Snowberry Brook, Ph. II June 11, 2019 Planning Commission Hearing





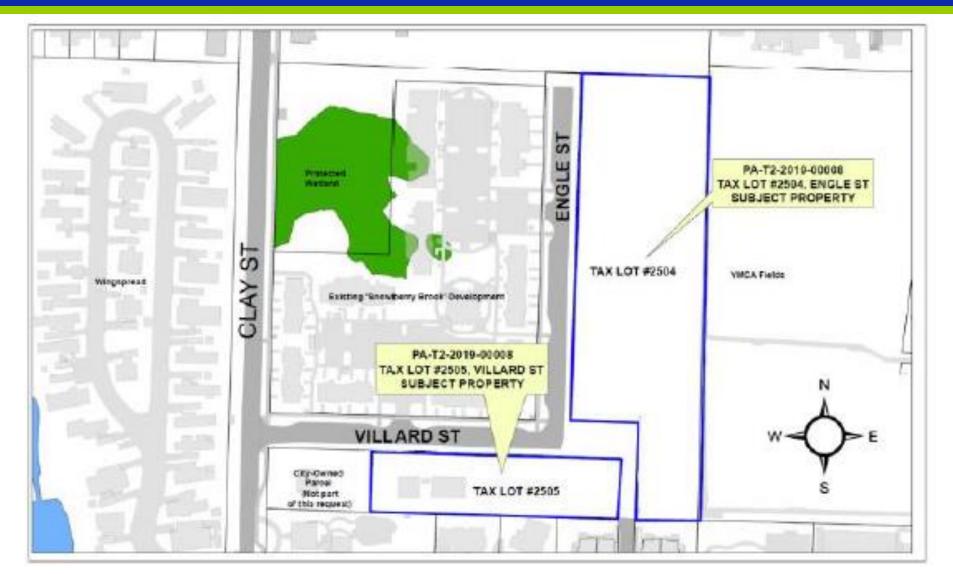


Snowberry Brook, Ph. II The Proposal

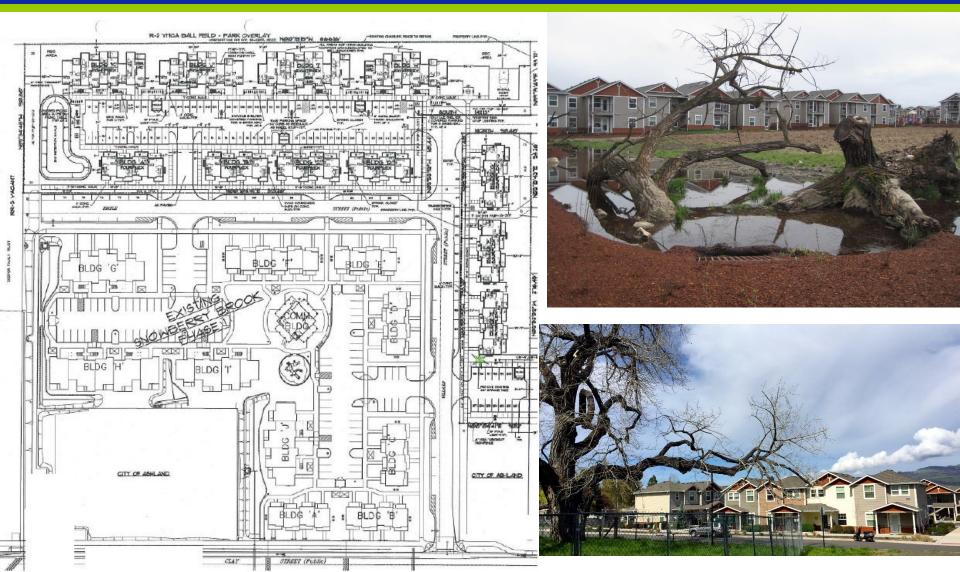
 Site Design Review approval to allow the construction of a 60-unit multi-family development on two tax lots (#2504 & #2505) along Villard and Engle Streets as Phase II of the existing 'Snowberry Brook' development.

- □ Four two-story 8-plex apartment buildings
- □ Seven two-story townhouse 4-plexes.
- Units will consist of ten 1-bedroom flats, 12 2-bedroom flats, ten 3-bedroom flats, and 28 2-bedroom townhomes.
- The application includes a request for Tree Removal Permits to remove three trees:
 - □ One 24-inch diameter Deodar Cedar (*cedrus deodara*) which the project arborist describes as posing a hazard.
 - □ Two 13- to 14-inch scrub almonds in poor condition located in the path of the required sidewalk improvements.
- The application also includes proposals for density bonuses because all units are to be built to Earth Advantage® Gold standards and all units are to be deed-restricted as affordable housing.

Snowberry Brook, Ph. II Vicinity Map



Snowberry Brook, Ph. II Site Plan



Snowberry Brook, Ph. II Context



Snowberry Brook Phase I



Snowberry Brook Phase I



Snowberry Brook, Ph. I



Snowberry Brook, Ph. I Streetscape



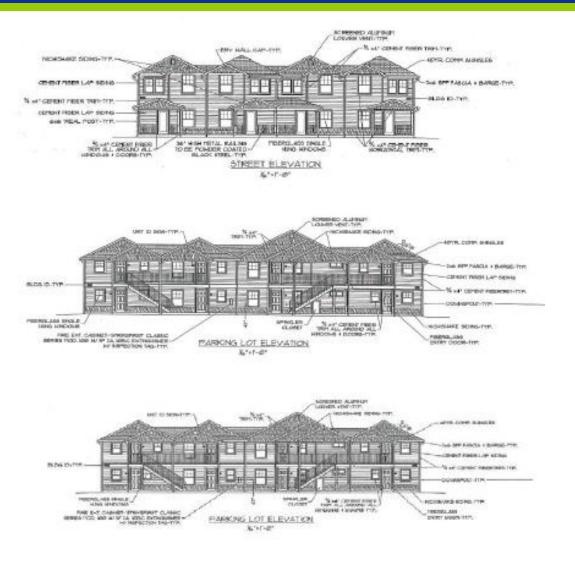








Snowberry Brook, Ph. II Typical Elevations



Snowberry Brook, Ph. Il Density

The base density in the R-2 zoning district allows for $13\frac{1}{2}$ dwelling units per acre. The subject properties' 3.35 acres allow a base density of 45.2 units [3.35 acres x 13.5 du/acre = 45.225 du], and the applicant is proposing density bonuses for providing affordable housing (35 percent) and for conservation housing (15 percent) allowing a 50 percent increase in the base density or 67.8 units [45.225 du x 1.50 = 67.8375]. 60 units are proposed, and conditions have been included to require that all units be deed restricted as affordable and certified as Earth Advantage® Gold to qualify for the

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requested density bonuses.

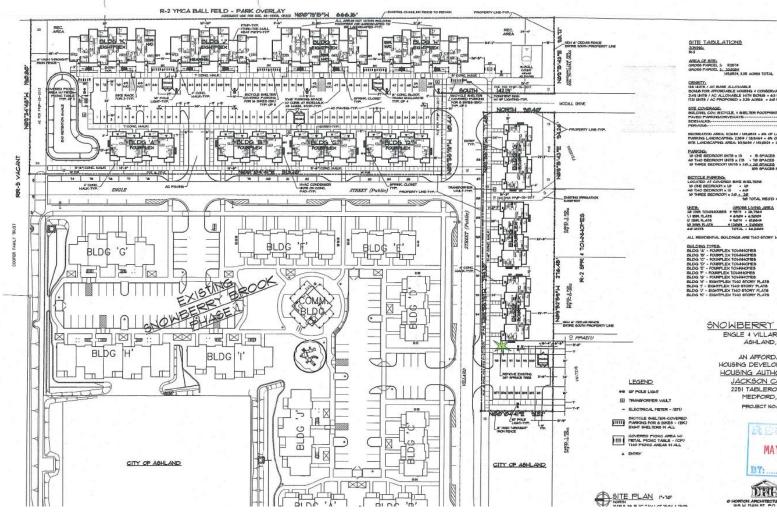
Snowberry Brook, Ph. Il Parking



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105 Off-Street Parking Spaces required for the 60 units proposed. The applicant proposes 86 surface parking spaces and would meet the remaining 19 space requirement using on-street parking credits. 90 covered bicycle parking spaces would also be provided on-site.

Snowberry Brook, Ph. II Site Plan



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CITY OF ASHLAND

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 TOTAL COVERAGE.

 20,5464 / 145,8534 - 20%

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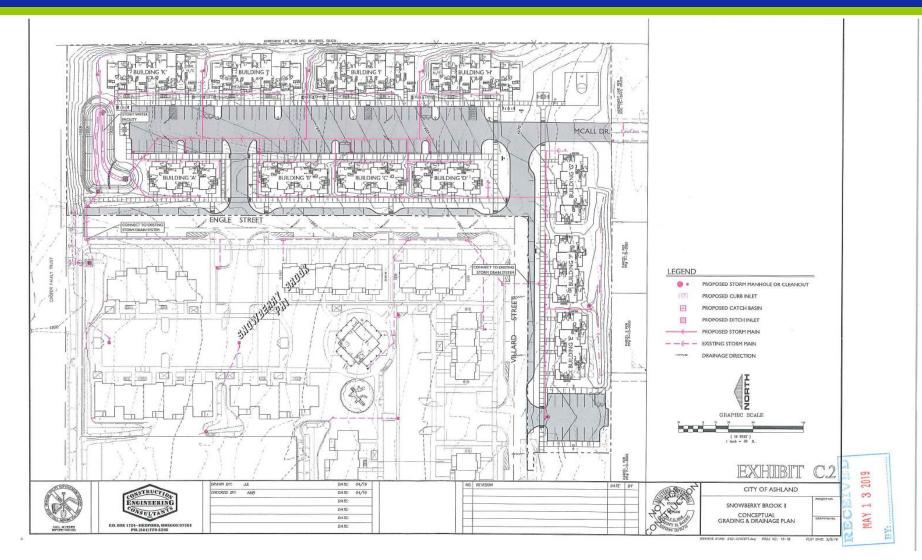
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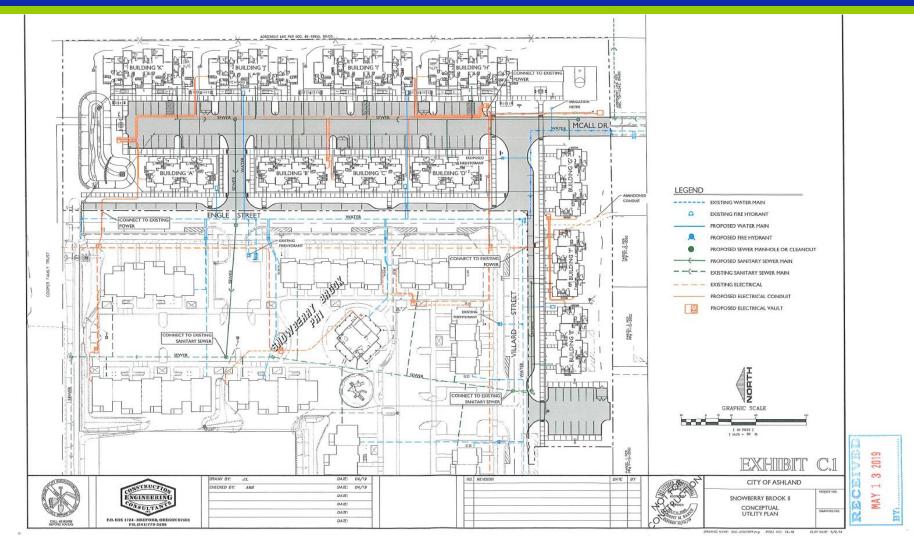
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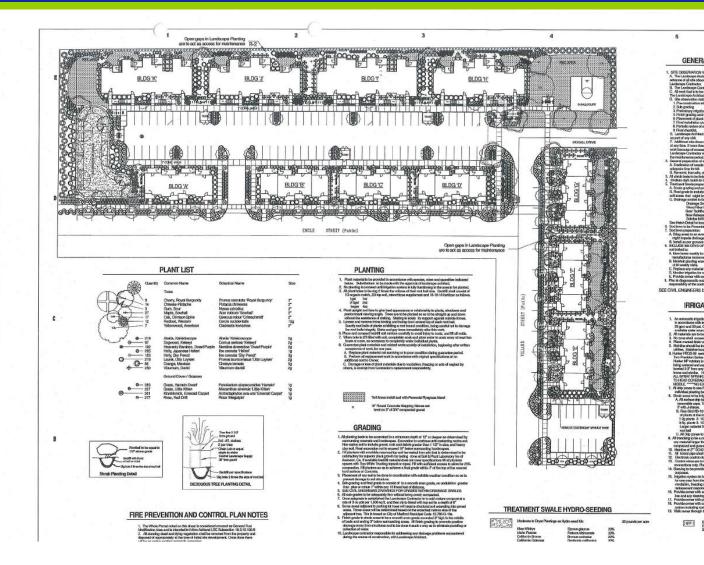
Snowberry Brook, Ph. II Conceptual Grading & Drainage



Snowberry Brook, Ph. II Utility Plan

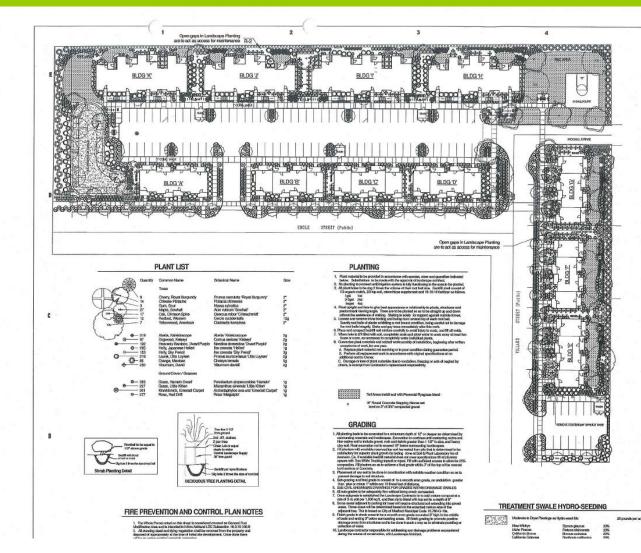


Snowberry Brook, Ph. II Landscape Plan



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Snowberry Brook, Ph. II Open & Recreational Space/Amenities



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CITY OF **ASHLAND**

HOUSING AUTHORITY OF JACKSON COUNTY 2251 TABLEROCK RD, MEDFORD, OR

Snowberry Brook, Ph. I Open & Recreational Space/Amenities



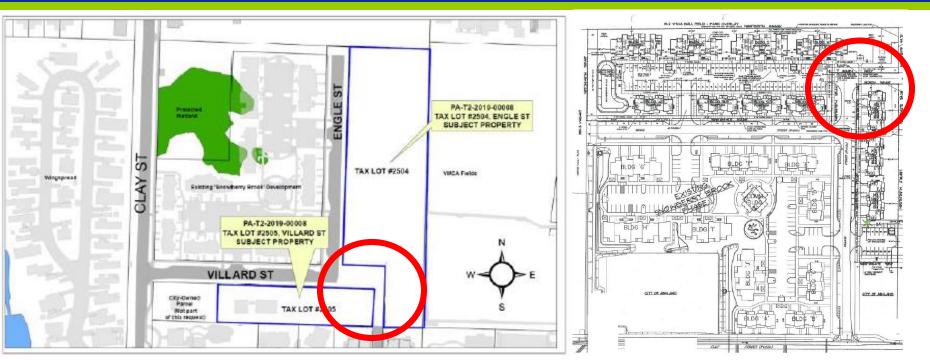
Snowberry Brook, Ph. I Open & Recreational Space/Amenities



Snowberry Brook, Ph. I Open & Recreational Space/Amenities



Snowberry Brook, Ph. II McCall Drive



ASHLAND

Traffic Impact Analysis (**TIA**) by S.O. Transportation Engineering, LLC concludes that the 60-units can be approved without adverse impacts to the transportation system. **TIA** recommends limiting McCall Drive to bicycles, pedestrians and emergency vehicles, and restricting regular vehicle traffic, to avoid cut-through traffic. [**NOTE:** *Connection is in the TSP, right-of-way is already dedicated, and with the sale to HAJC, the city is to pay for the McCall Drive connection.*]

Snowberry Brook, Ph. Il Connectivity



Snowberry Brook, Ph. II Connectivity – Clay to Tolman



Snowberry Brook, Ph. II Connectivity – McCall & Birchwood



Snowberry Brook, Ph. II McCall Drive

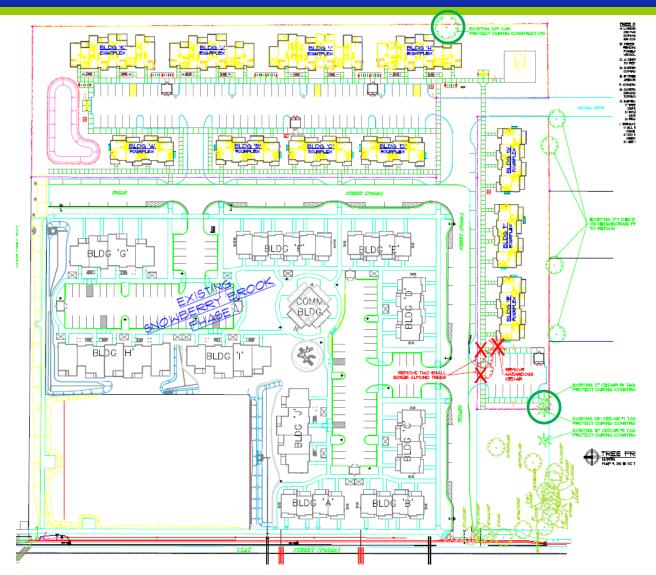






Staff recommend requiring alley-level of improvements for McCall to support at a minimum bicycles, pedestrians and emergency vehicles. Applicants would work with Public Works/Engineering & Transportation Commission to determine if restricting motor vehicle traffic is appropriate.

Snowberry Brook, Ph. II Tree Protection Plan



Snowberry Brook, Ph. II Trees: Cedar & Almonds





Snowberry Brook, Ph. II Trees: 20-inch Oak to be protected...



Snowberry Brook, Ph. II Trees: Tree Commission Recommendation

The Tree Commission recommended **approving** the application subject to the following:

- 1. The applicant shall mitigate the three trees to be removed with large stature deciduous trees which shall measures no less than 1.5-inches in caliper.
- 2. The mitigation trees shall be planted within one year of the tree being removed.

Snowberry Brook, Ph. II 'Possible Wetland'



ASHLAND

Wetland delineation determined that there were no jurisdictional wetlands or other waters of the state within the study area. Oregon Department of State Lands (DSL) has concurred.

Snowberry Brook, Ph. II June 11, 2019 Planning Commission Hearing





