Spring Valley Pocket Neighborhood (Port Townsend, WA) by Ross Chapin Architects

CITY OF ASHLAND

The Cottages at West Village

Planning Commission Hearing

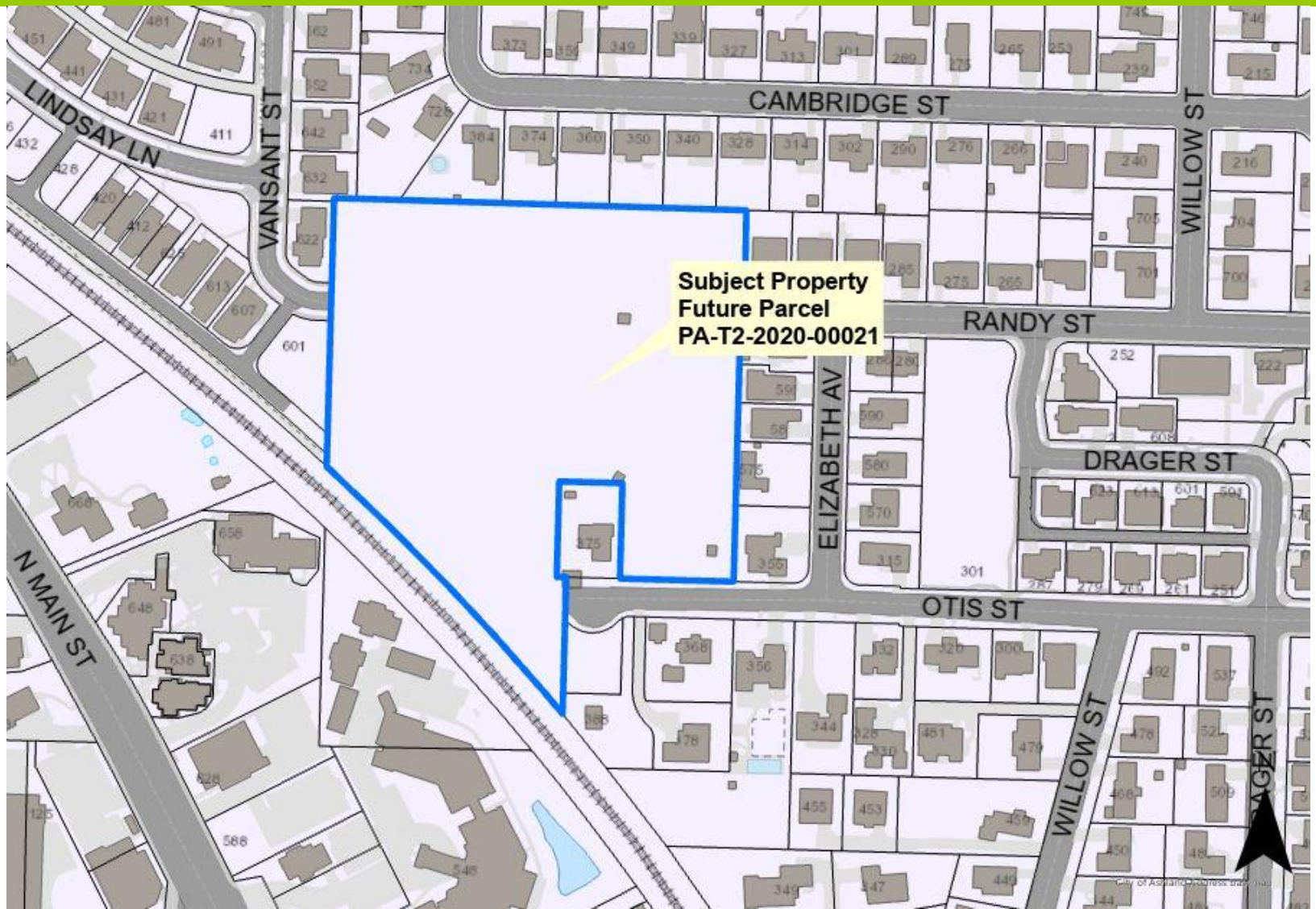
November 10, 2020

Proposal
The Cottages at West Village

PA-T2-2020-00021: A request for Outline Plan and Site Design Review approvals for a 13-lot Performance Standards Options subdivision with a 12-unit Cottage Housing Development for the vacant property on Otis Street (39 1E Map 05AD, Tax Lot #200) which is Lot 15 in the recently approved West Village Subdivision.

Vicinity Map

The Cottages at West Village



Aerial Photo

The Cottages at West Village

West Village Subdivision

The Cottages at West Village

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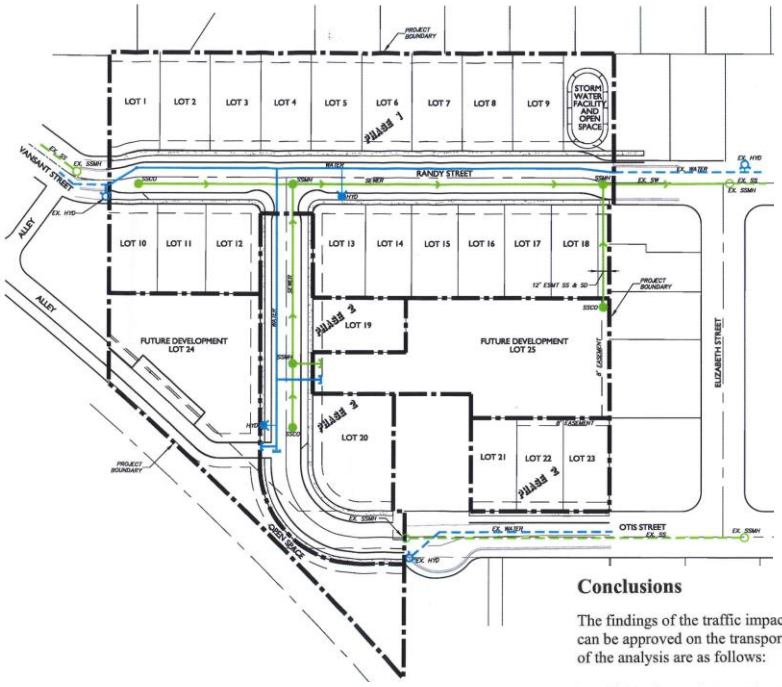

Conclusions

S.O. Transportation Engineering, LLC

The findings of the traffic impact analysis conclude that the proposed 40-unit residential subdivision can be approved on the transportation system without creating adverse operational impacts. Results of the analysis are as follows:

1. All study area intersections are shown to operate within performance standards under existing year 2019 and design year 2022 no-build and build conditions during both the a.m. and p.m. peak hours.
2. Study area intersection 95th percentile queue lengths were shown to stay within available link distances for all analysis scenarios.
3. There is no crash history in the area, nor any reported crashes at any of the study area intersections within the most recent five years.
4. Left and right turn lane criterion is not shown to be met on any study area street under design year 2022 full build conditions.
5. Speeding was evaluated in the study area and not shown to be a safety concern.
6. Cut through traffic was considered through the Van Sant Street connection to the subject property and shown to potentially increase traffic on Willow Street, but not create capacity or safety concerns.

This analysis was undertaken to address issues of compliance with the City of Ashland Comprehensive Plan and Land Development Code. Based upon our findings, it is concluded that streets and intersections serving the subject property will accommodate projected a.m. and p.m. peak hour traffic volumes from the proposed 40-unit residential subdivision without degrading the performance of an existing or planned facility such that it would not meet the performance standard identified in the City's Transportation System Plan (TSP).

August 2019

The Cottages at West Village

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October 2020

The Cottages at West Village

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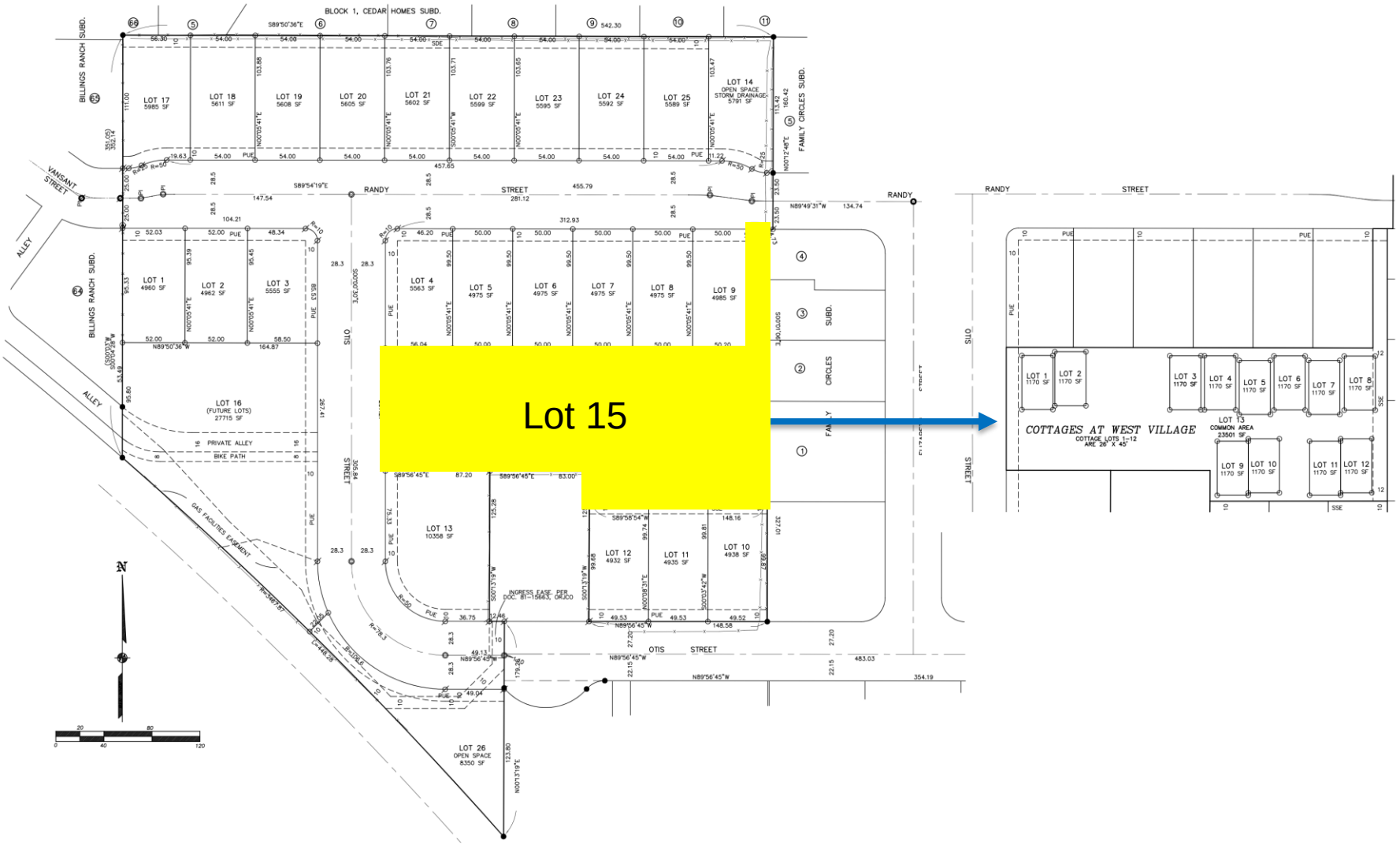
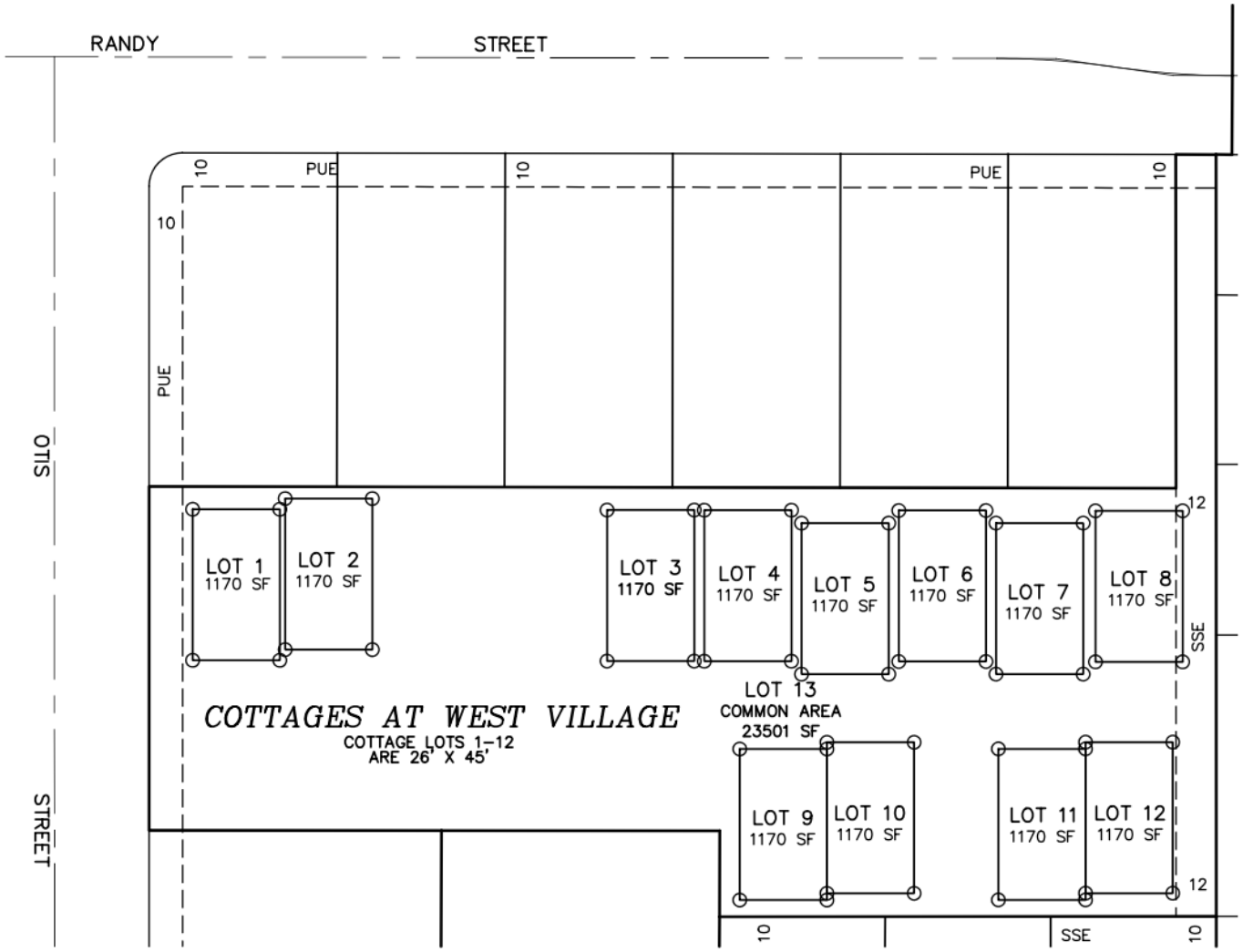
The Cottages at West Village



Lot Layout

The Cottages at West Village



Utility & Drainage Plan

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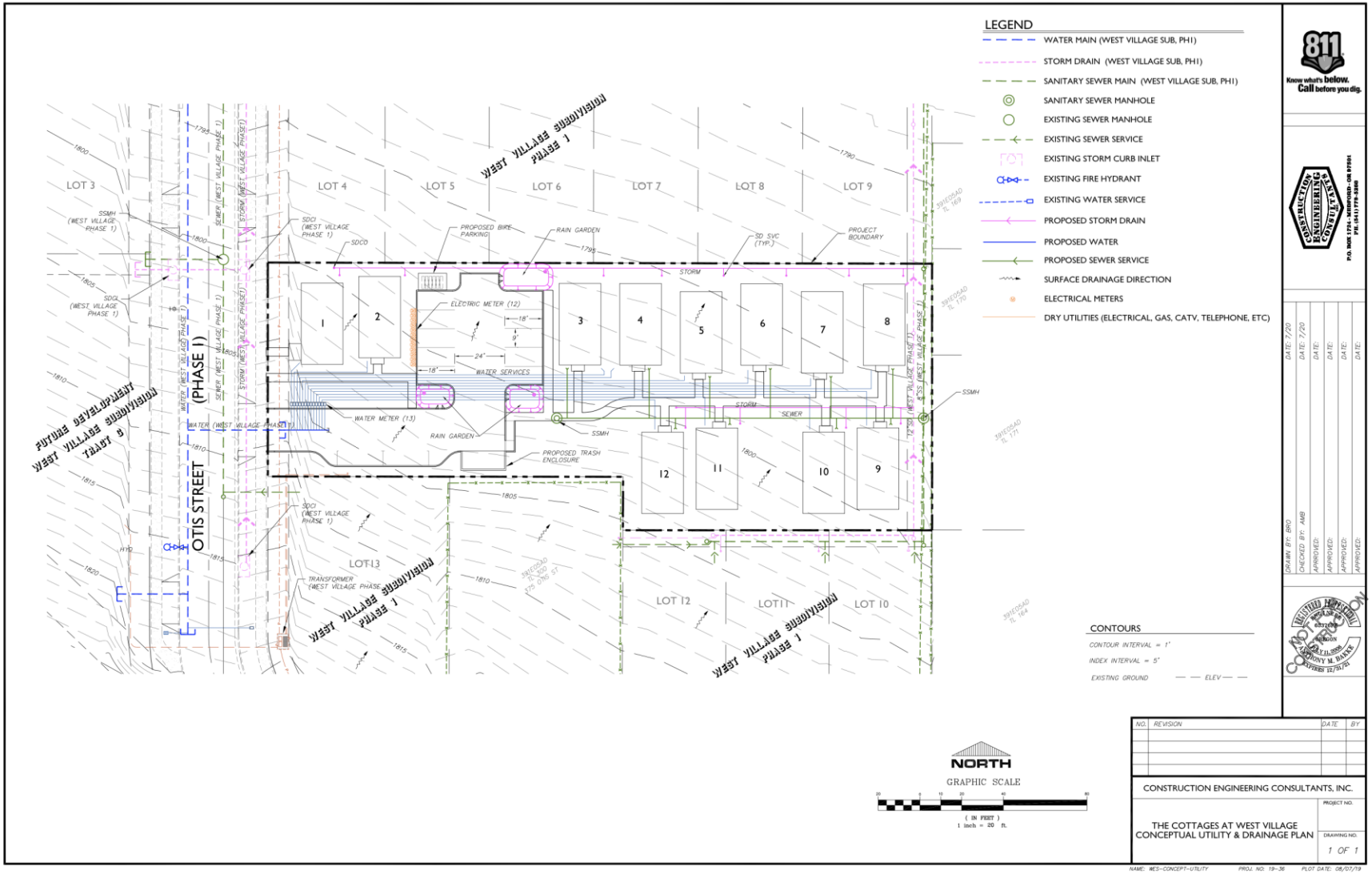

Planting Plan

The Cottages at West Village

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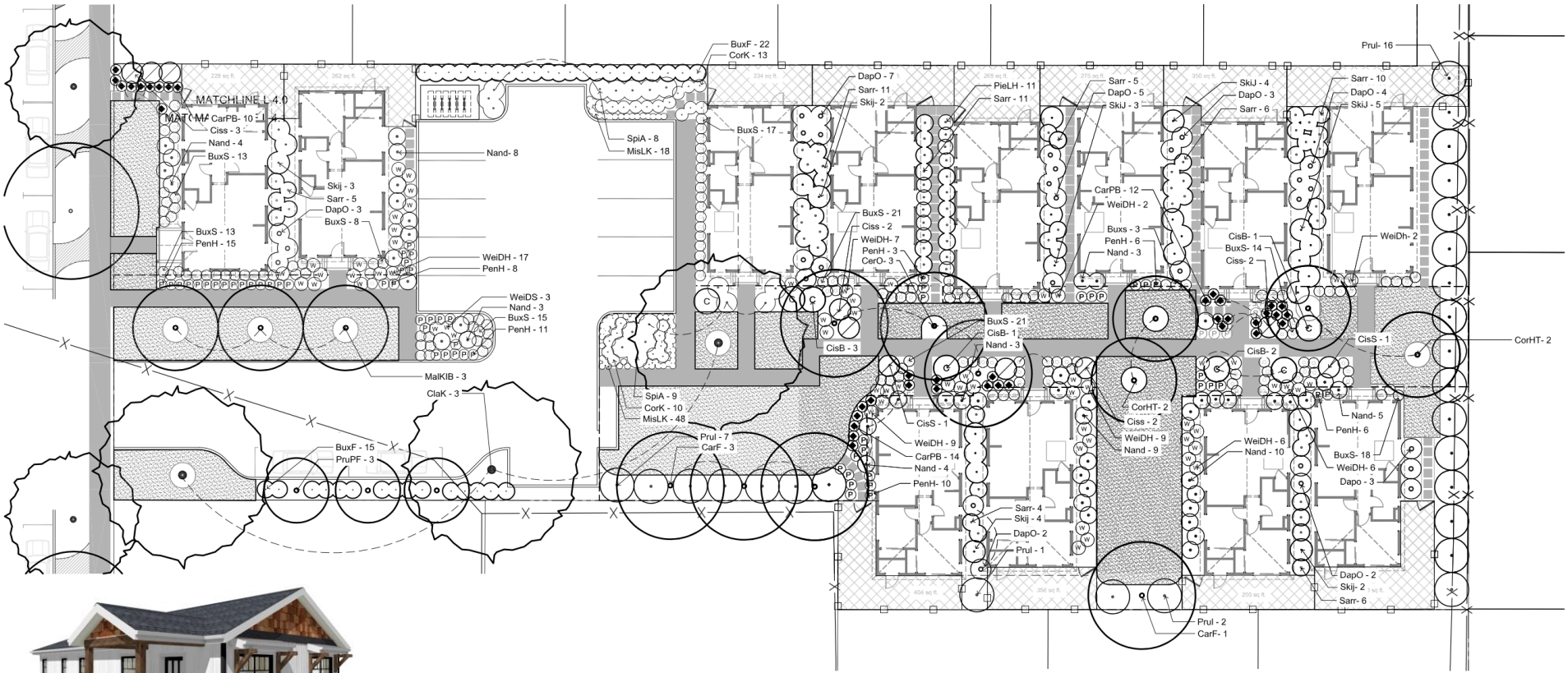

Interior Units

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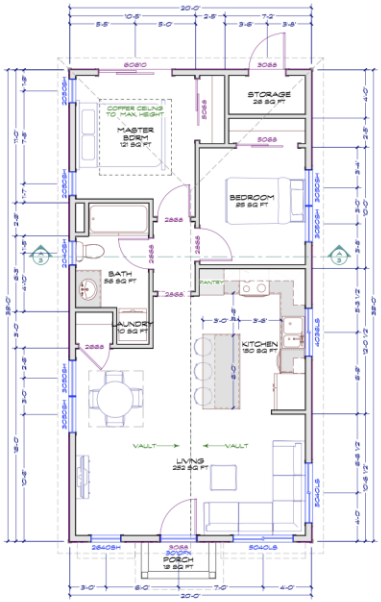
FRONT ELEVATION
SCALE: 1/4" =1'-0"

LEFT ELEVATION
SCALE: 1/4" =1'-0"

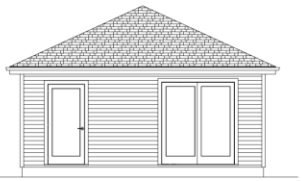


FLOOR PLAN

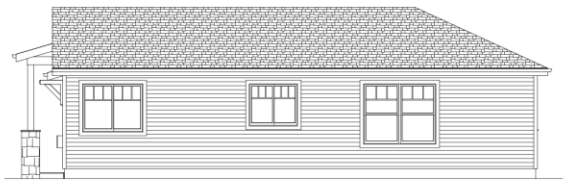
LIVING AREA =	740 sq ft
STORAGE AREA =	28 sq ft
COVERED AREA =	18 sq ft

8' CEILINGS THROUGHOUT
EXCEPT WHERE NOTED

STANDARD: A
SLOPE: CENTER LOT ELEV. 1796 @ 150 ELEV. 1788.5 = -0.05
588x(1-B)/1445=SLOPE
(9'-0 3/4" - 8') / 0.385 = 7'-8" PROVIDED: 10'-0"



REAR ELEVATION
SCALE: 1/4" =1'-0"



RIGHT ELEVATION
SCALE: 1/4" =1'-0"

Design Criteria

2017 Oregon Residential Specialty Code	Seismic Design Category: D
2017 Oregon Plumbing Specialty Code	Wind Speed: 120 mph
2014 Oregon Mechanical Specialty Code	Exposure: B
2017 Oregon Electrical Specialty Code	Snow Load: 25# (over 2000' ~ 36#)
2014 Oregon Structural Specialty Code	Frost depth: 12" (18" over 2500')

WINDOW NOTE:

One window in each bedroom shall have finished sill height not more than 44 inches above the floor with 20 inches min. net clearance opening width or 24 inches in height with opening section not less than 5.7 sq. ft.

ELECTRICAL NOTE:

- Only two (2) permanently installed lighting fixtures are not required to have high-efficacy lamps
- All outside receptacles to be weather resistant
- All receptacles to be tamper resistant
- Kitchen, Bath, Garage, Exterior, shall have GFCI protection.
- Arc fault Circuit Protection required for all outlets except GFCI circuits.
- All light fixtures in tub or shower enclosures must be rated for "wet locations".

PLANS FOR:

TaylorEdElements CONSTRUCTION (541) 690-1617

BLUE CANYON DESIGN GROUP
815 Bennett Ave
Medford, OR 97504
(541) 664-3884
www.bluecanyondesign.com

West Village Cottages
Ashland, OR 97520

REVISION NO.: 2

JOB NO.: 3245
ISSUE DATE: 3/3/2020
DRAWN BY: R.A.O.
REVIEWED BY: S.R.S.

SHEET: 1

SCALE: 1/4" = 1'-0" or As Noted

GRAPHIC SCALE

RECEIVED BY EMAIL 09/21/2020

Street-Facing Unit

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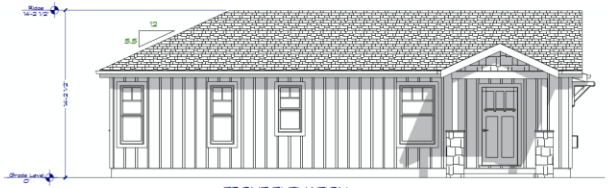

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LEFT ELEVATION

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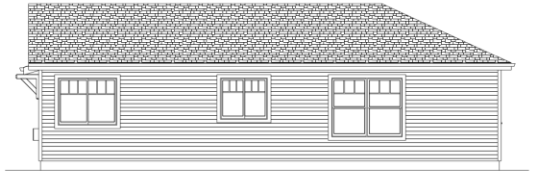

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RIGHT ELEVATION

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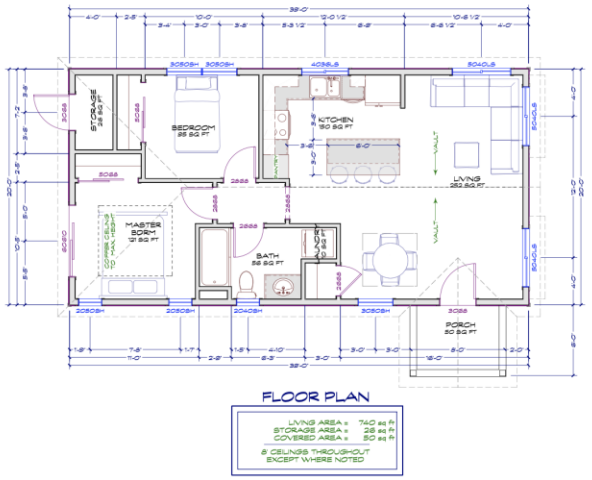

FLOOR PLAN

LIVING AREA = 740 sq ft
STORAGE AREA = 25 sq ft
COVERED AREA = 50 sq ft

8' CEILINGS THROUGHOUT
EXCEPT WHERE NOTED

NOTES:

PLANS FOR:

TaylorEdElements CONSTRUCTION (541) 660-1617

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815 Bennett Ave
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(541) 664-3884
www.bluecanyondesign.com

West Village Cottages
Ashland, OR 97520

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Solar Carport examples

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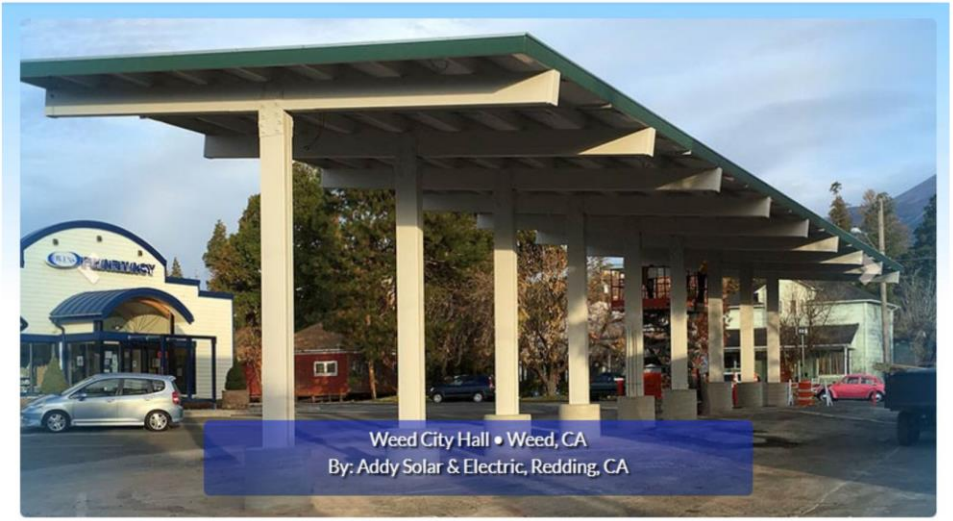

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November 10, 2020

Wyer's End Pocket Neighborhood (White Salmon, WA)
by Ross Chapin Architects