

1511 Highway 99N

“Grand Terrace” Annexation

CITY OF
ASHLAND

Planning Commission
Public Hearing
November 12, 2019



1511 Highway 99N

“Grand Terrace” Annexation

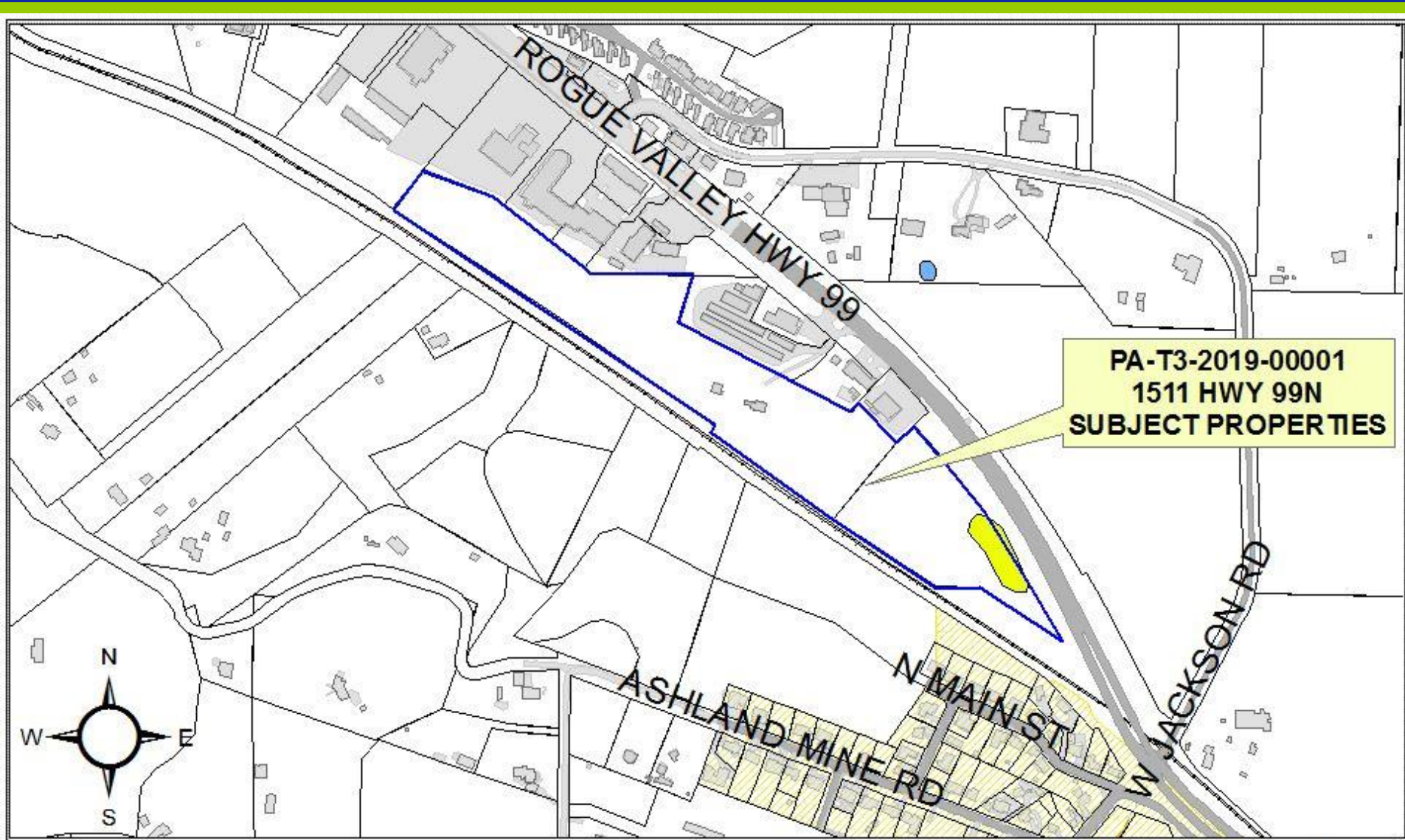
A request for **Annexation** of a 16.87-acre parcel, and **Zone Change** from County RR-5 (Rural Residential) to City R-2 (Low Density, Multi-Family Residential) for the properties located at 1511 Highway 99 North. The application also requests an **Exception to Street Standards** to allow flexibility relative to city standard parkrow and sidewalk improvements to respond to right-of-way constraints including width, grade and existing encroachments.

The application includes **conceptual** details for the future phased development of 196 apartments (One- and Two-Bedrooms, ranging from 480-701 square feet) in 14 two-story buildings. **Outline Plan subdivision and Site Design Review approvals are not requested here, and would be applied for subsequent to Annexation.**

1511 Highway 99N

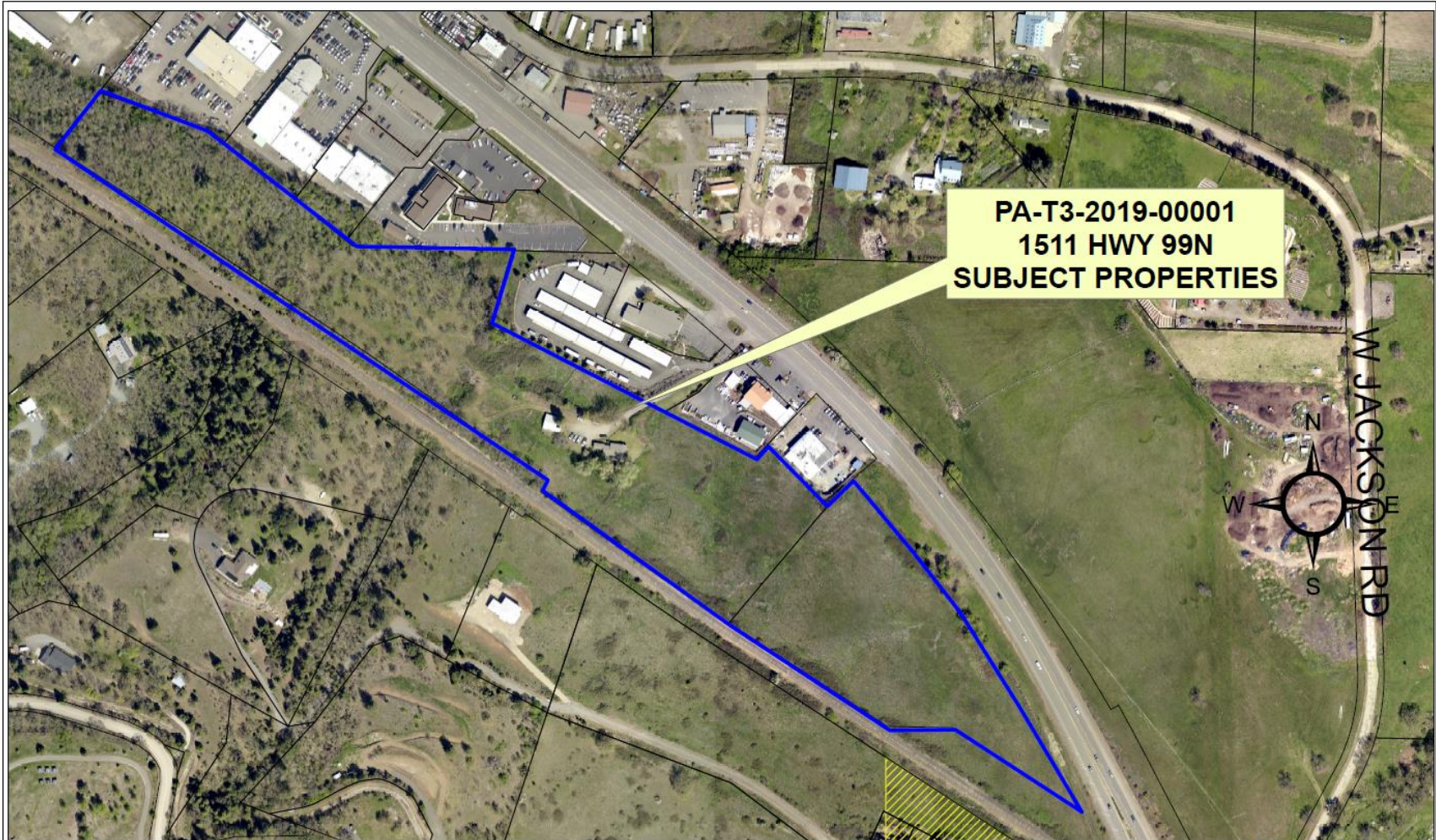
CITY OF
ASHLAND

“Grand Terrace” Annexation Vicinity Map



1511 Highway 99N Aerial Photo (2018)

CITY OF
ASHLAND



1 inch = 200 feet
0 62.5125 250 375 500
Feet

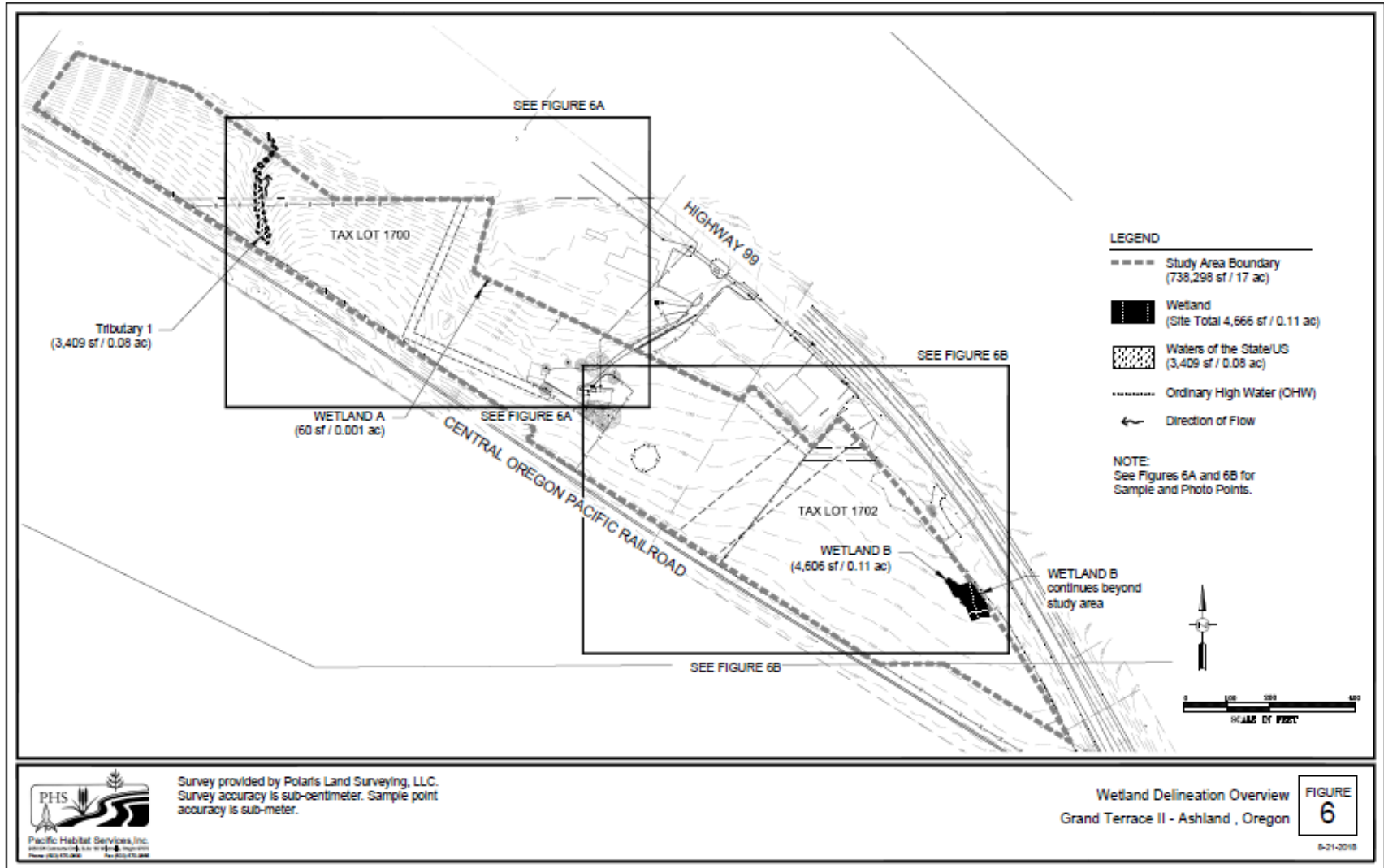
Mapping is schematic only and bears no warranty of accuracy.
All features, structures, facilities, easement or roadway locations
should be independently field verified for existence and/or location.

CITY OF
ASHLAND

1511 Highway 99N

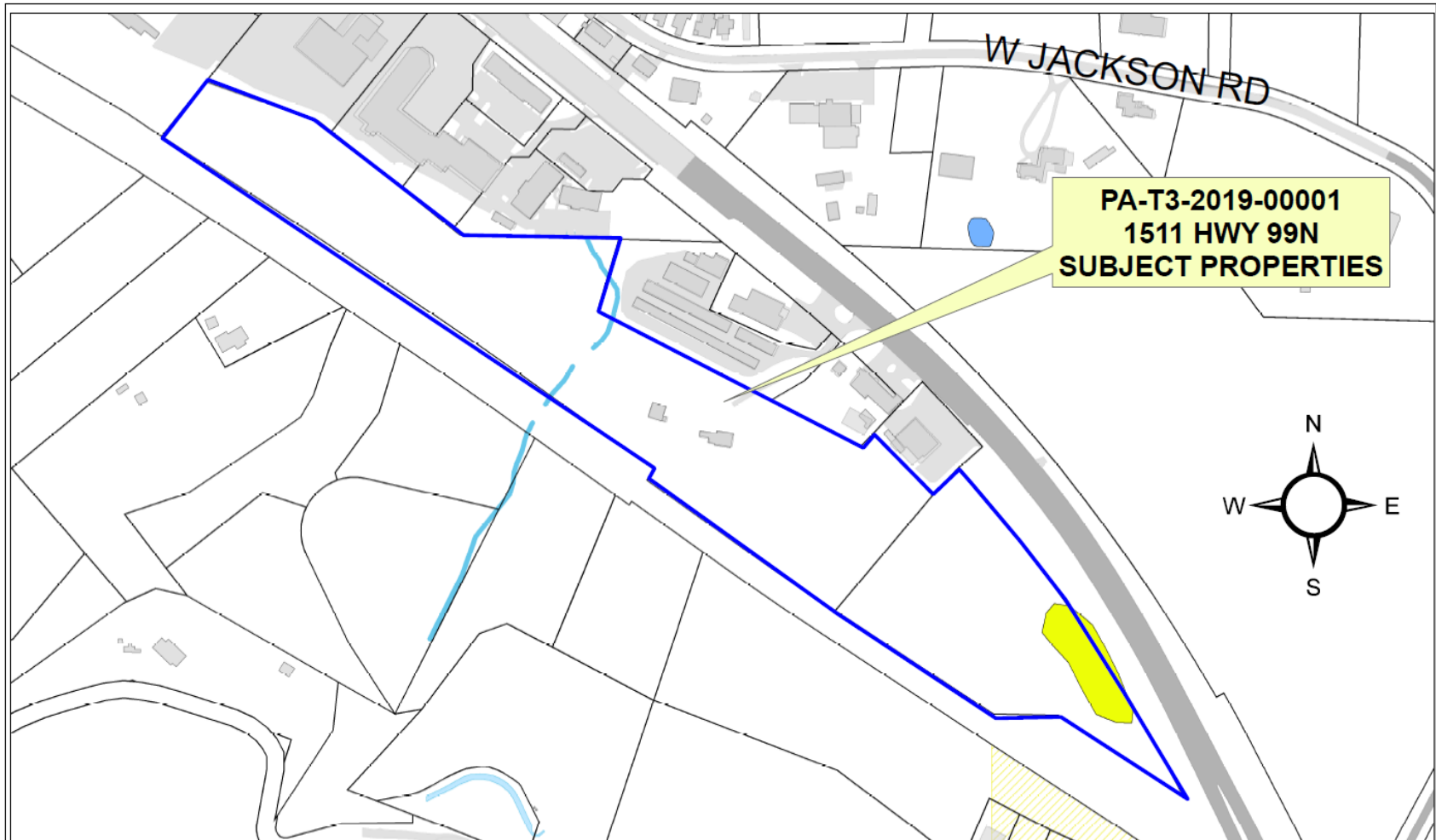
“Grand Terrace” Annexation

CITY OF
ASHLAND



1511 Highway 99N

Water Resources



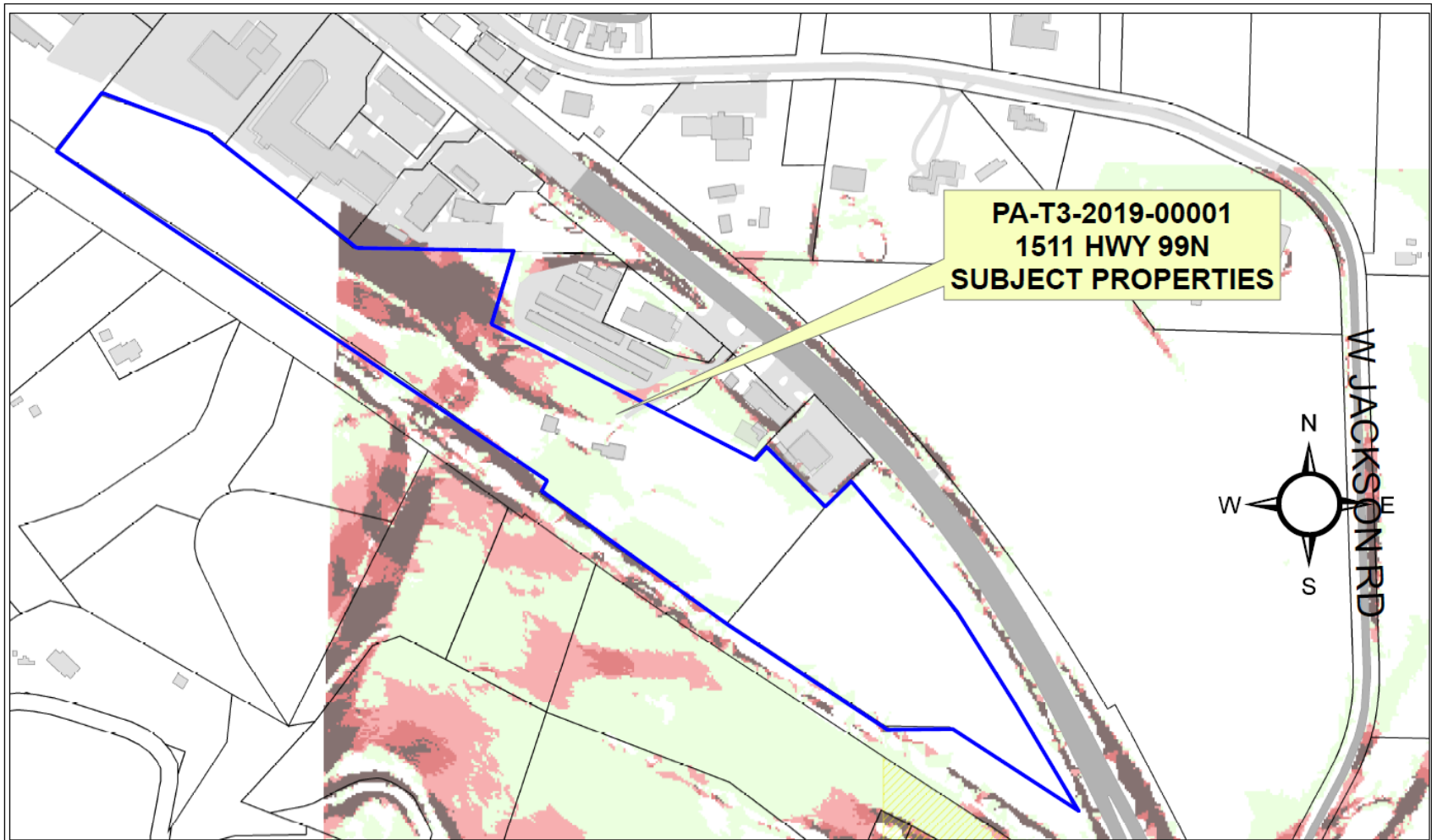
1 inch = 200 feet
0 62.5125 250 375 500
Feet

Mapping is schematic only and bears no warranty of accuracy.
All features, structures, facilities, easement or roadway locations
should be independently field verified for existence and/or location.

1511 Highway 99N

CITY OF
ASHLAND

Hillside Slopes & Severe Constraints



1 inch = 200 feet
0 62.5125 250 375 500 Feet

Mapping is schematic only and bears no warranty of accuracy.
All features, structures, facilities, easement or roadway locations
should be independently field verified for existence and/or location.

CITY OF
ASHLAND

1511 Highway 99N

“Grand Terrace” Annexation

CITY OF
ASHLAND



1511 Highway 99N

“Grand Terrace” Annexation

CITY OF
ASHLAND



1511 Highway 99N

CITY OF
ASHLAND

Looking NB to interchange commercial



1511 Highway 99N

CITY OF
ASHLAND

Where the sidewalk ends... (looking NB)



1511 Highway 99N

CITY OF
ASHLAND

Where the sidewalks ends (north of site)



1511 Highway 99N

Land of Paws/As U Store It

CITY OF
ASHLAND



1511 Highway 99N

CITY OF
ASHLAND

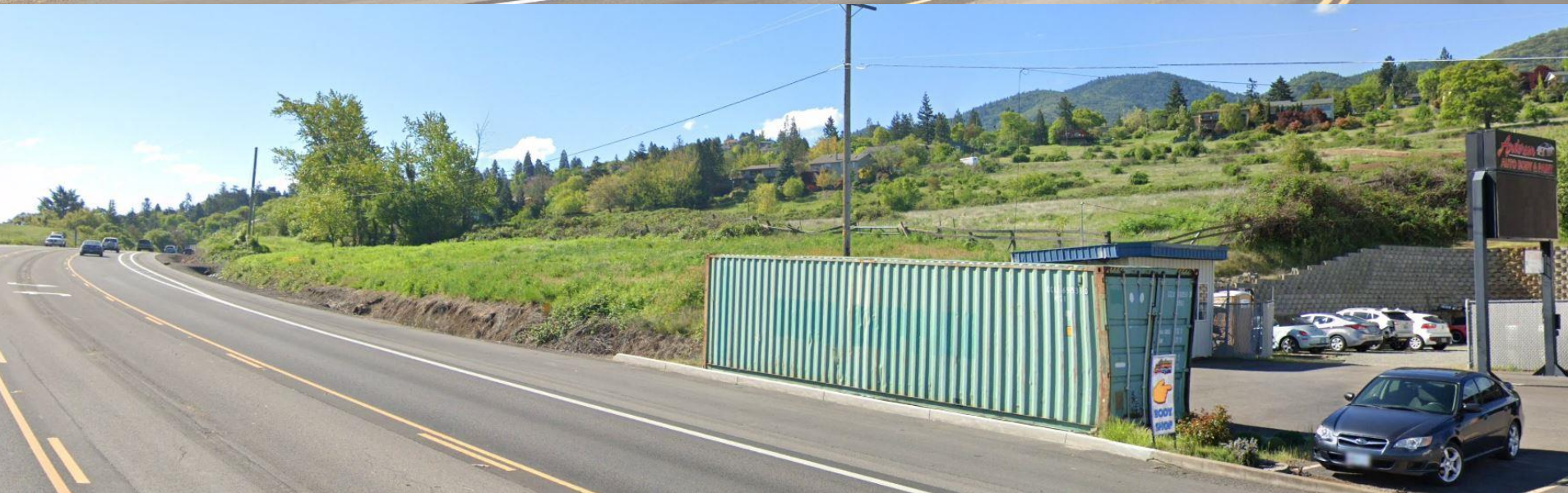
Anderson Auto Body/Paradise Supply



1511 Highway 99N

CITY OF
ASHLAND

Anderson Auto Body adjacent property



1511 Highway 99N

CITY OF
ASHLAND

Property Frontage (Looking South)



1511 Highway 99N

Railroad Bridge/Trestle (SB)

CITY OF
ASHLAND



1511 Highway 99N

CITY OF
ASHLAND

From RR Bridge looking SB to North Main



1511 Highway 99N

CITY OF
ASHLAND

North Main/Highway 99N/Jackson Road



1511 Highway 99N

CITY OF
ASHLAND

Where the sidewalk ends (Schofield St./NB)



1511 Highway 99N

Annexation Criteria (AMC 18.5.5.050)

- ☐ That the subject property be located within the City's Urban Growth Boundary. **[Yes.]**
- ☐ That the proposed zoning for the annexed area be in conformance with the Comprehensive Plan Map designation and that the project, if proposed concurrently, is an allowed use. **[Yes.]**
- ☐ That the land is currently contiguous to the present city limits. **[With concurrent annexation of adjacent ODOT & CORP rights-of-way.]**
- ☐ That, for residential annexation, a plan shall be provided demonstrating that the development of the property will occur at a minimum of 90 percent of the base density of the property – less any reductions for natural features, topography, access limitations, or similar physical constraints – and that the owner sign and record an agreement ensuring that future development will occur in accord with this minimum density. **[To be deed restricted to develop to at least 90 percent of base density.]**
- ☐ That the proposal meet the affordability requirements set forth in AMC 18.5.8.050.G. **[To be deed restricted for affordability.]**
- ☐ That one or more of the standards in AMC 18.5.8.050.H, which includes demonstration that there is less than a five-year supply of vacant and re-developable land in the proposed land use classification within the current city limits. **[Supply: 3.5-4.8 years]**
- ☐ That adequate city facilities for water, sewer, electricity, and urban storm drainage can and will be provided. **[City water & electric; RVSS sewer; RVSS/ODOT storm drainage. Deed restricted to complete or provide adequate security.]**
- ☐ That adequate transportation can and will be provided including facilities necessary to accommodate motor vehicles, bicycles, pedestrians and transit. **[Deed restricted to complete or provide adequate security.]**

1511 Highway 99N

“Grand Terrace” Utilities (C.1)

CITY OF
ASHLAND

CONCEPT PLANS FOR GRAND TERRACE

CIVIL SHEET INDEX	
OVERALL UTILITY PLAN	C-1
HWY 99 CROSS SECTIONS	C-2
HWY 99 FRONTAGE IMPROVEMENTS	C-3 - C-4

LEGEND

- PROPOSED STORM MANHOLE OR CLEANOUT
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED DITCH INLET
- PROPOSED STORM MAIN
- EXISTING STORM MAIN
- DRAINAGE DIRECTION
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE OR CLEANOUT
- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING SEWER MANHOLE OR CLEANOUT

City water & electric; RVSS sewer;
RVSS/ODOT storm drainage. Deed
restricted to complete or provide
adequate security.

EXHIBIT C.1



P.O. BOX 1724 - MEDFORD, OREGON 97501

DRAWN BY: NDK	DATE: 06/19
CHECKED BY: AME, MKK	DATE: 06/19
	DATE:
	DATE:
	DATE:
	DATE:

NO.	REVISION	DATE	BY



CITY OF ASHLAND

GRAND TERRACE
CONCEPTUAL
OVERALL UTILITY PLAN

PROJECT NO.

DRAWING NO.

“Grand Terrace” Electric Service Plan

Hand-drawn engineering plan view map showing proposed water main installation along W Jackson Rd. The map includes existing features like Talbot Creek, Bear Creek, and Eagle Hill Wetlands. Proposed infrastructure includes a 36-inch diameter water main, manholes (MH), vaults (V), and catch basins (CB). Annotations specify materials like 48-inch DEPA and 30-inch PVC UB. A note indicates that E-285704 would need to be upgraded to VPE-PVC CB. The map also shows surrounding roads like Ashland Ave Rd and Norton St.

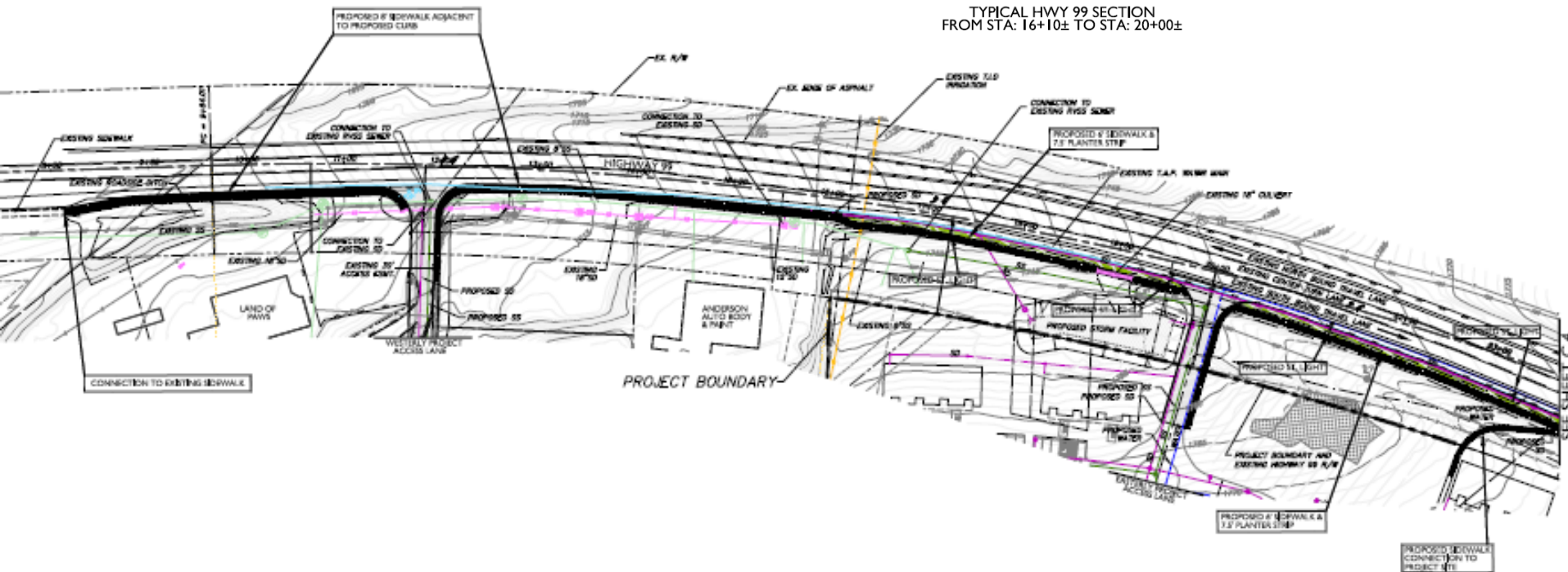
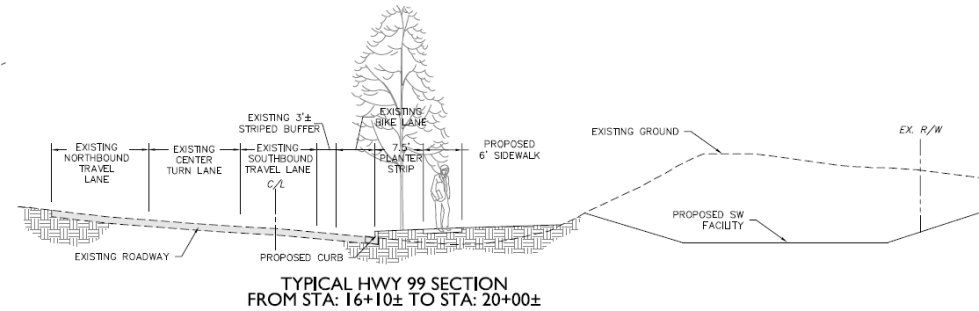
1511 Highway 99N

TIA Executive Summary

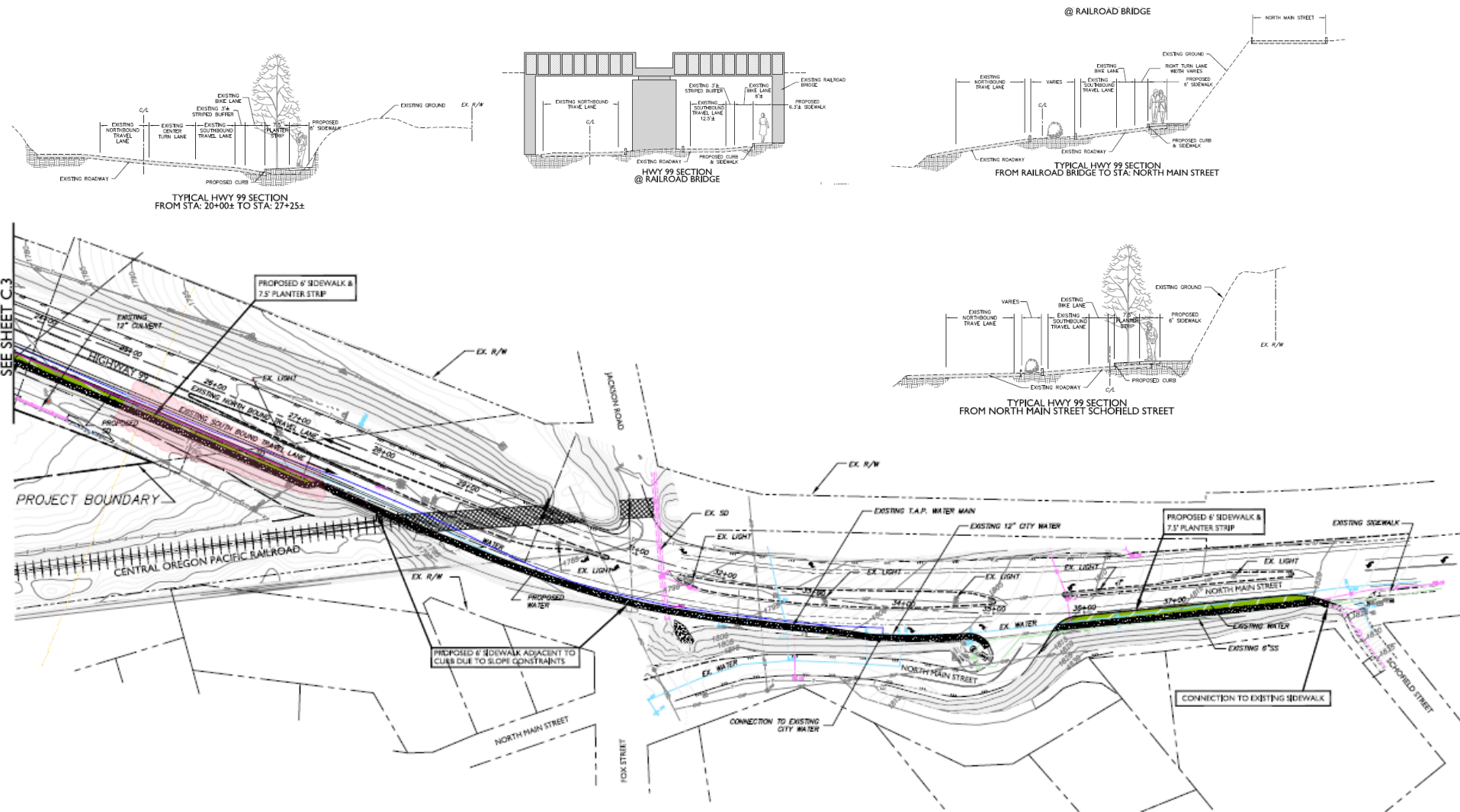
Kelly Sandow PE, of Sandow Engineering, LLC has evaluated the impacts of the proposal, and her transportation impact analysis (TIA) is provided with the application. Key findings of the TIA include:

- The TIA shows all studied intersections (Hwy 99N at South Valley View, Highway 99N at Jackson Road, North Main Street at Jackson Road, North Main Street at Maple Street, and Hwy 99N at the project access points) will meet the mobility standards through the Year 2034 with the addition of the traffic associated with anticipated development of the subject property.
- The addition of development traffic will not substantially increase queuing conditions over the background conditions.
- All site driveways are projected to operate safely and efficiently.
- The TIA recommends that Highway 99N be restriped to include a left-turn lane for vehicles entering the site.
- The TIA concludes that the Transportation Planning Rule (TPR) has been demonstrated to be met.

**CITY OF
ASHLAND**

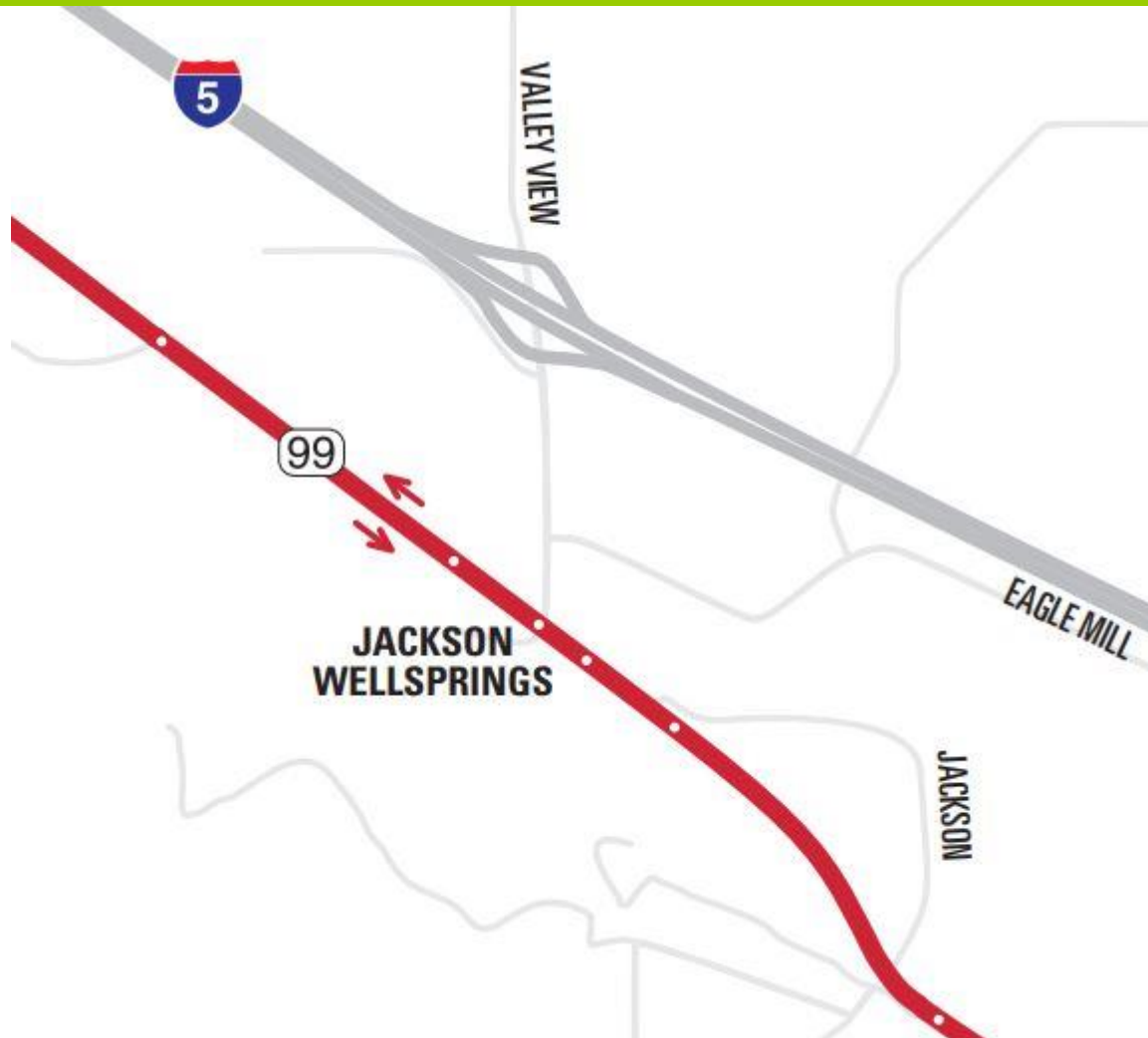


**CITY OF
ASHLAND**



1511 Highway 99N

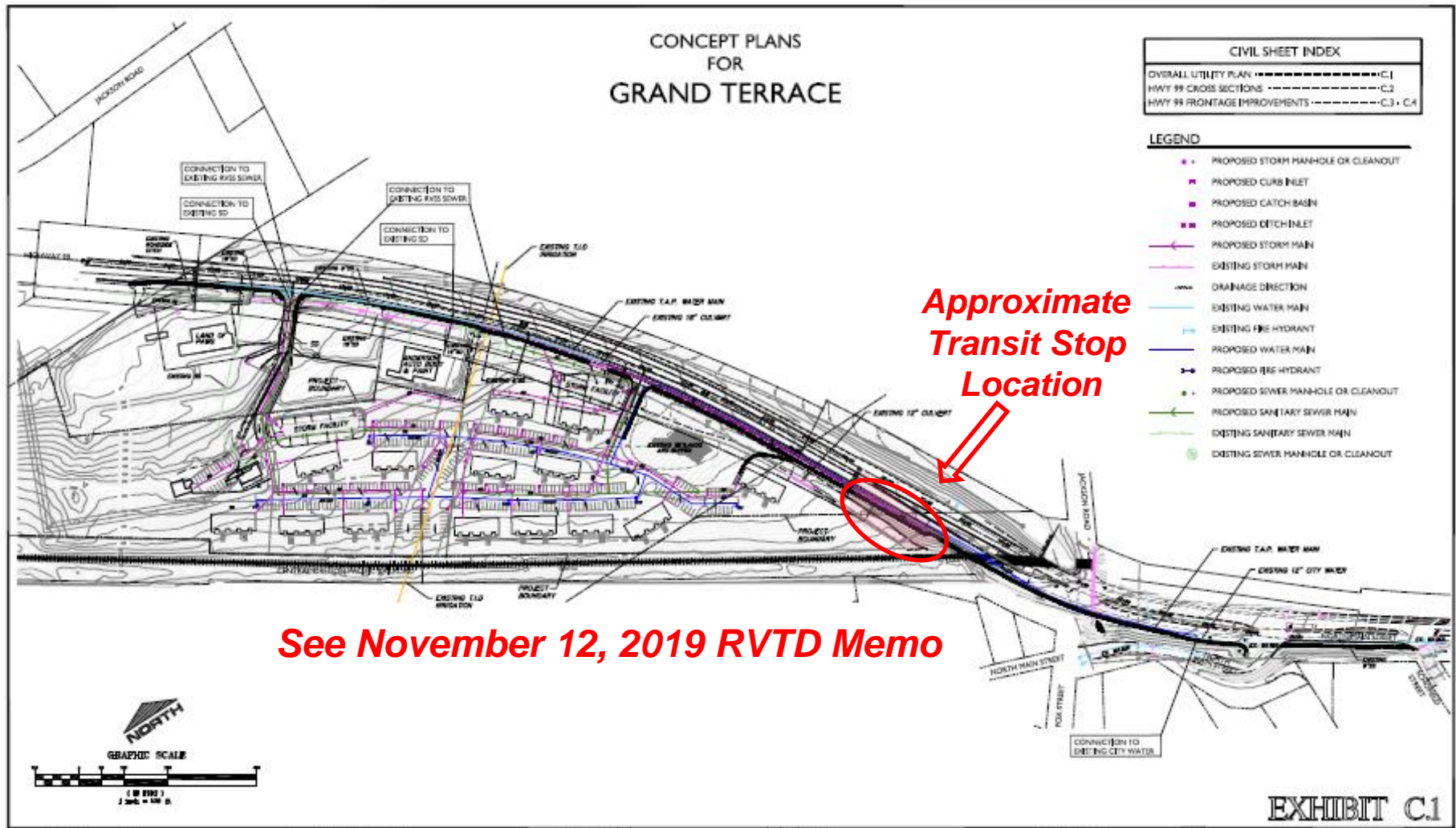
RVTD Stops



1511 Highway 99N

CITY OF
ASHLAND

“Grand Terrace” Approx. Bus Stop Location



1511 Highway 99N

ODOT Issues Raised

- Storm drainage will need to be addressed for detention and treatment.
- ODOT permits are required for approach, access reservation indenture and miscellaneous utilities.
- ODOT suggests considering an enhanced crossing south of the trestle to a curb-protected, 12-foot multi-use path to accommodate bikes and pedestrians to the drive and into the development.
- ODOT asks to be involved in on-going transit discussions.
- Noting sight distances, ODOT recommends easterly driveway be limited to right-in/right-out and left-in movements only (*i.e. no left turns out of the easterly driveway/driveway nearest the trestle*). ODOT recommends existing vegetation be trimmed to improved sight distances at this easterly driveway.
- ODOT noted that existing queuing issues at OR99N & Valley View and N. Main & Maple intersections were in excess of TIA observations.

1511 Highway 99N

ODOT

1) Is ODOT agreeable to inclusion of the right-of-way of Hwy 99N to the centerline in the annexation? Our Public Works department has indicated they cannot install public utilities on private property or outside the city limits so the right-of-way would need to be brought into the city limits to enable the utility extensions.

ODOT recommends including the entire roadway in the annexation should utility service need to be extended. We have had management challenges associated with split jurisdiction roadway stretches including utility coordination, lack of clarity regarding urban/rural standards, etc.

2) Does ODOT believe there needs to be anything done to address the discrepancy with regard to queuing lengths between the TIA findings and ODOT observations?

Yes, ODOT views the TIA as incomplete until the queuing length discrepancy is addressed.

3) The current proposal has a curbside sidewalk and bikelane with a striped buffer along Hwy 99N from North Main north to beyond the railroad bridge, rather than the wide multi-use path recommended by ODOT. A multi-use path would be an exception to city street standards, and the applicant hasn't requested the exception or proposed the multi-use path. Is city approval of the curbside sidewalk and bikelane proposed going to create an issue with ODOT?

This will require further discussion.

1511 Highway 99N

ODOT

4) What is the potential for reducing the speeds on Hwy 99N with the anticipated increase in pedestrian traffic? I think some commissioners are likely to feel that a curbside sidewalk adjacent to a 45mph travel lane (i.e. without a planted parkrow or other buffer) is questionable.

This will require further discussion.

5) What does the change in driveway locations from their prior reservation means in terms of the likelihood of their permit for the new location being approved by ODOT?

As long as applicant agrees to eliminate left-out movements, we do not anticipate any issues with the new access being approved.

There was a typo in the original e-mail, and the ODOT recommendation should be to allow left-in rather than left-out movements (i.e. and restrict left-out movements on the easterly drive).

**CITY OF
ASHLAND**



1511 Highway 99N

CITY OF
ASHLAND

“Grand Terrace” Prelim. Development Plan



This plan and the associated details are conceptual. If Annexation is approved, Outline Plan subdivision and Site Design Review approvals would be requested subsequent to Annexation

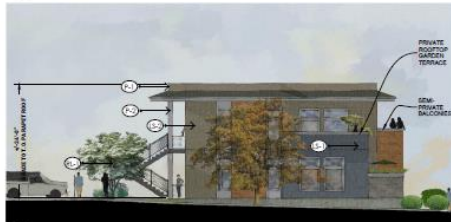
1511 Highway 99N

CITY OF
ASHLAND

“Grand Terrace” Conceptual Elevations



F NORTHWEST EXTERIOR ELEVATION
SCALE: NONE



E SOUTHEAST EXTERIOR ELEVATION
SCALE: NONE



D SOUTHWEST EXTERIOR ELEVATION
SCALE: NONE



C NORTHEAST EXTERIOR ELEVATION
SCALE: NONE

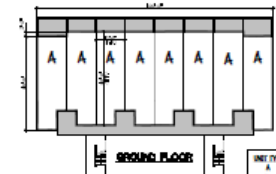
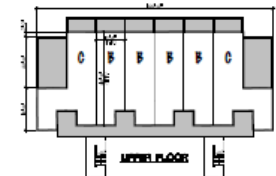


B NORTHWEST BIRDSYE VIEW
SCALE: NONE



A NORTHEAST BIRDSYE VIEW
SCALE: NONE

EXTERIOR FINISH & COLOR SCHEDULE				
SYMBOL	FINISH	COLOR	PRODUCT	NOTES
MS-1	HORIZ. LAP SIDING	EVERING BLUE	HARVEST PLANK OR EQUAL	
MS-2	HORIZ. LAP SIDING	KNIPS BROWN	HARVEST PLANK OR EQUAL	
MS-3	HORIZ. LAP SIDING	WOOD	LONGBOARD SIDING OR EQUAL	
PAINT				
P-1	PAINT 1	MATCH MS-2	SHERWIN WILLIAMS	
P-2	PAINT 2	LIGHT GREY	SHERWIN WILLIAMS	
ROOFING				
RS-1	COMP. SHINGLE	ASPH/FLT	NO SOURCE	
RS-2	METAL FLASHING	CHARCOAL GREY	NO SOURCE	
RS-3	GUTTERS	MATCH MS-1	NO SOURCE	
FINISH/PAINT COLOR				
FC-1	WINDOW/DOOR	WHITE	NO SOURCE	
FC-2	DOOR/EL. WOOD	CLEAR COAT	NO SOURCE	
FINISHES				
FL-1	STEEL PAINTS	CHARCOAL GREY	NO SOURCE	
FL-2	STEEL CABLE WIRE	BLACK	NO SOURCE	
FL-3	WOOD FINISH	CLEAR	NO SOURCE	
MS-4	CMU	DRYBROOK	MATCH MATERIALS OR EQUAL	



UNIT TYPE	UNIT SIZE
A	~ 500 SF
B	~ 400 SF
C	~ 350 SF

1 UNIT DIAGRAM
NOT TO SCALE

1511 Highway 99N

CITY OF
ASHLAND

“Grand Terrace” Pedestrian Circulation



1511 Highway 99N

CITY OF
ASHLAND

“Grand Terrace” Open Spaces



1511 Highway 99N

Staff Recommendations

Staff are generally supportive of the request, and believe that the phased approach separating the annexation and development applications are appropriate. We have included a number of recommended conditions with deed restrictions to ensure minimum density, affordability, installation of utilities and completion of frontage improvements will be addressed with Annexation.

Should Commissioners agree and believe that with the recommended conditions there is adequate information in the recommendations to satisfy the approval criteria, staff recommends that the Planning Commission forward a favorable recommendation to Council.

1511 Highway 99N

“Grand Terrace” Annexation

CITY OF
ASHLAND

Planning Commission
Public Hearing
November 12, 2019

