

City Council Study Session
December 2, 2013

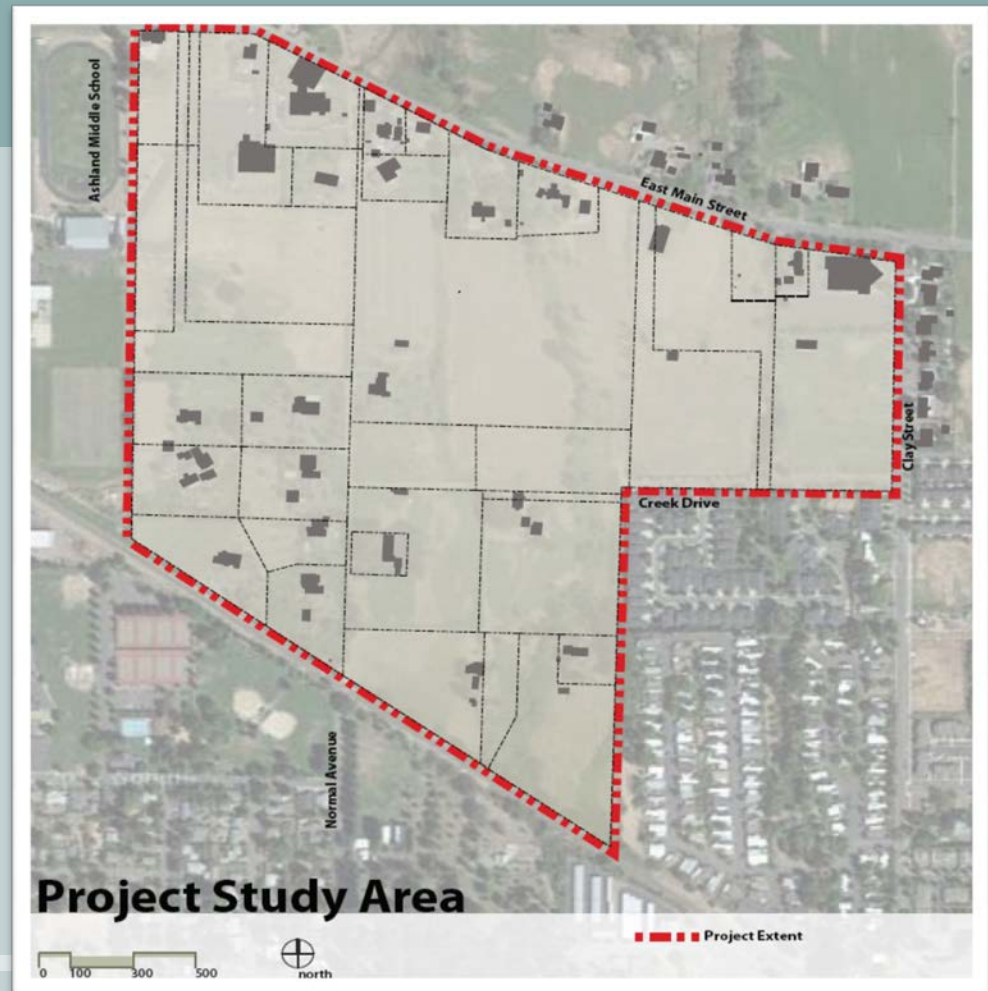
Normal Avenue Neighborhood Plan





Plan Components

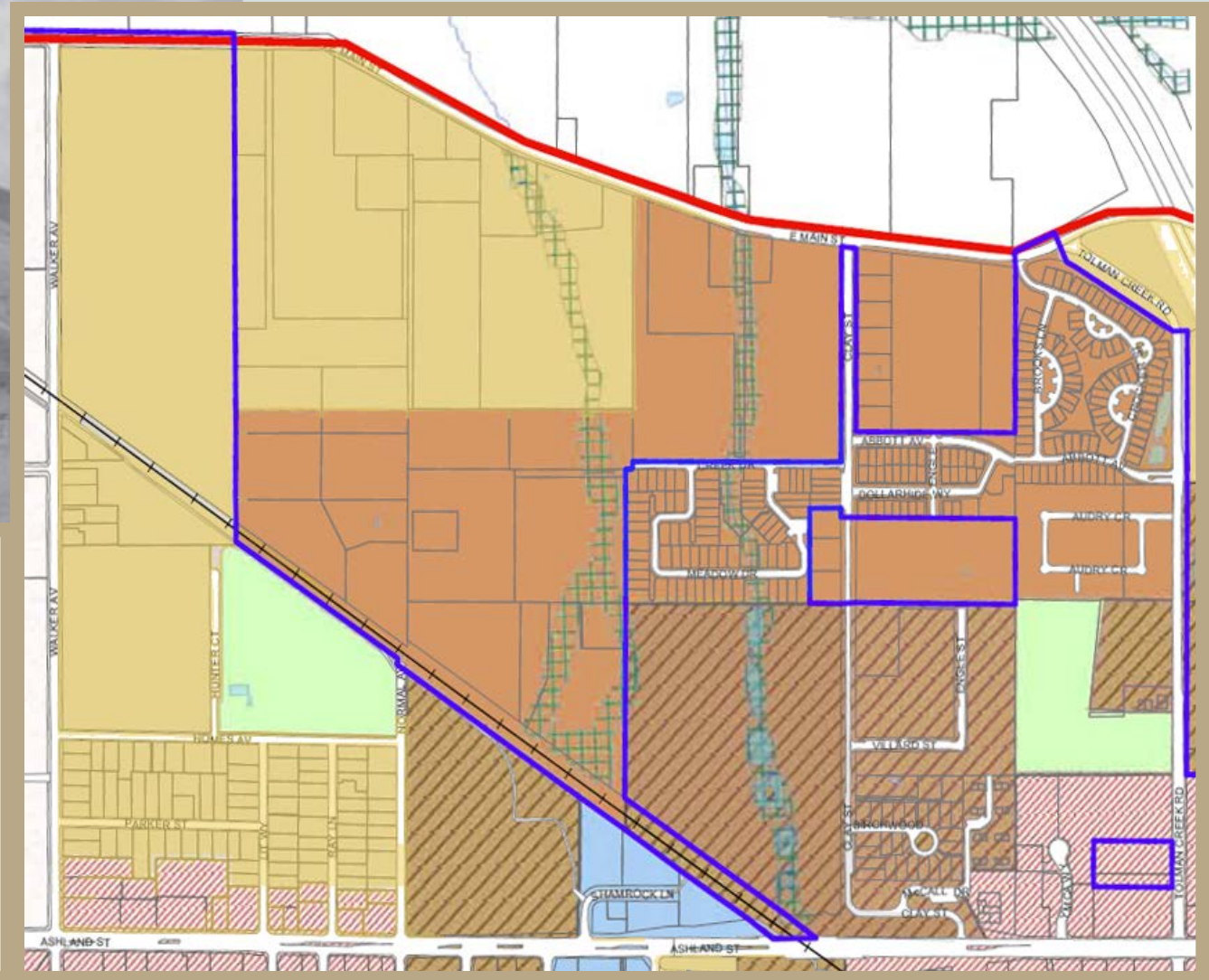
- Background
- Existing Conditions
- Land Use
- Transportation
- Resource Protection



Existing Conditions

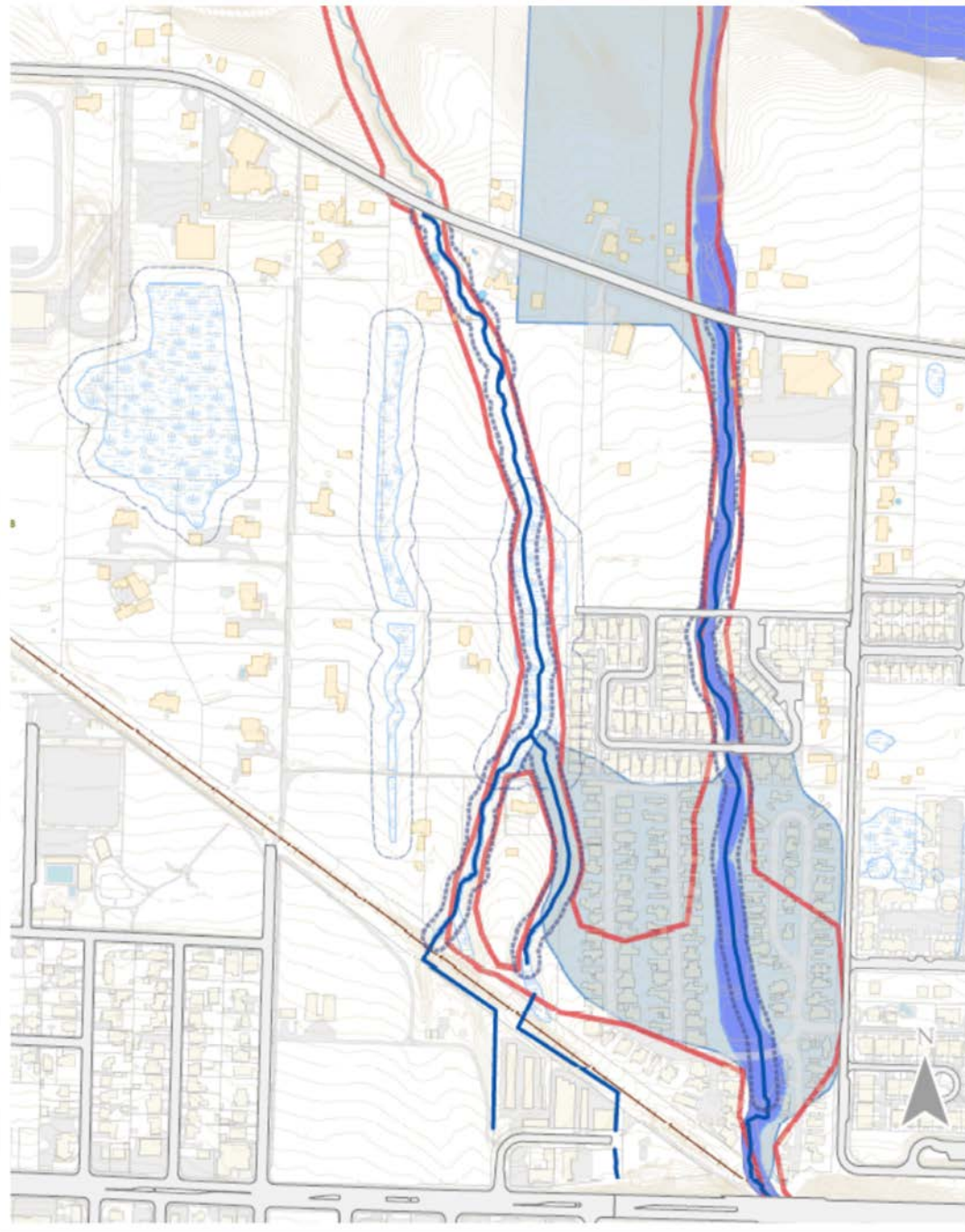
Comprehensive Plan

Land Use Designations





Water Protection Areas



-  Ashland Wetland 50' Buffer
-  Ashland Floodplains
-  Local Wetland Inventory (2007)
-  Ashland Riparian Setback
-  500 Year FEMA
-  100 Yr FEMA

Draft Land Use Framework

NA-01

Single Family Residential
5 units per acre

NA-02

Mixed housing types
10 units per acre

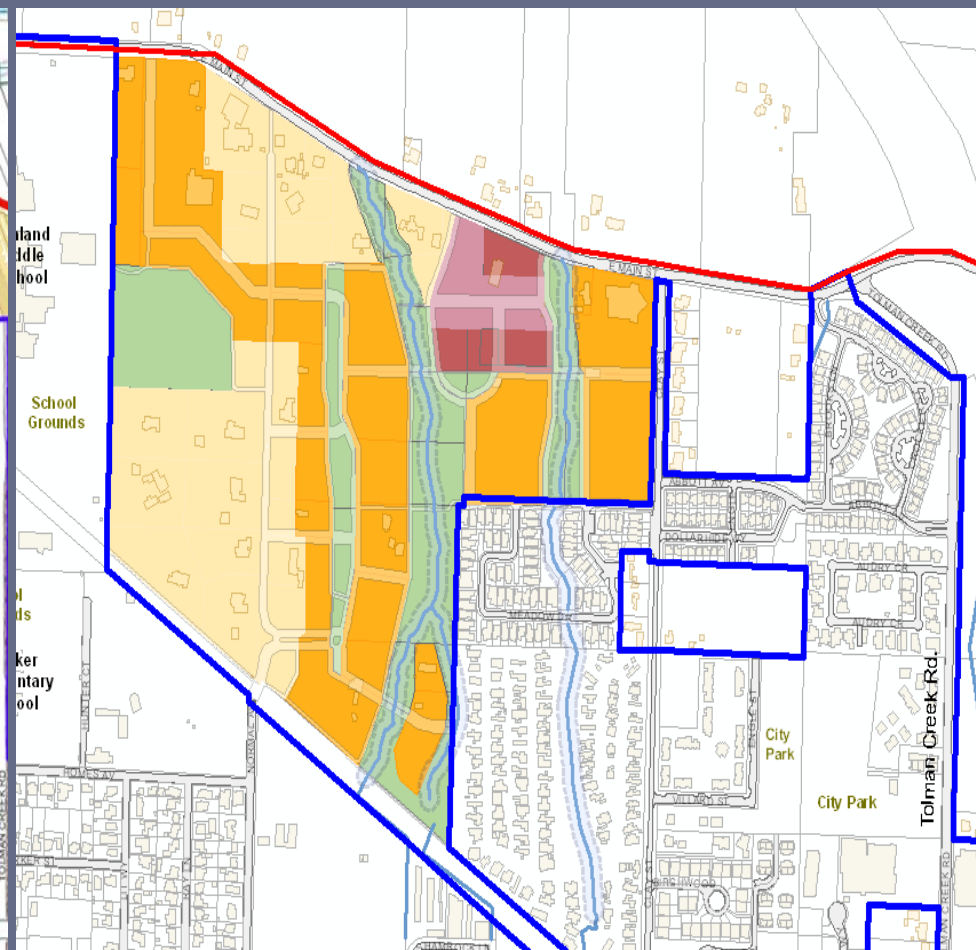
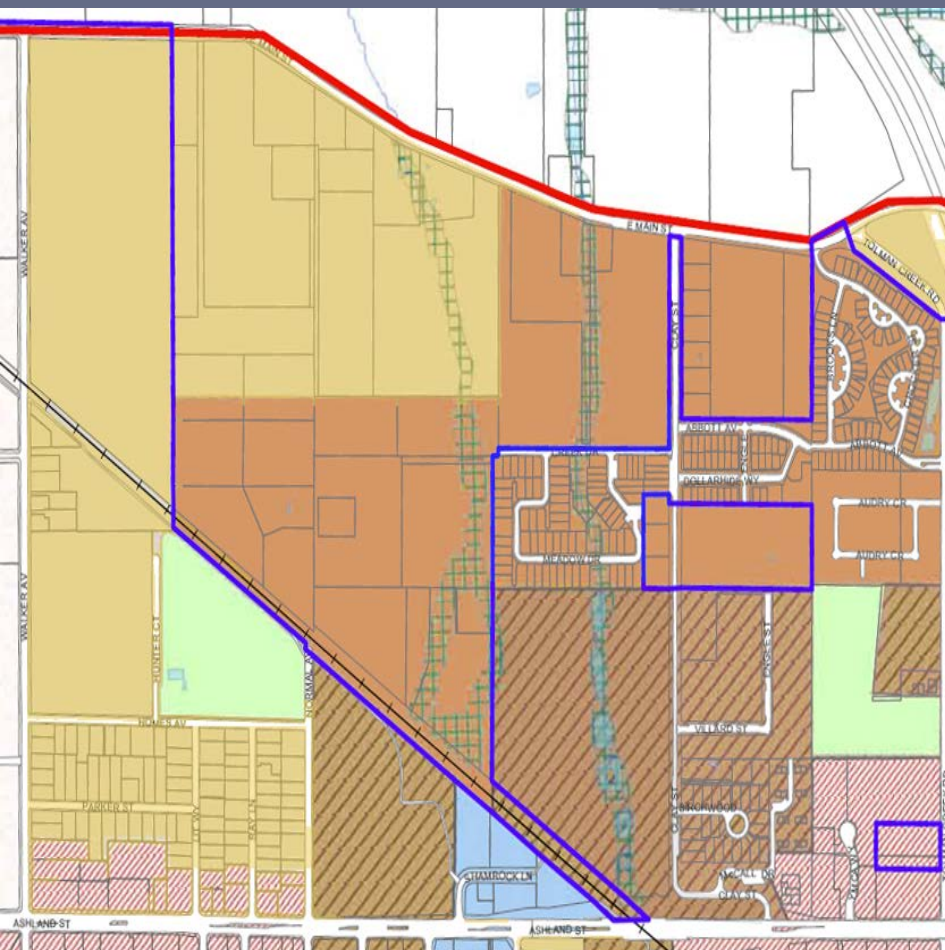
NA-03

Multiple dwelling
residential
15 units per acre

Conservation Areas

Floodplains
Riparian Areas
Wetlands





Existing Comprehensive Plan

Proposed Normal Plan

Neighborhood Design Charrette

October 2012

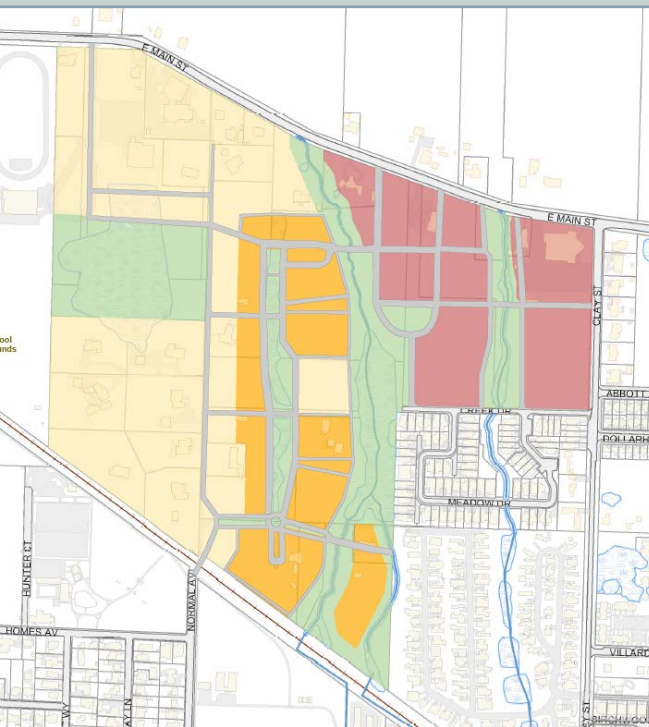


Traffic

- On Normal including cut-through
- want quiet neighborhood
- safety concerns
- Desire to serve traffic with different rds (cut-through)
- Maybe change name of neighborhood
- FAVORITE NEI - NORMAN
- Expressed understanding that development will occur

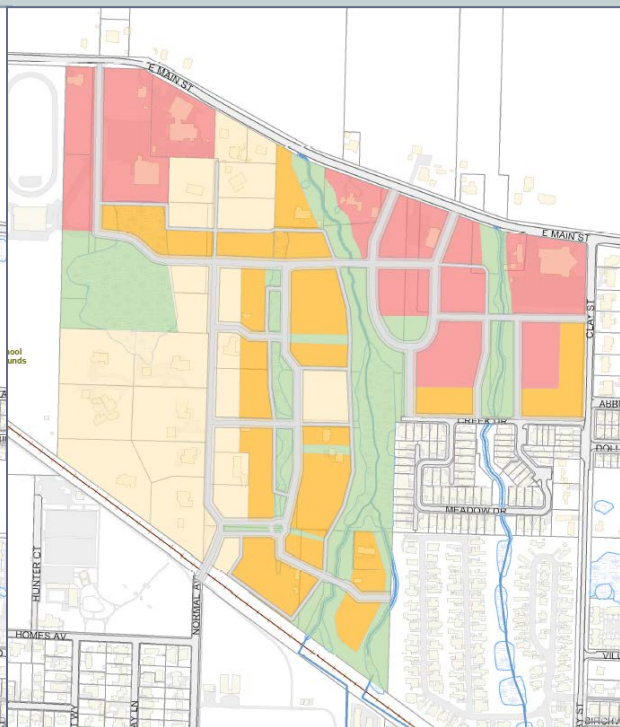
Plan Iterations

October 25, 2012



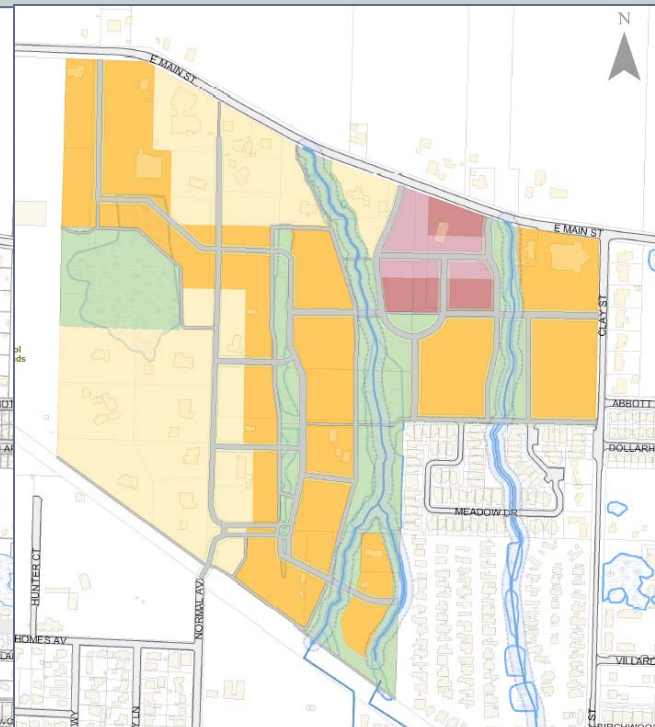
Estimated
432 unit potential

June 25, 2013



Estimated
466 unit potential

September 24, 2013



Estimated
451 unit potential

Transportation Network

- Integrated Land Use and Transportation

- Provide a Connected Street Network

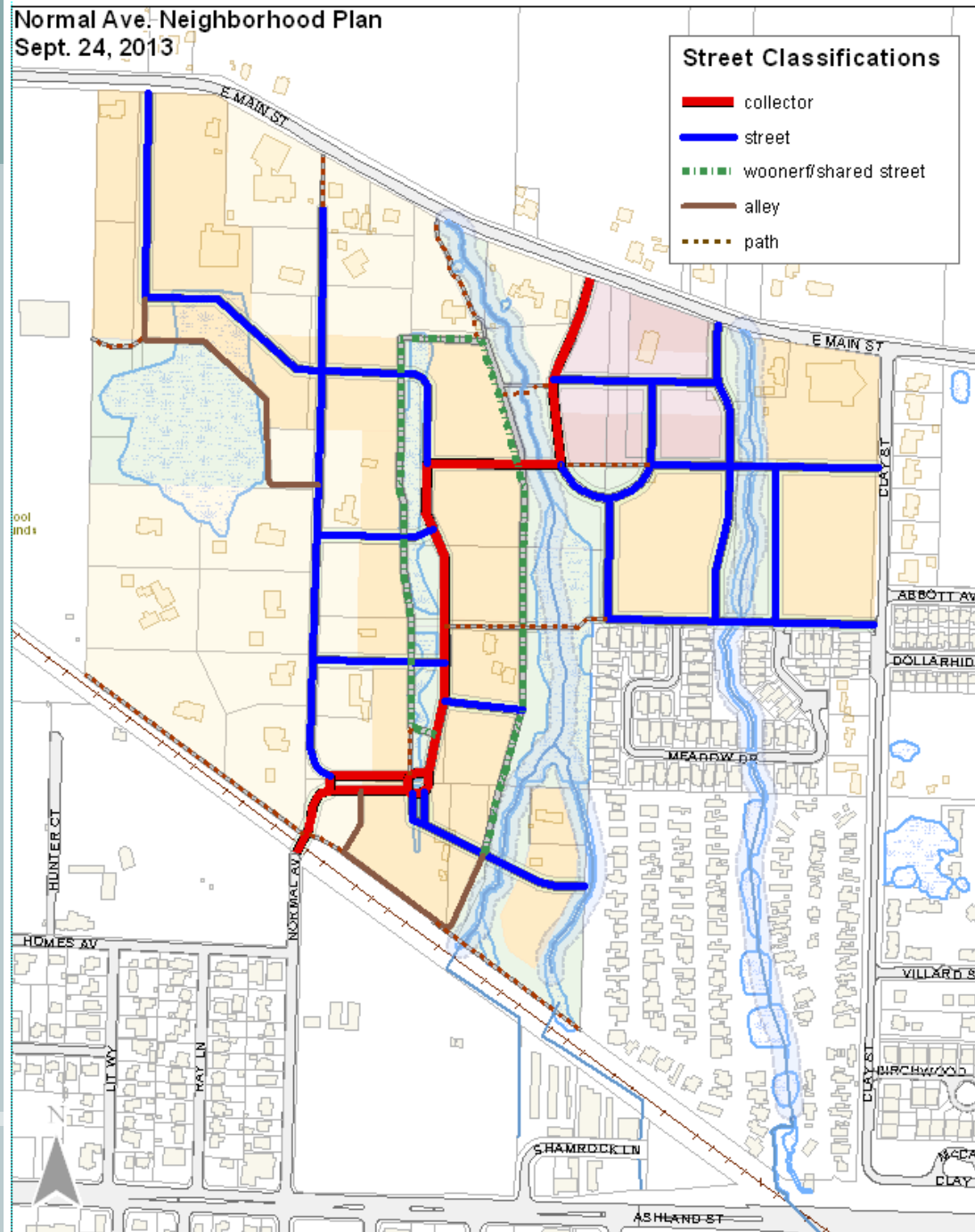
- Blocks 300-400' in length
- Modified Grid

- Promote walking and biking

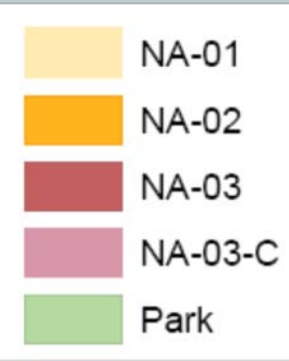
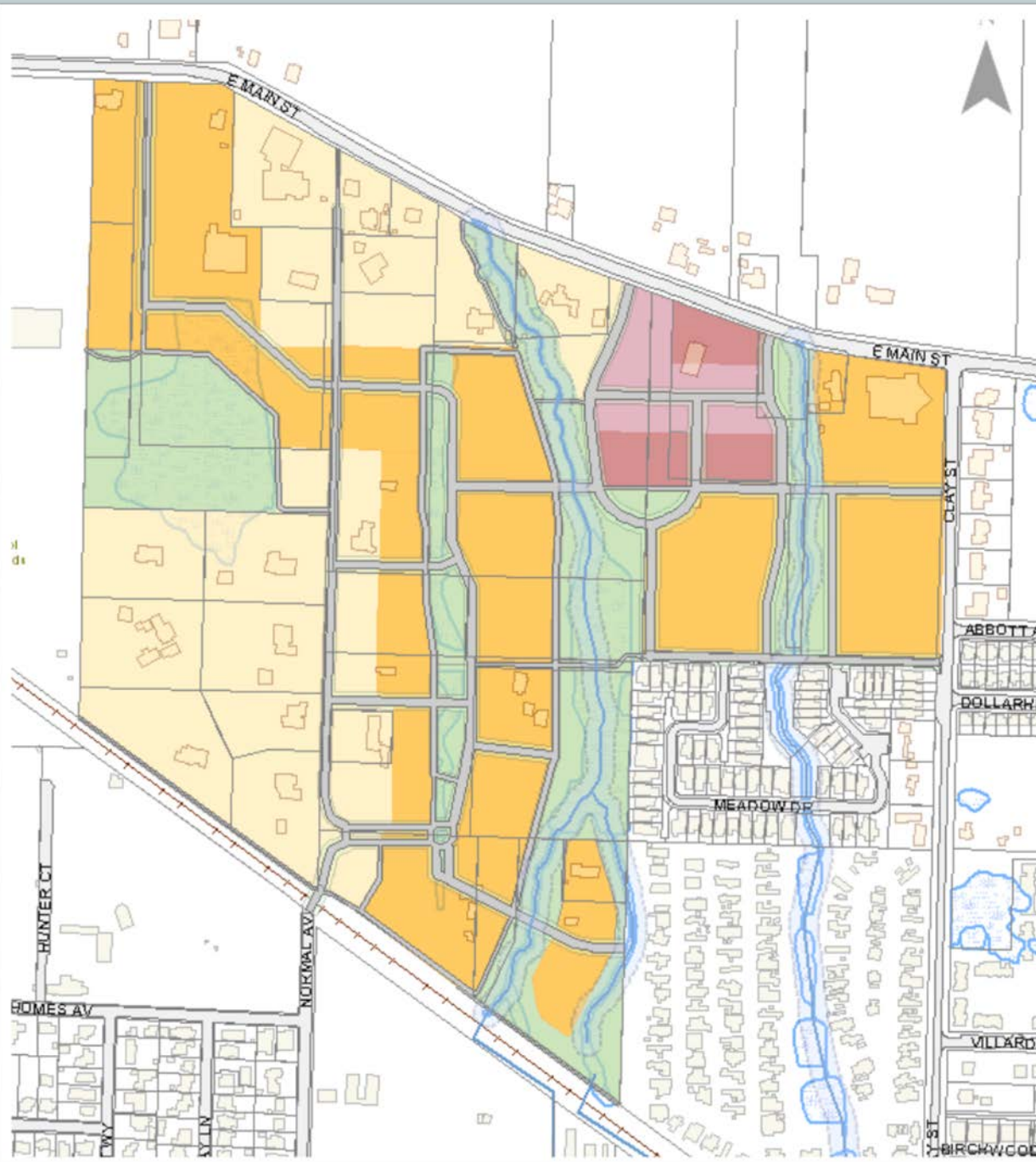
- Multimodal equity
- safety

- Consider environmental impacts of new streets

Normal Ave. Neighborhood Plan
Sept. 24, 2013



Final Draft Plan
9/24/2013



Upcoming Meetings

Planning Commission:

Thursday 1/14/2013
7:00pm

City Council

Tentatively
Tuesday 2/04/2013
7:00pm

www.ashland.or.us/normalplan

CITY OF
ASHLAND