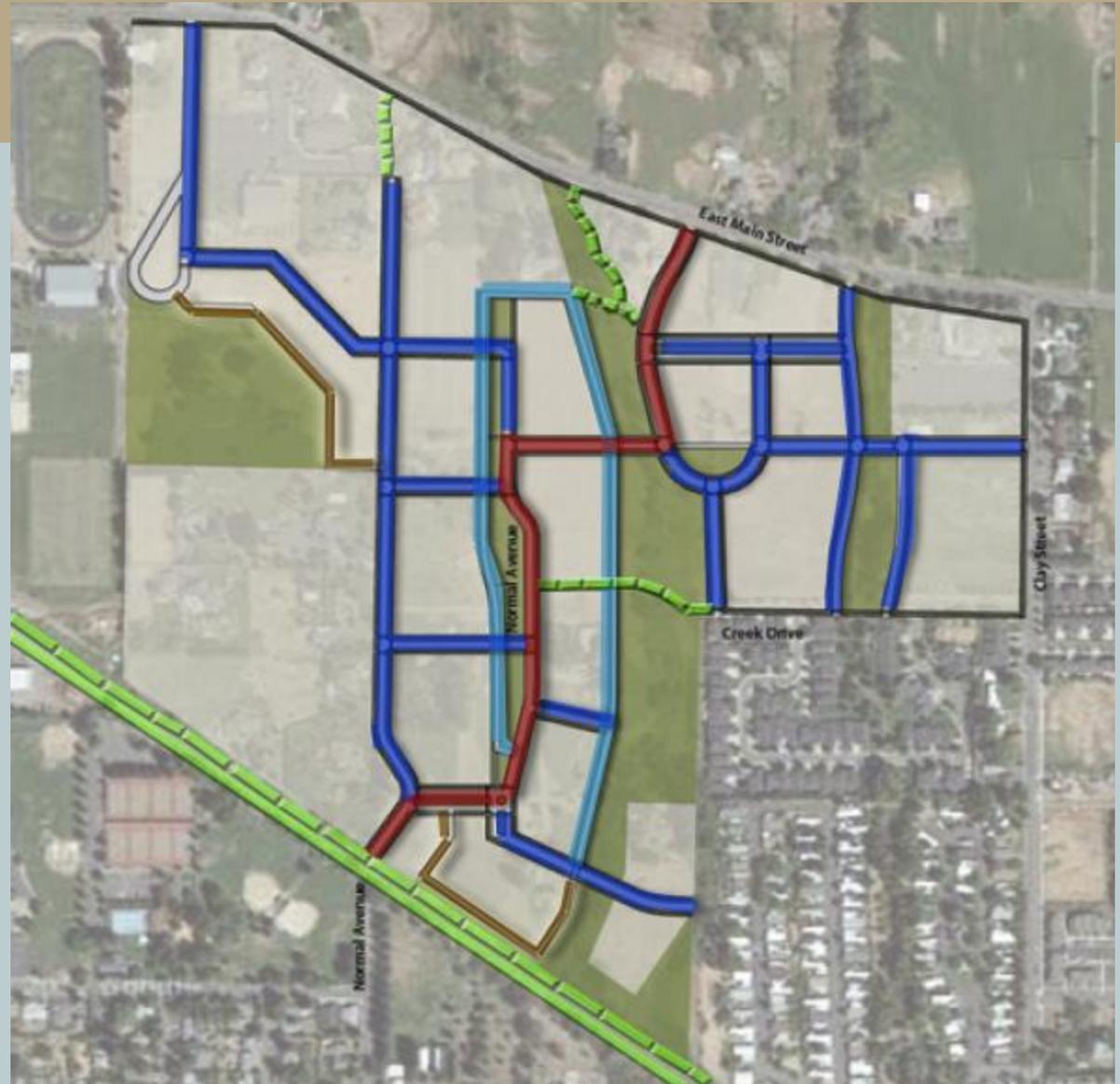
# Multi-use Paths

## Multi-use Paths

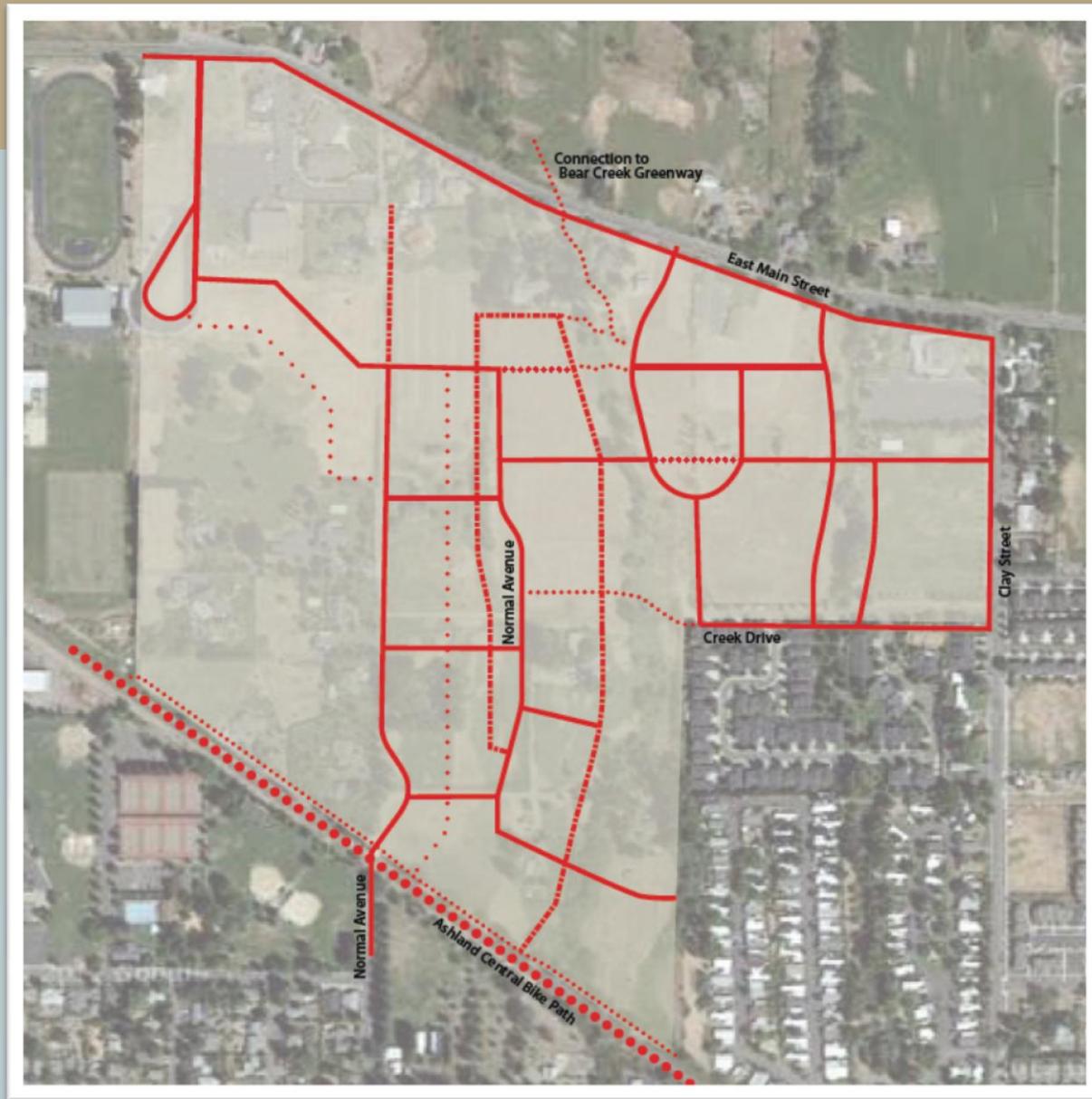
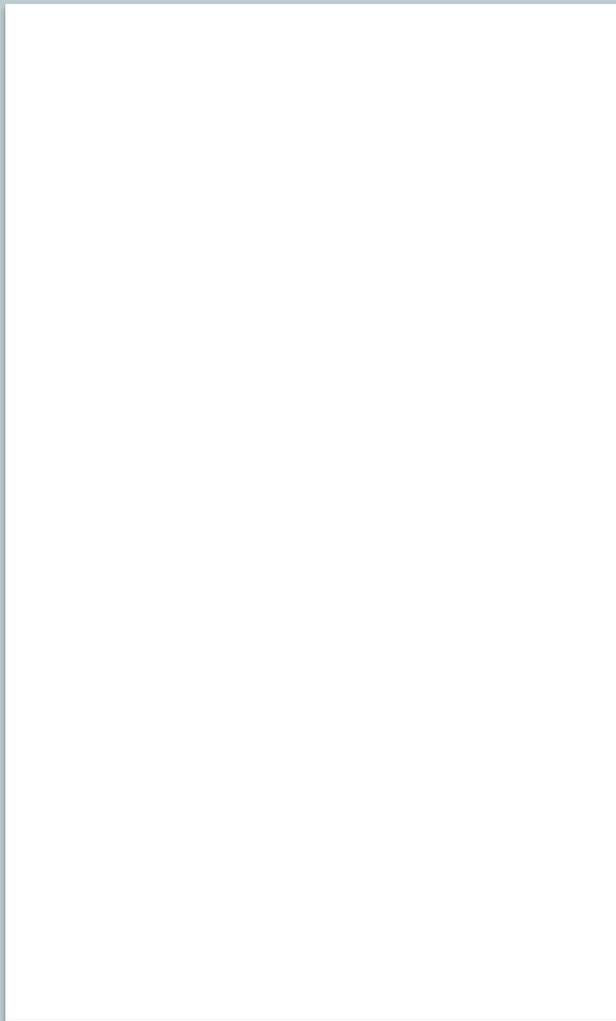


# Draft Streets & Openspace Network

- Neighborhood Collector
- Neighborhood Street
- Woonerf
- Rear Lane (Alley)
- Multi Use Path



# Draft Bicycle & Pedestrian Network



## Draft Code Amendments

- Implement the Normal Avenue Neighborhood Development Plan.
- Promote a variety of housing
- Provide general design standards
- Preserve open spaces, stream corridors, wetlands, and other significant natural features.

# Draft Code Amendments

- **Minor and Major Amendments**
- Use Regulations
- Dimensional Regulations
- Site Design and Use Standards



- Minor amendment process
- Major amendment process

# Upcoming Meeting

**Planning  
Commission:**  
Tuesday 10/08  
7:00pm



[www.ashland.or.us/normalplan](http://www.ashland.or.us/normalplan)

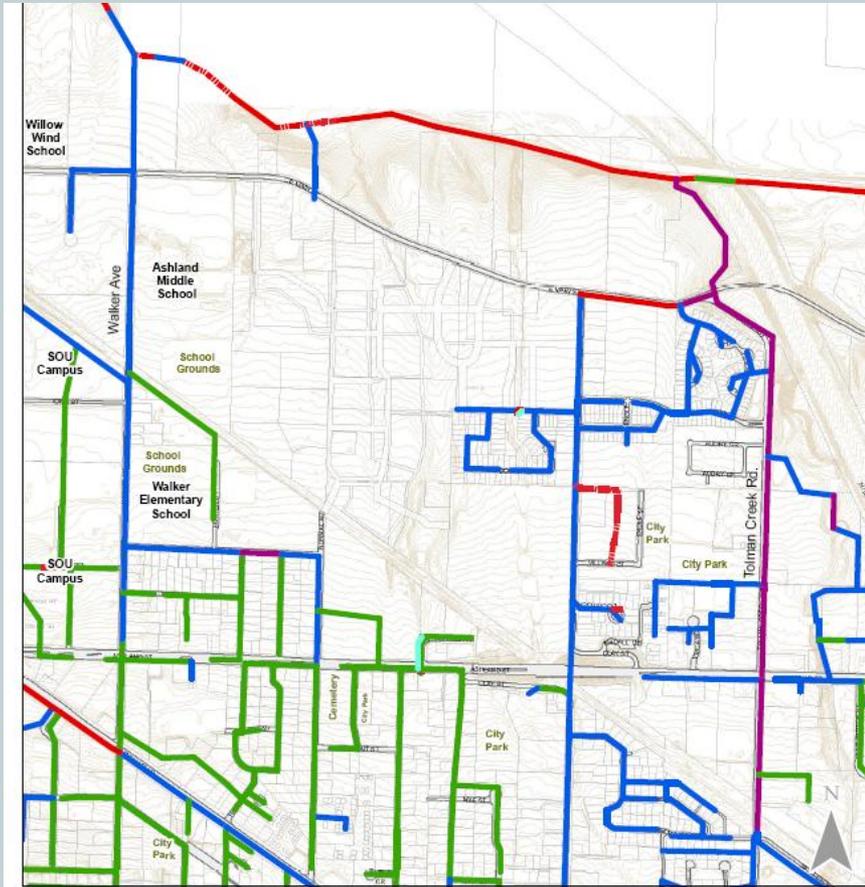
CITY OF  
**ASHLAND**

# Appendix



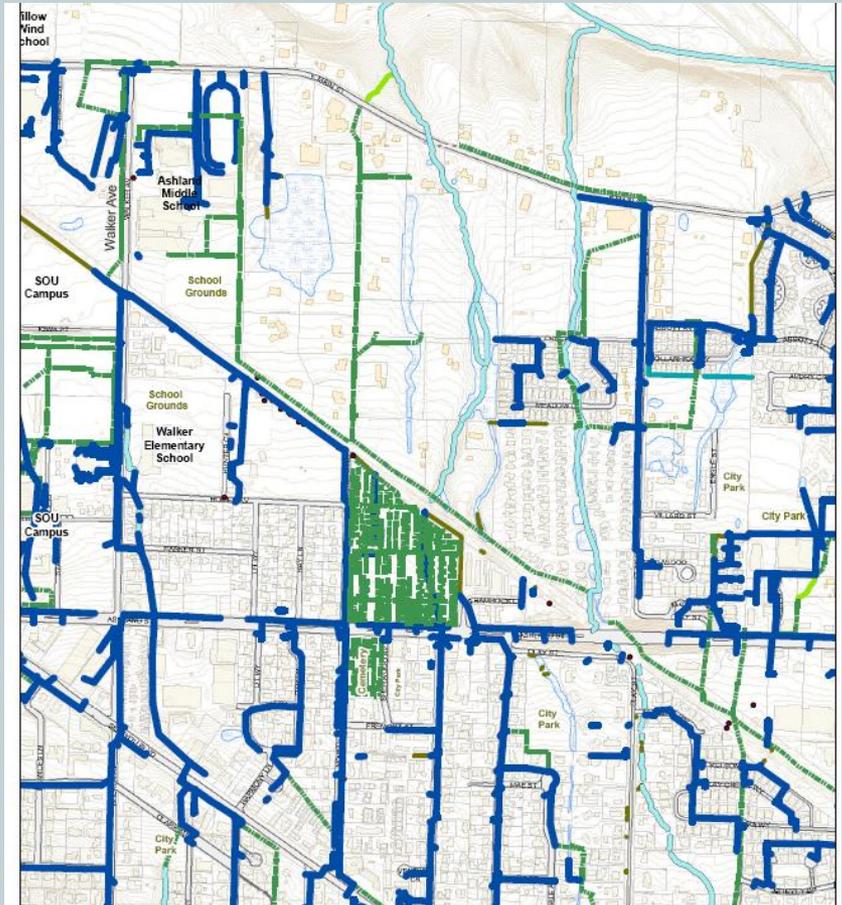
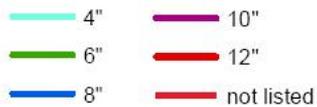
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**ASHLAND**

# Sanitary Sewer and Stormwater- Existing



Normal Ave. Neighborhood Vicinity  
Sanitary Sewer

Pipe Diameter



Normal Ave. Neighborhood Vicinity: Storm Water

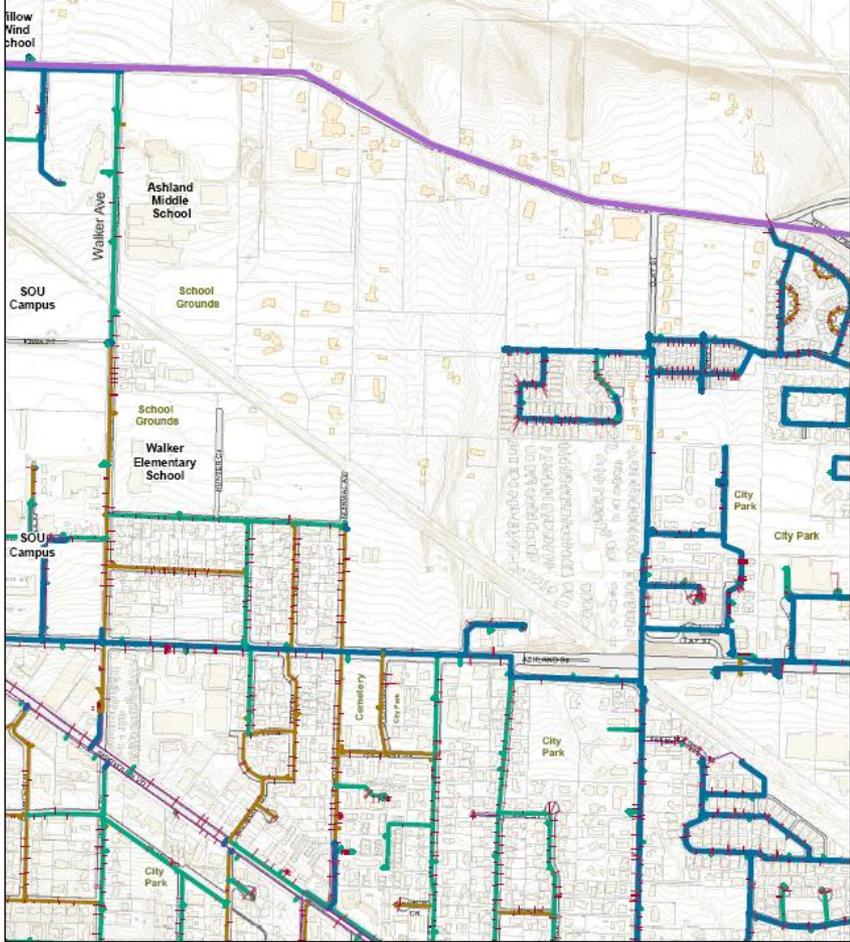
Stormwater pipes



Channels Subtypes



# Water- Existing



Normal Ave. Neighborhood Vicinity: Water

### Water pipes

-  Lithia Main
-  Service
-  Main 4"
-  Main 6"
-  Main 8"