

Working Group
May 7, 2015

Normal Neighborhood Plan



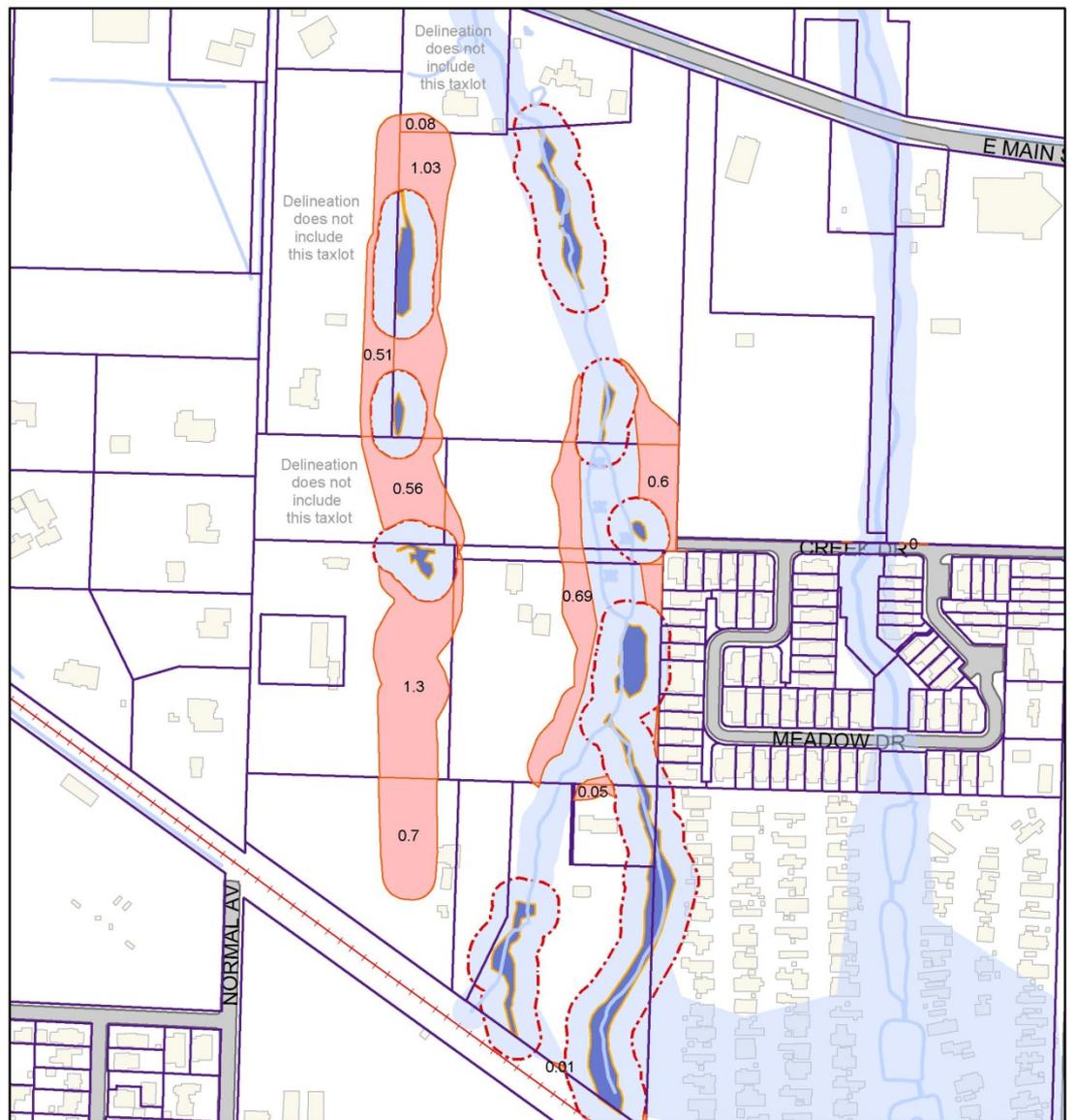
Transportation Commission Recommendation

The Transportation commission unanimously recommended approval of the plan as presented as an amendment to the City's Transportation System Plan.

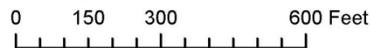
They further recommended that at a minimum a sidewalk or multiuse path be completed along the south side of East Main Street from Walker Ave. to Clay Street in the event development occurs on East Main Street, and that if development occurs adjacent to the railroad tracks then the railroad crossing shall be installed.

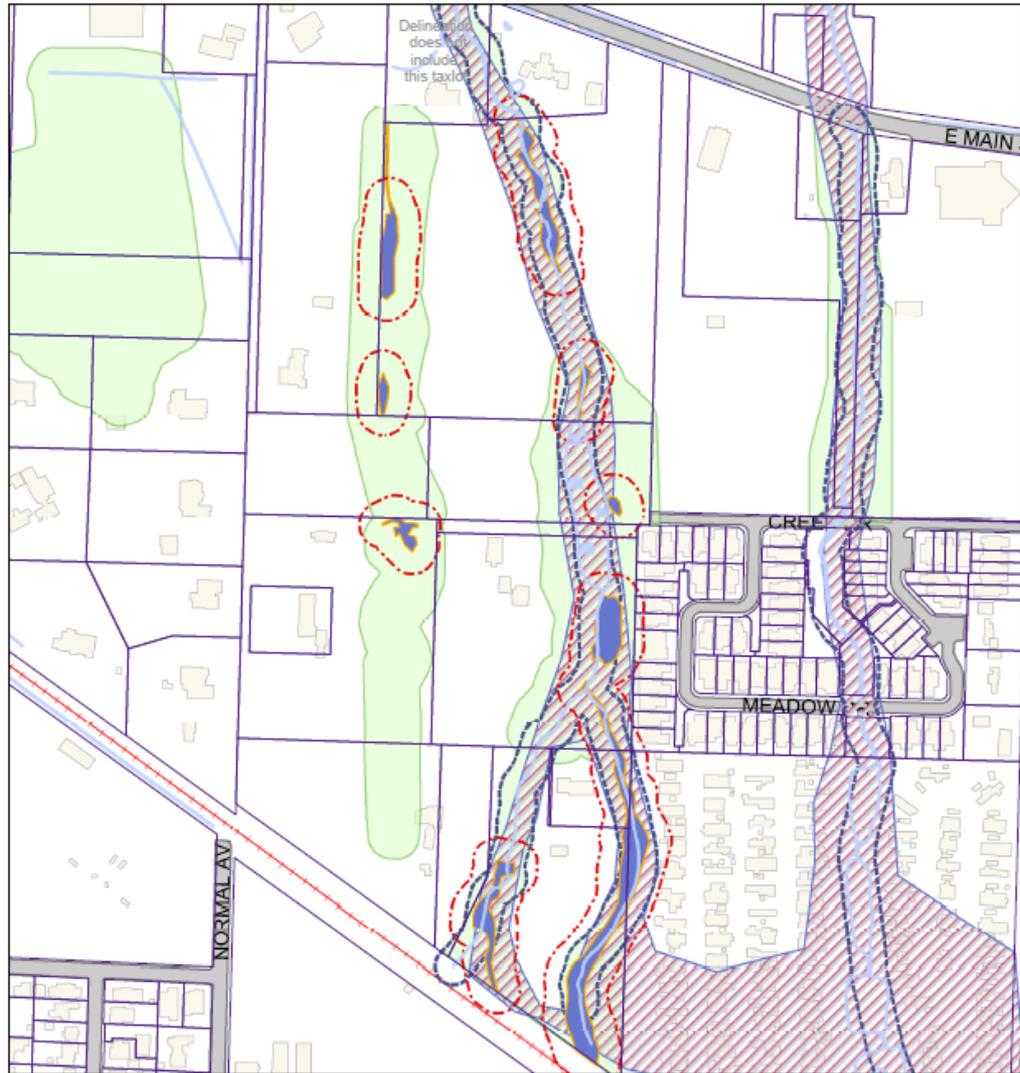
Wetland Delineation

- Working Group reviewed draft delineations in October 2014.
- Department of State Lands approved new delineation 4/28/2015 (WD#2014-0255)
- New Delineation reduces areas of state regulated jurisdictional wetlands and amends Local Wetland Inventory accordingly
- Draft Code: Major and Minor amendment process for adjusting boundaries of lands designated as Open space



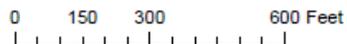
Normal Neighborhood Plan Area Water Resources Exclusion Areas





Normal Neighborhood Plan Area Water Resources (Riparian/Floodplains)

- | | |
|--|--|
|  Riparian Buffer (40ft from centerline) |  Wetland Delineation Mahar/Livni (2014) |
|  Ashland Floodplains (Adopted) |  Wetland Buffer Mahar/Livni (50ft) |
|  Normal Plan Open Space Area | |





Affordable Housing

Maximum Purchase Prices 2015

	120% AMI	100% AMI	80% AMI (low-moderate income)	60% AMI Rentals
2 Bedroom	\$304,500	\$214,000	\$170,500	NA
3 Bedroom	\$355,500	\$250,500	\$194,750	NA
4 Bedroom	\$380,900	\$268,500	\$208,750	NA

Income Limits by Family Size: \$/year

2015 For the Medford-Ashland Statistical Area as determined by the Department of Housing and Urban Development

Income Level	Number of Persons in Family							
	1	2	3	4	5	6	7	8+
Income at 60% of Median	23520	26880	30540	33540	36240	38940	41640	44280
Moderate Income (80%)	31300	35800	40250	44700	48300	51920	55450	59050
Median Income (100%)	39200	44800	50400	55900	60400	64900	69400	73800
Income at 120% of Median	47040	53760	60480	67080	72480	77880	83280	88560

Affordable Housing Annexation Requirements (18.5.8 G)

•Percentage of affordability

- Creates a weighted point system for affordable housing units
- Allows for a mix of housing types
- Allows for a variation in income levels
- Enables developers to provide both Workforce and Affordable housing opportunities

Annexation 60 year term of <u>affordabilty</u>	120% AMI	100% AMI	80% AMI (low-moderate income)	< 60% AMI (Rentals)
% of base density required	33.3%	25%	20%	16.6%

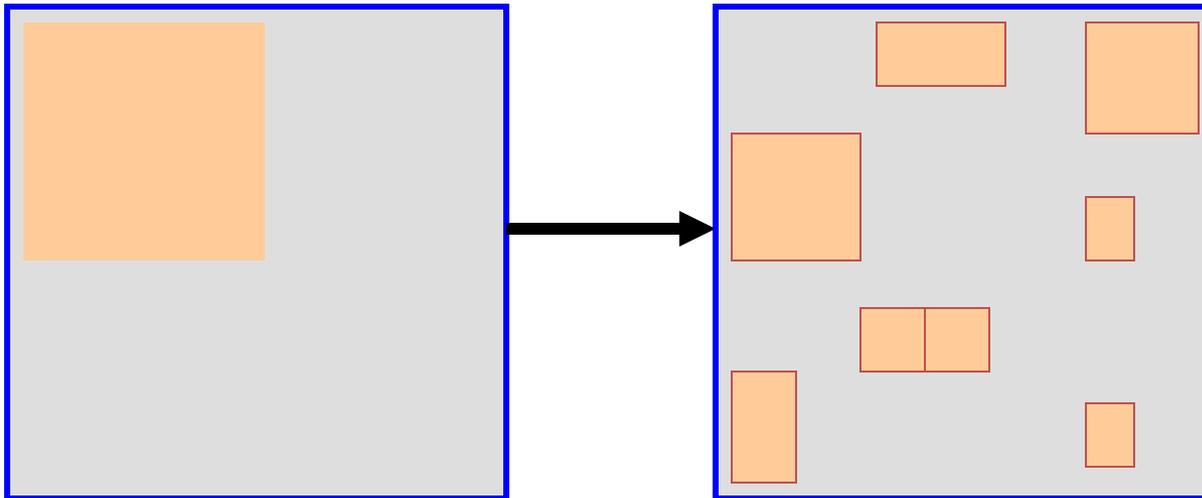
•Land Dedication Option

- Allows a developer to provide land to a qualified affordable housing provider to satisfy the affordability requirements.

Affordable Housing Annexation Requirements (18.5.8 G)

Affordable Housing Distribution

- Affordable housing units shall be distributed throughout the project
- Intention is to “scatter” affordable housing throughout the projects to reduce the potential for stigmatization of “*low-income areas*”



Exceptions to Affordable Housing Annexation Standards

Exceptions to the annexation affordable housing may currently be granted by the City Council for a variety of reasons including the following:

- That an **alternative land dedication** would accomplish additional benefits for the City than would development meeting the on-site dedication requirements.
- That an **alternative mix of housing types** would accomplish additional benefits to the City than would the development providing a proportional mix of unit types.
- That an **alternative distribution of affordable units** within the development which would accomplish additional benefits for the city.
- Full code language for exemptions in adopted annexation chapter: 18.5.8.G.7

Family Friendly Qualities

'New Normal'

Neighborhood Template

Working Group Meeting April 15, 2015



Area shown is approximately 4 acres, of which 2 acres are shown as developed with the remainder as open space along Cemetery Creek



Detached 3 Bedroom homes for families (approx 1400 sqft and greater)

Attached one or two story townhomes (approx 1000-1200 sq.ft.)

"Starter Homes"
Attached or detached 2 bedroom units (approx 1000-1400sq.ft.)

4 Bedroom homes for larger families (approx 1600 sq.ft. and greater)

Private garden spaces for individual household food production

Porches oriented toward the street and center green

'life cycle housing'
Primary Home with detached Accessory Residential Unit. ARU either provided initially over garage, or can be added in the future.

Shared Street
prioritizing pedestrian and bicycle use
limited automobile use for access only

Raised garden beds or community gardens located in open space areas outside of protected water resource areas

Common Greens with amenities such as shade gazebo, neighborhood playground area, seating benches and open recreation area.

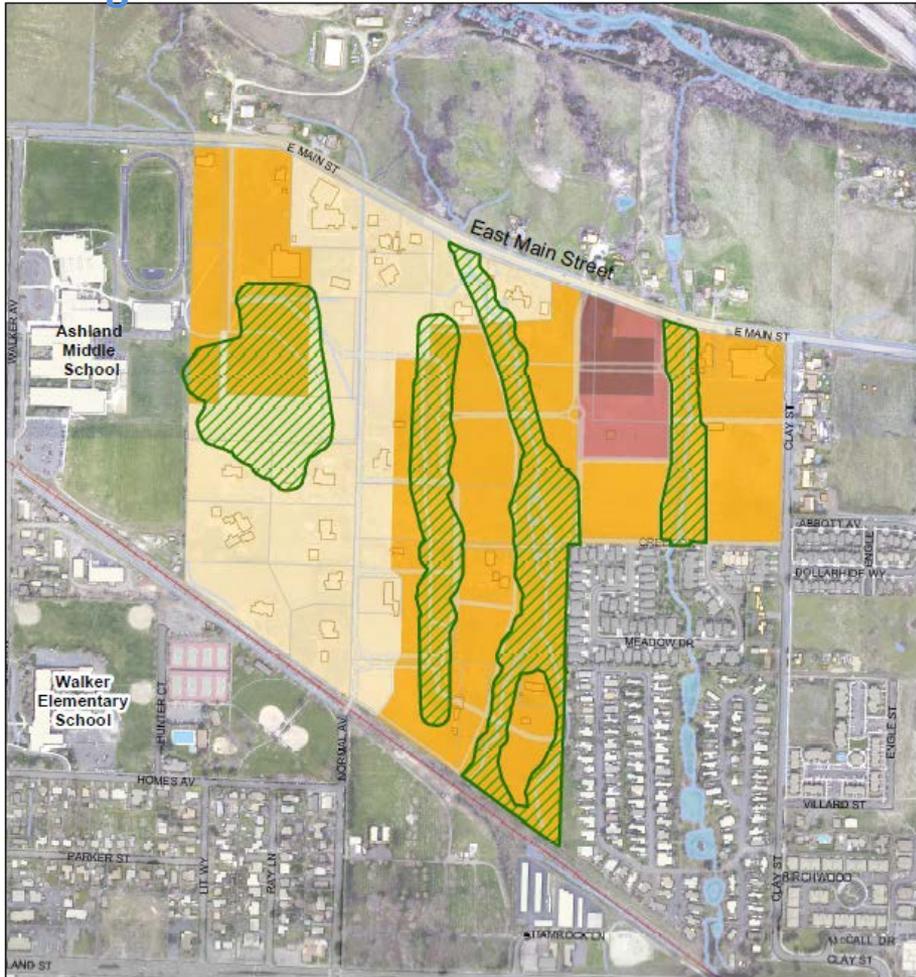
Consolidated Parking Areas

April 15th presentation slides

Prior Draft Normal Neighborhood Plan

Presented to the City Council May 6, 2014

Original Land Use Framework



Normal Neighborhood Plan
Land Use Designation Overlay Zones

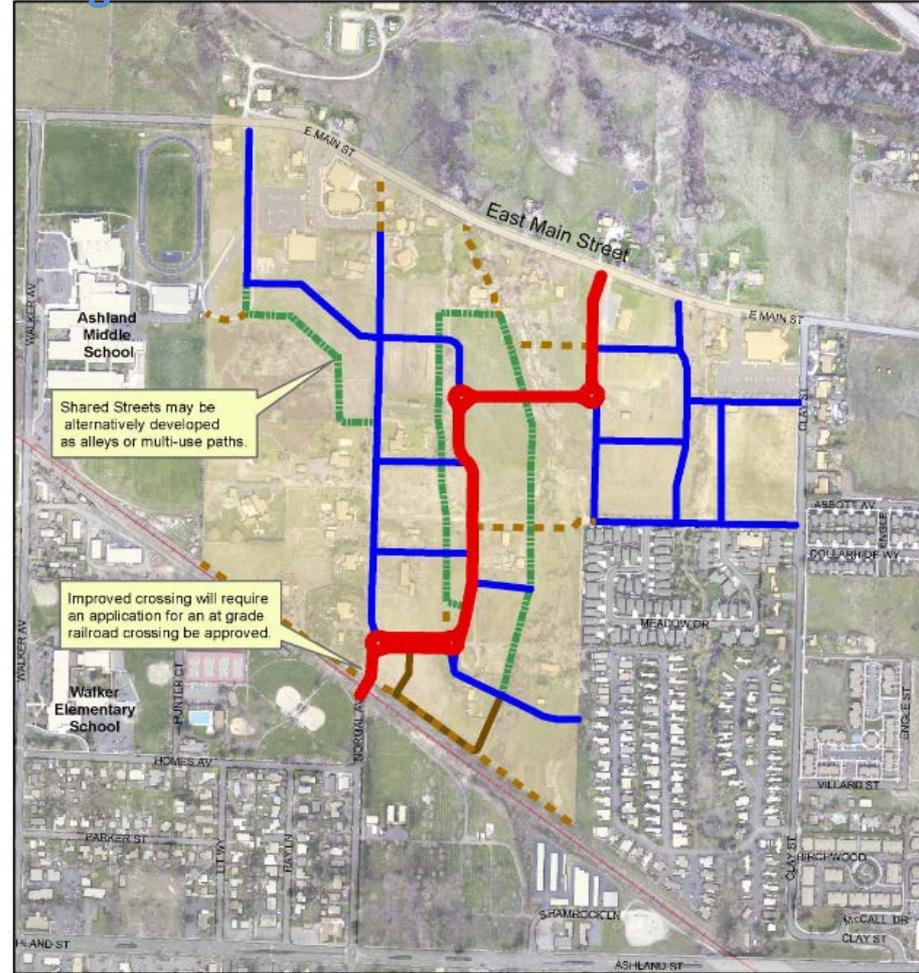
0 200 400 800 Feet

- NN-01
- NN-02
- NN-03
- Conservation Areas



3/11/2014

Original Street Framework



Normal Neighborhood Plan
Street Network

0 200 400 800 1,200 Feet

- Neighborhood Collector
- Neighborhood Street
- Alley
- Multi-Use Path
- Shared Street



3/11/2014

Normal Neighborhood Plan Working Group

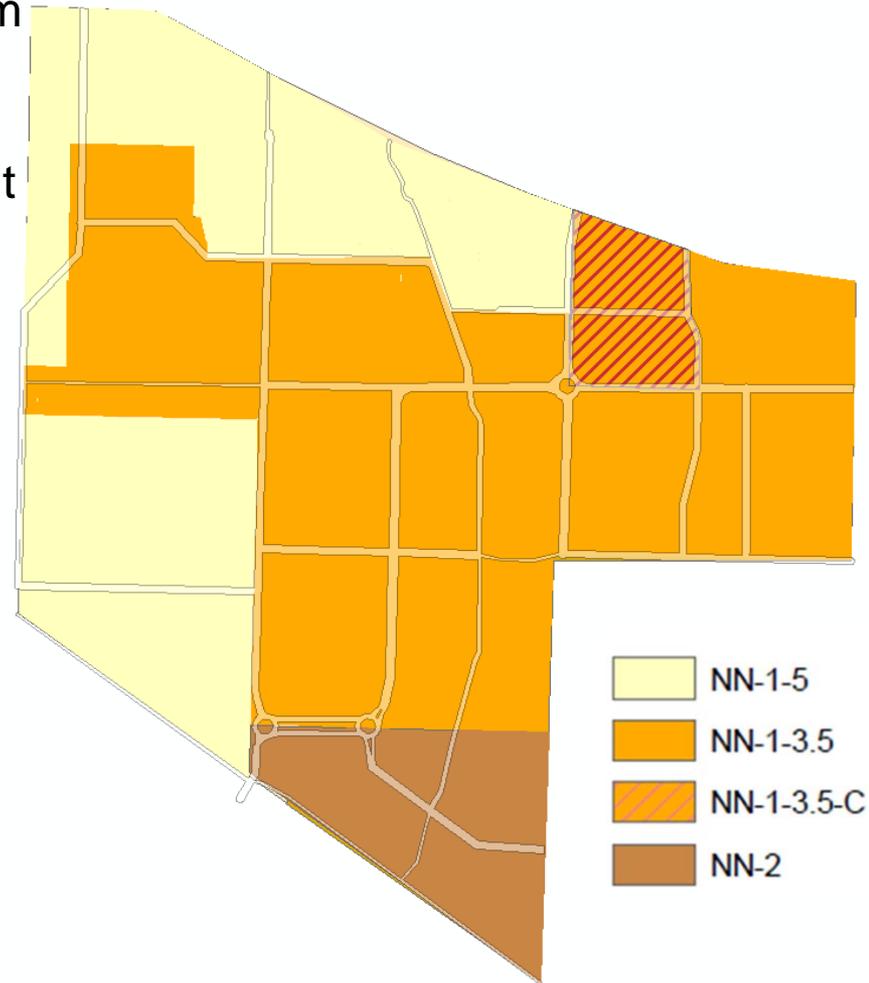
Revised Land Use Framework

Land Use and Housing Density:

- Housing Density gradation should move from south to north. This would place higher density development near the railroad tracks and within a relatively short distance to transit lines, parks and community facilities. This approach will also protect the existing viewshed.

- Zoning designations applied within the Normal neighborhood area should be consistent with the zoning of adjacent land within the City Limits, and use zoning labels that are comparable to those used in the rest of the city while recognizing the Normal Neighborhood (NN) district.

- Maintain option for neighborhood serving businesses and services close to East Main St near the northeast corner of the plan area.



Land Use Framework Changes

- Maintain a maximum building height of 35 feet.
- Encourage the development of clustered housing that integrates with open space and respects the viewshed.
- Provide for a smooth transition between adjacent developments to promote neighborhood cohesiveness, provide open space in a coordinated manner, and secure an efficient circulation system

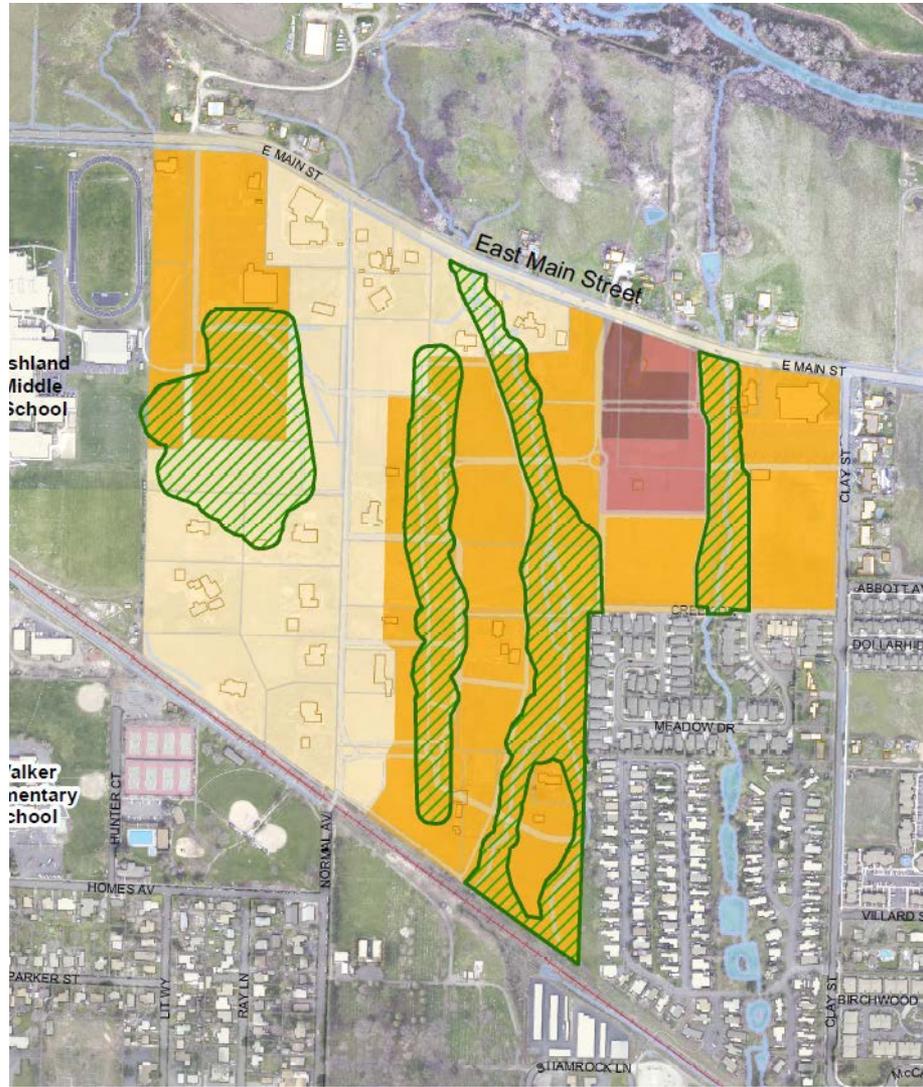
Previous Land Use Designations (4/2014)

Zone	Density
NN-01	5 units per acre
NN-02	10 units per acre
NN-03	15 units per acre
NN-03C	15 units per acre + mixed-use

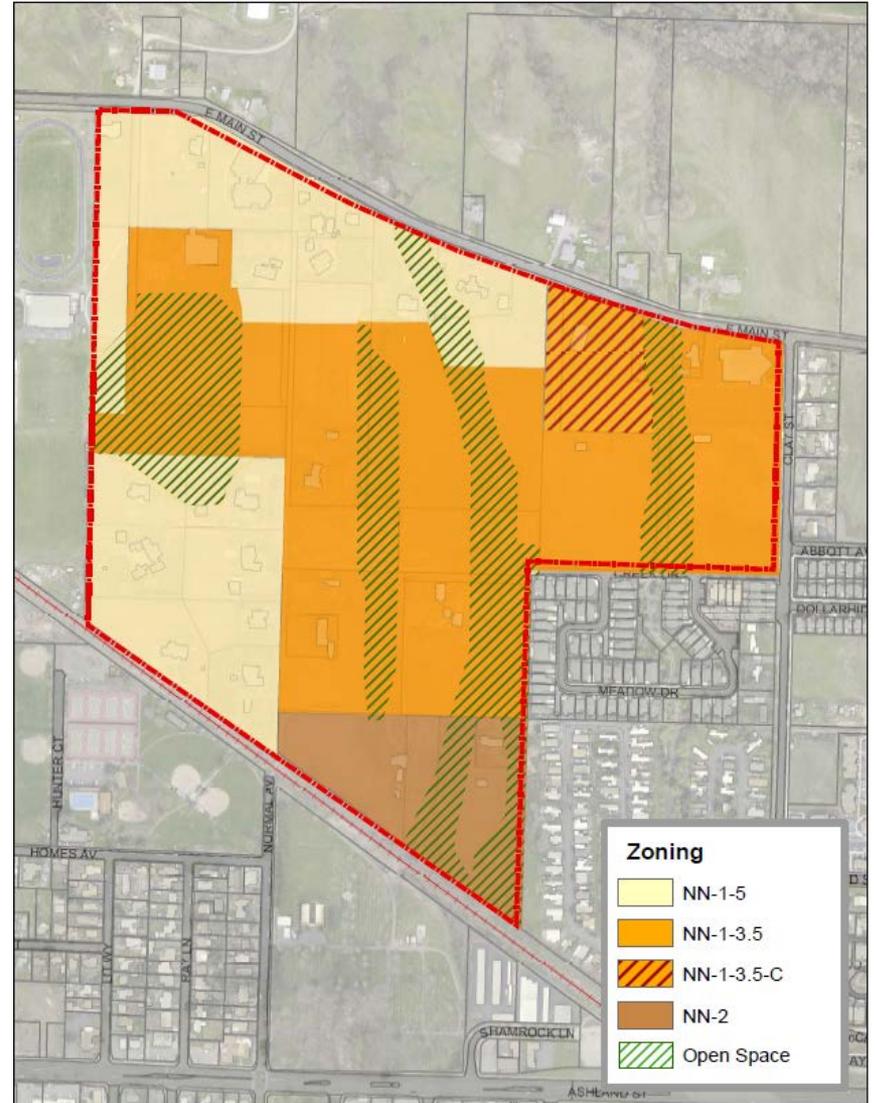
Revised Land Use Designations (3/2015)

Zone	Density
NN-1-5	4.5 units per acre
NN-1-3.5	7.2 units per acre
NN-1-3.5-C	7.2 units per acre + mixed-use
NN-2	13.5 units per acre

Land Use Framework Changes



Original Proposal



Revised Proposal

Normal Neighborhood Plan Working Group

Recommended Open Space Framework

Open Space:

- Maintain the approach toward designation of open space and conservation areas proposed in the draft plan. The plan has been amended to allow non-conservation open space to be relocated provided there is no reduction in area through a minor amendment process. A reduction in area would require a major plan amendment
- Obtain a review of the final plan by the Parks Department prior to adoption.



Normal Neighborhood Plan Working Group

Recommended Street Framework

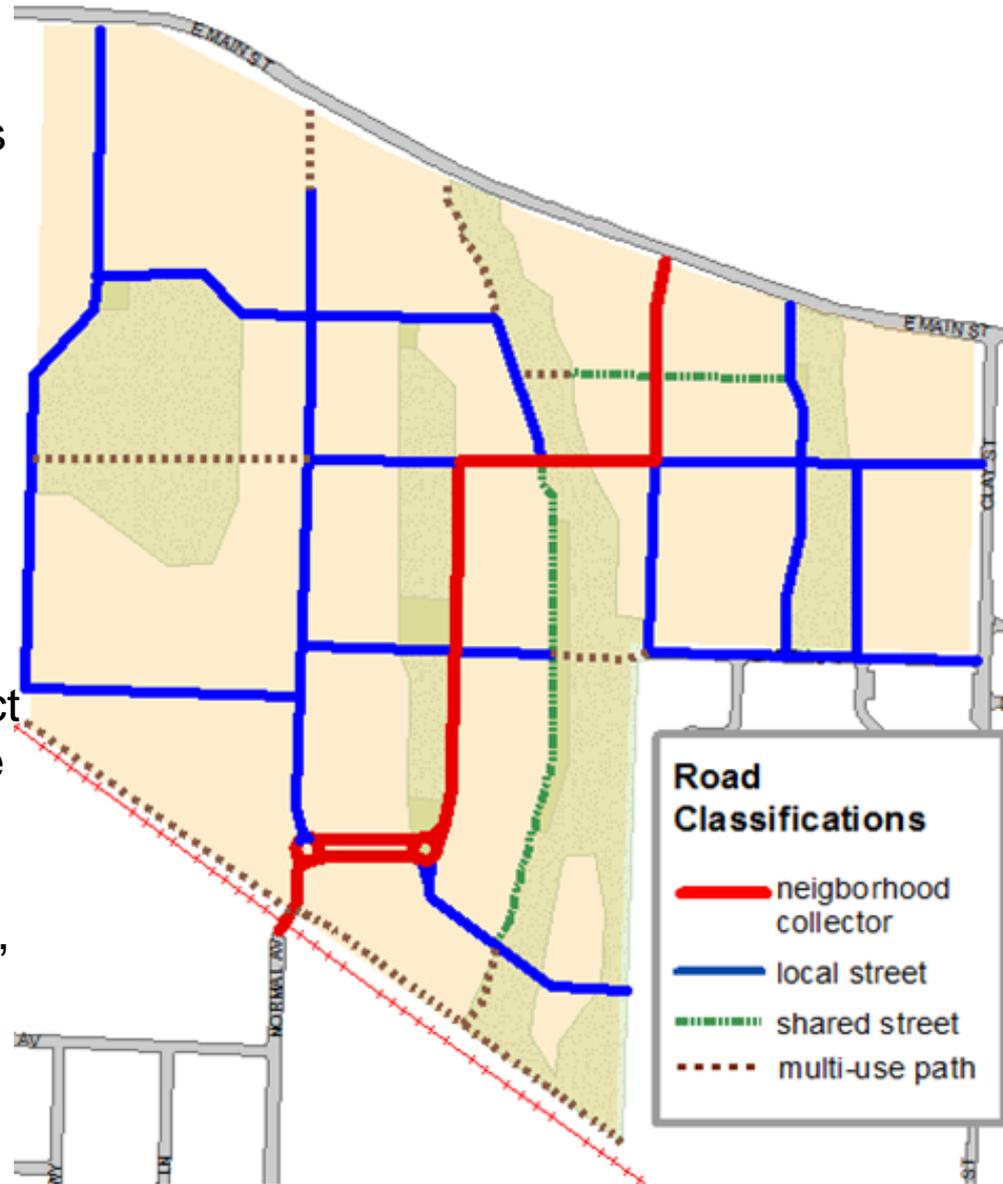
Transportation:

- The local neighborhood street network should incorporate multiple connections with East Main St as shown, and maintain the Normal Collector as designated in the draft plan.

- Local neighborhood streets should be aligned to provide a grid pattern, including clear east-west connections.

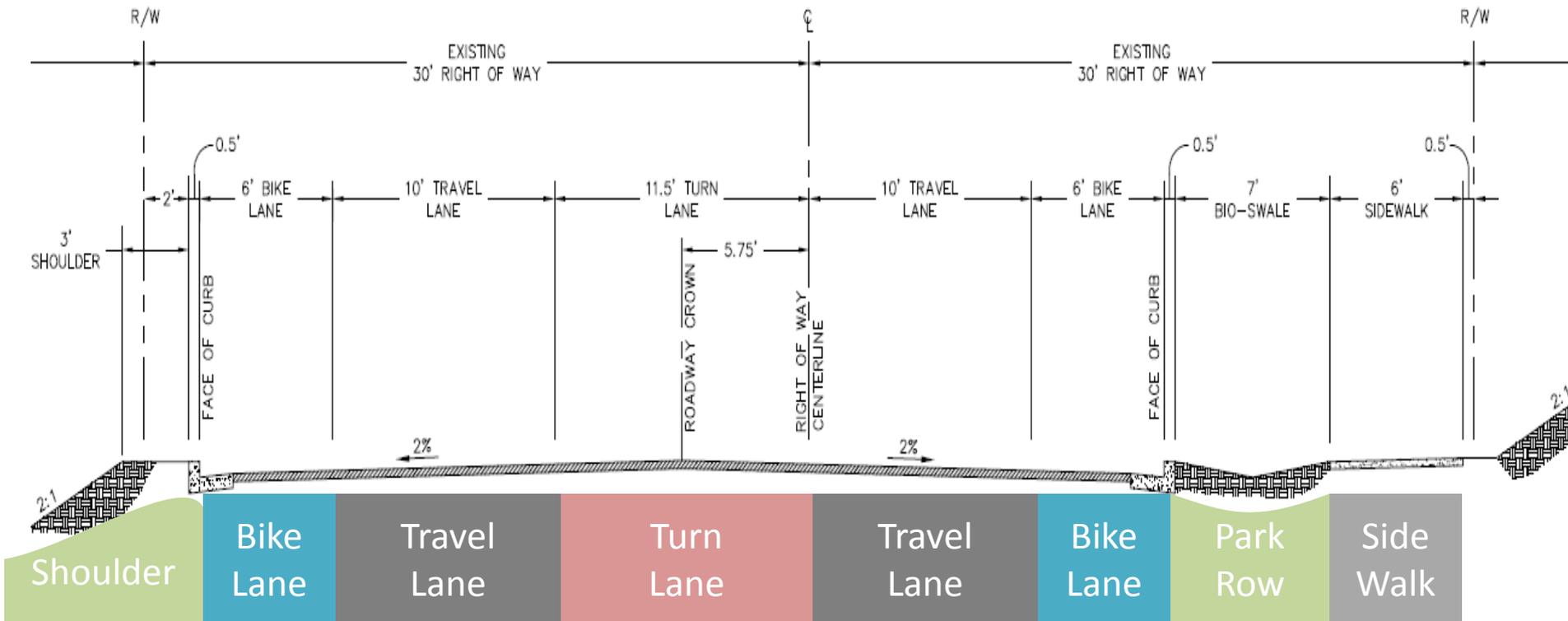
- Pedestrian and bicycle pathways are critical, especially as a means to connect residents with the middle school and the existing bike path.

- Perimeter transportation improvements, including the railroad crossing and improvements to East Main St., are integral and should proceed in concert with development.

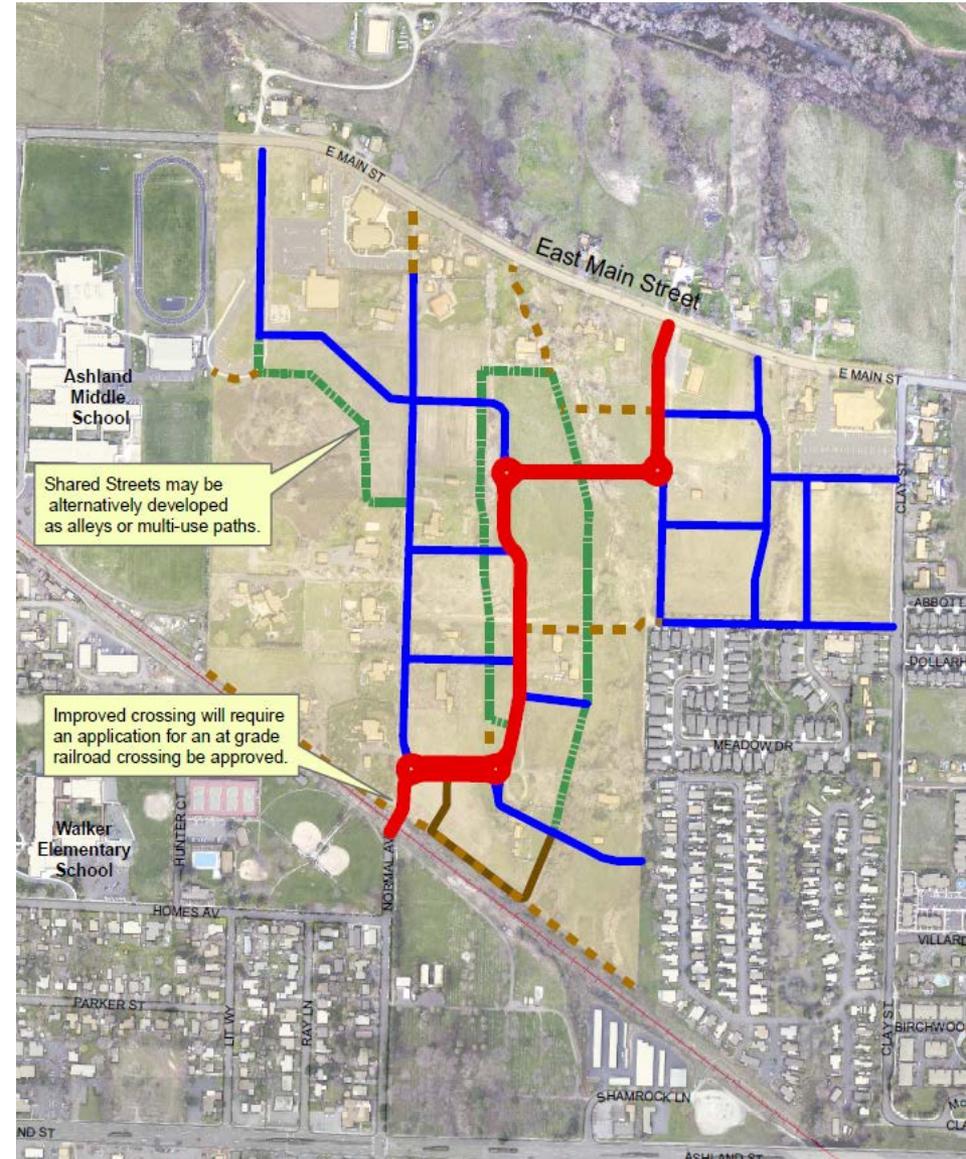


East Main Street Improvements

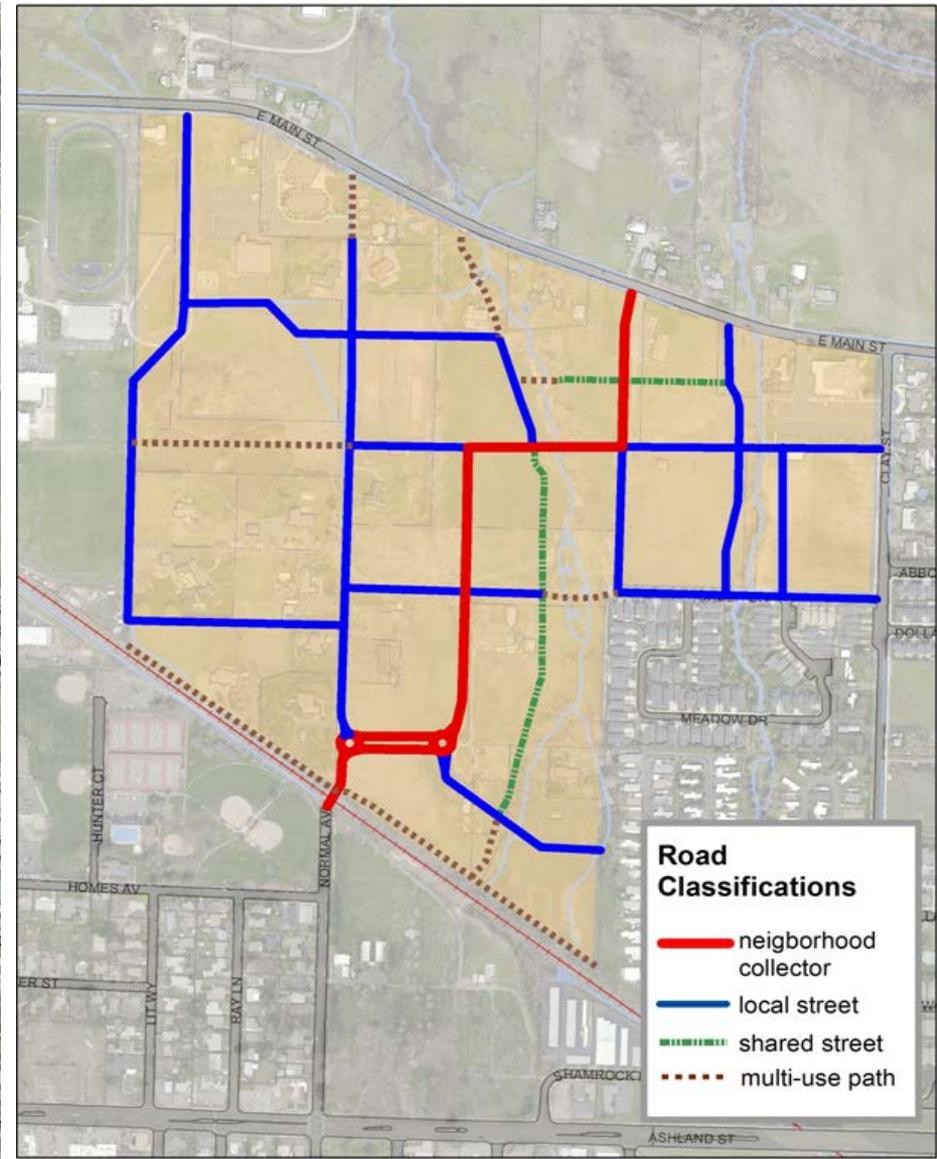
Proposed Typical Cross Section



Street Framework Changes



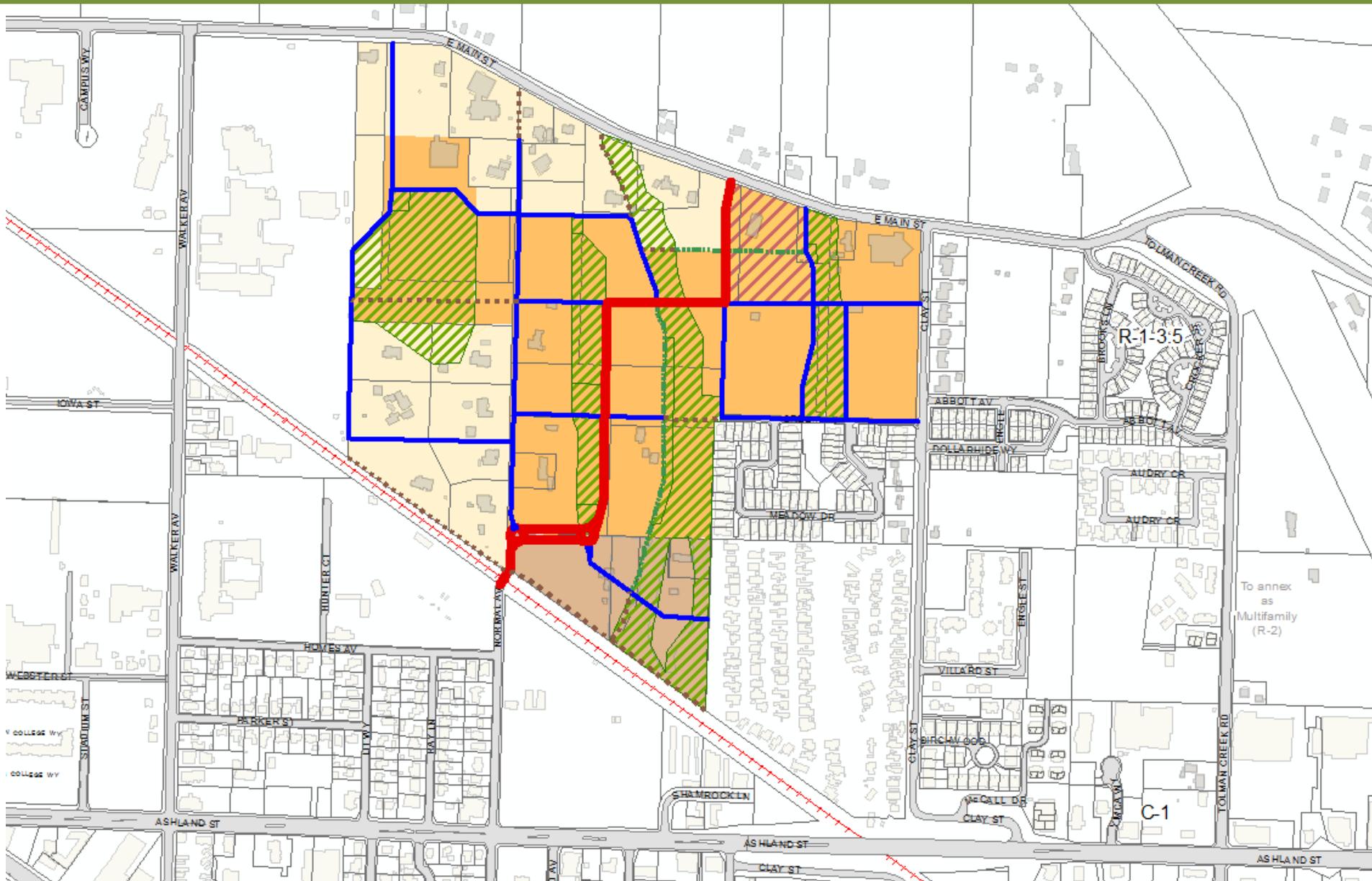
Original Proposal



Revised Proposal

Normal Neighborhood Plan Vicinity

Revised plan



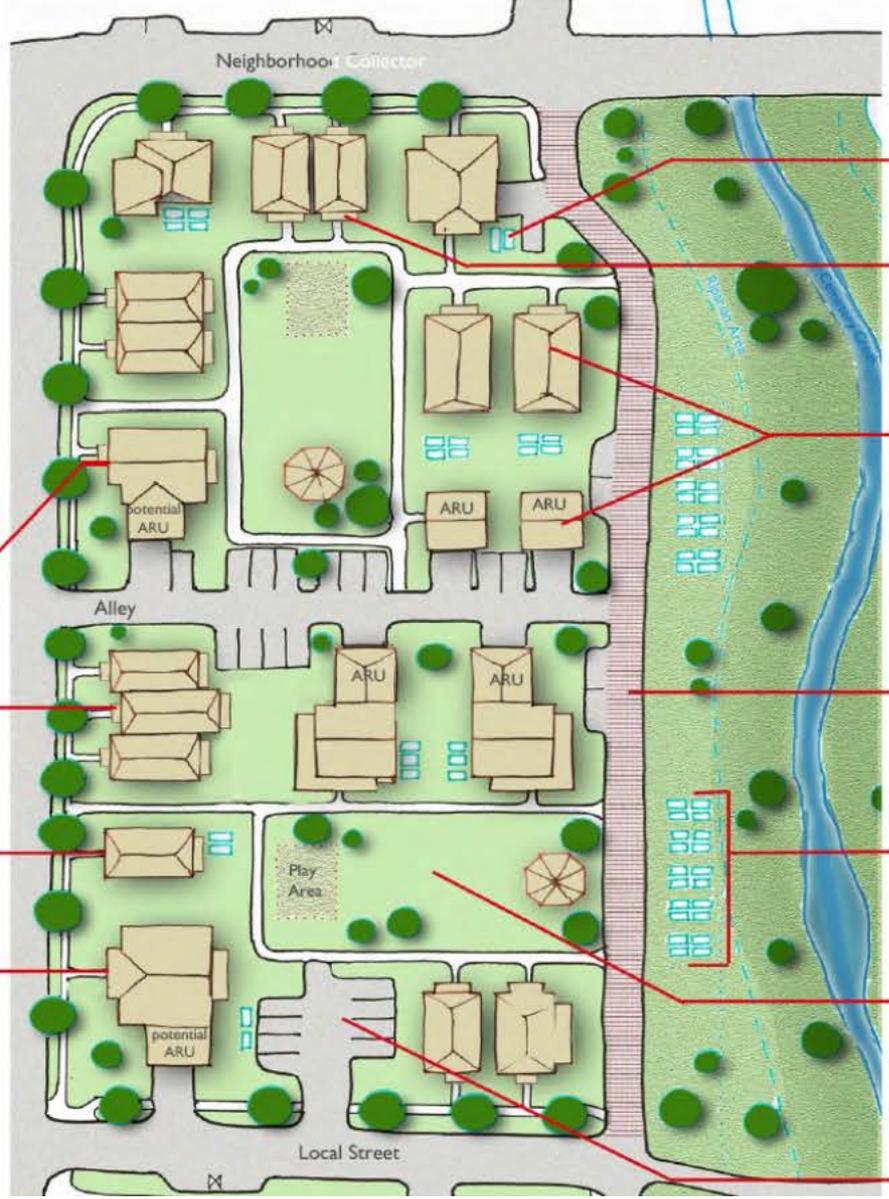
Normal Neighborhood Plan

Neighborhood Template

'New Normal'
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Consolidated Parking Areas

Normal Neighborhood Plan Working Group

Next Steps

Transportation Commission Update: 4/23/2015

Planning Commission Public Hearing: 4/28/2015

City Council Public Hearings: 5/19/2015 & 6/16/2015



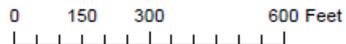
Appendix

Code section	Change proposed
18.3.4.030 C.1	Added “A change in the Plan layout that provides an additional vehicular access point onto East Main Street or Clay Street.” as a major amendment requiring a Type II public hearing.
18.3.4.040 A.1-4	Modified Land Use designations to NN-1-5, NN-1-3.5, NN-1-3.5-C, and NN-2. Additionally changed the definition of NN-1-3.5-C to state “multiple compact attached and/or detached dwellings” instead of “multiple dwelling units”.
18.3.040 Table	Modified Land Use designations to NN-1-5, NN-1-3.5, NN-1-3.5-C, and NN-2. Noted the <i>Cottage Housing</i> residential use line is provided as a placeholder to be consistent with Unified Land Use Ordinance when amended.
18.3.050 Table	<p>Included newly adopted dimensional standards (ULUO) for:</p> <ul style="list-style-type: none"> • Minimum Front Yard to an unenclosed front porch - 8ft. or width of a public easement whichever is greater • Maintained 35ft or 2.5 story maximum height. (An increase to 40ft or three-stories through a conditional use permit process was recommended by the Planning Commission but not recommended by the working group. • Amended Maximum Lot Coverage percentages downward to match comparable city zones (NN-1-5 = 50%, NN-1-3.5= 55%, NN-2 = 65%) • Amended Minimum Required Landscaping percentages upward to match comparable city zones (NN-1-5 = 50%, NN-1-3.5= 45%, NN-2 = 35%) • Amended Minimum Outdoor Recreation Space requirement for NN-1-3.5 to match comparable city zones (NN-1-3.5 = not applicable)
18.3.4.060 B. 2	Cottage Housing standards were amended to note the requirements and applicable density bonuses are pending ULUO amendments.
18.3.4.075	Added a placeholder section to accommodate any future provisions relating to the establishment and applicability of an advance financing district within the area.
Complete ordinance	Corrected numerous references to the final adopted ULUO section and subsection numbering.



Normal Neighborhood Plan Area Water Resources (Wetlands)

- | | |
|--|--|
|  Significant Wetlands 2007 LWI |  Wetland Delineation Mahar/Livni (2014) |
|  Wetland Buffer 2007 LWI (50ft) |  Wetland Buffer Mahar/Livni (50ft) |
|  Normal Plan Open Space Area | |





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- | | |
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