

Normal area plan

From : Randy Jones <randy@maharhomes.com>

Thu, Nov 20, 2014 02:12 PM

Subject : Normal area plan**To :** Brandon Goldman <brandon.goldman@ashland.or.us>

Brandon and Normal Area Study Committee ,

I am out of town on a pre scheduled vacation this week, but would like you to consider these thoughts as you do final deliberations.

1. Infrastructure financing for off site improvements should be part of the SDC permitting process and not in addition to such charges. Public financing of such would insure completion vs. trying to do a patchwork of private financing that may never come together.
2. Proper and legal delineation of wetland and riparian areas should be used in formulating setbacks and infrastructure design and cross access points. The arbitrary conservation zones are not workable.
3. Density allocations has moved all over the map based on neighbor inputs and commission, council, committee inputs. I am not sure consensus has been achieved even now, so that could be a sticking point moving forward.
4. The affordable housing requirements will quite possibly make the entire process a mute point. For now it doesn't work for anyone trying to annex land in this area. The proximity to the railroad tracks makes public subsidy unrealistic. There is no where near enough margins to absorb this burden privately.

These are all points we have discussed at numerous meetings over past two and half years.

Thank you for your service to the community on this complex plan!

Respectfully,

Randy Jones
Mahar Homes, Inc.
541-210-0459

RECEIVED

FEB 25 2014

2105 E. Main St.
Ashland, OR 97520
February 25, 2014

Re: Normal Street Development Plan

Please read this document at your planning meeting so it will be entered into the records of the Ashland Planning Commission

We have some serious concerns with the Normal Street Development Plan; we feel that, if implemented, a multi-story development on the Baptist Church property on East Main Street would adversely affect the quality of life for the property owners on the north side of the street.

In prior testimony and letters, no mention has been made of the impact on those properties, since they are in the county and not in the urban growth boundary. We have lived here and farmed this land since 1986. Just because the properties on our side of the street are not under the jurisdiction of the City of Ashland doesn't mean that we should be ignored during the planning process.

Our concerns are in three areas: water, traffic, and future expense.

We depend on a combination of TID water and Clay Creek to irrigate our fields, which we are required to farm under an EFU (Exclusive Farm Use) designation. This past summer (2013) was one of the most difficult irrigation seasons we've experienced since 1986; the water just wasn't flowing enough to irrigate our fields. And this year's drought conditions may cause an even more difficult summer watering season.

Twice in the past 15 years we have also experienced problems with the drinking water from our well. Both times our well dried up during the hot summer days, and we were forced to dig a deeper well, at great expense. This happened soon after new development on both sides of lower Clay Street and after the Mormon Church sunk a new well for irrigating their ball fields. Our property is at the end of the "water chain," adjacent to Bear Creek, so we are at the mercy of those using the water above us - or buildings and concrete limiting the flow of water. We can only imagine what a new high-density development across the street from us would do to exacerbate the water flow issue.

Looking at current traffic problems, we would definitely not support an increased number of cars speeding by our property if new feeder streets pour traffic into East Main. At some times of the day it's already a 5-minute wait to safely walk across the street or leave the driveway in a car. If the proposed plan for the area on the south side of East Main Street were to be implemented, there would be a significant increase in vehicle trips along our street.

From what I gathered at the October meeting, some think the traffic solution is to widen East Main Street, adding sidewalks and gutters. Since we have a long street frontage, I am concerned that we would be forced to incur a massive expense to "improve" East Main, which we would rather not see turned into a city street.

We all know that EFU and high density residential are incompatible uses near each other; property on the edge of town is usually kept at a very low density to make the transition to agricultural use logical and seamless. If the parcel of land in question were planned for mostly single family homes instead of higher density housing – with strong protective measures for dealing with water problems – then fewer houses would be built, the street would not need to be redone, there would not be additional concerns about water, and the retention of a rural atmosphere would prevail.

Thank you for listening to our concerns and considering them in your planning process.

Yours truly,

Jim and Marcia Hunter

Bryce C. Anderson
2092 Creek Drive
Ashland, OR 97520

March 11, 2014

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

Re: Normal Neighborhood Final Plan

Dear Commissioners,

The undersigned is chair of an ad hoc committee representing the homeowners' associations of Meadowbrook Park Estates, Ashland Meadows and Chautauqua Trace regarding the Normal Neighborhood Final Plan. This letter addresses the concerns we have regarding that portion of the plan area that lies between Clay Street on the east, Cemetery Creek on the west, Creek Drive on the south and East Main Street on the north, and known informally as the "Baptist Church property."

A reasonable development of this property would be welcome, as the portion of the site behind the existing community church is both an eyesore and a fire hazard. There are some problems with the current plan, however, which should have been addressed in more depth. Because this property is very likely to be the first to be developed, and because these concerns should have been addressed more fully in the existing plan, the above associations would ask that the current plan be modified to eliminate the NN-03 and NN-03-C areas from the plan until these problems are solved.

1. Traffic on East Main: Currently, this narrow two-lane road 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 narrow shoulders which serve as both 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.

To: Ashland Planning Commission
Re: Normal Neighborhood Final Plan

March 11, 2014
Page 2

As is indicated on page 15 of the plan, entitled "Mobility," no improvement is planned for the northern side of East Main, and any improvement on the southern side must await development of all or nearly all of the properties along the entire frontage of East Main. In the meantime, the inclusion of high density residential and commercial uses on this property will immediately cause traffic hazards as drivers coming east and west on East Main in a 40-mph speed zone attempt to navigate around other drivers turning left or right on the streets leading into this proposed development. Although these hazards cannot be eliminated without improving East Main, they can be significantly lessened by eliminating the commercial and high density residential uses from this property. As tacitly noted at page 6 of the plan introduction, the possibilities for commercial uses in this area are dubious at best, and need for such services highly questionable. High density residential uses are also questionable due to the absence of rapid transit facilities (see page 18), the limited parking which would be available in this zone, and the above traffic problems.

2. Sewer and Water Infrastructure: As indicated at page 29 of the plan, the existing sewer and water lines on East Main and Clay Street are barely adequate, and occasionally inadequate, to serve the existing neighborhoods. The plan, however, has no provision for expanding these lines even though the development of the 10-acre Baptist Church property alone under the current plan would add more than 100 dwelling units, more than exist in Meadowbrook Park Estates and Ashland Meadows combined, in addition to the allowable commercial development. Even a medium density residential development will severely strain existing infrastructure; any higher density will overload it with no planned solution for decades.

For all of the above reasons, the three homeowners' associations ask this commission to amend the plan to eliminate the NA-03 and NA-03-C zones from the plan.

Very truly yours,

Bryce C. Anderson

From Grace Point Church

Submitted by email 3/11/2014

Planning Commission,

We are concerned about the restriction the current Normal Avenue plan will place on future uses of the lot behind Grace Point Church.

First, the plan designates the W-9 wetland, as adopted by local and state agencies, based on an estimate of this region rather than an actual delineation by species and groundwater survey of the property. The actual wetland area may be larger or, as we see it after 7 years of mowing and maintaining, is significantly smaller than current estimates.

In the case of the wetland being larger than current estimates, the area available for development will be smaller and our use will be limited. However, in the event that the required delineation results in a smaller area of wetland, there seems no remedy in the current plan for a reduction of the Open Space designation to allow us to use the space available for development. In speaking with the Ashland Community Development Department it was confirmed the W-9 open space size would not change even if a wetland delineation survey showed it to be smaller.

It seems that there is some attempted amelioration of this by density transfer from open space to the rest of our property, this allowing a maximum of 64 dwelling units on the entire property. This is a tradeoff but is only usable to us if we make unacceptable changes to the property by placing residential dwellings on our front field and in our parking lot. It does not allow us to make up for that loss to the South of the church in our field. From a 5 to 10 year timeline we have a property that really cannot be used. From a longer term planning viewpoint this may be a reasonable planning concept except I must remind this commission that this Nazarene Church was started in Ashland in 1905 (109 years ago) so we do plan with a long term viewpoint.

A combination of 2 possible solutions exists. The first is allowing the decrease or increase in the conservation area based on an accurate delineation. Secondly, increasing the density allocation from NN-02 (10 units per acre) to NN-03 (15 units per acre) on the only usable space to the South of the church. This would leave the current NN-02 designation for the rest of the church's property. We request you adopt both.

Shifting the focus now to the matter of 2 transportation corridors traversing this area. I am told by staff that an alley or multi use path is required by code adjacent to open spaces. This means that in addition to a 50 foot swath through this property for the road another 25 feet will be taken by the proposed alley. This is in addition to the required 50 foot buffer zone around wetlands. That raises the public taking for transportation corridors to about 75 feet and 125 feet if you consider the buffer zone. This seems exorbitant from our viewpoint.

Our request as a solution is to move the current road as far to the south as allowable, within 50 feet of the W-9 open space. This would eliminate the coded need for another transportation corridor.

Where in this code and planning action is there a use for this property? There is a public straightjacket to most reasonable uses of this property. We might just have to lease to a farmer who wants fence for livestock to raise cows, sheep, goats and pigs and not ever annex.

Finally, there have been comments made in the public forum pertaining to ditching we have done on the property. Some well meaning folks seem to think that this is their property to police. Prior to any ditch cleaning we contacted the Oregon Department of State Lands and were told that there were existing ditches on this parcel and that maintaining these ditches was allowable. We did as they recommended, cleaning these drainages to their previous depth and removing brush from these ditches. We were able to find the previous depth because there were existing culvert pipes in at least 3 locations to set our cleanout depth.

Paula Skuratowicz
2124 Creek Drive
Ashland, OR 97520

March 31, 2014

Troy Brown, Jr.
Michael Eawkins
Richard Kaplan
Deborah Miller
Melanie Mindlin
Tracy Peddicord
Lynn Thompson

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

Bryce C. Anderson
2092 Creek Drive
Ashland, OR 97520

April 8, 2014

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

Re: Normal Neighborhood Final Plan

Dear Commissioners,

The undersigned is chair of an ad hoc committee representing the homeowners' associations of Meadowbrook Park Estates, Ashland Meadows and Chautauqua Trace regarding the Normal Neighborhood Final Plan. This letter addresses the concerns we have regarding that portion of the plan area that lies between Clay Street on the east, Cemetery Creek on the west, Creek Drive on the south and East Main Street on the north, and known informally as the "Baptist Church property."

At the March 11, 2014 meeting, we presented our concerns regarding density on this property and asked that the NN-03 and NN-03-C areas be changed to NN-02 until the problems regarding utilities and improvements on East Main are solved. At that same meeting, staff expressly stated that once a property is given a certain zoning, the most difficult change to make is to *lower* the density. It makes no sense to lock this property into a higher density zone when future circumstances may indicate a lower density is preferable, particularly when the density can be increased if the need arises.

For all of the above reasons, the three homeowners' associations ask this commission to amend the plan to eliminate the NN-03 and NN-03-C zones from the plan.

Very truly yours,

Bryce C. Anderson

Normal Neighborhood Plan

From : T & P Jacobson <Jacobson510@comcast.net>

Sun, Apr 27, 2014 07:40 AM

Subject : Normal Neighborhood Plan

To : brandon goldman <brandon.goldman@ashland.or.us>

Brandon—

I own a condo in Ashland Meadows facing Creek Drive. I am worried about the increased congestion in the neighborhood if the City of Ashland goes forward with a high-density development plan in the Normal neighborhood. While I fully understand the need to provide appropriate housing for all residents, I also think there should be sufficient space for all residents. Putting high-density apartments into this small section of Ashland without proper green space, walking paths, appropriate access etc. will not enhance the beauty or livability of Ashland. Much more study needs to be done on this plan before implementation. Please consider my comments in future discussions about this plan.

Thank you,
Patti Jacobson
Tom Jacobson
2110 Creek Drive
Ashland
510-409-5033

kelly Arsac outside Ashland

April 29, 2014, 11:01 PM

I grew up on lower Normal Ave and graduated from Ashland High School. At the time the Normal Avenue was rural and open. Gradually expensive homes were built in the area and it became more congested. A private paved road was put in. All of this “change” happened even if the original owners didn’t want it. It seems to me the area will be better served by a thoughtful, well-designed plan. Ashland is a wonderful town. I would love to move back here some day and raise a family, but it seems it’s getting more and more exclusive. People like me who grew up there can no longer afford to live there. We’ve had two elementary schools close and the numbers at the high school have been dropping over the years. I would hope this plan would enable more young families to live in our town and go to our great schools and experience the wonderful community like I did. I was blessed to have grown up in the area, and I only wish the same for my kids.

RE: Normal Neighborhood Plan Public Hearing May 6th

From : Gil Livni - Helman <helmansprings@gmail.com>
Subject : RE: Normal Neighborhood Plan Public Hearing May 6th
To : brandon goldman <brandon.goldman@ashland.or.us>
Cc : 'Gil Livni - Helman' <Helmansprings@gmail.com>

Wed, Apr 30, 2014 12:06 PM

Hello Brandon,

Please see my letter to the city council below.

Thank you
Gil Livni
510-913-5110

April 30, 2014

Hello City Council Members

The report from ODSL was completed in 2003 (11 years ago) adopted by Ashland in 2007. In any case, the report is not valid at this point because DSL Wetland Reports are valid for five years.

These reports were general observations as well and not scientific reports according to the Wetlands Specialist that I hired.

I am unclear why significant decisions are being based on such informal, invalid reports (2003). Basically, when this was brought to the Planning Commission, instead of calling it a Wetlands Area, it has been rephrased as a Conservation Area, taking the land for city purposes, in full disregard of my rights as a Property Owner.

In Ashland, I have a right to delineate a Wetland, if it exists, and these rights have been taken away from me and the other Land Owners.

I am with the belief that this action is illegal because I am being treated differently than other Ashland Land Owners.

In my case, more than 50% is going to Conservation Area.

A Wetland Expert from Eugene, who works with the DSL very closely, did his testing and inspections on my land about two weeks ago, and concluded that this area (my lot) is NOT Wetland.

I keep on hearing that the area used to be a Wetland, yet it remains the case that the area is currently not Wetland area,

nor over the past few years has the area been considered Wetlands.

When checking for Wetland, the soil is tested down to 12 inches and examined for composition. The results of this soil testing does not alter in a short span of years, even if the years are

considered dry years.

The soil tests show no signs of being a Wetland, to date.

I want to remind everyone that the Co-Op in the past had been a Wetland Area.

For the record, one of the reasons why my lot was thought to be Wetland is due to the standing water from the illegal (without any permission) of dumping storm drain water from 30+ homes and accompanying streets of the adjacent Home Development: Meadow Brook Park Estates.

Due to this major oversight by the City of Ashland, my land is now in question for both Wetland and/or Conservation Allotment.

As an owner, I am clearly perplexed.

Thank You,

Gil Livni

240 Normal Avenue

Normal Neighborhood Plan

Please review the draft Normal Neighborhood Plan:

- 1) Tell us which elements of the plan you disagree with and which elements of the plan you support and*
- 2) What is your overall impression of the plan?*

All On Forum Statements sorted chronologically

As of April 30, 2014, 10:08 AM



As with any public comment process, participation in Open City Hall is voluntary. The statements in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Normal Neighborhood Plan

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- 1) Tell us which elements of the plan you disagree with and which elements of the plan you support and*
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Introduction

The City of Ashland is in the final stages of developing a plan for the future neighborhood at the north end of Normal Avenue and is seeking additional citizen input. The proposed Normal Neighborhood Plan reflects nearly two years of public participation and neighborhood involvement.

Neighborhood planning is the opportunity to think ahead and determine a vision for the future of the neighborhood. Having an adopted plan in place will ultimately provide for the coordination of streets, pedestrian connections, utilities, storm water management and open space. The final plan is intended to provide a clear expectation and understanding for both developers and neighboring residents regarding future development.

Please review the draft Normal Neighborhood Plan

http://www.ashland.or.us/SIB/files/NormalPlanDocument_20140225.pdf :

- 1) Tell us which elements of the plan you disagree with and which elements of the plan you support and
- 2) What is your overall impression of the plan?

City officials will read the statements made on Open City Hall and consider them in their decision making process. The Planning Commission will hold a public hearing at 7:00 p.m. on March 11th, 2014 in the City Council Chambers at 1175 East Main Street.

If you have questions please contact Brandon Goldman at (541)552-2076 or brandon.goldman@ashland.or.us.

Written comments may also be submitted via email or mailed to:

City of Ashland
Community Development Department
20 East Main Street
Ashland, OR 97520

Normal Neighborhood Plan

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- 1) Tell us which elements of the plan you disagree with and which elements of the plan you support and*
- 2) What is your overall impression of the plan?*

As of April 30, 2014, 10:08 AM, this forum had:

Attendees:	294
On Forum Statements:	26
All Statements:	39
Hours of Public Comment:	2.0

Normal Neighborhood Plan

Please review the draft Normal Neighborhood Plan:

1) Tell us which elements of the plan you disagree with and which elements of the plan you support and

kelly Arsac outside Ashland

April 29, 2014, 11:01 PM

I grew up on lower Normal Ave and graduated from Ashland High School. At the time the Normal Avenue was rural and open. Gradually expensive homes were built in the area and it became more congested. A private paved road was put in. All of this "change" happened even if the original owners didn't want it. It seems to me the area will be better served by a thoughtful, well-designed plan. Ashland is a wonderful town. I would love to move back here some day and raise a family, but it seems it's getting more and more exclusive. People like me who grew up there can no longer afford to live there. We've had two elementary schools close and the numbers at the high school have been dropping over the years. I would hope this plan would enable more young families to live in our town and go to our great schools and experience the wonderful community like I did. I was blessed to have grown up in the area, and I only wish the same for my kids.

Elizabeth Bishop outside Ashland

April 29, 2014, 7:50 AM

Generosity and inclusivity in Ashland was always the norm, and it can be again. Ashland wants to be "even more family-friendly" as stated on the city's website. It is an on-going goal to encourage diversity by allowing young families to raise their children here. It was more that way 25 years ago. We should fear becoming a city of wealthy retirees who have fled the cities and now want to keep a homogeneous look to their new neighborhood. It's not the Oregon way. Anyone who moved to the Normal area knew it was urban growth area destined to be developed. The few houses in the area 40 years ago knew it, too. Yes, we all appreciate the beautiful new homes built in Ashland, but can't we share the area with young families? Let us allow others to enjoy our city as well. We need to realize that younger people will move to Ashland and their children will graduate from our schools only if they can buy a home within their budget. So let it be!

nancy boyer inside Ashland

April 25, 2014, 11:15 AM

Re; Normal Ave Plan. Recently the City of Ashland announced an increase to 4.3mil to be spent to join TAP, and to be completed by August. This urgency is related to low water levels, climate change, and drought. My understanding is that we will only use TAP for emergencies. Along with many concerns (wildlife, wetlands density and etc.) water has always been a main concern of mine. How much impact will the building of 300-400 or more houses have on our already taxed (no pun intended) water sources? We did turn down the chance to join TAP several years ago for much less money, but we didn't need the water. However we continued to build more houses, increasing our needs. Who pays and how much more can this cost all of us? Ironically we have at the end of Normal, what some may call a "Garden of Eden" and the churches are cutting down huge trees, and draining wetlands, all to "Pave Paradise" I hope the city council will review these changing plans with a fine tooth comb!!! Regards, Nancy Boyer Normal Ave

Victor Chang inside Ashland

March 13, 2014, 11:55 PM

Overall the planning looks solid and I appreciate the emphasis on these things: affordable housing, multi-

Normal Neighborhood Plan

Please review the draft Normal Neighborhood Plan:

1) Tell us which elements of the plan you disagree with and which elements of the plan you support and

density housing, green spaces, multi-use paths, minimizing drive-thru traffic, etc. Concerns: I'm curious as to the efficacy of shared streets. It may be cool for pedestrians but I'd had to live on one and have to drive around people every day. Also, I'm not sure what the plan for water and wastewater is- it cites wells and septic tanks, but surely that would not continue to be the plan. Would have liked to see planning and cost estimates for that. Lastly, though its very eco-chic to emphasize walkability but besides maybe walking to Walker ES, Ashland MS, Scienceworks, Hunter Park... people will be driving. I would like to see the traffic impact study of that many more residents and drivers on the traffic flows on Ashland St, Walker, E. Main, Tolman, etc.

Thanks for considering these comments.

Tanya Way inside Ashland

March 12, 2014, 1:06 AM

The increase in population for this area warrants an immediate plan and installation of a public park similar to the size of Garfield Park in Ashland. The affordable housing being proposed would undoubtedly increase the number of families with children who would benefit immensely from a large park at this end of town. If quality-of-life measures such as park size and placement cannot be maintained for residents along the eastern border of the development, the south end of Ashland will likely see a large drop in property value, recreational activity for families, and overall satisfaction of residents in this area. Beyond this, building homes on a 100-year flood plain will put these homes at high risk for irreparable or expensive damages over time, and the natural beauty of this area would be long gone. This is truly not going to add anything positive to Ashland. This plan needs to be tabled and re-visited after more research and public works planning is completed.

Marni Koopman inside Ashland

March 11, 2014, 5:06 PM

I attended the Charrette and some of the planning meetings. During the Charrette, every group but one communicated that they did not want to see this new development have serious negative impacts to the surrounding existing neighborhoods. They asked that it be designed to avoid creating new stressors such as traffic and safety issues for neighborhoods along Normal Ave., Homes Ave., and Clay Street. These issues were ignored and the development plan in its current state creates a large volume of traffic, congestion, and safety issues along Normal Ave., Homes St., Clay St., and East Main St. These will be costly to rectify later, and the tax payers and home owners on those streets will be the ones to pay the price. Because the corner of Homes and Normal already has very high traffic from the proximity to ball fields, tennis courts, and schools, this area will quickly be overwhelmed by traffic if 450 units are built with 2 cars per unit and multiple trips to and from schools and downtown. I think that the planning for traffic has been inadequate and that the considerations of the surrounding neighborhoods, their quality of life, safety, and housing values have not been adequately addressed with this plan. I was also disappointed that the input from the Charrette participants was ignored.

My other comment is completely unrelated to the first one. I have been working for the City of Fort Collins to help them plan for climate change, and they are currently working with private businesses and residences to move their infrastructure OUT of the 100-year and 500-year flood plain due to increasing severity of storms with climate change. This is expensive (the Woodward technology company, for instance, is moving its entire campus out of the 500-year flood zone), yet the city is taking an active role in protecting its residents and making businesses secure in their investments.

Normal Neighborhood Plan

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Severe storms have already increased across the West and are expected to continue to increase. It is irresponsible to put new development in 50-year and 100-year flood plains (not to mention 500-year) at this time. Either those developments will need to be moved in the future, at great cost to the owners and tax payers, or they will be damaged and peoples' livelihoods impacted by severe storms. While I support infill and the avoidance of sprawl, there is no need to put peoples' investments and their safety at risk. Climate change is here, it is affecting communities now, and we know better than to continue to do things that put people in danger from natural disasters.

There is very high agreement among climate models that precipitation is expected to increase in the Pacific Northwest, with more severe storms in the winter and dryer, hotter summers. This increases the likelihood of flooding and water shortage. FEMA flood maps do not yet reflect the increasing risk over time, but they are working to update their information using forward-looking projections rather than historical averages. I am attaching a short overview of climate trends for the PNW that was produced by the US Global Change Research Program. A link is provided in that summary for the full report, which provides in depth information on current and future climate trends for this area. One sentence to note says "An increase in annual mean precipitation is simulated for the majority of the Northwest U.S., for all future time periods and both emissions scenarios. The CMIP3 models are mostly in agreement that precipitation will increase."

There is no excuse for excluding climate change considerations from any current planning efforts, as the science is clear and accessible. Doing so puts people and infrastructure at risk and creates costs for families, businesses, and local government decades from now. We are in a time of transition where our zoning ordinances and development standards reflect historical conditions, but we fully understand that future conditions will be quite different.

At one of the planning meetings, it was obvious that wetlands are not a valued feature and that they are destroyed without much concern. I happen to value wetlands for their wildlife and aesthetic values, but can understand that not everyone shares these values. However, I do want to point out that wetlands do provide very important services to people, including water filtration, flood protection, and nature for kids to enjoy. Because these wetlands are so close to the schools, they could be an important outdoor classroom for school children. In fact, kids that spend time outdoors have been shown to do better in school and have fewer behavioral problems, such as ADHD.

The wetlands also hold water during floods, releasing it slowly and protecting neighboring infrastructure. By lining streams and channeling flows, we reduce the capacity of this "sponge" to function properly and protect us during severe storms. This reduces community resilience.

Finally, I want to note that many communities in California, Montana, Colorado, Washington, Oregon, Vermont, Maryland, and many other states are taking proactive steps to protect their communities from climate change and increase their resilience in the face of natural disasters and other stressors such as water shortage, dam failure, heat waves, new diseases and disease vectors, etc. Ashland needs to become a leader in community resilience rather than continue to plan and develop in the same ways as we have in the past. Ashland is a progressive community, yet this development plan does not reflect our progressive roots and societal values.

Thank you for your consideration. Please feel free to contact me for more information.

Normal Neighborhood Plan

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Marni Koopman, Ashland Resident

1 Attachment

https://pd-oth.s3.amazonaws.com/production/uploads/attachments/1255sq3yxjkw.3k4/NCA-NW_Regional_Scenario_Summary_20130517_banner.pdf (1.18 MB)

Alma Alvarez inside Ashland

March 10, 2014, 9:06 PM

Like many others that have posted comments, I have also participated in some of the planning sessions. While I understand that the city of Ashland would like to keep its growth within the boundary of the city, I was surprised to see that the plan, after all of the residents' discussions still listed the possibility of up to 560 dwellings. Most of the residents at the planning sessions attempted to "bargain down" the number to 450 units. While the plan is made with an eye towards encouraging walking and biking as alternative modes of transportation, I am concerned about the amount of traffic we will experience in the neighborhood if we were to have up to 560 units. The reality of modern living is that most households have at least two vehicles. The amount of traffic in such a densely populated area would mean a lot of cars.

Like other Normal neighbors, I am concerned with maintaining the natural character of the area. I hope that our city takes good care of preserving the wetlands and the natural life connected with it.

While I am not in support of the plan in terms of the proposed number of units, I do hope that our city makes a commitment to having some of the units marked as affordable housing units.

Peter Halt outside Ashland

March 10, 2014, 12:43 PM

I own one of the parcels on normal Avenue directly abutting the wetlands currently slated for development. I currently have non-developable wetlands in my backyard. There are several things concerned about this plan.

1. When I went to the planning commission meeting last week, it was apparent that the developers have no real interest in preserving the rural feel of this neighborhood. While they are careful to talk about preserving the wetlands, it is fairly clear that they are skeptical that wetlands exist or should exist on their property. Currently the plan states that the adjoining property with designated wetlands on it will be zoned NN-02, allowing for 10 units per acre. There is a provision in this plan that allows them to increase the density of housing by 1.5 if any portion of that lot is designated wetlands. That means that what is currently open space and in my backyard will have housing at the density of 15 units per acre, where there is none right now. Is there a housing shortage so grave that we need to put high density row houses into what is now unspoiled open land and wetlands? Is this the only alternative, or are we bowing to pressure from moneyed developers? I haven't seen this density of housing anywhere in Ashland. It makes no sense to drop it into the middle of farmland. Where are the studies demonstrating a need for this type of housing? Even if all the property in question was zoned at NN-01, at 5 units per acre, this is an enormous number of small homes to add to the real estate market in Ashland.
2. I have heard concerns about the capacity of Ashland City water and sewer and that there have been problems with the Clay street development. Has the city thoroughly explored its capacity to support this huge

Normal Neighborhood Plan

Please review the draft Normal Neighborhood Plan:

1) Tell us which elements of the plan you disagree with and which elements of the plan you support and

acreage filled with homes?

3. Currently the plan states that Normal Avenue will open to East Main. There was some talk at the planning commission meeting that this was a bad idea and will change to prevent Normal Ave from becoming a thoroughfare. I would agree with that and hope that this wisdom prevails. That straight road opened up to East main would be the most destructive feature of this plan if there is any true desire to preserve the "feel" of this neighborhood.

4. Do those of us that don't want to be annexed, that moved here for the rural feel, get to keep our TID irrigation, our horse and farm friendly zoning?

Carol Block / Nicole Lee outside Ashland

March 10, 2014, 6:56 AM

I would like to draw the Planning Commission and citizens of Ashland's attention to a comment made by one of the other posters who noticed that several trenches have appeared in the southern section of designated Wetlands9 [Roxanne Jones post of March 7, 2014]. In walking that area the last two days, that person is absolutely correct in their observation! These trenches serve only one purpose: to draw rainwater away from the wetlands into a storm drain at the upper section of the Ashland Middle School turnaround. It's an obvious, blatant attempt to dry up the Wetlands of course. Some of these trenches are new (within the last year based on the lack of vegetation I suspect). You can even see the tractor marks! Why and who did this I wonder?

There is no doubt that this work was done to minimize and reshape Wetlands9 in order to allow for higher density zoning allowance on the property. If the wetlands dried up, the property owners would have a larger footprint to build upon. If they have to mitigate wetlands, a smaller parcel would have to be identified (and not the 5.38 acres this wetland encompasses).

I do believe that a permit is required to do any soil disruption on designated wetlands and includes a significant financial penalty. I wonder whether a permit was obtained?

The Normal Neighborhood Plan is clearly the driver to having these trenches pull water away from the area and the citizens of Ashland should be up in arms over this. We should be nurturing these wetlands, not destroying them to make room for homes, retirement facilities, etc.

This is the second time a pro-development speculative landowner has tried to minimize the designated wetlands on property they own. The first report was when someone cut down several

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Poplars and leveled out a section of their property. Does the City/County care that this kind of behind the screen destruction of naturescape is happening? I am sure the Department of State Land does. And in the earlier case, the developer was red tagged by DSL.

For those who live and love this area of Ashland, this is an egregious act and I hope the Planning Commission is as concerned with this deliberate act and understands the motivation behind it. I hope these land owners are held accountable and are required to restore that which they are trying to destroy. These people should be ashamed of themselves.

https://fbcdn-sphotos-c-a.akamaihd.net/hphotos-ak-ash3/t1/p261x260/1488648_664526177532_654660052_n.jpg

5 Attachments

<https://pd-oth.s3.amazonaws.com/production/uploads/attachments/1252ykfd80fk.4ro/photo.JPG> (247 KB)

<https://pd-oth.s3.amazonaws.com/production/uploads/attachments/1252ykpnu74.3hn/photo2.JPG> (337 KB)

<https://pd-oth.s3.amazonaws.com/production/uploads/attachments/1252yl381row.6g0/photo3.JPG> (329 KB)

<https://pd-oth.s3.amazonaws.com/production/uploads/attachments/1252yldh6qds.4n7/photo4.JPG> (347 KB)

<https://pd-oth.s3.amazonaws.com/production/uploads/attachments/1252ylt46zls.6l1/photo8.JPG> (324 KB)

Karen Horn outside Ashland

March 9, 2014, 9:53 PM

I live across Clay Street from the Normal Neighborhood area. We were not brought into the planning process when it started because, we were told by a city representative, we do not live within the area itself. Since then, we have gone to many meetings about this plan, made statements at Planning Commission meetings, and strategized with our neighbors on how to best make our opinions heard.

First, I commend the Planning Commission for even attempting to create a written plan for development rather than allowing it to happen in the traditional way of waiting for developers to come forward with their own plans and then saying yea or nay.

That said, I do not feel the finished plan reflects the opinions that I heard voiced in the meetings. Instead, a group of consultants from out of town seems to have been let loose to do what they thought best, even though they were missing some key pieces of information about public transportation on E. Main, the extent of the wetlands on the property, and the latest urban planning ideas about how to create housing without wasted space for front lawns. Unfortunately there is nothing innovative or interesting about this plan. It does not reflect the best of what Ashland has to offer. I am not even sure that the people who wrote this pretty plan walked the property even one time.

We recently spent many thousands of dollars to mitigate water damage in the crawl space of our house. All

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three of the housing developments along Clay Street south of us are plagued by water damage and the constant remediation that is required because they were built over ancient creeks. The Normal Neighborhood is not development-friendly; anyone who builds there would be wise to make a sale and get out before the next wet year. Are those the kind of developers we want to encourage?

Another seemingly insurmountable problem with this Plan is that E. Main will never have a bus route. Public transportation is necessary for a development of the size described in the Plan, and everyone involved repeats that mantra. However, the county won't put a bus route on E. Main because right now there is not enough demand for it and because there is no room for a bus to stop without holding up all traffic behind it. Forces could be aligned to overcome these obstacles IF all parties agreed it was a vital goal to do so, but we are far from that today.

The best use for the land in the Normal Neighborhood is agricultural. To grow plants, the overabundance of ground water suddenly becomes a positive thing.

I have heard repeatedly through this planning process that using the land for community gardens is unrealistic because we need more development here in Ashland. There is no shortage I see of housing for the wealthy, but it is true that there is not enough low-income housing. The vision of protecting land outside the urban growth boundary depends on urban infill. But why not do infill on the vacant lots on Ashland Street, just a few blocks south? There is already a bus route there and lots of stores and restaurants to walk to.

I think protecting farmland by keeping sprawl inside the urban growth boundary is a good idea. But for those who will live within the urban area, in condos on small lots without garden space, let's set aside parts within the urban growth area as a place where they can grow food on small allotments, similar to the British system.

Let's face it: the challenge facing us in the future will not be to provide more and more newcomers with housing. It will be to make our town more self-sufficient for the people who are living here now, in growing our own food, reducing the miles that our food travels, and strengthening the community bonds that hold us together as we are drawn forward into an increasingly uncertain future.

John Colwell outside Ashland

March 7, 2014, 9:17 PM

Our committee has had opportunity to review Ashland Planning Commission's final draft of the Normal Street project. This review has been disappointing and we feel that our requests and input were, if not ignored, minimized and substituted with the planners own ideas of what they would like to see on our property. We were continually advised to give input and we did.

We asked to have a zoning that would allow for a retirement facility to be included, we asked for the open area to be based on a real wetland survey rather than an out of date best guess of the extent of the wetland size, we asked for the required road to be moved and not be a straight through thoroughfare. Of these requests only the last one was adopted and even with this there was another road, surreptitiously called an "alley", also placed on our land. If this wasn't adding insult to injury we don't know what is.

Our current opinion is that we will not support this plan and will do anything we can to fight its adoption. We will be at the Ashland City Council meeting when this is up for a vote and plan to discuss the leading way we were drawn into this process only to have nothing we said be adopted despite the fact that we are a major land owner

Normal Neighborhood Plan

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within the boundaries of this project.

At issue first, is planning staff indicating that the wetland designation and the open spaces were to be compensated by increased density zoning elsewhere in the plan. We were led to believe this meant on our land, giving us a 15 unit per acre NN-03 zoning which would allow for density close to retirement facility requirements.

Secondly there was no indication of a second transportation corridor on any plans we saw until the final one. Now the planning staff think it is their prerogative to pull an alley out of our land also.

We are disappointed in our planning process and the lack of consideration given to property owner's concerns and also with the promise to participate in a process that seems predetermined from its outset.

Sincerely: John Colwell and Ray Eddington for Gracepoint Church

Roxanne Jones outside Ashland

March 7, 2014, 7:06 PM

When a change is instituted within a city it is not always a bad thing, provided the change is being done for the right reasons. Many people have asked, who is it that is wanting the Normal Plan? The vast majority of the property owners who live on Normal Avenue, and the surrounding neighborhoods, do not want any drastic changes to the beautiful natural environment that currently exists. It was stated at a city council meeting that Ashland currently has a surplus of housing and will not be needing any additional housing in the next twenty years. So, once again I ask, who is the plan for if it is not for betterment of the neighborhood or the city. Additionally, what's the rush? Let's do things once, and do it right. It seems that the only people who are intent on pushing this plan forward are speculators looking to make a fast return on their investment. To do this, they will attempt to convince us that high-density, high-impact housing that replaces the natural beauty of one of the last undeveloped parcels of county land adjacent to Ashland is required. Some of those individuals don't even live in Ashland, and they will very likely take their profit and leave without doing anything to enhance or contribute to our local economy. Instead, Ashland residents will be left paying for "improvements" to East Main Street and other areas within the project site for years to come. I am in favor of developing a plan that accommodates the city's future needs, but I ask you to stand with me against a plan that irreparably damages the pristine acreage of lower Normal Avenue, robbing our community of a great resource. A successful plan will blend seamlessly with the existing environment.

Ashland is an exceptional town filled with a diverse cross-section of residents who have chosen to live, work, shop, donate their time and resources, and educate their children in this uniquely progressive and open-minded town. Those of us who have lived here for many years have a high benchmark for what constitutes an improvement. Standards exist

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that make it seem straightforward for a city to pave roads, install utilities, and designate dwellings here and there. However, Ashland is not Anytown, U.S.A. We hold ourselves to high standards, and as such we expect more of ourselves and our neighbors. To that end, our city council does works tirelessly to protect our interests for our community today as well as for future generations. There has been a tremendous amount of work and dialogue invested into the Normal Plan, but we are still waiting for a version which we can stand behind. Before that can happen, we will need to address the following questions:

1. Why is the City of Ashland not more concerned about destroying the rural nature of the land?
2. Why have we not chosen to celebrate and preserve the excellent soil in the Normal Plan area and set aside an extensive amount of acreage to be used as a community garden by the neighborhood that could also be conveniently accessed by the middle school to provide learning opportunities?
3. Why must many of the streets be so massively wide, some in excess of 50 feet, that they will end up looking like Anywhere U.S.A.?
4. What would the cost savings to the project be if the streets had a smaller footprint?
5. What will happen to the thousands of birds and other wildlife who currently call this area home?

We are already seeing a lack of respect for nature in the Normal Plan area. It has been stated by others at city council meetings that one developer indiscriminately cut down trees and made an attempt to diminish a creek bed, another developer has blocked the flow of runoff water so that it now poses a threat to an existing neighborhood, and it also appears that the largest wetland in Ashland, Wetland 9, has been extensively altered this past year. Someone used a tractor to dig a series of lengthy trenches to direct the wetland water away from the ecosystem it supports and into a storm drain, and then they cleared a massive area of the wetland of all vegetation. These acts of environmental destruction are deliberate, on-going, and being carried out furtively on multiple properties with the end-goal of diminishing the wetland area. Smaller wetland, more room to build. This is only the first taste of the environmental degradation, motivated by financial gain, that will completely destroy the ecosystem of Wetland 9 and the area surrounding lower Normal Avenue if the current plan is

Normal Neighborhood Plan

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approved.

The Normal Plan represents the largest area that could possibly be incorporated into the city, so let's continue working on this plan until a vision that maintains the current beauty and rural feel can be effectively meshed with the potential for additional housing some twenty years down the line when the housing is actually needed.

Sue DeMarinis outside Ashland

March 6, 2014, 3:20 PM

I have reviewed and participated in every public meeting regarding the Normal Neighborhood Plan (NNP) since the first Charette in 2012. Every iteration and discussion of the Plan slightly changes the look of the potential zoning, roads and open spaces.

I agree that there should be open spaces preserved/protected within this area. I commend the planners in their vision to do so. However, in the latest zoning map (Feb.25, 2014), there appeared an overlay of NN-02 zoning under the open space designations. Is the plan able to double zone lands within the NNP just in case a private land owner is able to mitigate their designated natural/wetland area off their land? What happens then to the overall "green space" as envisioned for the whole NNP? What compensation would be given, and by whom, to land owners if they must have their land zoned for public use as a green space/park or road? What if a land owner wanted to preserve their private farming rights where a public park or road is delineated?

The transportation network is currently designed for connections between E. Main and Ashland Street, but the egresses onto E. Main should follow the density zoned for the eastern half of the NNP. To add another exit on the western half creates three real concerns regarding safety for the children at the AMS school bus turnaround, crossing through a State designated wetland, and exiting onto a blind curve of E. Main St. If that cut-through street doesn't exist, then the new meandering road network within the NNP will truly be for the new residents. Otherwise, I see this western egress becoming a problem as a regularly used alternative vehicle route between the major boulevards in order to avoid the congestion and school speed zones on Walker Ave. A pervious surface (not paved), multi-use path toward AMS would serve the NNP community better, preserve our wetland resource, and encourage a green lifestyle and safe access for pedestrians and bicyclists.

Also, the transportation map shows paved neighborhood streets, shared streets, and alleyways all going through planned conservation areas and current State Designated Wetlands. Shouldn't impact studies and delineations be mandatory with this plan before locating roads through sensitive areas and established wildlife corridors, as well as for the effect these roads would have on storm water drainage, aquifer recharge and soil compaction?

My overall impression of the NNP is that it is being driven by consideration for development and not much concern given to the impact on the existing neighborhood/environment. System development charges are said will be included in developer's permits, but there will be hidden costs to all the citizens of Ashland for overall improvements to its sewer, water treatment, roads and RR crossings. And, no one has specifically stated what the mandatory "local improvements, or neighborhood LID" will cost the current residents already in the Normal Neighborhood who may not want these "improvements".

Thank you for listening,

Sue DeMarinis

Ashland, OR 97520

Jean Taylor inside Ashland

March 5, 2014, 2:41 PM

All On Forum Statements sorted chronologically

As of April 30, 2014, 10:08 AM

<http://peakdemocracy.com/1738>

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Normal Neighborhood Plan

Please review the draft Normal Neighborhood Plan:

1) Tell us which elements of the plan you disagree with and which elements of the plan you support and

I oppose this development. As with all recent housing developments, Ashland has been attempting to infill as much as possible, which leads to the most houses possible crammed into a little area. I think this policy causes unattractive homes with very little space between neighbors.

The proposed "green space" is not enough.

And, as others have mentioned, has anyone asked for this development or is it just a way to spend grant money?

jonathan seidler inside Ashland

March 5, 2014, 9:17 AM

I have attended all the study groups and have come away with a couple of disturbing facts that none here have alluded to. First is the total size of the proposed annexation. 90+ acres creates a guaranteed scenario of piecemeal development. This has been addressed as fact during comment time from developers at the study groups. It is a fact not disputed and over how many years the plan becomes realized is anyones guess. Real estate being very cyclical and risky in itself provides the scenario of abandoned efforts and a checkerboard effect of muddy half developed blocks amongst finished efforts. It has been put forth at the meetings that it is likely development would migrate in a southern direction from E. Main as primary services would begin there as it is the most cost effective starting point and the lure of the most profitable sales. The next point that has been made numerous times is the whereabouts of, if any, of wetlands. The developers have made numerous assertions that there are NO wetlands and that the "creeks" are presently irrigation flows during season and that their flows can be manipulated as so to make their presence as minimum and as invisible as possible. I would hope the council will address the fact of how large this annexation is and how little experience it has with one this size. I hope the council will only annex proposals ready to proceed with a guarantee that incidentals are in place to incorporate and promote to connecting properties for their future development. I hope the council does NOT back down on promoting wet land creation and preservation. If a developer then feels that he/she is losing their economic viability then they can raise their prices accordingly and see if the risk pans out in the market they've entered. People here need to understand that annexation does not mean that Ashland owns the land. Creating market gardens, sporting ovals, stomping grounds, etc, are all at the expense of the developers so it is likely the proposals will attract minimum expense when costs are considered.

Angelina McClean inside Ashland

March 3, 2014, 10:07 PM

I appreciate the effort that has been made so far to try to accommodate so many different interests in the community.

Personally, I would like to see this area as undeveloped as possible. I don't know how realistic that is, but I am interested to know if considerations and studies have been or will be made concerning the environmental impacts that more development will have on this area.

Specifically, I am concerned about the wetlands and if the proposed buffer zones are adequate. How did this area fare after the heavy rains we had recently, and how would that differ once it is developed?

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I am also curious about wildlife impact studies. I have heard there are owls, foxes, and other sensitive wildlife in the area. Is their habitat and mobility being taken into consideration? Do any species, like birds or waterfowl rely on this area for migration or overwintering?

However this project plays out, I would like to add my support to the few who have already suggested a community garden. Natural, open spaces, parks, and community gardens are all things that will increase the value of our community far into the future. Lately I have seen articles about food forest plans that are cropping up in places like Seattle and Austin. I tried to paste a photo of the plans for the Austin food forest, but am only able to link to the webpage. It's worth considering.

The article is at: www.austinchronicle.com

The plans for the food forest are at:

<http://festivalbeachfoodforest.weebly.com/food-forest-plans.html>

Margaret Garrington inside Ashland

March 3, 2014, 4:16 PM

Provide multi use path connectivity for bicyclists and pedestrians separate from streets. Link East Main bike path via a multi use path through the Normal neighborhood to the existing bike path to the south, and also create a western path link to the middle school. Shared streets are inconsistent with safety concerns when you have the opportunity to create separate transportation byways.

Also designate place holders for public art and require developers to set aside a certain percent of development costs for multi use paths, parks, and public art.

Jan Vidmar inside Ashland

March 3, 2014, 10:31 AM

Jan Vidmar inside Ashland

I support the Normal Plan with two caveats. The proposed development of land adjacent to Cemetery Creek, just close to the railroad tracks, is currently designated NN-02. It makes more sense to have single family homes, similar to the homes currently built along Normal. In other words, like facing like and designated NN-01. Ashland has very few "below the boulevard" neighborhoods with large yards.

My second concern is the flow of Cemetery Creek. Although the creek is not always visible, walking through the wetland area is a soggy affair. A wetland does not always present itself with lakes, stream flow and ducks. Cemetery Creek should be considered a pathway for drainage. At times, after a hard rain, the creek flows and the water has a way to proceed from the hills to the valley floor. Any development that blocks that flow potentially puts home owners in flood peril. The current Normal Plan has homes and roads that would potentially impede this water flow.

Michael Shore outside Ashland

February 28, 2014, 2:19 PM

Normal Neighborhood Plan

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The process that arrived at this plan was fueled in part by a grant of money from the state. Part of the motive for this plan was described as finding a way to comply with rules laid out by the state pertaining to sprawl.

Any plan like this would bump into the freedom of use that property owners would like to assume as rights vs the ability of either the state or the town to exert some controls on that use.

This is a perfect set up for a turf battle. In an effort to find a middle ground some interested parties were invited to the "table", some were not.

Certain developers made it clear that they would move forward to get the most value out of the land. I presume that value would be measured in dollars extracted.

Some factions thought that with the "right amount" of preservation and beautification, controlled density would be abided..... so long as the density was not in proximity to them.

What ever you believe about the power of special interests in determining policy, in this plan you can find evidence of owners and developers and government entities striving to get what they want.

I think it is good for citizens to work hard to arrive at compromise. However some citizens represented ideas without the so called authority of ownership. Are mere residents and neighbors people who have legitimate claims to voice in the outcome? Are land owners the only legitimate voices in this decision?

During the discussions some important points were raised and important questions went unanswered. Streets, safety,sewage, water, cost of fire protection, actual connectivity to public transit, cost of maintaining the proposed "natural" areas, these were all costs and conditions left hanging.

Meanwhile some suggestions regarding the loss of beauty, habitat and ground water recharging area were received as charming but crank notions un related to the pragmatic business of real estate investment or satisfaction of State mandates.

The plan arises from a need to control a blight called sprawl. The proponents say that at least there needs to be a plan because without a plan chaotic growth will be worse.

I believe Ashland should annex the land and create a demonstration farm providing organic food for the local institutions, training and employment for the local interested citizens and yes some low income housing for those who choose to work and learn full time in the created facility.

I believe over time we will look back on a plan that decreased Ashland's dependence on imported food, increased Ashland's influence on food quality with a civic pride in non GMO local seeds and maintained the beautiful view and free space of the Normal area acres with the pleasure that comes from seeing a secured and precious conservation plan in action. The Ashland Organic project would be one more reason for tourists, eco tourists, to visit and be enriched by our embrace of sustainable culture.

Barry Vitcov inside Ashland

February 28, 2014, 11:58 AM

I'm happy to see how the latest version of the Normal Neighborhood Plan has changed the area immediately north of Creek Drive to NN-02. This makes sense as it better blends the Meadowbrook Park Estates community to whatever might be developed in that area. I'm also pleased with the amount of open space in the plan. However, the NN-02 designated areas to the land west of Meadowbrook Park Estates and the adjacent open

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space does not seem appropriate. I believe that entire area, with the possible exception of the NN-02 designation that abuts North Main Street, ought to be designated NN-01. It doesn't make sense to me to have a swathe of higher density housing cut through what is now larger single-family parcels. There are increasingly fewer opportunities for families to purchase homes with significant yard space in Ashland, and I think it would be a good idea to reserve some potential for that type of property.

Barbara Comnes inside Ashland

February 28, 2014, 10:13 AM

The plan does not directly address possible changes in railroad crossings. I live north of the Railroad District across the tracks and am very interested in seeing the 4th Street rail crossing be developed at least for pedestrians, if not for cars. I am concerned that the Normal Neighborhood Plan could remove the possibility of developing the 4th Street crossing. The distance between safe rail crossings with sidewalks and access to people with mobility issues in this part of town is one mile, which seems unacceptable for this most central location that blends housing with commercial activity, promoting a green lifestyle.

Priscilla Hunter inside Ashland

February 28, 2014, 7:04 AM

There are a couple of confusing items in your plan that I thought you'd like to know about.

1. In your list of housing types, your second category is a Double Dwelling Residence Unit, which I believe one would also call a duplex. You describe it as a pair of self-contained living facilities existing in either a side-by-side or a stacked configuration. I point out first that this housing type also exists in an "L" configuration. (This category appears to be a form of the Attached Residential Unit, your category 5, which seems to refer to the triplex or, as suggested by one of your photos, even the quatriplex structure, without reaching the housing capacity of the Multiple Dwelling Residential Unit, your category 6).

2. The third residential unit type listed in your plan is an Accessory Residential Unit (you describe it as a small living unit sharing a lot with a Single Dwelling Residential Unit). It is apparently a structure one would call a cottage, and, although you don't mention that word in your description of it, it does seem to be the same thing as what you call Cottage later in your report. It is clearly not the same thing as your second category in this list of housing forms, a Double Dwelling Residential Unit or your fifth category, an Attached Residential Unit. You have apparently listed the Accessory RU (cottage) as zoned for NN-01, NN-02, and NN-03. Later in your chart showing target housing density in each zoning district, the Cottage is the second category you have listed. However it does not appear to be included as a permitted structure in zones 02 and 03, which seems to contradict what you have said about the Accessory RU in the earlier part of your plan.

I hope you find this helpful information.

Brian Kolodzinski inside Ashland

February 27, 2014, 9:44 PM

I support the project overall but was surprised when I got to the end and read there was no city water or sewer

Normal Neighborhood Plan

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service. Is this true for all developments in that part of town? I also hope there would not be too many roadways over streambeds. The natural layout of the area should be incorporated into the design of the neighborhoods as much as permissible. In addition to the open spaces, it would be nice to see some community gardens for residents that are residing in the higher density dwellings.

Steve Read inside Ashland

February 27, 2014, 7:26 PM

First a question: Who or what is driving this project, ie. what needs does it fulfill. Did the neighborhood request changes?

Second: The story about the trains blocking emergency vehicles must be a really old one as there have been almost no trains for 10 years or so. Inserting that scare tactic into the discussion destroys the credibility of the entire project. If you will use scare tactics to sell your project then I will never support it. Your credibility has been damaged.

Jim Curty outside Ashland

February 27, 2014, 5:15 PM

I stand in opposition to the plan. Roadways have been planned without listening to the owners. The size of wetland W9 is grossly overstated. As a representative of land that will be procured for roads... we feel that use of our land is being decided without our future plans being taken into consideration. (Two roads across the land!) We do not want to stand in the way of progress, but the plan means our land will no longer be able to be developed in any way that would enhance our mission.

Donald Stone inside Ashland

February 27, 2014, 4:00 PM

I have no objection to the plan. However, my concern would be whether or not the residents of the Normal Neighborhood have been active in wanting and requesting these changes. If not, and they are simply "victims" of another City Administration pie in the sky "improvement plan" similar to the Plaza renovation, then I would favor the City just butting out and considering that it likely ain't broke so don't try to fix it.

Don Stone
395 Kearney St

Normal Neighborhood Plan

From : Eric Sharp <eric.andrew.sharp@gmail.com>

Tue, Apr 29, 2014 01:55 PM

Subject : Normal Neighborhood Plan

To : brandon goldman <brandon.goldman@ashland.or.us>

Hi Brandon,

I am a former resident of Ashland having grown up there, and would like to move back one day. Having heard a bit about the Normal Neighborhood plan, I'd like to voice my support for incorporating the Normal neighborhood into the city limits. As someone who could see themselves moving back to Ashland one day, I'd like to see home prices not be overly inflated due to our city limits being so small. While it wouldn't make a massive impact, I think the incorporation of the Normal neighborhood is a step in the right direction to help keep Ashland from becoming prohibitively expensive to those of us who would like to one day return to our wonderful home town.

Thank you for your time and consideration.

Eric Sharp
916-749-8069

From: suzanne marshall [mailto:suzanne.marshall@yahoo.com]
Sent: Wednesday, April 30, 2014 11:48 AM
To: council@ashland.or.us
Subject: Council Contact Form - suzanne marshall - 4/30/2014

Name: suzanne marshall

Email: suzanne.marshall@yahoo.com

Subject: NOrmal Avenue Planning

Message: Hello,

I spent many hours attending meetings of the Planning Commission in regards to the Normal Avenue Plan. I was pleased with their work and attention to neighboring communities' concerns until the last meeting in which the Chair said that since Developers need more leeway in their design plans, the agreed upon 2 and half story 35 foot height for buildings should be changed to 3 stories and 40 feet. What a disappointment! I hope the Council can convince the Planning Dept to return to the 2 and half story 35 foot height max.

Thank you for your work and time,
Suzanne Marshall

Written public testimony: Normal Neighborhood Plan

From : Amy Miller <amymillerediting@gmail.com>

Wed, Apr 30, 2014 09:39 PM

Subject : Written public testimony: Normal Neighborhood Plan**To :** brandon goldman <brandon.goldman@ashland.or.us>

Dear Mr. Goldman,

Thank you for inviting public comments regarding the Normal Neighborhood Plan. I would like to submit the following comment for the City Council meeting on May 6th.

As a homeowner in the Ashland Meadows subdivision off lower Clay Street—and directly adjacent to the Normal Avenue development area—I would like to add my voice to those of my many neighbors who oppose aspects of the plan.

My main concern is the multi-dwelling high-density (NN-03) area that keeps appearing on the plan on the parcel now owned by the Baptist church (Rogue Valley Church). I am continually perplexed that this high-density development keeps appearing on the plan—sometimes a two-story complex, sometimes three, sometimes to the east or west—despite the fact that every time, the neighbors on nearby parcels loudly oppose this part of the development. I would like the high-density part of this plan to be reduced to multi-dwelling low-density (NN-02) zoning for four primary reasons:

1) Lower Clay Street, only a block from the projected apartment complex, has already borne the brunt of high-density housing in Ashland. We already have the (mostly rented and financially shaky) condo complex on McCall Avenue, the large apartment complex on Villard Street, and the eight-unit complex on Dollarhide that went in about a year ago. Lower Clay Street has done its bit for Ashland's high-density housing and is beginning to feel like a dumping ground for these complexes.

2) East Main is already congested and dangerous during school drop-off and pick-up times and on Growers' Market days, and no plan seems to be in place to pay for the needed improvements to it when hundreds of households are added. At every planning commission meeting I've attended, new and conflicting information is presented about how the cost may be distributed among East Main homeowners.

3) The two creeks on either side of the parcel and their associated wetlands are a sensitive and ever-changing habitat for birds and animals such as quails and foxes, and are vital to the neighborhood's

quiet, semi-rural beauty. Adding so many households will undoubtedly impact this sensitive natural area; no amount of planning can prevent that.

4) I find it very disturbing that this high-density complex keeps coming up only because the current landowner and a potential developer want to do it. This looks to me like short-term cash for somebody and long-term consequences for the neighborhood. NN-02 zoning, such as they type that already exists in Meadowbrook Park Estates, Ashland Meadows, and Chautauqua Trace, has already proven fairly harmonious to Ashland's character and needs and would be a much better choice.

Thank you for your attention.

Amy Miller
244 Meadow Dr.
Ashland, OR 97520
(541) 482-2344
amymillerediting@gmail.com

From: aquiettplace@ashlandhome.net
Sent: Wednesday, April 30, 2014 1:03 PM
To: council@ashland.or.us
Subject: City Council Contact Form Submitted

Full Name: **William & Judith Quiett**
Phone: [541-482-1168](tel:541-482-1168)
Email: aquiettplace@ashlandhome.net
Subject: **Normal Neighborhood Plan Framework Doc.**

Message:

Open letter Ashland City Council April 30, 2014

Re: Normal Neighborhood Plan Framework Document

Dear Councilors,

As our representatives on City Council we are asking you to rewrite this huge development proposal. We feel it is out of step with the charming city we have been involved with for the past 20 years. The density of this plan would negatively impact all of those presently living in the area. The density of the area would destroy open space aesthetics for every Ashland resident and visitor. Once we remove open, breathable space it is gone forever. Look at all the cities that have blight because they did not take city aesthetics into consideration. Please remain sensitive to our environment. Keep Ashland breathable and beautiful! What about the impact on West Main? The traffic would increase going to and from the development, much of it on West Main. Who would pay for the necessary improvements of this through street to enable additional traffic? It would seem that his improvement would have to be done prior to any construction taking place. Thank you for your consideration of these concerns.

William and Judith Quiett 931 Pinecrest Terrace Ashland, OR 97520

regards 3 story height limit opposite Creek

From : Jonathan Seidler <jonathan.seidler@gmail.com>

Wed, Apr 30, 2014 08:23 AM

Subject : regards 3 story height limit opposite Creek

To : brandon goldman <brandon.goldman@ashland.or.us>

Brandon, As it seems likely compromise will continue with developers till last day on the plan, it would be comforting to see some items non-negotiable. 3 story heights will have huge impact on our quality of life for all of us living next door to Creek. Please try to limit height to 2 stories.

Sincerely yours, Jonathan Seidler, Hilary Jacobson
357 Meadow Dr.

Susan Wallace
1980 E Main St
Ashland OR 97520

April 30, 2014

To the City Council

RE: Normal Neighborhood Plan

I support the Planning Commission recommendation concerning the timing of transportation improvements related with the future development of the plan area. In order to address current and future transportation along East Main Street and the public rail road crossing at Normal.

I agree the south side of E Main Street, from Walker Ave to Clay should be fully improved to City Street Standards prior to development within the plan area. And the public rail road crossing be installed and a financing plan be developed prior to annexation and development within the plan area.

Addressing these two transportation matters before development and annexation will be vital to support the additional traffic the development will bring to the area.

Thank you,
Susan Wallace

From : Anya Neher <anyabn@yahoo.com> Fri, May 02, 2014 02:46 PM
Subject : Please remember the people who already live here
To : brandon goldman <brandon.goldman@ashland.or.us>
Reply To : Anya Neher <anyabn@yahoo.com>

Dear Ashland City Council Members,

I live at 237 Clay Street and would be one of the city residents adversely affected by yet another big block of high-density housing in this section of town already containing more high-density housing than most. If the Normal Street plan must go ahead, PLEASE do not let the third story be "slipped in" (after it was taken out) before the vote. Please do not cave to one developer. Your constituents are Ashland residents who live and work here every day and who vote for you, not one (almost certainly non-local) developer.

This new development, even limited to two stories, is not only going to take away beautiful fields which add immensely to Ashland's beauty -- not to mention habitat for local wildlife, including the Barn Owls that hunt over these fields in the evening -- but it's going to impact this end of town tremendously in terms of traffic, noise, and all the usual effects of over-congestion.

Again, I urge you to give MORE WEIGHT to the wishes of city residents who actually live in this area already than to a developer who will come and go. Many of us chose to live in this area of town precisely because it had pockets of quiet beauty... the fields. They are worth their weight in gold and are a big part of what makes Ashland so appealing. If we are going to keep giving them up to more and more housing, let's at least minimize the effects of hundreds of more people and cars, not to mention the aesthetic effect of more wall-to-wall housing.

Please don't choose the fleeting effects of developer money over the long-term well-being of city residents who already have more high density housing in their midst than most Ashlanders. For every person you hear from, there are many more of us who care and who whose quality of life would be compromised by the packed-in feeling of more and more people on all sides. For many of us, the expansive views and the beauty and serenity of nearby fields are a huge part of what living in Ashland is all about.

Don't let Ashland become just another "every place else." Allowing more and more huge, high-density projects to go ahead, and to get away with transgressing the normal standards for height is exactly the kind of step that takes us all further away from the town we love and closer to some crowded, traffic-choked suburbia we don't want to be.

Please vote for the higher, greater good and not just for expediency or letting another developer get his/her/their way. They do not have to live here.

Sincerely,
Anya Neher
237 Clay St.
Ashland, OR

Tod and Paula Brannan outside Ashland

May 4, 2014, 2:42 PM

from: Tod Brannan and Paula Fox
367 Normal Avenue
Ashland

We have recently moved to Ashland into the beautiful and peaceful Normal Avenue area that is now part of the Normal Neighborhood Plan. We do not want the Normal Avenue neighborhood to become a busy, congested area of high-density housing.

We have attended the planning commission meetings, and have read letters submitted by concerned citizens on the Open City Hall forum. Thus far, however, we have not heard definitive answers to many of the questions and issues raised, such as:

Growth projections: Has the city done growth projections? Have the projections been reviewed and confirmed by an independent state agency? Is high-density housing really needed at all? And, if so, why wouldn't the city want such housing closer to the main part of town, where walking, biking, and public transportation are more available.

Better alternatives: Building housing in the Normal Avenue area would be very costly in terms of infrastructure (water, sewer, roads, railroad crossing, etc.). Who would pay for those costs? And, if such building is needed, are there other areas already in the city limits that would be less costly to develop?

Unpopularity of the plan: The vast majority of people speaking at the city planning meetings and writing letters on the forum are against the Normal Neighborhood Plan. The only group in favor of the plan appears to be developers, and some don't even live in Ashland. Why would the city approve a plan that is overwhelming unpopular?

Wetland areas: Currently, there are several wetlands in the Normal Avenue acreage. The proposed plan allows for streets and housing to be build adjacent to and even over these natural features, which will undoubtedly affect the wild life and possibly the wetlands themselves. Will the city get approval from the appropriate state environmental agency before approving the proposed plan?

Water: The city already has a water problem, which is now magnified given the current drought situation. Why make is worse? Is the city prepared to develop more water resources BEFORE building more housing?

Traffic congestion: The proposed plan includes high-density housing near E. Main Street. This street is already very busy during peak periods (early morning and late afternoon). Is the city prepared to widen and modify E. Main Street BEFORE increasing population density?

Ken Gerschler inside Ashland

May 4, 2014, 5:30 PM

1. Elements I disagree about: The density is too high for this locality. Increased densities should be positioned toward downtown where older non-historical structures can be redeveloped with higher density. There are more services and better transport options downtown.
2. Elements of the plan I support. I appreciate the integrated response from the City of Ashland and a willingness to work through the planning process with the community and stakeholders. Preservation and where possible, the enhancement of the natural stream/pond features is important as this is upstream of Bear Creek and the Rogue River.
3. Overall impression of plan. Good.

Normal Neighborhood Plan

From : Gerry Mandell <rvafi@hotmail.com>

Mon, May 05, 2014 05:53 AM

Subject : Normal Neighborhood Plan

To : randy@maharhomes.com, helmansprings@gmail.com,
brandon goldman <brandon.goldman@ashland.or.us>

Greetings everyone, especially Brandon,
Years ago part of my land at 340 Normal was designated "wetlands." My understanding is that the designation was made by a study of photos and not after scientific process on the land. The proposed plan also shows wetlands with proposed planning according to the unscientific process of yore.

When the time for development comes, the area demarked as wetlands will be subject to scientific review, if it does not meet current standards to be named a wetlands, I expect the City of Ashland to be willing to alter the dwelling density plan as it relates to my property and in keeping with the overall neighborhood design. That would be a fair result and in keeping with the high standards the City of Ashland sets for itself and generally abides by. And if I may say so, I have been impressed by the Normal Avenue planning process.

Sincerely
Gerry Mandell
Omer, Israel



GracePoint

Church of Nazarene

A Church for People Like You

To: Ashland City Council
From: Ashland GracePoint Church Board
Re: Public Comment About Normal Neighborhood Plan Adoption
Date: May 5, 2014

Thank you for your consideration in this matter. We are concerned about the restriction the adoption of the Normal Avenue Plan will place on future uses of the lot behind GracePoint Church. We have two major concerns that were not addressed during our participation in the planning hearings.

First, the plan designates the W-9 wetland, as adopted by local and state agencies, based on an estimate of this region rather than an actual delineation by species and groundwater survey of the property. The actual wetland area may be larger or, as we see it after seven years of mowing and maintaining, is significantly smaller than current estimates. In the case of the wetland being larger than current estimates, the area available for development will be smaller and our use will be limited. However, in the event that the required delineation results in a smaller area of wetland, there seems no remedy in the current plan for a reduction of the Open Space designation to allow us to use the space available for development. In speaking with the Ashland Community Development Department it was confirmed the W-9 open space size would not change even if a wetland delineation survey showed it to be smaller.

It seems that there is some attempted amelioration of this by density transfer from open space to the rest of our property, this allowing a maximum of 64 dwelling units on the entire property. This is a tradeoff but is only usable to us if we make unacceptable changes to the property by placing residential dwellings on our front field and in our parking lot. It does not allow us to make up for that loss to the South of the church in our field. From a five- to ten-year timeline, we have a property that really cannot be used. From a longer-term planning viewpoint this may be a reasonable planning concept, except I must remind this commission that this Nazarene Church was started in Ashland in 1905 (109 years ago) so we do plan with a long term viewpoint.

A combination of two possible solutions exists. The first is allowing the decrease or increase in the conservation area based on future accurate wetland delineation. Secondly, increasing the density allocation from NN-02 (10 units per acre) to NN-03 (15 units per acre) on the only usable space to the South of the church. This would leave the current NN-02 designation for the rest of the church's property. We request you adopt both.

This is the third time we have presented these concerns during this process. We have never received a specific response and feel that the planning process is pushing the "open space" agenda as a politically correct move at our expense. If we have no substantive response to our concerns we will consider this adoption a "public taking" and will consider taking legal action to reclaim our lost usable space.

Ashland City Council
Public Comment About Normal Neighborhood Plan Adoption
May 5, 2014
Page Two

Shifting the focus now to the matter of two transportation corridors traversing this area. I am told, by staff, that an alley or multi-use path is required by code adjacent to open spaces. This means that in addition to a 50-foot swath through this property for the road, another 25 feet will be taken by the proposed alley. This is in addition to the required 50-foot buffer zone around wetlands. That raises the public taking for transportation corridors to about 75 feet and 125 feet if you consider the buffer zone. This seems exorbitant from our viewpoint. Our request as a solution is to move the current road as far to the south as allowable; within 50 feet of the W-9 open space. This would eliminate the coded need for another transportation corridor. Again we have presented this concern at the planning meeting and received no consideration or change in the plan.

Where in this code and planning action is there a use for this property? There feels like a public straightjacket to most reasonable uses of this property.

For the Church Board,

John Colwell
Ray Eddington

May 18, 2014

Dear Ashland City Councilors:

My concerns as a resident of the Normal Neighborhood Plan are as follows:

1. Density and Zoning

According to the 2011 City of Ashland Buildable Lands Inventory (BLI), and as was stated by Planning Director Molnar in his summary at the May 6, 2014 Council Meeting, **there is a surplus within City Limits of developable land required by the State.** The “apparent needed housing” presented in the Normal Neighborhood Plan (NNP) would be best applied to urbanize the available lands within the City Limits first, and then spread any growth of needed zoning classifications throughout the additional vacant lands in the Urban Growth Boundary (UGB), as well as in the NNP. Development is certainly justified in the NNP, and a coherent design is applauded, but such concentration solely in the NNP of unnecessarily dense zoning creates traffic issues with exorbitant capital improvements needed for a single arterial, as well as access and financing issues over a private RR crossing and effects on natural water features within the NNP. A more sensible neighborhood plan would take into consideration the existing neighborhoods and natural features and have the new developments complement rather than overpower them. How can the City even design any increase in 450-500 new homes (as in the NNP after it is annexed into the City limits) when there has just been a Water Curtailment Notice on May 1, 2014 describing “the amount of water consumed by current Ashland water users **exceeds** the amount of water flowing in the City’s Reeder Reservoir?”

According to the Ashland COMP Plan, “zoning decisions must be in agreement with the COMP Plan Map 2.03.04 (www.ashland.or.us/Files/Comprehensive_Plan.pdf), meaning they cannot be of greater density or intensity than allowed on the Plan Map”, which shows the NNP to have only Single Family Residential (max of 4-6 Dwelling Units/acre) and Suburban Residential (max of 7-9 Dwelling Units/acre) zoning. This City COMP Plan ruling is directly contradicted in the currently presented NNP Land Use Designation Overlay Zoning densities mapped out by the Planning Commission for your review.

The current iteration of the NNP Land Use Designation Overlay Zones shows multiple areas surrounding Open Space/Conservation Areas with densities of NN-02 (5-10 Dwellings/acre). The Planning Dept. has said land owners will be compensated for Conservation Areas/Open Spaces not available for development, by allowing 50% density increases on their remaining lands, rather than outright City acquisition. This doesn’t follow the COMP Plan’s direction (18.14.02) to purchase the Open Space. When these remaining lands abut a Single Family Residential (SFR) existing neighborhood, the 50% increase in density could allow, with a CUP or major amendment, a 3 story, 40’ tall multi-family building alongside a single family, 1-story existing residence. **The original intent of the NNP to maintain the existing neighborhood character is negated.** Zoning densities planned for these areas adjacent to Open Spaces should be amended for these planned 50% increases and start out with NN-01, rather than NN-02, next to the open space properties identified on the NNP, so that Open Spaces and existing SFR are not potentially crammed in next to NN-03 (10-15 multifamily units/acre).

2. Building Heights in the NNP

A last minute Planning Comm. modification allows, with a CUP, an increase of building height to 40' to "give the developers a little more flexibility in design". Why is this building height allowable in the NNP when this directly **contradicts the Ashland Municipal Code 18.22.040** which limits all buildings to 35' and 2.5 stories everywhere else within the City? Cottage Housing, which is incorporated in the NNP design, is designated in the November 2013 Unified Land Use Ordinance (ULUO) as "single story, one and one-half story, or single story plus a loft. Building height of all structures shall not exceed 18'. The highest point of a pitched roof may extend up to 25' at the ridge of the roof." How is this ordinance definition allowed to be modified for the NNP?

3. Water Resource Land / Natural Features / Open Space Network

As identified in the City of Ashland Comprehensive Plan, the "Normal Street Wetlands (8.09.07) is poorly suited for development and may contain significant wildlife habitat. The Plan calls for **acquisition and retention of the wetland**. The area should be enhanced as a wetland, with development limited to trails that would provide for bird watching and the study of nature". This tract of land, identified by the 2005 City of Ashland Parks, Trails, & Open Space Program Map (https://www.ashland.or.us/Files/Parks_OS_Plan_2005.pdf), is listed as **not yet acquired by city**, but as remaining on the proposed plan. This Normal Street Wetlands has been listed on the City's 2007 Local & State Wetlands Inventory as the largest designated water resource in Ashland, now known as Wetlands #9. It is identified as a significant hydrologic ecosystem of 5.38 acres privately owned within the NNP. **Why isn't a proposal in the NNP to acquire this tract of land prior to development, as outlined in the Comp Plan Acquisition Strategies?** The Comp Plan states (8.14.02) that "it is in the City's best interest to negotiate with the property owner and purchase the land before it is ripe for development". What if the owner mitigates, or basically removes such a resource prior to City purchase or zoning density compensation? How, then, will the outlined amount of acreage of Open Spaces/Conservation Areas be preserved for the NNP?

The goal of the COMP Plan Open Space Policy (8.15) is to provide the people of Ashland with a variety, quantity, and quality of parks & open spaces. With this Wetland #9 adjacent to the Ashland Middle School, it would fulfill the COMP Plan policy (8.16.3) to encourage school-park joint developments as an educational and scientific resource. Preserving this Wetland #9 also allows for the current residents in the NNP and north of E. Main St. to use this water resource on which they depend for: 1) recharging the aquifers that feed their wells, 2) holding temporary seasonal flood waters from damaging downstream properties, and 3) providing water for their surface agriculture.

I strongly encourage **reviewing and scrutinizing the density of this NNP development** for all the above issues, as well as those stated by other concerned citizens, i.e. capital improvement funding, city-wide infrastructure & access costs, and increased demand on city services & facilities.

Thanks for integrating public input into your decisions,

Sue DeMarinis, resident of Normal Ave. Neighborhood

Re: Normal Neighborhood Plan Working Group meeting

From : suedem@charter.net

Tue, Jul 15, 2014 12:27 AM

Subject : Re: Normal Neighborhood Plan Working Group meeting**To :** brandon goldman <brandon.goldman@ashland.or.us>

Hi Brandon,

I just wanted to have on record, for the Normal Neighborhood Subcommittee's consideration, the reference of the intention of the Grace Point Church for their development plans. They own the largest wetlands/conservation area on the NNP map just east of AMS. Their board members submitted a letter on October 8, 2013 to the Planning Commission (which is in their archived minutes). In the last of their list of concerns, #7, they describe their intentions for building an adult care community and other high density uses.

The only way they can achieve this goal for such a dense and commercial housing design is if the City Council allows the underlying zoning for this land to start at NN-02 and be bumped to a NN-03 zoning with the 1.5 density bonus used in exchange for relinquishing their 5.3 acres into a conservation area. This dramatic change to the existing rural neighborhood would be devastating, not to mention the effect on the adjacent habitat/environment of the wetland. Such a development would bring excessive asphalt parking lots (more than for single family housing), heavy delivery and emergency vehicles compacting neighboring soils affecting aquifer recharge ability, and adding air and noise pollution with idling engines, 24 flood lights affecting habitat, etc.

[I strongly urge the Subcommittee to suggest that any and all areas underlying or adjacent to their outlined conservation areas ONLY be initially zoned as NN-01.](#) The NN-02 density bonus, if used adjacent to the conservation areas, will be impactful enough!

Please forward this letter to the subcommittee and include it in the public record. Thank the members of the committee for listening and being involved in this very important process of how our town becomes a community.

Sincerely,

Sue DeMarinis
145 Normal Ave.
Ashland, OR

Sent from Windows Mail

From: [Brandon Goldman](#)**Sent:** Monday, June 9, 2014 10:05 AM**To:** [Brandon Goldman](#)

Normal Neighborhood residents,

During the City Council's Normal Neighborhood Plan Special Meeting held on May 29th the Council established a working group to address specific issues raised during the public hearings and provide their recommendations to the full Council for consideration.

The Normal Neighborhood Plan Working Group, comprised of three City Councilors and two members of the Planning Commission, will hold its first meeting on Thursday **June 19, 2014** at **3:00 p.m.** in Council Chambers, located at 1175 East Main Street. Regular meeting dates and times for this group will be determined at this upcoming meeting. The working group meetings are open to the public.

Please visit the City's website at www.ashland.or.us/normalplan for the most up to date information regarding the Normal Neighborhood Plan and meeting schedule.

If you have any questions I can be reached at [541-552-2076](tel:541-552-2076), or by e-mail at: Brandon.Goldman@ashland.or.us

Thank you, Brandon

Brandon Goldman, Senior Planner
City of Ashland, Planning Division
20 East Main Street, Ashland OR 97520
(541) 552-2076, TTY: 1-800-735-2900
FAX: (541) 552-2050
brandon.goldman@ashland.or.us

This email transmission is official business of the City of Ashland, and it is subject to Oregon Public Records law for disclosure and retention. If you have received this message in error, please contact me at (541)552-2076. Thank you.

NORMAL NEIGHBORHOOD WORKING GROUP

I first want to thank each of you for the thoughtful and interesting discussions. All of us are grateful and pleased to live in a community with dedicated individuals.

The following are my comments on the various discussed issues.

1. One unexpected result of the Normal Plan has been the bonding of our neighborhoods: Chautauqua Trace, Ashland Meadows, MPE, Wingspread, and the residents of the Dollarhide, Clay and Normal St. locations. We are a community of homeowners, taxpayers, and voters that have one or two story homes, and would like to see similar homes in the new Plan. Please, like for like.
2. During the June 19th meeting, someone commented that it's hard to know what families in the future will want in terms of housing and density. One thing I've learned by attending Meadowbrook Park HOA meetings is that young families with small children want space to play and garden. I've listened to parents discuss the hazards of their kids playing in streets, and they don't know where to place athletic equipment such as moveable basketball hoops. When suggested that their children could use parks or playgrounds, all the parents said no, that they wanted the kids supervised and in their neighborhoods. All the existing communities were built without consideration for the young families.
In MPE, we have seen families leave to buy in Oak Knoll or up behind Bi-Mart where they have a yard for play.
3. I support reserving a zone for a community garden, bee hives, and a place for hoops and other equipment for children. You have the opportunity to have at least one family friendly neighborhood on this side of Ashland. The housing density of our communities did not take the needs of families into consideration, and they consequently move.
4. A centralized community gathering place would help visually transition the area from the railroad crossing to East Main and the agricultural and farming properties.
5. Please consider approving the parcels of land for single family homes, cottages, and cluster homes. High density benefits none of the residents, and should be reserved for semi-commercial areas, and land closer to the city center. High density is certainly fitting along Ashland Street proper, the railroad district, out North Main, and downtown.
6. I understand the grid proposal for roads, but wherever there are straight lines, drivers speed. All the existing neighborhoods have curved roads that slow traffic and protect small children and pets. Grids are convenient for drivers, but that's the only user that benefits.
7. Curved roads promote the feeling of connectivity among the neighbors, and provide for a quieter neighborhood. I honestly think that MPE, where I live, would have had child fatalities without the curves to alert drivers to kids.
8. Those of us who own homes facing Cemetery Creek or Clay Creek paid more for those view lots, green belts and wildlife corridors. The Normal Plan encompasses both wetland areas, and hopefully the roads will not be placed on the creek sides, but instead allow residents to have their homes facing these areas.

*Thank you
Jan Vidmar
320 Meadow Dr.*

July 22, 2014

To: Brandon Goldman and each individual member of the working group

Re: Normal Neighborhood Working Group

Growing up in Arizona, I had a chance to experience the terrifying power of a flash flood pouring down a desert wash after a storm in nearby mountains. I would never have imagined that I could have that same experience here in Ashland, but I did. I live at 322 Meadow Drive on the lot that is twice as wide as other lots in the neighborhood and which backs on Cemetery Creek.

One morning after a thunderstorm and heavy rainfall in the hills to the south, I heard water rushing out back and went out to face a torrent that was 60 to 80 feet across and almost to the top of the retaining wall that protects the houses on that side of our development. The water was rushing past with enough power to carry large pieces of debris from properties to the south.

The flood began to drop and slow down after only a short period of time, so I went to the end of Creek drive to find out where all of the water had gone. The entire stretch of land to the east was a wide, shallow lake.

This type of flood will occur again, and without adequate planning on the part of the city, future buildings and roads will not allow the water to spread out and evaporate as it did this time. I have serious concerns about my house being flooded next time along with the houses of my current neighbors and those in the new neighborhoods.

My second concern involves the type of homes to be built on the land directly across from my house. I have always known that there would be development on this property and feel that it is the owner's right to do so. But this is the most scenic part of the wetlands in this area, and densely packed housing here, particularly multi-family housing of more than two stories, could destroy the current recreational and scenic value of this riparian area. Originally cluster housing was being considered, and I feel that would be a much better use of the creekside area along with hiking and biking trails for the enjoyment of the entire neighborhood.

Thank you for considering my concerns.

Carry Breon
322 Meadow Drive

July 22, 2014

RECEIVED

JUL 22 2014

Dear Normal Neighborhood Subcommittee,

I represent 15 homeowners and approximately 23.62 acres of existing Normal neighborhood residents affected by this project. The main point we all want to stress is the underlying and adjacent zoning for the conservation areas. If the city starts out with NN-02 for these conservation areas or their adjacent areas, then the sensitive habitats and soils will be damaged and negatively affected when the developers take advantage of the 1.5 density bonus on their adjacent remaining sections. I vote we strongly request the starting point for these areas be NN-01.

Also, the road and alley plan should NEVER start out with an outline through these sensitive areas. If a scientific delineation does occur in the future to show a decrease or difference from what already exists on the State and Local Inventory Maps, then connections/accesses can be added.

Thirdly, I think the city should follow their own Comp Plan and preserve the valuable wetlands and riparian areas already identified (2005) by actively pursuing acquisition strategies outlined in Chapter 4.24 Transfer of Development Rights for Wetlands.

Below are some quoted facts (in black) from various sources that pertain to urbanizing water resource areas within our county and city. Our comments are in red:

Jackson County Mitigation Plan: Flood

Urban flooding causes and characteristics – As land is converted from fields to paved surfaces, it loses its ability to absorb rainfall. This transition from permeable to impermeable surfaces results in more water running off instead of filtering into the ground. (This will directly affect our aquifer recharge ability for our water wells. Higher density housing which is allowed in NN-02, & NN-03, particularly commercial housing like an adult care community, come with much greater amounts of impervious paved surfaces than single family homes or even cottage housing.) Thus, water moves faster to waterways, resulting in flow levels rising above pre-development levels, flooding streets and homes. Another cause of urban flooding is grading associated with development, causing changes in drainage direction from one property to another. (This is of particular concern to existing homes down slope from higher density developments.)

Factors contributing to Flooding – Surface permeability. In urbanized areas, increased pavement leads to an increase in volume and velocity of runoff after a rainfall event, exacerbating potential flood hazards.

Parks and Open Space – Public parks and publicly owned open space can provide a buffer between flood hazards and private property. Wetlands in public ownership can reduce flood impacts by absorbing floodwaters and buffering water level fluctuations.

Long-Term Flood Action Item #2 (LT-FL-2): Encourage private property owners to restore natural systems within the floodplain, and to manage riparian areas and wetlands for flood abatement.

Long-Term Flood Action Item #3 (LT-FL-3): Use federal grant funds to acquire individual properties adjacent to/within the 100 year floodplain as opportunities arise. (Has this option been entertained for the NNP open space areas?)

Ashland Municipal Code:

AMC 18.74 – Prevent inconsistent and disruptive designs in residential areas. (This should be considered when the density bonus would allow for massive buildings right in the midst of an existing single family residential area, e.g. an adult care community with a wraparound parking lot and service buildings; which is intended by current owner for lands adjacent to Wetland #9 area.)

Ashland Comp Plan 2005 – Environmental Resources (Chapter 4), Parks (Chapter 8):

Chapter 4.15 Wetlands: Valuable functions which justify their preservation –

(a) serve as habitat for many species of plants and animals which rely on them for feeding, breeding, shelter, and protection. **Wildlife Identified in Wetland #9:**

- | | |
|---------------------|---------------------------|
| 1. Red tail hawk | 8. Deer families |
| 2. Nesting killdeer | 9. Canadian Honker geese |
| 3. California quail | 10. Cougar |
| 4. Red fox | 11. Black bear |
| 5. Great blue heron | 12. Opossum family |
| 6. Doves | 13. Red-winged blackbirds |
| 7. Raccoon family | 14. Jackrabbits |

(b) provide flood and storm damage protection and erosion control by temporarily storing flood waters and helping to protect downstream property owners from flood damage.

(c) provide recreation and aesthetic appreciation. (These conservation areas, especially Wetland #9 adjacent to the Middle School, is large enough to create a destination site [similar to N. Mtn Park] for the whole city to enjoy.)

(d) maintain water quality and improve it by removing chemical and organic pollutants.

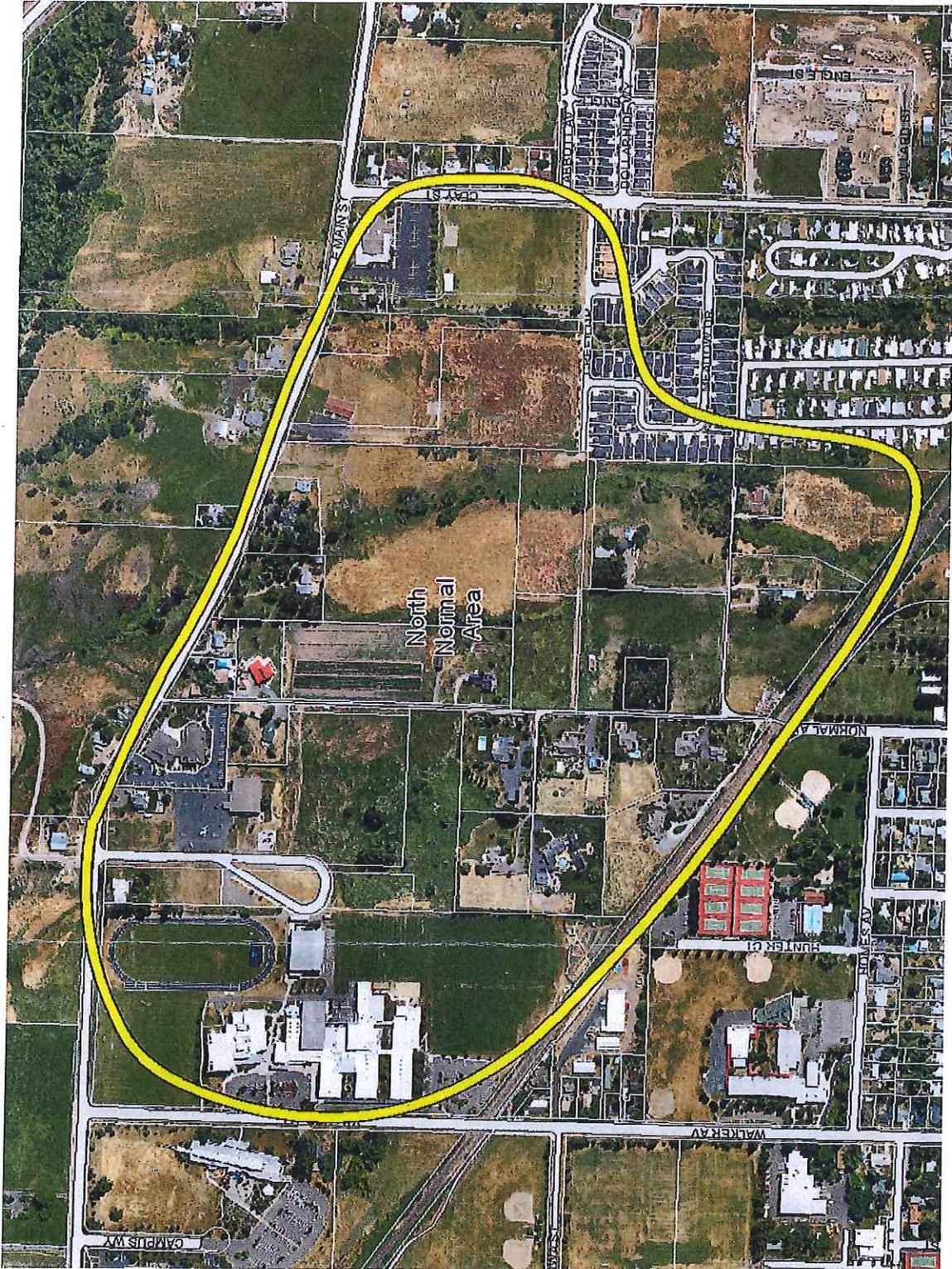
Chapter 4.24 Transfer of Development Rights for Wetlands: The city should actively pursue the use of “Transfer of Development Rights”, dedications, and purchase or other acquisition strategies as viable methods for preserving and insuring public access to significant wetland areas. (Why hasn't this recommendation been pursued?)

Chapter 8.09 New Natural Parks: Normal Street Wetland (8.09.07): This land, now referred to as Wetland#9, is poorly suited for development and may contain significant wildlife habitat, the comp plan calls for acquisition and retention of the wetland. The area should be enhanced as a wetland, with development limited to trails that would provide for bird watching and the study of nature, especially with school-park joint improvements as an educational and scientific resource. (This is ideally located adjacent to Ashland Middle School. Opportunities abound for discovery, study and scientific research for these middle schoolers, as well as all the local students.)

Please consider these comments and suggestions from this large contingency of residents in the NNP area.

Thanks for helping make our town into a community! ~ Sue DeMarinis, 145 Normal Ave., suedem@charter.net

N
↑



Department of Community Development
20 East Main Street
Ashland, Oregon 97520
www.ashland.or.us

Tel: 541-488-5305
Fax: 541-488-5311
TTY: 800-735-2900



Apr. 19, 2012

April 19, 2012

DEMARINIS LEOPOLD ET AL
145 NORMAL AVE
ASHLAND, OR 97520

Dear Normal Avenue Area resident,

As many of you know the City of Ashland has received a grant award from the State of Oregon's Transportation Growth Program to complete a land use and transportation plan for the 94 acre North Normal Avenue area (map on reverse). At the time a property owner requests annexation into the City of Ashland, the Normal Avenue Neighborhood Plan is intended to help guide changes to the area in a manner that creates a system of greenways, protects and integrates existing stream corridors and natural wetlands, accommodates future housing, and enhances overall mobility by planning for safe walking and bicycle routes while providing convenient access to future bus service.

This neighborhood planning effort is expected to take approximately 12-15 months to complete and the early involvement of property owners and neighborhood residents will play a key role in developing an identity and vision for the plan area.

The City is inviting you to attend a neighborhood meeting on Friday April 26th, 2012 from 4:00–6:00pm in the Community Development building located at 51 Windburn Way.

This orientation meeting is an opportunity to both learn about and provide early input regarding the projects "scope". Throughout the project there will be additional opportunities for both informal and formal involvement. The City Council is scheduled to accept the grant at their regular meeting on May 1, 2012, which will initiate the project's public involvement and planning and design processes. As the plan's development gets underway we will be asking you to complete a key stakeholder survey, and you will be encouraged to attend a multi-day series of workshops, a "design charrette", to actively participate in the development of the conceptual plans for the area.

Throughout the project the City will also provide progress updates, meeting announcements, and draft documents on the City's website at www.ashland.or.us/normalplan. If you would like to discuss the project at anytime please do not hesitate to call the project manager Brandon Goldman, Senior Planner, at 541-552-2076 or by email brandon.goldman@ashland.or.us

Please feel free to forward this invitation to your neighbors and others who might be interested in attending.

Thank you,



Bill Molnar, Director of Community Development



Normal Neighborhood Plan Working Group

Thank you for another great discussion. The wetlands/conservation/riparian/open spaces certainly generated a lively discussion. Land that is wet is important for so many reasons, and certainly needs to be treated with respect.

- 1) **Wildlife corridor**-Many creatures depend upon these narrow corridors. Grey fox, opossum, raccoon, skunk, deer, lizards, frogs, bears, coyotes and cougars regularly walk through the wet areas. A cougar was shot several years back in Wingspread, and probably others have visited since. A bear slept in the cottonwoods in Cemetery Creek this past spring, and a pack of coyotes often sings just below my house. These same corridors are very important migration routes for birds, and I'm amazed at the variety of species.
- 2) **Floodplain**-This hasn't been discussed much, but water must go somewhere. Some folks are saying that Cemetery Creek isn't that wet. I agree, except when a heavy rain comes, or a blockage releases upstream. The water really rushes by, and comes from somewhere and needs to go somewhere. The gentleman that said his land is dry must miss the wet times, as I do see cattails on his site. Cemetery Creek has native cottonwoods, willows and cattails.
- 3) I hope that the latest FEMA flood plan has been consulted. My house just misses Ashland's Modified Flood Zone by two houses. It would be so easy for Clay Creek or Cemetery Creek to cause problems in the future. The HOA for Meadowbrook Park Estates had to have many cottonwoods cut down that were threatening houses (built before the current setback rules). After the trees were cut, our HOA paid for removal of the boulders and grass, and a replanting of all native plants in accordance with Ashland's current riparian guidelines.
- 4) **Visual appreciation and value**-These green areas are sometimes spoken of as a problem or impediment to construction. How about the added property value? Why not embrace the greenbelts as special to the area? I actually bought my house after looking around Ashland and deciding that Cemetery Creek was special and would enhance the quality of my life. Is the Normal Plan being crafted for the neighborhoods or the builders?
- 5) **Water issues**-I lived in Chautauqua Trace before I purchased in MPE. The Trace homes were built on wet areas, and the wetlands were mitigated to a very small section. Well, many of the houses have water in the crawlspace, and the lawns are often saturated. One day our HOA gardener was mowing, when a large sinkhole opened under him. Fortunately he didn't fall in! The hole was deep and fairly large, but that can happen when wetlands and flow aren't respected.

Thank you for all you do.

Respectively,

Jan Vidmar

320 Meadow Dr.



Dear Normal Plan Subcommittee,

I represent 15 homeowners and approximately 23.62 acres of existing Normal neighborhood residents affected this project. The main point we all want to stress is density zoning should direct the placement of road connectivity. The transportation network should focus on moving the concentration of people from new neighborhoods/collectors onto city arterials. If there is a gradation of decreasing density from south to north, and from the center outward, the zoning density should direct the transportation plan.

A North-South road:

1) Best identified by Staff as New Normal Ave., would be the best connector between E. Main and Ashland St. Placement of this new neighborhood collector to the east of old Normal Ave., will most appropriately serve the traffic created by the new development, and preserve/respect the existing country lane that currently serves the residents on old Normal Ave.

2) Exiting onto E. Main would be safest to egress where there is a straight away and no blind curves blocking views of oncoming traffic. The two egresses slated around the Baptist Church property are well situated and all that are necessary to direct the central density of traffic onto a City Arterial like E. Main St.

3) Re-locate the upgraded public railroad crossing to meander eastward from old Normal Ave., and feed directly onto New Normal Ave., again respecting the existing neighborhood and not make its country lane wider and into a straight cut-through option.

4) MOST IMPORTANTLY - assure all residents, new and old, that there will be traffic calming measures in place on any new road. Staff has recommended and we concur with:

- a) roundabouts
- b) sinuous road patterns
- c) stop signs at regular intervals
- d) speed bumps/dips
- e) planted central islands

As far as East-West connectivity goes, the transportation plan should alleviate traffic problems, not create them.

1) Guide development traffic onto new, more accommodating neighborhood collectors that will take the bulk of the housing traffic onto arterials like E. Main, rather than increasing congestion onto smaller, existing neighborhood roads like Creek Drive. This will also prevent further congestion & traffic hazards onto an already overloaded Clay St.

2) Minimize full size crossings over conservation areas and protect the wildlife corridors.

3) Avoid dumping traffic into a school zone by directing traffic from the New Normal Ave. onto E. Main where there is good visibility and no blind curves. With the development density centralized, there is no need to cross over a significant, state designated wetland (W-9), when the main access is needed for school children. A habitat-sensitive footpath, for bicycles, pedestrians, and hikers, would provide east-west connectivity for AMS access.

4) East-West alley connectors/woonerfs would be best for the development, and the conservation areas, rather than full sized connector roads.

Also, any development within the UGB is REQUIRED to have concomitant infrastructure development to and within it according to Urbanization Guidelines State Goal #14, & ORS 197.754 (1). That means, that City funding for Capital Improvements to E. Main St., as well as the necessary public upgrade to the private railroad crossing, must be in place along with any development plans. Please consider the effect this size of development will have on the full length of E. Main as it connects into downtown Ashland. Improvements should be slated for the entire road to handle the increased traffic flow – turning lanes, stop lights, more blinking crosswalks, etc.

A transportation plan should create a network of connectivity that considers all the above factors, while providing safe access to larger city arterial roads and public services/businesses. Transportation issues are directly interwoven with development and zoning density.

Thanks for your consideration of our comments.

Sincerely,

Sue DeMarinis

145 Normal Ave., Ashland, OR

suedem@charter.net

From: Nancy K Boyer [<mailto:boyerbeware@yahoo.com>]
Sent: Wednesday, August 20, 2014 1:56 PM
To: council@ashland.or.us
Subject: Council Contact Form - Nancy K Boyer - 8/20/2014

Name: Nancy K Boyer

Email: boyerbeware@yahoo.com

Subject: Normal Ave Plan

Message: To the Group, Thursdays" meeting will center on transportation issues. As a taxpaying citizen,I need to know where these monies will come from if this plan is approved. As stated prior" development within the UGB is required to have concomitant infrastructure development to & within it according to Urbanization Guidelines State Goal#14, andORS197.754 (1). The "complexity" of this Normal Plan continues to increase with every meeting! This plan will effect every resident,therefore should not just target Normal Ave and neighbors. Perhaps we should refer to this as the" Ashland Urban Growth Plan". This would allow all residents what this plan entails ! Regards, Nancy K Boyer

Normal Avenue meeting

From : Debbie Miller <hmiller@jeffnet.org> Wed, Sep 03, 2014 04:58 PM
Subject : Normal Avenue meeting
To : Brandon Goldman <brandon.goldman@ashland.or.us>

Dear Brandon:

We will not be back in town until Friday afternoon; I apologize for the late reply once again to the discussion of the last meeting; somehow, travel does not lend itself to 'homework'. I also realize this is lengthy, perhaps longer than it should be, but two minutes is not a long time to point out concerns. I hope it is a fast and coherent read.

We do appreciate the thorough nature of the Normal Neighborhood study group as it weighs the competing values and pressures on this lovely area. We would hope that it does not allow haste to make waste of this parcel, when the outcome will impact the whole city.

I have several comments, which I will try to summarize for the group. The first come from the Summary Memo of August 21, which I hurriedly read during my allotted 2 minutes, but which I would like to have answered, as I think they are pertinent to finding the facts to aid decision-making.

page 1/5 How would traffic demand be lessened on East Main and Ashland streets by the modified grid network? Eventually, anyone wanting to leave the 'neighborhood' would have to use one of these roads. I am concerned that Clay Street, still somewhat rural in look but carrying an increasing amount of traffic, has not been studied or even mentioned. Yet, new subdivisions are planned for the east side of that street as well as the prospects of many VTD from the west.

page 2/5 Am I reading the indented sentence correctly that a road is proposed into Wingspread? At this time, several signs along the lanes in the park are pretty emphatic that traffic is not welcome.

We are still looking at maps showing streets through the play fields behind (south) of the Morman Church and through our pasture and back yard. Has anyone contacted the church to learn if the congregation is willing to give up its ball fields? I hope we have adequately stressed that we have no intention of paving over our yard.

maps

green streets 3/11/14 is this a street in the middle of W-12 wetland?

street network again, these street are shown through places that may not want them (see above).

discussion concept

box 1--opening Normal Ave. to through traffic was fine when only a few houses accessed the intersection w/ East Main. We have noted several times that this is a bit of a blind curve.

box 2, 4--the school bus turnaround is school district property, bought for the safety of students. Why would this safe place be jeopardized by placing a connecting street through it? I would assume that the owners of 1700 East Main, who bought Lane's property knowing the limited amount of traffic this small street carried, would not be pleased to have a large increase in cars by their kitchen window.

box 5--if this shared street is on our property, by all means, we would like it eliminated.

Comments from the August 21 meeting:

The concept of the Advance Financing tool that Mike Fought introduced and explained does seem like a bit of a gamble, with the city possibly holding the losing cards. If Ashland fronts the money, then great pressure to annex and subdivide, in order to recoup the loan, will be put upon the Council. If units are not built or not sold, then the City will lose that money. This adversely affects the populace in two ways: a) the loss of the funds loaned through the Advance Financing and b) since residentially zoned land costs the city twice as much in services as revenue brought in, current residents will be subsidizing this project both ways. Does that seem wise?

The figures for an improved railroad crossing have been, since the start of these discussions, about \$3 million, and East Main at \$8 million. Suddenly these numbers dropped considerably, even though most projects turn out to cost more than estimated and expenses will go up every year until they might be built. Those of us who live on the quiet avenue are happy with its 'unimproved' character, and do not want to contribute to its demise, nor lose our yards in the process. We concur w/ Mayor Stromberg that "the lifestyle of the existing neighborhood is in conflict w/ the street connection". These residents are not, except for a very few, in the area for material gain or greed, but because they value the land and its benefits. That should count for something. And, again, the safety issue at the north end is important to consider.

If any annexation, no matter the size, would trigger the need for these improvements, who would pay for this upgrade to the whole section?

I hope that the committee rereads the Physical and Environmental Constraints chapter of the Land Use Code, especially Chapter 18.20.040 (this may be the old numbering) and 18.63.070 about limited activities and uses in the WRPZ. I would remind the group that the individuals and companies that bought this land for speculative purposes were well aware of its fragile nature due to wetlands and creeks. The state maps delineate these areas; these studies were neutral in character, not to serve anyone's purpose. Please give them more weight than a small private observation done during a drought and after some water had been diverted.

As density is discussed on Thursday, may I remind the group that inside the present city limits is enough buildable land to accommodate projected growth for well over the five year requirement; some estimates are close to 20 years. To zone this parcel at high density to please the RPS concerns means trying to guess 50 years into the future. What will be the housing needs at that time? Did the city leaders of 1964 do everything right? We can only hope and plan well, not pave everything over for our descendants to shake their heads at our folly. Please use caution and not spoil a lovely place.

Thank you for your consideration to our concerns,
Debbie Miller

Normal Ave. meeting

From : Howard Miller <hmiller@jeffnet.org>

Fri, Sep 12, 2014 10:41 AM

Subject : Normal Ave. meeting

To : brandon goldman <brandon.goldman@ashland.or.us>, Pam Marsh <pam.marsh@gmail.com>

Good morning,

We are interested in the composition of the panel that will be a part of the September 18 meeting. If you do not already have the two 'interested observers', I would suggest John Fields, who was both a Planning Commissioner and is a contractor—he could certainly see both sides of the issue.

I also want to stress again that Ashland has, inside the city limits, enough buildable land in the inventory for over 20 years of construction at the present and foreseeable rate of growth. The need for land is the criteria for annexation – why does this process continue when the need is not there; that strong argument will be made during all the hearings. As you know, the estimates for upgrading the railroad crossing and improving East Main suddenly went from millions to hundreds of thousands...realistically, the earlier numbers seem much more accurate, and most projects cost more than planned. Since housing is not needed, if the City is the agent for the Advance Financing, how can it be sure of repayment within 20 years?

No matter what concerns are voiced, no matter how many residents both of the area and city at large do not want this area urbanized with hundreds of houses, the City just keeps moving forward at the behest of Mahar and fellow contractors. We do not understand why the process continues when the need is not proven, unless it gives Planning staff something to do.

Sincerely,

Debbie Miller

Howdy just reported that the two observers have been selected; please keep John's name as a back-up.

Normal Avenue Plan Input

From : Brett Lutz <weatherbtl@gmail.com>

Wed, Sep 17, 2014 10:56 PM

Subject : Normal Avenue Plan Input

To : john@council.ashland.or.us, pam@council.ashland.or.us,
Brandon Goldman <Brandon.Goldman@ashland.or.us>

Mayor Stromberg, Councilor Marsh, and Mr. Goldman,

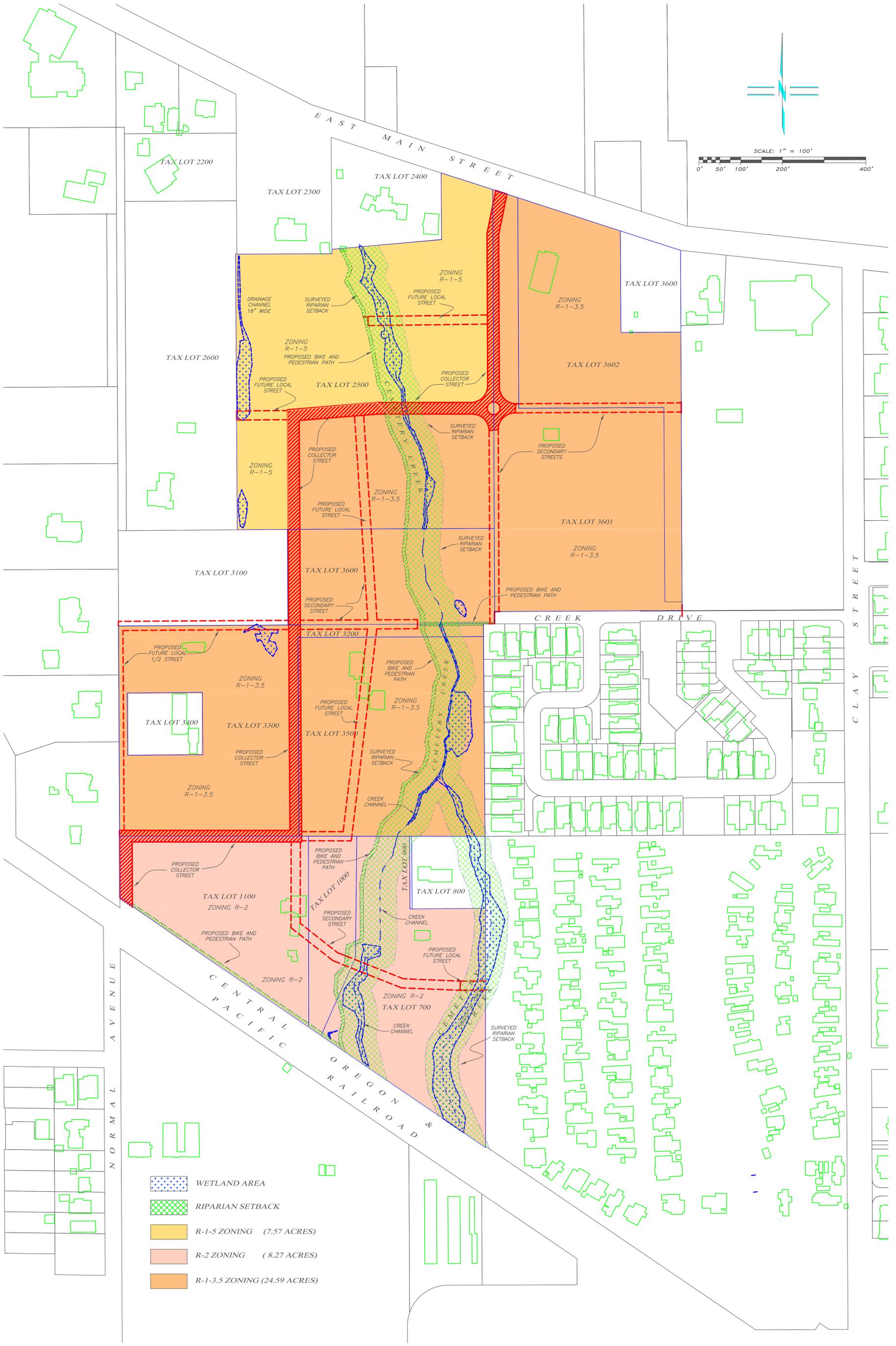
I'm writing in regarding the Normal Avenue Plan, specifically the proposed road connecting the primary development area (along and east of Normal Avenue) to the Middle School Bus turnaround/western-most driveway that leads to the Grace Point parking lot. Since Grace Point no longer is interested in annexing their property into the city and we still do not wish to be annexed at this time, I find this to be an additional reason to not construct this proposed road.

I also continue to stand by the fact that making this a through road would present an additional safety and traffic issue for the school, to include the parents and children, as well the many visitors who attend sporting events and park in this area. Additionally, the temple nearby and the church regularly result in significant traffic and serves as overflow parking on the driveway. If this became a through road a traffic light would need to be added where the driveway reaches East Main Street, which would be costly. The wetland above the school is also valuable to the area and will not benefit from a road moving through and/or near it.

Please consider these items as you determine the path forward for this plan.

Thanks. Sincerely,

Brett Lutz



-  WETLAND AREA
-  RIPARIAN SETBACK
-  R-1-5 ZONING (7.57 ACRES)
-  R-2 ZONING (8.27 ACRES)
-  R-1-3.5 ZONING (24.59 ACRES)

More questions

From : Howard Miller <hmiller@jeffnet.org>

Mon, Sep 29, 2014 09:42 AM

Subject : More questions**To :** John Stromberg <john@council.ashland.or.us>,
Pam Marsh <pam.marsh@gmail.com>**Cc :** brandon goldman
<brandon.goldman@ashland.or.us>

Good morning, Mayor Stromberg, Councillor Marsh and Brandon,
After the last meeting, I listed several items of concern that many of the residents of Normal Ave. and surrounding neighborhoods feel have not been adequately addressed by the working group. Most have been mentioned at various sessions, including the one Sept. 18, but little has been done to resolve them. (We in the audience were disappointed that the discussion after the 10-minute presentations revolved around increasing the density of housing from what Mr. Jones, representing the Mahar company, had proposed, and dealing with the affordable housing clause he said the company could not meet). I can not see how any workable conclusions will be reached (and that may not be possible), until these concerns are seriously considered. The quality of life for the residents of the entire vicinity needs to be weighed against the indeterminate goal of satisfying vague RPS goals.

Here are some discussion topics:

Traffic

Clay Street from East Main to Ashland Street—no improvements have been mentioned, yet this narrow street would carry many more cars and perhaps pedestrians.

Clay Street at Ashland Street—if the State sees much more traffic, which there certainly would be, they make may good on their threat to close the east-bound turn possibility.

Ashland Street and Normal Ave.—the increased volume of traffic would certainly warrant a signal there; who pays?

Normal Ave. and Homes—Hunter Park and Walker School generate a lot of foot and vehicle traffic already; letters have been written by nearby employees concerning safety issues there.

Drainage/sewage problems

Meadowbrook subdivision has never resolved the problems; would additional pressures on the lines be adding to their woes and causing new ones?

Financing

The true costs for an upgraded RR crossing and the improvements to East Main have not itemized; several estimates have been mentioned, which vary by hundreds of thousands. That

does not include the other streets and intersections mentioned above.

If the city decides to approve the Advance Financing, the pressure on the builders to get the housing in and pay back this sum will be great; instead of a long term build out, as the city

projects, construction would be immediate and probably complete.

But, since we know the housing is not needed now in the inventory, what if the units are not sold and the contractors can

not pay this loan back? Does the city have any history of extending financing to contractors?

Impacts

This would be the largest subdivision by far in the city; the overall impacts have yet to be discussed.

The Comp Plan discusses open space, retention of view sheds and significant natural features, wildlife corridors, urban agriculture (such as community gardens and small scale

commercial plots to decrease local food insecurity) etc., as community values. Yet, future housing needs have been the main topic, other values have not received much consideration,

except as to how to site dwelling units around creeks, wetlands, and other important natural places.

What precedent would the city set if it allowed this annexation before the land is needed in the inventory?

Targeted Population

What type of housing is in most demand now, and who are potential renters/owners in the future? Families, for the most part, do not want to live in 3rd floor apartments. Seniors may be

hesitant, also. Right now Ashland has a dearth of younger middle-aged adults with children and a shortfall of housing options for low-income younger people. Will that continue?

Last thought

Does Ashland want to retain its touted "small town character and charm", or become a city with high rise apartments, shopping centers, and other urban amenities, even at the perimeter of

city limits. Having both is not possible, but if design concepts that favor the latter are adopted, the decision will have been made.

I know, these are not new issues, and I may very well have omitted some, but even this number and complexity make for a difficult task to complete to anyone's liking. I just hope adequate time is taken to recognize and

10/2/2014

Zimbra

deal with them, and perhaps admit some are not solvable.
Thanks for listening,
Debbie

Normal Neighborhood Working Group

From : Janet Vidmar <jan2010727@hotmail.com>

Mon, Oct 27, 2014 08:43 AM

Subject : Normal Neighborhood Working Group 1 attachment**To :** goldmanb@ashland.or.us, rpkaplan46@gmail.com, pam@ashland.or.us,
mike@council.ashland.or.us, john@council.ashland.or.us

The October 23rd. working group meeting was excellent, with enlightened discussions. As always, I appreciate your dedication.

I felt badly that Mr. Livni expressed concerns that the wildlife corridor and wetland may impede his property development. I know that is not the intent of any of the neighbors. My concerns regarding the flow of water through Cemetery Creek come from my reading of the submitted Livni and the Mahar wetland studies. Areas of wetland have been documented as changed, but Cemetery Creek is still jurisdictional, and it's role in dispersing water and providing a wildlife corridor are important. Cemetery Creek was a drainage for uplands long before roads, ditches and buildings impeded the water's progress.

To keep the corridor open for wildlife, existing cottonwoods and willows need to stay in place for habitat and cover. This refers to the low areas on either side of the Creek, which would already be within the allowed setback guidelines. The cottonwoods are native, and help to soak up water. The willows help to shore up the banks. The land downstream, including the Livni property, would maybe require conduits as part of the development so that high water can exit and not back up. I don't see this as a deterrent to housing, but a guideline. Please refer to the FEMA Floodplain Map of 05/03/11. Some of the neighbors on Cemetery Creek have seen water rise quickly, and then flush.

Our hope is that water as well as wildlife will be taken into consideration, and that development can proceed in an enlightened manner.

Thank you for all you do,

Jan Vidmar
320 Meadow Drive
541-301-3271

**Flood Zone Comparison Map 5-11.pdf**536 KB



Helping People Help Themselves

3630 Aviation Way
P.O. Box 4666
Medford, OR 97501

November 12, 2014

Dear Normal Neighborhood Working Group,

ACCESS would like to submit the following comments and recommendations to you in response to your most recent meeting discussions that took place on 10/23/14. During this meeting, a Draft document containing Recommendations to Council was reviewed and discussed. Merry Hart, ACCESS Housing Analyst, was in attendance at this meeting.

ACCESS develops, builds and manages affordable housing throughout Jackson County. Your recommendation to move higher density housing parcels adjacent to both railroad tracks and wetlands raises several concerns. From the standpoint of raising funds to build affordable housing, this location would almost certainly preclude the possibility of securing public dollars to construct in this location. The reason for this is that neither State nor Federal funding sources will support building affordable housing next to railroad tracks, as it is not considered a desirable location. Mitigation efforts (sound attenuation, etc.) are not considered relevant to this policy. This means, for example, that the City of Ashland would not be able to use its Community Development Block Grant dollars on a project so located.

We also understand that the City of Ashland has conducted studies indicating that the city has a high need for more multi-family developments and higher density housing. The Normal Neighborhood is well suited to allow the many types of zoning that could accommodate this need in a thoughtful, planned way and have it be compatible with existing neighborhoods.

There was also discussion about commercial development. As a policy matter, ACCESS supports the careful integration of appropriate commercial enterprise into residential housing developments. There was concern that an assisted living facility could be allowed and someone in the audience objected to that stating "a mom & pop store has a very different impact than a 100 unit assisted care". It may be useful to know that there are many memory care facilities that are much smaller, serving 15 or so residents, and that they might be a very nice fit in the neighborhood.

We support and agree that the City should play a role in the financing/implementation of transportation improvements that will need to be made to East Main and the railroad crossing.

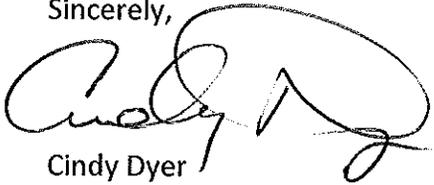
One final thought is related to the July 19, 2013 proposed rule issued by HUD (Department of Housing and Urban Development) concerning how HUD-funded jurisdictions must undertake some analysis in their communities. The proposed rule identifies four areas for local action:

1. Improving integrated living patterns and overcoming historic patterns of segregation
2. Reducing racial and ethnic concentrations of poverty
3. Reducing disparities in access to community assets such as education, transit access and employment, as well as exposure to environmental health hazards and other stressors that harm a person's quality of life.
4. Responding to disproportionate housing needs by protected class.

In response to this rule, the Fair Housing Council of Oregon has developed a checklist for local jurisdictions to use in reviewing their land use and subdivision ordinances and related practices. It is called "Examining Local Land Use with a Fair Housing Lens", www.fhco.org. A review of this information could be beneficial to all, before solidifying recommendations to the City Council.

We appreciate the planning efforts that have taken place and look forward to following the progress of what is sure to be a well thought out and inclusive neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Cindy Dyer", with a large, stylized flourish at the end.

Cindy Dyer
Housing Director
ACCESS

Normal Neighborhood Plan

From : Janet Vidmar <jan2010727@hotmail.com>

Sat, Nov 15, 2014 09:29 AM

Subject : Normal Neighborhood Plan**To :** pam@council.ashland.or.us, goldmanb@ashland.or.us,
john@council.ashland.or.us, mike@council.ashland.or.us,
rpkaplan46@gmail.com

Dear Working Group Members,

As the approval for the Normal Plan is drawing near, I have a few thoughts to share.

As I drive around this area, I notice more signs for land sales. Not only is there an updated sign by Coldwell for the acreage backing up to East Main by Chautauqua Trace, but the Pierson's 200+ acres is now on the market. The working group has focused away from East Main and toward Normal Street, and I am now wondering if the plan should change. The discussions have favored keeping a more rural feeling to the edge of the Normal Plan but perhaps this no longer should be a compelling reason to avoid development along East Main. I think that the rural nature of the properties will be changing soon, and that East Main will be improved to accommodate that development on both sides of the road.

The Normal Street access is too small and narrow for the bulk of traffic, so it makes sense for the most development and major access to be on East Main. The Baptist Church property is the easiest developed, flattest, and will have the best road access. It will also have the least impact on the Cemetery Creek drainage, as the fields are dry and ready for development.

As the plan proposal stands now, the densest development is closest to the Normal Street access, instead of East Main. I think that the densest should now be shifted to directly on East Main, away from current neighborhoods. This would perhaps also satisfy affordable housing if away from the railroad tracks and onto East Main. It would also provide for future public transportation if the majority of housing units were on East Main.

Thank you for all you do,

Jan Vidmar
320 Meadow Drive
