

Meadowbrook Park Estates Homeowners Association

Bryce C. Anderson, Board Member

October 8, 2013

Troy Brown, Jr.
Michael Dawkins
Richard Kaplan
Deborah Miller
Melanie Mindlin
Tracy Peddicord
City of Ashland Planning Commission
51 Winburn Way
Ashland, Oregon

Dear Commissioners,

As we have stated before, the Meadowbrook Park Estates, Ashland Meadows and Chautauqua Trace Homeowners Associations are in favor of the development of the property in the Normal Avenue Neighborhood Plan that lies between the western half of Creek Drive and East Main Street, known informally as the "Baptist Church property." The portion of the site behind the existing community church is both an eyesore and a fire hazard, and development would be a welcome improvement. At the same time, as indicated on pages 15 and 16 of the September 24 report, there are serious traffic problems along East Main. This narrow two-lane street has no curbs or sidewalks east of Walker Avenue other than the portion of East Main fronting the Mormon Church, no left turn lanes, and very narrow pedestrian and bicycle lanes adjacent to large drainage ditches that pose hazards to both pedestrians and bicyclists. Moreover, only the southern side of East Main is in the plan boundaries because the northern side is not within the City of Ashland Urban Growth Boundary. As a result, any improvement of East Main in the development area will result in bicyclists, as well as pedestrians running or jogging in the bicycle lanes, using the southern side of East Main for travel in both directions.

To make matters worse, if the current plan is followed, the development of the Baptist Church property will immediately result in at least two additional streets feeding into East Main, as well as an unknown amount of commercial traffic from the proposed development. The additional street traffic feeding into a two-lane road with a 40 mile per hour speed limit will present numerous additional hazards. (The attached map shows East Main, with the 40 mile per hour portion indicated in blue.) This problem will not be solved until the City of Ashland gets control of, and develops the north side of East Main, which will probably have to be done by expanding the Urban Growth Boundary, but the alternative is a crowded, unsafe street. These issues are only hinted at in the current development plan, and we submit that they should be set forth explicitly in considerably more detail.

To: City of Ashland Planning Commission
From: Meadowbrook Park Estates HOA et al.

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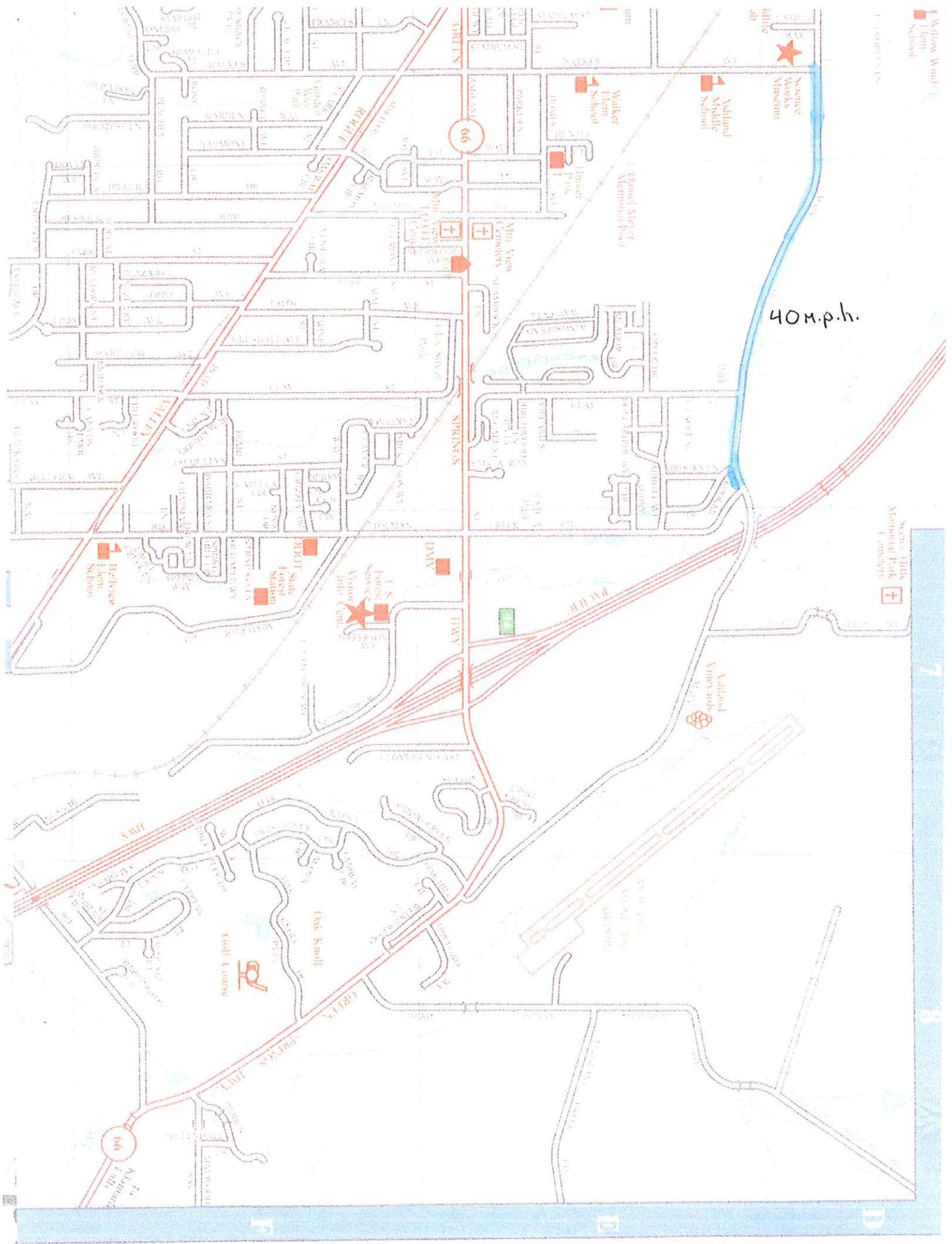
We would note again that the above comments are focused mainly on that portion of the plan covering the Baptist Church property, because this portion is likely to be the first developed, and to have the most immediate impact on the three homeowners associations affected by such development. There may well be other serious concerns regarding that portion of the plan covering the Normal Avenue extension, such as wetlands preservation, storm water dispersion and the like, but we will leave any comment on these aspects of the plan to the homeowners immediately affected by them.

Thank you for your consideration of these items and your work on the plan.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bryce C. Anderson". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Bryce C. Anderson
Meadowbrook Park Estates HOA



When Wind
Left
Right

40 m.p.h.

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Memorial Park
(Emery)

Ashland
Ameyards

Science
Works
Museum

Ashland
Middle
School

Walker
Learn
1
School

Min. View
Cemetery

U.S. Forest
Service
Visitor
Center

Oak Knoll
Club Course

Bellevue
Learn
1
School

66
Highway

66

SPRINKLES

HWY

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101

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