

## Land Use Decision amending the Comprehensive Plan Map designation and zoning for 475 E Nevada Street

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Mon 5/14/2018 1:14 PM

To: planning <planning@ashland.or.us>;

### City Council Members:

We will be out of area and unable to attend the Tuesday, May 15th City Council meeting, at which this land use decision will be decided, so we are submitting written comments to be entered into the record at the meeting.

We have concerns regarding the proposed development, which are outlined below:

There has been little if any discussion of the project among residents of Meadowbrook Park, as no one knows about it. The residents of Skylark and Mountain Meadows will be affected as well, and the majority are unaware of it. Signs on the property came down long ago. The concerns center around increased traffic and safety, and we question the need for additional units in this area.

Due to the road diet on North Main Street, Eagle Mill Road has become an alternate route, and is quite dangerous to travel. When traffic comes off Eagle Mill onto Mountain, the cars can be going pretty fast, and the turn off into and out of narrow East Nevada can be dangerous, as it is difficult to see oncoming traffic. As well, there are residents of the areas that are crossing South Mountain in that area. Once you are on East Nevada, the proposed extension off East Nevada (new street) is on a 15 mile per hour corner, which is already very dangerous, as it is narrow and you cannot see oncoming traffic or pedestrians as you go around the corner. If cars are parked on the side of the street (which is allowed and is common), one car can barely pass through. There is no sidewalk on a portion of E Nevada and pedestrians from Skylark and Mountain Meadows walk on the street, which is already dangerous. It is difficult to understand how the existing streets can safely accommodate the addition of 20 - 23 more housing units.

The extension of Camelot Drive to the new subdivision, with no sidewalk on East Nevada for a portion of the street; with the proposed pedestrian crossing is also problematic, as East Nevada curves quite a bit and you would not be able to see pedestrians that would be crossing as you are driving up the hill. As well, East Nevada is quite narrow and if cars are parked on the street, only one car is able to pass through at a time.

Meadowbrook Park is not built out yet; there are some lots yet to be built on, and a proposed condominium project is approved, on the corner of Fair Oaks and North Mountain, with construction not started yet, which will add more units and limited parking.

It is our feeling that the project should be denied at this time. The site does not appear to be suitable for a safe development on this scale. Until Meadowbrook Park is built out, it cannot be known what the traffic picture in the area truly is, and we don't see the need for additional units in the area, when there are already many approved, which are not yet built.

Thank you,

Brian and Joanne Johns  
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