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





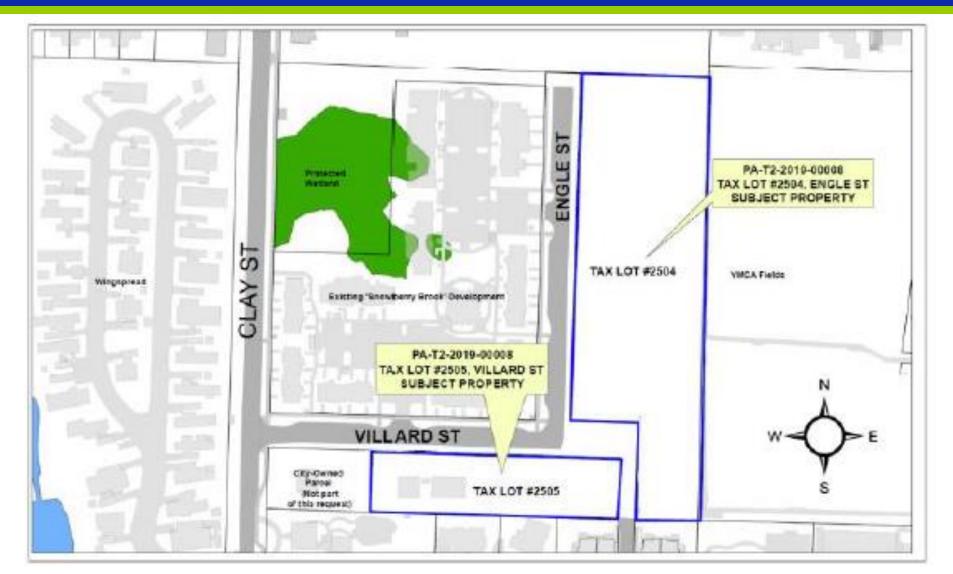


## Snowberry Brook, Ph. II The Proposal

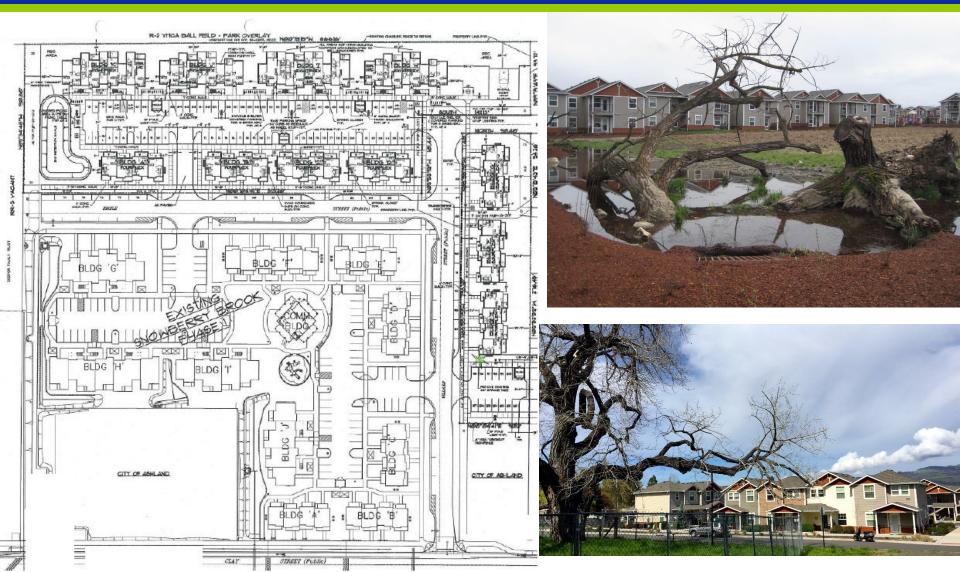
 Site Design Review approval to allow the construction of a 60-unit multi-family development on two tax lots (#2504 & #2505) along Villard and Engle Streets as Phase II of the existing 'Snowberry Brook' development.

- □ 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



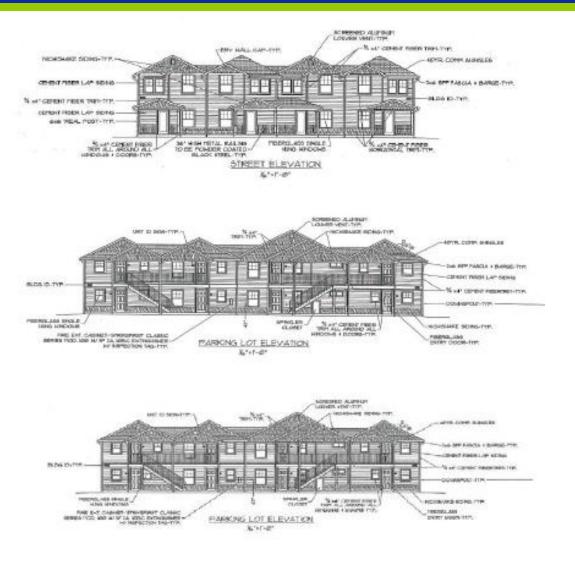








## **Snowberry Brook, Ph. II** Typical Elevations



## 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.

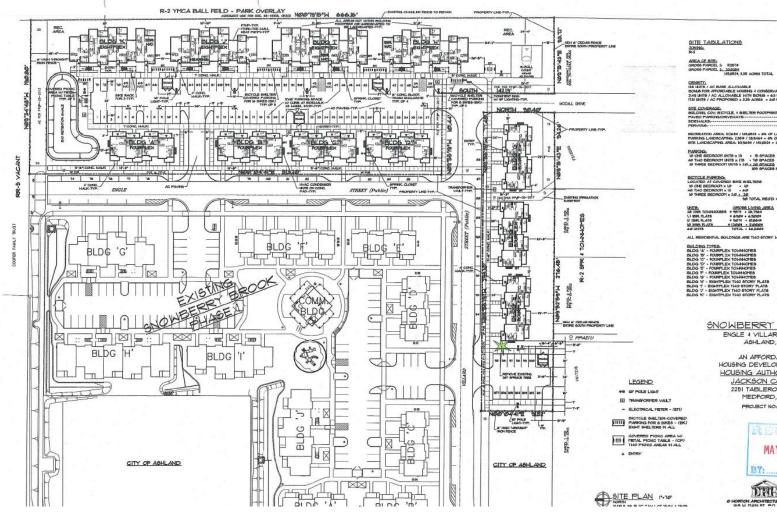
## Snowberry Brook, Ph. Il Parking



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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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 20,5464 / 145,8534 - 20%

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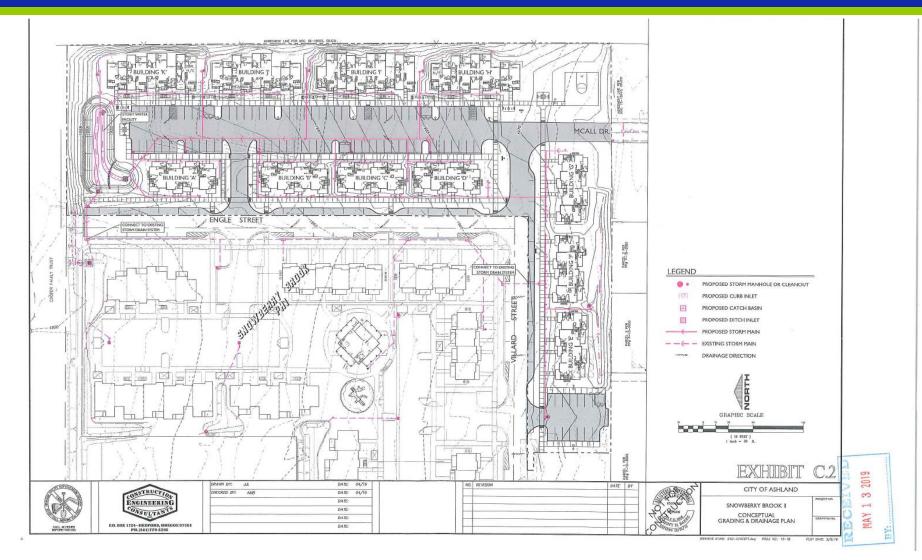
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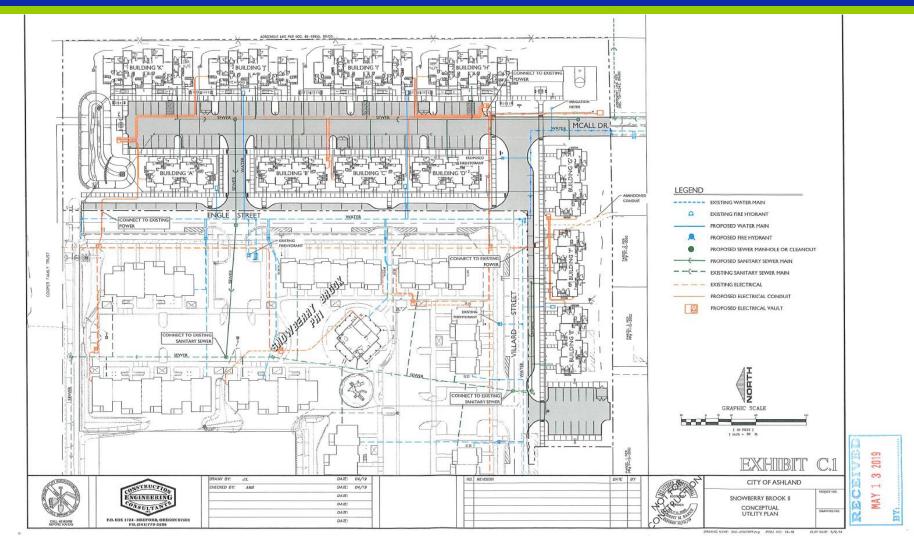
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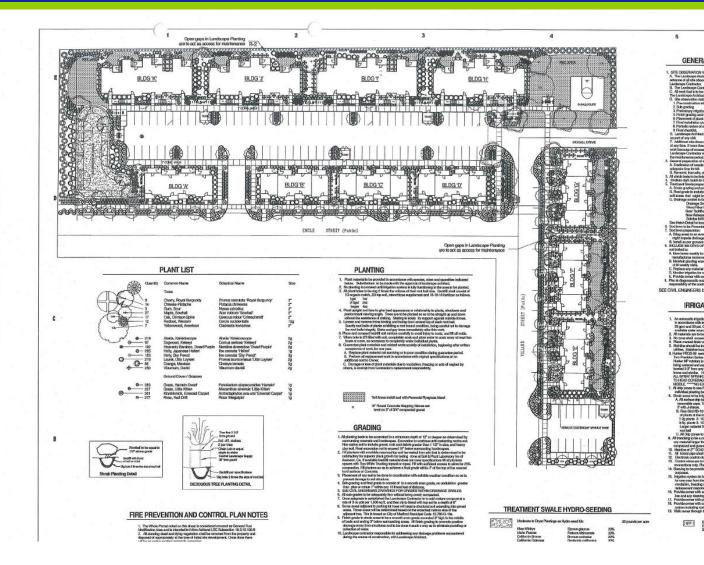
## Snowberry Brook, Ph. II Conceptual Grading & Drainage



## Snowberry Brook, Ph. II Utility Plan

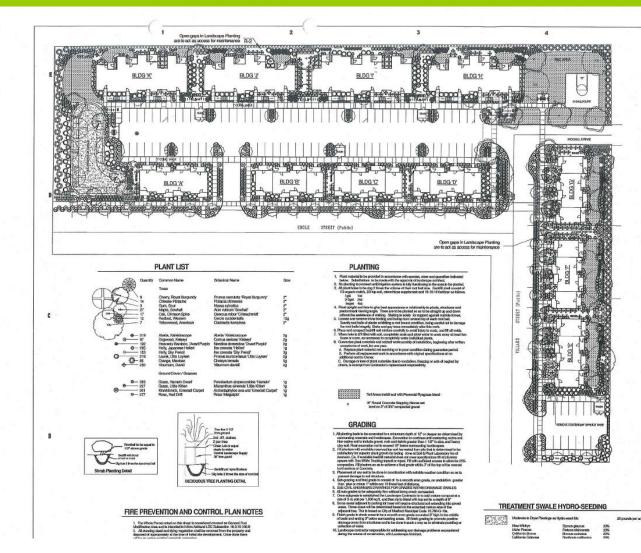


## Snowberry Brook, Ph. II Landscape Plan



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



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

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



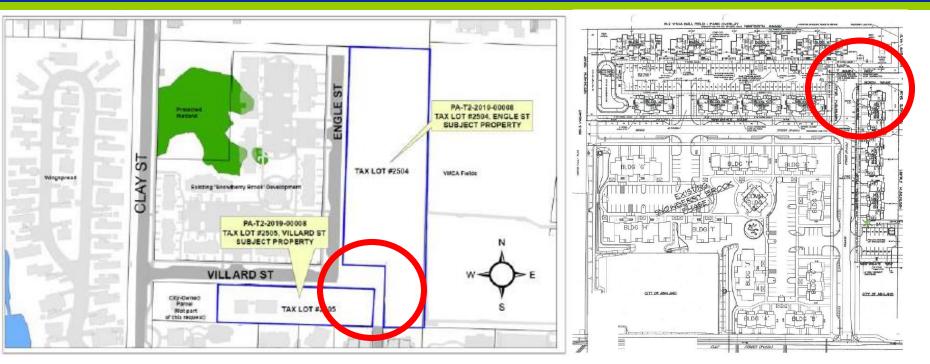
#### **Snowberry Brook, Ph. I** Open & Recreational Space/Amenities



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



## Snowberry Brook, Ph. II McCall Drive



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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

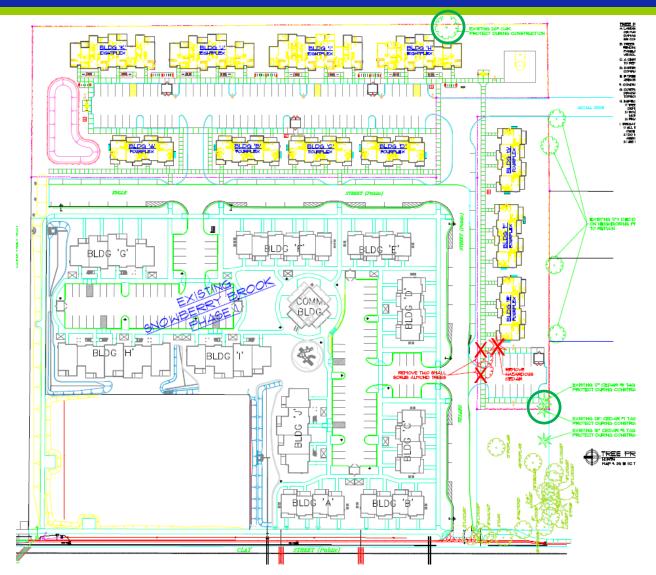






Staff recommend requiring alley-level of improvements for McCall to support at a minimum bicycles, pedestrians and emergency vehicles. Applicants would work with Public Works/Engineering & Transportation Commission to determine if restricting motor vehicle traffic is appropriate.

## 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'



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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





