

July 22, 2014

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Dear Normal Neighborhood Subcommittee,

I represent 15 homeowners and approximately 23.62 acres of existing Normal neighborhood residents affected this project. The main point we all want to stress is the underlying and adjacent zoning for the conservation areas. If the city starts out with NN-02 for these conservation areas or their adjacent areas, then the sensitive habitats and soils will be damaged and negatively affected when the developers take advantage of the 1.5 density bonus on their adjacent remaining sections. I vote we strongly request the starting point for these areas be NN-01.

Also, the road and alley plan should NEVER start out with an outline through these sensitive areas. If a scientific delineation does occur in the future to show a decrease or difference from what already exists on the State and Local Inventory Maps, then connections/accesses can be added.

Thirdly, I think the city should follow their own Comp Plan and preserve the valuable wetlands and riparian areas already identified (2005) by actively pursuing acquisition strategies outlined in Chapter 4.24 Transfer of Development Rights for Wetlands.

Below are some quoted facts (in black) from various sources that pertain to urbanizing water resource areas within our county and city. Our comments are in red:

Jackson County Mitigation Plan: Flood

Urban flooding causes and characteristics – As land is converted from fields to paved surfaces, it loses its ability to absorb rainfall. This transition from permeable to impermeable surfaces results in more water running off instead of filtering into the ground. (This will directly affect our aquifer recharge ability for our water wells. Higher density housing which is allowed in NN-02, & NN-03, particularly commercial housing like an adult care community, come with much greater amounts of impervious paved surfaces than single family homes or even cottage housing.) Thus, water moves faster to waterways, resulting in flow levels rising above pre-development levels, flooding streets and homes. Another cause of urban flooding is grading associated with development, causing changes in drainage direction from one property to another. (This is of particular concern to existing homes down slope from higher density developments.)

Factors contributing to Flooding – Surface permeability. In urbanized areas, increased pavement leads to an increase in volume and velocity of runoff after a rainfall event, exacerbating potential flood hazards.

Parks and Open Space – Public parks and publicly owned open space can provide a buffer between flood hazards and private property. Wetlands in public ownership can reduce flood impacts by absorbing floodwaters and buffering water level fluctuations.

Long-Term Flood Action Item #2 (LT-FL-2): Encourage private property owners to restore natural systems within the floodplain, and to manage riparian areas and wetlands for flood abatement.

Long-Term Flood Action Item #3 (LT-FL-3): Use federal grant funds to acquire individual properties adjacent to/within the 100 year floodplain as opportunities arise. (Has this option been entertained for the NNP open space areas?)

Ashland Municipal Code:

AMC 18.74 – Prevent inconsistent and disruptive designs in residential areas. (This should be considered when the density bonus would allow for massive buildings right in the midst of an existing single family residential area, e.g. an adult care community with a wraparound parking lot and service buildings; which is intended by current owner for lands adjacent to Wetland #9 area.)

Ashland Comp Plan 2005 – Environmental Resources (Chapter 4), Parks (Chapter 8):

Chapter 4.15 Wetlands: Valuable functions which justify their preservation –

(a) serve as habitat for many species of plants and animals which rely on them for feeding, breeding, shelter, and protection. **Wildlife Identified in Wetland #9:**

- | | |
|---------------------|---------------------------|
| 1. Red tail hawk | 8. Deer families |
| 2. Nesting killdeer | 9. Canadian Honker geese |
| 3. California quail | 10. Cougar |
| 4. Red fox | 11. Black bear |
| 5. Great blue heron | 12. Opossum family |
| 6. Doves | 13. Red-winged blackbirds |
| 7. Raccoon family | 14. Jackrabbits |

(b) provide flood and storm damage protection and erosion control by temporarily storing flood waters and helping to protect downstream property owners from flood damage.

(c) provide recreation and aesthetic appreciation. (These conservation areas, especially Wetland #9 adjacent to the Middle School, is large enough to create a destination site [similar to N. Mtn Park] for the whole city to enjoy.)

(d) maintain water quality and improve it by removing chemical and organic pollutants.

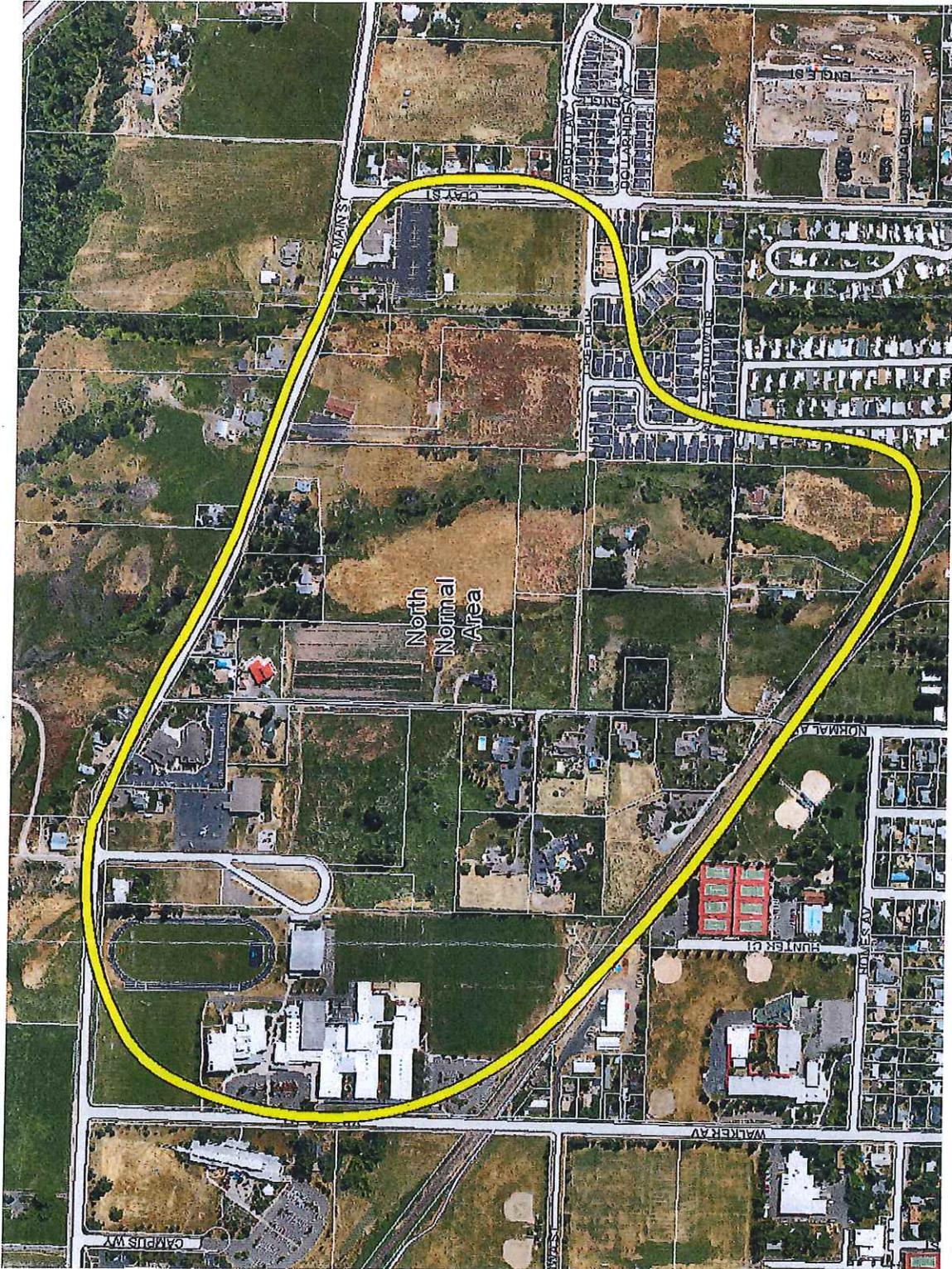
Chapter 4.24 Transfer of Development Rights for Wetlands: The city should actively pursue the use of “Transfer of Development Rights”, dedications, and purchase or other acquisition strategies as viable methods for preserving and insuring public access to significant wetland areas. (Why hasn’t this recommendation been pursued?)

Chapter 8.09 New Natural Parks: Normal Street Wetland (8.09.07): This land, now referred to as Wetland#9, is poorly suited for development and may contain significant wildlife habitat, the comp plan calls for acquisition and retention of the wetland. The area should be enhanced as a wetland, with development limited to trails that would provide for bird watching and the study of nature, especially with school-park joint improvements as an educational and scientific resource. (This is ideally located adjacent to Ashland Middle School. Opportunities abound for discovery, study and scientific research for these middle schoolers, as well as all the local students.)

Please consider these comments and suggestions from this large contingency of residents in the NNP area.

Thanks for helping make our town into a community! ~ Sue DeMarinis, 145 Normal Ave., suedem@charter.net

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Apr. 19, 2012

April 19, 2012

DEMARINIS LEOPOLD ET AL
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Dear Normal Avenue Area resident,

As many of you know the City of Ashland has received a grant award from the State of Oregon's Transportation Growth Program to complete a land use and transportation plan for the 94 acre North Normal Avenue area (map on reverse). At the time a property owner requests annexation into the City of Ashland, the Normal Avenue Neighborhood Plan is intended to help guide changes to the area in a manner that creates a system of greenways, protects and integrates existing stream corridors and natural wetlands, accommodates future housing, and enhances overall mobility by planning for safe walking and bicycle routes while providing convenient access to future bus service.

This neighborhood planning effort is expected to take approximately 12-15 months to complete and the early involvement of property owners and neighborhood residents will play a key role in developing an identity and vision for the plan area.

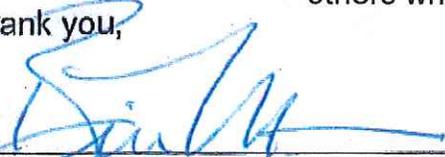
The City is inviting you to attend a neighborhood meeting on Friday April 26th, 2012 from 4:00–6:00pm in the Community Development building located at 51 Windburn Way.

This orientation meeting is an opportunity to both learn about and provide early input regarding the projects "scope". Throughout the project there will be additional opportunities for both informal and formal involvement. The City Council is scheduled to accept the grant at their regular meeting on May 1, 2012, which will initiate the project's public involvement and planning and design processes. As the plan's development gets underway we will be asking you to complete a key stakeholder survey, and you will be encouraged to attend a multi-day series of workshops, a "design charrette", to actively participate in the development of the conceptual plans for the area.

Throughout the project the City will also provide progress updates, meeting announcements, and draft documents on the City's website at www.ashland.or.us/normalplan. If you would like to discuss the project at anytime please do not hesitate to call the project manager Brandon Goldman, Senior Planner, at 541-552-2076 or by email brandon.goldman@ashland.or.us

Please feel free to forward this invitation to your neighbors and others who might be interested in attending.

Thank you,



Bill Molnar, Director of Community Development

