

**IN AND FOR THE CITY OF BROOKINGS  
STATE OF OREGON**

**In the Matter of an Ordinance adding )  
Chapter 17.171, Neighborhood )  
Circulation Plans to the Brookings ) Ordinance 07-O-585  
Municipal Code. )**

The City of Brookings ordains as follows:

Chapter 17.171, Neighborhood Circulation Plans, of the Brookings Municipal Code, is added to read as follows:

**Chapter 17.171  
NEIGHBORHOOD CIRCULATION PLANS**

**Sections:**

Section 17.171.010	Purpose
Section 17.171.020	Adoption of Neighborhood Circulation Plan
Section 17.171.030	Dawson Tract Neighborhood circulation plan standards

**17.171.010 Purpose.** A neighborhood circulation plan may be created for a specific area in the City to address existing and proposed streets. The plan will provide for the optimum traffic flow considering the special limitations and opportunities present in the particular neighborhood.

**17.171.020 Adoption of Neighborhood Circulation Plan.** Neighborhood circulation plans may be developed for appropriate areas. Such plans shall identify the street classification, projected Average Daily Traffic (ADT), existing condition, design criteria and right-of-way and roadway width of all existing and projected street systems within the neighborhood circulation plan area. Within an adopted neighborhood circulation plan, right-of-way and roadway widths can be either the standards of BMC 17.170.060 or the standards of the circulation plan, provided that once a standard has been established for a street segment, the remainder of the street will be constructed at that standard.

**17.171.030 Dawson Tract neighborhood circulation plan standards.**

A. Dawson Tract right-of-way and roadway width standards. Street right-of-way and roadway widths shall conform to the values shown in Table 17.171.030 or the standard right-of-way and road widths in Table 17.170.030. The Dawson Tract standards shall apply to all public and private streets in the Dawson Tract area, as defined in the Dawson Tract neighborhood circulation plan. Once a standard has been established by construction for any street segment, the remaining portion of the street shall be constructed at that standard.

B. Dawson Tract Neighborhood Circulation Plan Map. The Neighborhood Circulation Plan map (See Figure 17.171.030-1) is to be used in conjunction with the Neighborhood Circulation Plan standards in Table 17.171.030. In the event of a conflict between the map and the table of standards, the table shall govern.

1. The Neighborhood Circulation Plan offers alternative right-of-way and roadway widths for the main loop road of the Dawson Tract system (Dawson Road (North), Dawson Road (West), the Skyline-Passley connection, and Passley (See Table 17.171.030). Pacific Heights (Dawson South), Shorewood Terrace, Ridgeway Street, and Skyline Drive are already developed to the standard minimum (See Table 17.171.030). North of Dawson Road North, Blueberry Drive (portion) and Holmes Court are also developed to the standard minimum.
2. For the area within the Dawson Road/Skyline/Passley loop, Type A and Type B cul-de-sac access streets are shown conceptually for single owner sites (See Figure 17.171.030-3). At sites where Type A or Type B access is shown serving properties with two or more tax lots, the location is required, as shown, subject to amendment per BMC 17.171.020 (B).
3. For the area north of Dawson Road North, a Holmes Drive-Blueberry Lane loop is anticipated. For determination of the Holmes Drive, Blueberry Lane loop right-of-way and roadway widths, an amendment to the Dawson Tract Neighborhood Circulation Plan Map will be required, per BMC 17.171.020 (B). In addition, Lane, Place and Private Drive access shall be developed as required to serve future property divisions. Right of way and roadway widths, and location of these future streets shall be approved by the Planning Commission as part of tentative plan approval. Approval shall be determined by the estimated average daily traffic (ADT), right-of-way and roadway widths shown in the Dawson Tract Right-of-Way and Roadway Widths Table 17.171.030.
4. For "landlocked" tax lots located to the east of Passley Road, Lane, Place, and Drive, access in some combination will be required for service in order to further develop these sites, although no location is shown on the Neighborhood Circulation Plan map. Access location, right-of-way, and roadway width shall be approved by the Planning Commission as part of tentative plan approval. Approval shall be determined by the estimated average daily traffic (ADT), right-of-way and roadway widths shown in the Dawson Tract Right-of-Way and Roadway Widths Table 17.171.030.

**TABLE 17.171.030**  
**Dawson Tract Right-of-Way And Roadway Width**

<u>Street Name Or Type</u>	<u>Estimated ADT+</u>	<u>Right of Way Width (FT)</u>	<u>Roadway (curb face to curb face) Width (Ft)</u>	<u>Minimum Sidewalk Width (FT)</u>	<u>Curbs Square Curb (SC) Rolled Curb (RC) Gutter (GT) Gravel Shldr (GS)</u>
Dawson Rd. (North•)	1400	50	28*	4-Both sides Park on north	SC/GT
Dawson Rd. (West•)	800	50	26**	4 - East Side	SC/GT
Pacific Heights••		50	36	5 - Both side	SC/GT
Shorewood Terrace••		50	36	5 - One Side	SC/GT
Skyline Dr.••		50	36	5 - Both sides	SC/GT
Ridgeway St.••		50	36	5 - Both sides	SC/GT
Passley R.	800	50	26**/30*	4 - Both sides	
SC/GTSkyline/Passley Connector	800	50	26**/30*/36	5 - Both sides	SC/GT
Holmes/Blueberry Loop (Future)					
Type A (cul-de-sac) 50 Lot maximum 750 Ft. maximum length	400	45	24**/30*	4 - One side	RC
Type B (cul-de-sac) 12 Lot maximum 400 Ft. maximum length	100	45	20**/30*	4 - One side	RC
Cul-de-sac radius or hammerhead dimensions	See Figure 171.030-3	See Figure 172.020-3	N/A	One side	
Private (private drive) 6 Lot maximum	60	20***	N/A		GS

- Existing, improved one side only.
- • Existing, improved both sides.

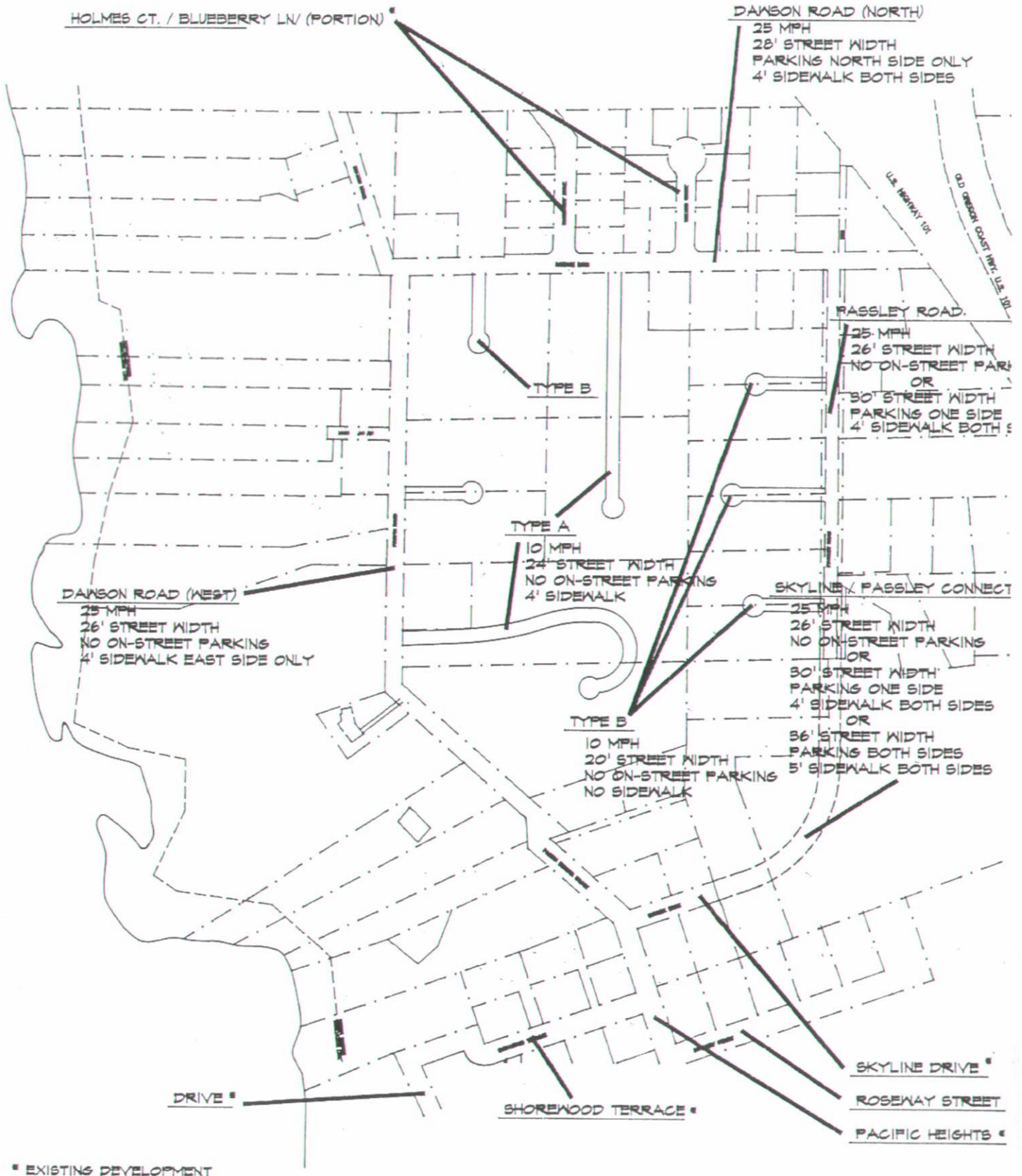
\* Parking one side only. Lots serviced by no-parking side shall provide 6 off-street parking spaces in parking bays or on each lot. Add 1500 square feet to minimum lot size. (See parking sketch 17.171.030-2)

\*\* No on-street parking. All lots serviced by no-parking streets shall provide 6 off-street parking spaces in parking bays or on each lot. Add 1500 square feet to minimum lot size. (See parking sketch 17.171.030-2)

\*\*\* For properties landlocked, or impacted by steep slopes, geological or soil hazard, or unusual parent parcel dimensions. No on-street parking permitted. Lots serviced by Drives shall provide six (6) off-street parking spaces in parking bays or on each lot. Add 1500 square feet to minimum lot size. (See parking sketch 17.171.030-2).

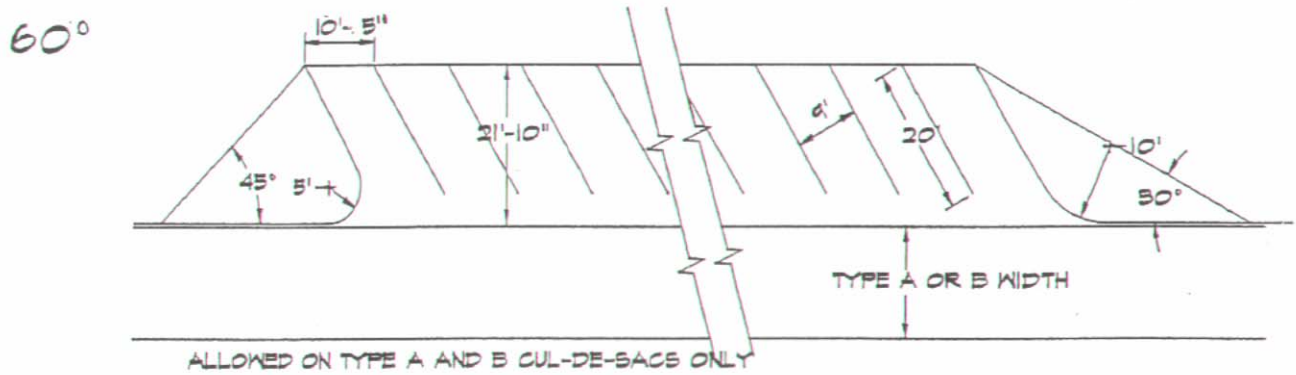
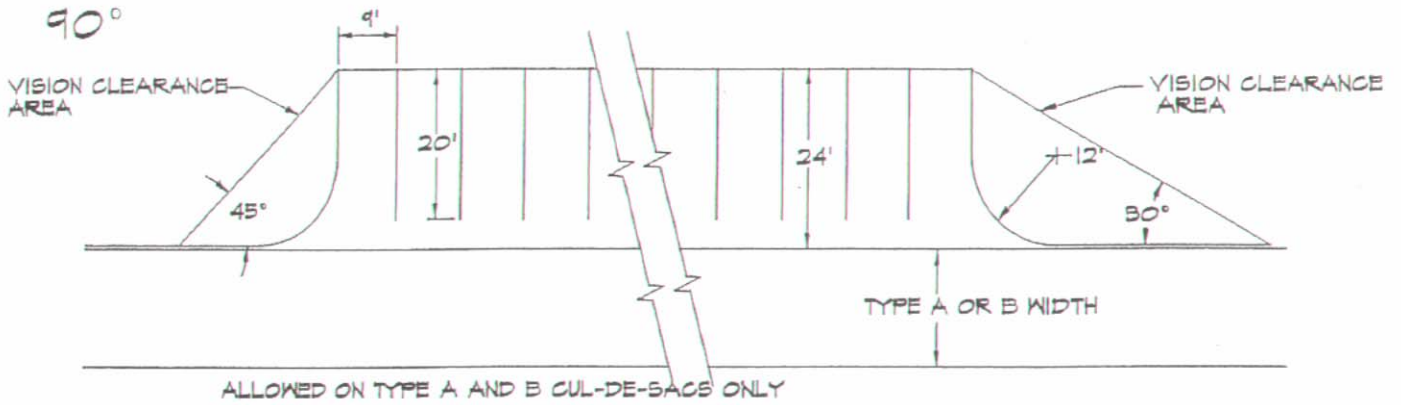
+ ADT = Average Daily Traffic, (for mixed family/retirement area, computed at 8 ADT per dwelling unit).

**MAP 171.030 – 1**  
**DAWSON TRACT NEIGHBORHOOD CIRCULATION PLAN**  
 Map

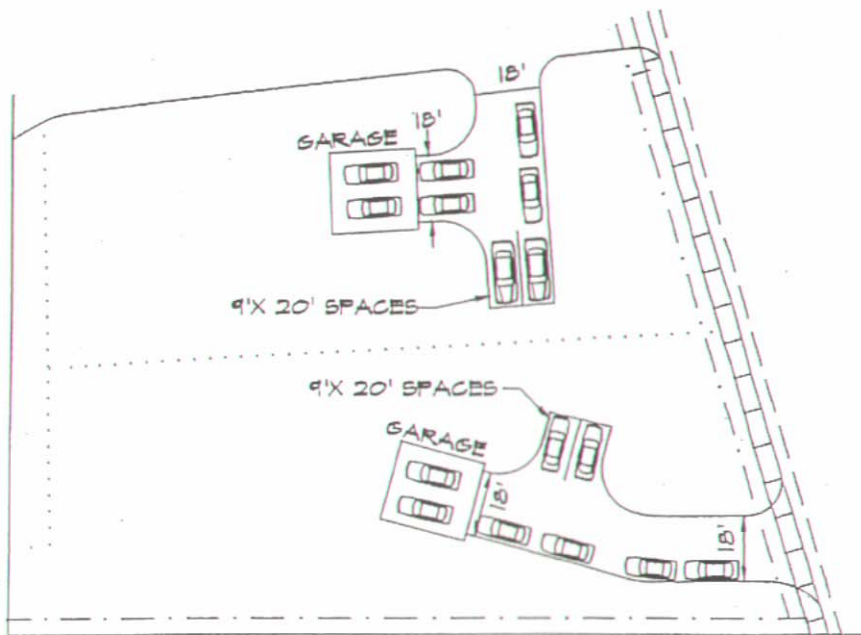


■ EXISTING DEVELOPMENT

**MAP 171.030 – 2**  
**DAWSON TRACT NEIGHBORHOOD CIRCULATION PLAN**  
**Parking Examples**

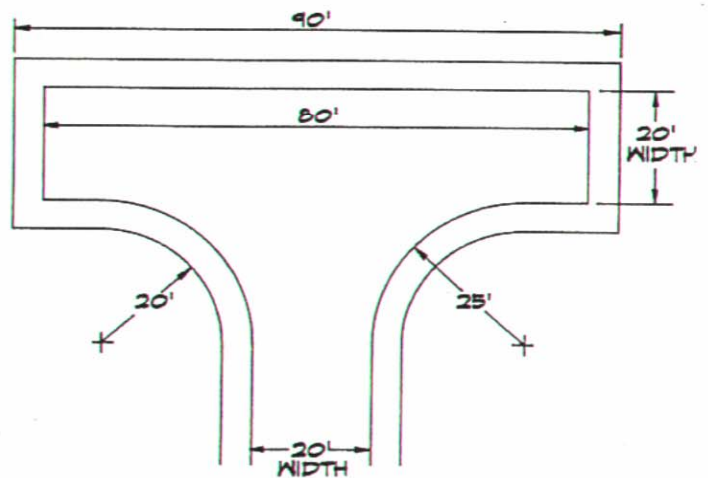
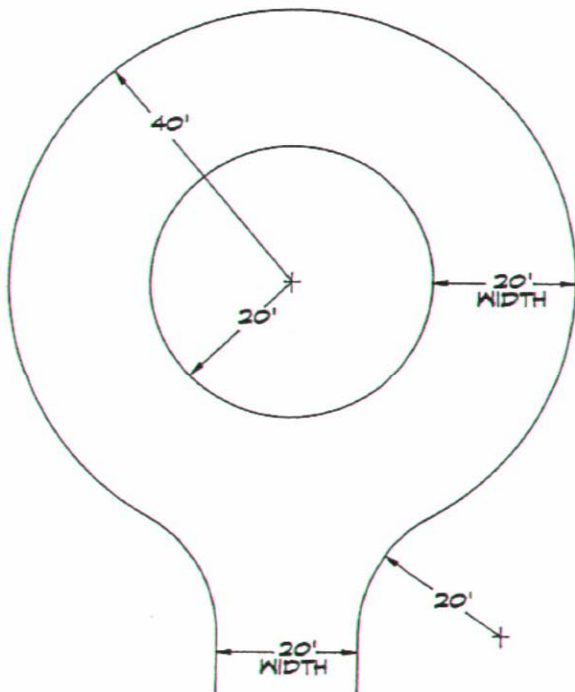
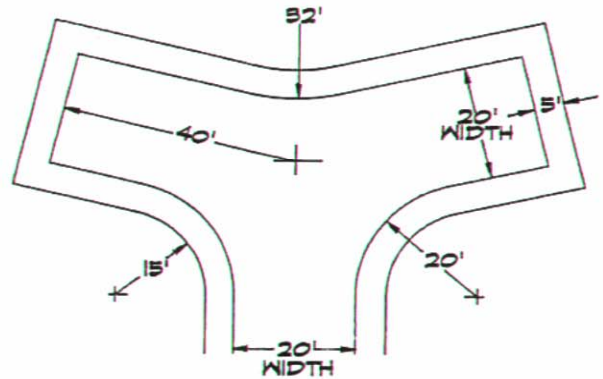
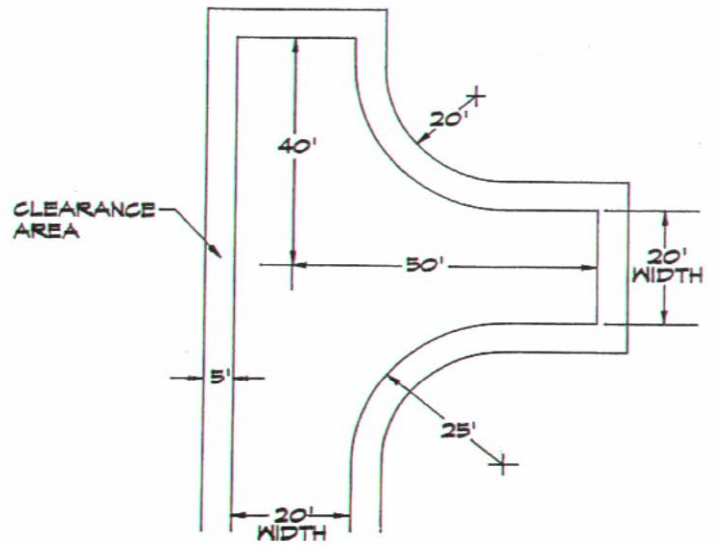
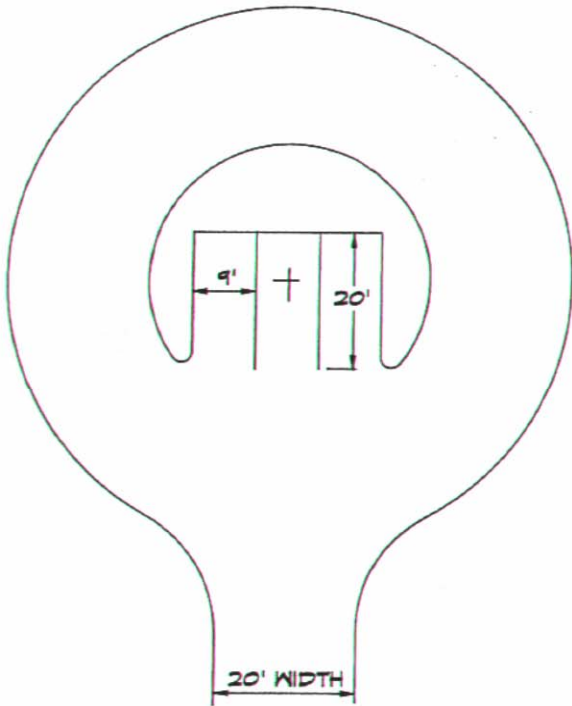


PARKING ON LOTS



NOTE:  
 USE WIDER DRIVES  
 ALLOW FOR ONE C.  
 LANE TO GARAGE.

MAP 171.030 – 3  
DAWSON TRACT NEIGHBORHOOD CIRCULATION PLAN  
 Turnaround Options for Type A and Type B Cul-de-Sacs



First reading: October 22, 2007

Second reading: October 22, 2007

Passage: October 22, 2007

Effective date: November 21, 2007

Signed by me in authentication of its passage this **23rd day of October, 2007.**

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Pat Sherman, Mayor

ATTEST:

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Joyce Heffington, Interim City Recorder