

April Lucas

From: Sue D. [suedem@charter.net]
Sent: Thursday, October 03, 2013 5:40 PM
To: april.lucas@ashland.or.us; tbrownpc@gmail.com; rpkaplan46@gmail.com; Howard Miller; sassetta@mind.net; molnarb@ashland.or.us; mike@council.ashland.or.us; tmpeddicord@gmail.com; carol@council.ashland.or.us; craig.ashland@gmail.com; davidchapman@ashlandhome.net; faughtm@ashland.or.us; graf@sou.edu; shawn@polarissurvey.com; corinne@mind.net; dyoung@jeffnet.org
Subject: Normal Ave Neighborhood Plan Concerns
Attachments: Scan0006.jpg; Scan0007.jpg; Scan0008.jpg; Scan0009.jpg

Dear Commissioners,

I am a concerned resident in the Normal Ave. neighborhood of Ashland. My concerns involve 3 categories: traffic/pedestrian safety, development density, and wetlands preservation.

Pedestrian/Traffic Safety Concerns

Vehicular circulation through the Normal Ave Plan area has shifted dramatically from the original design charrette in Oct. 2012 which showed a pedestrian/bike path connection for access to the Middle School. The current transportation Street Network shows a major Connector Road linking the original Normal Ave to the curve of the Ashland Middle School bus drop off. Attached scans #0008 (8:37am) and #0006 (6:33pm) show how busy this area is with school buses, children and families during the day. This is exactly where the Collector Road has been designed to empty all the new westward (heading to downtown) traffic from the neighborhood developments. Scan #0007 shows the *limited visibility* of the connection of the Collector Road onto E. Main St. (adjacent to an incoming curve/blindsight on E. Main).

If most of the development density was to be concentrated in the middle of the 94 acre area (as was discussed at the Charrette Process), then the design for the two new egresses onto E. Main St. (around the Baptist Church property, west of Clay St.) would serve the new residential development population adequately and without traffic *safety concerns for visibility and pedestrian/student congestion* from a Major Connector Road going through to the Ashland Middle School.

Development Density/ Land Use Zoning Concerns

The housing types within the Normal Ave Neighborhood Plan are supposed to be distributed in such a manner as to locate similar densities of development across from established neighborhoods. The area along the existing Normal Ave. has single family detached dwellings, usually with at least one or more acres/homesite. The current staff design does NOT follow development standards to preserve and promote single-dwelling neighborhood character around the *existing neighborhood* with a zone of NA-02 (as defined as multi-family low density) cutting a swath across the north end of Normal Ave. to the Ashland Middle School. Also, adjacent to the designated wetlands in the Normal Ave Plan area, the staff design has abutted an NA-02 zoning density, where a reduction in density, possibly NA-01, should be considered to accommodate the natural hydrologic features and ecosystem (see Wetlands Concerns below). If such non-compatible zoning density is allowed, it will adversely affect this established community's quality of life, increase noise level with traffic congestion/air pollution, and negatively affect the local natural habitat/environment.

The undeveloped land in the middle of the 94 acres, just west of Cemetary Creek & east of the proposed new Normal Ave., should be re-designated from NA-02 to NA-03 with multiple compact attached dwellings to easily accommodate the required 90% maximum density for the entire area to be annexed into the City. This area currently doesn't have an established neighborhood to be affected by such increased developmental impact.

Wetlands Concerns

There is a large section of the Normal Ave Neighborhood Plan that has been identified and designated by the Oregon Dept. of State Lands on their City of Ashland 2001 Local Wetlands Inventory Map (scan #0009). This 1.68 acre Designated Wetland #12 is seasonally saturated with water with no designated outlet for runoff or drainage. It provides a role in local flood control, groundwater regulation/purification, and replenishment of local aquifers for neighborhood domestic well water. Additionally, a distinct ecosystem has developed around this Wetland to support the biodiversity of the specific plants and animals that depend on it. As a neighboring resident to this natural water feature, I have observed red tail hawks, quail, doves, owls, as well as families of deer & gray fox.

The original charrette map, as well as the original Normal Neighborhood Master Plan map/Phase 2, have shown this Wetland to extend from the Ashland Middle School bus turnaround/soccer fields and behind Grace Point Church, and across almost to the existing Normal Ave. The *current* zoning map shows a shrunken down version of the Wetland, and a MAJOR Connector Road going right through the north end of the Wetland!

As City Commissioners, I would hope that you have reviewed an ***Environmental Impact Report*** on this Ashland Wetland #12 prior to allowing its boundaries to be manipulated for development and transportation plans. Has anyone requested such a report or information regarding this sensitive significant water feature? Please consider the impact of changing this Wetland Ecosystem, as well as the potential educational opportunities it could provide (especially adjacent to the Ashland Middle School) if left intact and buffered by lower density development.

I would appreciate your inclusion of my concerns in your discussions and decisions regarding the Normal Ave Neighborhood Plan.

Thank you for your time and service,

Susan DeMarinis
145 Normal Ave.
Ashland, OR 97520
suedem@charter.net

City of Ashland 2011 Buildable Lands Inventory

The primary indicator of future residential land needs is projected population growth. The BLI, compiled by the City of Ashland, stated that the buildable lands WITHIN the City Limits could accommodate approximately 1,883 units. With an average household size of 2.03 people, 1,604 units would be needed over the next 20 years. That's 279 more units available than are needed, already WITHIN City Limits.

Outside the City Limits, yet within the UGB, approximately 970 additional units could be accommodated. The net buildable lands within the UGB could accommodate up to 5,791 new residents, which according to the City Comprehensive Plan population projection, is not expected to be reached for approximately 32 more years!

Potential growth within the UGB, as shown on the zoning densities of the Normal Ave Neighborhood Plan, is **EXCESSIVE** to the 20-year supply of needed buildable lands required by the state.

The housing types according to the Normal Ave Neighborhood Plan (Ch.18 code Amendmts-18.3.x.010) are supposed to be distributed in such a manner as to locate similar densities of development across from established neighborhoods. The area along the existing Normal Ave. has single family detached dwellings, usually with at least one or more acres/homesite. The current staff design does NOT follow development standards to preserve and promote single-dwelling neighborhood character around the existing neighborhood with a zone of NA-02 (as defined as multi-family low density) cutting a swath across the north end of Normal Ave. to the Ashland Middle School.

Buildable Land, as defined in City of Ashland's 2011 BLI, means residentially vacant, partially vacant, & re-developable land within the UGB that is NOT severely constrained by natural hazards or subject to natural resource protection measures. Residential annexations ultimately have a required 90% max. density UNLESS reduction in total # of units is necessary to accommodate significant natural features, e.g. wetlands.

The designated wetland in the Normal Ave Plan area (Wetlands #9 on the City of Ashland/DSL Local Wetlands Inventory Map) has been cut down in size. A WETLAND DELINEATION Site Map, prepared by a natural resource professional, is required for activities/uses in a Wet.Protc.Zone(Code 18.63.110).

Since the BLI doesn't require such a high density due to the available buildable lands within the City Limits, a reduction in density, adjacent to the wetlands (not thru them), possibly NA-01 single family dwellings, should be considered to accommodate (see City of Ashland Wetlands Regulations Code 18.63.070) the natural hydrologic features and ecosystem, as well as maintaining the single-family dwelling neighborhood character.

Traffic and Pedestrian Safety

Even if the Designated Wetland #9 is allowed to be manipulated and minimized for development in the Normal Ave Neighborhood Plan, there is still a very real concern regarding traffic and pedestrian safety.

If a major connector road is allowed to route the new development traffic toward the Ashland Middle School bus turnaround and subsequently feed out onto E. Main St., there will be hazardous conditions for the students and families with the increased usage. Photos were sent to commissioners showing morning and evening congestion of students, buses, & cars. There's limited visibility by an incoming blind curve with the egress to the south. To see to the west, a vehicle must pull almost into the traffic lane.

Public health, safety, and quality of life should be considered when crafting a Master Plan for an area to be annexed into the City for future development. Among the costs of growth, infrastructure needs, environmental and social costs, especially to the residents of the local neighborhood, can produce the following negative impacts:

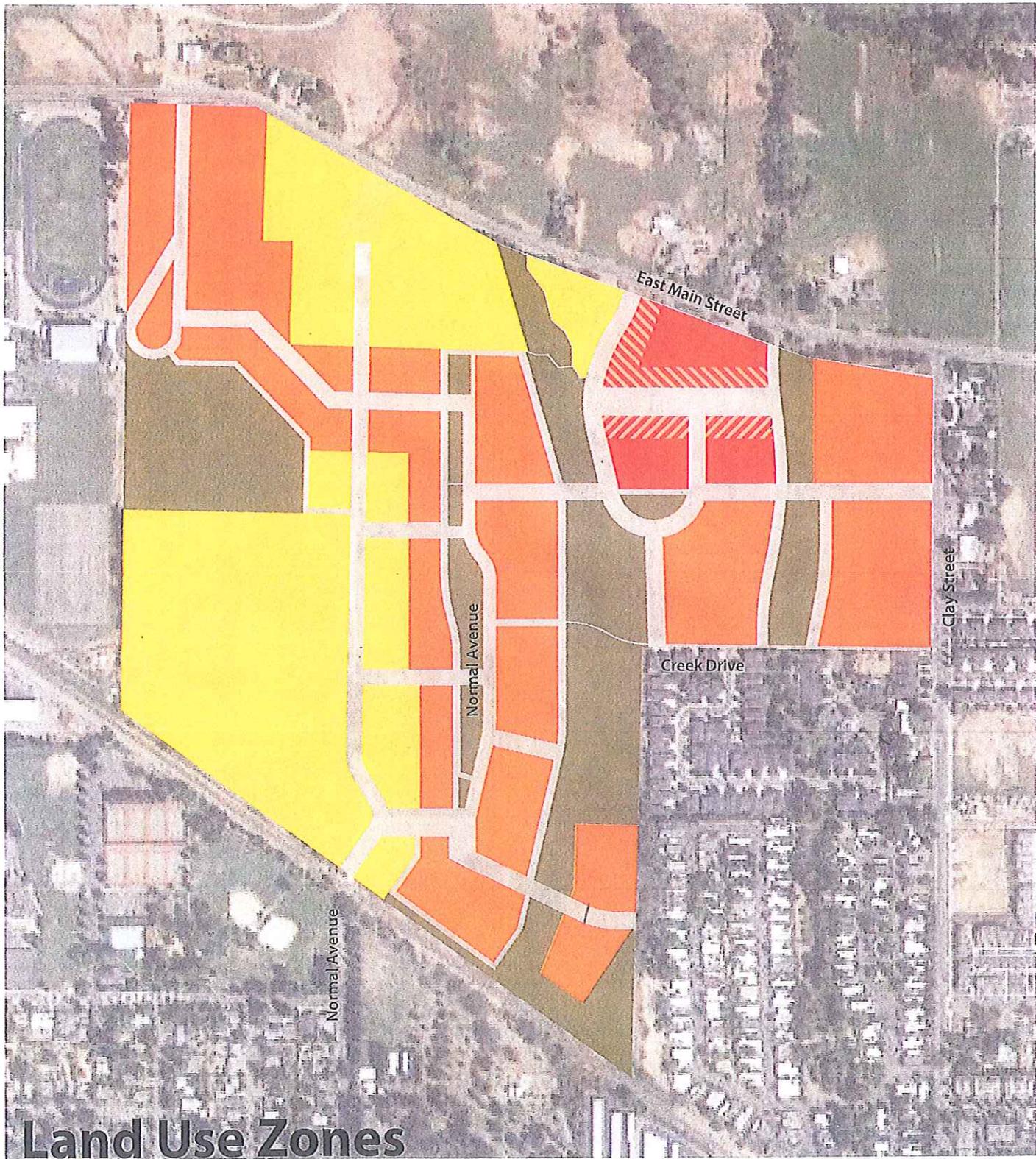
- Decreased Air Quality
- Decreased Water Quality – possible aquifer depletion
- Lost Open Space
- Lost Resource Lands : Wetlands, Agricultural Land
- Lost Visual & other amenity values
- Lost Wildlife Habitat
- Traffic congestion/dangers
- Increased noise pollution
- Increased light pollution
- Lost sense of neighborhood community

By Fodor & Assoc., 2002 "Assessmt of Statewide Growth Subsidies in Oregon"

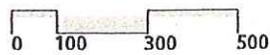
The costs of such increased housing densities should be evaluated in a Quality of Life and Fiscal Impact Analysis. There are hidden costs to the City's taxpayers created by such unnecessary dense growth. The adequacy of existing fire, ambulance, police, water, sewer and sewage treatment, street infrastructure, student/teacher ratios and school facilities will be tested and proportionately need to increase with such growth.

A Fiscal Impact/Cost of Community Services Analysis should show annexation and development will pay for its own growth! These hidden costs are not covered by the Systems Development Charges that the developers will pay. Will Ashland taxpayers be required to "subsidize" these costs of increased housing densities with new bonds, or increased property taxes? (For example, when Strawberry Lane had an uphill development that required paving the whole road and downhill residents were each charged a massive \$4140 LID tax bill).

****PLEASE ADDRESS THESE CONCERNS WHEN MAKING YOUR DECISION!**



Land Use Zones



NA-01 5 Du/ac
 NA-02:
 10 Du/ac.

NA-03: 15 Du/ac.
 NA-04: Open Space
 Neighborhood Commercial Allowed

9/24/13

Water Resource Protection Zones Requirements

Stream Bank Protection Zones

Stream Corridors (Goal 2 Requirement)
 For all tributaries, streams with average annual flow greater than one (1) CFS within five (5) feet of the stream bank, the Stream Bank Protection Zone shall include an average of 100 feet buffer extending 50 feet upland from the edge of bank.

Local Channels
 For non-tributary streams, the Stream Bank Protection Zone shall include the average of 100 feet buffer extending 50 feet upland from the edge of the stream.

Intermittent and Ephemeral Streams
 For intermittent and ephemeral streams, the Stream Bank Protection Zone shall include an average of 100 feet buffer extending 50 feet upland from the centerline of the stream.

Weiland Protection Zones

Local Significant Wetlands
 Wet We through W18, W12, W14, (Goal 2 Requirement)
 For wetlands classified as locally significant wetlands, the Weiland Protection Zone shall extend to the boundary (100%) of the Weiland Protection Zone shall extend to the boundary identified to have a wetland presence on the wetland determination form all lands within 50 feet of the upland-wetland edge.

Regional Wetlands (FWA)
 For wetlands not identified as locally significant wetlands, the Weiland Protection Zone shall extend to the boundary (100%) of the Weiland Protection Zone shall extend to the boundary identified to have a wetland presence on the wetland determination form all lands within 25 feet of the upland-wetland edge.

2002
 Where the stream bank, protection zone includes all or portions of a locally significant wetland, the wetland boundary to the stream bank protection zone shall be measured from, and include, the upland edge of the wetland.

Other Water Features
 Piped or Culverted Stream Reach

Other Referent Data:
 100-Year Flood Zone (FEMA)
 Aesthetic Flood Zone

Other Referent Data:
 100-Year Flood Zone (FEMA)
 Aesthetic Flood Zone

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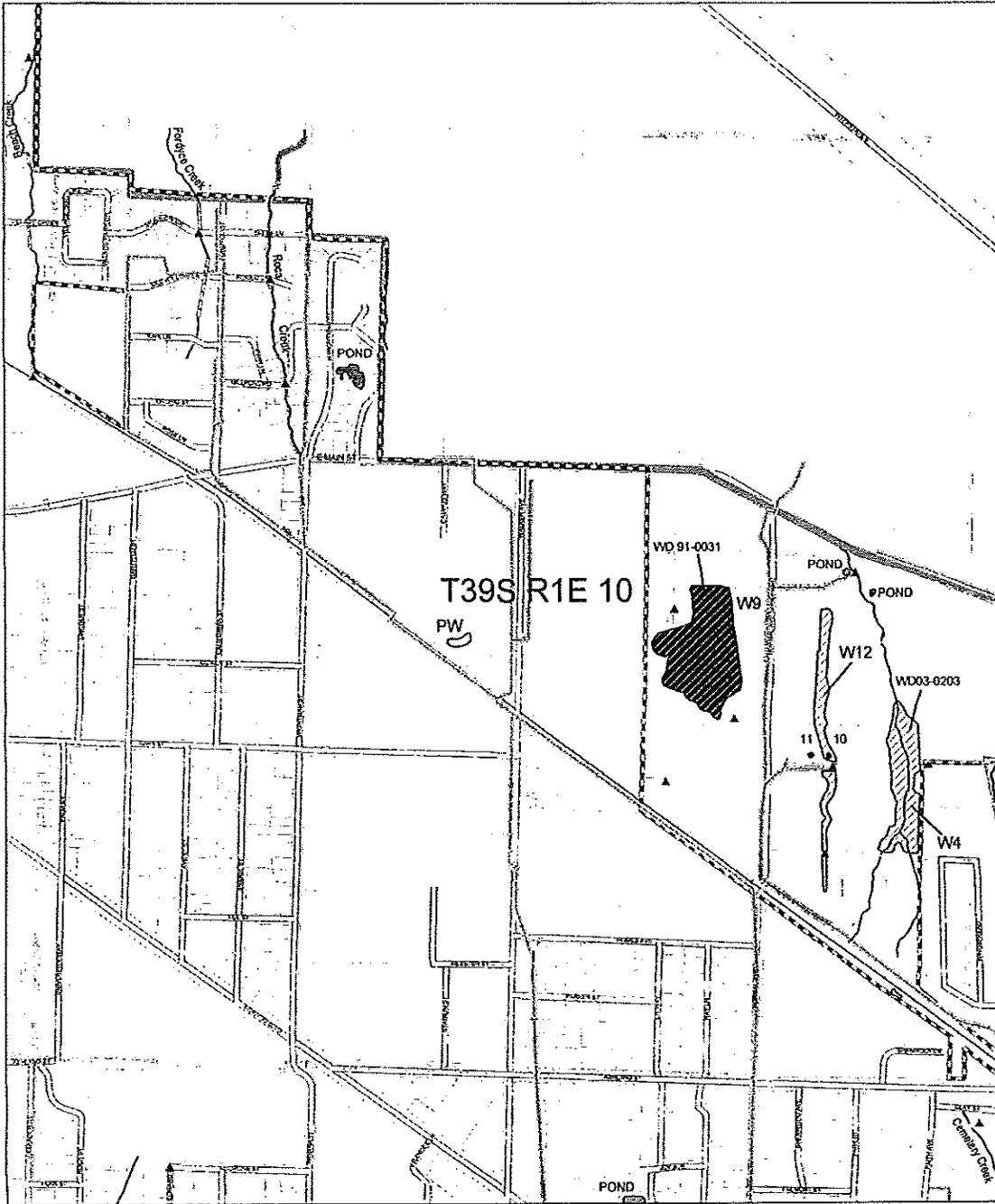
Other Referent Data:
 100-Year Flood Zone (FEMA)
 Aesthetic Flood Zone

This is a preliminary map. It is not intended to be used for any legal purposes. It is subject to change without notice. The City Engineer is responsible for the accuracy of the information shown on this map.

Prepared by: _____ Date: _____
 Checked by: _____ Date: _____
 City Engineer: _____ Date: _____



City of Ashland
Local Wetlands Inventory
T39S R1E 10



Legend

- | | | |
|--|-----------------------|--|
| Wetlands, field verified | Taxlots | Streams, intermittent drainages, and ditches |
| Wetlands, not field verified | Urban Growth Boundary | Laterals |
| Possible Wetlands | Cay Limits | Talent Irrigation District Canal |
| Pond | Sections | Cuverted Streams |
| Riparian Corridor
Sala Harbor (50 feet) | Streets | W1-W14 Wetland Unit |
| Sample Plot | Railroad | |
| Observation Point | | |

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 Environmental Services
 a division of
SWCA
 Environmental Consultants, Inc.
 www.swca.com
 7241 1st Ave, Suite 204
 Portland, OR 97209-3300
 503-234-0333

Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unmanaged wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

The local wetlands inventory has been prepared in accordance with OAR 141-020-0180 through 141-020-0240 and OAR 141-020-0200 through 141-020-0250 by SWCA, Inc.

Maps have been prepared using City of Ashland digital orthophotos. Photos are 50 kmrad. Pixel Resolution: 1 pixel. Date of Photography: Aug 2001

Projection Information
 NAD 1983 StatePlane Oregon South FIPS 5002 Feet
 Lambert Conformal Conic
 False Easting: 421250.000000
 False Northing: 0.000000
 Central Meridian: -120.500000
 Standard Parallel 1: 42.333333
 Standard Parallel 2: 44.000000
 Longitude Of Origin: -121.666667

GIS: North American 1983
 Print Date: 12/12/06. Prepared By: R. Guerin

Study area is contained within the Bear Creek watershed



09-30-13 18:55:53



10-03-2013 10:06



