

Washington St. /Tolman Creek Rd. Street Connection Project Scope

The Ashland Public Works Department proposes to:

1. Purchase a 54 feet wide section of property at current market value to dedicate as new Right of Way (ROW) for a commercial street connection between Washington Street & Tolman Creek Road through the current IPCO printing property. This new ROW would parallel and offset approximately 10 feet to the north of the centerline of the existing Washington Street ROW,
2. Build, own, and maintain this approximately 700 feet long, 28 feet wide paved road with curb, "park row", and 6 feet wide sidewalks.
3. Construct and maintain an approximately 80 feet span stream crossing structure over Hamilton Creek, to support the new roadway and sidewalk. The crossing structure will be designed to meet or exceed the most current stormwater quality mitigation requirements and standards. Riparian restoration of the creek bed and banks will be included to the maximum extent practicable.
4. Relocate existing utilities as required, without diminishing utility services quality to the development, including water pressure and electric power.
5. Assist the development to adjust the location of the existing conservation easement across private property to the match the new FEMA flood map and Ashland Water Resources Protection Ordinance boundaries. If allowed by FEMA, the City will allow building E as shown with parking at the southeast corner with utility and road access over that area.
7. Allow the development to use any land recovered, and use the area over the existing pipe culvert, as deemed appropriate by FEMA, and allow the development to clean out and maintain blackberry and weed infested areas and use these areas for landscape credits.
8. Assist the development in preparing a master plan that will include parking and driveways in specified locations to be formally accepted through the City's planning process. The associated City planning costs will be paid by the City.

