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City of Ashland Planning Commission
51 Winburn Way
Ashland, Oregon

Re: Normal Neighborhood Final Plan

Dear Commissioners,

I have been following the development of the Normal Neighborhood Plan for the past two years and I am still asking the same question I originally asked of the Planning Commission. Who will benefit from putting concentrated high density (NN-03 and NN-02) in only one area of the Normal Neighborhood Plan instead of distributing it throughout the neighborhoods. It is no secret that there is a developer ready to build on the Baptist Church property and can't help but wonder if this circumstance has been a driving force behind the decisions on where to put the high density building.

I was recently surprised to hear that high density building is not really necessary to meet future growth needs of the city. And even more distressing were the comments made at the last Planning Commission meeting that once this high density zoning is in place it will be very difficult to reduce it later. It also appears there are still very major issues regarding traffic on East Main that may not be resolved for years and still no current plans to provide reasonable public transportation through the area. As a resident of Ashland Meadows, I have seen the increase in traffic on East Main and am very concerned about the problems that will arise with even more traffic on this road. I understand that sewer and water infrastructure is another of the unresolved problems and have heard the existing sewer and water lines are already barely adequate. I do know the creek that runs through our common area requires constant maintenance for sewer backup. Stressing this system with even more density could be quite a long term problem.

Because of the above reasons, I am urging the Planning Commission and the City Council to eliminate the NN-03 and NN-03-C zones on the Baptist Church property and make the entire parcel no more than NN-02 density. Thank you for your consideration of this.

Sincerely, Paula Skuratowicz