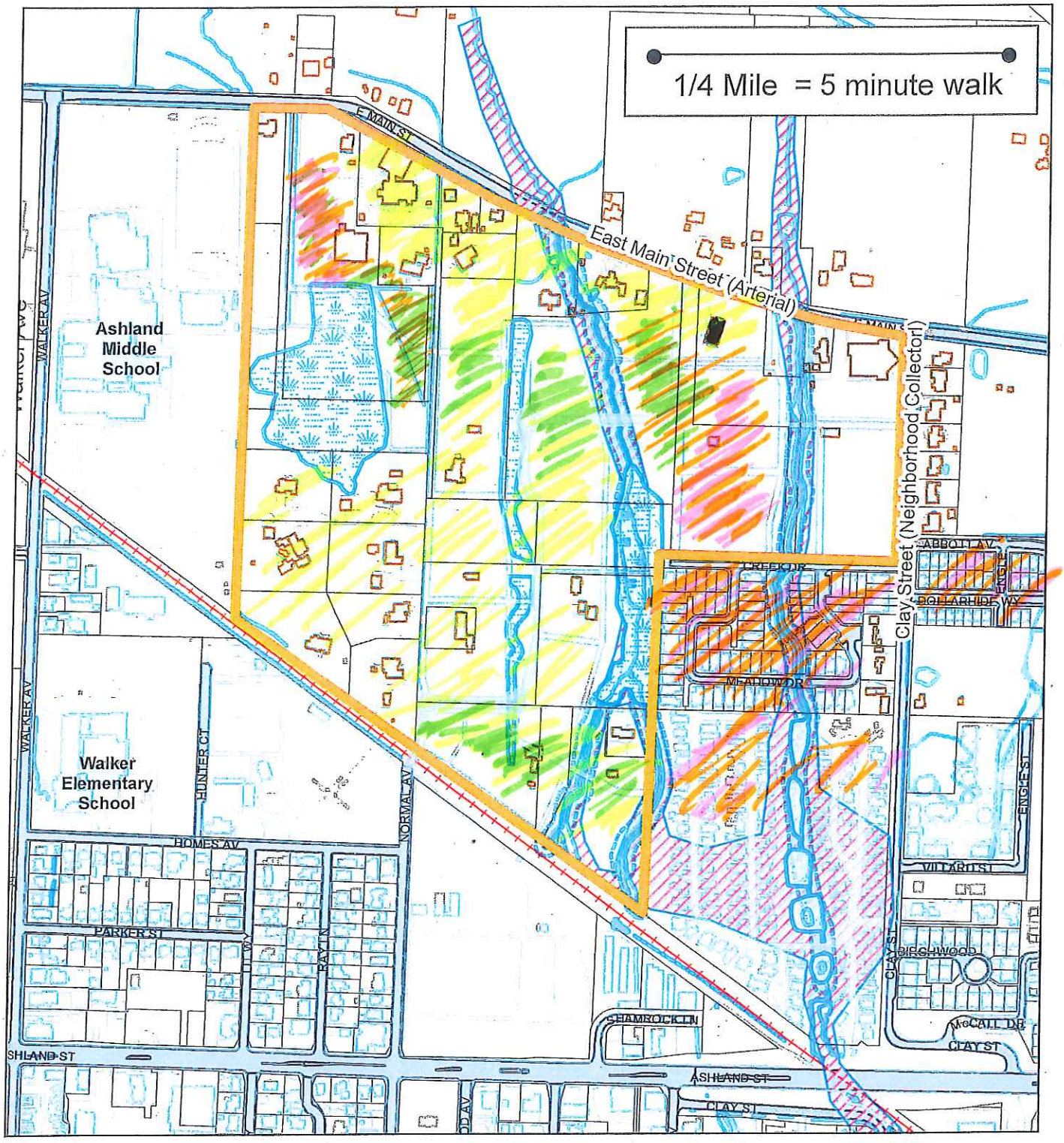
CITY OF ASHLAND

Michael

Normal Neighborhood Plan



500 Feet

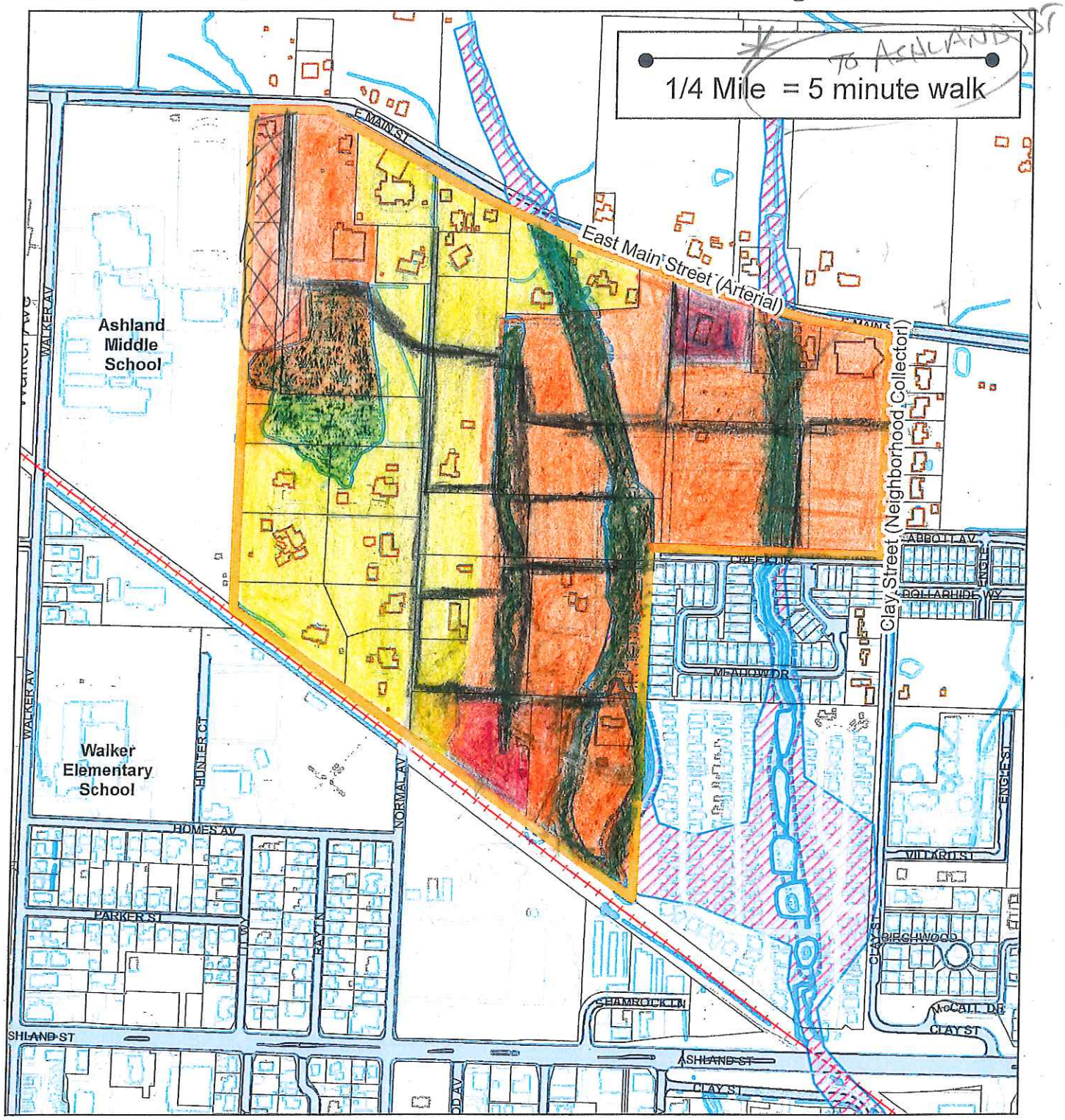
- Single Dwellings (5 units per acre)
- Clustered Housing (10 units per acre)
- Multiple Dwellings (15 units per acre)
- Openspace
- Wetlands (2007 LWI)
- Riparian Buffer
- Ashland Floodplains
- Buildings in Plan area
- Proposed Street (draft plan streets in light gray)

Working Group
Alternative Mapping Excercise
July 10, 2014

KAPLAN 7/10/2014

CITY OF ASHLAND

Normal Neighborhood Plan



NN-01 Single Dwellings (5 units per acre)

NN-02 Clustered Housing (10 units per acre)

NN-03 Multiple Dwellings (15 units per acre)

NN-03-C Openspace

Proposed Street (draft plan streets in light gray)

Wetlands (2007 LWI)

Riparian Buffer

Ashland Floodplains

Buildings in Plan area

XX NO BOLD

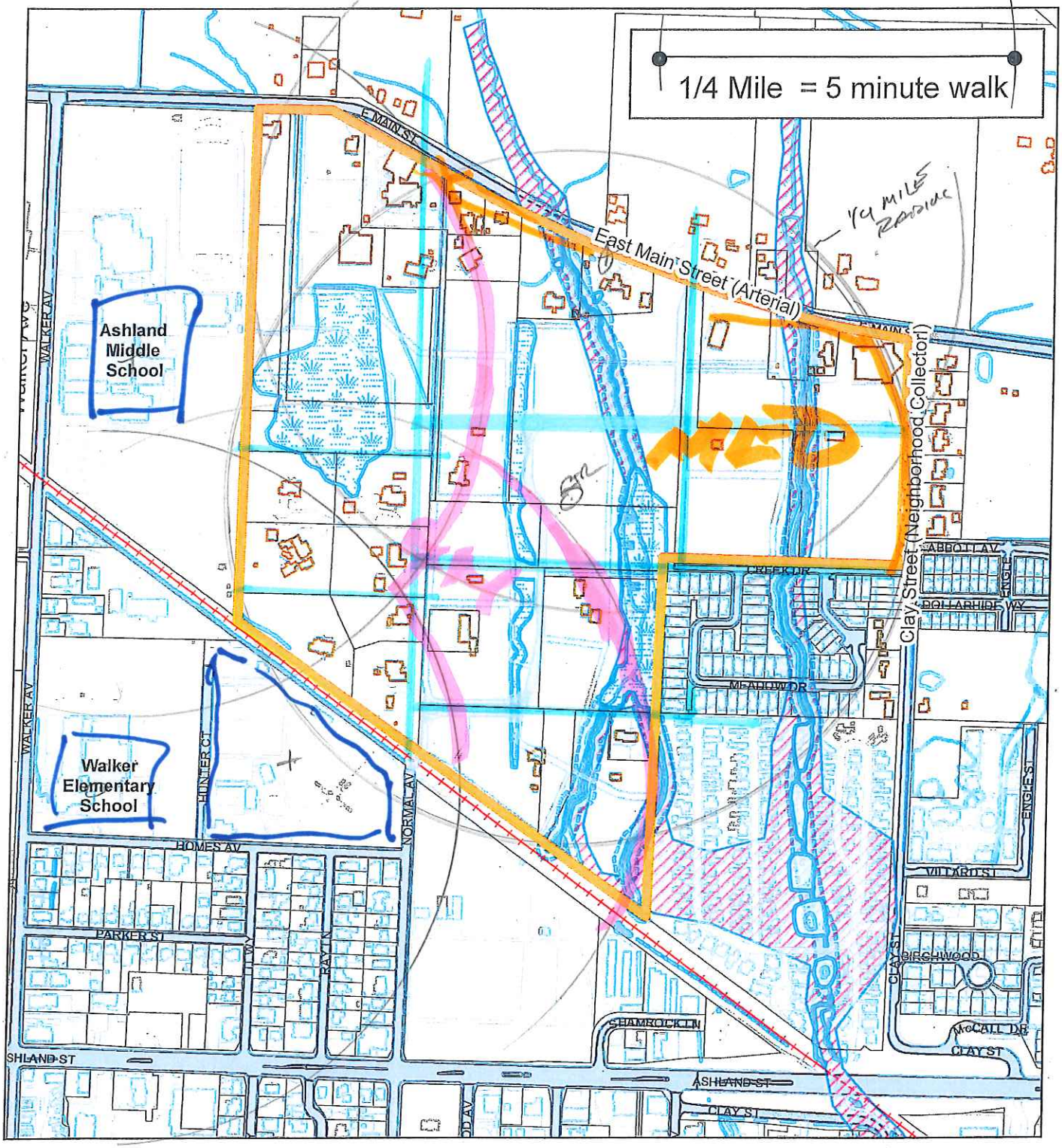
Working Group
Alternative Mapping Excercise
July 10, 2014

MIKE MORRIS

1 MILE = 20 MIN

CITY OF ASHLAND

Normal Neighborhood Plan



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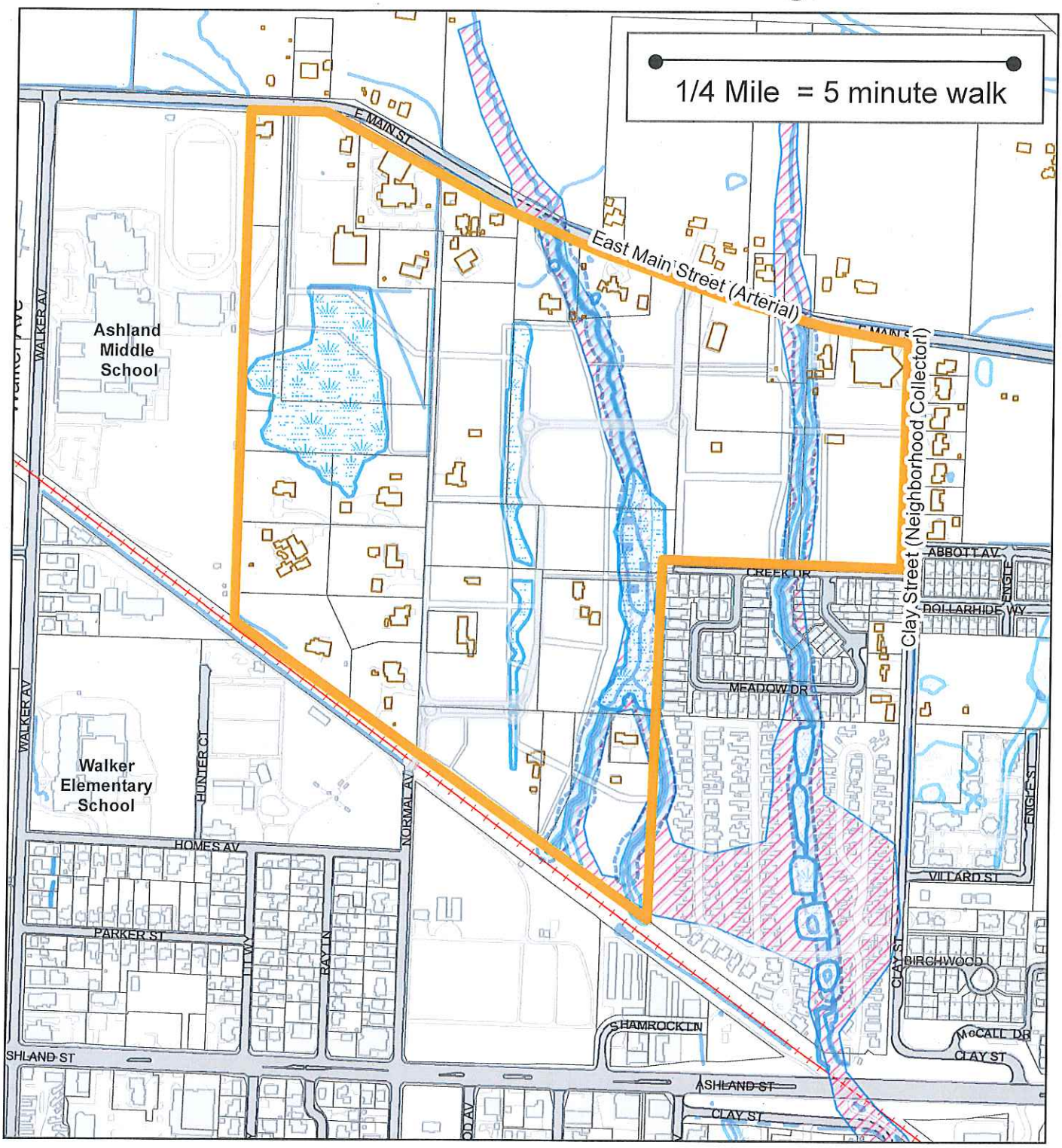
Working Group
Alternative Mapping Excercise
July 10, 2014

CITY OF ASHLAND

John S

Normal Neighborhood Plan



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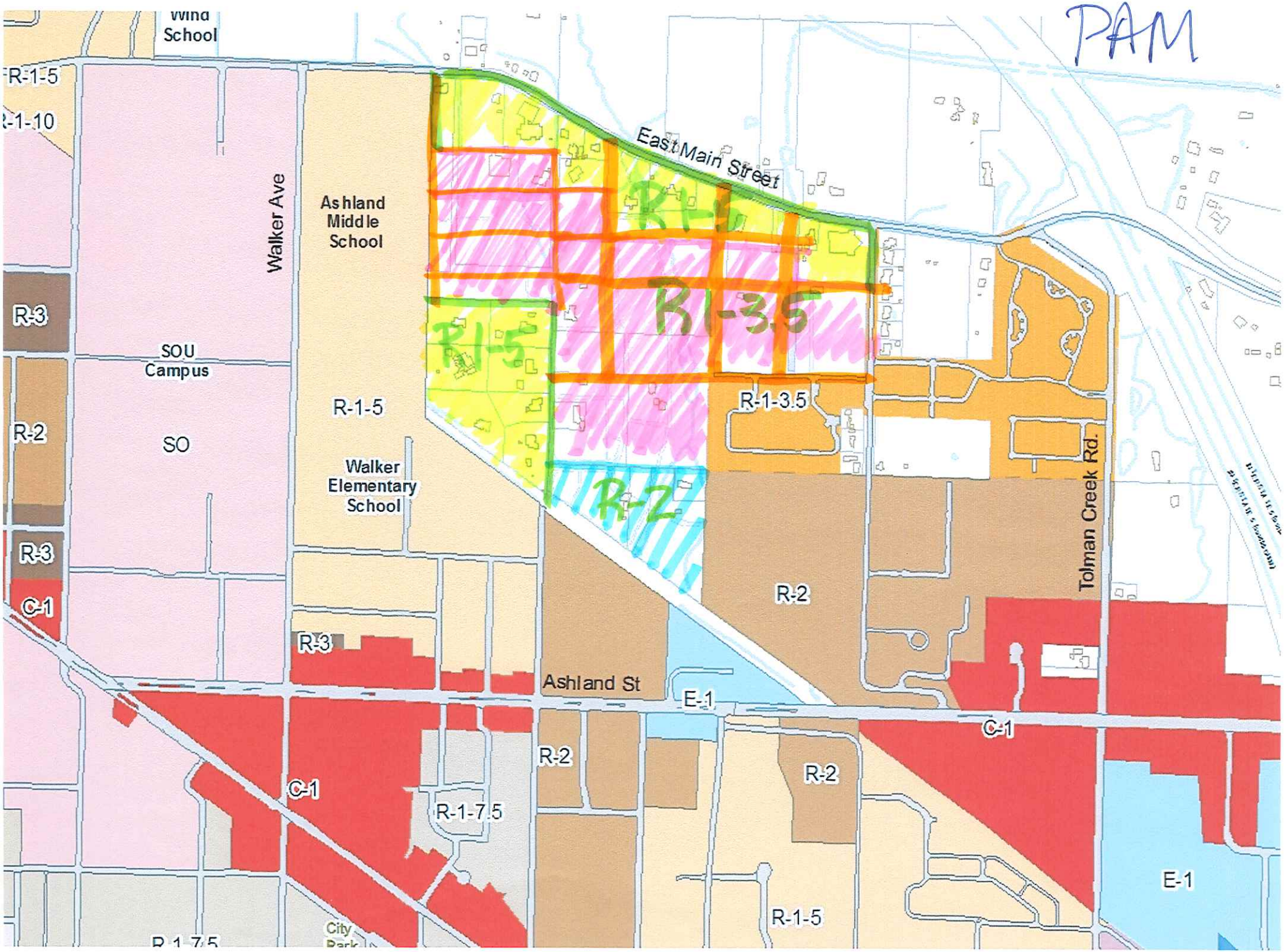
Working Group
Alternative Mapping Excercise
July 10, 2014


PAM
Wind School
R-1-5
-1-10
East Main Street
Walker Ave
Ashland Middle School
R-1-5
R-1-3.5
R-1-5
R-2
R-3
SOU Campus
SO
R-1-5
R-1-3.5
R-2
Walker Elementary School
Tolman Creek Rd.
R-3
C-1
R-2
R-3
Ashland St
E-1
C-1
R-2
R-2
C-1
R-1-7.5
E-1
R-1-5
City Park
R-1-7.5

NN-02 ALONG EAST MAIN ST.
MAINTAINS OPPORTUNITY FOR LONG TERM
NEIGHBORHOOD SERVING COMMERCIAL

STREETS REALIGNED TO ADDRESS EAST-WEST GRID CONNECTIVITY

REDUCTION IN INTERSECTION OFF-SETS.
(off-sets initially intended to slow traffic)

DESIGN STANDARDS OVERLAY AREAS

- ESTABLISH "EDGE" STANDARDS TO ADDRESS RURAL/URBAN INTERFACE AND NEIGHBORHOOD CHARACTER.
  - ENSURE MASSING, SCALE, FOOTPRINT COVERAGE IS COMPATABLE WITH CHARACTER OF AREA

DEVELOPED AREAS DESIGNATED AS NN-01 - SINGLE FAMILY.

- LONG TERM OPPORTUNITIES EXIST FOR SMALLER LOT DEVELOPMENT WITH ACCESORY RES. UNITS

NEW ROAD PROVIDES FOR REDEVELOPMENT OPPORTUNITIES AND AN EAST-WEST CONNECTION TO ASHLAND MIDDLE SCHOOL.

NN-03 RELOCATED TO THE SOUTH TO ADDRESS RURAL/URBAN INTERFACE ISSUES ON EAST MAIN STREET

- BOUNDED BY A "GREEN BELT" ON THREE SIDES WITH WETLANDS TO THE WEST, RIPARIAN AREAS TO THE EAST, AND A CEMETARY TO THE SOUTH
- CLOSER PROXIMITY TO CENTRAL BIKE PATH, SCHOOLS, SOU, TRANSIT, AND COMMERCIAL CENTERS

NORMAL WORKING GROUP
STAFF MAPPING EXERCISE
7/10/2014