

Memo

Transportation Commission 10/24/2013

TO: Ashland Transportation Commission

FROM: Brandon Goldman, Senior Planner
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RE: Normal Avenue Neighborhood Plan
Continuation of September 26th, 2013 Transportation Commission Discussion.

Summary

On September 26th the Transportation Commission took public testimony and reviewed the Final Draft Neighborhood Plan for the 94 acre north Normal Avenue area. Following the close of public comments the Transportation Commission asked Staff questions about the draft plan and continued their discussion to October 24th, 2013.

Background

The Planning Commission held a meeting on October 8th to discuss the Final Draft Plan and identified a number of transportation related areas to be further evaluated in the preparation on the Final Plan.

- Ensure street locations to protect existing buildings: The GIS map provided in the packet shows proposed road locations that avoid all existing residences with the notable exception of a residence in the south east portion of the project area (along the railroad tracks east of the RR crossing). The proposed road leading from the mini-roundabout to the Wingspread mobile home park would necessitate the removal of the existing home as proposed. In this particular case the property owner has indicated to the City that upon future development of their property it is their intention to remove the existing house in favor of more efficient development.
- Consideration of property lines in relation to road placement: Existing property lines have been considered as a factor in road placement, as well as the presence of natural areas, and the objective of providing for an interconnected block pattern meeting street spacing standards.
- Review of Capital Improvements Plan
 - Planning Staff has met with the Public Works director to discuss E. Main Street improvements, the RR Crossing, and the potential to review and amend the Transportation System Plan to identify the street classifications and improvements needed.
- An evaluation of future traffic impacts at Clay Street @ Ashland St., and an evaluation of the feasibility of a new road connection at Gracepoint Church and East Main.



- The City has spoken with the traffic engineer from SCJ Alliance (Anne Sylvester) about the concerns raised regarding these intersections and have requested she provide a scope of work and cost estimates and a to further examine these intersections.
- Revisions to the Draft Future Traffic Analysis prepared by SCJ Alliance and presented to the Transportation Commission on September 26th are anticipated to be completed in advance of the public hearings on the final plan for the neighborhood.
- Access Frontage requirements in relation to alleys and woonerfs (Shared Streets): Planning Commissioners questioned whether the opportunity to allow direct driveway /parking access off of woonerf's should be further explored.
 - Planning Staff has met with the Fire Department regarding woonerfs and access requirements. They are presently evaluating issues involved with addressing new units off of an alley or woonerf and examining what measure of fire apparatus access and protection would be recommended.
 - The Transportation Commission raised the issue of shared streets as an alternative to woonerfs as an existing street type identified in the TSP. Shared Streets could potentially meet the objective of a woonerf provided a menu of design elements is included that furthers the objectives of prioritizing pedestrian and bicycle use for the shared space.

NEXT STEPS

The Planning Commission will hold a study session on November 26th to be introduced to the final plan before holding the formal public hearing on December 10th, 2013. The City Council is scheduled to review the plan at a study session on December 2nd, followed by a public hearing tentatively scheduled for January 7th, 2014.

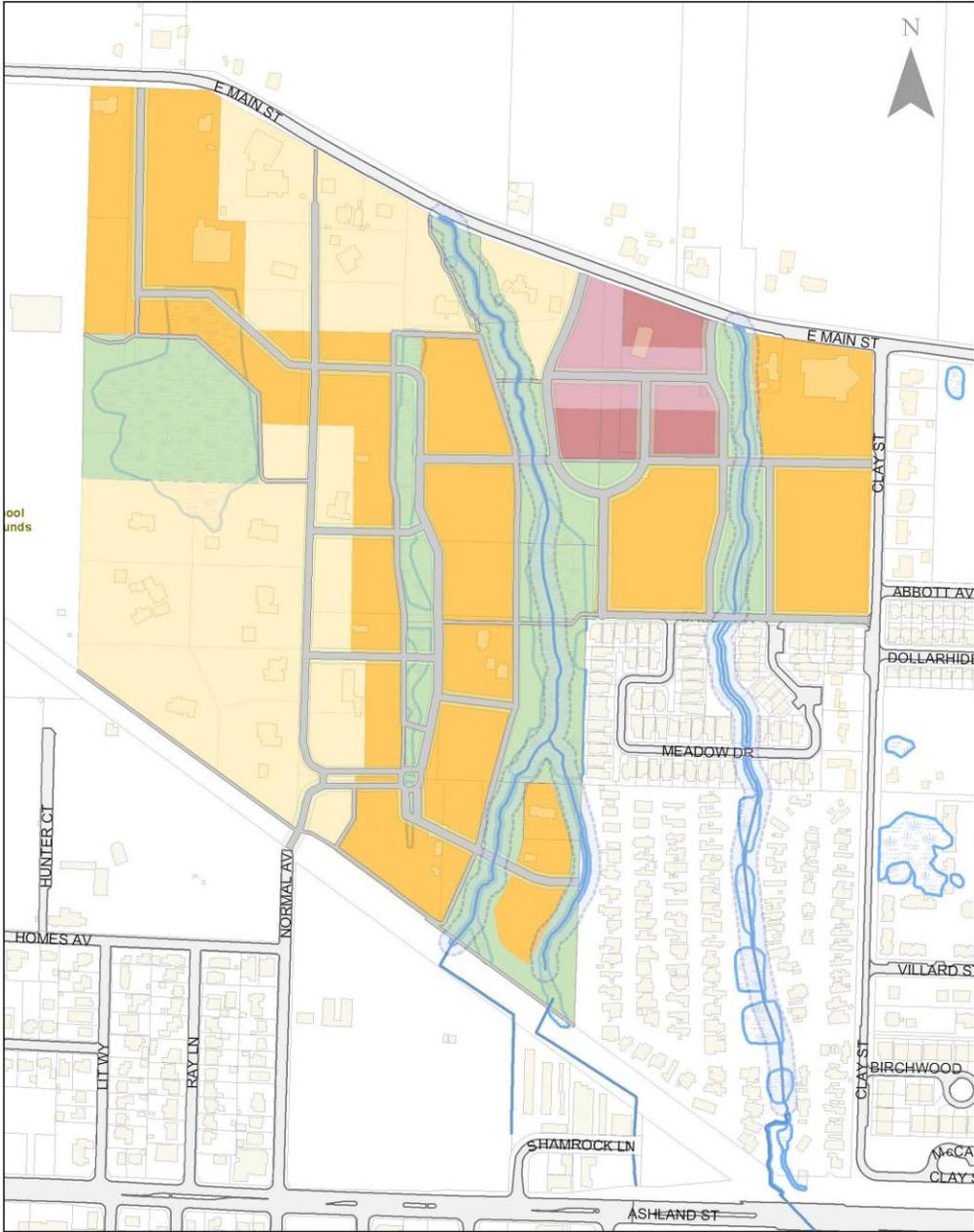
Ultimately adoption of a neighborhood plan for the area will require amendments to the City's Transportation System Plan's Street Dedication, Existing and Planned Bicycle Network, and Planned Pedestrian Network maps to incorporate the proposed multi-modal transportation network and street classifications.



ATTACHMENTS:

- **Packet materials provided on 9/26/2013**
 - Normal Avenue Neighborhood Plan
 - [Draft Final Plan](#)
 - [Land Use Zoning Map](#)
 - [Street and Open space Network](#)
 - [Pedestrian and Bicycle Network](#)
 - [Draft Future Traffic Conditions Report - Technical Memorandum \(SCJ Alliance Consulting\)](#)
 - [Transportation Existing Conditions Memo](#)
- **Letters Submitted to Planning Commission 10/08/2013**
 - [DeMarinis letter and exhibits](#)
 - [Meadowbrook Home Owners \(Anderson\) letter and exhibits](#)
 - [Ashland Meadows \(Skuratowicz\) letter](#)
 - [Koopman letter and exhibits](#)





**Normal Ave. Neighborhood Plan
Sept. 24, 2013, Discussion Draft**

0 100 200 400 600 800 1,000 Feet

- NA-01
- NA-02
- NA-03
- NA-03-C
- Park

Zone	gross acreage	net buildable
NA-01	28.06	13.29
NA-02	37.46	29.95
NA-03	2.79	2.79
NA-03-C	2.96	2.96
Openspace	22.25	0

